



City of Pensacola

Architectural Review Board

Agenda - Final

Thursday, March 16, 2023, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. [23-00225](#) ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM FEBRUARY 16, 2023

Attachments: [2-16-23 ARB minutes](#)

OPEN FORUM

NEW BUSINESS

2. [23-00226](#) 426 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CHANGE OF WINDOWS AT A CONTRIBUTING STRUCTURE

Attachments: [Florida Master Site File](#)
[Images](#)
[Application Packet 3.2.2023](#)
[Additional Photographs of Window Conditions](#)

3. [23-00227](#) 301 N. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C2-A / CITY COUNCIL DISTRICT 6
DEMOLITION OF A CONTRIBUTING STRUCTURE

Attachments: [Florida Master Site File](#)
[Images](#)
[Application Packet 3.2.2023](#)

4. [23-00228](#) 1401 N. 20TH AVENUE
EAST HILL / ZONE R-1AAA / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURES DEMOLITION REVIEW

Attachments: [Application Packet Referral 3.2.2023](#)
[Sec. 12-11-5. Building permits](#)

5. [23-00257](#) 702 N. E STREET
WESTSIDE GARDEN DISTRICT / ZONE R-1AA / CITY COUNCIL
DISTRICT 7
HISTORIC STRUCTURES DEMOLITION REVIEW

Attachments: [Application Packet Referral 3.8.2023](#)
[Sec. 12-11-5 Building permits](#)

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If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00225

Architectural Review Board

3/16/2023

TO: Architectural Review Board Members

FROM: Gregg Harding, Assistant Planning & Zoning Division Manager

DATE: 3/9/2023

SUBJECT:

Architectural Review Board Meeting Minutes from February 16, 2023



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

February 16, 2023

MEMBERS PRESENT: Chairperson Salter, Board Member McCorvey, Board Member Ramos, Board Member Yee, Advisor Pristera

MEMBERS ABSENT: Board Member Mead, Board Member Fogarty, Board Member Courtney

STAFF PRESENT: Assistant Planning & Zoning Division Manager Harding, Digital Media Specialist Russo, Cultural Resources Coordinator Walker, City Arborist Kris Stultz

STAFF VIRTUAL: Development Services Director Morris, Planning and Zoning Division Manager Cannon, CRA Urban Design Planner Bennett, Development Services Coordinator Statler, Assistant City Attorney Lindsay

OTHERS PRESENT: Ron Martin, Ron Kilpatrick, Dio Pereta, Jamshid Kholdi, Barbara Martin, Trang Baseel, Margaret Rhea, Barry Grizzard, Ken Niemeyer, Whitney Jeleniowski, Nathan Bess, Michael Carro, Don Redhead, Ashley Johnson, Brad Alexander, Blanding Fowler

CALL TO ORDER / QUORUM PRESENT

Chairperson Salter called the meeting to order at 2:00 p.m. with a quorum present.

APPROVAL OF MINUTES

Board Member Ramos made a motion to approve the January 20, 2023, minutes, seconded by Board Member Yee, and it carried 4-0.

OPEN FORUM

NEW BUSINESS

Item 2 201 E. Government Street PHD / Zone HC-1, City Council District 6
Addition of porch railings at a noncontributing structure

Action Taken: Approved with abbreviated review

Blue CPM is seeking approval to install railings along the front and side of a noncontributing structure.

222 West Main Street, Pensacola, Florida 32502
www.cityofpensacola.com

The railings will be black aluminum, 36" in height, and set between the existing square columns. Mr. Don Redhead with Blue CPM presented to the board, stating that the railing is an insurance mandate for the property. Chairperson Salter asked for clarification that the proposed product is a simple, aluminum assembled railing. The applicant stated yes. Chairperson Salter stated that with regard to railing, looking at the specification sheet the posts have base plates and there are receiver clips that attach to the post that hold the bottom and top rails, and asked if those were plastic or metal. Mr. Redhead stated that they are aluminum and he passed around samples. Chairperson Salter noted his concern that even though this isn't a contributing structure, its proximity to the road makes it highly visible, it's going to be a main feature of this building which was constructed to resemble a certain period in time. His concern is with this style of railing, how dominant those receivers and exposed fasteners are going to be and those are elements that are not typically a major visual component. Chairperson Salter asked the applicant if they have looked at other railing types that are less assembled that might be more appropriate. He went on to clarify other railing types that would be more traditional and less residential and less assembled. Mr. Redhead stated yes and the proposed option seemed pretty comparable and their idea to cut down on exposed fasteners was to use some more of the posts between the columns if they needed to, the spans seemed short enough for them to use these mounts where they are behind the top railing and are hidden. The bottom ones still require a fastener to it, but with it being underneath, it seemed like it was basically hidden. If they need to go without using some of the braces for longer spans, they could use another aluminum post as well.

Board Member Yee asked if the applicant would be required to have any of the aluminum posts that come with the system or is the plan to mount them to the wood columns that are on there already. Mr. Redhead stated that there are a couple of spans that seem like they would need to add the posts to but some on the east side of the property are a bit tighter. Whatever is going to be best for the property long term is what they will do to prevent sagging. Board Member Yee asked if the applicant looked at more of the cast iron look like the existing handrail that is at the steps. Mr. Redhead noted that they had used it previously, but they are trying to trend more toward aluminum because of the proximity to the coast and salt water, but that is one thing that they did look at. Since they manage so many other properties, they have had a lot of repairs and maintenance with that stuff over time. Board Member Yee asked if this was an insurance thing or is this something the building owner wants. Mr. Redhead noted the insurance company is forcing them to add the handrailing since it was just recently purchased, during the transition to the new insurance company, insurers are throwing the book at everybody across the board.

Chairperson Salter noted that the examples in the packet of new construction with similar metal railings, when you zoom in on the railing of new construction within the last ten years, he doesn't see any brackets where the railings attach to the post. It's more of a fabricated railing rather than an assembled railing, he's not sure that the assembled look is appropriate for this district. Board Member Ramos noted that there are products similar to the one proposed that have concealed fasteners and he was wondering if the issue was the style or the fasteners themselves. In Board Member Ramos' opinion, the style is appropriate, simple, and straightforward but the concealed fasteners are an issue but technically could this be approved to add railings and ask for abbreviated review for a product with concealed fasteners. Chairperson Salter and Assistant Planning & Zoning Division Manager Harding noted yes. Chairperson Salter stated the style of the railing is fine, it is more about how it is assembled, the top rail is going to have two connections to every post and all the pickets are going to have a connection, everything is assembled. Typically in these areas and specifically with some of the newer structures, it is more fabricated where you have a single connection point on each side or

maybe two connection points to something. The railing is fabricated and brought in place and installed rather than piecemealed together. So how this is joined together will have that visual difference than other items that would be in this district. Board Member Ramos agreed since they are at eye level at that porch. Mr. Redhead asked if he could come back with the removal of the fasteners, for approval. Chairperson Salter stated yes, if the board agrees they can approve the installation of a railing system and identify the criteria upon which that type of railing system would have to meet visually, to be installed.

Board Member Ramos made the motion to approve the proposed installation of railings with the condition that the applicant come back for abbreviated review proposing a system with concealed fasteners and less connection points. The style and layout of the railing is appropriate. Assistant Planning & Zoning Division Manager Harding clarified that an abbreviated review is a shortened review, done internally between staff, one member of the board, and the UWF ARB advisor. **Board Member Yee seconded the motion and it carried 4-0.**

Item 3 304 S. Alcaniz Street PHD / Zone HC-1, City Council District 6
Replacement siding and windows at a contributing structure

Action Taken: Approved as submitted

Scott Holland is requesting approval to replace the siding and windows at a contributing structure. No work will be conducted on the front. For the siding, all siding on the north and south sides, as well as the rear will be replaced with kiln-dried wood, and the non-beveled profile and 5" exposure will be lined to match with the front siding. All windows on the north side will be replaced (total of 11), and six windows on the south side will be replaced. All new windows will be wood with Fibrex cladding, and with exterior muntins in a six-over-six grille pattern. Additionally, the north side entry door will be replaced with a new wood entry door with simulated divided lites.

Mr. Ron Kilpatrick, owner of the building, presented to the board. He noted that the corridor between his building and Dharma Blue, for some reason it does not catch much air flow or much sunshine so it stays very moist in that area and sidewalks have to be pressure washed every six weeks. Chairperson Salter noted that he appreciates the applicant's care to save the structure and do everything he can, especially with the siding going back with a KDAT product and matching the profile and preserving all those elements on the front of the building and only replacing the sides. Chairperson Salter's concern is with this being a contributing structure, the ordinance that the ARB is tasked with upholding states that any modifications to that or any repairs be done with in kind materials and the siding is, but that line of Andersen windows is identified as a clad-wood window but it is a bit misleading. The spec sheets associated with the window suggest it to be a window that is constructed out of extruded pieces of material and has wood trim on the inside. The board has allowed clad-wood windows in the past because the window itself is made of wood and the cladding on the outside acts as the finished material. It is still maintaining the intent of the code, but this particular type of window, in Chairperson Salter's opinion, would not classify itself as a wood window. Andersen does make a couple of lines of windows that would qualify, so if the wood was removed the window would not exist. Chairperson Salter suggested that type of window should be incorporated into this project. Mr. Kilpatrick stated that there was a misunderstanding on his part, when he was at a previous ARB meeting for Lucy's in the Square the gentleman that went before him had the same Andersen wood window and it is the reason Mr. Kilpatrick picked this window because he thought it was a precedence and that is what the board wanted, a clad window. One of the images he provided indicates a wood window with cladding on the exterior to help protect the areas that are

rotting and it is pine on the inside.

Chairperson Salter understands this particular product likely has been approved and there were a couple examples discussed between the Chairperson and Assistant Planning & Zoning Division Manager Harding, a lot of times the term clad wood window is used and there is a cut sheet that shows what it really is. Typically, a clad wood window has a non-official meaning, it is a wood window, a window made out of wood that is clad with something. Over the years, manufacturers are applying that terminology to products that have changed but are still using the same wording. Based on what the ARB is tasked, fulfilling the criteria of the ordinance, and on a contributing structure in the historic district, like materials need to be used unless there are very specific special circumstances. With the information provided, the cut sheet on the window demonstrates that because of the assembly, this window exists because of the piece that is not wood. Mr. Kilpatrick stated that he took a liberty during covid, and fear of shortage and he ordered the windows. Chairperson Salter stated that the frame is wood, but the sash itself is not constructed of wood. If you take the wood out of the sash, you still have a window and to Chairperson Salter, this does not meet the definition of a clad wood window.

Board Member Yee stated that he did not share the same opinion of the Chair on the construction of the sash, but he asked the applicant if he was certain it's the Woodright Double-Hung as opposed to the Tilt-Wash because the Tilt-Wash does appear to have a sash that is primarily wood then clad with some sort of aluminum or composite material. Mr. Kilpatrick noted that it was his understanding that it is a wood product except for the actual seal and the cladding around the exterior and the flashing. Board Member Yee asked for clarification if the applicant already had already purchased the windows and ready to install. Mr. Kilpatrick answered yes.

Board Member Ramos asked Assistant Planning & Zoning Division Manager Harding if the ARB had approved 400 series Andersen windows in this district before. Assistant Planning & Zoning Division Manager Harding answered yes and noted that he and Chairperson Salter looked into some past records and the last time the board saw this was for the single-story cottage renovation on Bayfront. It was a similar project in that the front windows were not touched, so it was only side and rear windows being replaced. There was a North Hill case as well, a Victorian, but it is a little different because it is a contributing structure but has vinyl siding. The Bayfront example is the most recent example, and it is a contributing structure. Assistant Planning & Zoning Division Manager Harding noted that Chairperson Salter is right that Andersen 400 series has several different lines, E- and A-series. Board Member Yee asked if this is the same window that was installed at Lucy's in the Square. Assistant Planning & Zoning Division Manager Harding noted no that the example of the same windows was a different item and Mr. Kilpatrick noted that it was August 2021 and it was 1002 Baylen Street, North Hill. Mr. Kilpatrick noted again that the approval of the Andersen windows at the 2021 meeting is the reason he purchased these windows.

Board Member Ramos asked for Advisor Pristera's opinion. Advisor Pristera noted that he went by the house and from the street there are some really bad sashes that would probably need to be rebuilt if they were going to be restored. Other ones could be fixed as they are, at a window workshop last month they saw several rough examples that could be restored. Wood can be rebuilt and repaired and as long as it is maintained, it is fine. Replacement windows like this add more complication to the matter and will need to be a full replacement if they fail. Advisor Pristera asked the applicant if he looked into restoring the windows. Mr. Kilpatrick noted that some may look like they are easy to repair but you can't see the bottom rails are mostly deteriorated and the south side windows

are not original. Advisor Pristera noted that he noticed a mix of windows on the existing. He stated that he has seen this board approve replacement windows as long as they match the originals and still have the profiles, the grilles are all exposed and not in the glass, the ARB has allowed that but he realizes this a different product than what they've seen from other examples. Advisor Pristera would prefer to see them restored, but that isn't an option, and he is glad the front ones are being saved. Assistant Planning & Zoning Division Manager Harding noted the Bayfront example was 428 Bayfront Parkway.

Board Member Yee wanted to see a drawing that shows units Mr. Kilpatrick has and the profile of the sash relative to what one of the other series windows looks like and if they are comparable, regardless of the amount of wood, if they look the same and the frames are largely similar and it's just the sash, he is willing to consider that. Mr. Kilpatrick asked for clarification on the comparison window, that being the original or another Andersen like the E- or A-series. Board Member Yee stated all of the windows being compared would be helpful. Mr. Kilpatrick noted that there are six buildings on that stretch of Alcaniz and there are two that already have the clad fiberglass windows, one of which was approved at Scott Holland's office, and he will provide information on the existing windows and options through Andersen. Board Member Yee asked for other board member opinions. Chairperson Salter noted that he sees what Board Member Yee is saying and based on this particular project and the efforts to preserve the main elevation, that gives weight to the consideration. Assistant Planning & Zoning Division Manager Harding stated that there is an alternative materials policy, but it is meant for siding, but the board could use it for case-by-case basis for non-frontages, rears, and such. Board Member Ramos asked if there are any exceptions in the Secretary of the Interior's Standards for rehabilitation for side and rear elevations. Assistant Planning & Zoning Division Manager Harding stated that the policy that discusses alternative materials was taken from those guiding principles and served as the primary source when drafted. Advisor Pristera stated the first step is restoring what is there, second would be trying to find a comparable material. Materials that are not traditional get into a gray area of aesthetics and performance over time. Board Member Ramos stated that the applicant has a good point with the north windows and moisture, less wood would be more helpful long term. Though a true wood window that is clad with some other material on the outside would do the same job. Board Member Ramos asked with four members present, if there are equal votes how does the outcome get determined. Assistant Planning & Zoning Division Manager Harding noted that equal number of votes would be a denial and this board needs a majority of present members to vote on a motion.

Board Member Ramos asked the applicant what his preference would be, is he open to other options such as returning the windows and looking for other windows. Mr. Kilpatrick cannot return the windows, but he could try to sell them. The main reason he looked at this window, other than thinking it was an approved window, was because of the cladding and how wet the area stays. He was looking for something to aesthetically match the existing but would have longevity and not need constant maintenance. This long, expensive process has already cost \$200,000 for recladding and insulation. He would prefer approval as to not incur another expense and avoid the timing constraints of finding a true wood window. Board Member Ramos asked if the applicant would be open to providing additional information on the existing profile, the Andersen wood clad window and the proposed window for abbreviated review. Board Member Ramos is inclined to approve with that information provided. Mr. Kilpatrick is happy to provide the information. Board Member Yee emailed the section profiles of the Woodright and Tilt-Wash and the proposed window to Assistant Planning & Zoning Division Manager Harding. Board Member Yee noted the construction material is different but they are pretty similar and one is not significantly larger or smaller than the other. Board Member Yee

does not see a dramatic difference and is inclined to approve the product, especially since they are already purchased. The dimensions are comparable and you can see other than sash, the primary material is wood. Board Member Yee asked if there are other items to discuss in the application. Assistant Planning & Zoning Division Manager Harding noted there is a north entry door, but no issues were noted. Chairperson Salter's only issue in reviewing the packet was the windows.

Board Member Yee noted in light of the applicant's efforts to maintain the front elevation and maintain the front wood windows and these are to the side elevations and given the similarity and dimensions in the sashes though material is different, he moves to approve.

Board Member Yee made the motion to approve the application as submitted. Board Member Ramos seconded the motion and it carried 4-0.

