



**Architectural Review Board Application  
Full Board Review**

Application Date: 10/1/2021

**Project Address:** 11 E. Garden St., Pensacola, 32502

**Applicant:** Mark Chastain

**Applicant's Address:** 1244 Summit Lane, Gulf Breeze 32563

**Email:** mark32501@gmail.com **Phone:** 850-287-5177

**Property Owner:** Only T, LLC

**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:**

**See attached**

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

Applicant Signature

10.1.21

Date

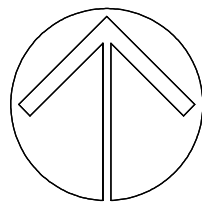
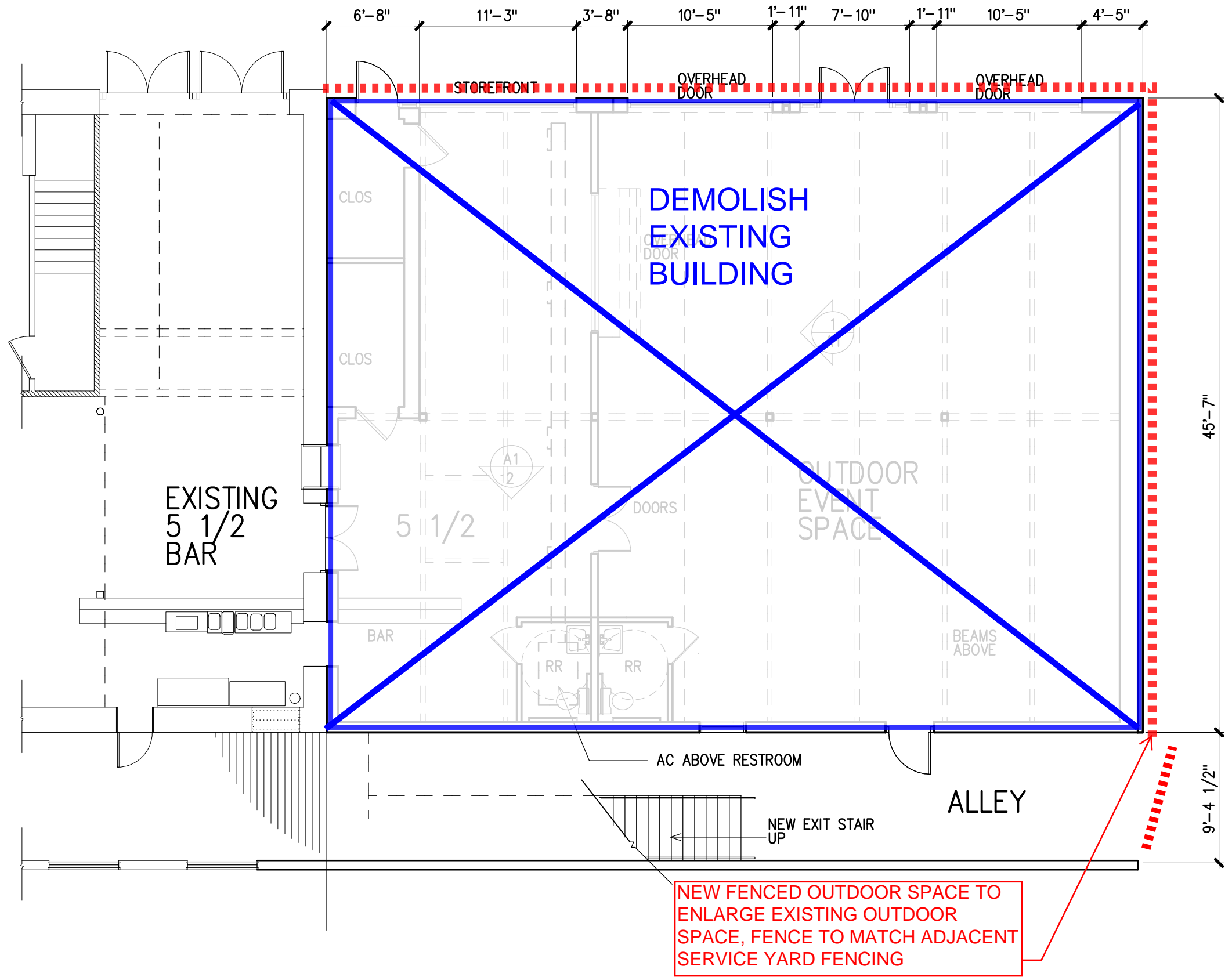
**October 2021 ARB Meeting: 11 E. Garden Street**

