



Williams J. Dunaway  
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June 29, 2020

**VIA HAND DELIVERY**

City of Pensacola Planning Services  
Attn: Architectural Review Board  
222 W. Main Street  
Pensacola, Florida 32502

**RE: 200 West Garden Street; Architectural Review Board Application**

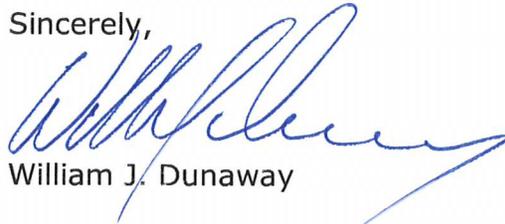
Dear Sir or Madam:

We represent 200 Garden West, Inc., the owner of property at 200 West Garden Street, Pensacola, Florida, 32502. Enclosed is a completed Architectural Review Board Application and a check in the amount of \$250.00 for the processing of this application to remove an existing structure.

This letter also serves as a request to have this matter heard at the July 16, 2020 Architectural Review Board meeting.

Please do not hesitate to call if you have questions or would like to discuss.

Sincerely,



William J. Dunaway

WJD/emp  
A3917086.DOCX

## **INDEX TO APPLICATION**

1. Application for Review
2. Narrative
3. Architectural Review Board Minutes – December 21, 2017
4. Architectural Review Board Application – May 30, 2019
5. Architectural Review Board Minutes – June 20, 2019
6. 200 W. Garden Street – Split Elevations; Jerry Pate Design  
Conceptual View October 2018
7. 200 W. Garden Street Renderings and Sketches – Bay Design  
Architecture
8. 200 W. Garden Street Renderings and Sketches
9. Aerial, CRA, Dense Business District and Zoning Maps

**Architectural Review Board Application  
Full Board Review**

Application Date: June 25, 2020

Project Address: 215 W. Garden Street, Pensacola, Florida 32502

Applicant: 200 Garden West, Inc. / William J. Dunaway, Attorney on behalf of Owner

Applicant's Address: Clark Partington 125 E. Intendencia Street, Pensacola, Florida 32502

Email: wdunaway@clarkpartington.com Phone: (850) 208-7020

Property Owner: 200 Garden West, Inc.

*(If different from Applicant)*

District: PHD  NHPD  OEHPD  PHBD  GCD

Application is hereby made for the project as described herein:

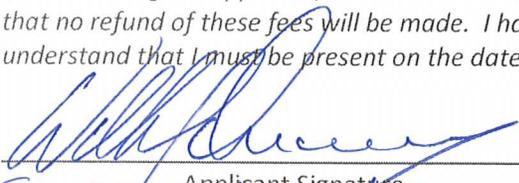
- Residential Homestead – \$50.00 hearing fee
- Commercial/Other Residential – \$250.00 hearing fee

*\* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

**Project specifics/description:**

**Demolition of Structure for future Mixed-Use Development - See attached.**

*I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.*

  
 Applicant Signature  
 For 200 Garden West, Inc

6/29/2020  
 Date

***Architectural Review Board Application  
Full Review***

The board shall have as its purpose the preservation and protection of buildings of historic and architectural value and the maintenance and enhancement of the following district:

- a. Pensacola Historic District. Refer to subsection 12-2-10(A).
- b. North Hill Preservation District. Refer to subsection 12-2-10(B).
- c. Old East Hill Preservation District. Refer to subsection 12-2-10(C).
- d. Palafox Historic Business District. Refer to section 12-2-21.
- e. Governmental Center District. Refer to section 12-2-22.

It shall be the duty of the board to approve or disapprove plans for buildings to be erected, renovated or razed which are located, or are to be located, within the historical district or districts and to preserve the historical integrity and ancient appearance within any and all historical districts established by the governing body of the city, including the authority to grant variances, under the conditions and safeguards provided in subsection 12-12-2(A)(2), from the zoning ordinances of the city applicable in the Pensacola Historic District, the North Hill Preservation District, the Old East Hill Preservation District, and the Palafox Historic Business District.

- (1) Conditions for granting a zoning variance. In order to authorize any zoning variance from the terms of this title, the board must find in addition to the conditions specified in subsection 12-12-2(A)(2):
  - (a) That the variance granted will not detract from the architectural integrity and/or historical accuracy of the development and of its surroundings;
  - (b) That the grant of the variance will be in harmony with general intent and purpose of this title and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- (2) Hearing of variance applications.
  - (1) Application procedure.
    - (a) An application for variance must be submitted to the community development department at least twenty-one (21) days prior to the regularly scheduled meeting of the architectural review board.
    - (b) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
    - (c) Any party may appear in person, by agent, or by attorney.
    - (d) Any application may be withdrawn prior to action of the architectural review board at the discretion of the applicant initiating the request upon written notice to the board secretary.
  - (2) Application submission requirements. No application shall be considered complete until all of the following have been submitted:
    - (a) The application shall be submitted on a form provided by the board secretary.
    - (b) The application shall be accompanied by an accurate site plan drawn to scale and such other information as may be reasonably requested to support the application.
    - (c) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

*Architectural Review Board Application  
Full Review*

**Submittal Instructions/Requirements Checklist:**

- One (1) copy of the application form and any support documents which are black & white and on 8.5" x 11" paper;
- Fourteen (14) copies of all photographs, color drawings/renderings, product literature, over-sized drawings, and color palettes/swatches. Drawings should not exceed 11" x 17".
- One (1) pdf of the drawings/renderings; emailed to staff. Please advise staff of security on the file which would prohibit a file size reduction when the e-version of the agenda is compiled.

**Support Documents MUST include:**

DRAWINGS:

Drawings are required for both renovations and additions to existing buildings, as well as new construction. All drawings must be drawn to scale and be legible. The minimum size scale for site plans is 1" = 30'; the minimum scale for floor plans is 1/8" = 1'; and the minimum scale for exterior elevations is 1/8" = 1'. The scale for other items, such as signs and details, shall be as large as necessary to fully define the detail of those items. Major projects with very large buildings may vary from the scale referenced above to be more reasonably presented. **Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.**

SITE PLAN:

- Indicate overall property dimensions and building size and location on the property. Indicate relationship of adjacent buildings, if any.
- Indicate layout of all driveways and parking on the site.
- Indicate all fences and signs with dimensions as required to show exact locations. Indicate existing trees and existing and new landscaping.

FLOOR PLAN:

- Indicate locations and sizes of all exterior doors and windows. Indicate all porches, steps ramps and handrails.
- For renovations or additions to existing buildings, indicate all existing conditions and features, as well as the revised conditions and features and the relationship of both.

EXTERIOR ELEVATIONS:

- Indicate all four elevations of the exterior of the building.
- Indicate the relationship of this project to adjacent structures, if any.
- Indicate exposed foundation walls, including the type of material, screening, dimensions, and architectural elements.
- Indicate exterior wall materials, including type of materials, dimensions, architectural elements and colors. Provide color swatches.
- Indicate exterior windows and doors, including type, style, dimensions, materials, architectural elements, trim, and colors.
- Indicate all porch, stair, and ramp railings, including type of material, dimensions, architectural elements, and color.

*Architectural Review Board Application  
Full Review*

- Indicate roofs, including type of material, dimensions, architectural elements, associated trims and flashings, and color.
- Indicate all signs, whether they are building mounted or freestanding, including material, style, architectural elements, size and type of letters, and color. The signs must be drawn to scale in accurate relationship to the building and the site.

PHOTOGRAPHS:

RENOVATIONS/ADDITIONS TO EXISTING BUILDINGS:

- Provide at least four overall photographs per building so that all sides are clearly shown. In addition, photographs depicting the "street scape" that is in the immediate vicinity and all adjacent buildings should be supplied.
- If doors and/or windows are to be modified, provide a photograph of each door to be changed and at least one representative photograph of the type of window to be altered or replaced.
- Provide any additional photographs as required to show specific details of any site or building conditions that will be altered or modified in any way by the proposed construction.

NEW CONSTRUCTION:

- Provide photographs of the site for the proposed new construction in sufficient quantity to indicate all existing site features, such as trees, fences, sidewalks, driveways, and topography.
- Provide photographs of the adjoining "street scape", including adjacent buildings to indicate the relationship of the new construction to these adjacent properties.

DESCRIPTIVE PRODUCT LITERATURE/BROCHURES:

- Provide samples, photographs, or detailed, legible product literature on all windows, doors and shutters proposed for use in the project. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
- Provide descriptive literature, samples, or photographs showing specific detailed information about signs and letters, if necessary to augment or clarify information shown on the drawings. The information must be sufficiently detailed to show style, dimensions, detailing, material type, and color.
- Provide samples or descriptive literature on roofing material and trim to augment the information on the drawings. The information must indicate dimensions, details, material, color, and style.
- Provide samples or literature on any exterior light fixtures or other exterior ornamental features, such as wrought iron, railings, columns, posts, balusters, and newels. Indicate size, style, material, detailing, and color.

COLORS:

- The ARB has adopted palettes of historic colors from several paint manufacturers that represent acceptable historic colors for use in the various districts. Copies of these color

*Architectural Review Board Application  
Full Review*

palettes can be obtained from the specific paint supplies/manufacturers.

- Colors must be selected and samples submitted to the ARB during the approval process. The selection must be made for any exterior feature requiring paint, such as foundations, siding, windows and doors, shutters, columns and railings, miscellaneous trim, signs, fences, and any other items.

MISCELLANEOUS:

At the discretion of the ARB or the Secretary of the ARB, the material provided for the ARB during the hearing may be retained and become the property of the ARB for reference purposes and for enforcement of the construction of the project in compliance with the approved design.

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The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Narrative:

The property owner requests a demolition permit for the structure located at 215 W. Garden Street in Pensacola, Florida, the former Escambia County school district administrative building. This building is located within the Palafox Historical Business District. The request for a demolition permit was considered by the Architectural Review Board in 2017 and again in 2019.

200 W. Garden, Inc. intends to develop the property as residential and mixed-use. Despite the owner's best efforts, to include an exhaustive study, the existing building is not suitable for preservation. There are no salvageable interior historically significant improvements. However, to the extent practicable, the owner intends to preserve certain historical features to include the USO arches and a wall. The existing cornerstones will be utilized in constructing the new development. The building has structural issues and currently creates a safety hazard (it has been vandalized and subject to unlawful entry). The developer has gone to great lengths to remediate environmental hazards.

Allowing demolition of the existing structure will advance the goals of the City of Pensacola's Land Development Code and Comprehensive Plan. The mixed-use plan provides public green space, pedestrian and bicycle friendly residential development near the vibrant downtown center.

The request for a demolition permit is the culmination of years of planning and cooperation by the developer and City and will transform an underutilized property into one that creates a sense of community. The development serves the economy, public health and environment by providing significant revenue-producing uses, fostering integration, density and compatibility of land uses and creating a walkable community with pedestrian connectors.

A copy of the proposed conceptual development is included for review. At this time, the applicant is only seeking a demolition permit. The project will be brought back before the Architectural Review Board for final building plan approval.



*Architectural Review Board*

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

December 21, 2017

**MEMBERS PRESENT:** Chairman Carter Quina, Ben Townes, George Mead, Michael Crawford, Ray Jones

**MEMBERS ABSENT:** Nina Campbell, Susan Campbell-Hatler

**STAFF PRESENT:** Leslie Statler, Planner, Amy Hargett, Planning Technician, Ross Pristera, Advisor, Robbie Weekley, Inspections

**OTHERS PRESENT:** Andrew Blanton, Candace Jones, Jerry Lancaster, Robert Fabbro, Kramer Litvak, Ed Carson, Steve Jernigan, Bo Carter, Robert Montgomery, Rex McKinney, Danny Zimmern

CALL TO ORDER / QUORUM PRESENT

Chairman Carter Quina called the Architectural Review Board (ARB) meeting to order at 2:01 p.m. with a quorum present.

APPROVAL OF MINUTES

Mr. Mead made a motion to approve the November 16, 2017 minutes, seconded by Mr. Jones, and it carried unanimously.

OPEN FORUM – None

NEW BUSINESS

<b>Item 1</b>	<b>804 E. Jackson St</b>	<b>OEHPD</b>
<b>Contributing Structure</b>		<b>OEHC-1</b>

**Action taken: Approved**

Ken Norris is requesting approval to reconfigure/expand the rear of the structure in conjunction with reconstruction from fire damage. The applicant would like to keep the same general configuration as the original structure; however, he is proposing to move the walls slightly to align with the body of the house. The materials proposed will match the existing: corrugated metal roof, wood lap siding, stained glass window, and wood window. The existing single door will be repaired and reused if possible. Wood French doors will utilized at the rear. The color palette will remain as existing.

Mr. Norris presented to the Board and stated in order to get the roofline in line, they would have to move the building over around 18 inches. He stated the fire damaged the rear of the house primarily. Chairman Quina clarified that the applicant would refurbish with like materials. Mr. Jones appreciated the attention given to the wood siding and the replacement materials.

Mr. Mead addressed a gable projection which was severely damaged, and Mr. Norris clarified the structure would have one continuous roofline. **Mr. Crawford appreciated retaining the stained glass window and made a motion to approve as submitted. Mr. Mead seconded, and the motion carried unanimously.**

**Item 2  
Contributing Structure**

**400 W. Gonzalez St**

**NHPD  
PR-1AAA**

**Action taken: Denied with approval for board for board repairs.**

Candace Jones is requesting approval for exterior modifications to a detached carport/accessory structure. The scope of work proposed is to repair the structural damages caused by a car and enclose the carport. The enclosure would include 2 new aluminum windows, 1 wood door for pedestrian access, and a larger barn door for the storage entrance. The exterior is proposed to match the remainder of the structure with color and materials.

Ms. Jones addressed the Board. Chairman Quina mentioned North Hill comments concerning the approval of a carport in 2006 where an enclosure was denied. North Hill had requested denial of this request with the need for further information, and no site plan had been submitted. He also indicated the Board did not allow aluminum windows in North Hill; it was then clarified the windows would not be aluminum. Ms. Statler confirmed the structure was approved earlier as a carport as an accessory structure, with the rear property line at 3 feet. She further advised it had to meet corner side setbacks for the district as well as the 3 foot rear setback, which it did as a carport function. Chairman Quina stated storage facilities were considered accessory uses. Mr. Mead advised if the structure was changed from a carport to a storage facility, the required two off-street parking spaces would no longer be available. Ms. Jones indicated they would park in the driveway. Ms. Statler stated the 2006 application had multiple variances, and none addressed the corner side setback or the rear setback for the structure. Mr. Mead noted the Google picture showing a vehicle protruding onto the sidewalk, with no room on either side for additional parking. He clarified that the request was changing the parking function of the structure which could later be used as a garage; all garages in North Hill were to be located at the rear. Mr. Mead indicated the Board could not approve as submitted. Chairman Quina explained the Board needed drawings depicting how parking could be handled if the carport was enclosed. He advised Ms. Jones could perform the board for board replacements. **Mr. Mead made a motion to approve board for board repair, but otherwise deny the application. Mr. Jones seconded the motion, and it carried unanimously.**

**Item 3  
Contributing Structure**

**25 W. Brainerd St**

**NHPD  
PR-1AAA**

**Action taken: Denied – return with full drawings.**

Andrew Blanton is requesting approval for a two-story accessory building. The proposed structure will be consistent with the primary structure with open rafter tails and bead board soffits. Hardiplank siding in Cedarmill painted to match the residence is proposed for the exterior façade. A wood-look carriage door and a fiberglass 6-panel door are also proposed.

Mr. Blanton addressed the Board and stated access to the second floor would be through interior stairs, but no interior floorplans were submitted. Mr. Mead addressed the windows, and Mr. Blanton stated they would use wood windows and match the roof pitch of the main structure. Mr. Mead was not comfortable with a conceptual approval and wanted to see rafter details and a close-up of the existing house to show its specifications and roof pitch. It was noted the applicant had not requested conceptual approval. **Mr. Mead made a motion to deny the request with a recommendation to return with full drawings and photographs. Mr. Jones seconded the motion, and it carried unanimously.**

**Item 4**

**200 BLK South 9th Avenue**

**PHD**

**New Construction**

**HC-1 / Brick Structures**

**Action taken: Denied**

Shelby Johnson, Johnson Construction of Pensacola, is requesting final approval for a new single family residence with attached garage. This project has been redesigned based upon the comments of the Board at their November meeting. The 2-story structure has retained the tower feature and incorporated it into the coastal vernacular design. The design is most consistent with the Streetscape Type II as identified in the Ordinance. The proposed exterior will consist of brick and cement board lap siding and a shingled roof. The partial shutters on the top level of the tower are inoperable and will allow light filtration into the living space. A block retaining wall is planned along the front. Gravel parking has been provided between the residence and the ECUA access driveway. The brown color palette, landscape plan, and exterior finishes were provided within the supporting material.

