

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

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.

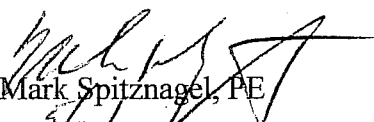
Conclusion:

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.

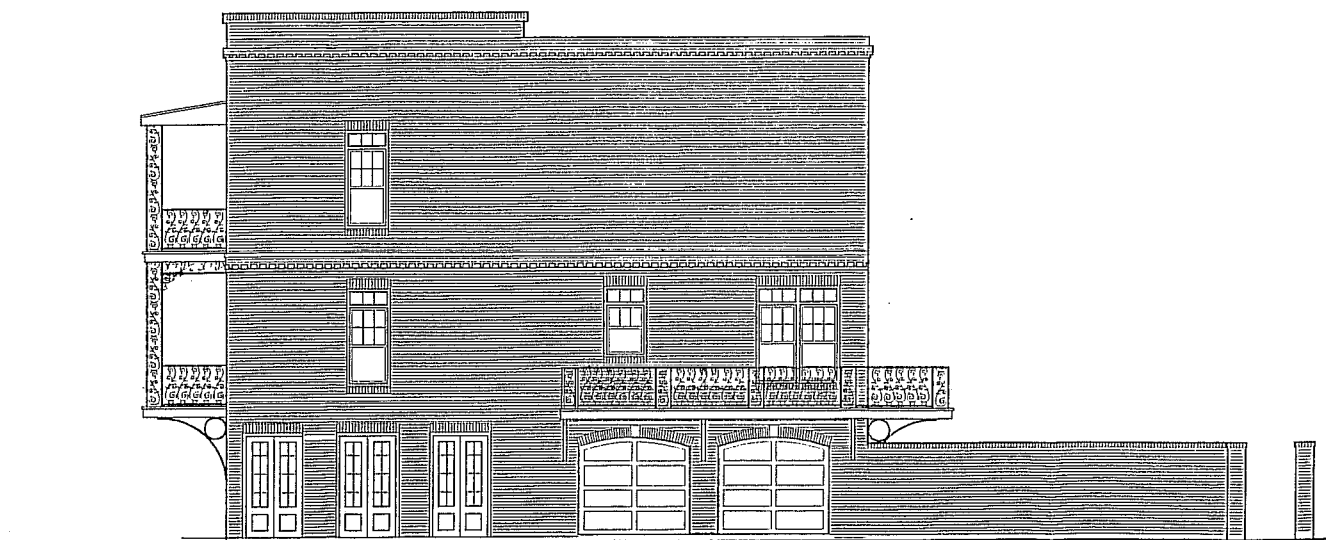
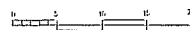
Sincerely,


Mark Spitznagel, PE
5/3/2016



WEST ELEVATION

FACING TARRAGONA STREET



SOUTH ELEVATION

FACING ATENDENCIA STREET