

**Tallahassee-Leon County
Architectural Review Board**

Minutes of the Tallahassee-Leon County Architectural Review Board held in the Planning conference room at the Frenchtown Renaissance Center, 435 N. Macomb St, Tallahassee, FL 32301 on Wednesday, April 1st, 2026, at 12:00 PM.

Members Present

Miriam Gurniak, *Chair*
Doug Shuler, AIA, *Vice Chair*
Will Shepherd, *Planning Commission Representative*
Anne Rokyta, *TLCPD Representative*
Elizabeth Wallace
Elena Bradbury, AIA
James Butler

Members Absent

Betsy Crawford

Staff Present

Shannon Kuch, *TTHP Executive Director/
Historic Preservation Officer*
Breanna Green, *Assistant City Attorney*
Casey Bogart, *TTHP Program Coordinator*
Chris Carlberg, *TTHP Planning*

Guests Present

Barry Wilcox, *469 St. Francis St.*
Brian Detri, *469 St. Francis St.*
Gene Adams, *317 E. Call St.*
Kathy Bye, *317 E. Call St.*
Charley Redding, *317 E. Call St.*
Mark Lillie, *317 E. Call St.*
Bob Brooks, *317 E. Call St.*
Pierce Withers, *317 E. Call St.*

I. Call to Order

- The Chair called the meeting to order at 12:00 pm.

II. Approval of February Meeting Minutes

- Motion made by Mr. Butler, seconded by Ms. Rokyta, motion carried.

III. New Business

- Mr. Carlberg presented the National Register nomination for the Tallahassee Junior Museum and the updated NR documentation for the Union Bank. Mr. Butler made a motion to submit support letters for these nominations to the Division of Historical Resources. Ms. Wallace seconded the nomination and the vote passed unanimously.

IV. Application Reviews

- *626 Tram Road - Capital City Garden Club*
Ms. Kuch presented the staff report for The Capital City Garden Club building at 626 Tram Road. The concrete block structure built in 1972 was listed on the local register

in 2022. The building is visible on the corners of Tram Road and Zillah Street. The proposed Certificate of Appropriateness application is for construction of a new 24'x36' outdoor pavilion on the rear of the property to serve as an open-air shade structure for club and community activities. The structure will be pole barn style, utilizing 6x6 posts, metal rafters, and a metal (tin) roof. The pavilion will be an open structure with no enclosed walls and no electrical service or plumbing is planned. Its sole purpose is to provide shade and weather protection for outdoor gatherings and events. A currently existing shed will be moved to the far rear corner of the property, and the new construction pavilion will replace the current footprint of the shed. Mr. Shepherd moved to approve the application for new construction for 626 Tram Road. Mr. Butler seconded the nomination and the vote passed unanimously.

- *469 St. Francis Street – Wahnish Cigar Factory*

Ms. Kuch presented information about the property at 469 St. Francis Street, the Wahnish Cigar Factory. The local register and NR listed brick warehouse was built on half an acre in 1907. Two additions were constructed, one which has since been demolished. There are two front facades, and the building is located on a corner. The adjacent parcels have been purchased to construct student housing. Previously the ARB had requested a structural engineering report to assess the viability of retaining the front façade of the building and adding housing onto the side and back. The report showed that structurally, the building would not withstand the new construction. Mr. Wilcox presented the proposed new construction plans and ideas for architectural salvage and reuse, as well as appropriate public commemoration of the site. Mr. Butler moved to approve the application for demolition for 469 St. Francis Street. Ms. Wallace seconded the nomination and the vote passed four approvals to one denial, with two recusals.

- *317 E. Call Street – Marshall House*

Ms. Kuch presented information about the Marshall House at 317 E. Call Street, a contributing resource to the Local and National Register listed Park Avenue Special Character District. Built in 1886, the Colonial Revival style house served as a residence before being divided into apartments in the 1940s and later used as offices. The house suffered a fire and was rebuilt with many alterations, and does not retain the original façade appearance. The building is situated at the corner of E. Call and N. Gadsden Streets.

The house is currently unoccupied and owned by St. John's Episcopal Church, and redevelopment for the site is planned. Several pre-application consultations have come before the ARB, where many suggestions were made as alternatives to demolition. Reports were requested and obtained describing the condition of the

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house and the cost to move or relocate and reconstruct the house. Two additional quotes for proposals for an architectural assessment by an architectural firm and an environmental assessment for asbestos and lead paint were also provided. The proposed Certificate of Appropriateness application is for demolition of the house. All proposals for redevelopment of this parcel and new construction must be approved by the ARB going forward. After discussion, the ARB decided there was not enough information to vote on the application without the applicant submitting a structural engineering report. Mr. Shepherd moved to table the application until the May 6, 2026 ARB meeting or when the applicant can provide a structural engineering report and environmental assessment report (asbestos and lead) to the ARB. Ms. Bradbury seconded the nomination and the vote passed six approvals to one denial.

V. Old Business

- ARB by-law review will continue to be discussed at future meetings.

VI. Adjournment

- The Chair adjourned the meeting at 1:20 pm.

The next ARB meeting will be held Wednesday, May 6th, 2026, at 12:00 noon in the First Floor Growth Management conference room.



**Shannon Kuch, Historic Preservation
Officer**

April 1, 2026

Date

Miriam Gurniak, Chair

Date