



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-00305

Architectural Review Board

4/15/2021

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**TO:** Architectural Review Board Members

**FROM:** Gregg Harding, RPA, Historic Preservation Planner

**DATE:** 4/7/2021

**SUBJECT:**

120 S. Tarragona Street  
Site Specific Development  
Conceptual Design Review for New Construction

### **BACKGROUND:**

J.J. Zielinski is requesting conceptual review for the construction at a site specific development and consisting of six attached three-story condominiums. The site specific development was approved by City Council in 1989 and again in 2006 after major revisions allowed the site to change to a residential use. ARB also approved conceptual plans for this site in 2006 at which time the existing building was demolished.

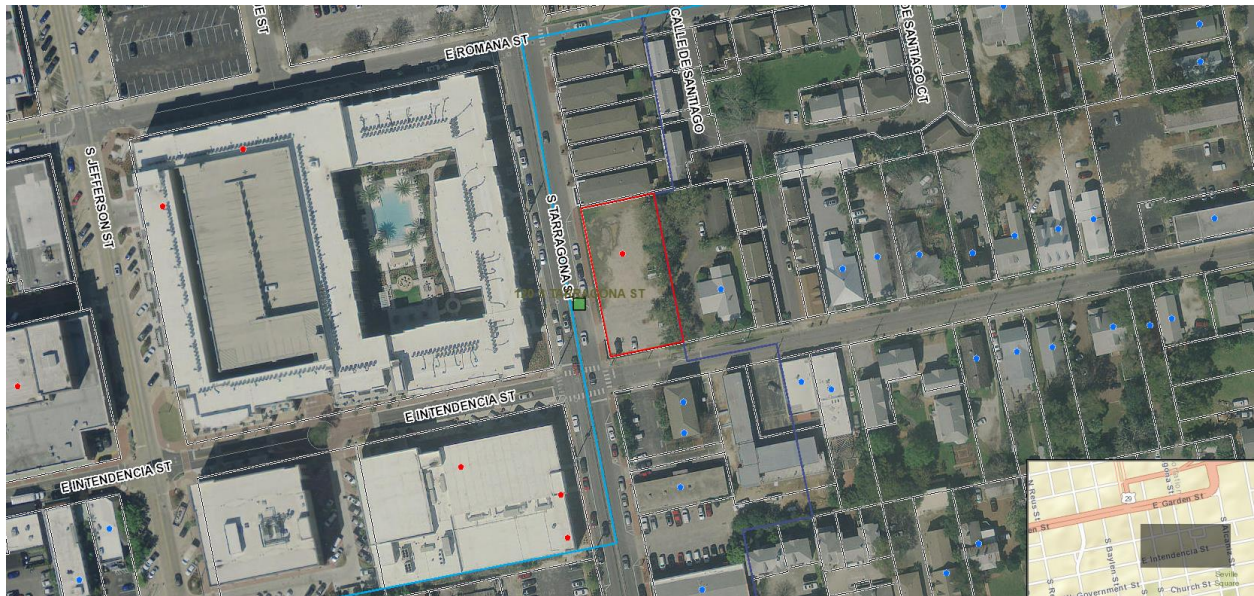
Although this development was changed from HC-1 to SSD, the design and materials are subject to ARB review and approval based on past records. Building standards such as the currently shown setbacks and maximum height have been previously approved as revisions to the overall development. An early design for this property was referred to as the "Courtyards on Tarragona" and those files are included as background information only. The current design should be reviewed as a new project and is not restricted to the previously proposed type of construction, theme, or exterior features. As a SSD, the proposed project is not bound by new construction standards typically enforced in the Pensacola Historic District. However, the final plans should still be designed in a manner that is complementary to the overall character of nearby buildings and the district.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS:**

Sec. 12-3-15 *Site specific development*  
Sec. 12-3-10(1)(h) *PHD, New construction in the historic district (in part)*

120 S. Tarragona Street



*Architectural Review Board*

**MEMORANDUM**

**TO:** Architectural Review Board Members

**FROM:** Don Kelly, Secretary to the Board

**DATE:** May 10, 2006

**SUBJECT:** Item 8  
120 South Tarragona Street  
Contributing Structure/Replacement Structure  
Pensacola Historic District  
SSD

**RECOMMENDATION**

That the Board consider the request for approval

**BACKGROUND**

S. Ellen Carver of Carver Builders, Inc. is requesting approval of the demolition of a contributing structure and approval of the revised conceptual design for Courtyards on Tarragona.

# LandMark

## Engineering & Land Planning, Inc.

1304 N Pace Blvd • Pensacola, FL 32505-6704

Phone # (850) 470-9722

Fax # (850) 470-9661

*FL PE 36946 • AL PE 21755 • FL CGC 060900 • Cert of Auth 00007378*

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Date: May 2, 2006

Subject: Inspection of historical building  
120 S Tarragona St  
00-0S-00-9001-003-359

Attention: Howard Steele

Dear Sir:

At your request, the building located at the address listed above was inspected on the morning of May 1, 2006 to determine the feasibility of renovating the existing building. The original structure was built in 1908 and is a brick building on a monolithic slab on grade. The exterior surface is covered with cement based stucco. Several health and structural issues must be addressed before the structure can be deemed safe for occupation.

### **Roof Structure (Fig 1):**

The roof decking has rotted due to prolonged exposure to the elements. Many trusses are charred from a fire sometime in the past. Much of the roof covering is missing, leaving sheathing and trusses exposed.

### **Walls (Fig 2, 3, 4):**

The brick veneer has cracked in several places and is evident through the stucco covering. No evidence of sheathing could be seen through those parts of the wall that were exposed. Since brick veneer is not meant to be an adequate resistance to shear forces, and since it is cracked significantly, the building does not have adequate shear walls to meet Florida Building Code requirements. The trusses bear on a double top plate, but the studs are connected only to the bottom ply. All insulation has been exposed to wet conditions since September 2004 and is thoroughly soaked.

### **Interior Finishes (Fig 5):**

All drywall throughout the building is damaged from exposure to wet conditions. All the ceiling tiles are wet from rain falling through the openings in the roof and lie in disintegrated piles on the floor. The dropped ceiling grid is rusted. All floor coverings remain soaked.

### **Cabinets / Appliances (Fig 6):**

Every cabinet is soaked, warped, and falling apart due to exposure to fluctuating temperatures



and rain flowing through openings in the roof. Every appliance in the building is water damaged and rusted.

**Mechanical / Electrical / Plumbing:**

Insulation around all flex ducts running through the ceiling are soaked. All HVAC equipment is rusted and falling apart. All electrical connections have been exposed to water and are corroded. Many of the pipes are original 1908 construction and are either rusted or do not meet current plumbing code requirements.

**Health concerns:**

Virtually every exposed surface has thick mold growth that has been allowed to grow virtually unrestrained in the moist, closed off environment for almost two years. Due to the extent of infestation, mold remediation is unlikely to be effective.

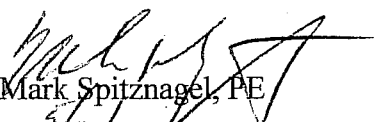
**Conclusion:**

Existing Building Code 305.1 states that renovations involving an area that exceeds 50% of the aggregate area of the building within 12 months are classified as Level 3 renovations. As such, the requirements for Levels 1, 2, and 3 must be met, requiring that the entire building be brought up to current codes. According to Section 1005 of the Existing Building Code, historic structures shall be considered to be in compliance if, among other requirements, it can be shown that no hazard will be continued through noncompliance. Since the entire structure was built to those standards that existed in 1908, and virtually all structural and aesthetic elements of the building are not compliant with the current building code, eliminating all hazards without demolishing the building will not be feasible.

Because of the level of mold infestation and the absence of structural integrity, the building should not be renovated because it can not be made safe for occupation. It is recommended that the building be replaced with one that attempts to portray an architectural style matching as much of the character of historic Pensacola as possible.

If you have any further questions or comments, please feel free to contact me.

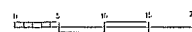
Sincerely,

  
Mark Spitznagel, PE  
5/3/2016



WEST ELEVATION

FACING TARRAGONA STREET



SOUTH ELEVATION

FACING ATENDENCIA STREET

## CITY COUNCIL MEMORANDUM Item #6-A

**TO:** Mayor and City Council

**FROM:** Thomas J. Bonfield, City Manager *FOR TJB*

**DATE:** July 13, 2006

**SUBJECT:** Major Revision to Site Specific Development-120 South Tarragona Street

**RECOMMENDATION:** That City Council conduct a quasi judicial hearing to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

**SUMMARY:** Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

**PRIOR ACTION:** Council approved the existing Site Specific Development Plan in 1989.

**CURRENT ACTION:**

**FUNDING:** None required.

**ATTACHMENTS:** PREVIOUSLY PROVIDED AND ON FILE IN THE CITY CLERK'S OFFICE.

City of  
Pensacola



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Mayor and City Council

Major Revision to Site Specific Development-120 South Tarragona Street

July 13, 2006


Page 2

**STAFF CONTACT:** Kevin A. Cowper, Community Development Director, Sherry  
Morris, Planning Services Administrator.

**PRESENTATION:** Yes.

**COMMITTEE MEMORANDUM****INFORMATION ONLY**

**COMMITTEE:** Economic and Community Development

**FROM:** Thomas J. Bonfield, City Manager 

**DATE:** July 10, 2006

**SUBJECT:** Major Revision to Site Specific Development-120 South Tarragona Street

**RECOMMENDATION:** That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

**SUMMARY:** Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development. The Planning Board and City staff recommends approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal.

