



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00472

Architectural Review Board

5/19/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 5/12/2022

SUBJECT:

313 E. Jackson Street
Old East Hill Preservation District / Zone OEHC-1
Roofing

BACKGROUND:

Nannette Chandler is requesting approval to retain the existing roofing materials on a new construction single-family residence. The new construction project was approved in December 2021 and included a silver standing seam metal roof. This product was also listed as a product in the building permit. However, an r-panel metal roof was installed. The r-panel metal roof was installed to match the other cottages in that area along Jackson Street which also have r-panel roofs. A public 311 complaint was issued in May 2022 notifying Inspection Services of the non-approved roofing material and a hold is currently on the permit. The applicant has also provided a list of other houses in Old East Hill with similar roofs.

An abbreviated review requesting approval for the r-panel was referred to the board in May 2022. That application and the reviewer's comments are included. This packet contains several items which were provided by the applicant, by staff, and requested by the ARB abbreviated reviewer. These include the following:

- The abbreviated review referred to the full board and comments from the reviewer.
- The December 2021 final review documents for 313 E. Jackson Street.
- A list of existing r-panel roofs in Old East Hill provided by the applicant. ARB and permitting records for each were reviewed for reference.
- Documentation on a similar case which occurred in 2019 and at 314 E. Belmont Street for reference.
- City Council Special Meeting minutes from May 2019 regarding and appeal of an ARB decision at 314 E. Belmont Street.

Information on the 2019 review for 314 E. Belmont Street was requested since this was a similar case where r-panel roofing was installed instead of the approved material. The application to keep

the r-panel was denied by the board and subsequently appealed to City Council who upheld ARB's decision. This has been provided as reference.

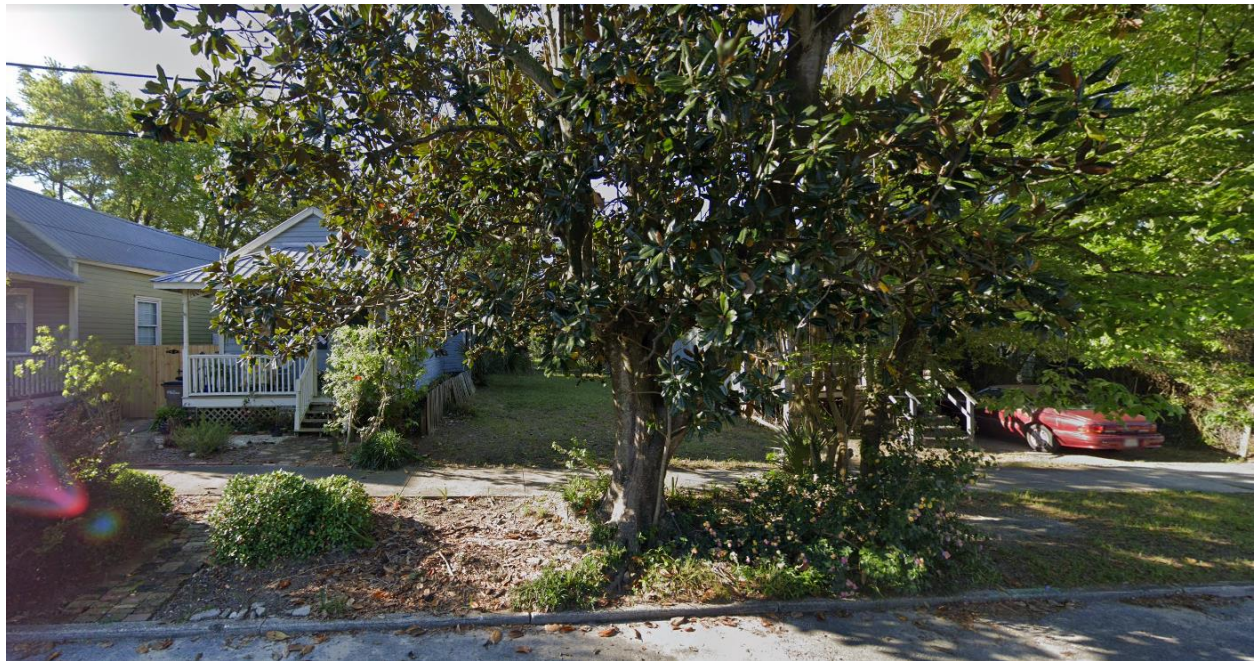
RECOMMENDED CODE SECTIONS

Sec. 12-12-3(5)b. *ARB, Duties*

Sec. 12-3-10(3)a and b. *Old East Hill Preservation District, Purpose and Character*

Sec. 12-3-10(3)i *OEHPD, Regulations for new construction*

313 E. Jackson Street



**Architectural Review Board Application
Abbreviated Review**

Application Date: 4/28/22

Project Address: 313 E. Jackson St, Pensacola, FL 32501
Applicant: Nannette Chandler
Applicant's Address: 1100 N. Davis Hwy, Pensacola, FL 32503
Email: nchandler10@gmail.com **Phone:** 850.516.3863
Property Owner: Chandler Prospecting, LLC

(If different from Applicant)

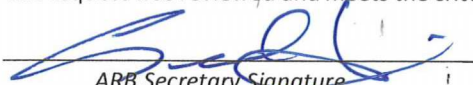
District: PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD ☐

There is a \$25 Application Fee for the following project types:

- | | |
|---|--|
| <input type="checkbox"/> Change of Paint Color(s) | Body: <u>STANDING SEAM ROOF APPROVED BY</u> |
| | Trim: <u>BOARD IN 12/2021. R-PANEL INSTALLED</u> |
| | Accent: <u>+ A 311 COMPLAINT WAS FILED.</u> |
| <input type="checkbox"/> New/Replacement Sign(s) | Sign Type: _____ |
| | Dimensions: _____ |
| <input checked="" type="checkbox"/> Minor Deviation to an
Approved Project / Change
of Roofing Material / Fence
Solar Panels | Colors: _____ |
| | Description: <u>Request for approval of roofing material as installed</u>
<u>as all other cottages on this street and most in the district have</u>
<u>the exact roofing material installed as well.</u> |

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.


ARB Secretary Signature

REQUEST FOR ROOFING
MEETS CRITERIA FOR ABB.

5.3.2022 REVIEW
REQUEST.

Date

This request was reviewed and ~~approved~~ by the following members of the Architectural Review Board:


Architect Signature / Date 5-12-2022

Comments: _____

NOT APPROVED - SEE ATTACHED COMMENTS.
- IF SENT TO FULL BOARD, PLEASE INCLUDE
REFERENCED BACKGROUND ON APPLICANT
PROVIDED HOUSES WITH SIMILAR ROOF PANELS AND
DOCUMENTATION ON 314 E BELMONT

Comments: _____

UWFHT Representative Signature / Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Abbreviated Review Comments

RE: 313 E. Jackson St, Pensacola FL 32501

Roofing material change to Approved package

Reference the following portions of section 12-3-10(3) *Old East Hill preservation zoning districts* of the Pensacola LDC

12-3-10(3)(a) Purpose. The Old East Hill preservation zoning districts are established to preserve the existing residential and commercial development pattern and distinctive architectural character of the structures within the district. The regulations are intended to preserve, through the restoration of existing buildings and construction of compatible new buildings, the scale of the existing structures and the diversity of original architectural styles.

(b.) Character of the district. The Old East Hill neighborhood was developed over a 50-year period, from 1870 to the 1920's. The architecture of the district is primarily vernacular, but there are also a few properties that display influences of the major architectural styles of the time, such as Craftsman, Mission and Queen Anne styles.

12-3-10(3)(e) Procedure for review of plans,

3. Decisions

i. General consideration. The board shall consider plans for existing buildings based on its classification as contributing, non-contributing or modern infill as depicted on the map entitled "Old East Hill Preservation District" adopted herein, and shall review these plans based on regulations described herein for each of these building classifications. In its review of plans for both existing buildings and new construction, the board shall consider exterior design and appearance of the building, including the front, sides, rear and roof; materials and textures; plot plans or site layout, including features such as walls, walks, terraces, off-street paved areas, plantings, accessory buildings, signs and other appurtenances; and relation of the building to immediate surroundings and to the district in which it is located or to be located. The term "exterior" shall be deemed to include all of the outer surfaces of the building and exterior site work, and is not restricted to those exteriors visible from a public street or place. The board shall consider requests for design materials, alterations or additions, construction methods or any other elements regulated herein, which do not meet the regulations as established in this subsection, when documentary proof in the form of photographs, property surveys, indication of structural foundations, drawings, descriptive essays and similar evidence can be provided. The board shall not consider interior design or plan. The board shall not exercise any control over land use or construction standards such as are controlled by this chapter.

ii. Rules governing decisions. Before approving the plans for any proposed building located or to be located in a district, the board shall find:

(a) In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building.

(b) In the case of a proposed new building, that such building will not, in itself or by reason of its location on the site, impair the architectural or historic value of buildings on adjacent sites or in the immediate vicinity. No plans for new building will be approved if that building will be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, scale, style and materials.

12-3-10(3)(i) Regulations for new construction in the Old East Hill preservation district. New construction shall be built in a manner that is complementary to the overall character of the district in height, proportion, shape, scale, style and building materials. The regulations established in subsection (3)f of this section, relating to streetscape elements, shall apply to new construction. Table 12-3.10 describes height, area and yard requirements for new construction in the Old East Hill preservation district.