Item 4 255 W. Brainerd Street NHPD / Zone PR-1AA, City Council District 6

Variance

Action Taken: Denied

Assistant City Attorney Lindsay addressed the board about quasi-judicial proceedings. The criteria and provisions for a variance were distributed to the board. A quasi-judicial process means the board listens to the applicant present facts, listening to potential opposition or anyone with an objection can present their information. The board is only supposed to take into consideration facts that are heard today and any facts demonstrated by the materials that were distributed. The applicant has the right to rebut anything that is against the applicant's position after the board hears the opposition. Once the board has heard the information from the parties, the hearing is closed to further public or applicant presentation. The board then discusses what the facts mean and if the variance criteria have been met and make findings that support the decision and provide a summary of that for the motion for record keeping.

Chairperson Salter summarized that Assistant Planning & Zoning Division Manager Harding will introduce the applicants, they will present their evidence to support the variance and the floor will be opened for public comment. Each speaker has up to five minutes. There should be no back and forth, this is procedural and no communication other than who is speaking. The applicant will be able to then address any of the concerns and then the board will discuss.

Assistant Planning & Zoning Division Manager Harding introduced the item for 255 W. Brainerd Street. This is broken into two items but for the quasi-judicial meeting the board will only be talking about the variance. The variance is just concerning the footprint of the building and the setbacks and rear yard coverage being requested. This is in North Hill, PR-1AA, city council district 6. Dr. Daniel Hohman is requesting approval to reduce the south side rear yard setback from the required 5 feet to 3 feet and to increase the allowable rear yard coverage from 25% (1,000 sf) to 26% (1,038 sf) to accommodate a new detached accessory residential unit over garage. Because this is an accessory structure, any accessory structure over 15 feet in height takes on a 5 foot rear yard setback, the setbacks are different from the primary structure. The divot in the property line is the section the variance is being requested for the rear yard setback reduction. The applicant is requesting the variance due to several unusual property features which dictates placement of a proposed new building. These conditions include the site's topography, the underlying archaeology associated with Fort San Bernardo, and the inconsistent south property line. Conceptual review for the proposed structure is also for review and as the next agenda item. Cultural Resources Coordinator Walker

provided a staff memo to speak to the archaeology and City Arborist Stultz is present to address landscape provisions and Assistant City Attorney Lindsay can be called on for the property's history.

Mr. Barry Grizzard presented to the board as the builder, representing the owner, Dr. Hohman. Dr. Hohman has given a lot of consideration over a number of years on where best to situate the detached garage that he has wanted to quite a while. Once they viewed the topography of the lot, the land itself lends to situating it along the rear property line so it disturbs as little of the high part of his yard and former fort and nestles the garage in parallel to his rear property line. Assistant Planning & Zoning Division Manager Harding covered most of the facts that they were considering when deciding where to position the building. Mr. Grizzard thinks part of Dr. Hohman's leaning toward positioning it there was some of the facts of buildings around him, there are a number of detached buildings to his south that are often times even closer than the three feet that they are requesting to the property line. Dr. Hohman was hoping it wouldn't be that big of an issue. Mr. Grizzard asked if there were records for the two or three buildings to his south as to whether or not they were permitted at the time they were built or if a variance was granted for those, just for their own information. Assistant Planning & Zoning Division Manager Harding noted that for this hearing staff did not research whether that was the case and he doesn't want to anticipate wrongly if that occurred or did not occur. Mr. Grizzard noted there are three properties on that block to the south of Dr. Hohman that have detached buildings within three feet of the property line. It is not like they are asking for something that hasn't happened.

Chairperson Salter requested public speakers to approach the podium and introduce themselves and provide their comments. Chairperson Salter called Ron Martin; Mr. Martin stated that the speakers have an order they would like to go in if that would work. They would like Barbara Martin to speak first, Chairperson Salter asked her to approach. Assistant Planning & Zoning Division Manager Harding stated that staff did receive comments from the North Hill Preservation Association as with all items in the respective neighborhoods, the associations are able to provide comment. Chairperson Salter stated he would read them into the record after public comment.

Mrs. Barbara Martin addressed the board. Mrs. Martin and her husband live in the house adjacent to the south and all she knows so far is what she read in Dr. Hohman's application. She mainly wants to set the record straight, in three pages of Dr. Hohman's application he talked about part of his land was stolen from him and that is why he wants the setback to be reduced. In the application itself, he wants a three-foot setback from the original property line which he considers to be within Mrs. Martin's property. His sketch shows a different picture, so Mrs. Martin isn't sure which he is asking for. In referencing Mrs. Martin's sketch that she distributed, he does not have a perfect square for a site. In the bottom right-hand corner, there is a four and half foot deep strip that was deeded to the previous owner of Mrs. Martin's property. Mrs. Martin's property is the gray area that looks like was originally part of his land. He bought the property in 1999 and that land was deeded to the former owner of Mrs. Martin's property in 1992. In the three pages, nine times he talked about how the city and the former property owners maliciously stole the land from him. Mrs. Martin is going to set the record straight. Those former property owners are good people, and they would not have done that. She is sorry that he felt that way. In referencing her packet, Mrs. Martin noted the picture of the four and half foot strip, just like theirs, and the warranty deeds. They show in 1992, the first one you see was when Elizabeth Holsberry, the former owner of Mrs. Martin's property, deeded to Lisa Adams and Michael Uster that section that Dr. Hohman is talking about. He bought it in 1999, that's the second warranty deed, and it also shows that he does not own that strip of land. The third deed is a quit claim deed that looks like he tried to acquire that land back but that is only a quit claim deed. The

quit claim deed deeded the land to him, the Uster and Adams couple deeded it to him with a quit claim deed but they had no interest in the property because when they bought it, Elizabeth Holsberry did not deed that to him. Mrs. Martin acknowledged she is not explaining it very well, but it is very clear if you read the legal descriptions and the deeds. Long story short, there was no stealing of land so Mrs. Martin just wanted to get that straight. Those were good people that were maligned in Dr. Hohman's application. The next thing is, in Dr. Hohman's application on point number four, he states that no property owner will be negatively impacted by this structure. But on Mrs. Martin's sketch, the building has a patio on the east side of the building that will look directly into Mrs. Martin's backyard. On her picture she showed the five-foot setback, so that is very close to looking into Mrs. Martin's backyard. In PR-1AAA that is the most restrictive zoning there is in North Hill to Mrs. Martin knowledge and the normal setback for a residence is 25 feet for a rear setback so that gives the neighbor behind you privacy, for kids to play in the backyard. When you put a residence five feet from the property line, it puts them right in your backyard. Mrs. Martin's five minutes ended.

Mr. Rob Martin, 254 W. Gonzales Street, addressed the board. He referred the site plan map in the PowerPoint and the area south of Dr. Hohman's property, there are 42 feet between there and the property line. In the 42 feet, it is a seven-foot drop in elevation that meets a retaining wall that is about 5 foot, and from that barrier wall to the back of Mr. Martin's house is another 10 foot drop. Mr. Martin noted that Dr. Hohman's lot is one of the highest lots in North Hill; therefore, where does the water go. The gentleman who represents Dr. Hohman is true, there are three pieces of property that there was no zoning. When they were built, Mr. Martin's little shed being one of those, he noted it on the map. When they bought it, Carter Quina owned a garage, and they had the same wall. There was no setback, they were on the same wall. When you have issues like that, it creates some problems. Mr. Martin has an insurance problem; they do not want to insure it because he shares a wall with somebody. Mr. Martin thinks that when Elizabeth, who owned the property at 254, she also owned the property that Dr. Hohman had. When her mother died, she got the property south of her. She said hey this is a potential problem, so Mr. Martin thinks that is why she deeded that four and a half feet. She kept that four and a half feet when she sold it to that couple. When Dr. Hohman bought it, it was in his warranty deed also, so he should have known that that four and a half feet was not his. Mr. Martin thinks Ms. Holsberry probably put the four and a half feet to preclude actions like this where somebody is trying to get a variance or if future owners of Mr. Martin's property and he sells, they want to build something they won't have to come ask for a variance because of setbacks. Mr. Martin is concerned about the water runoff. Dr. Hohman is putting a building there and a concrete driveway, it doesn't perc. Right now, when it rains Mr. Martin's shed fills up with an inch or so of water. Mr. Martin owes Carter Quina an apology, until this incident happened Mr. Martin thought it was coming off of Mr. Quina's roof. They share a wall and he thought water was coming into his shed from his roof. After looking at this, the water is coming from Dr. Hohman's property. The retaining wall stops at the Martin's garage and then retaining wall becomes that back of their shed or the garage. The water is hitting that and coming into the garage. There will be quite a challenge because of the elevation drop, as a builder Mr. Grizzard will have a challenge to move that water. Mr. Martin works in a law office and it is trespassing for water to come from one property to another. Mr. Martin's only concern is to make sure whatever everyone agrees to do, it not only satisfies us today but future owners of this property, so they don't have to come here and not fight but discuss why we did what we did.

Ms. Whitney Jeleniewski asked if she had an email to read from another neighbor who couldn't be there, would that be included in Ms. Jeleniewski's five minutes. Assistant Planning & Zoning Division Manager Harding answered that would be up to the Chair and noted that there were at least three emails from concerned residents and notified those residents that staff were unable to provide that to

the board. If they wanted their comments addressed, they would either need to come or have it read by a neighbor or someone else. Chairperson Salter did not include the email being read as a part of Ms. Jeleniewski's five minutes and it was a separate line item.

Ms. Whitney Jeleniewski, 217 W. Gonzales Street, addressed the board. Her residence is two homes directly south of the property in question. She lives in front of or south of the Martin's house. She is the neighbor probably least impacted by this, but is probably the most vocal of the goings ons. Ms. Jeleniewski referenced the City of Pensacola's preservation district guidelines, which obviously come from the Secretary of the Interior's guidelines. The first one on page 63, development projects may create substantial adverse impacts that result from inappropriate height, bulk, and scale relative to their neighbors. This variance to build a two-story garage apartment on the highest point of North Hill, it's 98 feet and one of the highest points in the city of Pensacola, will harm the character of the neighborhood and such a request would create substantial adverse impacts that result from inappropriate height, bulk, and scale relative to the neighbors and create a significantly new and large roofline across the neighborhood. Ms. Jeleniewski provided images to Assistant Planning & Zoning Division Manager Harding for what she was referencing. Page 47 states that significant archaeological resources affected by a project should be protected and preserved. Ms. Jeleniewski questioned what if any mitigation plans will be created or followed to mitigate the destruction of the site that is listed in the National Register of Historic Places as Fort San Bernardo a.k.a. the Queen's Redoubt. This site holds historic significant value within the preservation district. Page 62 states the design and placement of a structure and its massing on the site should enhance solar exposure for the project and consider the shadow impacts on the adjacent building and public areas. The placement of a two-story structure and its massing on such a high point with the reduced setbacks will also directly impact the adjacent buildings that have existed for over a century, reducing solar exposure and creating shadow impacts on adjacent buildings. As we last discussed with 304 S. Alcaniz and Mr. Ramos noted that with such reduced setbacks there will be a lack of airflow and a lot of standing moisture between the new building and the building that already exists, which to Ms. Jeleniewski would be very concerning. In addition to the lack of setbacks, the requirement for the increase in rear yard coverage and lessening the permeable surface will directly impact all neighboring homes and properties at a lower elevation, which are all of the properties to include Ms. Jeleniewski's. The lack of permeable surfaces on the property mean that rainwater runoff will flow directly off the highest point of the Queen's Redoubt over the proposed driveway, around the ADU and on to everybody's property at lower elevations, soaking the abutting properties which will no longer have any solar advantages due to the two-story structure that is proposed. On the property there are several heritage oaks that are not shown on the sketch that the owner would like to remove. They are not mentioned on the sketch. Ms. Jeleniewski called the city arborist to come out look at them, if he could talk more to the board about those. There might also be a heritage magnolia on the property as well. Removing these trees would directly violate the adopted ordinance of the city to protect and preserve the trees. The City of Pensacola's variance request application asked to explain why the variance is not detrimental to the general welfare or property rights of others in the vicinity. This proposed driveway and building will also sit three feet from the historic brick retaining walls that protect the lower properties. Ms. Jeleniewski is concerned about the primary issue facing these retaining walls such as water and drainage control from the upper property's new driveway and rental unit and the fact that these walls were not designed to safely resist the overturning and sliding due to the forces imposed from the proposed driveway and ADU structure. The owner requesting the variance purchased the property with the constructive knowledge of the applicable land use regulations. The owner's preference as to what he would like to do with the property is not sufficient to constitute a hardship entitling the owner to a variance particularly when the ADU of a more

appropriate size and adhering to the setbacks in other codes set in place by the city to protect both the abutting neighbor's property and character of the neighborhood could still be built.

Ms. Jeleniewski read the email from Nicole Endacott of 300 W. Gonzales Street who lives southwest of the property in question. Ms. Endacott is writing in regards to the application for the variance of 255 W. Brainerd in North Hill. She hopes the board will consider these points in their decision to approve or deny Mr. Hohman's application. If allowed, four driveways including Ms. Endacott's will be clumped in a small section of Barcelona Street. Dr. Hohman noted that there are other North Hill homes with permitted accessory garages and apartments. These homes do not have an attached garage which necessitates the need for an accessory structure. Dr. Hohman's home, built much later than the typical North Hill home, already has an attached garage. Dr. Hohman noted that no other North Hill home would be able to see the proposed structure. Ms. Endacott does not think this is true based upon her vantage point and the application specifications. This is especially true with the proposed removal of the heritage oaks along the southern property line. This area of North Hill has large homes on large parcels. In Ms. Endacott's opinion the plan for a second residential structure on his property will look out of place. Ms. Endacott is thankful for Dr. Hohman's military service, she hopes his understanding about the issues related to his southern property line is erroneous because it would be awful if that is what transpired. Ms. Endacott regrets not supporting his application, but she does not feel that his plans are compatible with preservation of the North Hill Preservation District.

Mr. Jamshid Kholdi, 200 W. Gonzales Street, addressed the board. He opposes this variance on various grounds, but other people have talked about all sorts of things. For the lack of time, Mr. Kholdi confined his remarks to environmental issues. In referencing the images of Dr. Hohman's residence, if the variance is approved and Dr. Hohman goes along with his plans, it will carve out part of the hill. It will need to be bulldozed or carved out because you can't build on grounds like this. This fact is something that a civil engineer friend came and observed and told Mr. Kholdi. This involves cutting half the hill almost straight down simply because it is not possible to build on something like this. This put Mr. Kholdi's mind at ease and he knows what he is talking about. See what it involves to cut that hill. First of all, there are two healthy, viable heritage oaks there that have to be killed. Then there are magnolias and other things that need to be gotten rid of, so that's another thing. Then the neighbor next door, Pam Schwartz, has a well. Obviously a well gets its water from some sort of spring. We do not know where the location of that spring is, so if you start willy nilly bulldozing and carving hills, you are very likely to disturb that spring and spring up a kettle of fish that you may not handle. On top of all of this, perhaps the most important part, is the historical part. That site is the little bit that is left of the Battle of Pensacola, which Americans with the help of the Spaniards won against the Brits. With that, the Brits hold on Florida and a lot of the southern United States got cut off. If you think about it because of that and other actions that Americans did, we as Americans got our independence. So that little hill is a very important historical thing, it's not just a little bitty historical thing. It ties in with the American Revolution and all of that. Now balance that with what Dr. Hohman wants, he wants a five car garage and about 2,000 square feet of livable space. Mr. Kholdi asks is that a really good trade. A garage and some living space versus all of this history and other objections. This historical hill cannot be replicated whereas this project of Dr. Hohman's can be built anywhere else really. He can easily sell the existing property he has for a million and save the million that he is going to spend on building this project, that's two million and buy himself or construct himself a very nice place with all the amenities that he wants. On one side you have something that can be done anywhere, on this side you have something extremely valuable historically. We need to keep this history alive for the next generation. Mr. Kholdi was a teacher. As a teacher he knows concreteness counts for a lot. If you want to teach math, you can make it concrete people can understand it better. Physics are the

same way. History is the same way. It's not good enough to say to people, come over here on this site there was Persepolis but unfortunately now there are all these houses. Mr. Kholdi is from Iran and he is very proud of Persepolis as it exists now. You go there and you see this huge 50 foot column sticking up into the sky, standing there after 3,000 years. Mr. Kholdi's time ended.

Ms. Trang Beseel, 225 W. Gonzales Street, presented to the board. She is two houses directly behind the site and just recently moved there about one year ago. Ms. Beseel's main concern is for herself, the drainage and water issues that could potentially not just affect her house but other homes around. The second being the historic site that Mr. Kholdi referenced, this is a part of history that we can't get back if it becomes damaged. There is nothing you can do about that. He could build the garage somewhere else but you can't undamage something if you go and do this and they destroy something. The third being the trees that are protected and that's all she had to say.