11 E. Garden Street was previously approved for exterior renovations during October 2020 ARB meeting (previous submittal is attached). Subsequent demolition work under that approval has revealed structural damage that is more significant than originally known. The attached letter and photos from RAC Engineering summarize the extent of the structural damage and the necessity for more comprehensive demolition and repairs that exceed the scope and feasibility of the original renovation.

The property is currently designated as a contributing structure. However, it was noted during the October 2020 meeting that this designation was questionable and further review would likely result in removal of that designation (see attached minutes). Construction activities have revealed that the original structure has been heavily modified during its life to the point that only the south and east load bearing brick walls remain. RAC Engineering notes that these original brick walls are unsafe and require full demolition.

Furthermore, the north and west walls are currently unreinforced load bearing CMU that replaced the original load bearing brick walls. These walls require extensive demolition and repair beyond the scope and feasibility of the original renovation. Any remaining historic value is eliminated by the previous repairs with load bearing CMU and the current need to demolish the original load bearing brick walls.

In light of the new structural repairs required to restore the structure to a safe condition and the previous structural repairs that jeopardize the contributing structure designation, the owner is requesting permission for full demolition of the structure. The owner proposes the creation of a fenced outdoor space to replace the current building footprint. See attached conceptual plan.



# GROUND FLOOR PLAN

1/8" = 1'-0"

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850-43

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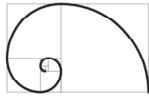
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# RAC ENGINEERING, INC

129 Highpoint Drive, Gulf Breeze, Florida 32561

September 29, 2021

City of Pensacola, FL  
Building Department  
Chief Building Official

Re: Demolition of Structurally Compromised Building Components at 11 E Garden St.

I have inspected the subject property following completion of the interior demolition permit #20-07-5500. The visual site inspection showed structurally compromised building components that require removal via structural demolition permit. The building components that require demolition are:

1. All wood roof framing covering components.
2. The South and East load bearing double wythe brick walls.
3. The Garden Street sidewalk awning.
4. The interior CMU load bearing walls in the NW corner of the space.
5. The interior slab on grade.
6. Removal of North wall aluminum storefront systems and sidelight panels.
7. Further inspection of the North wall's structural integrity will be required following demolition of the other building components.

If you have any questions, please contact me at your convenience.

Sincerely,

Roger A Craft PE

































# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 20-00624

Architectural Review Board

10/15/2020

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**TO:** Architectural Review Board Members

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

**DATE:** 10/7/2020

**SUBJECT:**

New Business - Item 6  
11 E. Garden Street  
Palafox Historic Business District / Zone C-2A  
Contributing Structure

### **BACKGROUND:**

Carter Quina (Quina Grundhoefer Architects) is requesting approval for exterior renovations to a contributing building. The existing building is proposed to become additional bar space for 5 ½ Bar and a new outdoor covered music venue for Vinyl Music Hall. The scope of work will include the addition of coral storefront and doors, a stucco finish, an aluminum canopy, overhead glass doors and wall sconces. On the rear of the building, a new painted steel exit stair with landing will be added to the existing steel walkway.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTION:**