Mr. Johnson stated the biggest change was on the elevation with a bigger band and larger brackets on the roofline and arch details at the front and rear porch. Chairman Quina noted the basic floorplan and site plan had not changed. Mr. Johnson advised the one door entrance to the garage was moved closer to the stairs. Mr. Crawford was hoping for something more fundamentally different since it still did not meet the criteria for the streetscape vision. Ms. Statler read the requirements for new construction in the historic district (wood cottages/brick structures). Chairman Quina suggested this structure was missing some of the elements the neighboring structures have and would create a suburban approach as opposed to an urban design. Mr. Jones agreed that the structure did not fit with the rest of the homes constructed on that street. Mr. Pristera also indicated the proposed construction needed to be right since the neighboring properties put so much into their designs. Mr. Mead pointed out the long, low wall on the façade facing a lateral view from the street with embanked horizontal windows, and noted the rest of the structure was not remotely Craftsman. He explained the overall form, structure and consistency of the style in accordance with the Code were not there.

**(Mr. Townes arrived at the meeting.)** Mr. Montgomery, who was issued a permit for a structure being built next to the proposed house, agreed with the Board's opinion. He stated the massing and the overall design were not right for this prominent location. He pointed out the inspiration house for the design was an inspiring structure if it could be duplicated. Mr. Crawford stated the best advice the Board could give to the applicant would be to have someone look at other houses in the historic district and the streetscapes. **Mr. Jones then made a motion to deny, seconded by Mr. Mead, and it carried 4 to 1 with Mr. Townes abstaining.**

**Item 5**

**110 E. Church St**

**PHD / PHBD**

**Contributing Structure**

**HC-2 / Brick Structures**

**Action taken: Denied**

Ross Pristera, UWF Historic Trust, is requesting approval for the installation of metal-framed vinyl wall murals. The murals, which are printed on vinyl and are 25 feet tall and 60 feet long, will be mounted to an invisible mounting system. The frame system has been approved by the Florida Division of Historical Resources as well as the National Park Service. Each mural will be changed every 6-12 months with the content alternating between artwork and images; the content will focus on the maritime history of Pensacola. Lighting will consist of three LED strips mounted to the buildings.

Mr. Pristera stated the National Park Service suggested anything other than painting the wall and damaging the bricks would be a better solution and encouraged them to look at other systems. One solution was the billboard which would be maritime history based on photos in their collection or an artist's rendition.

He advised 25' by 60' was the size they considered, with LED lights on goosenecks mounted either above or below. Mr. Mead stated it would certainly help if there was a way to capture what they wanted to do while minimizing the scale, possibly breaking into four or five sections and not reading as a billboard. Mr. Pristera explained he could return with more details using the broken up method versus a graphic. Chairman Quina liked the mural concept, but stated if the mural was applied, the remaining portion of the wall should have something, possibly to resemble the background. Mr. Townes agreed it should be broken up into smaller panels to discourage the billboard look as a precedent. **Mr. Mead made a motion to deny Item 5 and 6 with the recommendation that they be brought back with a different configuration of disaggregated panels in some form; the scale of the total composition was acceptable. It was seconded by Mr. Jones.** Chairman Quina explained the concept was agreeable, but the execution was the focus. **The motion then carried unanimously.**

**Item 6** **201 E. Zarragossa St** **PHD / PHBD**  
**Contributing Structure** **HC-1 / Brick Structures**  
**Action taken: Denied with Item 5**  
Ross Pristera, UWF Historic Trust, is requesting approval for the installation of metal-framed vinyl wall murals on the south and west sides of the Museum of Commerce.

**Item 7** **320 S. Jefferson St** **PHD / PHBD**  
**New Construction** **HC-2 / Brick Structures**  
**Action taken: Approved**  
Ross Pristera, UWF Historic Trust, is requesting final approval for the rose garden and storytelling circle within the interactive Museum Plaza project. This project was conceptually approved by the Board in October 2016. The scope of the project includes a storytelling circle defined by four benches with low-lighting components and a garden landscaping plan. Mr. Pristera explained with a grant, they now had funding for the plaza. They had reduced the amount of concrete and brick around the site, shifted the archaeological wall and changed the bench design. He clarified the wall had to be placed in its designated position for archaeological reasons. He also advised they would return with the interpretive signage details. **Mr. Jones made a motion to approve, seconded by Mr. Townes, and it carried unanimously.**

**Item 8** **320 S. Jefferson St** **PHD / PHBD**  
**New Construction** **HC-2 / Brick Structures**  
**Action taken: Approved**  
Ross Pristera, UWF Historic Trust, is requesting final approval for the early learning playground within the interactive Museum Plaza project. This project was conceptually approved by the Board in June 2017 and is located in the northeast corner of the Museum Plaza. The scope of the project includes five interactive play areas; the previously proposed boxcar was not included with this application. The existing landscaping will remain and fencing has been included. Mr. Pristera advised the boxcar would be considered at a later date. He explained the lettering and numbering features guiding the discovery and learning activities. Mr. Mead questioned the heights of the stumps, and Mr. Pristera stated those details when available could be submitted for an abbreviated review. **Mr. Jones made a motion to approve, seconded by Mr. Townes, and it carried unanimously.**

**Item 9**  
**Signage**

**223 E. Garden St**

**PHBD**  
**C-2A**

**Action taken: Approved**

Russell Phifer, Knight Sign Industries, is requesting approval for attached wall signage and a monument sign. The proposed wall signage consists of internally-illuminated channel letters with blue vinyl faces and a white outline border; the returns will be painted blue. Three additional wall signs are proposed for the façade. They are being relocated from another Servis 1st Bank location in Pensacola. The proposed monument sign will be located adjacent to E. Garden Street and will contain advertising space for the tenants of the building. It was noted that the City Council agenda scheduled for December 14, 2017, included the second reading of an Ordinance which would prohibit internally illuminated signage from this district. Upon second reading, the Ordinance would become effective December 22, 2017. Jerry Lancaster addressed the Board and stated the other options could be non-illuminated or externally illuminated signage. The relocation of the existing signage would be non-illuminated. The signage on the north elevation would have internally illuminated channel letters. Mr. Carter, half owner of the building, explained there would be more bleeding with down lighting the sign and thought the internally illuminated channel letters would be more appropriate. The Board discussed the previous approval for the Studer signage being internally illuminated letters only. Mr. Mead stated the signage met the scale of the building and met the objectives, and he did not find it to be troublesome. **Mr. Mead made a motion to approve as submitted, seconded by Mr. Crawford, and the motion carried unanimously.**

**Item 10**  
**Contributing Structure**

**520 N. Alcaniz St**

**OEHPD**  
**OEHC-1**

**Action taken: Approved**

JP MacNeil, Architectural Affairs, is requesting approval for an addition and window and door replacement. The proposed addition will be located in the footprint of the previous structure which was destroyed by fire. The brick façade will match the existing building and tie it into the existing storefront. Additionally, the applicant is proposing to change the existing windows to Jeld-Wen Premium Atlantic vinyl windows; the addition will be the same. Therma-Tru doors, painted white, will replace the existing doors and be included within the addition. The canopy will be cleaned and painted to match the color palette. Mr. MacNeil addressed the Board and stated the building was constructed in the 1940s. Ms. Richards, the owner, explained the addition would be a studio. Mr. Townes addressed matching the brick, and Mr. Mead felt the brick would integrate very well. **Mr. Crawford made a motion to approve, seconded by Mr. Mead. The motion then carried unanimously.**

**Item 11**  
**Demolition**

**213 W. Garden St**  
**215 W. Garden St**  
**25 S. Spring St**

**GCD**  
**C-2 / C-2A**

**Action taken: Approved with comments**

Jim Reeves and Ed Carson are requesting the demolition of the contributing and non-contributing buildings on the properties to accommodate redevelopment of the properties. The application proposes three options for the demolition of two contributing structures citing structural damage at the USO Building and design constraints within the former school district administrative building. Ms. Statler clarified for the Board that the properties lie within the Governmental Center District (GCD) as well as the Palafox Historical Business District (PHBD). Staff had discovered that the GIS lines for the PHBD had been altered and did not reflect the district boundaries as cited per the Ordinance, so there was an overlap.

Mr. Mead noted the PHBD would control the frontages on Garden and Spring Street with the interior portions subject to the GCD. Mr. Carson addressed the Board representing the proposed ownership group of 200 W. Garden Street, the School Board site. He questioned the designation of contributing and non-contributing structures as well as the controlling districts. Mr. Litvak addressed the districts overlapping. He advised if the property remained with the structures intact, it would not be economically feasible for development. He pointed out the buildings were non-contributing in the GCD which had no designation for contributing structures. He explained the latest version of the PHBD was adopted in 1994, and two years later, the City adopted the version of the GCD which showed this property to be in the GCD and should allow for the demolition of the buildings. He stressed the property could not be considered in two different districts with two different sets of standards.

Mr. Pristera explained the National Park Services stated a structure over 50 years old would qualify for a historic property. Mr. Mead wanted to clarify that the applicant was under contract but not obligated during the due diligence period, and the client could forego purchasing the property. Mr. Litvak agreed that was the case. As to the application to two districts, Mr. Mead asked if he could identify anything that was repugnant or inconsistent between the two rules that does not allow them to have common and concurrent effect – questions that affect the whole of the rules for the GCD and the PHBD. For example, if the height in one district was 25' and the other district was 50' that would obviously be inconsistent. He asked how to distinguish the concurrent operation of these two different overlaid standards in this property with the City's other overlay standards with different sets of rules which apply coming from two different sources within the Code. Mr. Litvak responded the overlay was intentionally done, and these were two separate districts. He explained Florida law requires that the Code allow owners and potential developers to know what the requirements are.

Chairman Quina addressed the three options and their issues. Just demolishing everything without knowing what it would be replaced with was a challenge at this point. Mr. Mead stated the Board needed to see more of the development to be comfortable.

Mr. Pristera stated he knew there might be potential issues with the GIS mapping and looked into their archives and found where the DIB layer included this site; there was a mistake in that mapping and the boundary lines given today. Mr. Mead explained he did not think the overlays were a controlling factor in this instance. Mr. Jernigan stated the intent for showing the existing structures versus the entire mass was to explain that the USO Building completely destroys the ability to have a contiguous development; the School Board building is only a two-story structure and with the H-shape is not conducive to a five-story structure; the value in the parcel is beginning with a clean slate. Mr. Mead advised a conceptual plan would give the Board some idea of the architectural integrity of the façade. Chairman Quina emphasized the Board did not have enough information for the School Board building, but did have enough for the USO building and the other four buildings on the site.

**Mr. Mead made a motion to approve demolition of the USO building in its entirety and the other buildings on the site, other than the existing 1940s vintage School Board building, less and except the Data Center, adjoining it, which can be demolished, and the relic façade of the former School Board building of tile and brick construction fronting Garden Street, and also less and except the arched façade of the USO building which should be maintained in structural condition sufficient for reuse in place as should the façade of the former School Board building that's preserved on Garden Street. The motion was seconded by Mr. Jones.**

Mr. Mead explained there was nothing to prevent the applicants from returning with documents showing what those buildings would be replaced with. Mr. Crawford agreed and stated the Board had held a higher bar to individual residences in terms of demonstrating structural backup as to why buildings need to be demolished and the proposed structure that they wish to replace it with. He pointed out it would only be fair to maintain that same standard for something as significant as this and looked forward to more development plans.

Mr. Jernigan again stated the standards were different in the two districts, explaining the GCD was a redevelopment district and not a preservation district. Mr. Pristera stated he was not opposed to the demolition but would like to see what would replace the structures since once the building is lost, it is lost – assurance of what is proposed will be built. **(During discussion, Mr. Mead clarified demolition was not approved for the existing School Board building, not the former School Board façade, not the arched façade of the USO building – everything else on the site could go.)** Mr. Townes explained that one of the things that makes downtown Pensacola such an interesting place to live is its authenticity, and preserving the façade on Spring Street was important. Chairman Quina also did not support the demolition of the School Board building and stated it could be the genesis of the entire project. After further discussion, **the vote was unanimous.**

OPEN FORUM - None

DISCUSSION –

ADJOURNMENT – With no further business, the meeting adjourned at 4:30 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Leslie".

Leslie Statler  
Secretary to the Board

# ARCHITECTURAL REVIEW BOARD APPLICATION

DATE: May 30, 2019

PROJECT ADDRESS: 200 Block West Garden Street

**Application Type:**

- Residential – Homestead
- Residential – Non-homestead
- Commercial

**Application Fee:**

\$50  
\$250  
\$250

Project Description: (Use additional pages if necessary) Mixed-Use Development.

See attached.

Please attach supporting documentation as required.

The Applicant, or designated agent, will need to be present before the Architectural Review Board to present the project and to respond to questions from the Board.

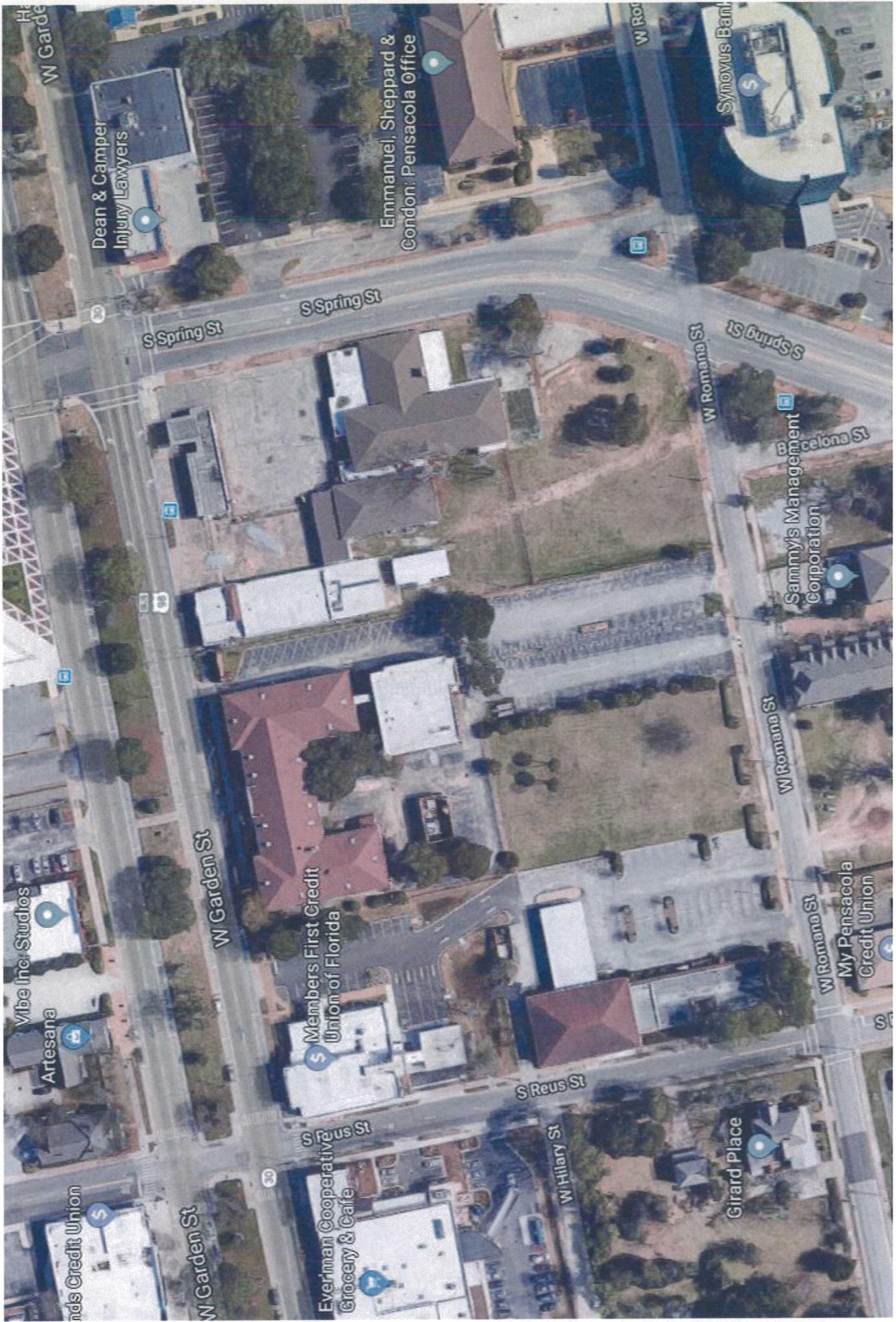
**NAME & ADDRESS OF APPLICANT: (Please print)**

200 West Garden, Inc. / Ed Carson (representative)      (850) 438-7778  
**NAME**      **TELEPHONE #**

21 S. Tarragona Street, Suite 102  
**ADDRESS**

Pensacola      FL      32502  
**CITY**      **STATE**      **ZIP CODE**

      5/30/2019  
**SIGNATURE**      **DATE**



Dean & Camper  
Injury Lawyers

Emmanuel, Sheppard &  
Condon: Pensacola Office

Synovus Bank

S Spring St

S Spring St

W Romana St

S Bay St

Sammy's Management  
Corporation

W Romana St

W Romana St

My Pensacola  
Credit Union

W Garden St

Members First Credit  
Union of Florida

S Reus St

S Reus St

W Hilary St

Girard Place

W Garden St

W Garden St

Everman Cooperative  
Grocery & Cafe



① EAST ELEVATION  
1'-0"=1'-0"



PLANNING SERVICES

**Architectural Review Board**

**MINUTES OF THE ARCHITECTURAL REVIEW BOARD**

June 20, 2019

**MEMBERS PRESENT:** Chairman Carter Quina, Michael Crawford, Derek Salter, Anna Fogarty

**MEMBERS ABSENT:** Nina Campbell, George Mead, Susan Campbell-Hatler

**STAFF PRESENT:** Gregg Harding, Historic Preservation Planner, Leslie Statler, Planner, Ross Pristera, Advisor

**OTHERS PRESENT:** Councilwoman Hill, Bev Elliott, Dottie Dubuisson, Carol Wilson, Bob Wilson, Lori Smith, Alicia Ahern, Dan Ahern, Debbie Tullos, Sally Rausa, Melissa Koch, Teresa Hill, Bruce Block, Tony Rhodes, Christy Cabassa, Mark Bednar, Lou Courtney, Blanding Fowler, J Veal, Kathy Tanner, Danny Zimmern, Christian Wagley, Beverly Perry, Collier Merrill

**CALL TO ORDER / QUORUM PRESENT**

Chairman Quina called the Architectural Review Board (ARB) meeting to order at 2:00 p.m. with a quorum present.