Mr. Nathan Bess, 284 W. Gonzales Street, presented to the board. He is the property owner abutting the situation of the proposed variance to the south. He would like to join and adopt the comments of his neighbors. As Ms. Lindsay will instruct you, the task before this board right now is in effect a balancing task to evaluate the factors that might justify this variance. Mr. Bess requests that the board deny this variance. First of all, the perceived need doesn't justify the detriment to his property and the risk to other property owners in the area. The heritage trees on the property, any kind of installation of impervious surface might impact the root systems of those trees and could jeopardize those. In addition, the perceived need for the property would appear to be redundant to the existing driveway and vehicle storage and existing garage that is already present on the property. The retaining wall, the installation of the structure could cause the wall to collapse and create a safety issue for his property and other properties in the area. In addition to privacy concerns that he would have with a tall building that is up gradient from Mr. Bess' property with two balconies that would overlook the living area of Mr. Bess' property. For these reasons, Mr. Bess asks that the variance be denied.

Mr. Ken Niemeyer, Dr. Hohman's partner, presented to the board. He noted Dr. Hohman couldn't be there and he was speaking on his behalf. The retaining walls discussed are the adjoining property owner's walls, built by the adjoining property owners. The adjoining building is a two-story building that was built partially into and over the property line that was originally there. The roofs drain over onto Dr. Hohman's property. One story buildings also drain, the roof throws the water onto Dr. Hohman. Dr. Hohman's building is located in a low area with drainage out to Barcelona Street. There is also a large oak tree which is 97% leaning over the adjoining property owner, less than 10% is on Dr. Hohman. So, this tree that is talked about being removed, in Mr. Niemeyer's opinion, is a liability for Dr. Hohman and it's all leaning over onto the adjoining property owner whose driveway is nonpermeable and goes all the way here into a garage, a two-story building, which is part of what created this transfer of questionable ownership. Mr. Niemeyer doesn't know what was built when because we don't know what building permits were issued for the buildings along to the south. Mr. Niemeyer asks the city to look into what buildings permits were issued and what variances were secured for any of the adjoining property owners to build up to and over the property line. This building is not where the previous speaker spoke about history. He's talking about over on Brainerd. This building is not in an elevated location, it's at the lowest level, sloping down too. The higher level property that you might know on this huge piece of property of Dr. Hohman has a questionable history. Mr. Niemeyer does not have information as to the historic nature of this structure. No one knows what the restrictions are on this property if there are any. When the original house was built by the Blount family in 1950 or 50-something, nothing was done by the city or anyone else about the existing structure. Dr. Hohman's building is built to complement and duplicate the existing building.

Mr. Niemeyer is unclear on where the historic people are considering it non-comparable. It is a 1950 house and the new building is designed to duplicate that. It is not a five car garage, it is a one and half or two car garage underneath. The biggest problem that Dr. Hohman has is from the existing building and the nonpermeable surface that covers all of this and even one building that appears to be on two different lots with no separation between two property owners. They are far bigger and higher than what he proposes. All of the information for Dr. Hohman came in yesterday, so they would like to meet with all of those that submitted email presentations, the lawyers, and everybody else because this is all new to them. Especially the arborist, Mr. Niemeyer went out and looked today and the oak tree he's talking about is 90% not on his property. It's overhanging an adjoining property and right abutted to the nonpermeable buildings and pavement. The stuff about looking at that site, Mr. Niemeyer would challenge any property owner to show how many trees they have on their property compared to the density of trees on Dr. Hohman's property. It's way out of proportion. Dr. Hohman has way more any neighbor. The neighbor to the south, Mr. Niemeyer thinks, may have two trees. Dr. Hohman has probably 40 on his site. Mr. Niemeyer's time ended.

Chairperson Salter called for any additional speakers to this item. Chairperson Salter closed the public speaking portion and the applicant had a chance to speak to any comments, make any final closing arguments that they would like for the variance. Mr. Grizzard addressed a few items. He thanked the Martins for shedding light on how that divot in the property line came to be. They were never able to understand that fully. The roof line of the proposed building that they are putting up, by nestling it into the side of that hill. Chairperson Salter interrupted to state that he made a faux pas in procedure and neglected to read the North Hill comments. Chairperson Salter noted he will give Mr. Grizzard the opportunity to speak again but it is the Chairperson's responsibility to read the North Hill Preservation Association's comments into the record.

Chairperson Salter stated with specific regard to item four, the variance, the North Hill Preservation Association stated: We recommend that these variances not be granted for the following reasons: A) the site is one of the most significant, well preserved and undisturbed historic and archaeological sites in the city of Pensacola's history. Any major construction at this site would cause irreparable damage. This site should continue to be preserved in its current state B) the Secretary of the Interior's guidelines state in section 36CFR67 1) the historic character of a property shall be retained and preserved, the removal of historic materials or alterations of features and spaces that characterize a property shall be avoided 2) specific archaeological resources affected by a project shall be protected and preserved, if such resources must be disturbed mitigation measures shall be undertaken 3) new additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment 4) new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its property would be unimpaired C) excavation for a foundation and footing at three feet from the property line could cause damage and failure of fragile retaining walls and berms which are helping to protect adjacent, downhill properties. D) Several heritage trees are located within the project footprint. Existing trees are not located and shown on the site plan. The plans should denote which trees are to remain and which are to be removed. E) No drainage plan is shown to provide paths to avoid water run-off flowing onto adjacent properties and streets.

Chairperson Salter concluded North Hill's comments and closed the open forum. Mr. Grizzard continued; the roofline of the new structure shouldn't wind up any taller than the roofline on Dr.

Hohman's existing home because they are nestling it into the side of that hill. As far as destruction of the fort, it seems that Dr. Hohman is being held to a standard that he was not advised or informed of when he bought the property, that there would be no changes allowed to his property at any point in his ownership. It seems a little odd to hold someone to something that they were not made aware of at the time of purchase. In addition, that fort covered more than Dr. Hohman's lot and over the course of the years when houses were built the other parts of the fort were totally wiped out. Mr. Grizzard understands that that makes more important what is left on Dr. Hohman's property but if the building were moved two feet forward and out of the five foot setback, they would not be here for a variance at all. But they would be destroying more of the fort. Everyone has the same goal in mind but at the same time Dr. Hohman has items he needs as well. As Mr. Niemeyer pointed out, it is not a five-car garage, it's more like a two car garage at the most and it is not a rental property. It is a 1,000 square foot living space that senior family members of Dr. Hohman are slated to live in at some point and that's the reason he wants to go ahead and build it now while he is doing the garage. Mr. Grizzard also wanted to state that they were handed a significant amount of information in the last 24 hours, before the meeting, in addition to the information that was presented here. Mr. Grizzard is leaning toward asking for a deference so they can meet with the parties that have given all this information so close to this meeting so they can try to iron out some of the issues and then come back for a decision at some point.

Chairperson Salter asked Assistant Planning & Zoning Division Manager Harding if the applicant can withdraw this variance request. Assistant Planning & Zoning Division Manager Harding stated that it is his understanding that if the applicant provides in writing to the Chair that they would like to withdraw the request that is amenable. Assistant Planning & Zoning Division Manager Harding asked Assistant City Attorney Lindsay to double check that since this is a variance application, he clarified the question that if the applicant was to provide in writing his wish to withdraw this item, if the request could come back to the board at a later date. Typically that is true with normal items but wanted to double check since this is a variance. Assistant City Attorney Lindsay stated that with normal items, the board hasn't already heard it, it is withdrawn before the meeting. Assistant Planning & Zoning Division Manager Harding noted that the ARB has had items withdrawn before the meeting and items during the meeting, but since this is a variance the question is about evidence and when that evidence is presented. Assistant City Attorney Lindsay noted this is a new situation but there is a quasi-judicial hearing in progress and what we have learned in the past is if you don't make a decision timely, then it is considered an approval and when you're talking about a quasi-judicial proceeding there is no procedural basis for that to be continued to another meeting. The hearing has to progress, evidence has been submitted. In a court's situation for example it would not be permitted to withdraw, it would have to be proceeded to completion if we were in court. Assistant City Attorney Lindsay felt constrained to say that the hearing must keep going because it has already begun. It must be completed today; a decision has to be made.

Mr. Grizzard had no additional comments, Chairperson Salter moved on to board discussion. The board can discuss the items, criteria for the variance, if there are questions for staff or questions for the applicant for clarification. Chairperson Salter reminded that this is quasi-judicial so the board is only supposed to consider the facts that were presented today. He noted one of the statements from the North Hill Preservation Association was that excavation for a foundation and footing three feet from the property line could cause damage and failure to fragile remaining walls and berms. Without any actual evidence from a structural engineer who has examined that, that's hearsay so the board cannot consider that as fact.

Chairperson Salter asked for staff clarification or the UWF advisor as to the relevance of the fort in question, the historic site, this property is basically a hill. Is the hill representative of the fort or what exactly is considered the historic aspect of this fort. Cultural Resources Coordinator Walker stated that based on the research that has been done there in the past, this hill was a part of an earth and timber fortification. It was stated that and it is true that that fortification was not just specifically on Dr. Hohman's property, it spanned more than just his property. The existing primary structure on Dr. Hohman's property is actually constructed within the site of explosion during the Siege of Pensacola, creating the crater in which that structure is placed. The remaining hill feature is in fact part of that historic resource, from what we can tell. It underwent limited excavation in the 1980s by UWF but they didn't find any artifacts related to that time period because it was a very limited survey. It was part of broader research that was conducted in 2011, indicated on the map in staff memo, and Dr. Hohman's structure was mapped in its location on that hill. It is a significant archaeological resource, as we have stated today, we would want to limit the impacts to that.

Chairperson Salter question the notion that the less impact on the hill, by default the less impact on the historical significance of that site. Cultural Resources Coordinator Walker stated yes, we don't know what is on the downslope because it has not been investigated archaeologically. That entire block of that neighborhood is significant archaeologically so for the neighbors you can say the same thing about their properties. Board Member Ramos asked if the applicant were to move the accessory structure two feet to meet the land development code, the impact because we don't know what's there, the impact would be the same moving the proposed structure closer to the hill. Cultural Resources Coordinator Walker answered, in theory yes. The other thing to consider is the further up that slope you go, the more impact you are creating to that earthen feature and that can impact its stability and future preservation. As far as what is subsurface, since we don't really know, the impacts would be the same in terms of artifacts being found. Board Member Yee asked if there are any requirements for archaeological excavation or evaluation if anything is found or not really. Cultural Resources Coordinator Walker stated that this is considered private property, so Dr. Hohman is in fact the owner. That is something that gets convoluted sometimes, when it is private property, it is their property, but we would hope that they would take into consideration any impacts to the cultural resources and it sounds like Dr. Hohman has worked with UWF in the past looking at his property so maybe he would be open to that. That would be the hope, if there is going to be any impact at all in that whole area if there is a way to incorporate some research or an assessment by UWF, that would be good. But there is no legal requirement to do that.

Board Member Yee asked the Chair if the board can ask questions of the applicant during this portion of the proceeding. Chairperson Salter noted yes and Assistant Planning & Zoning Division Manager Harding confirmed. Board Member Yee asked what Board Member Ramos was alluding to, why not just move the building two feet. Obviously we understand the potential impact to the historic site, but beyond that if you shifted the building then the neighbors can't tell you anything and you are not asking anyone for permission at that point. Mr. Grizzard responded that while that is all true, we would still be dealing with the North Hill Preservation Association as well as everybody else's input here as to their objections to the building. Dr. Hohman has closely reviewed where to put this and by nestling it where the front of the building will be at the highest point where it will be similar to his existing house was his forefront in his selection of where to put it. Board Member Yee asked if the variance request was only for the rear yard setback or is it also the height of the structure. Assistant Planning & Zoning Division Manager Harding answered no, it is only for the rear yard setback and the rear yard coverage, which is going from 25% to 26% since the accessory residential unit is over a garage 30 feet is the max height. Board Member Yee asked if that was based on the front elevation

or the rear, since this is not normally a part of the discussion for these kind of projects where you have such a big difference in elevation from one property to the next. Assistant Planning & Zoning Division Manager Harding noted that staff has based it from the rear, which is the lowest point or the lowest grade where the garage is. Assistant Planning & Zoning Division Manager Harding stated that if the structure was just one-story and under 15 feet, it would comply and be allowed.

Board Member Ramos noted in his opinion all the points made are valid and he is struggling to understand that from what he sees, the one percent increase and moving the property two feet, if the board were to deny the variance it would not prevent the applicant from building something very similar to what is being proposed and it would still meet the land development code. Looking at North Hill's comments on the next item which is the conceptual design for the accessory dwelling unit, the board has not reviewed it yet but it looks like the comments are things that can be addressed and compromises that can be reached. Board Member Ramos understands there is a lot of history, literal and history involving the site, but this could be built without the variance and does not see why the variance is needed.

Chairperson Salter asked staff if it is correct that this variance is only required because of its location and if it were shifted two feet, the building would be in compliance with the general construction, the buildable area, the location, and heights. Assistant Planning & Zoning Division Manager Harding stated yes, if the structure was shifted two feet it would be compliant with zoning requirements. Board Member Yee asked if the rear yard coverage area might be an administrative variance. Assistant Planning & Zoning Division Manager Harding noted that if the building is being shifted up, it would probably be less than 25% coverage. Chairperson Salter noted part of it would fall into the buildable area and Assistant Planning & Zoning Division Manager Harding confirmed that. Assistant Planning & Zoning Division Manager Harding stated shifting it two feet up would negate both variance requests. Board Member Yee asked for clarification on the rear yard coverage amount, Assistant Planning & Zoning Division Manager Harding stated it is 25% for PR-1AAA. The entirety of the structure is not completely in the rear yard, there is a section of the front porch that hangs over the rear yard setback so by pushing the building up it would decrease the proposed rear yard coverage.

Board Member Yee stated in his opinion in reference to the retaining walls the structural drawings show a concrete footing that appears to have a two and half foot heel which is 30 inches so that would place the edge of the footing six inches off the property line if everything is exactly as we think it is based on the survey and the drawings. Working in those tight of conditions with adjacent structures of any kind is very problematic. That is a fact and a structural engineer is not needed to confirm that. It is difficult to tell the relationship of the property in question to the neighboring properties from the information that has been provided and the limited photos. Board Member Yee agrees with Board Member Ramos that shifting the building two feet, complying with the zoning code, addressing North Hill's comments whether the neighbors like or not at that point, the applicant has every right to do that and that is where Board Member Yee stands on the request. Assistant Planning & Zoning Division Manager Harding reminded the board that while there has been discussion about other buildings and what has occurred on other properties, variances are meant to be case by case and specific to the property that is in question. To request information on other properties is not relevant to the task today.

Chairperson Salter stated in looking at the seven criteria for variance as well as the additional two specific to the ARB, item 1 that special conditions exist that goes without question; not the result of the applicant (item 2) Chairperson Salter agrees; items 3 and 4 could be argued; item 5 that the

variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. Based on what Chairperson Salter is hearing that is where everyone is stuck because shifting this proposed structure two feet would negate the need for the variance. From Chairperson Salter's perspective the shifting of those two feet into the special conditions for this site, being the fort, it falls into a weighted criteria and Chairperson Salter is unsure if the two feet actually gains anything with the preservation of that site. Chairperson Salter is stuck on criteria 5 and he is not sure if that has been achieved with the facts that have been presented to the board today.

Advisor Pristera asked staff how close the applicant could get to Barcelona Street as far as the setback. Assistant Planning & Zoning Division Manager Harding answered it would take on the principle setback, which is half of the front, 15 feet. Advisor Pristera noted that is the flattest corner so moving a few feet over could avoid cutting into the hill so much. Assistant Planning & Zoning Division Manager Harding noted there could be issues with where a curb cut could be placed in relation to the corner of the property. Advisor Pristera noted the rectangular shape and that the size can change and then there won't be cutting so much. Board Member McCorvey noted he is inclined to concur with moving it two feet.

Board Member Ramos made a motion to deny the variance request per section 12-11-2(a)(2) due to the fact that the variance does not meet item number five of the reasons required for a variance from the land development code and item number five is that the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure. Per the board's discussion the accessory dwelling unit proposed can be built without the desired variance, therefore it is Board Member Ramos' opinion that the ARB should deny the requested variance.

Assistant Planning & Zoning Division Manager Harding clarified that it sounds like the decision here and whether or not the structure can be built or not built, just pertains to the zoning code. A part of the applicant's memo did state the trees on site and it has not been confirmed by Assistant Planning & Zoning Division Manager Harding at least whether or not the building could be built because of the heritage trees on site. He doesn't want the ARB to confuse the zoning code with the City's landscape ordinance or heritage tree ordinance. Chairperson Salter noted that there has been no evidence submitted today as to what those trees are, where there are, or how big they are, or if they qualify or they are impacted at all by this.