**PRIOR ACTION:** Council approved the existing Site Specific Development Plan in 1989.

**CURRENT ACTION:**

**FUNDING:** None required.

City of  
**Pensacola**





Economic and Community Development Committee  
Major Revision to Site Specific Development-120 South Tarragona Street  
July 10, 2006  
Page 2

**ATTACHMENTS:**

- (1) Staff Report
- (2) Location Maps
- (3) Site Specific Development Plan
- (4) Committee Memo - January 6, 1989

**STAFF CONTACT:**

Kevin A. Cowper, Community Development Director; Sherry  
H. Morris, Planning Services Administrator.

**PRESENTATION:**

No.

## **MEMORANDUM**

**TO:** Thomas J. Bonfield, City Manager

**FROM:** Kevin A. Cowper, Community Development Director

**DATE:** July 10, 2006

**SUBJECT:** Major Revision to Site Specific Development-120 South Tarragona Street.

### **RECOMMENDATION:**

That City Council conduct a quasi judicial hearing on July 13, 2006 to consider a major revision to the Site Specific Development located at 120 South Tarragona Street.

### **BACKGROUND:**

Howard Steele is requesting approval to revise the existing Site Specific Development (SSD) located at 120 South Tarragona Street, which was formerly a licensed child care facility, Kids' Stuff Learning and Child Care Center, to allow for the redevelopment of the site with a residential development. The existing 3, 930 square foot structure was heavily damaged by Hurricane Ivan, and is awaiting demolition. The proposed development, Courtyards on Tarragona, would consist of six three-story townhomes on the .33 acre site. The building height will not exceed the maximum allowed height for the Pensacola Historic District, which is 35 feet. The setbacks for the site will be as follows: front setback of 8 feet, rear setback of 29 feet, north side yard setback 5 feet, and a south side yard setback of 2 feet. The Architectural Review Board granted approval to demolish the existing structure on the site, and has granted conceptual approval of the new development, which is immediately south of the Tarragon Square residential development.

The SSD zoning designation was a provision in the City's Land Development Code (LDC) which permitted properties to be rezoned to SSD to permit deviation from zoning regulations through development plan review and approval. While new Site Specific Developments are not allowed, major changes to previously approved Site Specific Developments may be approved by City Council review and approval. The existing SSD was approved in 1989, and the City Council Committee report addressing the original approval is attached.

The property was previously zoned HC-1 prior to being rezoned to SSD, and all exterior modifications are subject to review and approval by the Architectural Review Board. The ARB granted conceptual approval for the revised SSD, including approval to demolish the existing structure on the site, at the May 18, 2006 meeting.

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Thomas J. Bonfield, City Manager  
Major Revision to Site Specific Development-120 Tarragona Street  
July 10, 2006  
Page 2

The Planning Board reviewed the request on June 13, 2006 and recommended approval. Public notice for the quasi-judicial hearing was published in the Pensacola News Journal. No written comments were received. Any comments received prior to the quasi-judicial hearing will be provided to City Council.

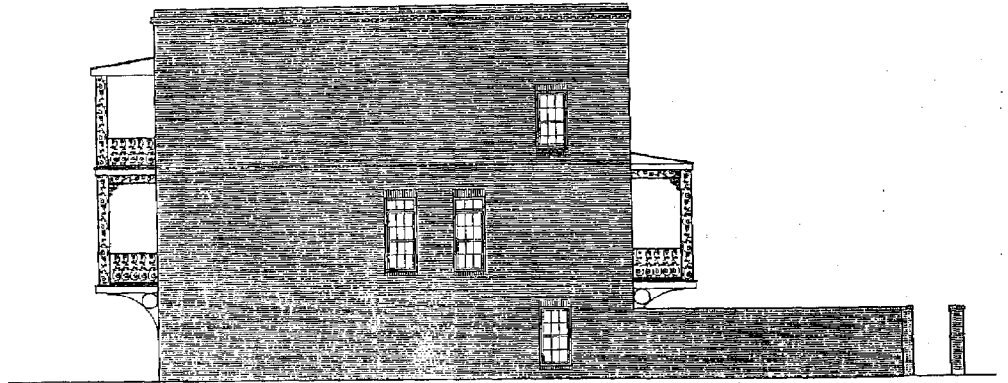
**FINANCIAL IMPACT:**

None.



WEST ELEVATION

FACING TARRAGONA STREET



SOUTH ELEVATION

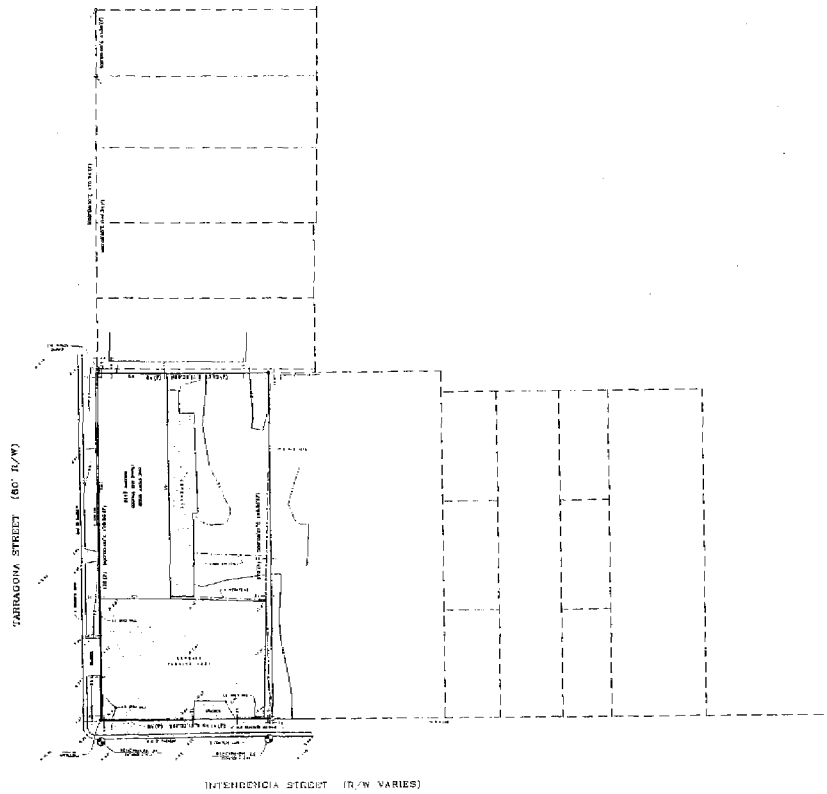
## MAJOR SSD REVISION

NOT TO SCALE

APRIL 2006

REQUESTED BY MR STEELE

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GRAPHIC SCALE



[ IN 1:250 ]

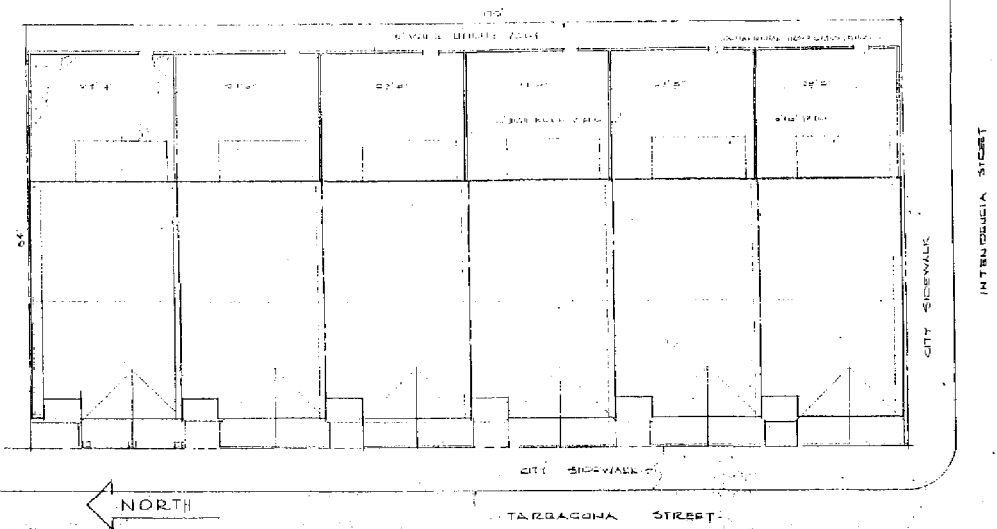
Ronald E. Ruben  
RONALD E. RUBEN, P.S.N. # 5791