COMMENT:

Metal is an accepted roofing material for the historic districts due to its common use during the time these neighborhoods were developed. There are a wide variety of metal roof panel profiles available on the market today. The profile of the metal panel creates an architectural element at the edge of the roof along the fascia and is highly visible from the street. Because not all these profiles align with architectural styles and character of the period, two common profiles have been established, through consistent application by the ARB, as aligning with the architectural styles and character of the period and are therefore appropriate and allowable in the historic districts. These two common profiles are Standing Seam and 5-V Crimp.

The Standing Seam profile was included in the original package which was approved by the ARB due to its compliance with the applicable sections referenced above.

The request R-Panel profile does not match either of the two consistently approved profiles and would therefore not be considered to fit with the historic architectural style and character of the district per the requirements of the referenced sections above.

The applicant provided a list of existing structures in the neighborhood which currently have in place a metal roof profile like the requested R-Panel as consideration for the appropriateness of the R-Panel. City Staff provided background on the approval / permitting of these structures and it appears that none of these instances received ARB approval for the R-Panel profile roof. Additionally, a similar application was made to the ARB in 2019 for 314 E Belmont Street which was denied.

This request must be denied keeping with previous decisions and standards established by ARB review.



Derek D. Salter
City of Pensacola Architectural Review Board Member / Chair

Photographs of 313 E. Jackson Street and surrounding r-panel roofs.









Photograph from the 311 case.



Board Member Fogarty asked what the precedence for replacement of composite material siding in this district would be, and staff advised one structure was approved for Hardie replacement at 434 Zaragoza Street; some structures with Hardie replacement were not approved by the ARB. He did explain the Board was able to consider the use of Hardie board on non-visible sides, but this applicant requested that the Board allow a variance to what would normally be allowed; he then read the variance language. Advisor Pristera advised there was no original siding on this structure. Board Member Yee appreciated the care that went into the package, but his only concern was the thickness of the proposed lap siding since it should be thick enough to create a shadow line to maintain the historic character. He explained the thicker materials were more expensive. Ms. Pierce indicated they preferred the thicker material but were advised of the difficulty in finding it, and the current condition of the siding made it urgent to acquire. Board Member Ramos asked about the fire rating for the siding, and it was determined it was sufficient to obtain discounts on insurance – around 40 minutes non-combustible. Staff indicated if this were a new construction project, anything within 3' of the property was required to be fire-rated which would include the entire eastern side of this project. Since this was a historic building, there were some exceptions, but it would probably not be recommended; the building official's decision would supersede the decision of the Board for that section.

Board Member Mead made a motion to approve with the substitution of the Artisan thickness of the siding with the appropriate reveal or equivalent manufacturer's product to be submitted with an abbreviated review, seconded by Board Member Yee. Chairperson Salter made an amendment to allow for the acceptance of a more readily available thickness if it could be demonstrated that the Artisan thickness was not available, and it was accepted. Staff stated it would be helpful to be clarified that the applicants did have unique circumstances and what those unique circumstance were to allow the Board to deviate. **Board Member Mead clarified the motion was due to the proximity to the existing structure and the fire rating required by the Code on one side of the structure, and in order to maintain at least visual integrity, it would be necessary to allow for the front and rear faces as well.** Board Member Ramos added that the information in the packet did not offer enough proof on the fire rating of the siding. **Board Member Yee accepted the amendment. The motion carried 5 to 1 with Board Member Ramos dissenting.**

Item 6

313 E. Jackson Street

**OEHPD
OEHC-1**

New Construction Final

Action taken: Approved with Abbreviated Review.

Nannette Chandler is seeking final review and approval for a new single-family residence. The small shotgun cottage has been designed to blend and complement the adjacent structures along Jackson Street. It is proposed to have Hardie smooth lap siding, a standing seam metal roof, 2/1 vinyl windows with simulated divided lites, and a wood front door.

Ms. Chandler presented to the Board. Chairperson Salter pointed out they were planning to place the home 12' from the front property line and asked if that was to the porch front or to the structure of the main house, and Ms. Chandler indicated it was to the porch front. Chairperson Salter's concern was that this one would be set back further than those in the neighborhood. Ms. Chandler had no problem bringing the home forward to align with the adjacent home. Board Member Fogarty addressed the finished floor elevation which was determined to be 18". Staff confirmed the roof was 8:12. Board Member Mead asked about the foundation treatment, and Ms. Chandler advised it would be block with smooth finished stucco in very light grey. She also explained the Magnolia within the right-of-way would not be disturbed. Staff advised there were no front yard setbacks in this zoning district, so part of the Board's approval could be a maximum setback

requirement. Board Member Yee asked about the average front yard setback, and Chairman Salter advised it was between 6' and 9'. Ms. Chandler further clarified the Magnolia had a large root system, but the canopy would not touch the new structure.

Board Member Yee made a motion to approve with the leading edge of the porch to be no further from the right-of-way than the structure to the west. Chairperson Salter asked if the motion could allow for the circumstances regarding the tree roots dictated that the house be pushed further back up to 12' in an abbreviated review, and it was agreed. Board Member Mead amended the motion to include a full landscape plan in the abbreviated review, and it was accepted. The motion was seconded by Board Member Ramos, and it carried 6 to 0.

Item 7

400 BLK E. La Rua Street

OEHPD

New Construction Final

OEHC-1

Action taken: Approved with Abbreviated Review.

Nannette Chandler is seeking final review and approval for a new single-family residence with a detached garage. Both proposed structures will have Hardie smooth lap siding, shingle roofs, 2/1 vinyl windows with simulated divided lites, and wood front doors.

The paint colors have been chosen from Sherwin Williams and include Halcyon (HAL-SEE-UHN) Green bodies and Whispy White trim. The garage will have a metal carriage door with a wood-stained look.

Ms. Chandler provided revised elevations to the Board and stated the 18" finished floor heights addressed by Old East Hill had also been provided on the plans. In addressing the stormwater impact on adjacent properties, she explained the lot itself slopes a 3:12 pitch from back to front so any stormwater would roll forward. Between each house, they create a swell so the property would not be higher than the neighbor's, and the water would hit a low point and drain naturally to the street. The shutters were determined to be operable. Board Member Mead questioned the double vents on the dormer, and Ms. Chandler stated typically those were built in their workshop or they were reclaimed for reuse; she had suggested one larger gable vent, and the client had agreed. She advised the client also wanted the hip on the dormer for insurance purposes.

Board Member Ramos addressed the ribbon drives in this district and asked if the client would consider this at the front with a pervious material for the remainder of the driveway. Ms. Chandler had suggested that and stated it would return for an abbreviated review. She also advised the clients own two vehicles, with one parking in the garage and one straight back to the workshop. Staff advised there were no front or rear setbacks but 5' on the sides. Ms. Chandler confirmed the building would be 20' from the property line. Board Member Yee asked if the client would be opposed to a maximum setback from the right-of-way, and Ms. Chandler stated the biggest desire for him was some type of buffer from the street. She advised the entire lot was paved with no trees, and he preferred a mature tree in the front yard with added landscaping. She pointed out they could take out some landscaping and make the sod ribbon smaller and still retain a mature tree.

Board Member Mead made a motion to approve with an abbreviated review to show the intended ventilation configuration for the hip dormer, and for the setback intended and landscaping plan. Board Member Fogarty asked if the landscaping plan would include an alternative to the concrete driveway, and Board Member Mead added that a ribbon drive would go from the street to the rear line of the house. Ms. Chandler asked if the ribbon drive could go from the front corner of the porch to the rear corner of the house since there was almost no right-of-way in that section; if the client had a ribbon drive all the way to the edge, he would be driving over grass. **For clarification, Board Member Mead stated the motion was that the setback be some measurement of an average of the block consistent with the landscape plan which**



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-01081

Architectural Review Board

12/16/2021

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 12/8/2021

SUBJECT:

313 E. Jackson Street
Old East Hill Preservation District / Zone OEHC-1
Final Review for New Construction

BACKGROUND:

Nannette Chandler is seeking final review and approval for a new single-family residence. The small shotgun cottage has been designed to blend and complement the adjacent structures along Jackson Street and will have Hardie smooth lap siding, a standing seam metal roof, 2/1 Plygem vinyl windows with simulated divided lites, and a wood front door. The paint colors have been chosen from Sherwin Williams and includes a Copen Blue body, Whispy White trim, Mount Etna accents, and a Rose Tan front door. The site plan and landscaping will be kept simple, and the front of the home will be pulled up to 12' from the front property line since off-street parking is not required.