**APPROVAL OF MINUTES**

Mr. Salter made a motion to approve the May 16, 2019 minutes, seconded by Ms. Fogarty, and it carried unanimously.

**OPEN FORUM** – Chairman Quina explained the Board procedures to the audience and asked for speakers, and Ms. Dubuisson thanked the Board for their service and reminded them of the historic community they serve.

**NEW BUSINESS**

Due to improper notification, the variances on Item 7 and 9 were removed from the agenda. Because of scheduling conflicts, Item 15 was moved up to the first item to be considered by the Board.

**Item 1** **210 S. Alcaniz Street** **PHD**  
**Contributing Structure** **HC-1 / Wood Cottages**

**Action taken: Approved with comments.**

Nick and Melissa Koch are requesting approval for exterior modifications at a single-family residence. Ms. Koch presented to the Board and stated they had active roof leaks. Chairman Quina stated the Board had allowed metal or asphalt shingles in the past but noted the metal would last longer. Mr. Salter wanted clarification of the fence at the rear, and Ms. Koch advised they wanted to mimic the existing style with vertical fencing with a stepdown to 5' and an augmented wrought iron gate. She also

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stated the regular fence at the front would be painted white. Mr. Crawford inquired about the gate, and Ms. Koch advised they needed a puppy panel at the bottom with an 8' long sliding gate which would slide behind the house. Mr. Salter advised the roof had been referred to him in an abbreviated review, and he referred it to the full Board because it was a defining element of structure, noting that the Board is particular with the profiles and the level of detail fitting with the historical nature of the structure, and he was concerned since it was a highly visible roof on a prominent location. He asked if a roof was a less permanent item and more easily replaced. Chairman Quina stated his experience on these types of cottages was that the original roof was not attainable, and metal roofs last longer. Ms. Koch advised they had an estimate of \$8,000.00 to repair the existing metal roof, and replacing it was only \$2,000.00 more. Mr. Pristera pointed out other cottages had the metal roofing, and historically, the wooden shakes were replaced with metal. Asphalt was not a favorite, but he understood the financial burden.

With no speakers, **Mr. Crawford made a motion to approve the front fence, rear fence to match the vertical pickets with a top and bottom cap on the posts, and for the gate design to match the spear arched top of the fence indicated on the application, with the exception being a sliding gate. The roof was also approved. The motion was seconded by Mr. Salter and carried unanimously.**

**Item 2** **211 N. Palafox Street** **PHBD**  
**Contributing Structure** **C-2A**  
**Action taken: Approved.**

The Episcopal Day School is requesting FINAL approval for a landscape plan.

Mr. Fowler presented to the Board and stated they proposed five support poles for the soccer netting, with Japanese Yews on the outside of the fence in front of the poles; the poles would be painted a tan color. He also advised they would retain the Crepe Myrtle plants for extra coverage.

With no speakers, **Mr. Crawford made a motion to approve, seconded by Ms. Fogarty, and it carried unanimously.**

**Item 3** **141 S. 9<sup>th</sup> Avenue** **PHD**  
**New Construction** **HC-1 / Brick Structures**  
**Action taken: Approved with comments.**

Christy Cabassa is requesting FINAL approval for the construction of a two-story single-family residence. Ms. Cabassa presented to the Board and stated the only difference from conceptual was the front elevation which had been softened, and the look was differentiated from Mr. Montgomery's home on the corner. They had asked for Jeld-Wen metal clad windows, but they wanted to use PGT vinyl, and she provided samples along with samples of Kolbe Forgent to the Board as an alternate. It was determined the vinyl clad windows had been approved in this district.

With no speakers, **Mr. Crawford made a motion to approve as submitted with PGT vinyl or Kolbe Forgent windows. He amended his motion for the preference of PGT dark bronze, seconded by Mr. Salter, and it carried unanimously.**

**Item 4** **307 E Gadsden Street** **OEHPD**  
**Contributing Structure** **OEHC-1**  
**Action taken: Approved.**

Danny Grundhoefer, Quina Grundhoefer Architects, is requesting approval for a new ramp to accommodate handicap accessibility to the rear of a contributing structure.

Chairman Quina recused himself. Mr. Guarisco presented to the Board and advised they would use Trex decking to level out the deck and build the ramp. He did not believe the baluster was original, but they

were trying to preserve it to act as a guardrail. Mr. Crawford stated since it was only visible from the rear of the property and had vertical pickets, he had no questions. Mr. Salter questioned the overlaying of the deck and asked if this material had been allowed on decks; Mr. Crawford stated it had. Mr. Guarisco explained if the original deck remained, it might trap moisture, and their intent was to remove it and indicated the entire back deck had been altered in its appearance. Mr. Harding advised to staff's knowledge, Trex materials had not been approved in OEHPD but had been used in PHBD which would have covered the Vinyl Music Hall.

Ms. Elliot stated the balustrades on the front were not original to the house, and the house originally had a lean-to which had been removed. She explained the deck boards were cypress and the baluster was original, but she didn't have enough materials to place it on the front. Mr. Salter advised since this was the rear deck and the use was for accessibility to the home, he was agreeable with allowing the Trex for the ramp onto the back porch to allow for the elevation change. He further explained it was part of the accessible path provided to the rear door, and in this case could argue that it was appropriate and could be easily maintained.

**Mr. Salter made a motion to approve, seconded by Ms. Fogarty, and it carried 3 to 1 with Chairman Quina recusing.**

**Item 5** **125 W. Romana Street** **GCD / PHBD**  
**Variance** **C-1 / C-2A**

**Action taken: Denied without prejudice.**

David Hughes is seeking a Variance to increase the maximum allowed door signage from 4 sf per street front elevation to 5.43 sf. to accommodate signage above the main entry door identifying the building name.

Ms. Smith presented to the Board. Chairman Quina pointed out that the variance application was incomplete and asked why the letters needed lighting since the building was not open at night. Ms. Smith indicated someone else had submitted the paperwork. She advised the request for the variance was for visibility and to allow the letters to be backlit. She explained the original letters were not lit, and 6" backlit letters were not available from the manufacturer. Chairman Quina inquired if a variance had been approved without a hardship indicated, and Mr. Harding stated it had not to his knowledge. Mr. Crawford was concerned it was being driven simply by what was manufactured, and the use was not clear from a variance standpoint. Mr. Salter also did not see a hardship. Chairman Quina read the variance criteria and offered it to Ms. Smith for future use.

Ms. Tullos, the property manager, pointed out the original letters were smaller and not reverse lit and were not easily seen from the street or the parking area, and they were trying to brand their building and keep up with the newer buildings going up. However, the manufacturer would not build a 6" backlit letter. Mr. Crawford explained the Board needed to follow the protocol to grant a variance and demonstrate a hardship. Mr. Harding stated in 12.12.2 all seven of the variance criteria must be met.

**Mr. Crawford made a motion to deny without prejudice for lack of information provided, seconded by Ms. Fogarty, and it carried unanimously.**

**Item 6** **125 W. Romana Street** **GCD / PHBD**  
**Non-Contributing** **C-1 / C-2A**  
**Action taken: Removed from agenda.**

David Hughes is requesting approval for replacement signage at a non-contributing structure.

**Item 7** **714 E. LaRua Street** **OEHPD**

**Variance**

**OEHR-2**

**Action taken: Removed from agenda.**

Frank Daughtry is requesting a Variance to increase the maximum allowed rear yard coverage from 277.5 sf to 728.4 sf.

**Item 8**

**714 E. LaRua Street**

**OEHPD**

**Contributing Structure**

**OEHR-2**

**Action taken: Discussion only.**

Frank Daughtry is requesting *CONCEPTUAL* approval for a two-story multiple-family residential structure in the rear yard.

Mr. Daughtry presented to the Board and stated the new structure was to accommodate an elderly relative living on the premises. The former site plans submitted were too tight, and the revised plan was only encroaching 10' into the rear yard. The structure would be connected by a breezeway to the existing building. The two living units would be next to the main building with the garage on the right side and accessed off 8<sup>th</sup> Avenue. He then discussed the placement of the dormers and garage doors. Mr. Crawford asked if this item should be discussed since the variance was not being considered. Mr. Daughtry explained if the variance was not granted, they would only be building a one-car garage. Chairman Quina advised that all seven reasons for a variance should be addressed in the next proposal. He emphasized the Board could talk about the new site plan and conceptual designs, but the Board could not approve anything. Ms. Statler stated the Board was limited in discussing the site plan since the site plan presented relied on the variance approval. Mr. Crawford asked for an explanation on if the building was removed, it would allow them to build lot line to lot line; Mr. Daughtry explained in OEHR-2, the lot coverage was NA, and they could build within the setbacks, allowing for stormwater drainage and compatibility with the neighbors. Mr. Salter addressed the window sizes. Mr. Crawford suggested reducing the variance by eliminating the front porch; turning the porch 90 degrees was also worth investigating.

Ms. Courtney addressed the Board and indicated the Old East Hill Property Association liked the transoms over the doors, the dormers didn't echo the principle house, and the garage door and windows were not in proportion but more rectangular and not in proportion to the principle structure. They were also concerned with rental use of the property. Section 12.5.55 states no more than four rooms can be rented on any building site; four were already rented, and this construction opened the door to four more.

Mr. Wagley was happy to see improvements but was concerned with the awkwardness of reviewing something without a variance; what was being considered was different from the version released to the public, and the committee had considered the location as originally submitted.

Mr. Crawford advised with the bar being high for a building in the National Register, it is up to the architects and builders to live up to and complement that structure. Ms. Statler stated there were a maximum number of bedrooms to be rented out as a bed and breakfast, but this was an odd situation in that this was not technically a bed and breakfast but operated as an Airbnb; a bed and breakfast would be limited to four sleeping rooms with the owners occupying the principle dwelling; it is an allowed use within this district. This addition could be used as a multi-family structure which is also allowed in the district. Mr. Daughtry disagreed with considering the structure multi-family. Ms. Statler stated the building official had considered the bedrooms as individual lodging units. Mr. Daughtry considered them additional bedrooms only. He indicated the plans would be presented again to the Board for review considering the Board's comments.

**Item 9**

**820 E. LaRua Street**

**OEHPD**

**Variance**

**OEHC-1**

**Action taken: Removed from agenda.**

Alicia and Daniel Ahern are seeking a Variance to increase the minimum required west side yard setback from 5 feet to 2 feet to accommodate a rear addition.

**Item 10**

**820 E. LaRua Street**

**OEHPD**

**Contributing Structure**

**OEHC-1**

**Action taken: Discussion only.**

Alicia and Daniel Ahern are requesting *CONCEPTUAL* approval for a rear addition.

Ms. Ahern stated the goal was to use the original footprint of the house and foundation in order to add a kitchen and master suite to accommodate issues with mobility. Chairman Quina stated when they submit for the variance, to make sure the information is submitted properly. Mr. Crawford also emphasized meeting the criteria for the variance. Mr. Pristera stated he did not mind the jog in the design, but the design from the outside did not matter either way.

Mr. Wagley again addressed the variance criteria and stated the drawing details were not available to their committee, however, the structure was in the rear and not visible to the street.

Ms. Ahern asked if they needed to provide plans showing use of the original footprint with the variance and one without, and Chairman Quina stated they should put the plans together with the other variance documentation.

**Item 11**

**220 W. Gadsden Street**

**NHPD**

**Demolition**

**PR-2**

**Action taken: Approved.**

Jim Veal is requesting approval for the demolition of a non-contributing structure.

Mr. Veal addressed the Board and advised the lot was unique with interesting structures. They realized they could have two lots to offset the cost of the home. They also considered an easement for rear-loading garages with a common driveway. He indicated Engineering and the Fire Department were agreeable with the format, however, the plans had to be accelerated in order to submit for the demolition. Mr. Pristera had no site file information, and at the time of the survey, the structure was not contributing but could be considered contributing through another survey. Mr. Veal stated they intended to keep the trees, and the client would build on the corner lot. Ms. Fogarty preferred not demolishing the structure. Mr. Veal explained the existing house was past the point of being restored; some of the floors were below the ground with rot in the floor system and roof. The electrical system also had issues. Mr. Crawford asked if the demolition criteria had been met for non-contributing, and Ms. Statler explained the Board should determine if this was a non-contributing structure. Chairman Quina pointed out a lot of structures were becoming 50 years old, and the Board had to consider what was truly eligible. Mr. Pristera advised the structure did not match the narrative of NHPD; clusters of a style within the district would be considered contributing; one structure scattered in the district would have to be significant or a great example of ranch style (long and horizontal) to be considered contributing. Chairman Quina indicated he always thought this house should be torn down.

**Mr. Crawford made a motion for demolition noting the future plans, seconded by Mr. Salter who felt the structure was more hodgepodge. The motion then carried unanimously.**

**Item 12**

**220 W. Gadsden Street**

**NHPD**

**New Construction**

**PR-2**

**Action taken: Conceptual Approval with comments.**

Jim Veal is requesting *CONCEPTUAL* approval for a new single-family residence.

Mr. Veal stated they had met all of the literal requirements of the district, read the NHPD comments and agreed with most of them. Chairman Quina indicated they should try to be more stylistic and build something which blends, and if building a more historic home, they might want to choose one of the historical styles. Mr. Veal confirmed they were interested in providing something more stylistic in the neighborhood. Mr. Crawford agreed it was difficult to ascribe a style to the home and could see it going in a number of directions. Chairman Quina pointed out this was a corner lot, and they should give that some consideration in picking the style. Mr. Veal indicated he would get with staff and Mr. Pristera before submitting the final plans. Mr. Crawford felt like they had submitted just enough to proceed with the demolition permit, but the input from the Board might be enough for the applicant to work to the next level. With that, **Mr. Crawford made a motion for approval of the subdivision of the lots, the massing of the house as described in the meeting today, with further development of the individual floorplan and elevations of what has been shown based on input given in the meeting. The motion was seconded by Ms. Fogarty.** It was clarified that the demolition permit would be pulled upon final approval of the plans. Chairman Quina pointed out that the Board had seen demolitions which resulted in vacant lots for years and then parking lots established, and this procedure was developed to require final approval of the project before demolition. Mr. Veal inquired about a potential buyer for a property, and Ms. Statler stated they would have to come forward with a final plan. Mr. Crawford explained it would not require a full set of construction documents but detail of the exterior, elevations, lighting, and should match what was being permitted. **The motion then carried unanimously.**

**Item 13** **36 E. Garden Street** **PHBD**  
**Demolition** **C-2A**

**Action taken: Partial Demolition Approved.**

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for the partial demolition of a contributing structure.

Mr. Sallis presented to the Board and advised his client had the ability to develop an entire city block, and the best way to make that happen and to demolish as little as possible was to remove a portion of the building which is a windowless wall. The intent is to create the East Garden District. The rear of this building has never had a principle purpose and has a hodgepodge structure, and they saw no reason to keep this portion of the building. Mr. Pristera explained this part of the building was the service wing of a hotel; the hotel burned in 1902, and everything in front of it had changed multiple times. Mr. Sallis advised it was a good example of a building that was simply old, and the inside was as bad as the outside. Chairman Quina pointed out in creating an outdoor plaza in its place, maybe they could carve up the structure and allowed it to possibly support the canopies and be interpreted archeological architecture. Mr. Sallis explained it would be a futile effort since it had a lot of EIFS on the structure. **(The Board then considered the conceptual approval.)**

**Ms. Fogarty made a motion for partial demolition of the contributing structure, seconded by Mr. Crawford.** Chairman Quina clarified that the building was fairly insignificant but hampered the further development of this property, and it was never intended as a streetscape. **The motion then carried unanimously.**

**Item 14** **36 E. Garden Street** **PHBD**  
**New Construction** **C-2A**

**Action taken: Conceptual Approval.**

Scott Sallis, Dalrymple Sallis Architecture, is requesting *CONCEPTUAL* approval for a new outdoor plaza and mixed-use building.