Sec. 12-2-21(F)(4) *PHBD, Board review standards*



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAH RM 802 = =  
1009 = =

Site Name \_\_\_\_\_ Site No. ES 1054  
830 = = Survey Date 8210 820 = =  
Address of Site: 9-13 E. Garden St., Pensacola, FL 32501 905 = =  
Instruction for locating On southeast corner of E. Garden St.  
and S. Jefferson St. 813 = =  
Location: Old City Tract 30 Lt. 261 868 = =  
subdivision name block no. lot no.  
County: Escambia 808 = =  
Owner of Site: Name: Masonic Temple ;  
Address: P. O. Box 746  
Pensacola, FL 32594 902 = =  
Type of Ownership Institutional 848 = = Recording Date \_\_\_\_\_ 832 = =  
Recorder:  
Name & Title: Moore-Popalis, Diane ;  
Address: HPPB

Condition of Site: Integrity of Site: Original Use Commercial 818 = =  
838 = =  
Check One Check One or More  
☐ Excellent 863 = = ☒ Altered 858 = =  
☐ Good 863 = = ☐ Unaltered 858 = =  
☒ Fair 863 = = ☒ Original Site 858 = =  
☐ Deteriorated 863 = = ☐ Restored ( ) (Date: X) 858 = =  
☐ Moved ( ) (Date: X) 858 = =  
Present Use Commercial 850 = =  
Dates: Beginning C+ 1900 844 = =  
Culture/Phase American 840 = =  
Period 20th Century 845 = =  
NR Classification Category: Building 916 = =

Threats to Site:

Check One or More  
☐ Zoning ( X ) 878 = = ☐ Transportation ( X ) 878 = =  
☐ Development ( X ) 878 = = ☐ Fill ( X ) 878 = =  
☐ Deterioration ( X ) 878 = = ☐ Dredge ( X ) 878 = =  
☐ Borrowing ( X ) 878 = =  
☐ Other (See Remarks Below): \_\_\_\_\_ 878 = =

Areas of Significance: Architecture 910 = =

Significance:

This masonry vernacular structure was built c.+ 1900 and was originally used as storage for a hardware store. The building was later divided into several businesses, among them a barber shop and a jewelry company. The structure is located near the intersection of Garden and Palafox Streets and has contributed to the general streetscape since the turn-of-the-century.

SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)

911 = =

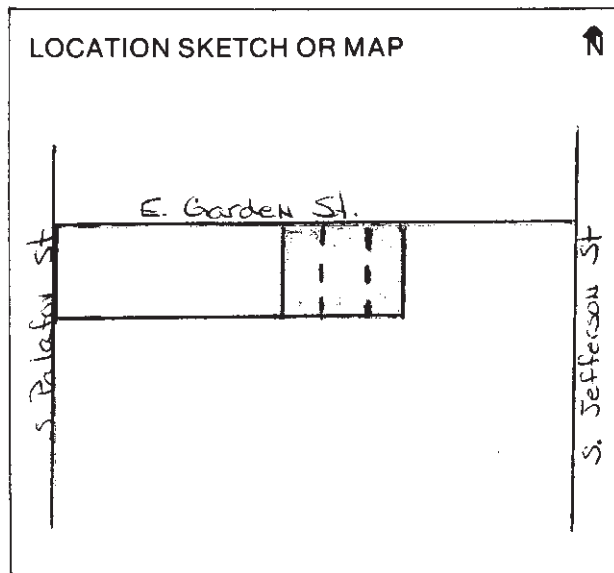
ARCHITECT Unknown 872 ==  
 BUILDER Unknown 874 ==  
 STYLE AND/OR PERIOD Masonry vernacular 964 ==  
 PLAN TYPE Rectangular 966 ==  
 EXTERIOR FABRIC(S) Brick: running; garden wall # metal: 854 ==  
 STRUCTURAL SYSTEM(S) Masonry: brick 856 ==  
 PORCHES -