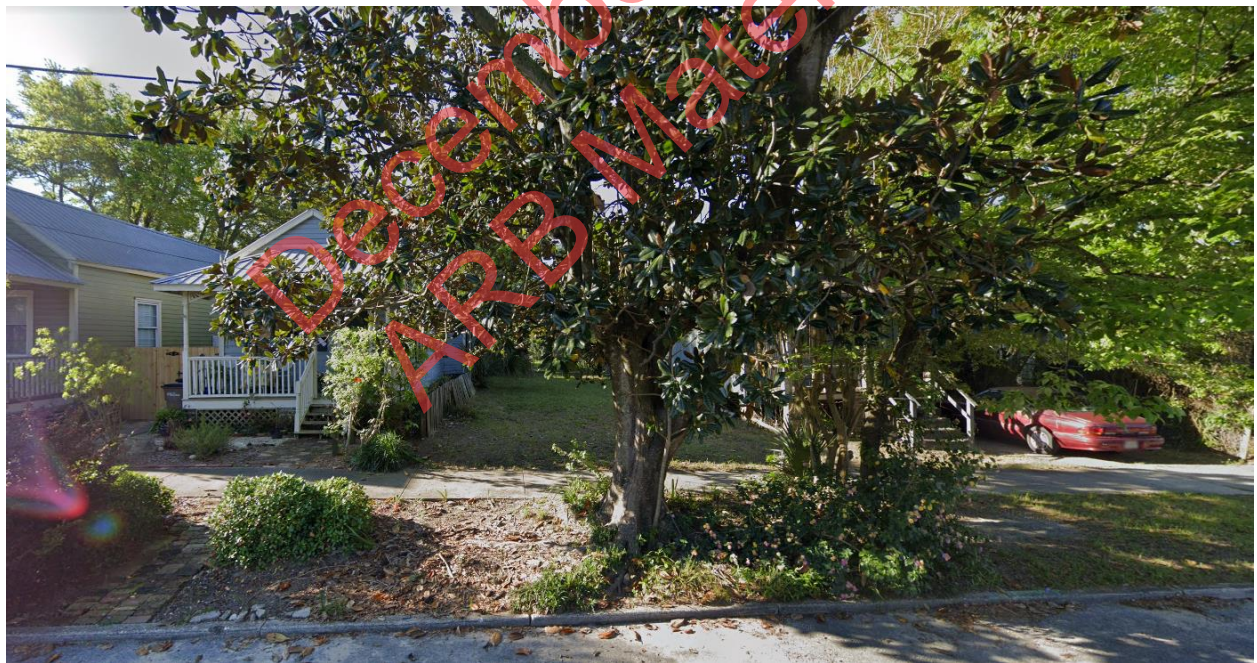
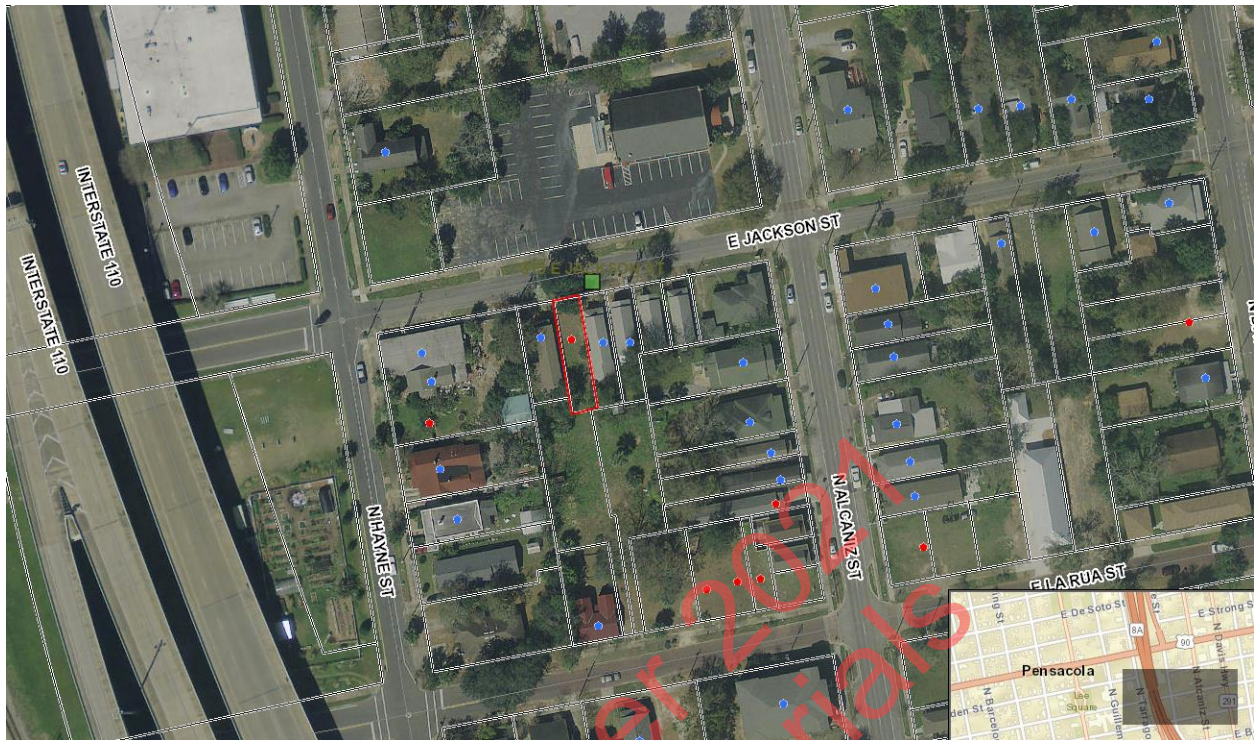
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)(h) *Old East Hill Preservation District, Regulations for new construction*

Sec. 12-3-10(3)(f) *Old East Hill Preservation District, Regulations and guidelines for any development*

313 E. Jackson Street



**Architectural Review Board Application
Full Board Review**

Application Date: 11/1/2021

Project Address: 313 E. Jackson St.
Applicant: Nannette Chandler c/o Chandler Prospecting, LLC
Applicant's Address: 704 W Government St.
Email: nchandler10@gmail.com **Phone:** 850.516.3863
Property Owner: Chandler Prospecting, LLC

District: ☐ PHD ☐ NHPD ☒ OEHPD ☐ PHBD ☐ GCD
(If different from Applicant)

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 ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Construction of new residential dwelling at said address.

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

11/1/2021

Date

313 E Jackson Street



Plan Index:

- S2 - Site Plan
- S3 - Exterior Elevations
Floor Plan
Door Schedule
Window Schedule
- S4 - Roof Overview
Electrical Plan
Foundation Plan

Square Feet Calculations		
LIVING AREA		
1ST LEVEL	572	
TOTAL LIVING AREA	572	
FRONT PORCH	78	
TOTAL UNDER ROOF	650	
LOT COVERAGE	28%	

Chandler & Company
Construction

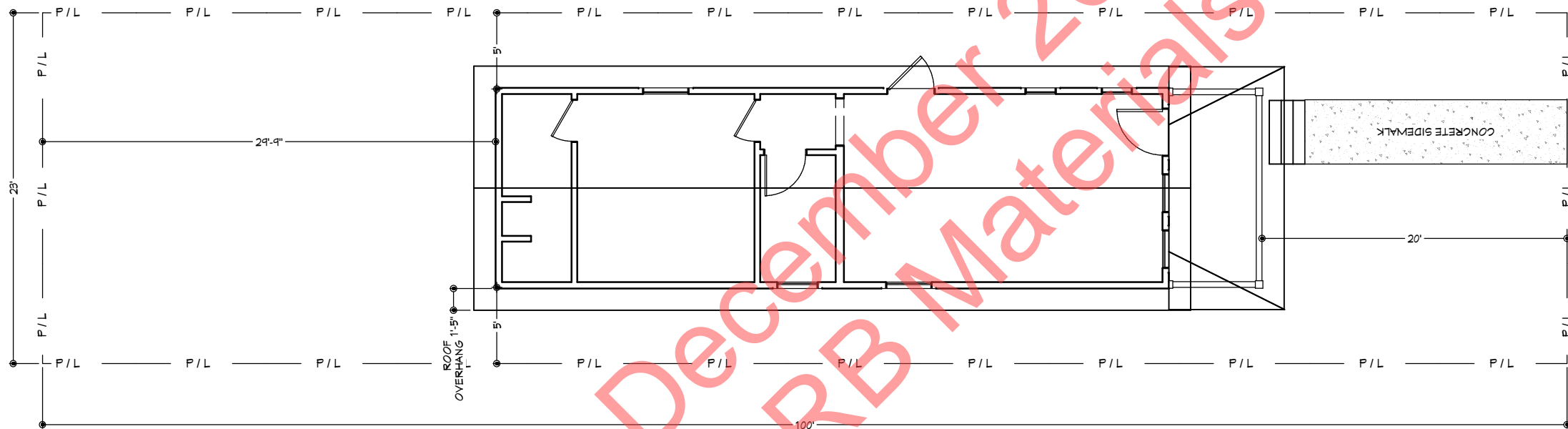
Prepared for:
Chandler & Company Construction
313 E Jackson Street
Pensacola, FL 32505

West Florida
Design and Consulting, LLC

DATE:

SCALE:
1/64" = 1'

S 1



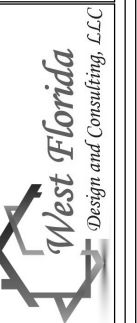
HOME WILL BE LOCATED
12' FROM FRONT PROPERTY
LINE SINCE PARKING IS NOT
REQUIRED PER CITY STAFF
AND CONSISTENT WITH
FRONT YARD AVERAGING
OF THE STREET.

**Chandler & Company
Construction**

SITE PLAN SCALE: 1/64" = 1'

Prepared for:
Chandler & Company Construction
313 E Jackson Street
Pensacola, FL 32505

SITE PLAN



DATE:

SCALE:

1/64" = 1'

S 2

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE SUITABLE FOR THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE AND LOCAL CODES.