Mr. Sallis advised since his client owns the west side of Jefferson Street, the first step of the entire

development would be to activate the corner with a restaurant which would require removal of the back portion of the existing building. To have additional tenants for the long block, their intent was to push the building back and create a plaza with two small standalone retail buildings which they called dueling depots reflecting old Milton train depots. The concept for the Reynolds Building was to highlight and heighten the corner, and they planned to keep everything they could of the Reynolds Music portion, removing the EIFS and exposing the brick if possible. He advised they wanted to add a column and a canopy to create a great loggia along the long walk to the plaza and hotel. With these plans, their desire would be to narrow Jefferson Street. They have had successful meetings with the City and DOT, and all were onboard to giving a major road diet to Jefferson Street. Removing the rear portion of the building would enable a service drive for rear mixed use buildings and Perfect Plain. He also indicated they were going to be successful in removing utility poles, lines and transformers on Garden Street. The service drive would be just as much a utility easement as a service access. He emphasized it would be so helpful to obtain the demolition approval to ensure the underground utilities which would allow them to move forward for the overall vision.

Chairman Quina pointed out Jefferson was an underused street, and the opportunity to place a hotel in this area was an amazing project. Chairman Quina clarified that the applicant wanted approval for the plaza and the mixed use building which follows the rear building demolition. Ms. Statler explained they needed plans for the restaurant, and Mr. Sallis agreed. **(The Board then returned to the demolition.)**

Mr. Salter liked the concept of the dueling depots but saw more of a beach shack; this was a fantastic opportunity to re-introduce the L&N Depot and other elements. Ms. Fogarty liked the concept with different design elements. Mr. Salter questioned the canopy being continuous and thought it distracted from the statement which could be made on the corner. Mr. Sallis explained there were many structures in the old Palafox core which had the eyebrow canopies with the loggias, and they wanted to activate the street with outdoor dining. Mr. Sallis clarified they wanted conceptual approval for the partial demolition for the underground utilities. Chairman Quina advised the corner project was a fairly dramatic change from the remaining Reynolds Building. Mr. Pristera furnished photos of the building and alleyway. He also stated that this summer UWF was going to study the history of that block. Chairman Quina suggested Mr. Sallis take the photos to help in designing the project.

**Mr. Crawford made a motion for conceptual approval noting the input and direction from the Board regarding looking at ways to preserve or maintain aspects of the Reynolds Music House in a way to be determined with evidence one way or another, and the application in terms of its comprehensive nature and ability to transform that block, the overall picture is strongly approved with the ways and direction to improve that block. With no speakers, Ms. Fogarty seconded the motion.** Mr. Sallis stated it was fair to say that when the team returned, they would probably be asking conceptual approval for this building, the one next door and the alley in between. **The motion then carried unanimously.**

Item 15

213 W. Garden Street  
215 W. Garden Street  
25 S. Spring Street

PHBD / GCD  
C-2 / C-2A

**Contributing and**

**Non-contributing Structure**

**Action taken: Conceptual Approval.**

200 West Garden, Inc. is requesting *CONCEPTUAL* approval for the development of residential and mixed-use properties. This proposal is not seeking approval for the demolition of the School Board building. Rather, the applicant is asking for conceptual approval of the proposed development and design plans as well as the mitigation and possible reuse of the School Board building.

Mr. Carson presented to the Board and stated they hoped this project would be the catalyst for downtown's march to the west. He indicated they were researching available grants to offset some of the costs for rehabilitating the School Board building and were hopeful they could blend the renovated building with those of the new development to make it successful. He explained they had decided to give this consideration 60 days. In the meantime, they requested conceptual approval. Chairman Quina advised if the Board approved the conceptual plans, and they decided on demolition, the density would be increased.

Mr. Jernigan explained the parcel which was constricted by the Credit Union property. He pointed out there was not enough land for surface parking, and the downside of a parking garage was the dimension and geometry as well as the impact on the site. By leaving the existing administration building, they had no room to have those units on Romana Street wrap around the south side of the parking garage. He explained they had looked at additional height along Spring Street which could provide for additional amenity spaces and rooftop bars. He explained the structure would have five stories at Garden, with increased height along Spring Street and then stepped down. The current density would be 242 units without the existing building. The ideal density according to the marking study was 280 units. He confirmed these were rental units. The parking garage currently supported the current design. If the additional property to the west was purchased, the parking garage would be larger. He also indicated they were considering 15,000 sq. ft. of retail space.

Mr. Studer addressed the Board and stated tearing down the old Pensacola News Journal building was hard because it had historical relevance with past photographs and furnishings, and he hoped they could save the School Board building. Mr. Jernigan advised since time is money, they were looking a modularized construction since the project was too tall for a wood frame.

Mr. Salter appreciated the applicants listening to the community, and Ms. Fogarty appreciated the arches in the new design. Mr. Pristera appreciated the applicants researching other avenues in order to preserve the existing building. Mr. Crawford appreciated the great effort to make all things fit together and possibly preserving the old building, and this was a responsible effort in the development of the west side. Chairman Quina shared Mr. Mead's suggestions regarding the double-tower articulation on the other two building form frontages.

Mr. Cossen was in favor of preserving the School Board building and felt it made the project unique to Pensacola.

**Mr. Crawford made a motion to for conceptual approval as submitted, seconded by Ms. Fogarty, and with no additional speakers, it carried unanimously.**

**Item 16**

**226 S. Palafox Place**

**PHBD**

**Contributing Structure**

**C-2A**

**Action taken: Conceptual Approval.**

The UWF Historic Trust is requesting *CONCEPTUAL* approval to install a large building wallscape on the north side of a contributing structure. This project is a continuation of the previous wallscape project that was completed in April 2018. Mr. Pristera addressed the Board and stated the group reviewing these murals was composed of UWF personnel and business owners as well as other professionals. He pointed out that the intent was that you don't see more than one mural or wallscape at a time. He indicated the lighting and frames were the same as previously approved. He pointed out the murals had held up very well with no fading, were easily changed once the wall system was in place, and they had received a lot of interest. He also provided the lighting specifications.

Mr. Merrill stated they were hoping to establish early on what they were looking for; he pointed out this location lends itself to a tall ship; his grandfather commissioned the painting which was based on an actual picture. Mr. Salter advised this was a great location, a great idea, and this is what Pensacola is about. **Mr. Salter made a motion for conceptual approval, seconded by Ms. Fogarty, and it carried**

unanimously.

**Item 17** **33 S. Palafox Street** **PHBD**  
**Contributing Structure** **C-2A**

**Action taken: Conceptual Approval.**

The UWF Historic Trust is requesting *CONCEPTUAL* approval to install a large building wallscape on the west side of a contributing structure. This wallscape would be of a 1910 photograph of the wooden L&N passenger station.

**Ms. Fogarty made a motion for conceptual approval, seconded by Mr. Crawford, and it carried unanimously.**

**Item 18** **2 N. Palafox Street** **PHBD**  
**Contributing Structure** **C-2A**

**Action taken: Conceptual Approval.**

The UWF Historic Trust is requesting *CONCEPTUAL* approval to install a large building wallscape on the east side of a contributing structure. Mr. Pristera stated the frame had been installed, but the graphic would be submitted to the Board.

**Mr. Crawford made a motion for conceptual approval, seconded by Ms. Fogarty, and it carried unanimously.**

**Item 19** **70 N. Baylen Street** **PHBD**  
**Contributing Structure** **C-2A**

**Action taken: Conceptual Approval.**

The UWF Historic Trust is requesting *CONCEPTUAL* approval to install a wallscape on the parking lot wall of a contributing structure. Although the final photographs have not been selected, historic images of the San Carlos Hotel were provided as samples. Mr. Pristera stated the frames were not installed, and there would be two frames for each panel. Mr. Salter pointed out they would be covering up the non-conforming block wall.

**Mr. Crawford made a motion for conceptual approval, seconded by Mr. Salter, and it carried unanimously.**

**Item 20** **11 E. Zarragossa Street** **PHBD / PHD**  
**Contributing Structure** **HC-2**

**Action taken: Approved with comments & abbreviated review for fiberglass product.**

Mark Bednar is requesting approval for new windows.

Mr. Bednar presented to the Board and advised the existing windows were leaking. He provided additional prints to the Board. He advised four windows on the second story were replaced with all wood 20 years ago. His contractor advised against all wood on the south and west elevations. His recommendation was clad aluminum over wood or vinyl with a moisture barrier. He confirmed he would paint it and preserve the historical value of the building. Chairman Quina suggested researching Marvin Fiberglass windows (Integrity) which would be a better product which looks more like a wood window and was much easier to install.

With no speakers, **Mr. Crawford made a motion for approval with aluminum-clad or fiberglass windows in the pattern to match the existing mullion patterns and color to match the existing color. Ms. Fogarty seconded the motion. Mr. Crawford amended the motion to have the fiberglass product have the same design characteristics as the aluminum-clad window with raised mullion patterns. Mr. Salter amended the motion for the fiberglass product to go through an abbreviated review. The**

amendments were accepted, and the motion carried unanimously.

OPEN FORUM – None.

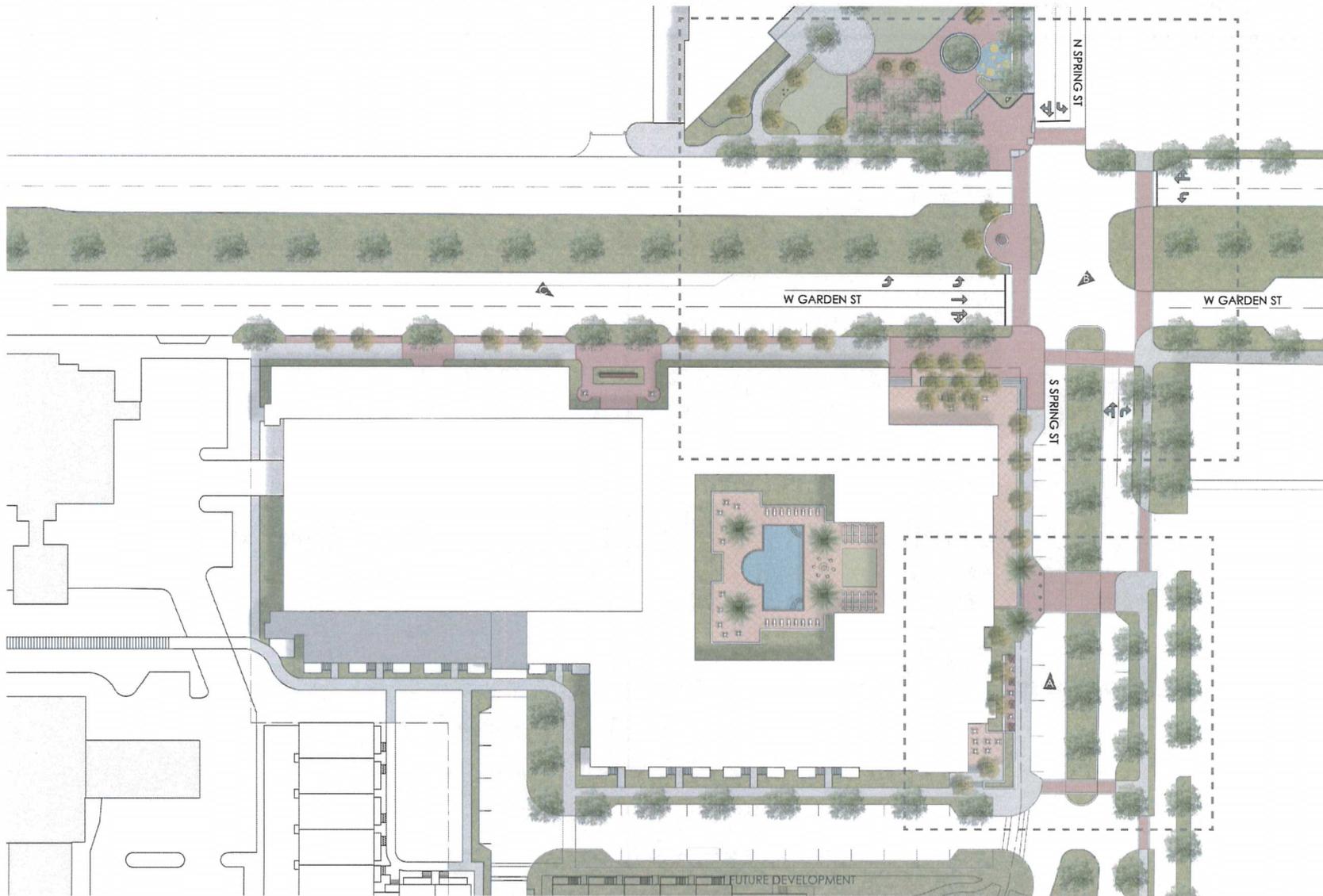
DISCUSSION – None.

ADJOURNMENT – With no further business, the meeting adjourned at 5:57 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "G. Harding", written in a cursive style.