Board Member Yee seconded. Board Member Ramos asked if he needed to amend his motion to include a reference to what Assistant Planning & Zoning Division Manager Harding had previously stated, it was determined not necessary as it was included in the spirit of the motion and discussion. The motion carried 4-0.

**Item 5 255 W. Brainerd Street NHPD / Zone PR-1AAA, City Council District 6
Conceptual Review for a new accessory dwelling unit**

Action Taken: Item was removed from the agenda by applicant

Assistant Planning & Zoning Division Manager Harding stated this item is the conceptual review for the structure, the board can hear it they so choose and if the applicant would still like to participate in the meeting, but it is not required. Chairperson Salter stated he would leave that up to the applicant because the decision of the variance is the structure does not require the variance to be placed on the property. If the applicant feels that they may still proceed with this project, they can proceed with

this review or they can remove it from the agenda. It is their choice. Mr. Grizzard stated he would rather wait and Assistant Planning & Zoning Division Manager Harding noted that he would be in touch with the motion and how to proceed forward. Chairperson Salter confirmed that item five was being removed from the agenda.

Item 6 315 W. Lee Street NHPD / Zone PR-1AAA, City Council District 6
Renovation and additions to a contributing structure and new accessory structure

Action Taken: Approved as submitted with conditions

Dio Perera is seeking approval for exterior renovations and additions to a contributing structure. Work to the primary structure will include the addition of a western single-story wing and a new terrace, replacement of all windows and doors, new decorative railing, and application of a white mortar wash to the existing brick. Additionally, a new accessory structure will be constructed in the rear and all exterior materials have been designed to match the primary. Site work will include a new crushed gravel driveway, new entry columns to match those existing on the north street front, a new 6' tall privacy fence in the rear, and new interior hardscaping. All new windows and doors will be impact rated clad wood, garage doors will be insulated steel, and the new roof portions will be matching red clay flat tiles.

Mr. Dio Perera presented to the board. Chairperson Salter shared North Hill's comments, 1) we have no objections to this request. Because of the odd L-shape lot could the ARB verify if the far east section of the property, adjacent to the game court which will face Barcelona Street, would be considered a rear yard, side yard, or a frontage on Barcelona and determine the appropriate fence height required for that section. Chairperson Salter noted it is not for the ARB to determine what that would be considered. Assistant Planning & Zoning Division Manager Harding noted it is an unusually shaped lot and it would be a frontage but there is a section of the fence code that would allow the fence there to go up to a maximum of 6.6 feet.

Advisor Pristera noted that he didn't realize this house was there since it has been covered up so long, he was happy to see there was a wonderful house still there. The design respects the architecture and the history of the house. Advisor Pristera has no issues with what is being proposed and the essence of the house is being preserved. The new windows are a better representation of what was there, there are no issues with the color change, the accessory structure blends in with the overall estate feel.

Chairperson Salter asked for clarification on the front elevation, north W. Lee Street elevation, above the front entry there is brick ornamentation in the fence. On the renderings it is still there but is the intent to not change that. Mr. Perera answered correct, the applicant likes that feature. Chairperson Salter noted the precast element around the front door that is being used on the accessory structure, and asked the applicant to speak to the decision for the singular fixture that reads in the elevation as quite large and its location. The line drawing shows it above the precast but covering the decorative brick and the rendering shows it lower covering the precast and not the decorative brick. Chairperson Salter wants to insure that the none of the features, precast element and decorative brick, will not be obscured by the singular light fixture. Mr. Perera noted originally there were two fixtures on either side of the opening and Mr. Perera requested to introduce less, but needed to satisfy the desire for a gas lantern. The rendering is most accurate with a lantern hanging from a yoke that is attached to the top of the fixture, so the fixture itself hangs down. The fixture is glass on all four sides, though on the rendering it reads more solid, so you can still see through the fixture. Underneath the fixture and

stone do overlap some, but the fixture is all glass and the yoke is attached to the brick but to the top of the fixture. Mr. Perera wanted to keep it on the lower side as not to compete with the rhythm of the small pillars above and the open brick feature. Chairperson Salter asked if there was a cut sheet for that fixture. Mr. Perera noted there is a picture in the packet that is representative of the line of fixtures and he could provide specs for the specific fixture. Chairperson Salter asked for clarification on how far out from the wall will the fixture be. Mr. Perera noted it will be on an arm, about eight inches from the wall.

Chairperson Salter asked the applicant to speak on the choice for the railing design on the balcony that is immediately adjacent to entry. Mr. Perera stated that changing the iron work pattern would speak more to contemporary lines or Art Deco lines, rather than traditional metal rail that is existing. It's a play on introducing a feature that can go well with Art Deco but you only see it there. Chairperson Salter asked for clarification about the small window adjacent to the entryway, which is new but is the grid pattern also new. Mr. Perera noted yes. Board Member Ramos complimented Mr. Perera's application. Board Member McCorvey noted he was also not aware of the house, like Advisor Pristera, and looks forward to its completion. Board Member Ramos asked if the application was for final approval, Chairperson Salter confirmed.

Board Member Ramos made the motion to approve the package as submitted with one exception that the light fixture discussed at the front be submitted for abbreviated review. Board Member McCorvey seconded the motion and it carried 4-0.

Assistant Planning & Zoning Division Manager Harding notified the Chair that there was a request for the last item, 211 N. Palafox Street, to be heard ahead of Item 7 on the agenda because the applicant had to step out.

Item 6 211 N. Palafox Street PHBD / Zone C-2A, City Council District 6
Final review for site improvements and a new structure

Action Taken: Approved as submitted with abbreviated review

Carter Quina and Jerry Pate Design are requesting *final* review for new site improvements and a new pavilion to a vacant space. The demolition of the existing building and conceptual plans were reviewed and approved in November 2022. The final review request includes new matching fencing, landscaping, a new pavilion, and recreational hardscapes and landscaping. The south wall of the Dennison Building is planned to remain, and the proposed pavilion will be designed to complement the surrounding structures at the school. Architectural plans and materials have been provided for the pavilion which will be the street front element. Additional information and materials have also been provided for the interior elements of the project.

Mr. Carter Quina with Quina Grundhoefer Architects, Mr. Blanding Fowler with Episcopal Day School, and Mr. Brad Alexander with Jerry Pate Design presented to the board. Mr. Quina presented to the board about changes that have been made since the conceptual review. Mr. Alexander presented to the board about the landscaping plan. Mr. Fowler presented to the board about the plans in relation to Episcopal Day School's needs.

Chairperson Salter asked about the sports netting around Palafox Street and perpendicular and how it compares to what is currently in place. Mr. Quina noted it is the same height. Chairperson Salter asked about the netting from a systems standpoint and if the new poles will be sturdier than the existing, which was approved by the ARB. There is concern visually what will prevent the proposed

four-inch poles from bowing like the existing have. Mr. Quina clarified that the existing are being replaced and the new system is designed to be embedded in concrete with a four-inch diameter pole. Chairperson Salter asked if the net could retract. Mr. Quina answered yes, it is retractable. Mr. Fowler noted during storms the net will come down. Chairperson Salter stated his concern that the new poles could end up looking like the existing. Mr. Alexander noted the weight of the concrete and a civil engineer's assistance should avoid issues.

Chairperson Salter is concerned with the existent of the artificial turf. The ARB has seen this come up quite a bit and Chairperson Salter's position is there are arguably appropriate applications for artificial turf, and one is a sporting field. There is concern about area between the track and where there is landscaping and could the applicant speak about that area. Mr. Alexander stated that the track is eight feet and from a safety standpoint, there needs to be an emergency landing or an exit from the track. The primary purpose is the safety of the users. Chairperson Salter questioned if reintroducing the fake grass as a buffer outside of the track material is the best option because that now resembles grass, in the Chairperson Salter's opinion, which is the problem in a historic district where it is trying to resemble something that it is not. It will never look like grass; it won't change color in the season or be maintained.

Advisor Pristera asked about the round logos on vinyl and could they be three dimensional or cast concrete. Mr. Quina noted it is the school logo and he was matching the existing. Mr. Fowler noted the existing are three dimensional and Mr. Quina noted they could match it. Assistant Planning & Zoning Division Manager Harding noted it would be considered wall signage but there is no issue from a zoning perspective or square footage allotment for that frontage. Chairperson Salter stated that this particular signage can be considered with the package and not outside of this request. Chairperson Salter noted that if the logos were more of an architectural element that is incorporated into the façade rather than an applied small sign, it would be more appropriate. Mr. Quina noted he could submit some options and there might be an example of this on Christ Church. Board Member Ramos and Board Member Yee complimented the activation of that section of Palafox Street.

Board Member Ramos made the motion to approve the application as submitted with the condition that additional detail be provided for the circular emblems on the pavilion and submitted for abbreviated review. Board Member Ramos questioned if the gage of the poles was in ARB purview. Chairperson Salter noted that the concern should be addressed during the building review process. **Chairperson Salter offered an amendment that the historical plaque information be submitted for review, either abbreviated review or through the Trust independently.** Advisor Pristera stated abbreviated review was fine and make sure it fits the standards that have been used across downtown; Chairperson Salter clarified this requirement was for additional monitoring about what information is going to appear on those historical plaques. Board Member Ramos accepted the amendment. Board Member Yee seconded the motion and it carried 4-0.

Item 7 400 S. Jefferson Street PHD / Zone HC-2, City Council District 6
Final Review for Changes to the Courtyard at a Contributing Structure
Action Taken: Approved as submitted

Carter Quina is seeking conceptual approval for modifications to the courtyard and an addition of an entryway at the Pensacola Cultural Center. A conceptual review of this project was denied in November 2021, though nearly all of the discussion was focused on the rooftop addition which was

later conceptually approved. For this application, a new wrought iron gate will be installed around the courtyard and a entry stoop with a new door and transom will be added. The stoop and entryway will be designed to match the existing in style and colors, and all new materials have been included in the drawings.

Mr. Quina presented to the board. Chairperson Salter asked for clarification on the black paint locations and if they are only at the areas that show as green on the renderings, that being the concrete tops and storefront colors. Mr. Quina answered yes. Advisor Pristera noted that the plan is appropriate and matches the character of the building. Board Member Ramos asked about the proposed copper fixtures and if there is any copper currently on the building. Mr. Quina answered no, there is not currently any copper. Advisor Pristera suggested black could also work. Board Member Ramos asked if there was a similar fixture in black and Mr. Quina noted yes. Board Member Yee stated he likes the copper. Chairperson Salter noted either copper or black would be appropriate.

Board Member Yee made a motion to approve the application as submitted. Board Member McCorvey seconded the motion and it carried 4-0.

**Item 8 25 W. Government PHD / Zone HC-2, City Council District 6
Final Review for Changes to the Courtyard at a Contributing Structure**

Action Taken: Approved as submitted

George Williams is seeking final approval to remove one window and add one exterior door on the south side of a contributing structure. The new entryway will include an accessible ramp with railings and a 5v-crimp canopy which will match the existing roofing, colors, and bracket details of the building. The canopy will be installed so that the existing soldier course brick will remain visible, and the ramp railing will also match existing metal rails on site. Likewise, the new metal door and transom will also match with applied exterior muntins.

Mr. Williams presented to the board. The board had no questions.

Board Member Yee made the motion to approve as submitted. Board Member McCorvey seconded the motion and it carried 4-0.

ADJOURNMENT

With no further business, the meeting adjourned at 5:23 p.m.

Respectfully Submitted,

Assistant Planning & Zoning Division Manager Harding
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00226

Architectural Review Board

3/16/2023

TO: Architectural Review Board Members

FROM: Gregg Harding, Assistant Planning & Zoning Division Manager

DATE: 3/9/2023

SUBJECT:

426 E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Change of Windows at a Contributing Structure

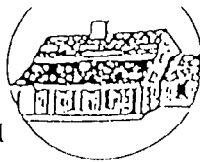
BACKGROUND:

David and Terri Davidson are requesting approval to replace ten windows at a contributing structure. The existing windows are wood and the proposed new windows will be JELD-WEN series W-5500 clad-wood, double hung and three over one with high profile simulated divided lites. The three over one pattern is representative of the existing upstairs windows.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(1)(f)(6). Pensacola Historic District; Restoration, rehabilitation, alterations, or additions to existing contributing structures in the historic district; Windows



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE

Version 2.0 7/92

Site #8
Recorder #
Field Date 4 / 26 / 95
Form Date 7 / 18 / 95

Original
 Update

OWNER NAMES (addr. if none) 426 E. GOVERNMENT ST. [MULT. LIST. #8
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY #
NATIONAL REGISTER CATEGORY building structure district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 426 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. ALCANIZ ST. AND S. FLORIDA BLANCA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS yes no
COUNTY ESCAMBIA TAX PARCEL # 9001-002-108
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 18 LOT NO. 108
OWNERSHIP private-profit priv-nonprofit priv-indiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 46 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING | | | | | 0 NORTHING: | | | | | 0 |]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

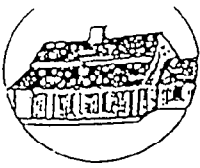
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHCO
Secondary strucs. (dormers etc.) DRGA
CHIMNEY: No. Materials LOCATIONS
WINDOWS (types, materials, and placements) DHS, 6/1, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations S/ 1 STORY HIP, 2 BAY, ACCESS FROM
Porch roof types SOUTH
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: excellent good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)
Artifacts or other remains

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)



HISTORY

CONSTRUCTION DATE 1880 CIRCA xyes no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES yes no Dates _____ Orig. addr. _____
 ALTERATIONS yes no Dates _____ Nature _____
 ADDITIONS yes no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) RESIDENCE
 OWNERSHIP HISTORY (especially original owner) WALTER HAWKINS (ORIGINAL),
MABEL R. SCHOENSTEIN (CURRENT)

(Deceased)



934-9032
 Mr Jim Schoenstein
 1208 Maldonado Dr
 Pensacola Beach, FL 32561

SUR

OF SITE

Potentially elig. for local designation?
 Individually elig. for Nat. Register?
 Potential contributor to NR district?

HISTORICAL ASSOCIATIONS (ethnic herit)

EXPLANATION OF EVALUATION (requi



BIBLIOGRAPHIC REFERENCES (Auth give FSF Manuscript Number, or locat)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R11, F35-36

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DER USE ONLY		OFFICIAL EVALUATIONS				DER USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	y	n	pe	u	Date	/ /
SHPO-NR ELIGIBILITY	LOCAL DESIGNATION	y	n	pe	u	Date	/ /
DELIST DATE	Local office					Date	/ /

- REQUIRED:
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

426 E. Government Street





City of
Pensacola
*America's First Settlement
And Most Historic City*

**Architectural Review Board Application
Full Board Review**

Application Date: 2/6/2023

Project Address: 426 E Government St; Pensacola, FL 32502

Applicant: David and Terri Davidson

Applicant's Address: 5 N Sunset Blvd. Gulf Breeze, FL 32561

Email: terriTdavidson@gmail.com **Phone:** 850-380-3379

Property Owner: David and Terri Davidson

District: PHD NHPD OEHPD PHBD GCD
(If different from Applicant)

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:

Replacing specific old windows with new wood windows. Using JELD-WEN series W-5500 for all replacement windows which is their Premium Top of the Line window keeping original historic character.