942 ==  
 FOUNDATION: Continuous: brick 942 ==  
 ROOF TYPE: Flat: built-up with parapet 942 ==  
 SECONDARY ROOF STRUCTURE(S): Marquis: metal 942 ==  
 CHIMNEY LOCATION: - 942 ==  
 WINDOW TYPE: Fixed: metal 942 ==  
 CHIMNEY: - 882 ==  
 ROOF SURFACING: Built-up 882 ==  
 ORNAMENT EXTERIOR: - 882 ==  
 NO. OF CHIMNEYS 0 952 == NO. OF STORIES 1 950 ==  
 NO. OF DORMERS 0 954 ==

Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970 809 ==

Latitude and Longitude:                      800 ==

Site Size (Approx. Acreage of Property): LT 1 833 ==



| Township | Range | Section |
|----------|-------|---------|
| 2S       | 30W   | 46      |

812 ==

UTM Coordinates:

Zone      Easting      Northing

890 ==

Photographic Records Numbers HPPB P.83.18 Frames 26 & 27 860 ==

Contact Print







THE  
PIPE RACK  
FINE TOBACCO  
& CIGARS  
BOOKS • MAGAZINES

CLOSED

Handicap parking sign



11 E. Garden Street



FOR OFFICE USE ONLY

Meeting Date \_\_\_\_\_

Agenda No. \_\_\_\_\_

Approved by: \_\_\_\_\_

APPLICATION TO: ARCHITECTURAL REVIEW BOARD  
CITY OF PENSACOLA  
P.O. BOX 12910  
PENSACOLA, FL 32521-0053

DATE OF APPLICATION: \_\_\_\_\_ September 30, 2020 \_\_\_\_\_

ADDRESS OF PROJECT:  
\_\_\_\_\_ 11 East Garden Street Pensacola, FL 32502 \_\_\_\_\_

Application is hereby made for project as described herein:

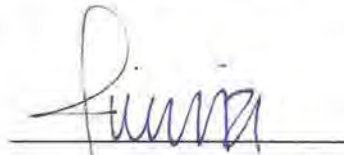
Renovations to old barber shop building to become additional bar space for 5 ½ and a new outdoor covered music venue to be part of Vinyl Music Hall.

ATTACH REQUIRED ADDITIONAL INFORMATION

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

NAME & MAILING ADDRESS OF PETITIONER:

Carter Quina  
SIGNATURE OF OWNER'S REP  
400 West Romana Street  
  
Pensacola, FL 32502



850.433.5575  
TELEPHONE NUMBER  
September 30, 2020  
DATE

TELEPHONE # 850.433.5575

DATE APPLICATION RECEIVED: \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_





*Automobiles and service vehicles in a safety campaign parade through the heart of downtown Pensacola.  
Photo courtesy of Bill Williams*



*The Masonic Temple on the southeast corner of Pablos and Garden streets around the Turn-of-the-Century.*



Historic Pensacola Photographs  
by Deborah Dunlap and Tracey Martin  
Masonic Temple & 11 East Garden Street





View from Garden Street



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**Thermal Storefront System FL300T**

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Energy Efficient Thermal Storefronts for Commercial Buildings

**FL300T**

**Thermal Storefront System**

Series FL300T Thermal 2" x 4 1/2" series of storefront framing systems for 1" glass is designed for low-rise applications. Engineered thermal performance is achieved using thermal break construction in response to increased demands for energy efficient commercial buildings. Deep S-system profiles using triple cross-grip gaskets allow for the frame to be pre-assembled in plants resulting in increased productivity, and quality control. Removable profiles with full-depth pockets eliminate the need for field glazing and provide direct anchoring to the substrate with excellent water control.

1.



2.



3.

1. Coral Storefront and Doors
2. Stucco Finish
3. Aluminum Canopy
4. Overhead Glass Doors
5. Wall Sconce



4.

