


# March 2019 Application

## *Architectural Review Board*

### MEMORANDUM

**TO:** Architectural Review Board Members

**FROM:**   
Brandi Deese, Assistant Planning Services Administrator

**DATE:** March 12, 2019

**SUBJECT:** New Business - Item 5  
425 E. Romana Street  
427 E. Romana Street  
PHD / HC-1 / Brick Structures  
Contributing Structure

### BACKGROUND

Matt Caldwell, Caldwell Home Builders, is requesting *CONCEPTUAL* approval for the relocation of a Contributing Structure and the construction of a new single family residence. The applicant is proposing a project incorporating the existing contributing structure into the long-term plans for the re-development of the property. Each lot originally contained a contributing structure. Per ARB records, the structure previously located at 425 E. Romana Street was relocated to the Pensacola Historic Village in 2008.

The scope of the current proposal combines the two lots into one parcel and relocates the existing contributing structure toward the rear of the property, centering the structure on the new parcel. A two-story single family dwelling would then be constructed at the front of the property. The new structure would have lap siding and a metal roof. Due to the uniqueness of the project, the applicant would like to obtain a comfortable level of feasibility with respect to ARB's approval before proceeding with design plans for their clients.

Please find attached all relevant documentation for your review.

# March 2019 Application



## Architectural Review Board Application Full Board Review

Application Date: 02/28/2019

**Project Address:** 425 & 427 East Romana St. Pensacola Florida 32502

**Applicant:** Caldwell Home Builders Inc. (Matt Caldwell)

**Applicant's Address:** 103 Bay Bridge Dr. Gulf Breeze Florida 32561

**Email:** matt@caldwellhomebuildersinc.com **Phone:** 850-516-4820

**Property Owner:** Dr. Kiumars Shams

(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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

### Project specifics/description:

~~Conceptual / Inquiry - We would like to inquire of the Board the feasibility of relocating the existing home at 427 E. Romana St. to the purposed location on the conceptual site plan provided. Our client, Dr. Shams, owns both 427 and 425 E. Romana Street and desires to combine the two (2) 20' wide lots into one (1) 40' wide property, relocate the current home to the rear of the property and build a new home that meets all the requirements of the board and the Pensacola Land Development Code for the district. We are fully aware and understand the process, requirements and approvals needed to build within the Pensacola Historic District, however because the project will require relocating an existing contributing structure, we're simply not sure if this project is possible. Before we spend too much of our clients time and money we would simply like to inquire of the board as to whether or not relocating an existing contributing structure in this district in the manor proposed on the site plan would be allowed, so long as all other requirements and approvals were met.~~

*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

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



# March 2019 Application



# March 2019 Application





# March 2019 Application



# March 2019 Application



Property to North - Levin center for IHMC research



EAST ROMANA STREET

EDGE OF STREET

SIDEWALK

R/W

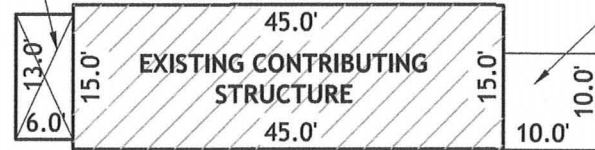
20.0'

20.0'

R/W

EXISTING FRONT PORCH

178.92'



EXISTING WOOD DECK

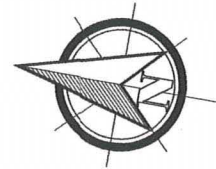
427 E. ROMANA ST.

20.0'

425 E. ROMANA ST.

20.0'

178.92'



1-1 EXISTING SITE LAYOUT  
SCALE: 1" = 20'-0"

March 2019 Application

EAST ROMANA STREET

EDGE OF STREET

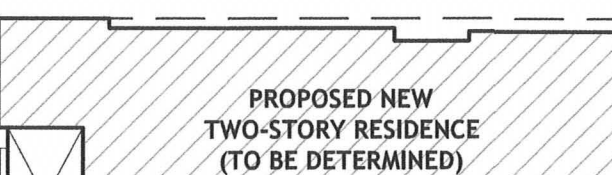
SIDEWALK

R/W

40.0'

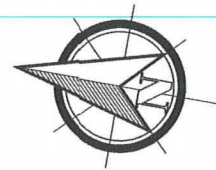
15.0' FROM STREET B.S.L.

R/W



178.92'

5.0' B.S.L.