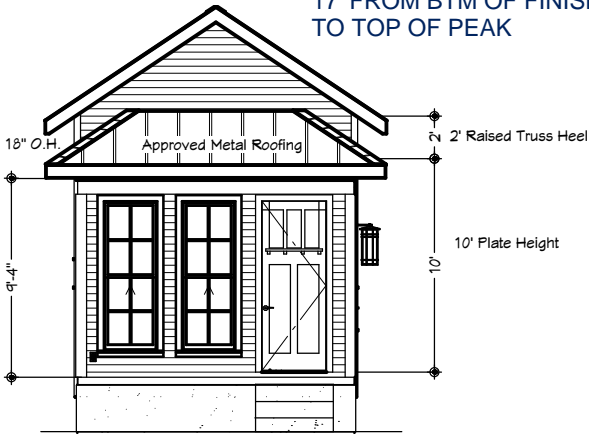
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS), GRADING, AND FINISH FLOOR ELEVATIONS.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

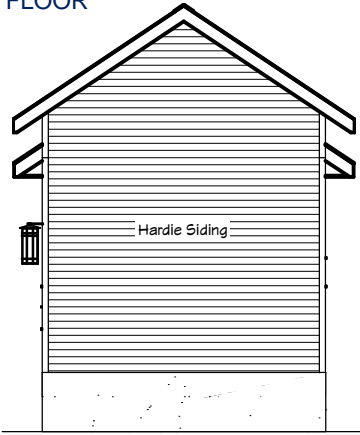
BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF FLORIDA ENERGY CODE. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR OF BUILDING. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM. STOVE VENTILATION SYSTEM TO BE VENTED TO THE EXTERIOR OF BUILDING.

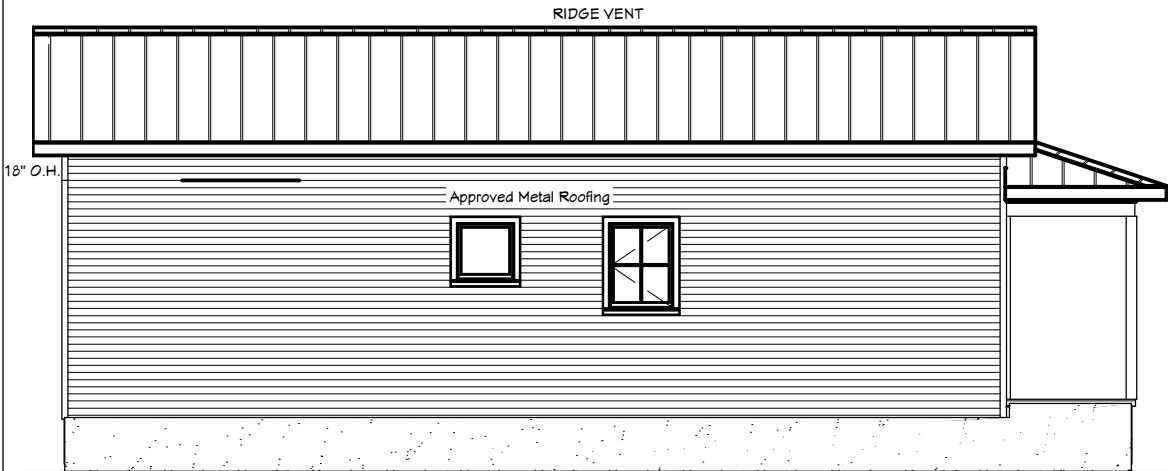
17' FROM BTM OF FINISHED FLOOR TO TOP OF PEAK



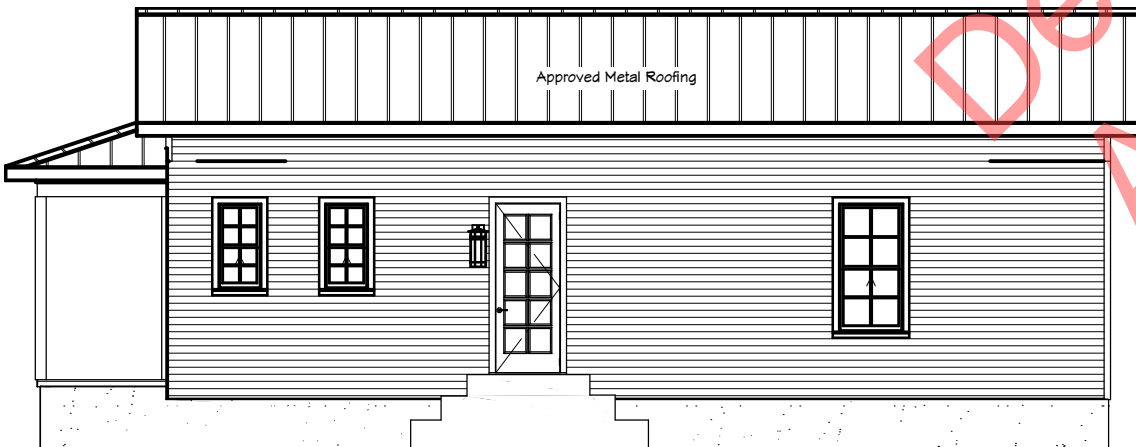
FRONT ELEVATION



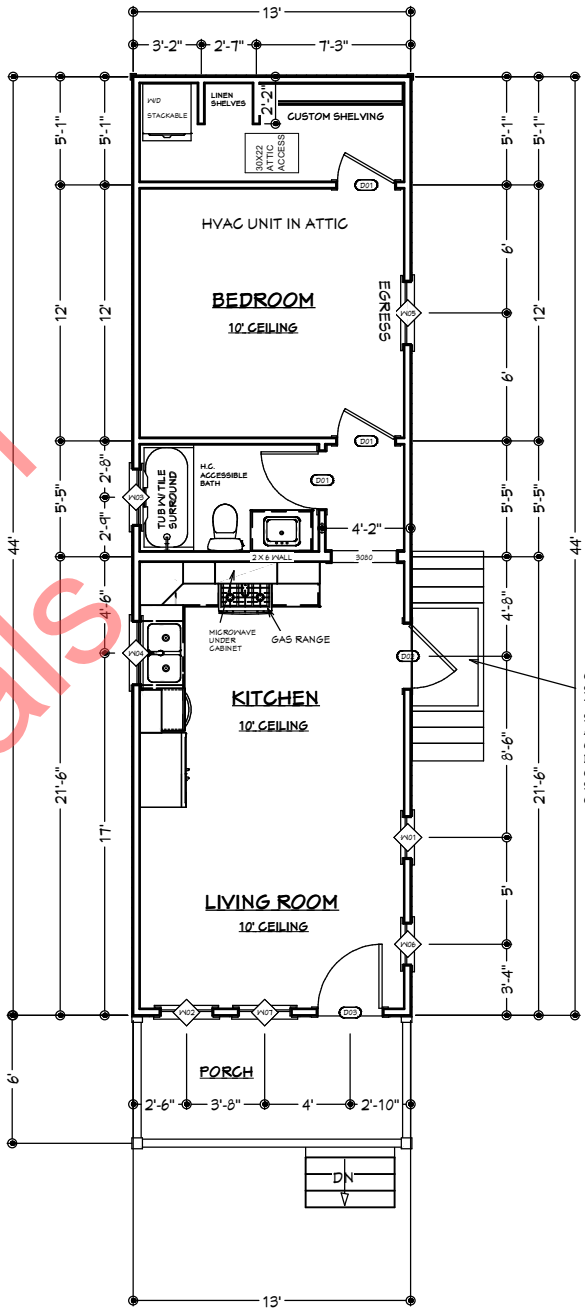
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



GAS TANKLESS HEATER - LOCATION TBD BY CONTRACTOR

CONCRETE SLAB IV STEPS TO GRADE - SIZE OF SLAB AND NUMBER OF STEPS TO DETERMINED CONTRACTOR SITE CONDITIONS

I certify that the design plans and specifications for this construction are in compliance with the criteria established by the Florida Building Code and section 4.02.09 of the National County Land Development Code. This building and / or structure is designed for Wind Speed Risk Category 2 to withstand a wind velocity of 160 MPH wind (3 sec. gust) and Chapter 16 of the Florida Building Code. Also, upon completion of this building and / or structure, I will certify at that time the building and / or structure has complied with this specific building design. This must be on file at the National County Building Department before receiving an inspection for power. I understand that any change in design or specification must be submitted in writing by me to the Building Department. All drawings and / or correspondence shall be signed and sealed.