Gregg Harding  
Secretary to the Board



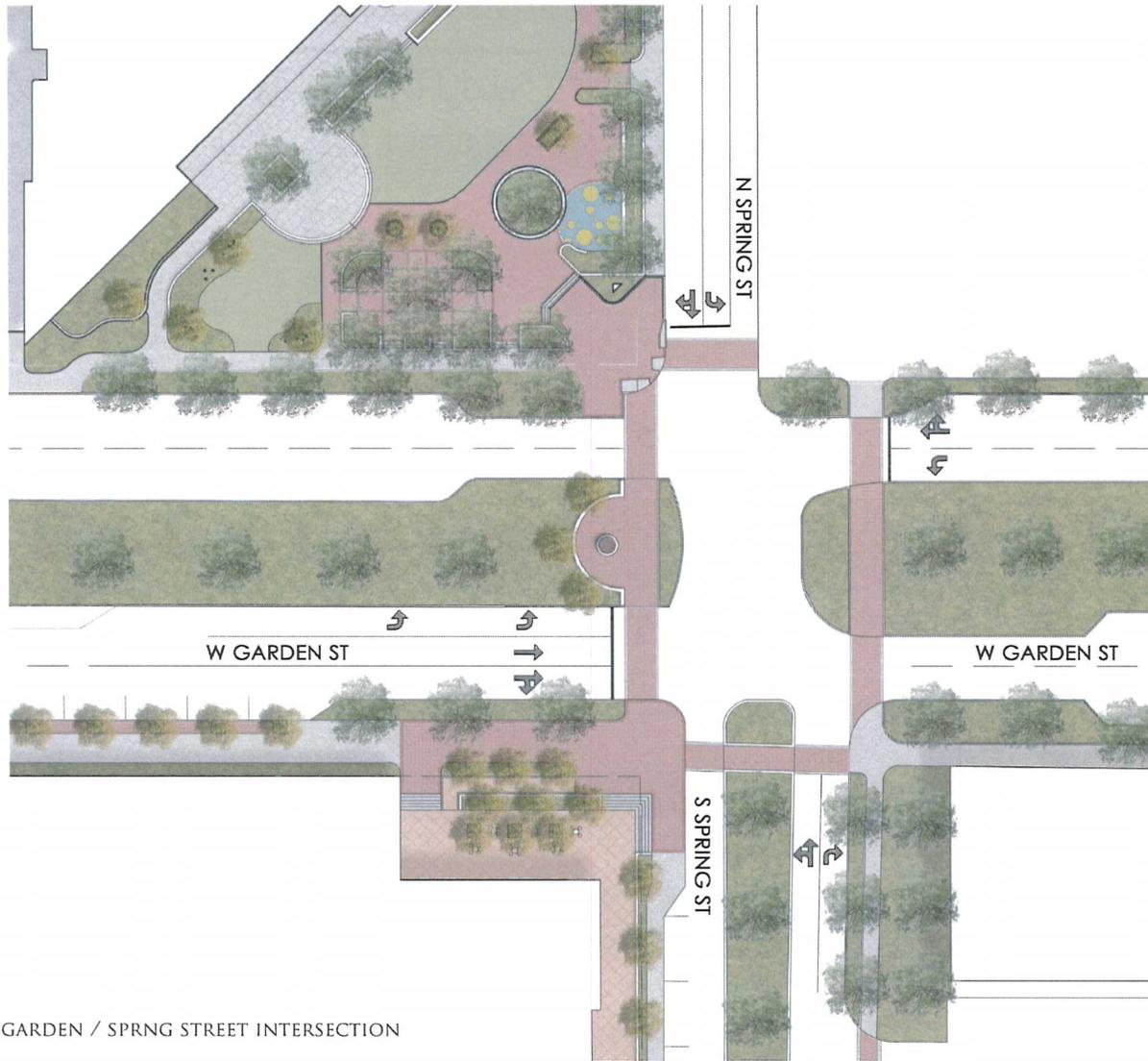
200 BLOCK WEST GARDEN STREET

PENSACOLA, FLORIDA

OCTOBER 2018

301 SCHUBERT DRIVE - PENSACOLA, FLORIDA 850-479-4653 WWW.JERRYPATEDESIGN.COM





GARDEN / SPRNG STREET INTERSECTION



# 200 BLOCK WEST GARDEN STREET

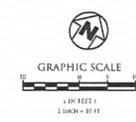
PENSACOLA, FLORIDA

OCTOBER 2018

301 SCHUBERT DRIVE - PENSACOLA, FLORIDA 850-479-4653 WWW.JERRYPATEDESIGN.COM



SPRING STREET PLAZA



200 BLOCK WEST GARDEN STREET

PENSACOLA, FLORIDA

OCTOBER 2018

301 SCHUBERT DRIVE - PENSACOLA, FLORIDA 850-479-4653 WWW.JERRYPATEDESIGN.COM





CONCEPTUAL VIEW A

200 BLOCK WEST GARDEN STREET

PENSACOLA, FLORIDA

OCTOBER 2018

301 SCHUBERT DRIVE - PENSACOLA, FLORIDA 850-479-4653 WWW.JERRYPATEDESIGN.COM





CONCEPTUAL VIEW B

200 BLOCK WEST GARDEN STREET

PENSACOLA, FLORIDA

OCTOBER 2018

301 SCHUBERT DRIVE - PENSACOLA, FLORIDA 850-479-4653 [WWW.JERRYPATEDESIGN.COM](http://WWW.JERRYPATEDESIGN.COM)





CONCEPTUAL VIEW C

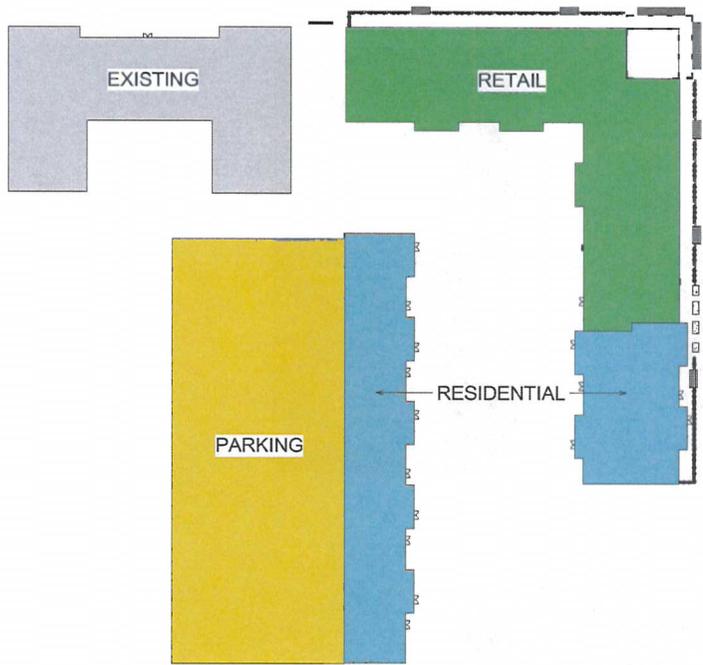
200 BLOCK WEST GARDEN STREET

PENSACOLA, FLORIDA

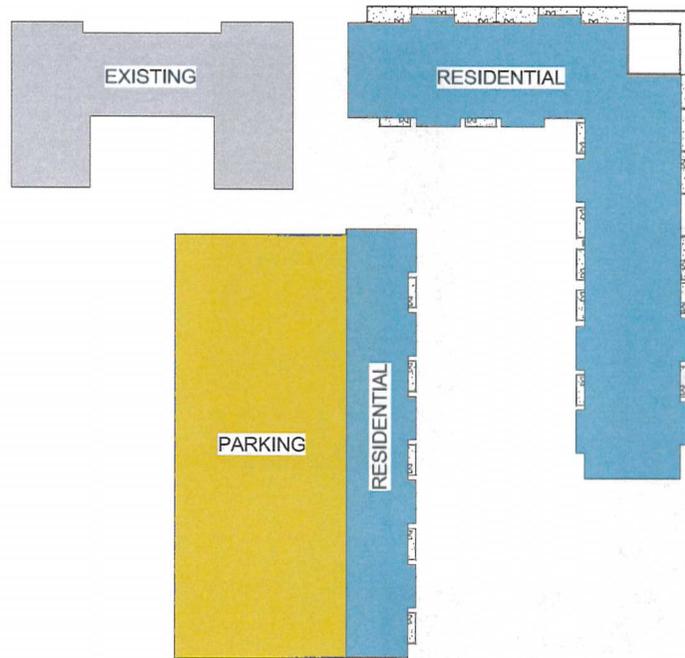
OCTOBER 2018

301 SCHUBERT DRIVE - PENSACOLA, FLORIDA 850-479-4653 WWW.JERRYPATEDESIGN.COM





① GROUND FLOOR  
1" = 40'-0"



② 2ND LEVEL  
1" = 40'-0"

SEAL

Steve Jermigan, FAIA  
FL#19953, AL#2676,  
GA#RA011516,  
MS#4135, CO#400232

bay design  
associates architects, pc  
Florida certificate of  
authorization AA0033997

PROJECT: GARDEN STREET DEVELOPMENT  
For Owner  
SHEET TITLE: GROUND FLOOR & SECOND FLOOR

PROJECT NO:	Project Number
DATE:	Issue Date
SUBMISSION:	Project Status
REVISION:	

SHEET  
**A101**

SEAL

Steve Jerrigan, FAIA  
 FL#9953, AL#2676,  
 GA#RA011516,  
 MS#4135, CO#400232

bay design  
 associates architects, pl  
 florida certificate of  
 authorization #AG0003997

PROJECT: GARDEN STREET DEVELOPMENT  
 for Owner  
 Enter address here  
 SHEET TITLE: THIRD & FOURTH FLOOR

PROJECT NO: Project Number

DATE: Issue Date

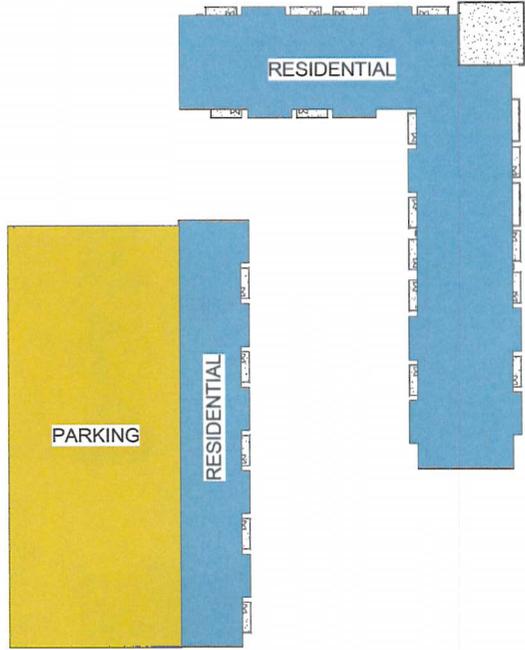
SUBMISSION: Project Status

REVISION:

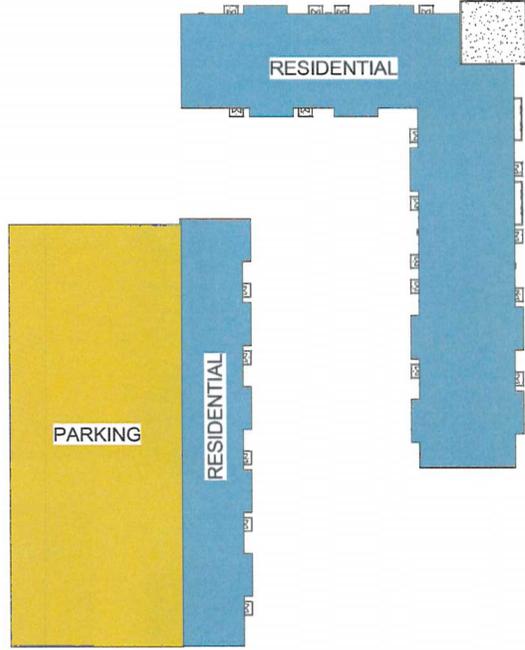
SHEET

A102

① 3RD LEVEL  
1" = 40'-0"



② 4TH LEVEL  
1" = 40'-0"





architecture + sustainability  
 720 bayfront parkway  
 suite 200  
 pensacola, fl 32502  
 t: 850.432.0706  
 f: 850.433.0508  
 baydesign.com

SEAL

Steve Jermigan, F.A.I.A.  
 FL#9953, AL#2676,  
 GA#RA011516,  
 MS#H135, CO#A00232

bay design  
 associates architects, p.c.  
 florida certificate of  
 authorization #A0003997

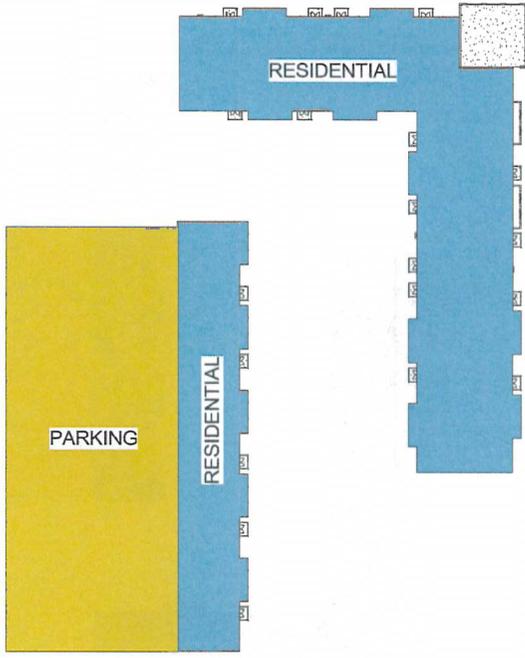
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 for Owner  
 Enter address here  
 SHEET TITLE: FIFTH & SIXTH FLOOR

PROJECT NO: Project Number  
 DATE: Issue Date

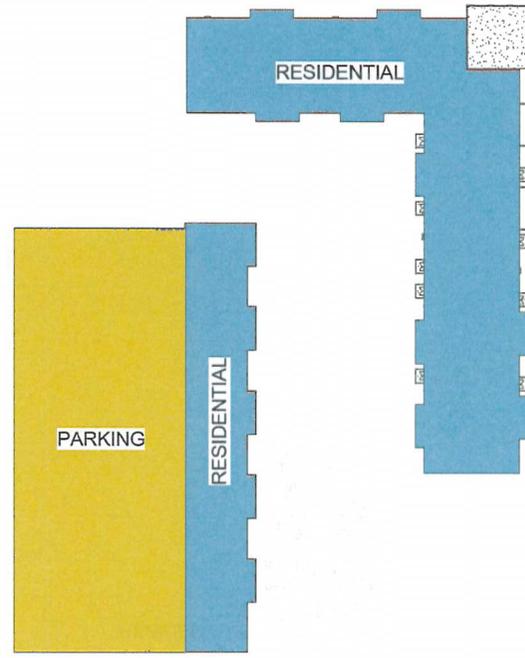
SUBMISSION: Project Status

REVISION:

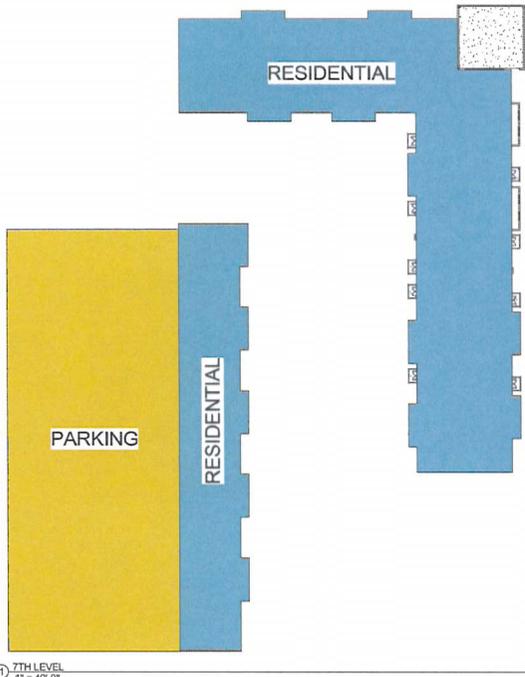
SHEET  
**A103**



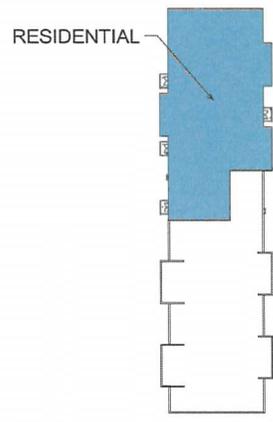
5TH LEVEL  
 1" = 40'-0"



6TH LEVEL  
 1" = 40'-0"



① 7TH LEVEL  
1" = 40'-0"



② 8TH LEVEL  
1" = 40'-0"

SEAL

Steve Jernigan, FAIA  
 FL#99933, AL#2676,  
 GA#RA011516,  
 MS#4135, CO#400232

bay design  
 associates architects, pl  
 florida certificate of  
 authorization #A0003897

PROJECT: GARDEN STREET DEVELOPMENT  
 for Owner: Enter address here  
 SHEET TITLE: SEVENTH & EIGHTH FLOOR

PROJECT NO: Project Number  
 DATE: Issue Date  
 SUBMISSION: Project Status  
 REVISION:

SHEET  
**A104**



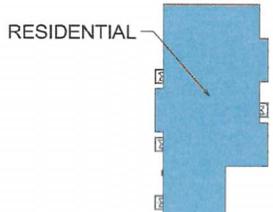
ARCHITECTURE

architecture + sustainability  
720 bayfront parkway  
suite 200  
pensacola, fl 32502  
t: 850.432.0706  
f: 850.433.0508  
baydesign.com

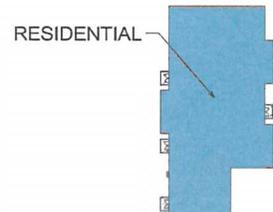
SEAL

Steve Demigan, FAIA  
FLORIDA, ALJ#2876,  
GARRA011516,  
MS#4135, CO#400232

bay design  
professional architects, pc  
Florida certificate of  
authorization A0003997



① 9TH LEVEL  
1" = 40'-0"



② 10TH LEVEL  
1" = 40'-0"

PROJECT:  
GARDEN STREET DEVELOPMENT  
for Owner  
Enter address here  
SHEET TITLE:  
NINTH AND TENTH FLOOR

PROJECT NO: Project Number

DATE: Issue Date

SUBMISSION: Project Status

REVISION:

SHEET  
A105



① NORTH ELEVATION  
1" = 20'-0"