EXISTING FRONT PORCH

12.5'

20.5'

12.5'

20.0' B.S.L.

40.0'

178.92'

NEW STREET ADDRESS TO BE DETERMINED

1-2 PROPOSED NEW SITE LAYOUT  
SCALE: 1" = 20'-0"

PRELIMINARY / CONCEPTUAL

Title:  
New Residential Design for  
SINGLE FAMILY RESIDENCE  
425 & 427 EAST ROMANA STREET  
PENSACOLA, FL 32502  
Prepared for:  
CALDWELL



94 E Garden St  
Pensacola, FL 32502  
Office: (850) 439-0877  
Fax: (850) 469-0351  
FLCA 9511

www.IrbyEngineering.com

Date

Revision

Designed By: FRS & JCV  
Checked By: JCV  
Project #: 000-181007

Sheet: 1 of 3

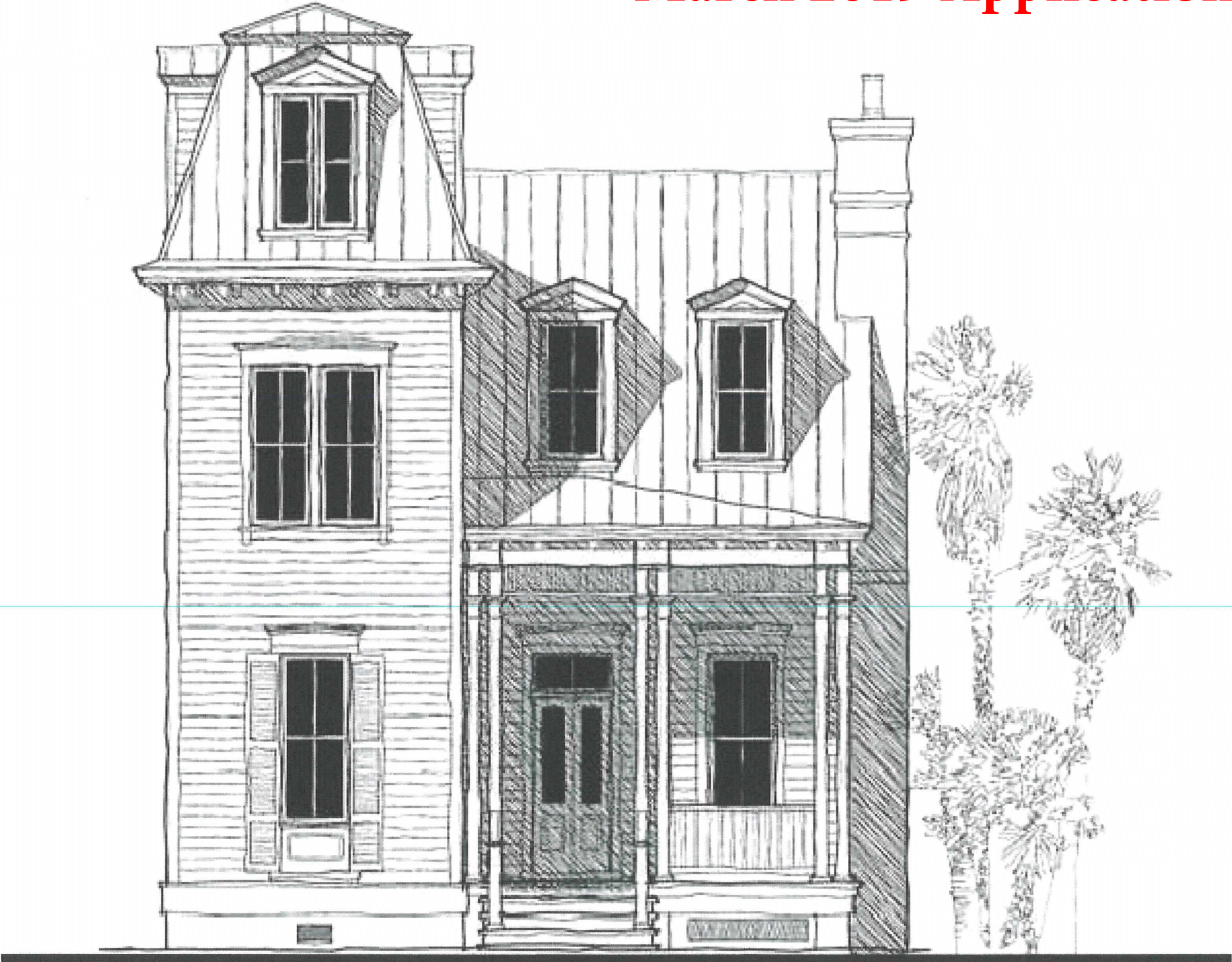
FOR REVIEW ONLY  
without signature and seal.