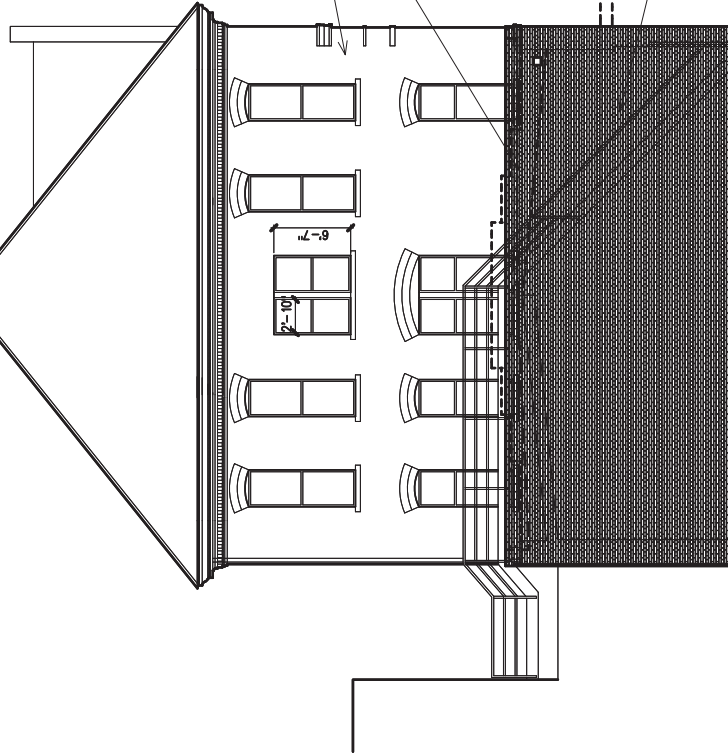


Thermal Storefront System

5.

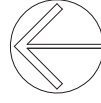
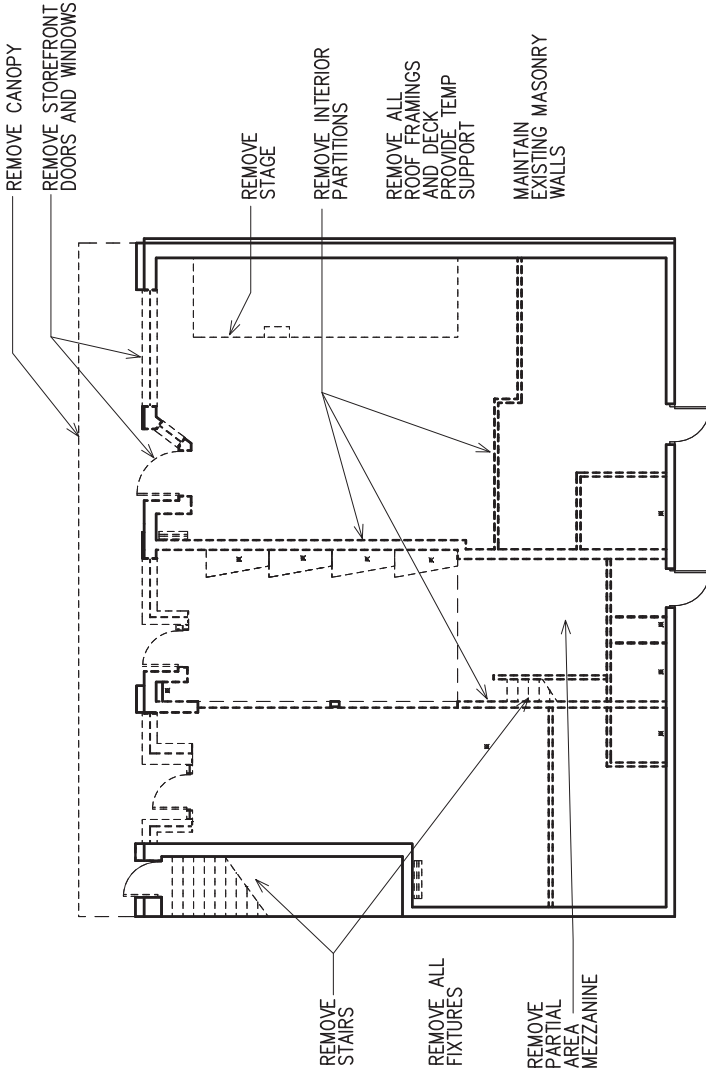