Prepared for: Chandler & Company Construction
313 E Jackson Street
Pensacola, FL 32505

ELEVATIONS
FLOOR PLAN



DATE:

SCALE:

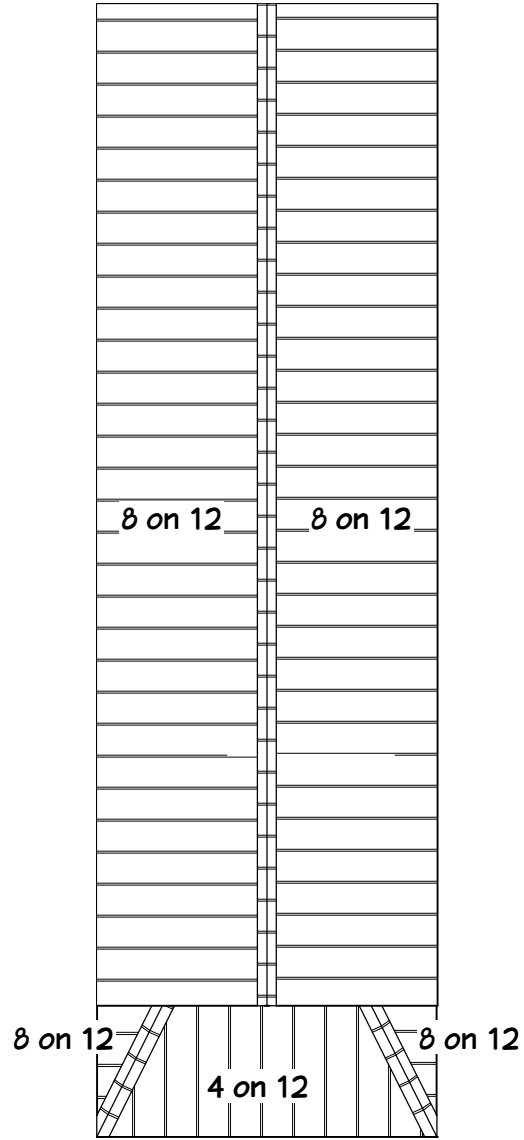
1/64" = 1'

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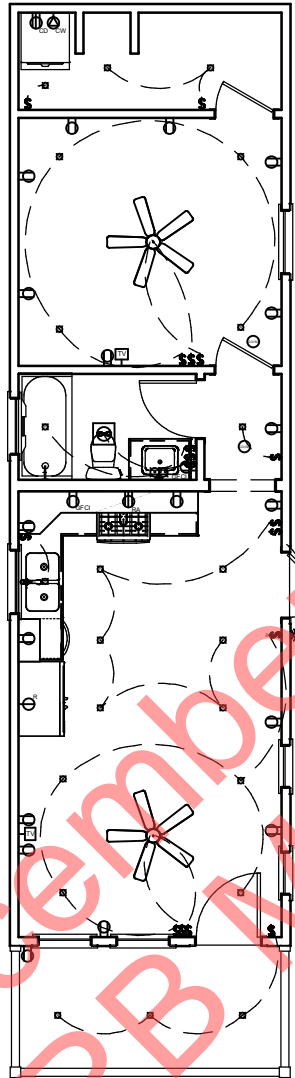
DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
D01	2880	3	1	2880 R IN	34"X98 1/2"	HINGED-DOOR F04
D02	3080	1	1	3080 L EX	38"X94"	EXT. HINGED-DOOR F05
D03	3080	1	1	3080 R EX	38"X94"	EXT. HINGED-DOOR E21

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION
W01	2040SH	1	1	2040SH	25"X44"	EGRESS TEMPERED
W02	26T0SH	1	1	26T0SH	31"X35"	SINGLE HUNG
W03	2828FX	1	1	2828FX	33"X33"	FIXED GLASS
W04	3040SC	1	1	3040SC	31"X44"	SINGLE CASEMENT-HL
W05	3060SH	1	1	3060SH	31"X43"	YES
W06	2040SH	1	1	2040SH	25"X44"	YES
W07	26T0SH	1	1	26T0SH	31"X35"	YES

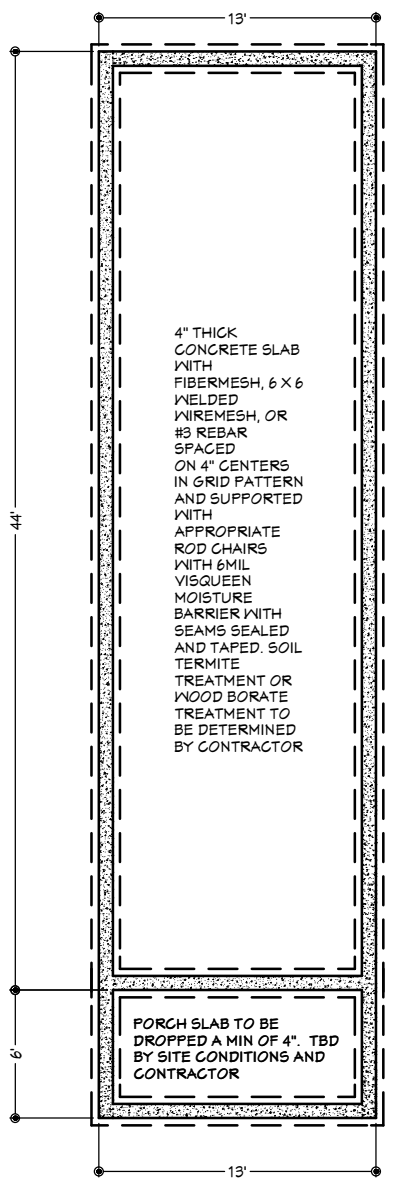
Chandler & Company
Construction



ROOF OVERVIEW



ELECTRICAL PLAN



FOUNDATION PLAN

**Chandler & Company
Construction**

Prepared for:
Chandler & Company Construction
313 E Jackson Street
Pensacola, FL 32505

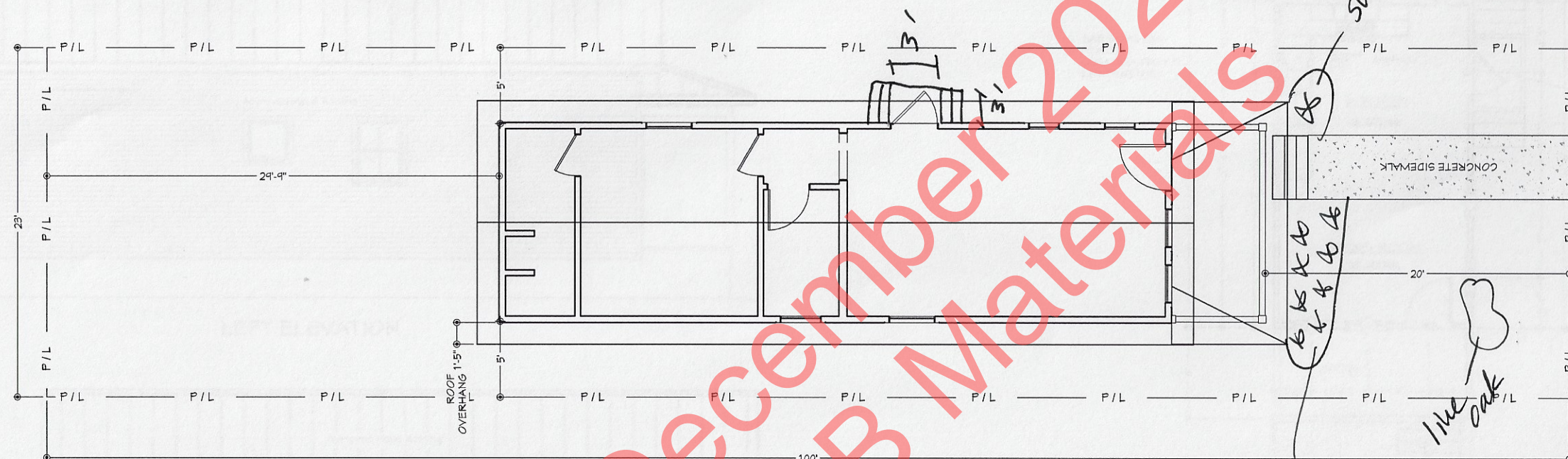


DATE: _____

SCALE: _____

1/64" = 1'

S 4

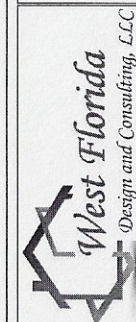


**Chandler & Company
Construction**

SITE PLAN SCALE: 1/64" = 1'

Prepared for:
Chandler & Company Construction
313 E Jackson Street
Pensacola, FL 32505

SITE PLAN



DATE:

SCALE:

1/64" = 1'

S 2

11/23/2021

ARB Review Details

RE: 313 E. Jackson St New Construction

This vacant property sits in a row of small shotgun homes as pictured below. The house has been designed to fit the look of the district and the feel of the street.



My lot is pictured above



Neighboring houses pictured above

Exterior Elevation Notes:

- Foundation walls will be direct-applied smooth stucco coated
- No porch railings will be required
- Columns will be 6x6 Hardie smooth hardie siding with 1x6 cap and base
- Windows will be Plygem Vinyl 1500 Series Two-Over-One SDL as shown
-



- Exterior Doors will be Wood 4 light as pictured



-
-
- Walkways and stairs will be grey-wash-stained concrete
- Porch ceiling will be reclaimed tongue and groove wood
- The roof will be silver standing seam metal
-

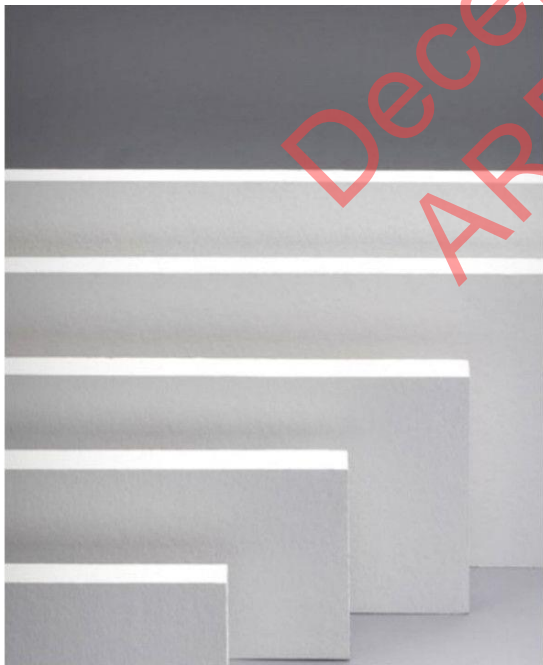


-
-
- Exterior Colors:
 - House Body: Copen Blue
 - Trim: Whispy White
 - Front Door: Rose Tan
 - Accents: Mount Etna
- Exterior light fixture





- Siding will be Hardie Smooth Lap Siding and trim shall be 5/4 Hardie 1x4 and 1x6



Existing R-panel Metal Roofs in Old East Hill

A list of houses with r-panel roofs located in the Old East Hill preservation district was provided by the applicant to staff. The addresses were reviewed and researched by staff for any related ARB or permitting documents related to metal roofing. Records include the following.