DIGITAL COPY  
FOR REVIEW/BID ONLY

(Not to be used for permitting without the  
engineer's original signature and seal)



# March 2019 Application



**2-1** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE: THE ELEVATIONS AND FLOOR PLANS  
CONTAINED IN THESE PLANS ARE CONCEPTUAL  
PROVIDED BY THE CLIENT AND NOT THE  
PROPERTY OF IRBY & VOELKEL ENGINEERING.

Title:  
New Residential Design for  
SINGLE FAMILY RESIDENCE  
425 & 427 EAST ROMANA STREET  
PENSACOLA, FL 32502  
Prepared for:  
CALDWELL

**Irby & Voelkel  
Engineering**  
94 E Garden St  
Pensacola, FL 32502  
Office: (850) 439-0877  
Fax: (850) 469-0351  
FLCA 9511  
[www.IrbyEngineering.com](http://www.IrbyEngineering.com)

Date					
Revision					

Designed By: FRS & JCV  
Checked By: JCV  
Project #: 000-181007

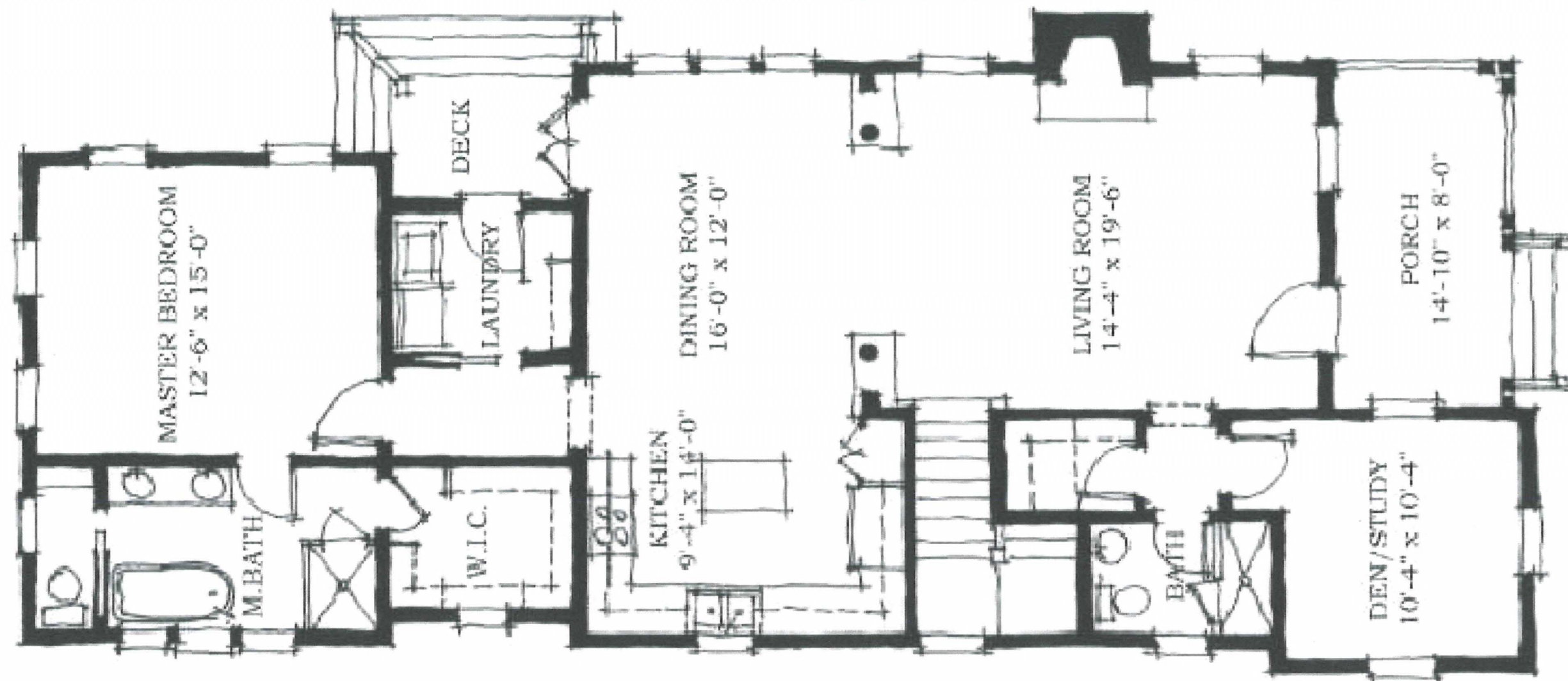
Sheet: 2 of 3

FOR REVIEW ONLY  
without signature and seal.

DIGITAL COPY  
FOR REVIEW/BID ONLY

(Not to be used for permitting without the  