INTERIOR VIEW



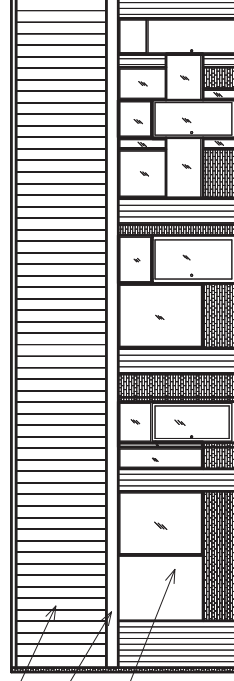
EXISTING EAST ELEVATION

3/32" = 1'-0"



EXISTING FLOOR PLAN

3/32" = 1'-0"



EXISTING NORTH ELEVATION

3/32" = 1'-0"

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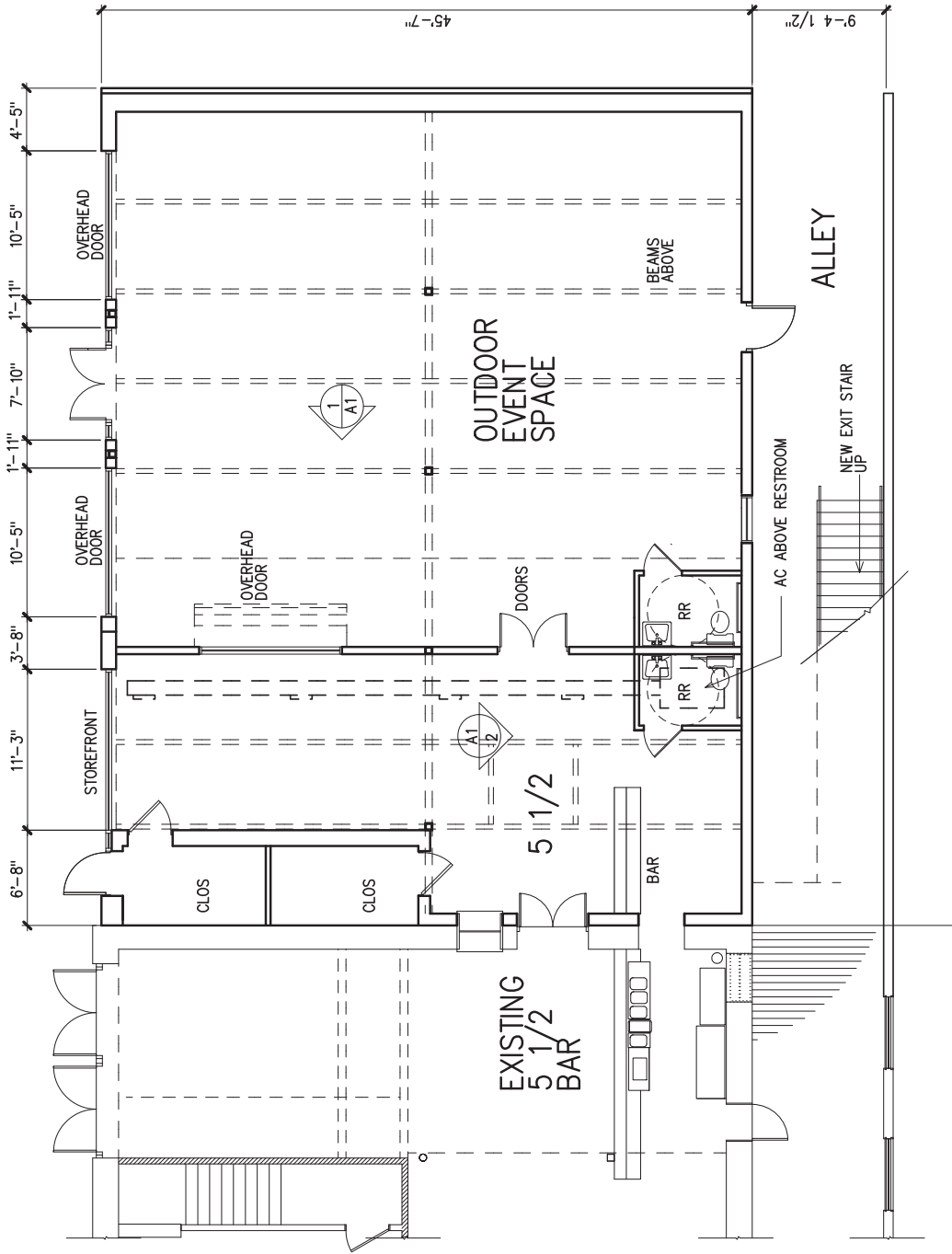