315 E. Jackson Street – Contributing Structure

ARB approved 5v-crimp roofing in 10/2002

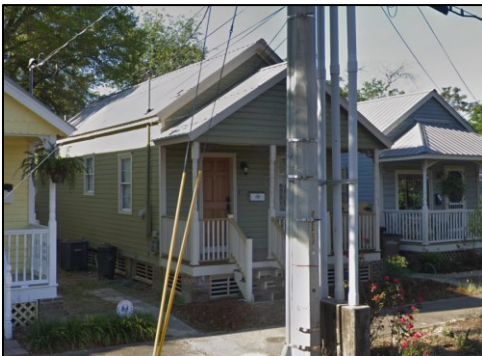
Permit issued in 10/2002 but no information on panel type or product number.



317 E. Jackson Street – Contributing Structure

No ARB records found.

Permit issued in 10/2002 but no information on panel type or product number.



Existing R-panel Metal Roofs in Old East Hill

319 E. Jackson Street – Noncontributing Structure

No ARB records found.

Permit issued in 10/2002 but no information on panel type or product number.



321 E. Jackson Street – Noncontributing Structure

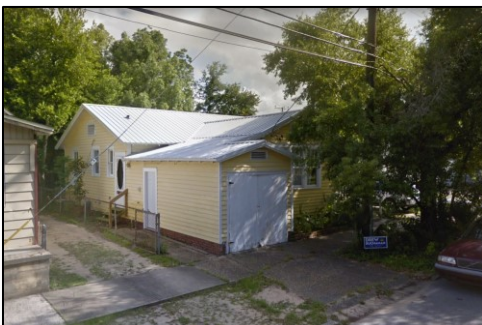
No ARB records found.

Permit issued in 10/2002 but no information on panel type or product number.



407 E. Jackson Street – Noncontributing Structure

Abbreviated review for 5v-crimp approved in 9/2017. R-panel installed instead. FL10094-R4 (26 Ga. 5V Roof Panel) listed on 9/2017 roof permit (17-09-0144), though “Tuff-Rib” installation specs were attached.



Existing R-panel Metal Roofs in Old East Hill

409 E. Belmont Street – Noncontributing Structure

No ARB or permit records found.



410 (406) E. Wright Street – Noncontributing Structure

Versico roofing (unseen flat portion membrane) replaced via board for board 11/2021.

Permit records for standing seam metal roof in 4/2005.

No ARB or permit records found for awning.



310 N. Alcaniz Street – Contributing Structure

No ARB or permit records found.



Existing R-panel Metal Roofs in Old East Hill

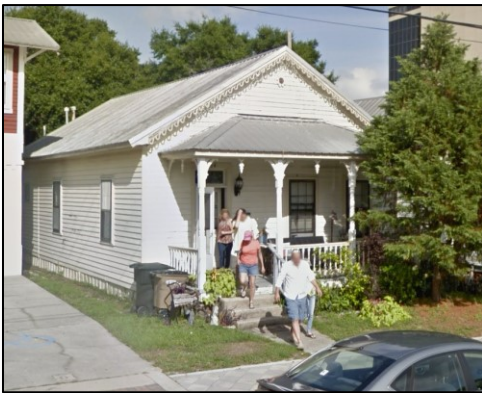
312 N. Alcaniz Street – Contributing Structure

No ARB or permit records found.



314 N. Alcaniz Street – Contributing Structure

No ARB or permit records found.



318 N. Alcaniz Street – Noncontributing Structure

No ARB or permit records found.



Existing R-panel Metal Roofs in Old East Hill

312 N. Davis Street – Contributing Structure

No ARB records found.

Permit for “Tuff-Rib” (FL 1872) in 3/2004.



321 N. Davis Street – Contributing Structure

No ARB records found.

Permit for “Tuff-Rib” (FL 1872) in 3/2004.



Photograph from 311 file.



313 E. Jackson St, Pensacola, FL

Product Approval Numbers:

Windows FL# 20118.20 OPERABLE, FL# 20119.10 FIXED

Doors 8228.1

Roofing 9352.2 Standing Seam metal

Hardie Siding (Lap) FL13192, Soffit 13265

Permit
Document



City of Pensacola

City Council Special Meeting

Agenda - Final

Thursday, May 16, 2019, 3:30 PM

Council Chambers, 1st Floor

Quasi-Judicial Hearing - Review of Architectural Review Board Decision – 314 East Belmont Street, Old East Hill Preservation District/OEHC-1, New Construction

ROLL CALL

ACTION ITEMS

1. [19-00247](#) REVIEW OF ARCHITECTURAL REVIEW BOARD (ARB) DECISION OF APRIL 18, 2019; NEW CONSTRUCTION - 314 E. BELMONT STREET - OEHPD/OEHC-1.

Recommendation: That City Council conduct a quasi-judicial hearing to review a decision of the Architectural Review Board.

Sponsors: Andy Terhaar

Attachments: [Signed Appeal](#)
[314 E. Belmont Street Appeal Complete Packet](#)
[9-20-18 ARB Minutes](#)
[4-18-19 ARB Minutes](#)

DISCUSSION ITEMS

ADJOURNMENT

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00247

City Council Special Meeting

5/16/2019

LEGISLATIVE ACTION ITEM

SPONSOR: City Council President Andy Terhaar

SUBJECT:

REVIEW OF ARCHITECTURAL REVIEW BOARD (ARB) DECISION OF APRIL 18, 2019; NEW CONSTRUCTION - 314 E. BELMONT STREET - OEHPD/OEHC-1.

RECOMMENDATION:

That City Council conduct a quasi-judicial hearing to review a decision of the Architectural Review Board.

HEARING REQUIRED: Quasi-Judicial

SUMMARY:

In September of 2018, the ARB approved construction of a new residence at 314 E. Belmont Street, wherein a standing seam metal panel roof was approved. In March of 2019, a classic rib metal panel roof was installed. The color and material for the roof did not change from the original approval, but the profile of the metal panel changed.

At the April 18, 2019 ARB meeting a request to keep the classic rib metal panel roof was made, with the ARB denying the request, stating that only a 5V crimp or standing seam metal panel would be allowed.

This item seeks a review by the City Council of the ARB's decision of April 18, 2019.

PRIOR ACTION:

September 18, 2019 -- ARB approved new construction
April 18, 2019 - ARB denied request for alternative roof

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Signed Appeal
- 2) 314 E. Belmont Street__Appeal_Complete Packet
- 3) September 20, 2018 ARB Minutes
- 4) April 18, 2019 ARB Minutes

PRESENTATION: Yes

MAY 2019
MATERIALS



Flynn Building Specialists
1300 E Olive Rd
Pensacola, FL 32514
Phone (850)477-6118, Fax (850)344-9691

April 22, 2019

RE: 314 E Belmont Street

To whom it may concern:

In September of 2018, the Architectural Review Board (ARB) approved construction of a new residence at 314 E Belmont Street. As part of the approval, the ARB stated that only a 5V crimp or standing seam metal panel roof would be allowed. In March of this year, a classic rib metal panel roof was installed on this home. The color and material for the roof did not change from the original approval, only the profile of the metal panel changed.

At the April 18, 2019 ARB meeting, we requested permission to keep the classic rib metal panel roof on the home, as it is already wholly installed. One member of the ARB acknowledged that other structures within the Old East Hill Historic District have roofs with the same classic rib metal panel that is currently installed on our structure. We also provided pictures of other homes with classic rib panel metal roofs that exist within the District. The ARB denied our request to keep the classic rib metal panel roof and reiterated that only a 5V crimp or standing seam metal panel roof would be allowed.

LDC Section 12-13-3 (M) establishes procedure for this decision to be appealed and reviewed by City Council. As such I am hereby appealing the ARB's denial of the change in metal roof panel style and I am requesting that this decision be reviewed by the City Council.