engineer's original signature and seal)





Title:  
New Residential Design for  
SINGLE FAMILY RESIDENCE  
425 & 427 EAST ROMANA STREET  
PENSACOLA, FL 32502  
Prepared for:  
CALDWELL



94 E Garden St  
Pensacola, FL 32502  
Office: (850) 439-0877  
Fax: (850) 469-0351  
FLCA 9511

www.IrbyEngineering.com

Date

Revision

Designed By: FRS & JCV  
Checked By: JCV  
Project #: 000-181007

Sheet: 3 of 3

FOR REVIEW ONLY  
without signature and seal.

DIGITAL COPY  
FOR REVIEW/BID ONLY

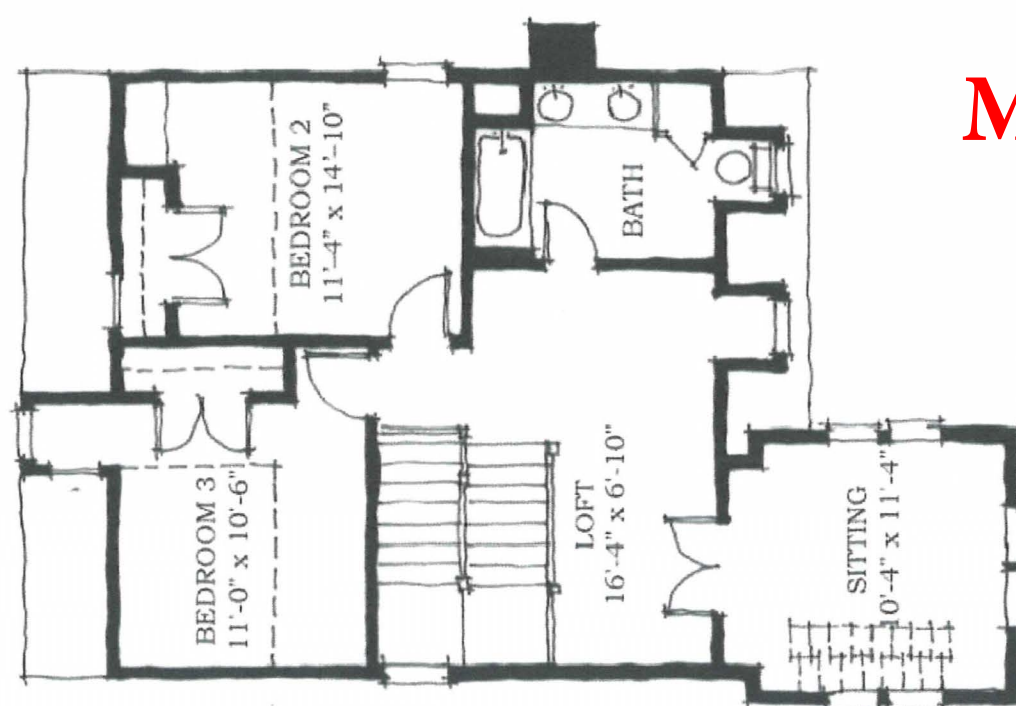
(Not to be used for permitting without the  
engineer's original signature and seal)

J. Christian Voelkel

FLPE 82229

March 2019 Application

NOTE: THE ELEVATIONS AND FLOOR PLANS  
CONTAINED IN THESE PLANS ARE CONCEPTUAL  
PROVIDED BY THE CLIENT AND NOT THE  
PROPERTY OF IRBY & VOELKEL ENGINEERING.



PROPOSED  
FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

PROPOSED  
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"