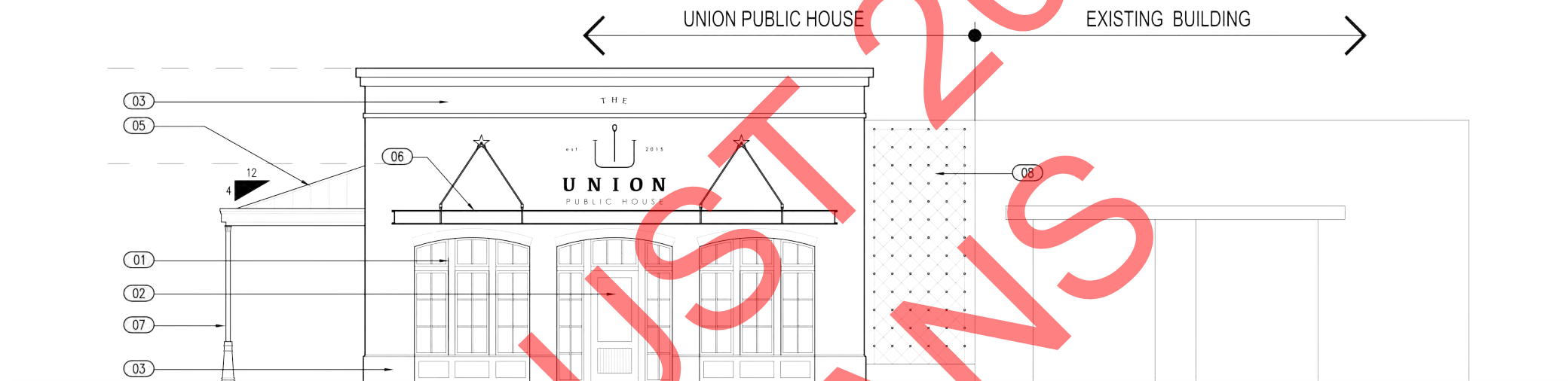
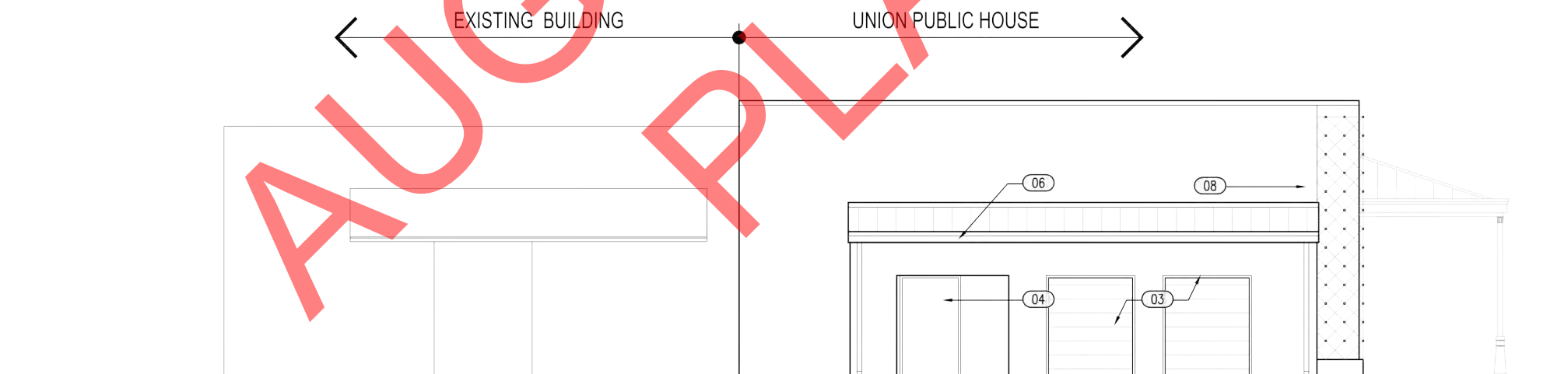
 1
EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



1 WEST SIDE ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH FRONT ELEVATION
SCALE: 3/32" = 1'-0"



3 NORTH REAR ELEVATION
SCALE: 3/32" = 1'-0"

- KEY NOTES :**
- (01) ALUMINUM WINDOW SYSTEM.
 - (02) ALUMINUM ENTRY DOOR SYSTEM.
 - (03) STUCCO SYSTEM WALL & BASE
 - (04) HOLLOW METAL DOOR & FRAME.
 - (05) PRE-FINISHED ALUMINUM STANDING SEAM METAL ROOF SYSTEM.
 - (06) PRE-FINISHED ALUMINUM METAL CANOPY SYSTEM.
 - (07) PRE-FINISHED ALUMINUM COLUMNS.
 - (08) GREEN WALL SYSTEM.
 - (09) IMPACT RATED 3'-6"x8'-0" STAINED WOOD DOOR.
 - (10) PRE-FINISH ALUMINUM GUTTER & DOWNSPOUT.
 - (11) OVERHEAD ROLL-UP DOORS.

applicant shall demonstrate an unreasonable economic hardship or unusual and compelling circumstances. "The board shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular structure against the special merit of the proposed replacement project."

Spencer recused himself from the item.

Board Member Yee made a motion to approve the demolition, seconded by Board Member Mead, and it carried 5 to 0. Staff indicated as with all demolitions there was the option for the applicant to actually pull the demolition permit without seeking final plans. Chairperson Salter stated it was his understanding that the Board had traditionally required final approval and that was what he anticipated in this situation. Staff explained the ordinance was worded that the applicant could provide conceptual elevations, conceptual site plans and conceptual foundation plans, but they did not have to actually pull the demolition permit. Board Member Mead stated the key part was to hold them to their conceptual plans, but if they tried to modify them, they would start over. His concern was that as a newly constructed building, it would still accomplish what they would have done in a renovation of the existing structure. Rather than the foundation plan with the existing structure, there should be finished plans with everything that goes with newbuilt construction to accomplish the same substantial form.