Respectfully,

Blaine Flynn

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

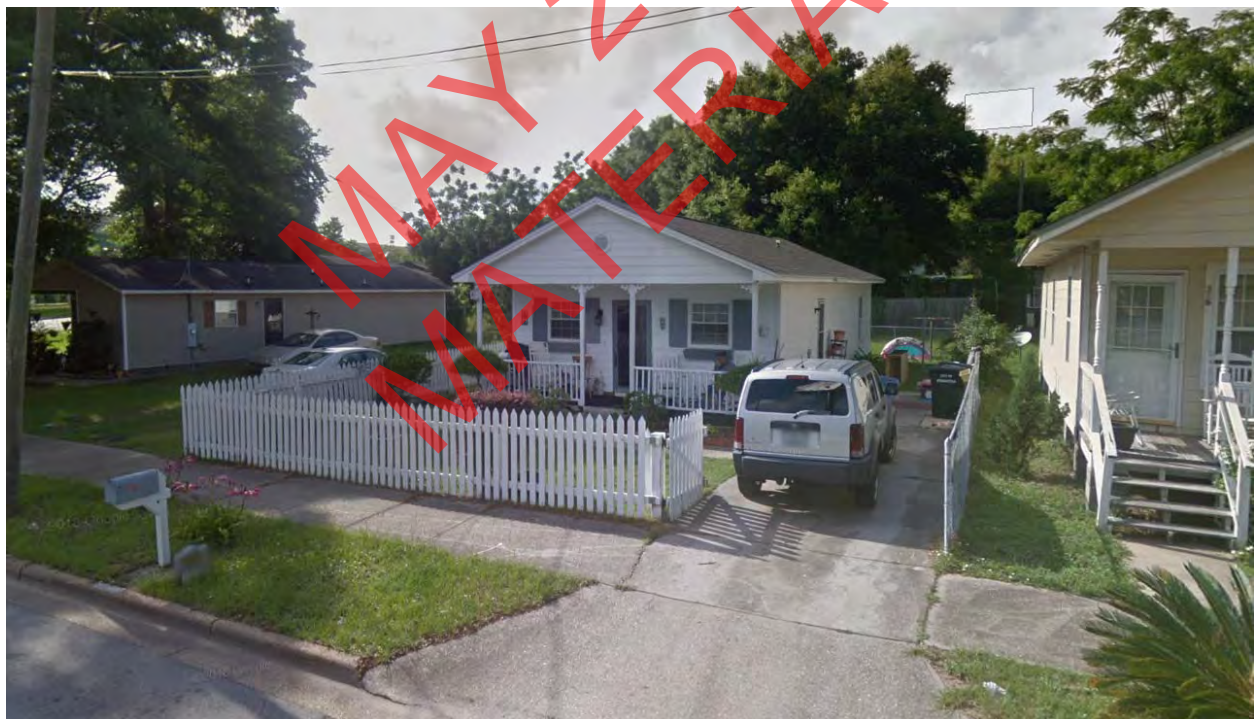
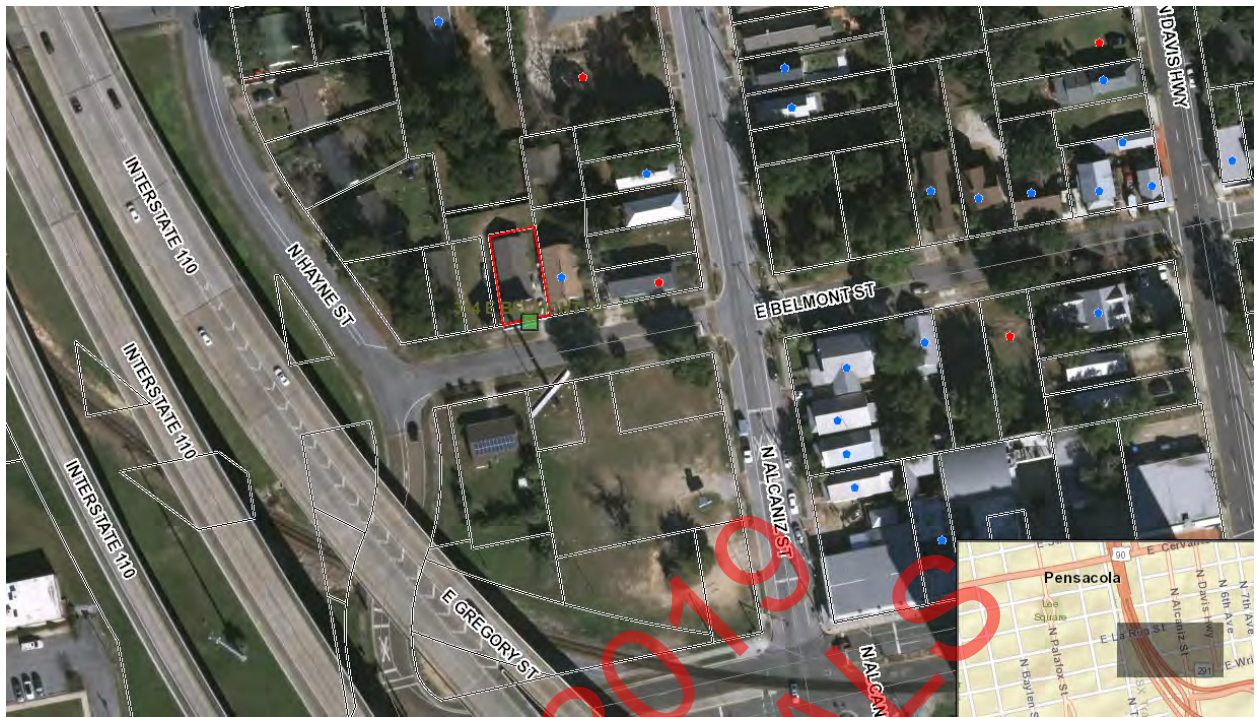
TO: Architectural Review Board Members
GH
FROM: Gregg Harding, Historic Preservation Planner
DATE: April 9, 2019
SUBJECT: New Business - Item 9
314 E. Belmont Street
OEHPD / OEHC-1
New Construction

BACKGROUND

Blaine Flynn, Flynn Building Specialists, is requesting the review of an Abbreviated Review denial for the deviation of roofing materials on a new single family residence. In March 2019, the applicant deviated from the Architectural Review Board's approval for a standing seam metal roof; a classic seam metal roof was installed. A representative from the Old East Hill Preservation District informed City staff and Flynn Built staff as the roof was being installed. An Abbreviated Review was submitted and subsequently denied for the classic seam; standing seam and 5V crimp were cited as acceptable. The applicant would like to keep the classic seam as installed.

Please find attached all relevant documentation for your review.

314 E. Belmont Street



**Architectural Review Board Application
Abbreviated Review**

Application Date: 03/20/2019

Project Address: 314 E Belmont St
Applicant: Flynn Built
Applicant's Address: 1300 E Olive Rd
Email: elizabeth@flynnbuilt.com **Phone:** 850-477-6118
Property Owner: Flynn Building Specialists dba Flynn Built

(If different from Applicant)

District: PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD ☐

There is a \$25 Application Fee for the following project types:

- ☐ Change of Paint Color(s) Body: _____
Trim: _____
Accent: _____
- ☐ New/Replacement Sign(s) Sign Type: _____
Dimensions: _____
Colors: _____
- ☒ Minor Deviation to an Approved Project / Change of Roofing Material Description: We are requesting that a classic rib metal roof be allowed as opposed to a standing seam metal roof. Our installer was not notified that the standing seam was approved.

(Office Use) The classic rib has already been installed now.

This request was reviewed and meets the criteria for an Abbreviated Review.

Leonard
ARB Secretary Signature / Date

3/21/2019
Date

This request was reviewed and approved by the following members of the Architectural Review Board:

[Signature]
Architect Signature / Date

Comments: standing seam
or 5v crimp approved

[Signature]
UWFHT Representative Signature / Date

Comments: only approve standing
seam or 5v crimp

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

class

Currently installed on the home – Classic Seam





Roof image in original ARB Package:

I stated during the meeting that we would be doing a standing seam roof





Flynn Building Specialists
1300 E Olive Rd
Pensacola, FL 32514
Phone (850)477-6118, Fax (850)344-9691

April 8, 2019

RE: 314 E Belmont Street

To whom it may concern:

On March 25, 2019, the Architectural Review Board denied an Abbreviated Review for 314 E Belmont Street. The decision rendered was to deny a change in the style of metal roof for 314 E Belmont Street.

LDC Section 12-13-3 (M) establishes procedure for this decision to be appealed and reviewed by City Council. We are hereby formally appealing the denial of the change in metal roof style and are requesting that this decision be reviewed by the City Council.

Respectfully,

Blaine Flynn

Leslie Statler

From: Elizabeth Schrey <Elizabeth@flynnbuilt.com>
Sent: Wednesday, March 20, 2019 4:21 PM
To: Leslie Statler
Subject: 314 E Belmont
Attachments: 574808628.jpg; 574808646.jpg; 574808664.jpg

Hey Leslie,

Christian Wagley contacted me today about the roof that was just installed on Belmont. I told the ARB it would be a standing seam roof and Blaine knew that, but that detail was apparently lost somewhere as our Superintendent didn't know and neither did the installer. I have attached pictures of what was installed, it is a Classic Seam metal roof in the gauge (26) and color (galvalume) that the ARB approved, but the panel profile is a bit different than a traditional standing seam.

I can submit this as an Abbreviated Review if need be.

Thanks,

Elizabeth Schrey, AICP

Executive Assistant/Planner

Office: 850-477-6118 Ext. 3004

Cell: 850-368-5657



Flynn Built
1300 E Olive Road
Pensacola, FL 32514
www.flynnbuilt.com
www.facebook.com/flynnbuilt
www.instagram.com/flynnbuilt

MAY 2019
MATERIALS

to see details on the materials proposed to be used. Mr. Crawford also mentioned that the reorientation of the stairs would not be a major discussion item at the next meeting and that any final requests of the Board at the May meeting were likely to be easy for the applicant to accommodate. Mr. Guarisco continued discussion on the materials that the Board would like to see at the May meeting. Mr. Salter also asked that the applicant incorporate more details from the main structure into the accessory structure. Mr. Mead's motion to deny Item 7 was brought back to the Board by Mr. Crawford. The motion was seconded by Ms. Campbell and carried unanimously.