CARDEN STREET DEVELOPMENT

OR CHANG

1000 ADDRESS ROAD

NORTH ELEVATION

PROJECT NUMBER  
DATE  
WORK NUMBER

A107

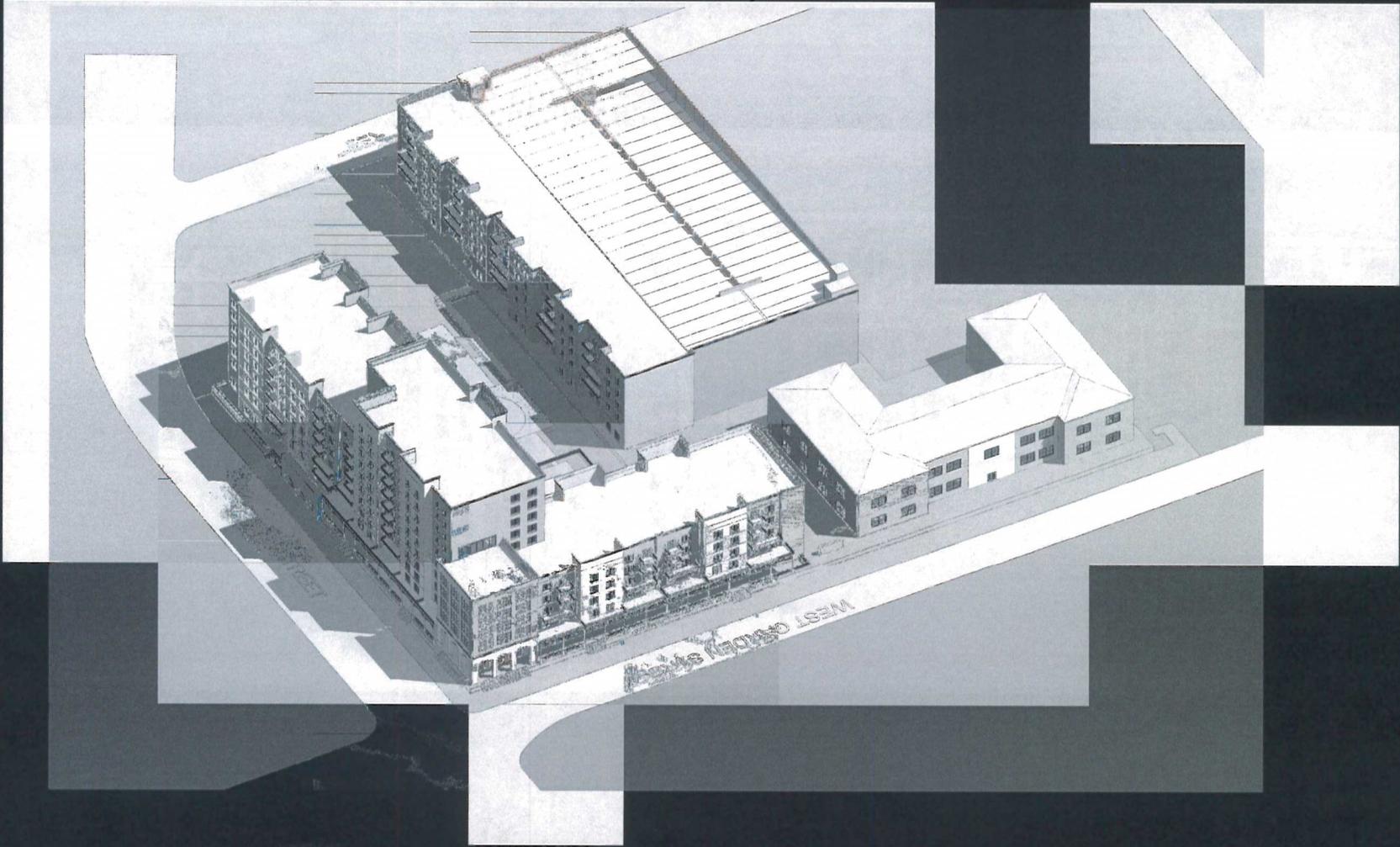


CROSS STREET DEVELOPMENT

1000  
1000  
1000

1000  
1000  
1000

A111



CANTON STREET DEVELOPMENT

1000 WEST CANTON STREET

WILSONVILLE, OR 97158

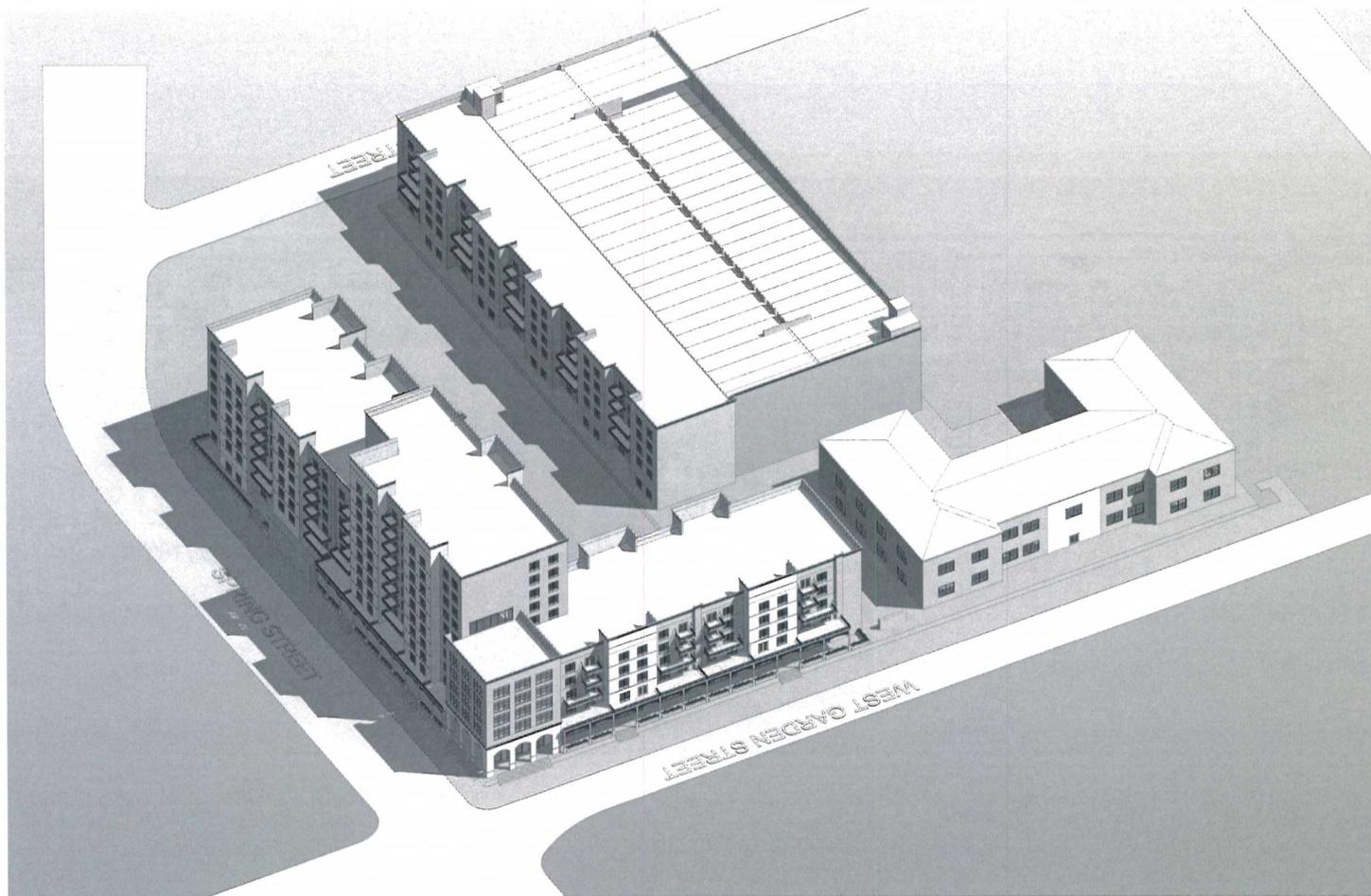
NORTHEAST

PHASE 1  
CONCEPT  
ARCHITECTURE

A110







① NORTHEAST



baydesign  
ARCHITECTURE  
architecture + sustainability  
720 bayfront parkway  
suite 200  
pensacola, fl 32502  
t: 850.432.0706  
f: 850.433.0698  
baydesign.com

SEAL

Slave Jernigan, FAIA  
FL#9953, AL#2676,  
GA#RAD11516,  
MS#4135, CO#400232

bay design  
associates architects, p.c.  
florida certificate of  
authorization AA0003937

PROJECT:  
**GARDEN STREET DEVELOPMENT**  
for Owner  
Enter address here  
SHEET TITLE:  
**NORTHEAST**

PROJECT NO: Project Number

DATE: Issue Date

SUBMISSION: Project Status

REVISION:

SHEET

**A110**

SEAL

Steve Jernigan, FAIA  
 FL#9953, AL#2676,  
 GA#RA011516,  
 MS#4135, CO#400232

bay design  
 associates architects, pl  
 florida certificate of  
 authorization AA0003697

PROJECT:  
 GARDEN STREET DEVELOPMENT

for Owner  
 Enter address here  
 SHEET TITLE:

EAST ELEVATION

PROJECT NO:	Project Number
DATE:	Issue Date
SUBMISSION:	Project Status
REVISION:	

SHEET  
**A106**



① EAST ELEVATION  
 1" = 20'-0"



architecture + sustainability  
 720 bayfront parkway  
 suite 200  
 pensacola, fl 32502  
 t: 850.432.0706  
 f: 850.433.0508  
 baydesign.com

SEAL

Steve Jernigan, FAIA  
 FL#9953, AL#2276,  
 GA#RAD11516,  
 MS#4135, CO#400232

bay design  
 associates architects, pl  
 Florida certificate of  
 authorization AA0003397

PROJECT: GARDEN STREET DEVELOPMENT  
 for Owner  
 Enter address here  
 SHEET TITLE: NORTH ELEVATION

PROJECT NO. Project Number  
 DATE: Issue Date

SUBMISSION: Project Status

REVISION:

SHEET  
**A107**



① NORTH ELEVATION  
 1" = 20'-0"



architecture + sustainability  
 720 bayfront parkway  
 suite 200  
 pensacola, fl 32502  
 t: 850.432.0705  
 f: 850.433.0508  
 baydesign.com

SEAL

Steve Jernigan, FAIA  
 FL#9953, AL#2676,  
 GA#RAD11516,  
 MS#4135, CCR#00232

bay design  
 associates architects, p  
 florida certificate of  
 authorization AH2003097

PROJECT: GARDEN STREET DEVELOPMENT  
 for Owner  
 Enter address here  
 SHEET TITLE: SOUTH ELEVATION

PROJECT NO: Project Number

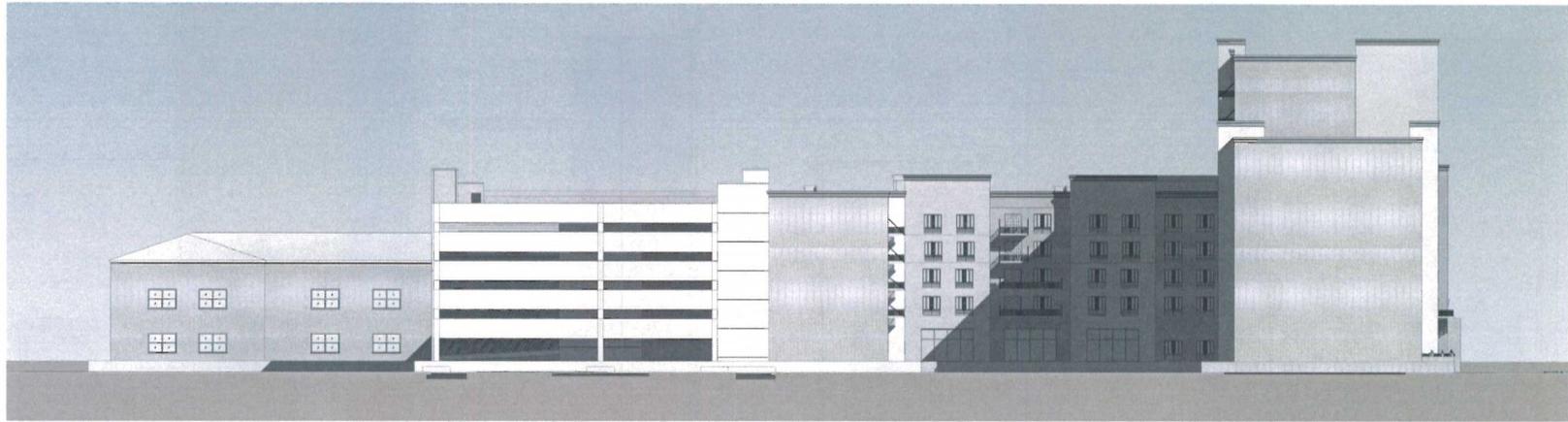
DATE: Issue Date

SUBMISSION: Project Status

REVISION:

SHEET

A108



1 SOUTH ELEVATION  
 1" = 20'-0"



**ARCHITECTURE**

architecture + sustainability  
720 bayfront parkway  
suite 200  
pensacola, fl 32502  
t: 850.432.0706  
f: 850.433.0508  
baydesign.com

SEAL

Steve Jernigan, FAIA  
FL#9253, AL#12076,  
GAR#AD11516,  
MS#4135, CO#400232

bay design  
associates architects, pl  
Florida certificate of  
authorization AA003357

PROJECT:  
**GARDEN STREET DEVELOPMENT**  
for Owner  
Enter address here  
SHEET TITLE:  
**GROUND FLOOR & SECOND FLOOR**

PROJECT NO: Project Number  
DATE: Issue Date

SUBMISSION: Project Status

REVISION:

SHEET  
**A101**



① GROUND FLOOR  
1" = 40'-0"



② 2ND LEVEL  
1" = 40'-0"

SEAL

Steve Jernigan, FAIA
   
 FL#9953, AL#2676,
   
 GA#RA011516,
   
 MS#4135, CO#400232

bay design
   
 associates architects, pl
   
 florida certificate of
   
 authorization #A0000007

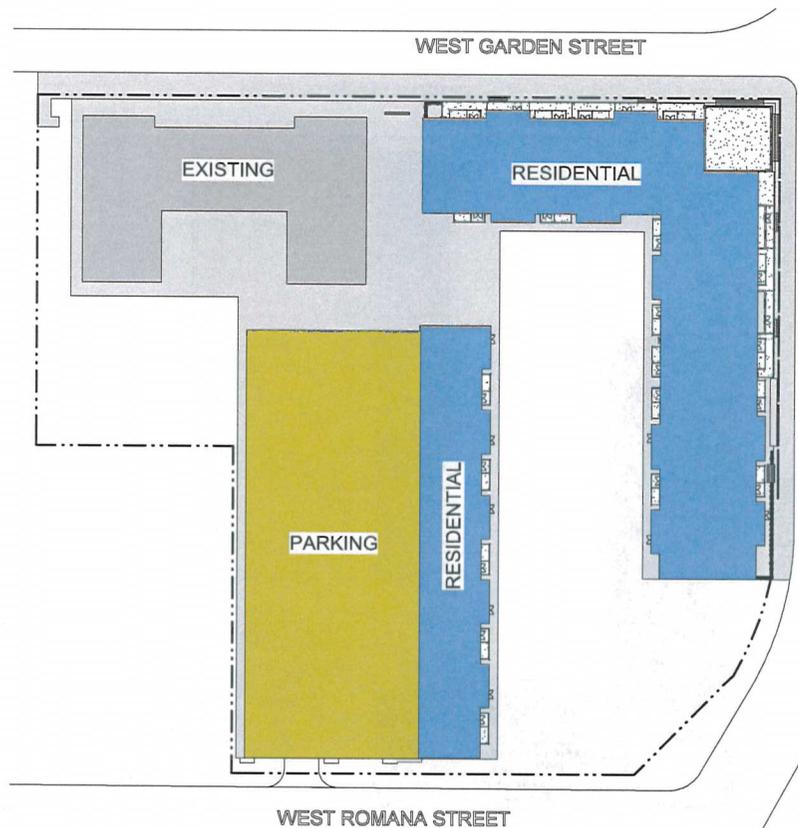
PROJECT:
   
**GARDEN STREET DEVELOPMENT**
  
 for Owner
   
 2100 3rd Street, Pensacola, FL 32502
   
 SHEET TITLE:
   
**THIRD & FOURTH FLOOR**

PROJECT NO:	Project Number
DATE:	Issue Date
SUBMISSION:	Project Status
REVISION:	

SHEET
   
**A102**



① 3RD LEVEL
   
 1" = 40'-0"



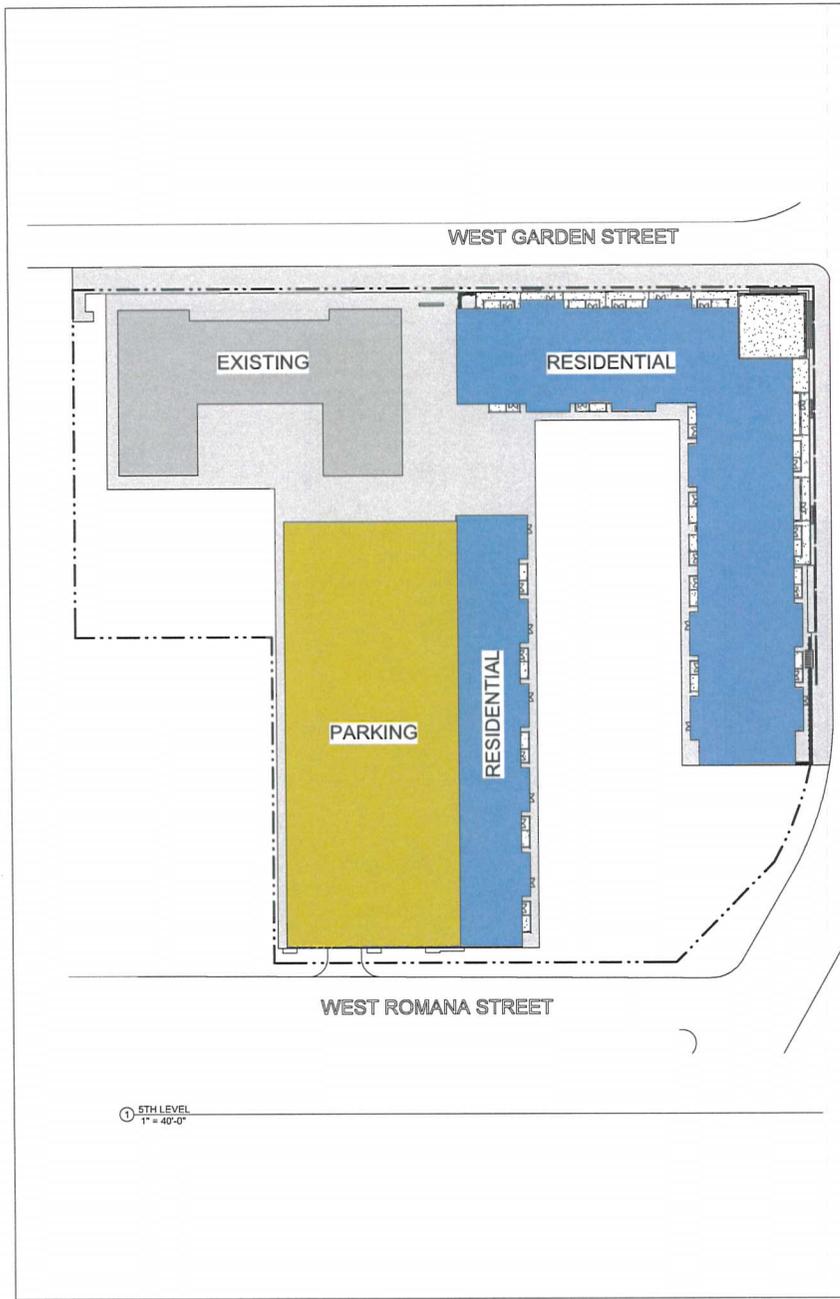
② 4TH LEVEL
   
 1" = 40'-0"