W-5500 FL # 20118.1 Double Hung

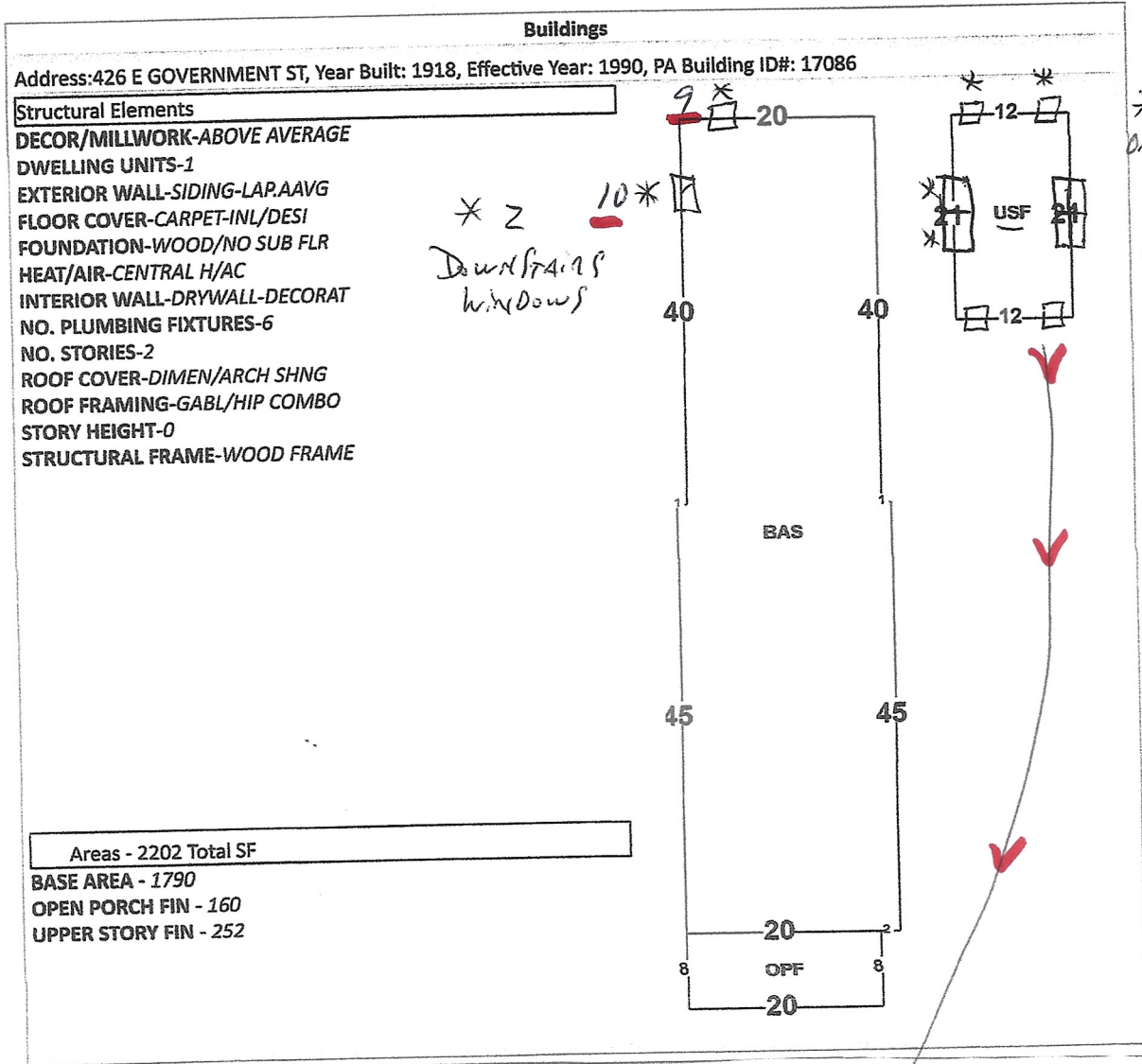
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Terri Davidson
Applicant Signature

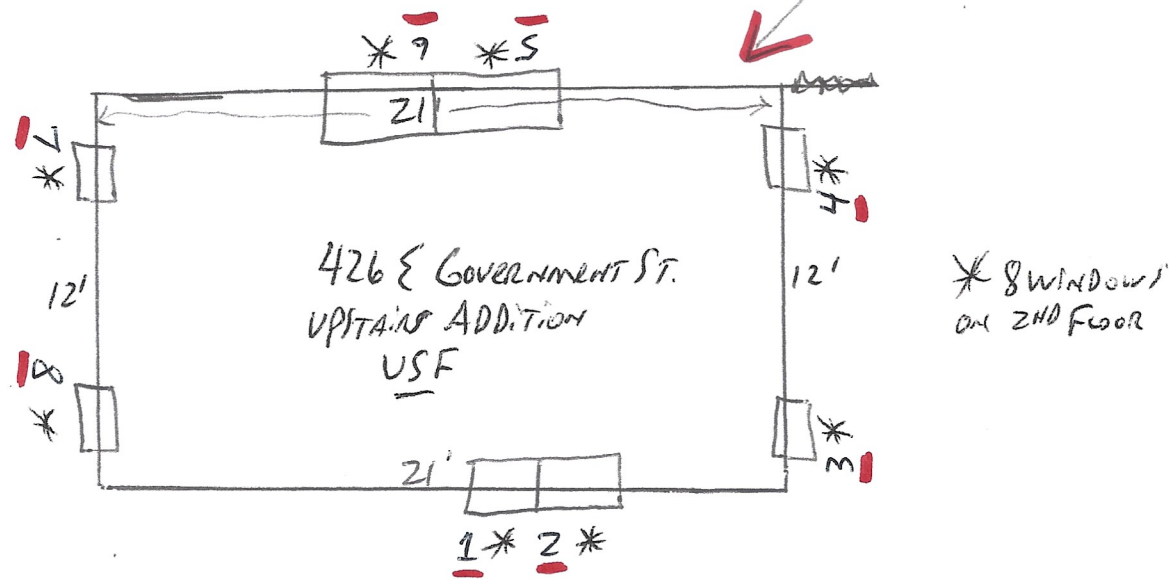
David H. [Signature]

2-7-23
Date

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



Areas - 2202 Total SF
 BASE AREA - 1790
 OPEN PORCH FIN - 160
 UPPER STORY FIN - 252











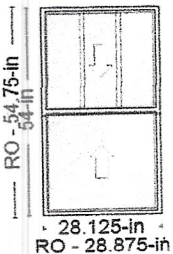
Begin Line 200 Description

--- Line 200-1 ---

JELD-WEN Clad W-5500 Double Hung
 Assembly = Full Unit
 Energy Efficiency = Standard
 Exterior Trim Type = No Drip Cap/No Nail Fin *
 Regional Compliance = Florida - FBC
 Impact Unit? = Zone 3
 Upper Sash Options = Standard Double Hung
 Vent Division = Even Divide
 Order By = Frame Size
 Frame Width = Custom Size
 Custom Frame Width = 28.125
 Frame Height = Custom Size
 Custom Frame Height = 54

Species = Auralast Pine
 Interior Finish Type = Painted
 Finish - Interior = Paint Perfect White
 Finish - Exterior = Black
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Black
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = SunResist
 Glass Color = SunResist
 Glass Type = Impact w/Annealed Out
 Neat Glass = No
 Impact Interlayer = PVB
 Glass Thickness = Standard Default Thickness
 Protective Film = Protective Film
 Spacer Color = Black Spacer
 Glass Options = Argon
 Glazing Stop Style = Traditional
 Type of Grille = SDL W/Permanently Applied
 Interior Wood Grille
 Grid Type = 7/8-in Putty SDL w/Perm Wood
 Interior Bar Profile = Traditional Bead Bar
 Location for Grid = Top Lite(s) Only
 Grid/Shadow Bar Finish = Light Bronze Shadow Bar
 SDL Finish = Black
 Grid Pattern = Colonial
 Lites Wide - Top = 3
 Lites High - Top = 1
 Sash Limiter = No Sash Limiter
 Impact Rating = Wind Zone 3
 Rating = PG 50
 Impact Cycling = +50/-65
 Prep for Stool = No
 Hardware Finish - Interior = White
 Number of Locks = 1
 Storm Screen/Combo = No Combo
 Phantom Screen = No Phantom Screen
 Screen Options = BetterVue Mesh
 Screen Finish = Black
 Screen Style = Full Screen
 Jamb Width = 6 9/16
 Jamb Thickness = 4/4 JE
 Drywall Return Kerf = No Kerf
 Extension Jamb Shipped Loose = Extension
 Jamb Factory Applied
 Certification = None
 Bottom Rail Option = Standard
 Radius Top Rail = None
 Jambliner = Tan Jambliner
 Concealed Jambliner = Yes

Is This a Remake = No
 Clear Opening Dimensions = 24 3/8 -in w
 23 7/16 -in h
 3.96sf
 U-Factor = 0.34
 Energy Star Qualified = Southern
 Solar Heat Gain Coefficient = 0.18
 Visible Light Transmittance = 0.4
 Condensation Resistance = 56
 CPD# = JEL-N-880-06517-00001
 SOS = 1063165
 SOS Description = WTS PSE JW W5500 WDW
 Impact
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 90 Days
 Unit Of Measure = EA
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 01/04/2023
 Catalog Version = 22.5.16.6



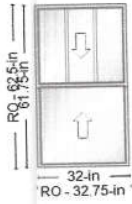
JELD-WEN 28.125-in x 54-in Clad W-5500
 Double Hung
 Room Location: Not Specified

X2

Product Warranty



Line #	Item Summary	Production Time	Quantity
200-1	JELD-WEN 28.125-in x 54-in Clad W-5500 Double Hung	90 days	1



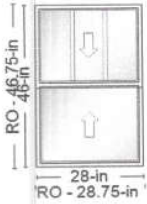
JELD-WEN 32-in x 61.75-in Clad W-5500 Double Hung
Room Location: Not Specified

x 2

Product Warranty



Line #	Item Summary	Production Time	Quantity
300-1	JELD-WEN 32-in x 61.75-in Clad W-5500 Double Hung	90 days	4



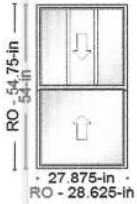
JELD-WEN 28-in x 46-in Clad W-5500 Double Hung
Room Location: Not Specified

x 2

Product Warranty



Line #	Item Summary	Production Time	Quantity
400-1	JELD-WEN 28-in x 46-in Clad W-5500 Double Hung	90 days	1



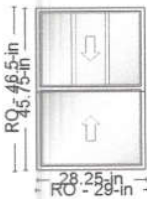
JELD-WEN 27.875-in x 54-in Clad W-5500 Double Hung
Room Location: Not Specified

x 2

Product Warranty



Line #	Item Summary	Production Time	Quantity
500-1	JELD-WEN 27.875-in x 54-in Clad W-5500 Double Hung	90 days	1



JELD-WEN 28.25-in x 45.75-in Clad W-5500 Double Hung
Room Location: Not Specified

x 2

Product Warranty



Line #	Item Summary	Production Time	Quantity
600-1	JELD-WEN 28.25-in x 45.75-in Clad W-5500 Double Hung	90 days	1

W-5500™ Clad-Wood Window: Double-Hung



Model Overview

<p>PROJECT TYPE New construction and replacement</p>	<p>MAINTENANCE LEVEL Moderate</p>	<p>WARRANTY 20 Year Warranty</p>
<p>COLORS & FINISHES 27 Exterior Colors 9 Interior Colors 8 Interior Finish Options</p>	<p>SCREEN & TRIM OPTIONS 3 Insect Screens 3 Exterior Trim Options</p>	<p>FRAME OPTIONS Block Frame/Replacement Integral Nailing Fin</p>
<p>GLASS Energy efficient, tinted, textured and protective.</p>	<p>DIVIDED LITES Grilles between the glass.</p>	<p>HARDWARE 1 Lock Option in 9 finishes</p>
<p>CONSTRUCTION Tilt Sash</p>	<p>MATERIALS 1 Wood Option</p>	

Materials

WOOD OPTIONS



AuraLast® Pine

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN and backed by our limited lifetime warranty. Distinct color variations occur and the grain can appear straight or erratic depending on how it is cut from the log. The wood will darken and yellow with age, adding character and charm. It machines to a fine, smooth finish and easily accepts lighter stains and paint. Staining is recommended to achieve a uniform appearance because pine naturally contains resins that can affect penetration. Knots should be sealed before painting.

Colors & Finishes

EXTERIOR COLORS

Note: Actual colors may vary from samples shown due to printing process and/or differing monitor calibrations.



Black

Glass

ENERGY EFFICIENT GLASS

Our optional high-performance Low-E insulating glass lowers energy costs, helps homes stay cooler in the summer and warmer in the winter, reducing the fading of interior furnishings and condensation. It also delivers greater visible light transmittance than tinted glass. Clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates. With Low-E glass, ENERGY STAR® qualified versions of this product are likely available. This means they meet or exceed the minimum energy efficiency criteria for your climate region. For more information, ask your dealer how to order JELD-WEN ENERGY STAR qualified products specific to your area.



TINTED GLASS

Our optional tinted glass is ideal for climates with intense sunlight. It reduces glare and visible light transmittance, while also keeping homes more comfortable in warm weather. Optional clear glass consists of two panes of glass, sealed with an airspace and the perimeter of the unit is sealed. This option offers maximum visible light transmittance and superb energy efficiency in most climates.



Bronze Tinted



Clear



Gray Tinted



Green Tinted



Bronze Reflective Tinted

TEXTURED GLASS

We offer an array of glass types, each one with its own attractive texture, pattern or color. Add a distinctive touch to our windows with optional textured glass, which lets light in while maintaining privacy. This glass will not only enhance your chosen window and transoms, but also add radiance to your entire home.



Glue Chip



Matte Frost



Narrow Reed



Obscure



Rain

LOCKS

Sash Lock



DIVIDED LITES & GRILLES



SIMULATED DIVIDED LITES (SDL)

Select SDL for an authentic divided lite appearance, with interior wood bars, metal spacers between panes of glass, and exterior metal bars. Bars are available in five widths and two profiles. Exterior metal bars come in 27 clad colors or your custom color; or choose primed metal bars, which may be painted any color.

HIGH PROFILE SIMULATED DIVIDED LITES (SDL)

For historical projects, upgrade to our high profile traditional SDL for increased architectural aesthetics and added depth. The same color and profile options available for the traditional SDL apply.



GRILLES BETWEEN THE GLASS (GBG)

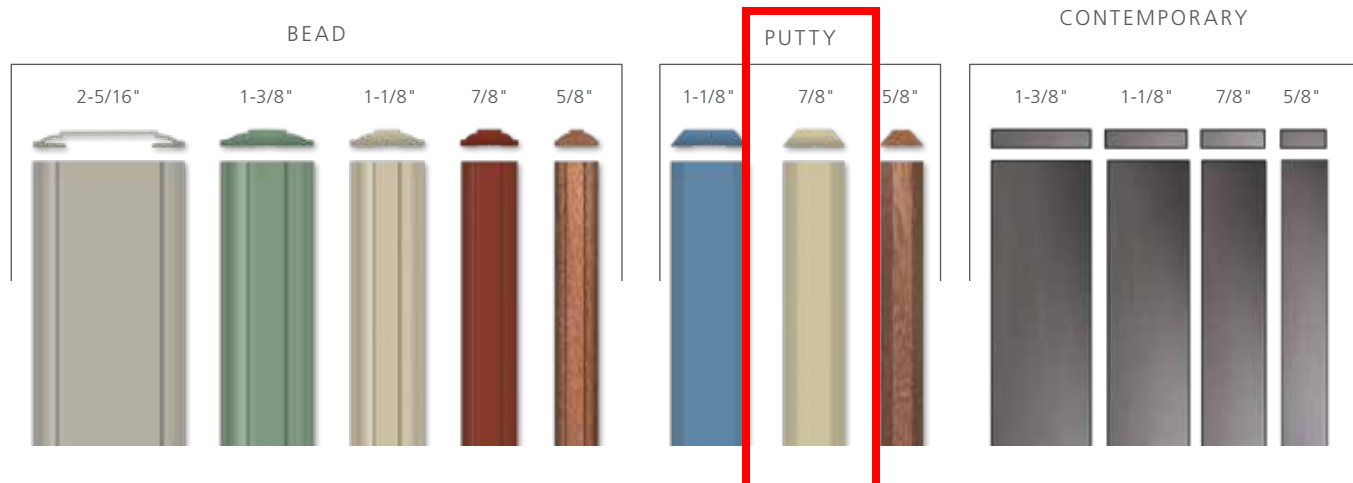
Designed for lower maintenance, GBG feature spacer bars between panes of glass. We offer 5/8" flat grilles or 23/32" or 1" contour grilles; contour grilles are available with two-tone coloring (Brilliant White inside / Desert Sand outside or vice versa).

CONTEMPORARY SQUARE SIMULATED DIVIDED LITES

For the most contemporary appearance, choose this low-profile option for the interior of your windows. Available in all standard SDL sizes and color choices, contemporary square SDLs are permanently adhered to the glass.



SIMULATED DIVIDED LITE PROFILES



FRAME OPTIONS



Block Frame/Replacement

For New Construction and Replacement. A block frame is for a window with a frame that does not include a nail fin. Installation can be done simply and neatly without disturbing exterior siding, stucco, interior trim, paint or wallpaper. The block frame is ideal for new construction installation into concrete or masonry walls. This frame has the same inside and outside dimensions.



Integral Nailing Fin

For New Construction and Replacement. Our windows come standard with a 1-1/4" pre-punched nailing fin for easy installation into new construction applications. The nailing fin is integral to the frame. It surrounds the full perimeter of the frame and helps make installations weathertight. It is appropriate for homes with siding, stucco or brick exteriors.



