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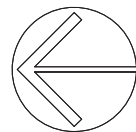
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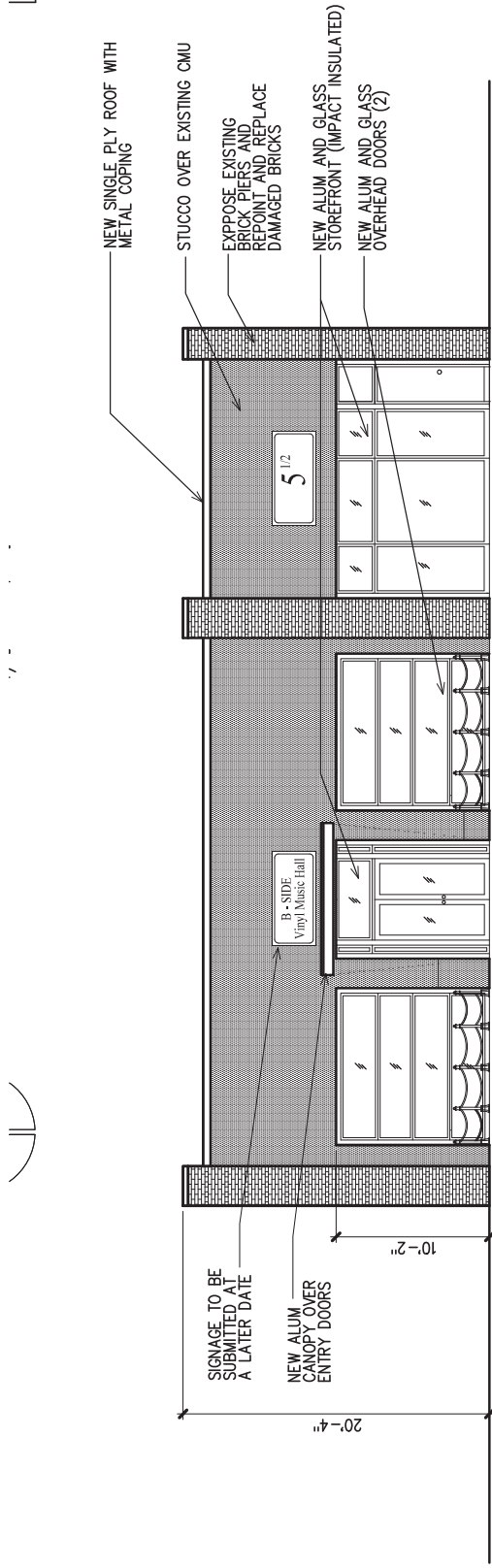


# GROUND FLOOR PLAN

1/8" = 1'-0"







FRONT ELEVATION  
1/8" = 1'-0"



EXISTING GARDEN STREET ELEVATION