Item 8	314 E. Belmont Street	OEHPD
New Construction		OEHC-1

Action Taken: Approved with comments.

Elizabeth Schrey, Flynn Building Specialists, is requesting the FINAL approval for exterior materials to a single family, two story residence.

The applicant is proposing the installment of two wall-mounted Contempo gas lanterns with an "Antique Copper" finish to the upstairs balcony. Two additional Contempo gas lanterns will be installed on the ground floor to replace two existing decorative brackets. Additionally, the applicant is proposing to plant a maple tree in the southwest corner of the front yard.

Ms. Schrey presented to the Board. Mr. Mead asked for the actual height of the porch to which Ms. Schrey responded it would be 9'-1". Mr. Salter asked for the depth of the porch for which Ms. Schrey did not know the answer. Mr. Salter voiced his concern with how the second floor balcony would look without the visual support of the brackets. Mr. Mead agreed that there needed to be some type of visual support. Mr. Crawford asked about the position of the hanging lanterns, and Mr. Mead suggested having dual suspending lanterns on the bottom story and different style lanterns on the second story. Mr. Crawford suggested the wall-mounted lanterns to be placed upstairs. Mr. Mead made a motion to approve (1) the addition of wall-mounted sconces in the indicated style for the upper porch, (2) use of the similar style of suspended lantern near the center window with or without recessed lighting or with recessed lighting in place of suspended lanterns, and (3) the addition of a maple tree. Mr. Mead also made a motion to disapprove the removal of the ornamental brackets as proposed. The motion was seconded by Ms. Campbell and carried unanimously.

Item 9	314 E. Belmont Street	OEHPD
New Construction		OEHC-1

Action Taken: Denied.

Blaine Flynn, Flynn Building Specialists, is requesting the review of an Abbreviated Review denial for the deviation of exterior materials on a new single family residence.

In March 2019, the applicant deviated from the Architectural Review Board's approval for a standing seam metal roof; a classic seam metal roof was installed. A representative from the Old East Hill Preservation District informed City staff and Flynn Built staff as the roof was being installed. An Abbreviated Review was submitted and subsequently denied for the classic seam; standing seam and 5V crimp were cited as acceptable. The applicant would like to keep the classic seam as installed.

Ms. Schrey presented to the Board for a second time. Mr. Crawford recalled the Abbreviated Review for this project, and Ms. Schrey admitted that the installment of the classic seam metal roof was an accident. Mr. Mead mentioned that the classic seam roof has not been approved for use in the Old East Hill Preservation District. Ms. Campbell asked if the entire roof had been installed. Ms. Schrey replied that it had and that it measures 16' by 41'. Both Ms. Campbell and Mr. Mead responded that this was unfortunate. Mr. Mead made a motion to deny Item 9 as submitted per 12-2.10(C)(9) (Regulations for new construction in the Old East Hill Preservation District). Christian Wagley, Old East Hill Property Owners Association, spoke to the Board. Mr. Wagley asked the Board to uphold the denial of the original Abbreviated Review. Mr. Wagley

pointed out that the roof is a large part of the aesthetic for the house and that the present roof is not complimentary to the building or neighborhood. Mr. Mead's motion of denial was brought back to the Board by Mr. Crawford. The motion was seconded by Mr. Salter and carried unanimously.

OPEN FORUM – None

DISCUSSION – None

ADJOURNMENT – With no further business, the meeting adjourned at 4:20 pm.

Respectfully Submitted,

Gregg Harding
Secretary to the Board

MAY 2019
MATERIALS



City of Pensacola

CITY COUNCIL Special Meeting Minutes

May 16, 2019

3:30 P.M.

Council Chambers

Council President Terhaar called the meeting to order at 3:31 P.M. **for the purpose of conducting a Quasi-Judicial Hearing – Appeal of Architectural Review Board Decision.**

ROLL CALL

Council Members Present: Andy Terhaar, P.C. Wu (arrived 3:34), Jewel Cannada-Wynn (arrived 3:49), Ann Hill, Jared Moore, Sherri Myers

Council Members Absent: Gerald Wingate

ACTION ITEMS

1. [19-00247 REVIEW OF ARCHITECTURAL REVIEW BOARD \(ARB\) DECISION OF APRIL 18, 2019; NEW CONSTRUCTION - 314 E. BELMONT STREET - OEHPD/OEHC-1.](#)

Recommendation: That City Council conduct a quasi-judicial hearing to review a decision of the Architectural Review Board.

First, Council President Terhaar explained by reading into the record a summary of how a quasi-judicial process differs from Council's legislative process. Following, Assistant City Attorney Wells advised Council Members should disclose any ex parte communications. **He cited an email he is aware of as ex parte communication forwarded to Council Members from the Old East Hill Property Owners' Association, which is not specific to this case but speaks to ARB appeals in general (copy at Council's places - - on file with background materials).** Each Council Member (individually) disclosed ex parte communications and the context of such or indicated they did not have any. (Text message with pictures - - on file with background materials).

At this point, Assistant City Attorney Wells swore-in City staff and the applicant.

Then, Council President Terhaar called on **City staff to present evidence on behalf of the City into the record and provide testimony.**

Assistant Planning Services Administrator Deese presented and entered evidence into the record on behalf of the City as outlined in the memorandum dated May 16, 2019 and its (listed) attachments. Further, she provided hardcopies at Council's places: 1) Section 12-2-10 *Historic and preservation land use district; (C) Old East Hill preservation zoning districts, OEHR-2, OEHC-1, OEHC-2, and OEHC-3* of the Code of the City of Pensacola; and 2) Examples of metal roofing styles available within the industry, photos of various metal roofing existing within the district and a history synopsis regarding metal roofing (on file with background materials). While presenting evidence she also provided testimony related to the various metal roofing styles currently existing within the district; how the issue of the metal roofing style installed is not what was approved by the Architectural Review Board (ARB); and the applicant reapplying to the ARB requesting approval for the style of roofing which apparently was installed but was denied. She then responded to questions from Council related to the information provided on the various metal roofing styles and how such styles are applied within the City's Land Development Code (LDC) by the ARB.

Next, Council President Terhaar **called on the applicant to present evidence into the record and provide testimony.**

Kevin Stevens representing *Flynn Built* (applicant) provided testimony explaining the mishap which caused the wrong style of metal roofing to be installed on the newly constructed home and clearly stated they are at fault. He indicated they found the estimated cost to remove the roofing and replace with the approved style was approximately \$13,000 – 15,000. He stated that is an excessive amount to lose on a 1,000 square foot home, therefore, they reapplied to the ARB requesting approval be granted for the (style) metal roof which was wrongly installed. He indicated that the denial was based on the board's understanding that no other roofs of that style existing within the district. He then presented as evidence overhead slides of pictures of various metal roofing styles currently within the district and in close proximity which he stated there are a multitude of similarly styled metal roofs or the same as what was (incorrectly) installed. He also showed the subject home under construction and the installed roofing (on file with background materials). He reiterated, yes, this was an oversight on their part, but believes from what currently exists within the district it is compatible and not an eyesore. Wrapping up, **he stated they humbly ask for leniency from the Council to grant approval of the classic rib style metal roofing which was (wrongly) installed, instead of 5v crimp metal roofing.** He then responded to questions from Council Member Moore related to the existing roofs being compared within the district with regard to approval and permitting.

Public input was heard from the following individuals:

Lou Courtney

Christian Wagley

Council Member Cannada-Wynn asked about specificity of materials within the LDC and the authority of the ARB with Assistant Planning Services Administrator Deese indicating it is somewhat subjective. Council Member Hill inquired as to guidelines for Council as a course of action to be taken which Assistant City Attorney Wells provided clarification, indicating Council has the ability to grant or deny the applicant's request.

Assistant Planning Services Administrator Deese and Inspections Services Administrator Bilby responded accordingly to further questions of Council Members related to ARB approval and permitting requirements. Mr. Stevens also continued to respond to questions comparing the difference in style of roofing wrongly installed versus what was approved for installation.

A motion was made by Council Member Moore and seconded by Council Member Cannada-Wynn that the applicant's request to grant approval of the classic rib style roofing which was (wrongly) installed be denied (upholding the decision of the Architectural Review Board).

Council Member Myers made comments indicating she is sympathetic to the applicant's position, but the roofing permit issued was specific to the ARB's approval.

A substitute motion was made by Council Member Wu and seconded by Council Member Terhaar that the roofing style on the (front) porch overhang be replaced (correctly) with 5v crimp metal roofing which was approved by the Architectural Review Board and grant an exemption for the remainder of the roof which was wrongly installed with classic rib style metal roofing

Council Member Moore made comments indicating he cannot support the substitute motion.

There being no further discussion, the vote was called on the **substitute motion**.

The substitute motion failed by the following vote:

Yes: 2	Andy Terhaar, P.C. Wu
No: 4	Ann Hill, Jared Moore, Jewel Cannada-Wynn, Sherri Myers

Council President Terhaar indicated the **original motion is back on the floor and there being no further discussion, called for the vote.**

The (original) motion carried by the following vote:

Yes: 4	Ann Hill, Jared Moore, Jewel Cannada-Wynn, Sherri Myers
No: 2	Andy Terhaar, P.C. Wu

DISCUSSION ITEMS

None.

ADJOURNMENT

WHEREUPON the meeting was adjourned at 4:27 P.M.

Adopted: May 30, 2019

Approved:


R. Andy Terhaar, President of City Council

Attest:


Ericka L. Burnett, City Clerk