City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00227

Architectural Review Board

3/16/2023

TO: Architectural Review Board Members

FROM: Gregg Harding, Assistant Planning & Zoning Division Manager

DATE: 3/16/2023

SUBJECT:

301 N. Baylen Street
Palafox Historic Business District / Zone C2-A / City Council District 6
Demolition of a Contributing Structure

BACKGROUND:

Immanuel Lutheran Church is seeking approval to demolish a contributing structure known as the Trailways Bus Station. This request is due to the structure being in a state of disrepair and the safety liability since the parcel is currently being used as overflow parking for the church.

If approved, the applicant is also requesting that the board waive the requirements for replacement plans due to extreme, unusual, and compelling circumstances, as well as public safety purposes per Sec. 12-3-10(1)i.3.iii. This would allow the applicant to apply for a demolition permit. The plan is to demolish the building to justify the cost to hire a civil engineering firm to reorient the property for overflow parking, storm water drainage, buffers, and landscaping that meets City of Pensacola Development Code.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-27(f)(2)d. Palafox Historic Business District, Decisions for demolitions

Sec. 12-3-10(1)i. Pensacola Historic District, Demolition of contributing buildings

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
 1009 ==

Site Name _____ Site No. 830 == Survey Date 82100 820 ==
 Address of Site: 301 N. Baylen St Pensacola Fla 32501 905 ==
 Instruction for locating N N cor N Baylen St and N Wright St
 Location: Belmont Tract subdivision name 7 block no. part lots 20 to 24 lot no. 819 ==
 County: Escambia 808 ==
 Owner of Site: Name: Barnett Bank of Pensacola Trustee
 Address: 100 W Garden St 902 ==
Pensacola FL 32501
 Type of Ownership: Corporate 848 == Recording Date _____ 832 ==
 Recorder:
 Name & Title: Marcille ^{PHD} Campbell, DL
 Address: HPPB

Condition of Site: Integrity of Site: Original Use Transportation 838 ==
 Check One Check One or More
 Excellent 863 == Altered 858 ==
 Good 863 == Unaltered 858 ==
 Fair 863 == Original Site 858 ==
 Deteriorated 863 == Restored () (Date:) () 858 ==
 Moved () (Date:) () 858 ==
 Present Use Transportation 850 ==
 Dates: Beginning 1961 844 ==
 Culture/Phase American 840 ==
 Period 20th Century 845 ==

NR Classification Category: Building 916 ==
 Threats to Site:
 Check One or More
 Zoning () () 878 == Transportation () () 878 ==
 Development () () 878 == Fill () () 878 ==
 Deterioration () () 878 == Dredge () () 878 ==
 Borrowing () () 878 ==
 Other (See Remarks Below): _____ 878 ==

Areas of Significance: Architecture 910 ==

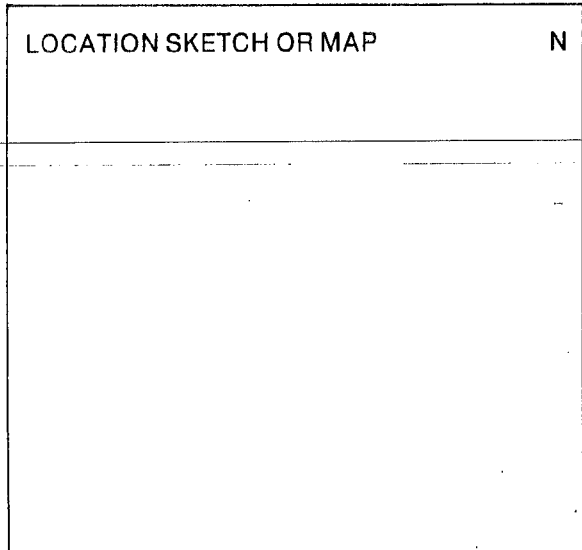
Significance:
Trailways Bus currently occupies
this building.
 911 ==

2500

ARCHITECT UNKNOWN 872 ==
 BUILDER UNKNOWN 874 ==
 ? STYLE AND/OR PERIOD modern; masonry & glass 964 ==
 PLAN TYPE square 966 ==
 EXTERIOR FABRIC(S) brick; running # glass 854 ==
 STRUCTURAL SYSTEM(S) masonry; Brick 856 ==
 PORCHES —

FOUNDATION: slab, brick 942 ==
 ROOF TYPE: Flat 942 ==
 SECONDARY ROOF STRUCTURE(S): — 942 ==
 CHIMNEY LOCATION: — 942 ==
 WINDOW TYPE: fixed; metal (glass curtain wall) 942 ==
 CHIMNEY: — 882 ==
 ROOF SURFACING: Built up 882 ==
 ORNAMENT EXTERIOR: brick # glass 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 NPPB P 82.37 Frame 5 860 ==
P 82.37 Frame 5

Contact Print





**Architectural Review Board Application
Full Board Review**

Application Date: 02/23/2023

Project Address: 301 N Baylen Street, Pensacola, FL 32501

Applicant: Mattair Construction, Inc., Christi Colabianchi

Applicant's Address: 24 W Wright Street, Pensacola, FL 32501

Email: sailwind2010@live.com **Phone:** 850.525.6998

Property Owner: Immanuel Lutheran Church of Pensacola, Inc.

District: **PHD** **NHPD** **OEHPD** **PHBD** **GCD**
(If different from Applicant)

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:

Immanuel Lutheran Church is the owner of this parcel which is known as the Trailways Bus Station and has been using the parcel as overflow parking.

The structure is out of code compliance and not repairable and we are requesting approval to tear down this structure.

Please see attached letter and photos.

We, 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.

Christi Colabianchi
Applicant Signature

2/22/23
Date

MATTAIR CONSTRUCTION CO., INC.
57 S. COYLE STREET
PENSACOLA, FLORIDA 32502
PHONE: (850) 433-7538 FAX: (850) 433-0566
Web Address: mattairconstruction.com E-mail: lloyd@mattairconstruction.com
LIC. #RG0027358

February 22, 2023

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

RE: 301 N. Baylen

Dear Members of the Architectural Review Board,

Immanuel Lutheran Church makes this application with the understanding this property is in a special review district requiring contributing structures to be reused, restored, and developed.

The 1962 built structure is in a status of disrepair. This structure needs demolished and has become a safety liability in what is currently being used for the Church overflow parking area.

It is our request that the board waive the requirements for replacement plans on this initial meeting. We would like to be approved for the demolition and in doing so can then justify cost to hire a civil engineering firm to reorient the property for overflow parking, storm water drainage, buffers, and landscaping that meets City of Pensacola Development Code.

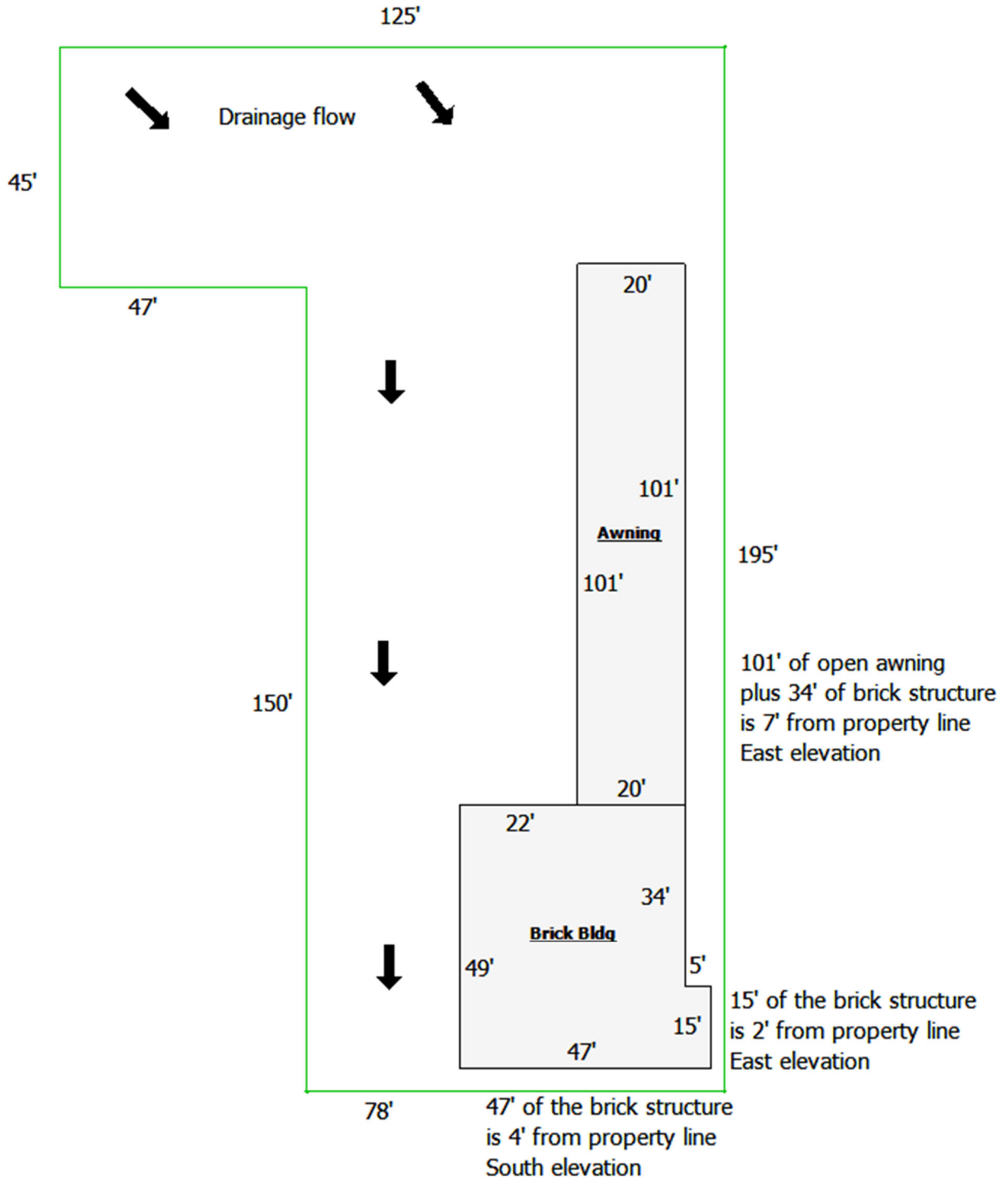
We understand that we may receive a demolition approval but not a permit until civil engineering is approved as well. Once the engineering is complete, we can address the board again for approval of the land development plan and proceed with permitting to demolish the aged structure and put the new reorganized plan in place.

Sincerely,



Christi Colabianchi
Mattair Construction
850.525.6998

**Overflow Parking
Immanuel Lutheran Church
301N. Baylen St.**



[Restore Full Version](#)

<p>General Information</p> <p>Parcel ID: 000S009010018007</p> <p>Account: 131006000</p> <p>Owners: IMMANUEL LUTHERAN CHURCH OF PENSACOLA INC</p> <p>Mail: PO BOX 12912 PENSACOLA, FL 32591-2912</p> <p>Situs: 301 N BAYLEN ST 32501</p> <p>Use Code: CHURCH</p> <p>Taxing Authority: DOWNTOWN, PENSACOLA CITY LIMITS</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$122,151</td> <td>\$105,698</td> <td>\$227,849</td> <td>\$227,849</td> </tr> <tr> <td>2021</td> <td>\$122,151</td> <td>\$93,019</td> <td>\$215,170</td> <td>\$215,170</td> </tr> <tr> <td>2020</td> <td>\$112,955</td> <td>\$90,049</td> <td>\$203,004</td> <td>\$203,004</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2022	\$122,151	\$105,698	\$227,849	\$227,849	2021	\$122,151	\$93,019	\$215,170	\$215,170	2020	\$112,955	\$90,049	\$203,004	\$203,004
Year	Land	Imprv	Total	Cap Val																	
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/1991</td> <td>3084</td> <td>718</td> <td>\$11,000</td> <td>CJ</td> <td></td> </tr> <tr> <td>11/1991</td> <td>3084</td> <td>717</td> <td>\$11,000</td> <td>CJ</td> <td></td> </tr> <tr> <td>11/1991</td> <td>3084</td> <td>716</td> <td>\$11,000</td> <td>CJ</td> <td></td> </tr> <tr> <td>11/1991</td> <td>3084</td> <td>714</td> <td>\$11,000</td> <td>CJ</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/1991	3084	718	\$11,000	CJ		11/1991	3084	717	\$11,000	CJ		11/1991	3084	716	\$11,000	CJ		11/1991	3084	714	\$11,000	CJ		<p>2022 Certified Roll Exemptions</p> <p>RELIGIOUS</p> <p>Legal Description</p> <p>S 1/2 OF LT 18 ALL LT 19 & E 78 FT 2 IN OF LTS 20 21 22 23 & 24 BLK 7 BELMONT TRACT OR 3084 P 714/716/717/718/ 720...</p> <p>Extra Features</p> <p>ASPHALT PAVEMENT</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
11/1991	3084	718	\$11,000	CJ																											
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11/1991	3084	716	\$11,000	CJ																											
11/1991	3084	714	\$11,000	CJ																											

Parcel Information

Section Map Id: [CA076](#)

Approx. Acreage: 0.3983

Zoned: C-2A

Evacuation & Flood Information

[Open Report](#)

[Launch Interactive Map](#)

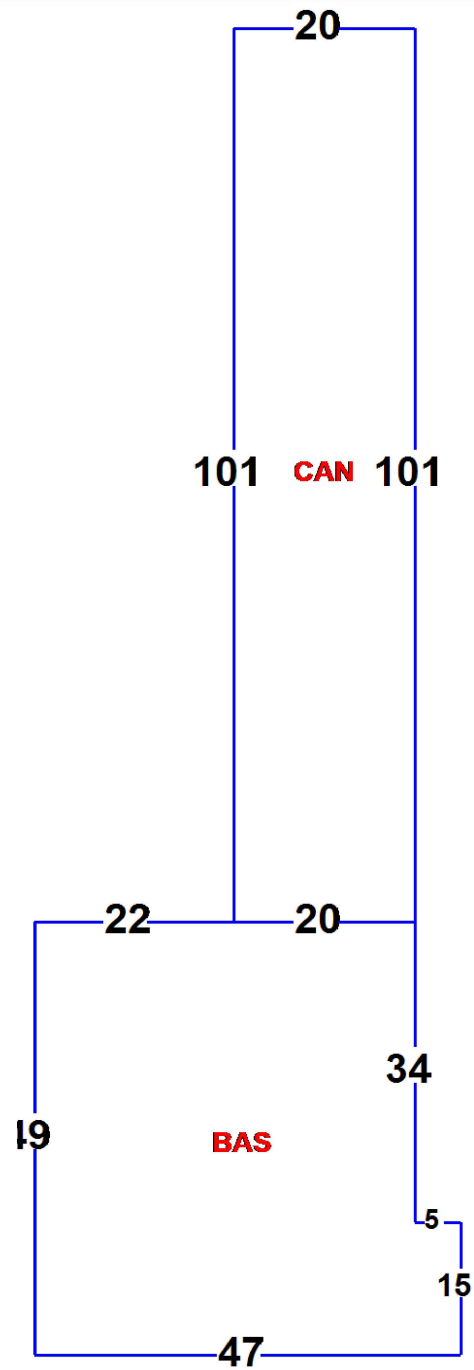
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address:301 N BAYLEN ST, Year Built: 1962, Effective Year: 1985, PA Building ID#: 17575

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-BRICK-BLK.BKUP.
FLOOR COVER-TERRAZZO
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-11
NO. STORIES-1
ROOF COVER-BLT UP MTL/GYP
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-9
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 4153 Total SF

BASE AREA - 2133

CANOPY - 2020

Images



6/5/2020 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Immanuel Lutheran Church Overflor parking Southeast view



Immanuel Lutheran Church Overflor parking South view



Immanuel Lutheran Church Overflor parking Southwest view



Immanuel Lutheran Church Overflor parking Failing structure view



Immanuel Lutheran Church Overflor parking Northwest view



Immanuel Lutheran Church Overflor parking Northeast view



Immanuel Lutheran Church Overflor parking East view

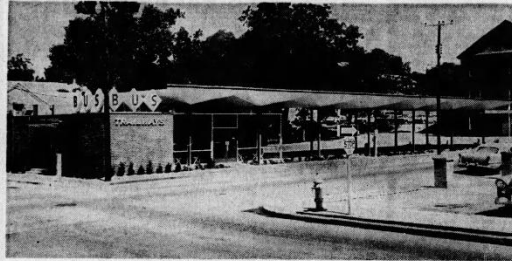


Immanuel Lutheran Church Overflor parking North view





Opens Tomorrow
Pensacola's NEW Travel Center
TRAILWAYS
BUS TERMINAL



301 N. Baylen Street (Corner of Wright St.)
Phone HE 3-2107

Effective Monday all departures and service of the Trailways National System will be from this air-conditioned terminal.