3/25/05  
DATE

DOCUMENT & INFORMATION SERVICE				DATE		PAGE	
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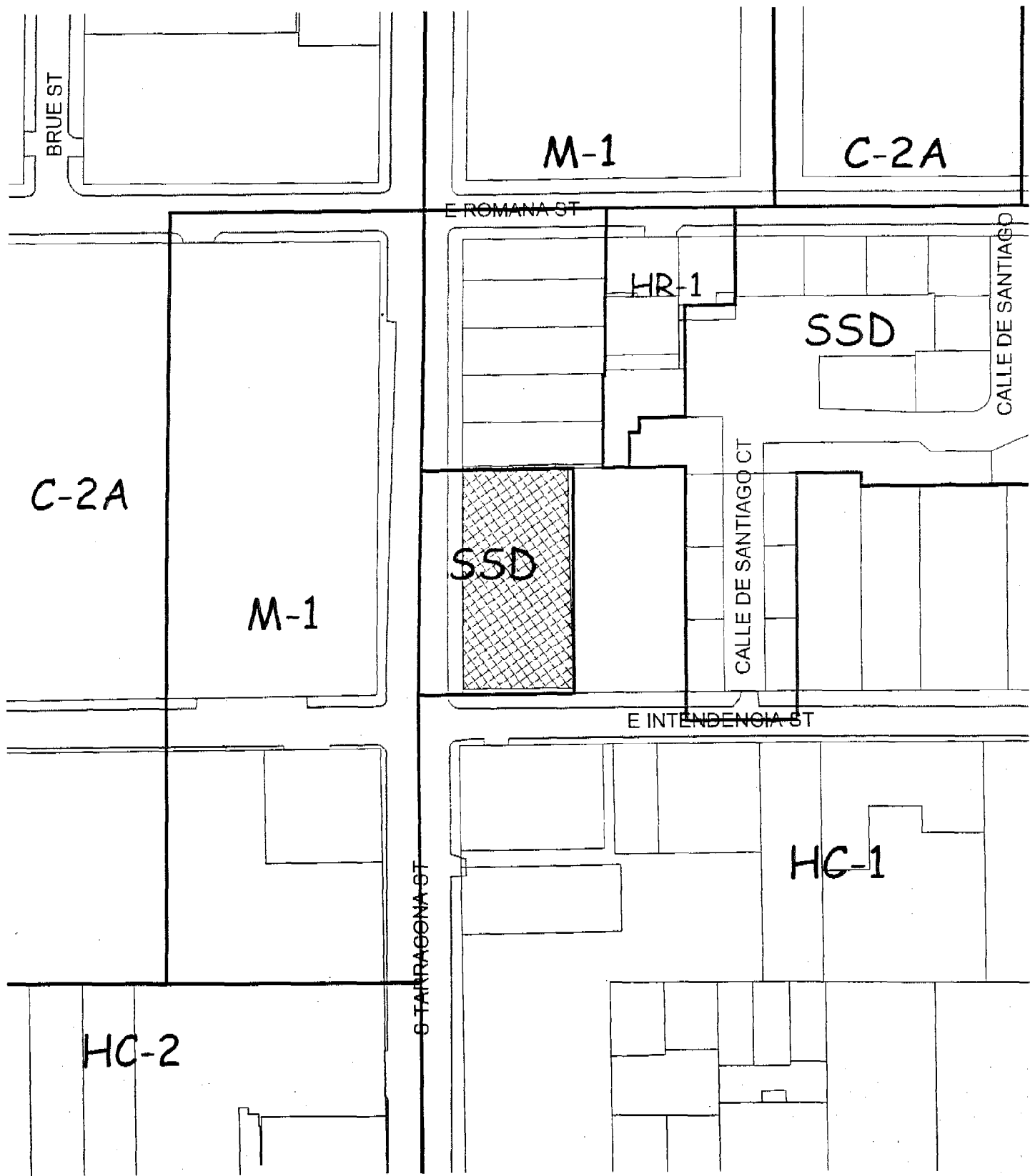
PROPOSED TOWNHOUSES  
FOR  
HOWARD J. STEELE



SITE PLAN 1/24/44



REVISED \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE 2/24/44  
PROJECT NO. 20-107  
DRAWING NO. 1  
OF 5 SHEETS



N  
1 inch equals 99 feet



MAJOR REVISION FROM DAY CARE USE TO 6 UNIT TOWNHOME

MAJOR SSD REVISION

REQUESTED BY MR STEELE

APRIL 2006

## *Courtyards on Tarragona*

### **Site Location**

120 S. Tarragona Pensacola, FL; NE corner of the intersection of Tarragona & Intendencia; the site is 170'X84'; .33 Acres +/-

### **Current Condition**

Currently the site has a single story masonry structure with stucco veneer, an asphalt parking lot and a grassed area. The existing structure is approximately 3,930 square feet in area. The total impervious area is calculated at 14,470 square feet in area. Previous to Hurricane Ivan the site was a licensed child care center facility (Kids' Stuff Learning & Child Care Center). Due to excessive damage from Hurricane Ivan the building is no longer usable and a demolition permit has been issued by the City of Pensacola.

### **Proposed**

A 6-unit, 3-story townhome complex with a two car garage and individual rear courtyards

#### **Type of construction:**

Insulated concrete forms (ICF) with concrete fill will serve as the structural component. The firewalls will be ICF. The front, back and side elevations will have brick veneer. The roof will slope from the front elevation to the rear. The Florida Building Code will apply.

#### **Exterior Features:**

Each unit will have three balconies. Two will overlook Tarragona and one will overlook the rear courtyard. Each unit will have its own distinctive ornamental ironwork detail, giving a unique design to each residence. The courtyards will be accessible from within the residence as well as from a utility easement at the east property line. Each courtyard will be separated by a 6' brick wall. The architecture will closely resemble what can be found on Palafox Street and in the French Quarter in New Orleans.

## **Parties**

### **Owner**

S. Ellen Carver  
PO Box 644  
Milton, FL 32572

### **Developer/Contractor**

Carver & Steele  
Howard J. Steele  
PO Box 644  
Milton, FL 32572  
850.623.8144  
850.393.9434

### **Architect**

William R. Bean  
3590 Riddick Drive  
Pensacola, FL  
850.439.3841

### **Engineer**

Landmark Engineering  
1304 N. Pace Blvd.  
Pensacola, FL 32505  
850.470.9722

# COMMITTEE MEMORANDUM

Item #1

**COMMITTEE:** General Government

**DATE:** January 6, 1989

**SUBJECT:** Final SSD Plan -- 114-124 South Tarragona Street

## ISSUE:

The Planning Board has reviewed the final SSD plan of a day care center, located at 114-124 South Tarragona, submitted by Joe Pair. City Council approved the preliminary SSD request at a public hearing conducted on December 15, 1988. No opposition was expressed.

The final SSD site plan has been reviewed and approved by the appropriate City departments. All exterior modifications to the structure will have to be reviewed and approved by the Architectural Review Board.

After reviewing the SSD final site plan, the Planning Board unanimously recommended approval of the project.

## ALTERNATIVES:

1. Approve the final SSD site plan for 114-124 South Tarragona Street.
2. Deny the final SSD plan and request changes.

## POLICY IMPLICATIONS:

The site plan is consistent with the SSD ordinance and guidelines.

## FINANCIAL IMPACT:

The proposed improvements to this property will generate additional ad valorem and utility tax revenue for local government.

## ECONOMIC DEVELOPMENT IMPACT:

Renovation and construction activities associated with converting this building to a day care center will generate additional labor and material expenditures within the local economy.

## STAFF CONTACT:

Deputy City Manager Ed Hinkle; Community Design & Planning Director Peter DeVries.