SEAL
   
  
 Steve Jernigan, FAIA
   
 FL#9953, AL#2676,
   
 GA#RA011516,
   
 MS#4135, CO#400232
   
  
 bay design
   
 associates architects, pc
   
 florida certificate of
   
 authorization AA0003597

PROJECT:
   
**GARDEN STREET DEVELOPMENT**
  
 for Owner:
   
[www.gardenstreet.com](http://www.gardenstreet.com)
  
 SHEET TITLE:
   
**FIFTH & SIXTH FLOOR**

PROJECT NO:	Project Number
DATE:	Issue Date
SUBMISSION:	Project Status
REVISION:	

SHEET
   
**A103**



SEAL

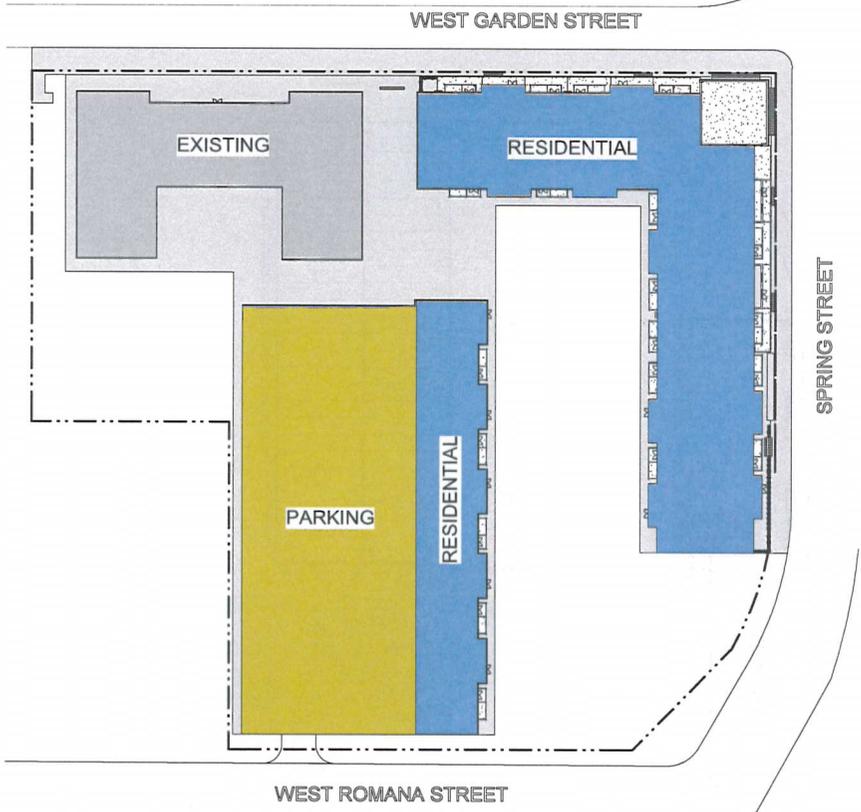
Steve Jermigan, FAIA  
FL#9953, AL#2676,  
GA#RA011516,  
MS#4135, CO#400232

bay design  
associates architects, pc  
Florida certificate of  
authorization AA0003597

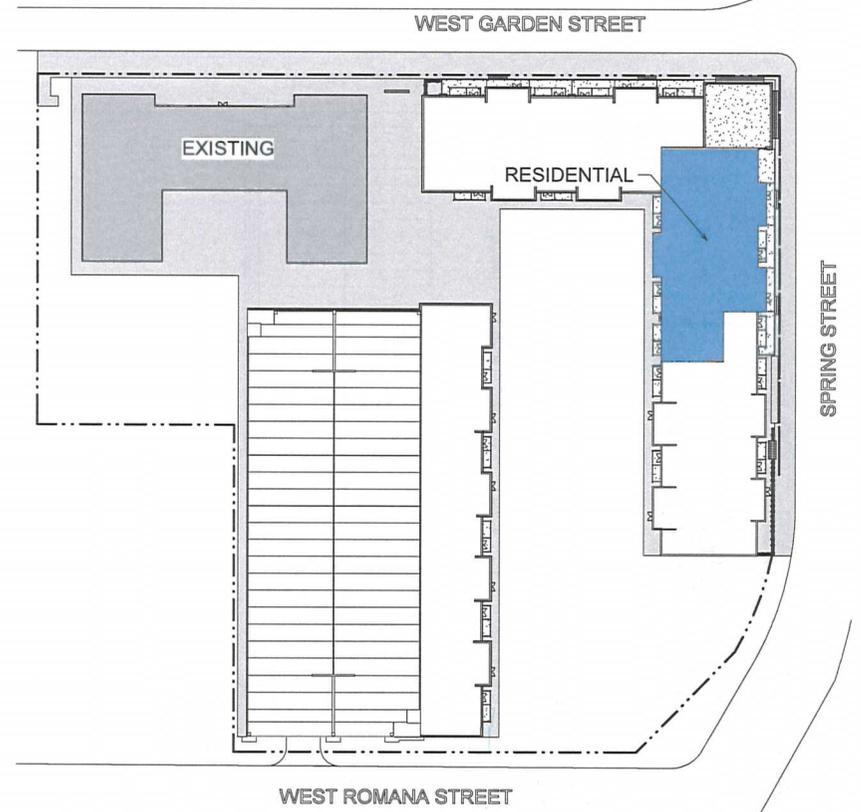
PROJECT:  
GARDEN STREET DEVELOPMENT  
for Owner  
Enter address here  
SHEET TITLE:  
SEVENTH & EIGHTH FLOOR

PROJECT NO:	Project Number
DATE:	Issue Date
SUBMISSION:	Project Status
REVISION:	

SHEET  
**A104**



① 7TH LEVEL  
1" = 40'-0"



② 8TH LEVEL  
1" = 40'-0"

SEAL

Steve Demigan, FAIA  
 FL#9953, AL#2676,  
 GAR#AD11516,  
 MS#4135, CO#400232

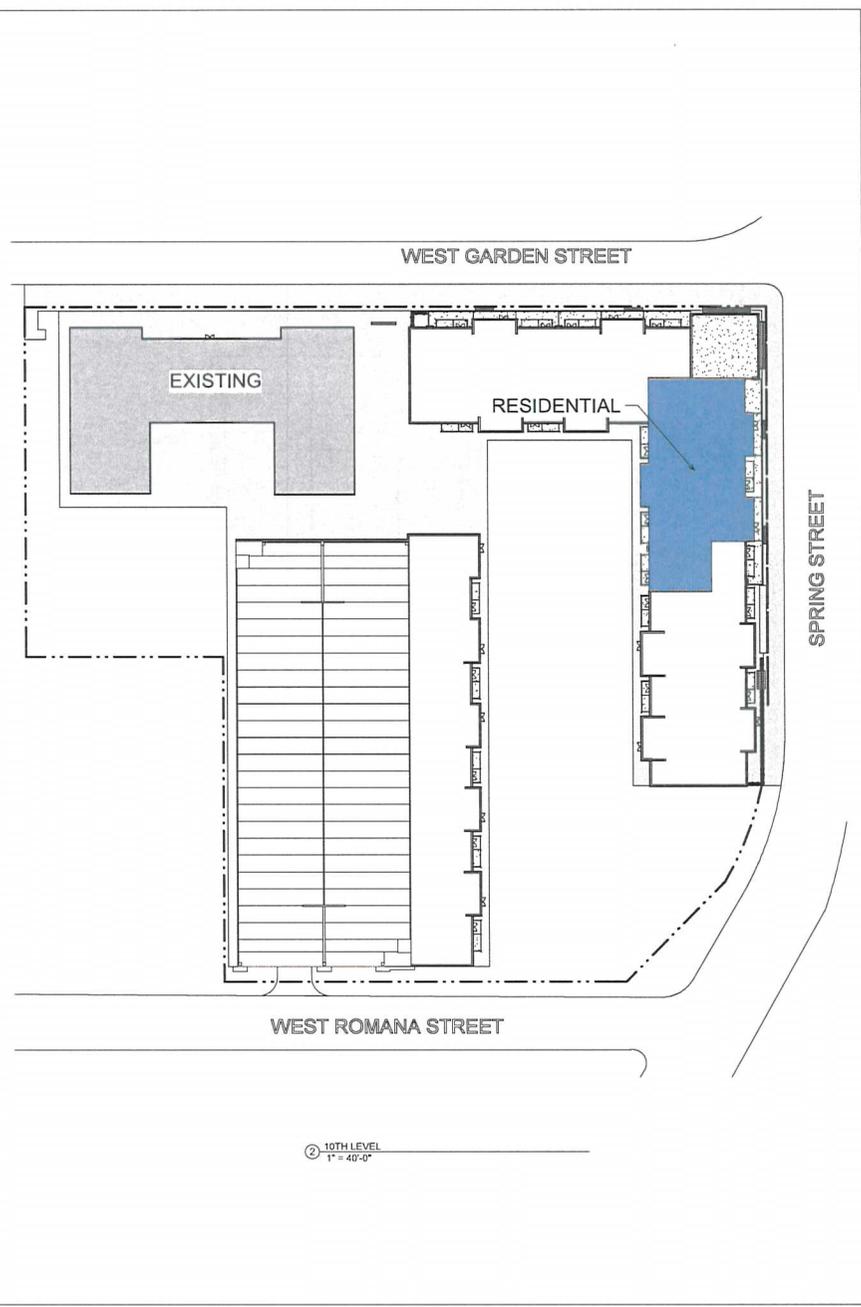
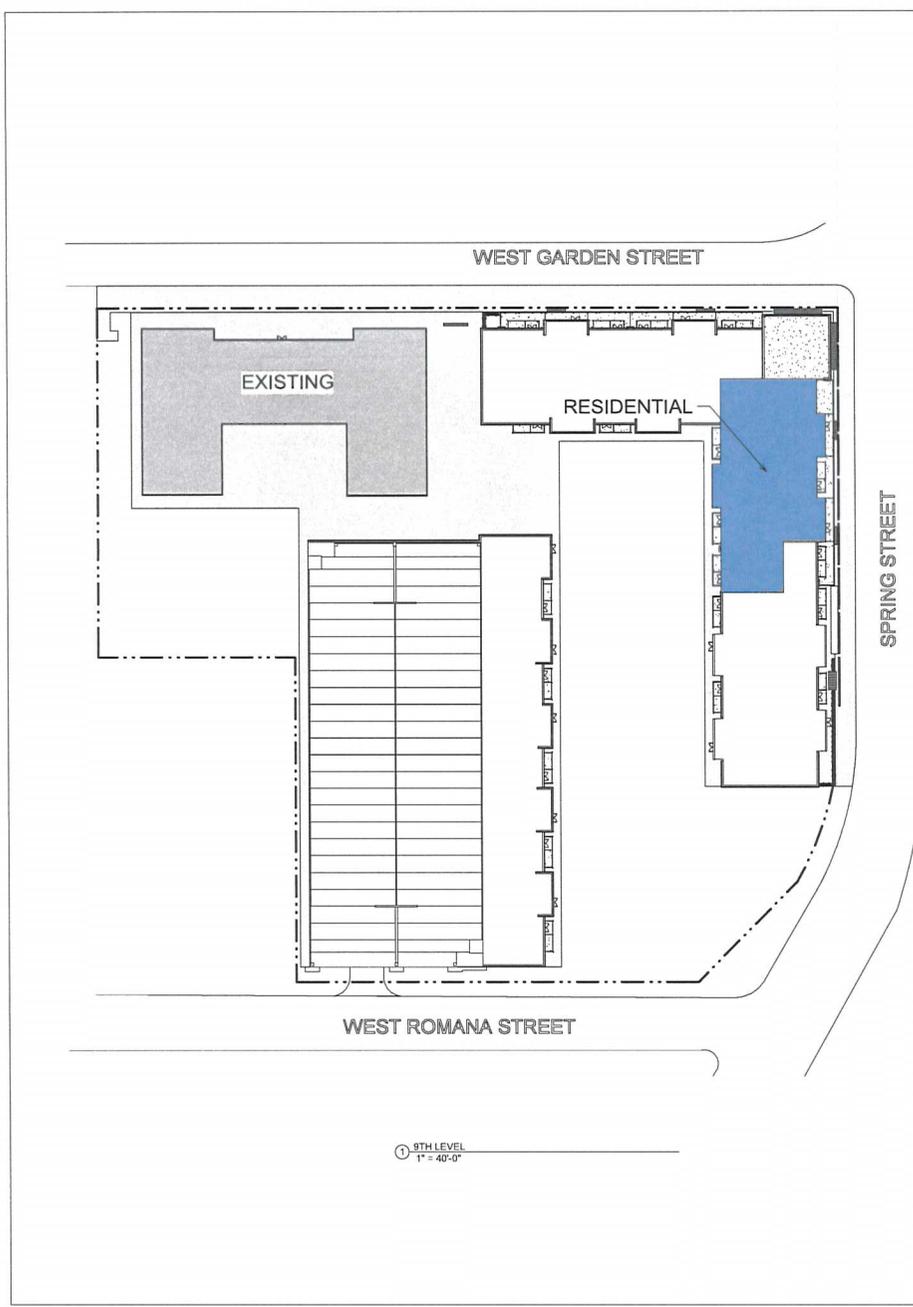
bay design  
 associates architects, pc  
 florida certificate of  
 authorization AA0003597

PROJECT:  
**GARDEN STREET DEVELOPMENT**  
 for Owner  
 Enter address here  
 SHEET TITLE:  
**NINTH AND TENTH FLOOR**

PROJECT NO.	Project Number
DATE	Issue Date
SUBMISSION	Project Status
REVISION:	