Better Package Express
SHIPPING
FACILITIES

Delivery vehicles can now deliver or pick up shipments to and from out-of-town customers faster, easier. Your package express goes out at passenger speeds, with delivery to nearby cities the same day. Our shipping department serves you 7 days per week.

Easiest Travel On Earth

From Pensacola to	1-Way	From Pensacola to	1-Way
TALLAHASSEE . . .	\$ 5 ³⁵	MOBILE	\$ 2 ⁰⁰
<small>4 thru lines daily</small>		<small>4 trips daily</small>	
MIAMI	\$17 ⁰⁵	NORFOLK	\$26 ⁵⁰
<small>4 direct route trips</small>		<small>Fastest route via Augusta-Raleigh</small>	
NEW YORK	\$35 ³⁵	TAMPA	\$11 ⁷⁵
<small>Short route via Augusta only, 1 change</small>		<small>4 trips daily</small>	
WASHINGTON . . .	\$28 ²⁰	DALLAS	\$20 ¹⁵
<small>Treelinet gets there faster.</small>		<small>Direct route service</small>	
JACKSONVILLE . .	\$ 9 ⁶⁰	SAVANAH	\$12 ⁷⁵
<small>4 trips daily (plus tax)</small>		<small>Short direct route (plus tax)</small>	

TRAILWAYS TOURS—MIAMI—CARIBBEAN
NEW YORK—SMOKIES—CALIF., OTHERS







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00228

Architectural Review Board

3/16/2023

TO: Architectural Review Board Members

FROM: Gregg Harding, Assistant Planning & Zoning Division Manager

DATE: 3/9/2023

SUBJECT:

1401 N. 20th Avenue
East Hill / Zone R-1AAA / City Council District 6
Historic Structures Demolition Review

BACKGROUND:

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regards to its location and the historic development of the East Hill neighborhood. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-11-5(5) Historic Building Demolition Review Ordinance (
https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXII LADECO_CH12-11ADEN_S12-11-5BUPE)

Sec. 12-11-5(5)e.3. Criteria for determining significance

Sec. 12-11-5(5)e.4. Criteria for determination that building is subject to demolition delay



Architectural Review Board Application
Abbreviated Review for Historic Structure
Demolition

Application Date: 2-13-23

Project Address: 1401 W 20th Ave

Applicant: George Sitton

Applicant's Address: 2520 Yates Ave

Email: gsitton.sch@gmail.com Phone: 850-554-0757

Signature of Property Owner or Agent: [Signature]
(if different from Applicant)

(Office Use)

Construction Year: 1928 zone R-1AAA

Current Use: residential

Ownership History: Sitton Pretty Inc. (2022-present), Phillip and Mary Klein (2021-2022), Phillip Klein (1981?-2022), error ocured on ESCPA- no further records available

Meets NRHP criteria: _____

Notes: materials- wood frame, stucco exterior, asphalt shingle roof, wood windows

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-11-5(E)(3). If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.
Adrienne J. Walker 2/13/2023
ARB Secretary Signature Date

This request was reviewed by the following members of the Architectural Review Board:
Comments: _____
Architect Signature / Date

[Signature] 2/14/23
UWFHT Representative Signature / Date

Comments: Send to Full-Board for Review
- Potential to meet NR Criteria A-D
- Architecture and represents key period in Development of East Hill, Bayview Park

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	000S009025011189	Year	Land	Imprv	Total	Cap Val
Account:	141594000	2022	\$259,488	\$223,415	\$482,903	\$137,679
Owners:	SITTON PRETTY INC	2021	\$228,960	\$179,220	\$408,180	\$133,669
Mail:	1822 BLACKBIRD LN PENSACOLA, FL 32534	2020	\$213,696	\$160,905	\$374,601	\$131,824
Situs:	1401 N 20TH AVE 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION,VETERANS
09/30/2022	8871	535	\$519,000	WD		
12/15/2021	8683	1734	\$100	QC		
08/17/2020	8350	1980	\$100	OT		
08/1981	1573	115	\$53,000	CJ		
01/1970	493	305	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Legal Description LTS 11 12 AND E 5 FT LT 13 BLK 189 NEW CITY TRACT OR 8871 P 535 CA 39
						Extra Features None

Section Map Id:
[CA039](#)

Approx. Acreage:
0.2586

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

[Launch Interactive Map](#)

Buildings

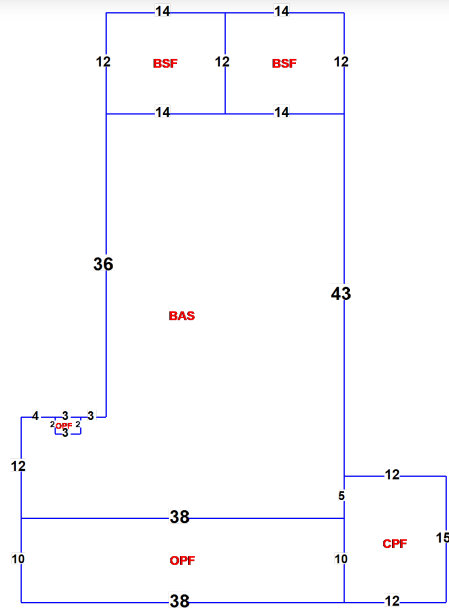
Address:1401 N 20TH AVE, Year Built: 1928, Effective Year: 1978, PA Building ID#: 21477

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV WD/LA
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-DECORAT
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 2360 Total SF

BASE AREA - 1458
BASE SEMI FIN - 336
CARPORT FIN - 180
OPEN PORCH FIN - 386



Images



1/27/2023 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:02/13/2023 (tc.3434)

1401 N. 20th Avenue







Sec. 12-11-5. Building permits.

This section is established to provide for building permits for review of compliance with the provisions of this land development code. A "building permit" means any building or construction permit required by chapter 14-2.

- (1) Application. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the standard building code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. All applications for building permit shall be accompanied by the following information and materials:
 - a. Two complete sets of building construction plans shall be required. In addition, a plot plan drawn to scale depicting the following information shall be required for residential and commercial building permits:
 1. Lot dimensions, boundary lines, area of the lot, and its legal description.
 2. The locations and dimensions of buildings, structures or additions, including all overhangs, eaves and porches.
 3. The yard requirements indicating distance from all property lines to the proposed buildings, structures or additions in feet.
 4. The existing and proposed uses of each building, structure or addition.
 5. Access and parking layout, including driveway location. Where applicable, required loading and unloading spaces should be indicated.
 6. Elevations showing architectural features of each side of the existing and proposed construction.
 7. Where application is made to build upon a lot nonconforming in size or dimensions (lot of record), the application shall be accompanied by a recorded deed giving description of the property as of July 23, 1965.
 8. For all plans except single-family or duplex dwellings a landscape plan is required pursuant to section 12-6-4.
 - b. Proof of sewer tap from Emerald Coast Utilities Authority.
 - c. Completed current Florida Model Energy Efficiency Code Building Construction.

One copy of the plans shall be returned to the applicant by the building official after he or she has marked such copy either as approved or disapproved and attested same by his or her signature on such copy. The original, similarly marked, shall be retained by the building official.

- (2) Issuance of building permits. No application for a building permit shall be approved by the building official for any building, structure, or addition on any lot in violation of this chapter or not in compliance with any provisions of this chapter, unless authorized under section 12-11-2(a)(2), Variances.
- (3) Construction and occupancy to be as provided in applications. Building permits issued on the basis of plans and applications approved by the building official authorize only the occupancy, arrangement, and construction set forth in such approval plans and applications, and no other occupancy, arrangement, or construction. Occupancy, arrangement, or construction in variance with that authorized shall be deemed a violation of this chapter, unless such change is reviewed and approved by the building official.

-
- (4) Expiration of building permits. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced; provided that, for cause, one or more extensions of time, for periods not exceeding 90 days each, may be allowed, and such extensions shall be in writing by the building official.
- (5) This subsection shall be known and cited as the City of Pensacola's Historic Building Demolition Review Ordinance. The purpose of this section is to establish a predictable process for reviewing requests to demolish certain historic buildings not located within historic and preservation land use districts in order to establish an appropriate waiting period during which the city and the applicant can propose and consider alternatives to the demolition of a building of historical, architectural, cultural or urban design value to the city.

- a. *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Applicant means the person filing an application for review under this section.

Application means a demolition permit application for review under this section, filed with the city's inspection services division.

Application filing date means the date on which the application was filed with the city's inspection services division.

Architectural review board means the city's architectural review board as advisors to the city council.

Contributing structure means any building adding to the historic significance of a property or district.

Day means any day, including Saturdays, Sundays, and holidays.

Demolition means any act of pulling down, destroying, razing, or removing a building.

Demolition permit means a permit issued by the inspection services division authorizing the demolition of a building pursuant to an application.

Florida Master Site File means the state's official inventory of historical, cultural resources including archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts, landscapes and linear resources.

Historic building means a building or structure that is:

1. At least 50 years in age or more;
2. Individually listed in the National Register of Historic Places;
3. A contributing property in a National Register of Historic Places listed district;
4. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
5. Determined potentially eligible as meeting the requirements for listing in the National Register of Historic Places, either individually or as a contributing property in a district, by the Secretary of the Interior.

Historic site means a place, or associated structures, having historic significance.

Historic structure means a building, bridge, lighthouse, monument, pier, vessel or other construction that is 50 years in age or more and is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

National Register of Historic Places means the official Federal list of districts, sites, buildings, structures and objects determined significant in American history, architecture, archaeology, engineering and culture.

Neighborhoods means all the areas of the city.

Significant building means a building with respect to which the architectural review board has made a determination that further examination is warranted to determine whether a delay in demolition should be required.

- b. *Buildings subject to review.* The following buildings are subject to review by the architectural review board for the purpose of determining whether such buildings are historically significant: Any building located in the neighborhoods of the city if:
1. Such building, or the portion thereof to which the application relates, is 50 years old or older;
 2. Such building is listed on the city's "Local Registry of Historic or Significant Buildings" and/or the Florida Division of Historical Resource's Florida Master Site File; or
 3. Such building or the portion thereof is determined to be a historically significant building pursuant to subsection (5)e.3 of this section.
- c. *Exemptions.* Demolition of historic buildings, whether contributing or noncontributing, located in the following districts shall be exempt from this section.
1. Pensacola historic district, refer to section 12-3-10(1)i through k;
 2. North Hill preservation district, refer to section 12-3-10(2)i;
 3. Old East Hill preservation district, refer to section 12-3-10(3)j;
 4. Palafox historic business district, refer to section 12-3-27(f)(2)d; and
 5. Governmental center district.
- d. *Enforcement.*
1. *Issuance of demolition permit.* With exception to the districts listed in subsection (5)d.1.iii of this section, the requirements set forth in this section are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations applicable to the demolition of buildings. The building official shall not issue any demolition permit relating to a building that is subject to review, unless:
 - i. The building official has determined that the building is unsafe in accordance with section 14-2-222;
 - ii. The building official:
 - (a) Has received a notice issued by the architectural review board, that the building is not subject to review under this section, or is not a historically significant building; or
 - (b) Has not received such notice within the time period set forth in subsection (5)e.1 of this section;

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- iii. The building official:
 - (a) Has received a notice issued by the architectural review board that no demolition delay is required; or
 - (b) Has not received such notice within the time period set forth in subsection (5)e.1 of this section;
 - iv. The building official has received a notice issued by the architectural review board that there is no feasible alternative to demolition; or
 - v. The demolition delay period set forth in subsection (5)e.1 of this section has expired.
2. *Required demolition or repair.*
- i. *Demolition.* Nothing in this section shall restrict the authority of the building official to order the building owner, or the city, to demolish a building at any time if the building official determines that the condition of a building or part thereof presents an imminent and substantial danger to the public health or safety.
- e. *Procedure.*
- 1. *Application.* An application for review under this section shall be made in the manner provided below. The process, from start (application) to finish (determination and/or permit issuance), shall not exceed 120 days. If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application.
 - i. *Time for filing application.* The applicant (or building owner) is encouraged to apply for review under this section as early as possible, so that any necessary review, and any delay period required by this section, may be completed prior to, or during, any other review to which the building or its site may be subject.
 - ii. *Application for early review.* At any time prior to filing an application for a demolition permit, the applicant may apply for review under this section by submitting a request in writing to the architectural review board.
 - iii. *Informational evidence.* The applicant must submit for review sufficient information to enable the architectural review board to make their determination, including an accurate site plan showing the footprint, photos of all sides of the subject building and the site to indicate all existing site features, such as trees, fences, sidewalks, driveways and topography, and photos of the adjoining streetscape, including adjacent buildings to indicate the relationship of the existing structure to the surrounding properties.
 - 2. *Determination: Applicability of review and significance of building.*
 - i. After its receipt of an application from planning staff, the architectural review board shall determine: whether the building is subject to review under this section, and whether the building is a historically significant building. The architectural review board may seek the assistance of city staff or the University of West Florida's Historic Trust or the University of West Florida Archaeological Institute.
 - ii. The initial review process shall be handled as an abbreviated review involving staff, the chairperson or his or her designee of the architectural review board, and a staff member of West Florida Historic Preservation, Inc. If it is determined

by the abbreviated review panel to be potentially historically significant, the application would then go to the full architectural review board for review.

- iii. However, if the building is determined by the abbreviated review panel to not be historically significant by not meeting the criteria set forth in subsection (5)e.3 of this section, the historic building demolition review will end.
- iv. The architectural review board shall issue a notice of its determination within 60 days of an application being received. If the architectural review board determines that the building is historically significant, such notice shall:
 - (a) Invite the applicant to submit any information that the applicant believes will assist the architectural review board in:
 - (1) Determining whether the building is subject to demolition delay according to the criteria set forth herein; and
 - (2) Evaluating alternatives to demolition.
 - (b) Set forth the criteria for requiring demolition delay. The architectural review board shall make its determination concerning the requirement of demolition delay according to the following criteria: To determine that a historically significant building is subject to the demolition delay, the architectural review board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than demolished. In making such finding, the architectural review board shall consider the criteria for determining historical significance.

The applicant is encouraged to present any information the applicant believes will assist the architectural review board in making its determination.

- (c) Provide information regarding the early determination of no feasible alternative. At the determination meeting or within the demolition delay period, the applicant may present any information the applicant believes will assist the architectural review board in evaluating alternatives to demolition. If, at such hearing, the architectural review board finds that demolition delay is required, and also finds that the information presented at such hearing is sufficient for the board to issue a determination that there is no feasible alternative to demolition, the board shall issue such determination within the time period set forth in this subsection for the issuance of the architectural review board's hearing determination.
3. *Criteria for determining significance.* The architectural review board shall determine that the building to which the application relates is a historically significant building if:
- i. The building is associated with events that have made a significant contribution to the broad patterns of our national, regional or local history;
 - ii. The building is associated with the lives of persons significant in our national, regional or local past;
 - iii. The building embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

-
- iv. The building has yielded, or may be likely to yield, information important in national, regional or local history.
 4. *Criteria for determination that building is subject to demolition delay.* To determine that a historically significant building is subject to the demolition delay, the architectural review board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than demolished. In making such finding, the architectural review board shall consider the criteria for determining historical significance.
 5. *Demolition delay.*
 - i. *Delay period.*
 - (a) If the architectural review board has issued a determination that a historically significant building is subject to demolition delay, the building official shall not issue a demolition permit until 60 days have elapsed from the date of determination but in no case exceeding the aggregate of 120 days from the date of application.
 - (b) Upon expiration of the delay period, the architectural review board shall issue a notice in writing stating that such delay period has expired, and the date of such expiration, unless the architectural review board has issued a determination that there is no feasible alternative to demolition.
 - ii. *Invitation to consider alternatives.* If the architectural review board has determined that a historically significant building is subject to demolition delay, and has not determined at the hearing that there is no feasible alternative to demolition, the architectural review board shall invite the applicant (or the owner of record, if different from the applicant) to participate in an investigation of alternatives to demolition. The architectural review board also may invite the participation, on an advisory basis, of city staff, as well as any individual or representative of any group whose participation the applicant (or owner) requests, to assist in considering alternatives.
 6. *Evaluation of alternatives to demolition.*
 - i. In evaluating alternatives to demolition, the architectural review board may consider such possibilities as: the incorporation of the building into the future development of the site; the adaptive re-use of the building; the use of financial or tax incentives for the rehabilitation of the building; the removal of the building to another site; and, with the owner's consent, the search for a new owner willing to purchase the building and preserve, restore, or rehabilitate it.
 - ii. In evaluating alternatives to demolition, the architectural review board shall consider, and shall invite the applicant to present, the following information:
 - (a) The cost of stabilizing, repairing, rehabilitating, or re-using the building;
 - (b) A schematic, conceptual design drawing;
 - (c) Any conditions the applicant proposes to accept for the redevelopment of the site that would mitigate the loss of the building; and
 - (d) The availability of other sites for the applicant's intended purpose or use.
 7. *Determination of no feasible alternative.* If, based on its evaluation of alternatives to demolition, the architectural review board is satisfied that there is no feasible alternative

to demolition, the architectural review board may issue a determination prior to the expiration of the delay period, authorizing the building official to issue a demolition permit.