City of  
Pensacola



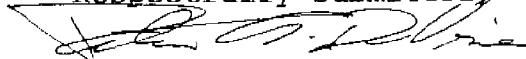


General Government  
Final SSD Plan -- 114-124 South Tarragona Street  
January 6, 1989  
Page 2

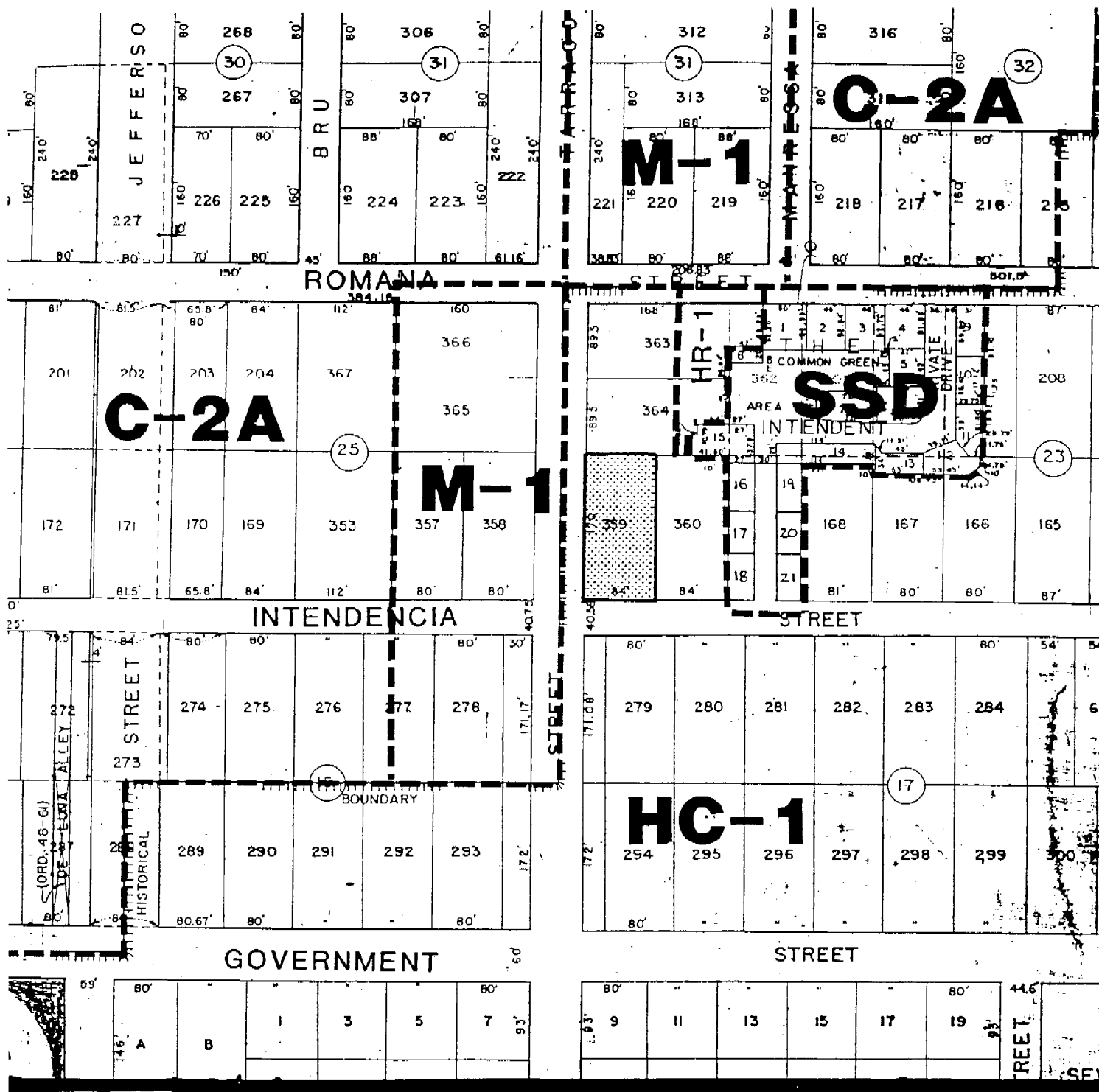
**RECOMMENDATION:**

That City Council concur with the Planning Board recommendation and approve the final SSD site plan for 114-124 South Tarragona Street.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Peter A. DeVries", written over a horizontal line.

Peter A. DeVries  
Secretary to the Planning Board



# REZONING REQUEST



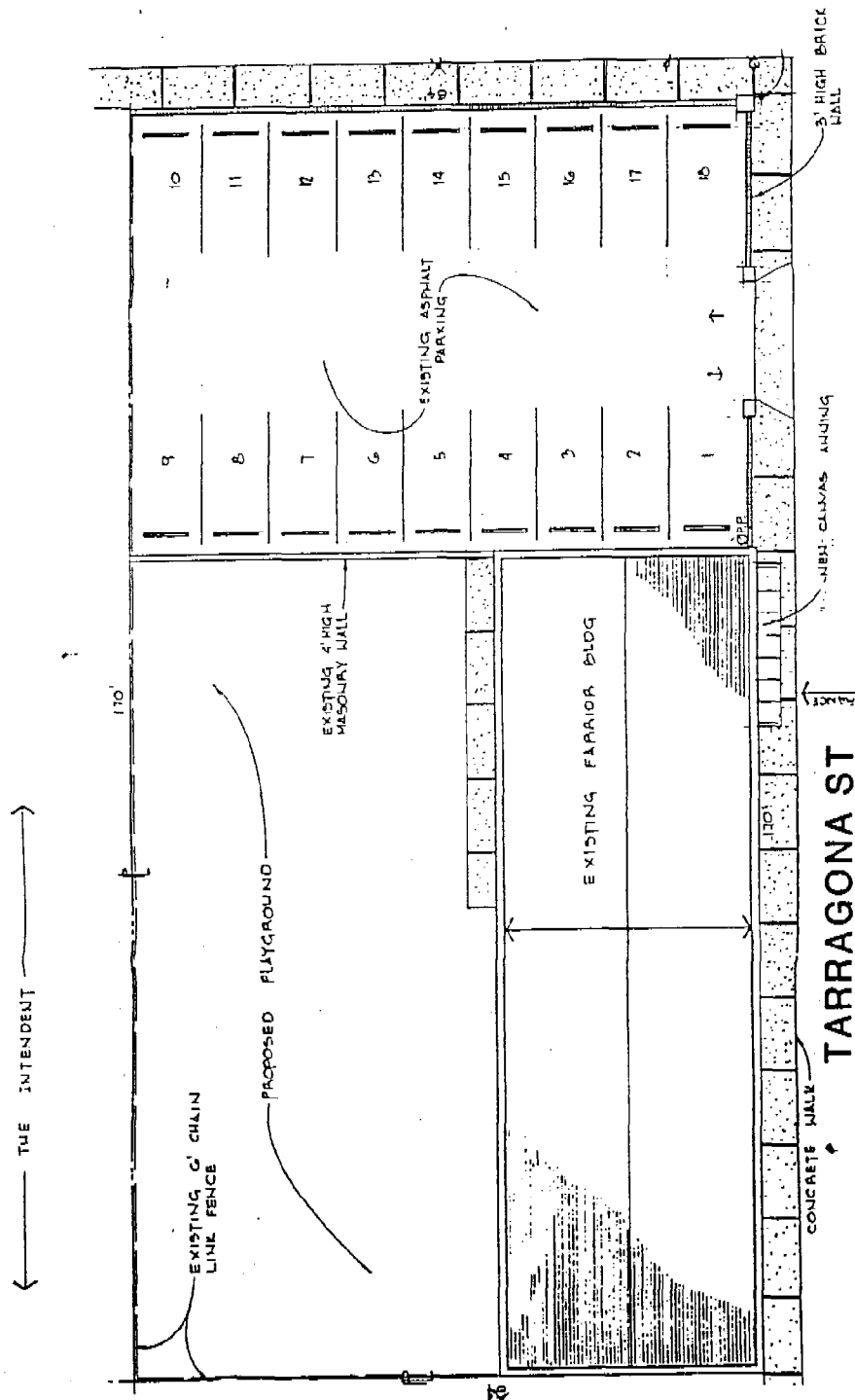
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OCTOBER 1988

REQUESTED BY MR PAIR



REZONE FROM HC-1 (HISTORICAL COMMERCIAL) TO  
SSD (SITE SPECIFIC DAY CARE CENTER)



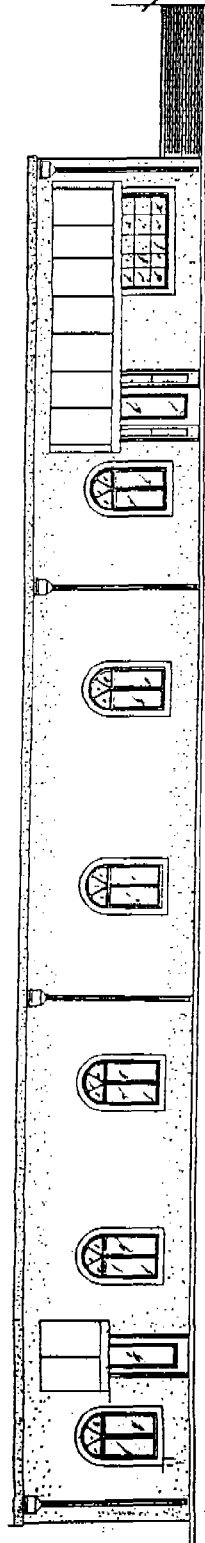
# SSD SITE PLAN

NOT TO SCALE

JANUARY 1989

REQUESTED BY MR PAIR

FOR A CHILDCARE CENTER



## SSD ELEVATION

NOT TO SCALE

JANUARY 1989

REQUESTED BY MR PAIR

114S TARRAGONA ST



**Architectural Review Board Application  
Full Board Review**

Application Date: \_\_\_\_\_

**Project Address:** \_\_\_\_\_

Applicant: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Owner: \_\_\_\_\_

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

**Project specifics/description:**

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*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.*