Mr. Spencer again cited the word unusual and with the road work going on, there was no danger to pedestrians, and it was basically a construction zone in totality from the East Garden Street section over to Chase; it could be an ideal time for a demolition to occur. Staff advised that in the past, the Board had been allowed to say these requirements have been met (with the previous approval), and they could apply for a demolition permit, or these things had not been met. Board Member Mead felt it was complicit in conceptual approval the Board had of the plan to the specificity it was given originally. **Board Member Mead moved that the Board find that the plans which were submitted for renovation to final approval as occurred previously, meet the intent and substance of the provisions with regard to the submission of plans for issuance of a demolition permit, and that the Board's review of the newbuilt plans is going to be primarily focused on those elements which have to change to accomplish the same objectives in newbuilt construction as previously approved.** Chairperson Salter clarified that the Board felt the applicant had met the requirements to obtain a demolition permit based on information provided to the Board – they could basically pull a demolition permit to tear the existing building down. **Board Member Yee seconded the motion. After providing clarification to Board Member Ramos, the vote carried 5 to 0 with Mr. Spencer recusing.**

Item 8

36 E. Garden Street

PHBD

New Construction-Conceptual

C-2A

Action taken: Conceptual Approval.

Philip Partington is requesting *CONCEPTUAL* approval for a new single-story commercial building. The proposed plans show a rebuild of the existing building and are nearly identical to final plans which were approved by the Board in February 2020. At that time, however, the application was for an alteration to a contributing structure rather than new construction. The new plans continue to show a covered outdoor seating area and green wall systems, aluminum entry doors and window systems, a standing seam metal roof system supported by columns, and metal canopies. Board Member Spencer recused himself and stated this request was unusual. They had proceeded to final approval before COVID, and the project then went into hiatus; Hurricane Sally inflicted damage which had not occurred when the project was previously submitted. A hurricane damage assessment was provided, and it was determined it was more practical to demolish the building and rebuild what the Board had previously approved. The only change would be the name to Union Public House.

Chairperson Salter stated he would not classify the Reynolds Music House as an architecturally significant contribution in its current state; there were pieces and parts which were iconic, but not in good shape. The criteria applied by the Board for the significance of the structure, the importance to the integrity of the district, whether reasonable measures could be taken to secure the structure, in the way it was presented, what we would be gaining was more representational of a historic structure, and the current structure was questionable in its current structural integrity. Board Member Mead indicated Hurricane Sally had deteriorated the usefulness of the structural fabric for the design intended. Also, since this had already been approved in its current form, they more than satisfied the requirement that the design replacement would suit the district. Mr. Spencer advised as the drawing depicted which was approved on the conceptual level, it was implying a masonry loadbearing wall anywhere from 12" to 18" thick; that would occur whether it be a combination of reinforced CMU with a sheathing of 8" with an additional 3" to 4" of sheathing, insulation and a finish; it would not be loadbearing brick; the brick if painted would return to give the appearance of a loadbearing masonry building.

Staff advised the item was brought to the Board for conceptual review, but the applicant had asked that it be considered final, and the Board gave final approval. Board Member Mead understood that the Board gave final approval for a building renovation but felt the significant details in a newbuilt structure should return to the Board for final approval. Mr. Spencer clarified that during the presentation, it had actually gone from conceptual to final approval. Staff advised if the demolition was approved, the project would return to the Board for final approval. Advisor Pristera indicated he would also approve the demolition.

Board Member Mead made a motion to approve the concept as previously submitted in conceptual form, with the final returning to the Board with the details of newbuilt construction. Board Member Ramos seconded the motion, and it carried 5 to 0.

Item 9

200 BLK W. Garden Street

PHBD / GCD

New Construction-Conceptual

C-2 & C-2A

Action taken: Conceptual Approval with Comments.

John Buzzell, Bearing Point Properties, is seeking *CONCEPTUAL* review of a new mixed-use, multi-family property located at the corner of Garden Street and Spring Street. The proposed mixed-use project includes approximately 329 residential units offered for rent, 53 condominium units offered for sale, and approximately 37,000 square feet of grocery retail space. The space for all of these uses is proposed to surround a central parking garage to accommodate the entire development. This conceptual packet included a site plan, elevations and renderings, and preliminary materials. Staff also provided a timeline detailing past ARB reviews for this project and zoning maps and advised the elevations had been slightly revised, and hard copies were provided to the Board with revisions available online.

Mr. Buzzell presented to the Board and explained the lower levels of the parking were available for the grocery retail with upper levels for the residential units.

McDaniel Wyatt stated this property sat as the western gateway to downtown Pensacola. The majority of the existing site had been razed. The remaining structures were the blighted school building and two historic elements which they planned to incorporate into the design - the arches of the former USO building along South Spring and the façade of the former school building at Garden. He explained level I with parking, grocery and vehicular access, Level II grocery and leasing, Level III with additional grocery parking, Level IV with multi-family reconnecting to the main building, Level V and VI multifamily and condominiums on Spring and toward downtown and the waterfront, with Level VII being the upper-level parking garage. He explained the majority of the buildings were four stories, with six stories along Spring Street and the condominium building at seven stories. He demonstrated the sightline for pedestrians shielding the view of the parking