8. *Notice.* Any determination or notice issued by the architectural review board or its staff shall be transmitted in writing to the applicant, with copies to the building official and, where applicable, to any individual or group that the architectural review board has invited to participate in an exploration of alternatives to demolition.

(Code 1986, § 12-12-5; Ord. No. 12-09, § 3, 4-9-2009; Ord. No. 19-19, § 1, 9-26-2019)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00257

Architectural Review Board

3/16/2023

TO: Architectural Review Board Members

FROM: Gregg Harding, Assistant Planning & Zoning Division Manager

DATE: 3/8/2023

SUBJECT:

702 N. E Street
Westside Garden District / Zone R-1AA / City Council District 7
Historic Structures Demolition Review

BACKGROUND:

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its architecture as well as its association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-11-5(5) Historic Building Demolition Review Ordinance (
https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXII LADECO_CH12-11ADEN_S12-11-5BUPE)

Sec. 12-11-5(5)e.3. Criteria for determining significance

Sec. 12-11-5(5)e.4. Criteria for determination that building is subject to demolition delay



**Architectural Review Board Application
Abbreviated Review for Historic Structure
Demolition**

Application Date: 3/1/2023

Project Address: 702 N E st Pensacola, FL 32501
Applicant: Waleed Gader or Sunshine ASI LLC
Applicant's Address: 8515 Jernigan rd Pensacola, FL 32514
Email: sales@hulkshauling.com **Phone:** 8502960000
Signature of Property Owner or Agent:  (If different from Applicant)

(Office Use)

Construction Year: 1933 zone R-1AA
Current Use: vacant residential
Ownership History: Rawlings, Alana and Gerald and Jennifer Carter (2021-2023), Rock of Ages Holiness Church (2009-2021), Mount Sinai Holy Church of America Inc. (?-2009), error occurred on ESCPA
Meets NRHP criteria: _____
Notes: materials- wood frame, wood siding, aphalt shingle roof, aluminum windows

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-11-5(E)(3). If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.

Adrienne J. Walker 3/1/2023
 ARB Secretary Signature Date

This request was reviewed by the following members of the Architectural Review Board:

Comments: _____

 Architect Signature / Date

 3-3-23
 UWFHT Representative Signature / Date

Send to full Board
 Comments: Meets NRHP Criteria A and B
- First owner is significant - chief of Police
- Architecture is unique and important to the neighborhood. House dates to early 1910s not 1930s
- E. B. Harper - City Commissioner

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	000S009060002036	Year	Land	Imprv	Total	Cap Val
Account:	150451000	2022	\$31,441	\$71,535	\$102,976	\$102,976
Owners:	RAWLINGS GERALD RAWLINGS ALANA CARTER JENNIFER	2021	\$16,836	\$59,395	\$76,231	\$75,747
Mail:	3305 BAYOU BLVD PENSACOLA, FL 32503	2020	\$16,836	\$52,025	\$68,861	\$68,861
Situs:	702 N E ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data							2022 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)		None
06/30/2021	8571	433	\$65,000	WD			
02/27/2009	6428	1338	\$100	WD			Legal Description
01/1975	935	476	\$100	OJ			W 92 FT OF LTS 1 2 3 BLK 36 WEST KING TRACT OR 8571 P 433 CA 105
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features
							None

Parcel Information
Launch Interactive Map

Section Map Id:
[CA105](#)

Approx. Acreage:
0.1971

Zoned:
R-1AA

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection\(DEP\) Data](#)

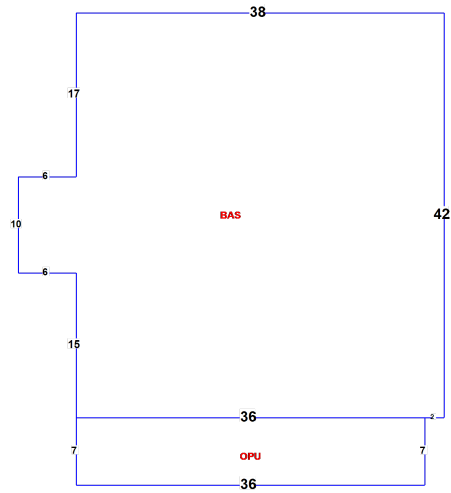
Buildings
Address: 702 N E ST, Year Built: 1933, Effective Year: 1950, PA Building ID#: 24541

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1908 Total SF

BASE AREA - 1656
OPEN PORCH UNF - 252



Images



1/2/2019 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:03/01/2023 (tc.8312)

702 N. E. Street







Sec. 12-11-5. Building permits.

This section is established to provide for building permits for review of compliance with the provisions of this land development code. A "building permit" means any building or construction permit required by chapter 14-2.

- (1) Application. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the standard building code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. All applications for building permit shall be accompanied by the following information and materials:
 - a. Two complete sets of building construction plans shall be required. In addition, a plot plan drawn to scale depicting the following information shall be required for residential and commercial building permits:
 1. Lot dimensions, boundary lines, area of the lot, and its legal description.
 2. The locations and dimensions of buildings, structures or additions, including all overhangs, eaves and porches.
 3. The yard requirements indicating distance from all property lines to the proposed buildings, structures or additions in feet.
 4. The existing and proposed uses of each building, structure or addition.
 5. Access and parking layout, including driveway location. Where applicable, required loading and unloading spaces should be indicated.
 6. Elevations showing architectural features of each side of the existing and proposed construction.
 7. Where application is made to build upon a lot nonconforming in size or dimensions (lot of record), the application shall be accompanied by a recorded deed giving description of the property as of July 23, 1965.
 8. For all plans except single-family or duplex dwellings a landscape plan is required pursuant to section 12-6-4.
 - b. Proof of sewer tap from Emerald Coast Utilities Authority.
 - c. Completed current Florida Model Energy Efficiency Code Building Construction.

One copy of the plans shall be returned to the applicant by the building official after he or she has marked such copy either as approved or disapproved and attested same by his or her signature on such copy. The original, similarly marked, shall be retained by the building official.

- (2) Issuance of building permits. No application for a building permit shall be approved by the building official for any building, structure, or addition on any lot in violation of this chapter or not in compliance with any provisions of this chapter, unless authorized under section 12-11-2(a)(2), Variances.
- (3) Construction and occupancy to be as provided in applications. Building permits issued on the basis of plans and applications approved by the building official authorize only the occupancy, arrangement, and construction set forth in such approval plans and applications, and no other occupancy, arrangement, or construction. Occupancy, arrangement, or construction in variance with that authorized shall be deemed a violation of this chapter, unless such change is reviewed and approved by the building official.

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- (4) Expiration of building permits. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced; provided that, for cause, one or more extensions of time, for periods not exceeding 90 days each, may be allowed, and such extensions shall be in writing by the building official.
- (5) This subsection shall be known and cited as the City of Pensacola's Historic Building Demolition Review Ordinance. The purpose of this section is to establish a predictable process for reviewing requests to demolish certain historic buildings not located within historic and preservation land use districts in order to establish an appropriate waiting period during which the city and the applicant can propose and consider alternatives to the demolition of a building of historical, architectural, cultural or urban design value to the city.

- a. *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Applicant means the person filing an application for review under this section.

Application means a demolition permit application for review under this section, filed with the city's inspection services division.

Application filing date means the date on which the application was filed with the city's inspection services division.

Architectural review board means the city's architectural review board as advisors to the city council.

Contributing structure means any building adding to the historic significance of a property or district.

Day means any day, including Saturdays, Sundays, and holidays.

Demolition means any act of pulling down, destroying, razing, or removing a building.

Demolition permit means a permit issued by the inspection services division authorizing the demolition of a building pursuant to an application.

Florida Master Site File means the state's official inventory of historical, cultural resources including archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts, landscapes and linear resources.

Historic building means a building or structure that is:

1. At least 50 years in age or more;
2. Individually listed in the National Register of Historic Places;
3. A contributing property in a National Register of Historic Places listed district;
4. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
5. Determined potentially eligible as meeting the requirements for listing in the National Register of Historic Places, either individually or as a contributing property in a district, by the Secretary of the Interior.

Historic site means a place, or associated structures, having historic significance.

Historic structure means a building, bridge, lighthouse, monument, pier, vessel or other construction that is 50 years in age or more and is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

National Register of Historic Places means the official Federal list of districts, sites, buildings, structures and objects determined significant in American history, architecture, archaeology, engineering and culture.

Neighborhoods means all the areas of the city.

Significant building means a building with respect to which the architectural review board has made a determination that further examination is warranted to determine whether a delay in demolition should be required.

- b. *Buildings subject to review.* The following buildings are subject to review by the architectural review board for the purpose of determining whether such buildings are historically significant: Any building located in the neighborhoods of the city if:
1. Such building, or the portion thereof to which the application relates, is 50 years old or older;
 2. Such building is listed on the city's "Local Registry of Historic or Significant Buildings" and/or the Florida Division of Historical Resource's Florida Master Site File; or
 3. Such building or the portion thereof is determined to be a historically significant building pursuant to subsection (5)e.3 of this section.
- c. *Exemptions.* Demolition of historic buildings, whether contributing or noncontributing, located in the following districts shall be exempt from this section.
1. Pensacola historic district, refer to section 12-3-10(1)i through k;
 2. North Hill preservation district, refer to section 12-3-10(2)i;
 3. Old East Hill preservation district, refer to section 12-3-10(3)j;
 4. Palafox historic business district, refer to section 12-3-27(f)(2)d; and
 5. Governmental center district.
- d. *Enforcement.*
1. *Issuance of demolition permit.* With exception to the districts listed in subsection (5)d.1.iii of this section, the requirements set forth in this section are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations applicable to the demolition of buildings. The building official shall not issue any demolition permit relating to a building that is subject to review, unless:
 - i. The building official has determined that the building is unsafe in accordance with section 14-2-222;
 - ii. The building official:
 - (a) Has received a notice issued by the architectural review board, that the building is not subject to review under this section, or is not a historically significant building; or
 - (b) Has not received such notice within the time period set forth in subsection (5)e.1 of this section;

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- iii. The building official:
 - (a) Has received a notice issued by the architectural review board that no demolition delay is required; or
 - (b) Has not received such notice within the time period set forth in subsection (5)e.1 of this section;
 - iv. The building official has received a notice issued by the architectural review board that there is no feasible alternative to demolition; or
 - v. The demolition delay period set forth in subsection (5)e.1 of this section has expired.
2. *Required demolition or repair.*
- i. *Demolition.* Nothing in this section shall restrict the authority of the building official to order the building owner, or the city, to demolish a building at any time if the building official determines that the condition of a building or part thereof presents an imminent and substantial danger to the public health or safety.
- e. *Procedure.*
- 1. *Application.* An application for review under this section shall be made in the manner provided below. The process, from start (application) to finish (determination and/or permit issuance), shall not exceed 120 days. If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application.
 - i. *Time for filing application.* The applicant (or building owner) is encouraged to apply for review under this section as early as possible, so that any necessary review, and any delay period required by this section, may be completed prior to, or during, any other review to which the building or its site may be subject.
 - ii. *Application for early review.* At any time prior to filing an application for a demolition permit, the applicant may apply for review under this section by submitting a request in writing to the architectural review board.
 - iii. *Informational evidence.* The applicant must submit for review sufficient information to enable the architectural review board to make their determination, including an accurate site plan showing the footprint, photos of all sides of the subject building and the site to indicate all existing site features, such as trees, fences, sidewalks, driveways and topography, and photos of the adjoining streetscape, including adjacent buildings to indicate the relationship of the existing structure to the surrounding properties.
 - 2. *Determination: Applicability of review and significance of building.*
 - i. After its receipt of an application from planning staff, the architectural review board shall determine: whether the building is subject to review under this section, and whether the building is a historically significant building. The architectural review board may seek the assistance of city staff or the University of West Florida's Historic Trust or the University of West Florida Archaeological Institute.
 - ii. The initial review process shall be handled as an abbreviated review involving staff, the chairperson or his or her designee of the architectural review board, and a staff member of West Florida Historic Preservation, Inc. If it is determined

by the abbreviated review panel to be potentially historically significant, the application would then go to the full architectural review board for review.

- iii. However, if the building is determined by the abbreviated review panel to not be historically significant by not meeting the criteria set forth in subsection (5)e.3 of this section, the historic building demolition review will end.
- iv. The architectural review board shall issue a notice of its determination within 60 days of an application being received. If the architectural review board determines that the building is historically significant, such notice shall:
 - (a) Invite the applicant to submit any information that the applicant believes will assist the architectural review board in:
 - (1) Determining whether the building is subject to demolition delay according to the criteria set forth herein; and
 - (2) Evaluating alternatives to demolition.
 - (b) Set forth the criteria for requiring demolition delay. The architectural review board shall make its determination concerning the requirement of demolition delay according to the following criteria: To determine that a historically significant building is subject to the demolition delay, the architectural review board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than demolished. In making such finding, the architectural review board shall consider the criteria for determining historical significance.

The applicant is encouraged to present any information the applicant believes will assist the architectural review board in making its determination.

- (c) Provide information regarding the early determination of no feasible alternative. At the determination meeting or within the demolition delay period, the applicant may present any information the applicant believes will assist the architectural review board in evaluating alternatives to demolition. If, at such hearing, the architectural review board finds that demolition delay is required, and also finds that the information presented at such hearing is sufficient for the board to issue a determination that there is no feasible alternative to demolition, the board shall issue such determination within the time period set forth in this subsection for the issuance of the architectural review board's hearing determination.
3. *Criteria for determining significance.* The architectural review board shall determine that the building to which the application relates is a historically significant building if:
- i. The building is associated with events that have made a significant contribution to the broad patterns of our national, regional or local history;
 - ii. The building is associated with the lives of persons significant in our national, regional or local past;
 - iii. The building embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

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- iv. The building has yielded, or may be likely to yield, information important in national, regional or local history.
 4. *Criteria for determination that building is subject to demolition delay.* To determine that a historically significant building is subject to the demolition delay, the architectural review board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than demolished. In making such finding, the architectural review board shall consider the criteria for determining historical significance.
 5. *Demolition delay.*
 - i. *Delay period.*
 - (a) If the architectural review board has issued a determination that a historically significant building is subject to demolition delay, the building official shall not issue a demolition permit until 60 days have elapsed from the date of determination but in no case exceeding the aggregate of 120 days from the date of application.
 - (b) Upon expiration of the delay period, the architectural review board shall issue a notice in writing stating that such delay period has expired, and the date of such expiration, unless the architectural review board has issued a determination that there is no feasible alternative to demolition.
 - ii. *Invitation to consider alternatives.* If the architectural review board has determined that a historically significant building is subject to demolition delay, and has not determined at the hearing that there is no feasible alternative to demolition, the architectural review board shall invite the applicant (or the owner of record, if different from the applicant) to participate in an investigation of alternatives to demolition. The architectural review board also may invite the participation, on an advisory basis, of city staff, as well as any individual or representative of any group whose participation the applicant (or owner) requests, to assist in considering alternatives.
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 - i. In evaluating alternatives to demolition, the architectural review board may consider such possibilities as: the incorporation of the building into the future development of the site; the adaptive re-use of the building; the use of financial or tax incentives for the rehabilitation of the building; the removal of the building to another site; and, with the owner's consent, the search for a new owner willing to purchase the building and preserve, restore, or rehabilitate it.
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 - (d) The availability of other sites for the applicant's intended purpose or use.
 7. *Determination of no feasible alternative.* If, based on its evaluation of alternatives to demolition, the architectural review board is satisfied that there is no feasible alternative

to demolition, the architectural review board may issue a determination prior to the expiration of the delay period, authorizing the building official to issue a demolition permit.

8. *Notice.* Any determination or notice issued by the architectural review board or its staff shall be transmitted in writing to the applicant, with copies to the building official and, where applicable, to any individual or group that the architectural review board has invited to participate in an exploration of alternatives to demolition.

(Code 1986, § 12-12-5; Ord. No. 12-09, § 3, 4-9-2009; Ord. No. 19-19, § 1, 9-26-2019)