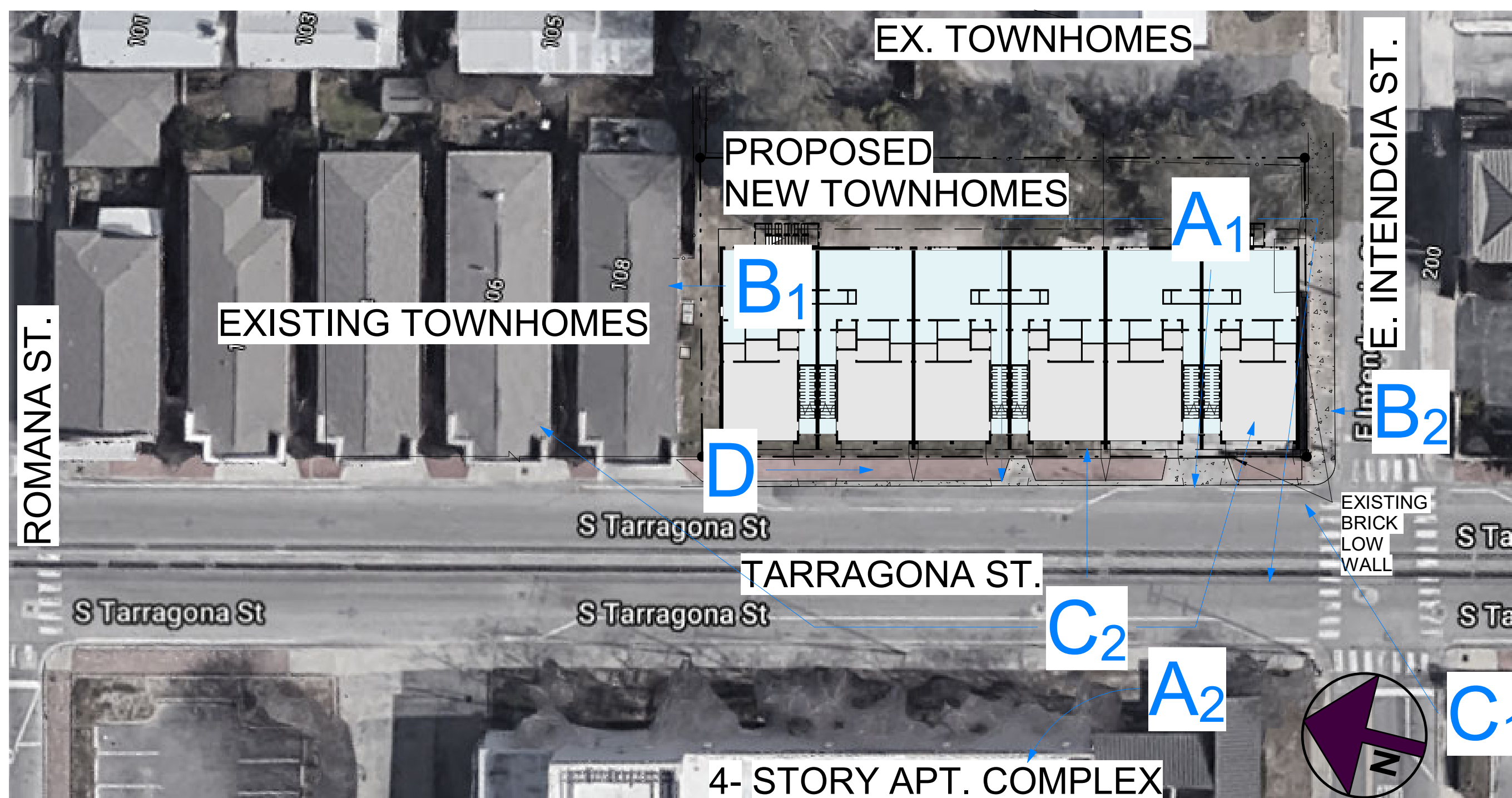


Applicant Signature

\_\_\_\_\_

Date





1 SITE CONTEXTUAL PLAN  
SCALE: 1" = 30'-0" DRAWING REF: A-3



# PROPOSED TARRAGONA TOWNHOMES

120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

## CONTEXTUAL SITE DIAGRAM AND SITE IMAGES

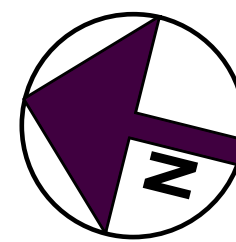
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Drawn By Author  
Checked By Checker