SHEET

**A105**



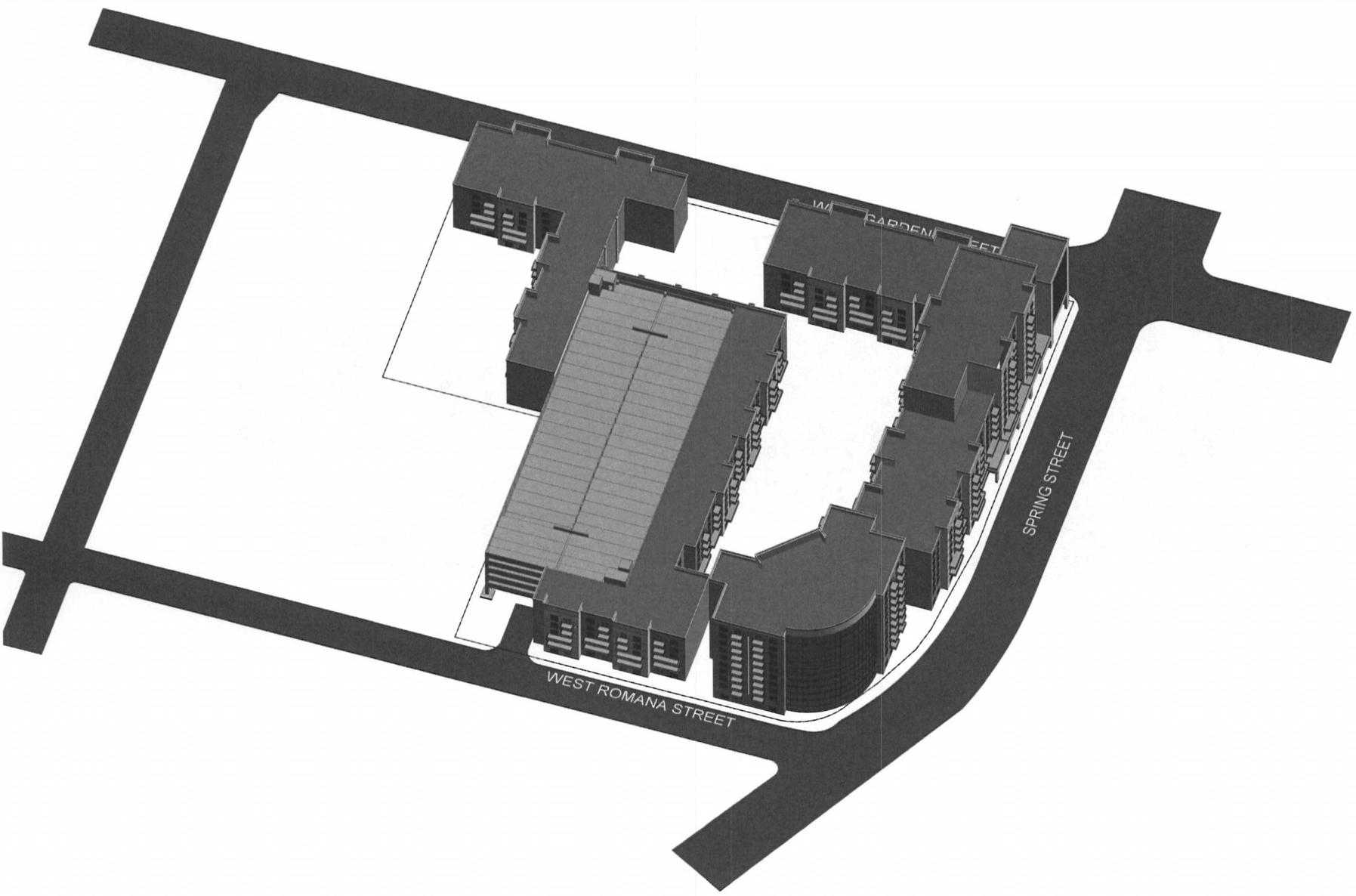


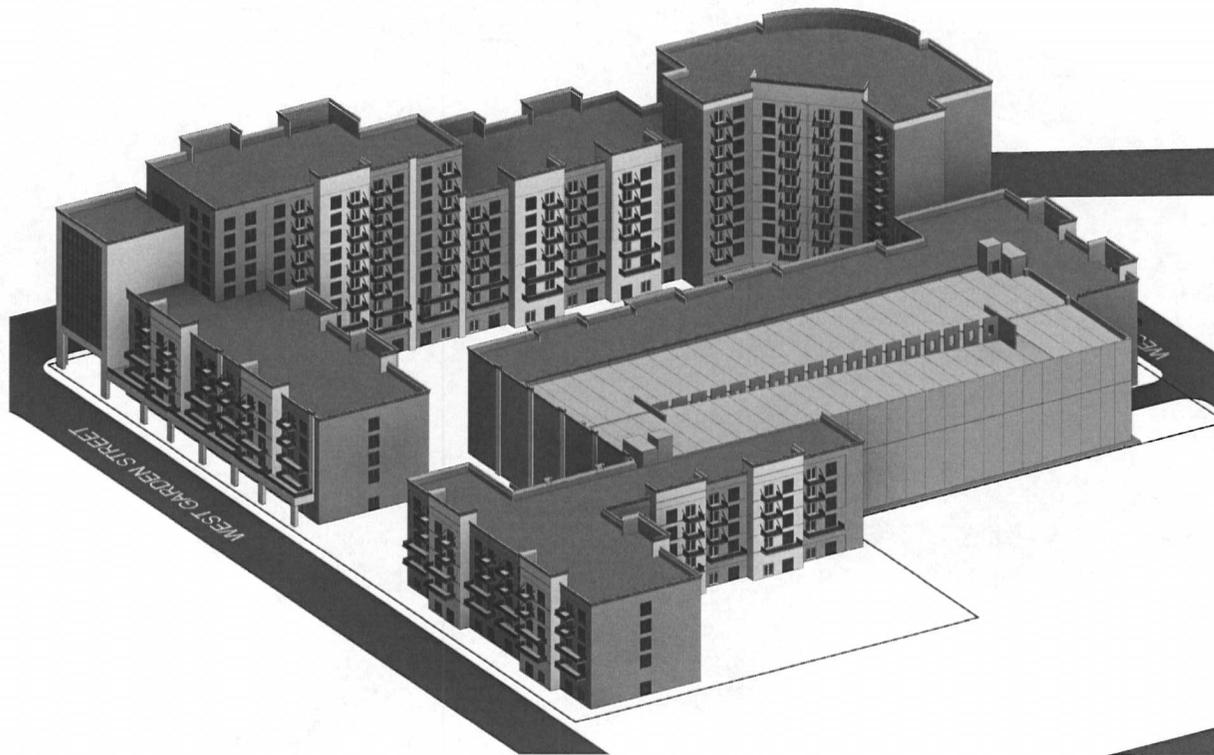


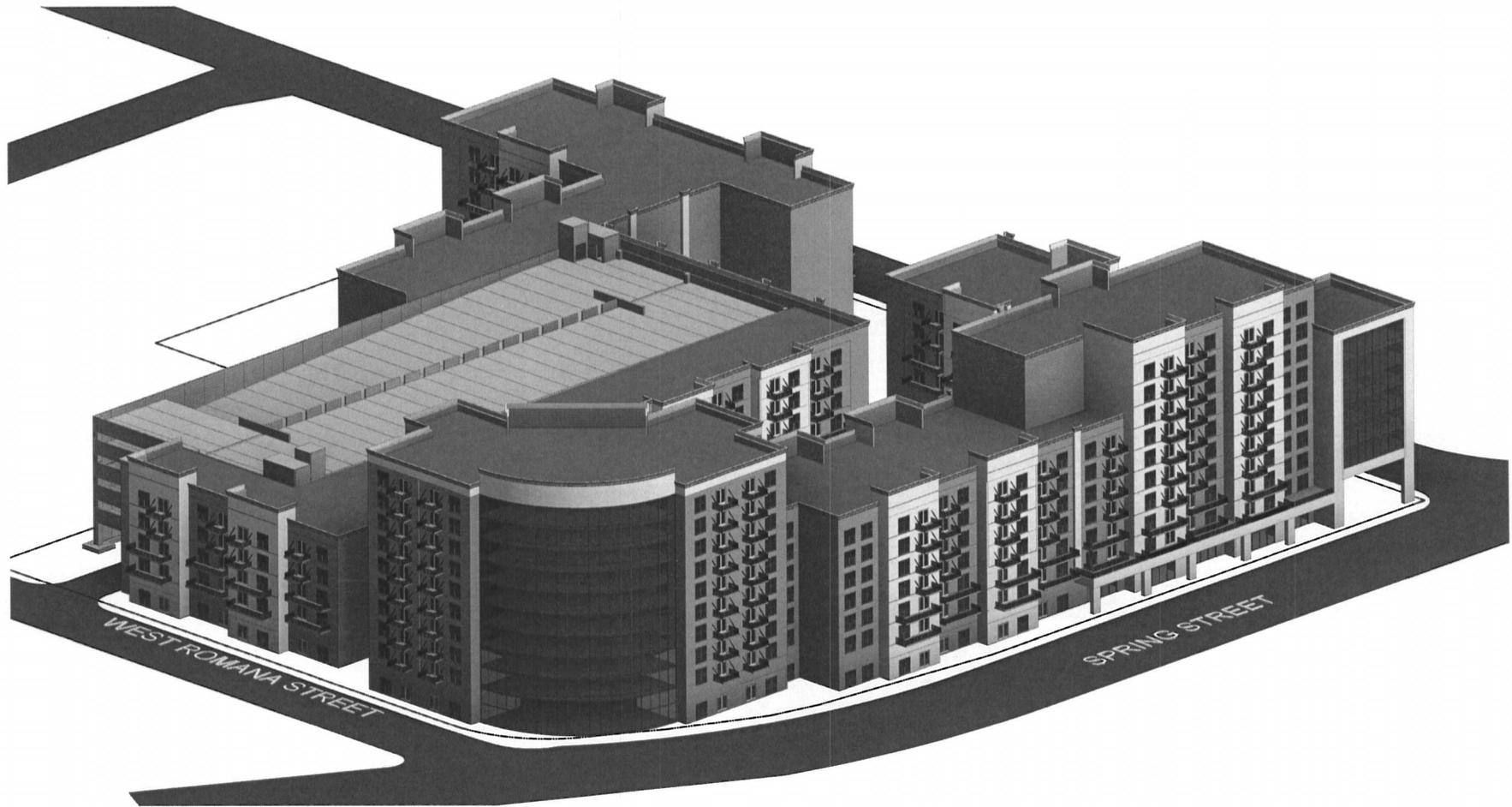




WEST





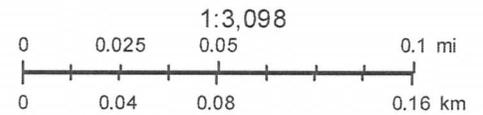




# 215 W Garden Street - Aerial 2019

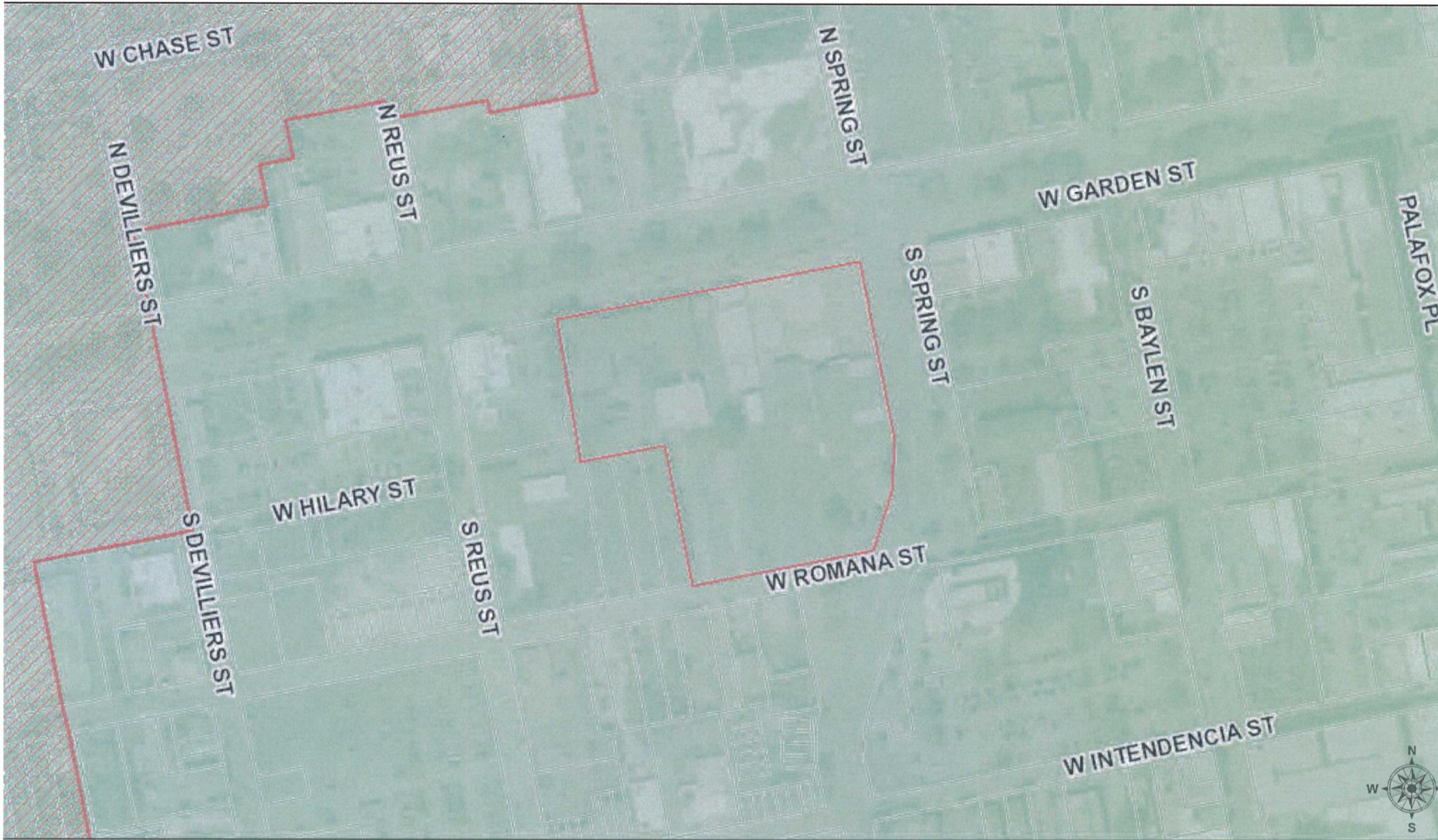


ine 28, 2020

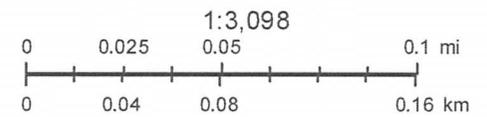


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

# 215 W Garden Street - Pensacola Inner City CRA



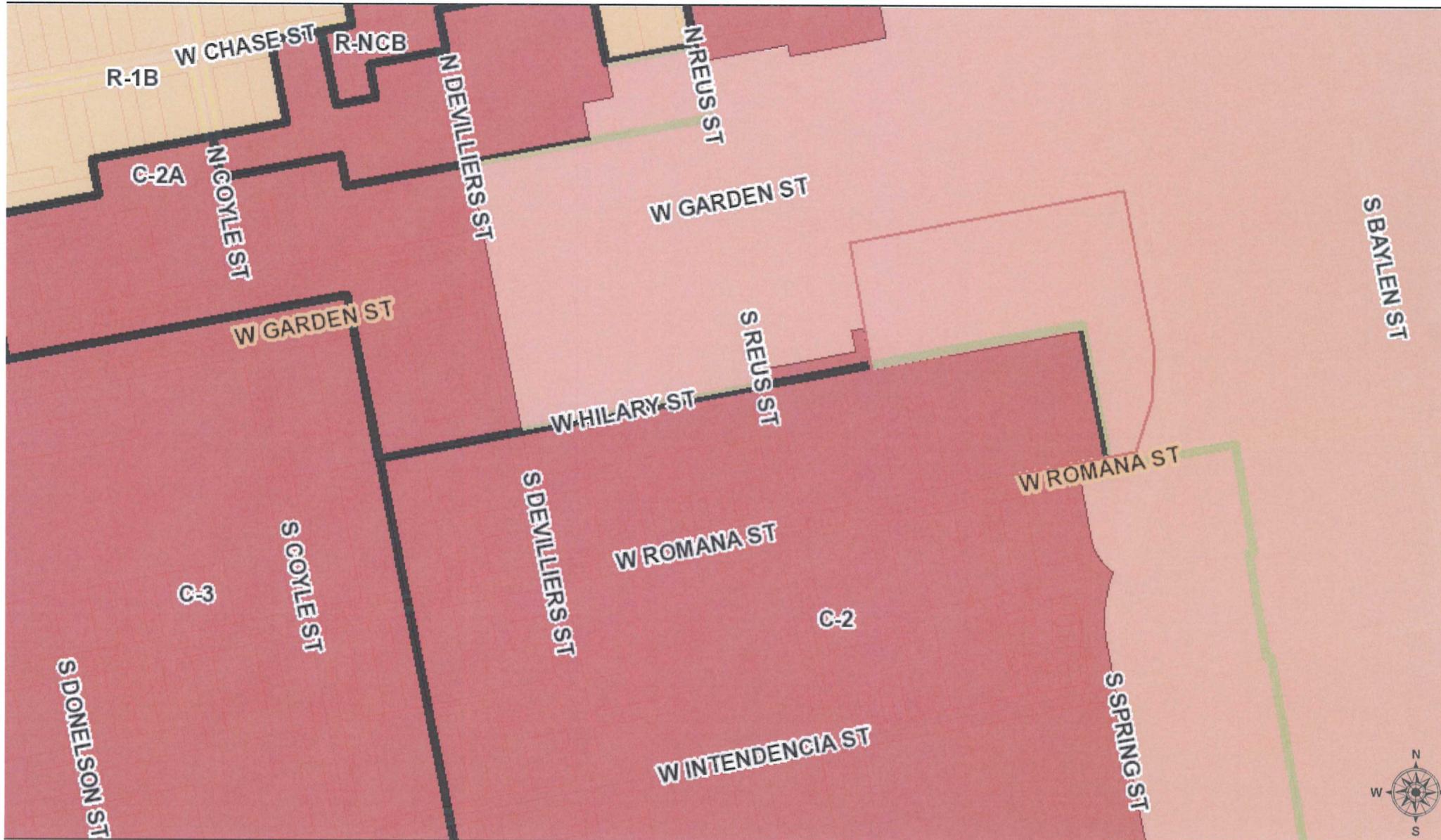
June 28, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community

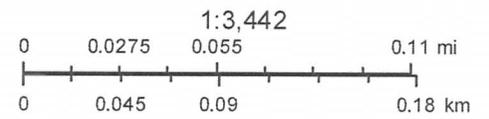


# Zoning



June 28, 2020

Downtown Improvement Board



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, OpenStreetMap contributors, and the GIS User Community