A-0.1



Date	3.25.21
Drawn By	Author
Checked By	Checker

# A-1.0



# 1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"      DRAWING REF: A-3

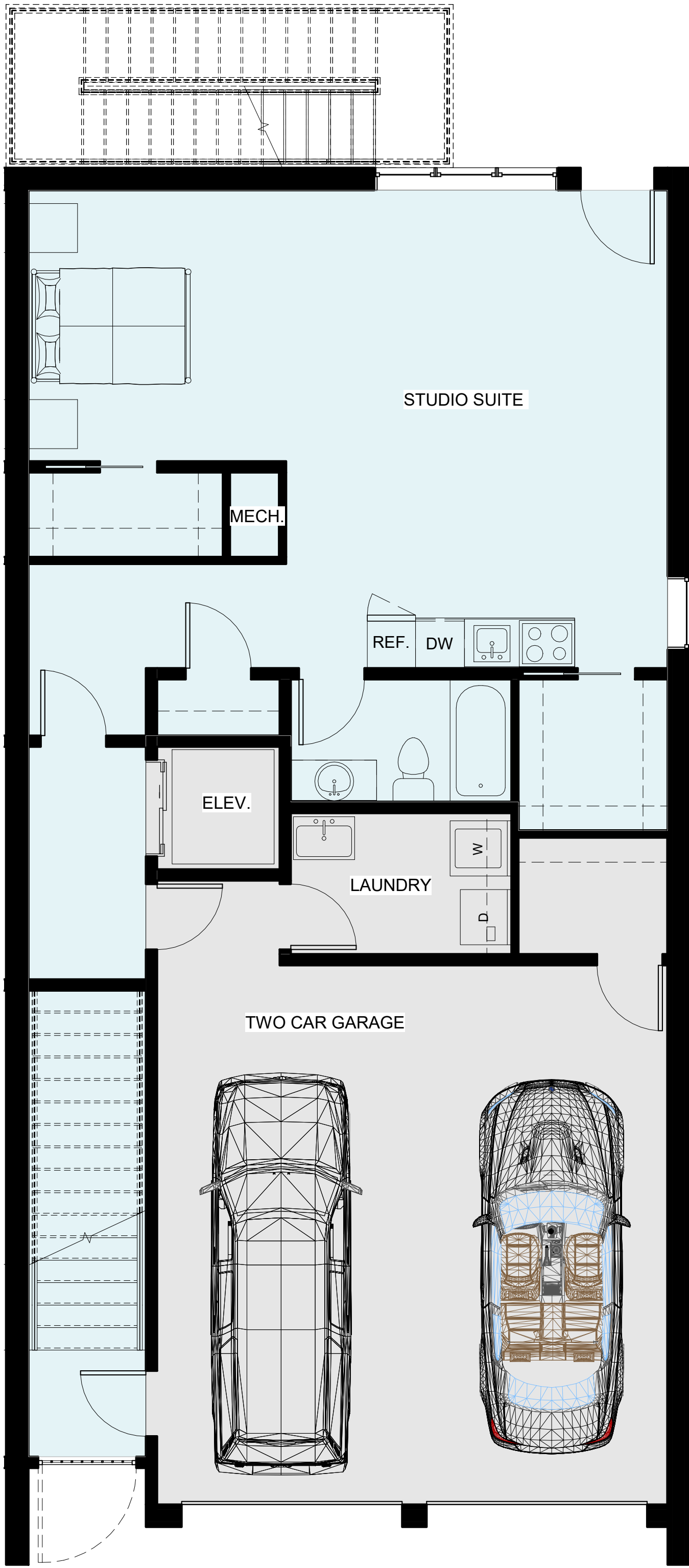
PROPOSED TARRAGONA TOWNHOMES

120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

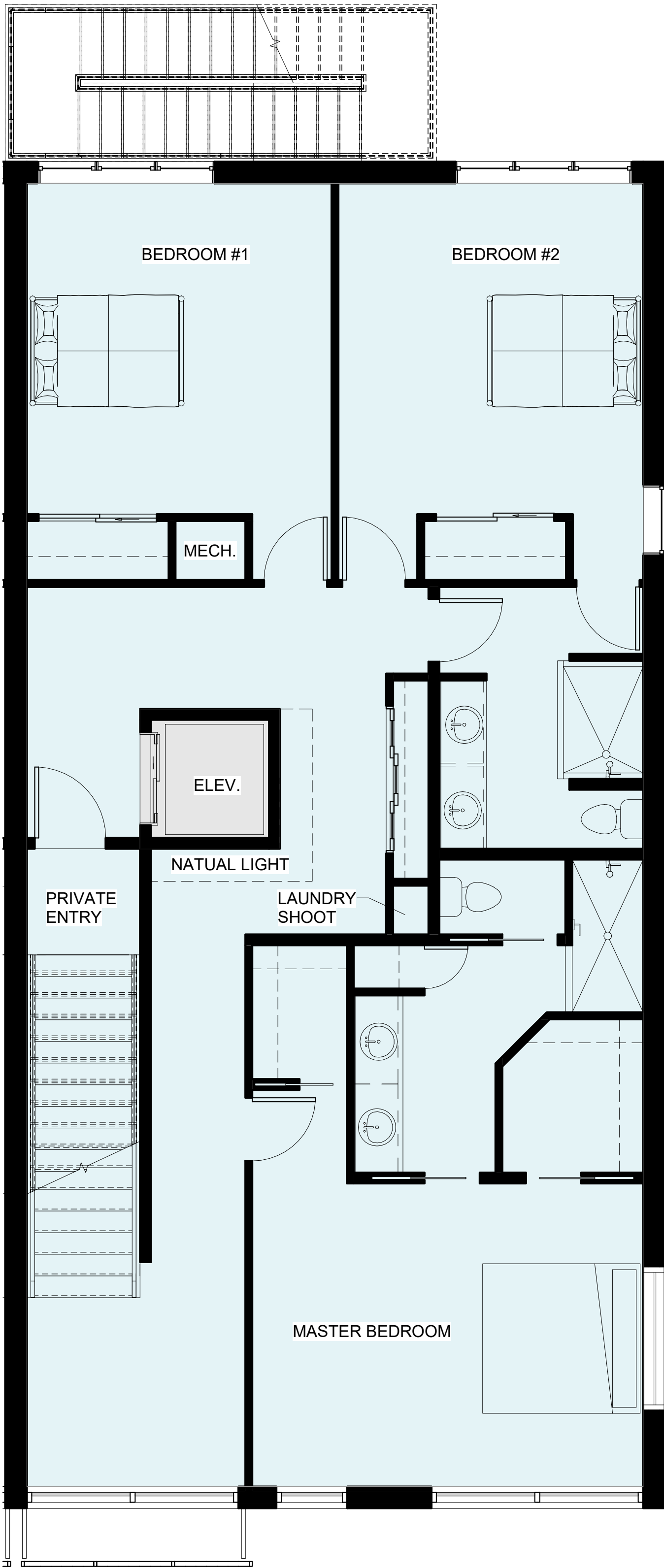
FLOOR PLANS

Date 3.25.21  
Drawn By JZ  
Checked By DR

A-2.0



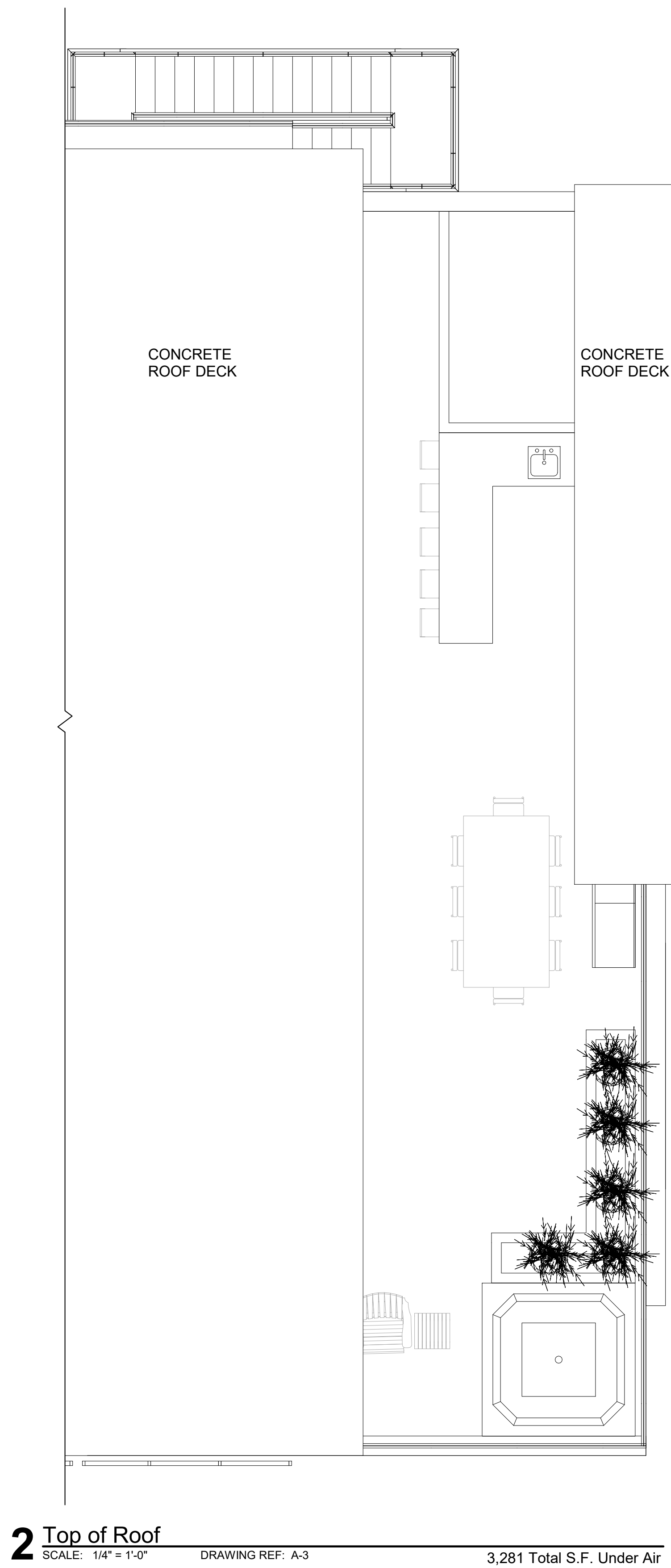
**1** GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0" DRAWING REF: A-3 717 S.F. Under Air



**2** FIRST LEVEL PLAN  
SCALE: 1/4" = 1'-0" DRAWING REF: A-3 1,438 S.F. Under Air



**3** SECOND LEVEL PLAN  
SCALE: 1/4" = 1'-0" DRAWING REF: A-3 1,090 S.F. Under Air



# PROPOSED TARRAGONA TOWNHOMES

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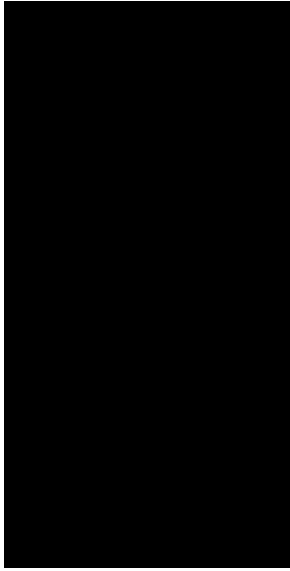
## FLOOR PLANS

Date	3.25.21
Drawn By	JZ
Checked By	DR

A-2.1



STAIR/  
RAILING



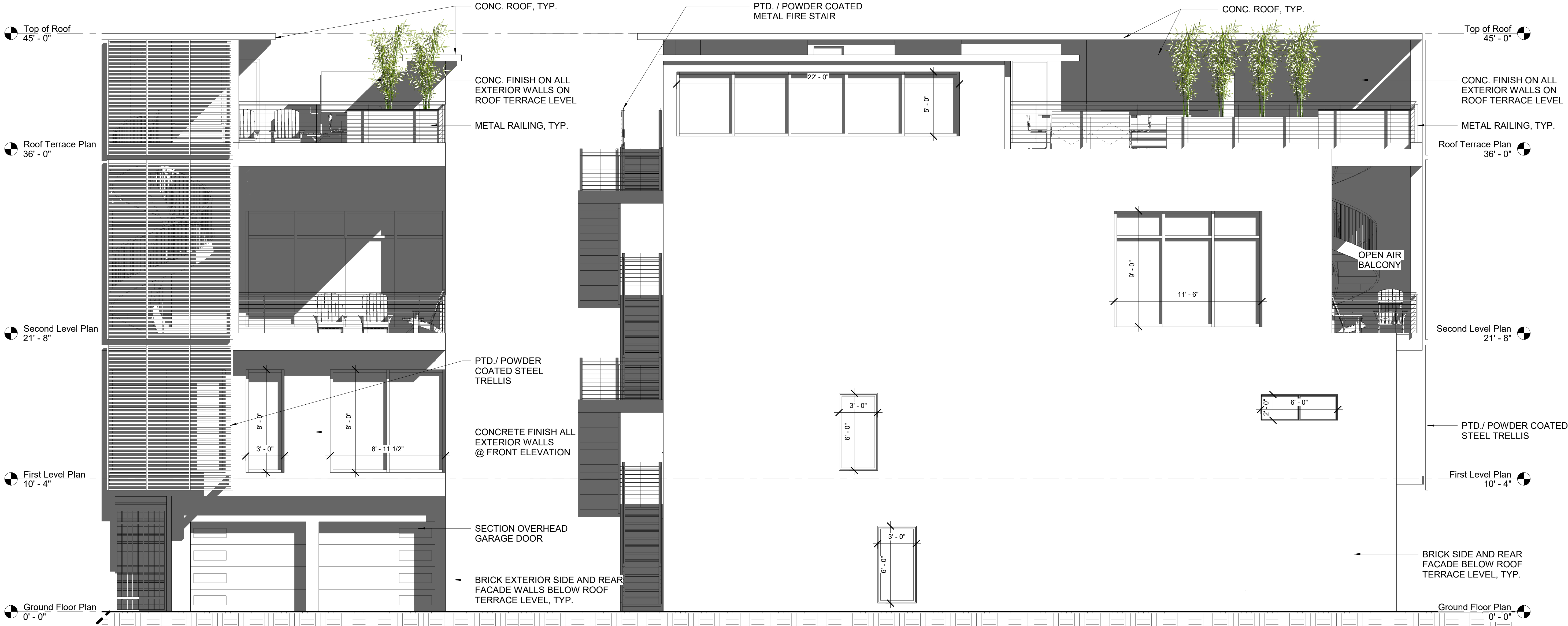
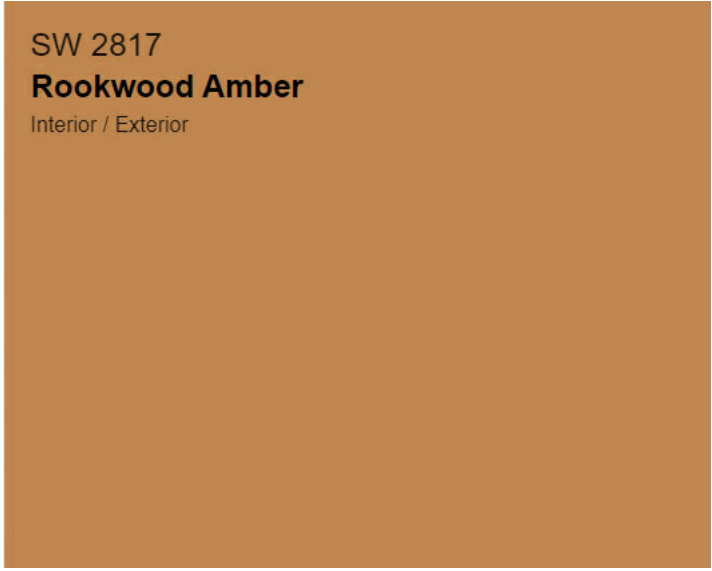
EXPOSED CONCRETE FACADE



BRICK FACADE



TRELLIS



**1 WEST ELEVATION**

SCALE: 1/4" = 1'-0" DRAWING REF: A-1.0

**2 NORTH ELEVATION**

SCALE: 1/4" = 1'-0" DRAWING REF: A-1.0

PROPOSED TARRAGONA TOWNHOMES

120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

TOWNHOME  
ELEVATIONS

Date 3.25.21  
Drawn By JZ  
Checked By DR

A-3

STAIR/  
RAILING



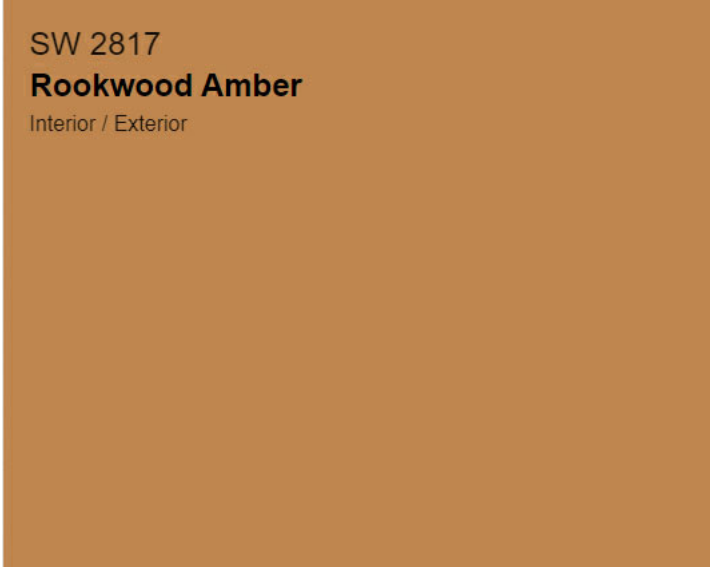
EXPOSED CONCRETE FACADE



BRICK FACADE



TRELLIS



PROPOSED TARRAGONA TOWNHOMES

120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

TOWN HOME  
ELEVATIONS

Date	3.25.21
Drawn By	JZ
Checked By	DR

A-3.1





**1** COMPOSITE ELEVATION - EAST "REAR"  
SCALE: 3/16" = 1'-0" DRAWING REF: A-1.0



**2** COMPOSITE ELEVATION - WEST "FRONT"  
SCALE: 3/16" = 1'-0" DRAWING REF: A-1.0

PROPOSED TARRAGONA TOWNHOMES  
120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

COMPOSITE  
ELEVATIONS

Date	3.25.21
Drawn By	Author
Checked By	Checker

A-3.2





**2** AERIAL VIEW #1  
NOT TO SCALE



**1** SOUTHWEST VIEW  
SCALE:

# PROPOSED TARRAGONA TOWNHOMES

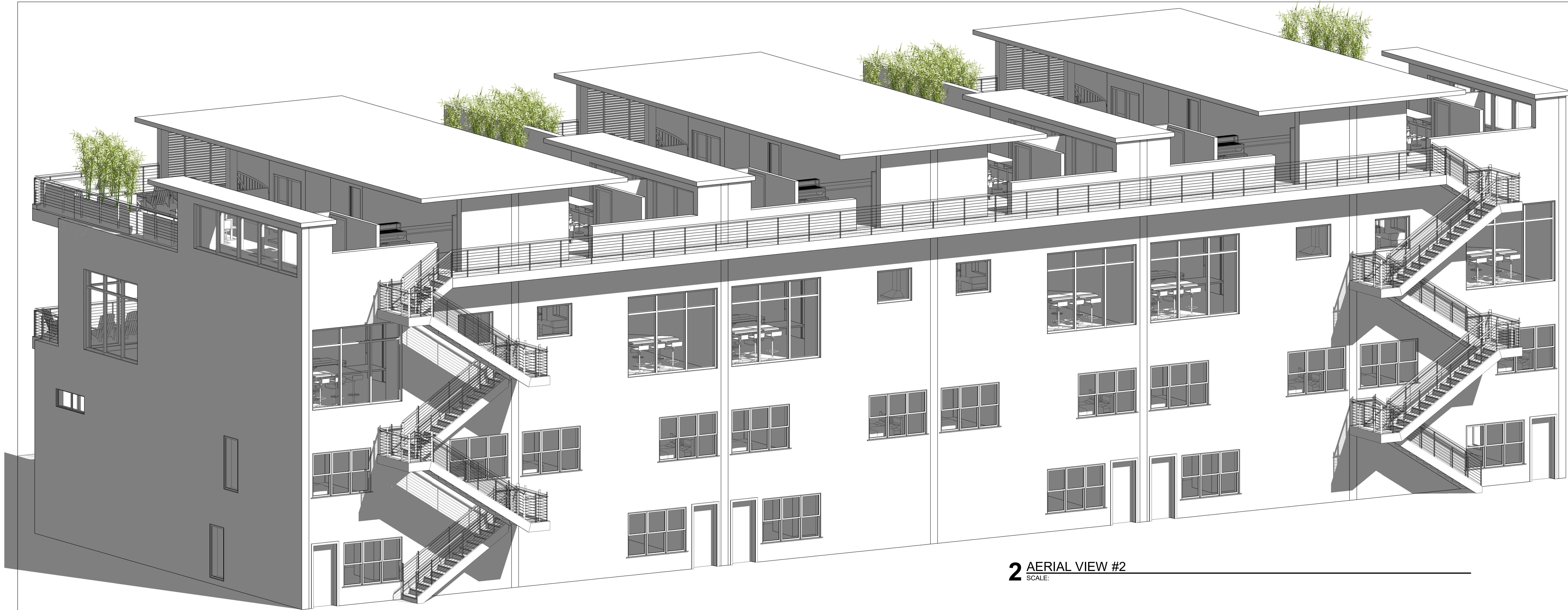
120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

## PERSPECTIVES

Date 3.25.21  
Drawn By JZ  
Checked By DR

A-4





**2** AERIAL VIEW #2  
SCALE:



**1** NORTHWEST VIEW  
SCALE:

PROPOSED TARRAGONA TOWNHOMES

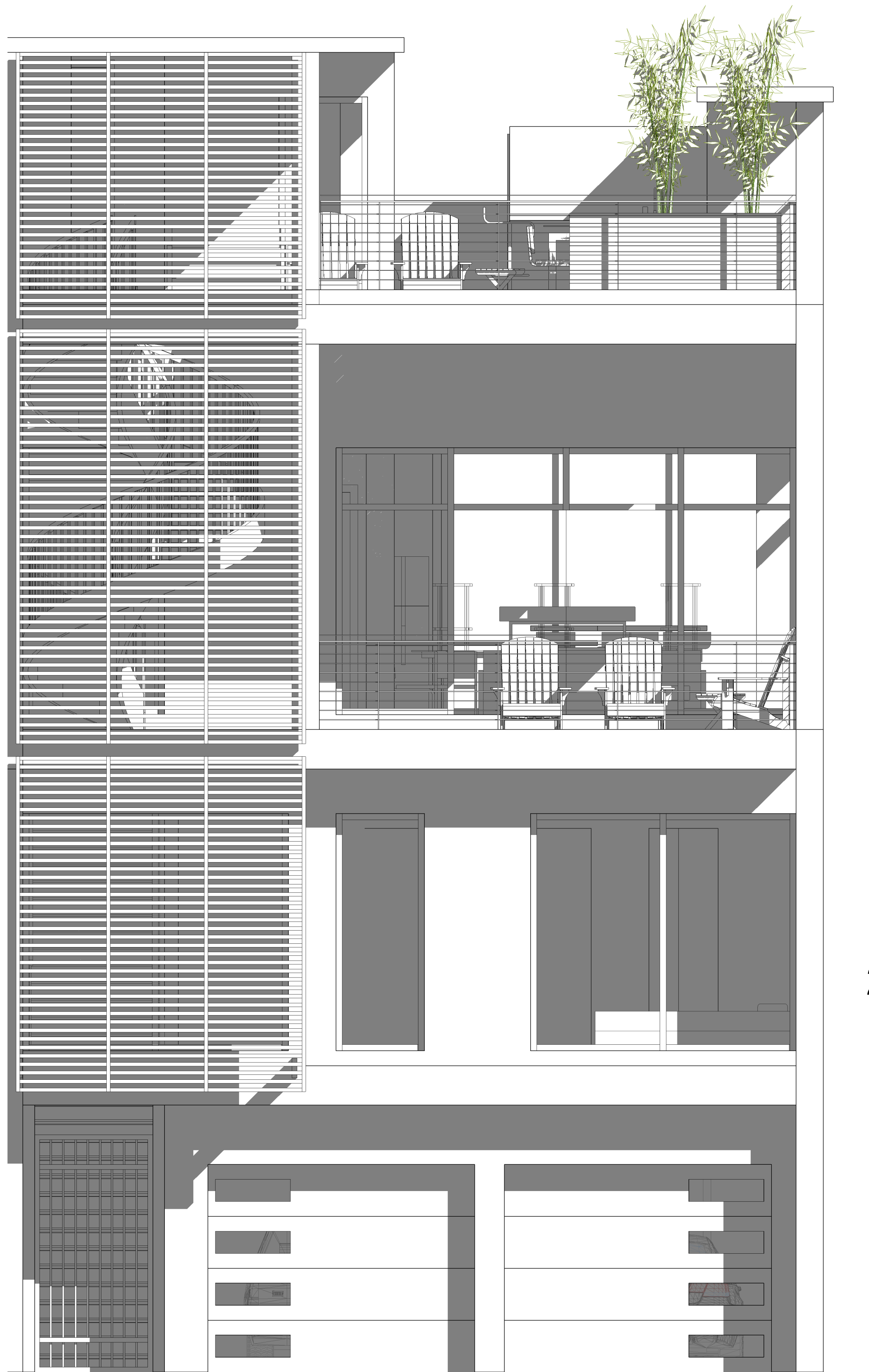
120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

PERSPECTIVES

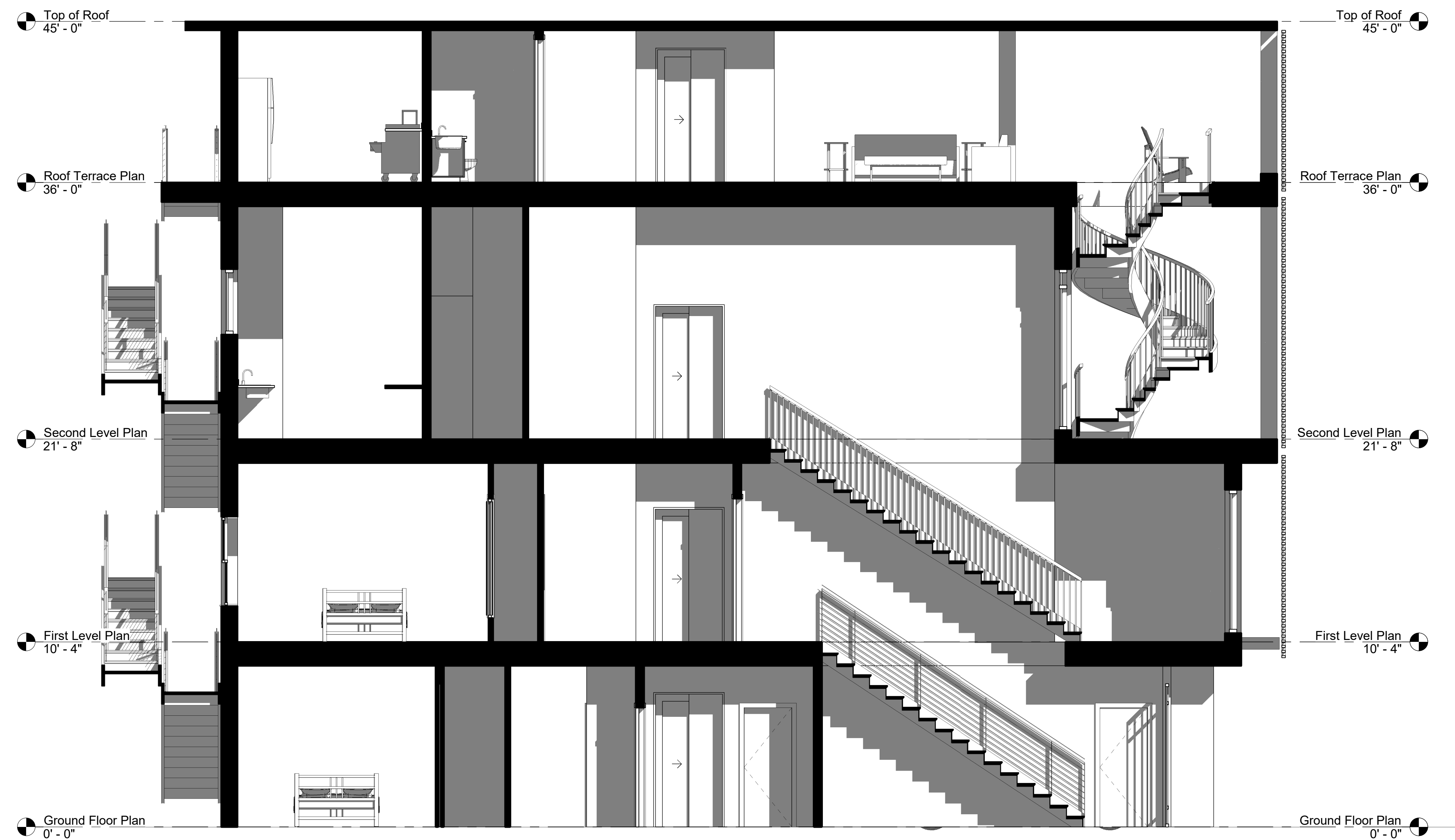
Date	3.25.21
Drawn By	JZ
Checked By	DR

A-4.1





**1** Tarragona  
SCALE:



**2** Cross Section  
SCALE: 1/4" = 1'-0"

DRAWING REF: A-2.1

**PROPOSED TARRAGONA TOWNHOMES**  
120 S. TARRAGONA ST. ; PENSACOLA FLORIDA, FL 32501

PERSPECTIVE /  
CROSS  
SECTION

Date 3.25.21  
Drawn By JZ  
Checked By DR

**A-4.2**