



City of Pensacola

Architectural Review Board

Agenda - Final

Thursday, September 21, 2023, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. [23-00694](#) ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Attachments: [8-17-23 ARB minutes](#)

OPEN FORUM

NEW BUSINESS

2. [23-00695](#) 215 W. DE SOTO STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Attachments: [Florida Master Site File](#)
[Images](#)
[Application Packet 9-6-23](#)

3. [23-00697](#) 11 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY
COUNCIL DISTRICT 6
ABBREVIATED REVIEW FOR MINOR CHANGES REFERRED TO THE
FULL BOARD

Attachments: [Images](#)
[Application Packet 9-6-23](#)

4. [23-00698](#) 600 S. PALAFOX STREET- DEMOLITION
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY
COUNCIL DISTRICT 6
DEMOLITION OF A NON-CONTRIBUTING STRUCTURE
- Attachments: [Images](#)
[600 S. Palafox Street Demo Application and Materials](#)
5. [23-00699](#) 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY
COUNCIL DISTRICT 6
CONCEPTUAL REVIEW FOR NEW HOTEL DEVELOPMENT
- Attachments: [Images](#)
[Application Packet 9-8-23](#)
6. [23-00700](#) 800 E. BELMONT STREET- VARIANCE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
VARIANCE
- Attachments: [Florida Master Site File](#)
[Images](#)
[Variance Application](#)
7. [23-00701](#) 800 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE
- Attachments: [Florida Master Site File](#)
[Images](#)
[Application Packet 9-12-23](#)

ADJOURNMENT

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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 #: 23-00694

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

Architectural Review Board meeting minutes

BACKGROUND:

Architectural Review Board meeting minutes from August 17, 2023.



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

August 17, 2023

MEMBERS PRESENT: Chairperson Salter, Board Member Mead, Board Member Ramos, Board Member Yee, Board Member Fogarty, Board Member Courtney, Advisor Pristera

MEMBERS ABSENT: Board Member McCorvey

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

STAFF VIRTUAL: Development Services Director Morris, Assistant City Attorney Lindsay, Development Services Coordinator Statler

OTHERS PRESENT: Shawn Kessler, Elizabeth Bush, Wally Nowicki, Anne Bollinger, Rob Hogan, Nico Camero, Mimi Moncier, Eric MacInerney, Dan Fitzpatrick, Tosh Belsinger

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 July 20, 2023, minutes, seconded by Board Member Mead, and it carried 6-0.

OPEN FORUM

NEW BUSINESS

Item 2 506 E. Gadsden Street OEHPD / Zone OEHC-2, City Council District 6
Exterior Improvements to a Contributing Structure
Action Taken: Approved.

Wally Nowicki is seeking approval for exterior improvements to a contributing structure that was relocated from 710 N. Davis Highway to the current location at 506 E. Gadsden Street. The applicant is proposing to add a brick element to the existing concrete staircase, removing aluminum siding to

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reveal original wood lap siding that will be repaired in-kind as needed, and relocating an original wood window from the interior of the house to the front exterior.

Anne Bollinger and Wally Nowicki presented to the board. Chairperson Salter noted the Old East Hill Association supported the improvements. Board Member Mead asked for clarification on how far out the stairway will go. Ms. Bollinger answered that brick will be added to the sides of the stairs and the existing steps will be preserved. Board Member Courtney asked if the applicant had thought about adding handrails. Ms. Bollinger answered that the code requires handrails at 30 inches, and these are not quite that high. Ms. Bollinger asked if the addition of handrails would have to come back to the board. Cultural Resources Coordinator Walker answered that the addition of handrails could be handled through an abbreviated review that is all electronic. Board Member Courtney asked about the existing stairs and how the brick will accommodate the curve at the bottom. Ms. Bollinger answered that there will not be any gaps and the brick will angle out like the stairs. Advisor Pristera added clarification that the bricks will be used to make the radius, partly on the steps to hide the gap.

Board Member Mead made the motion to approve. Board Member Courtney seconded the motion and it carried 6-0.

Item 3 516 N. Alcaniz Street OEHPD / Zone OEHC-1, City Council District 6
Renovation of a Contributing Structure
Action Taken: Approved with conditions.

Shawn Kessler is seeking approval for exterior alterations at a contributing structure. This project received a stop work order in October 2022 for unpermitted exterior alterations that also did not receive ARB approval. The proposal includes a replacement rear addition, new Ply Gem single hung vinyl windows throughout, changing the front window composition from one picture window to two smaller openings, replacement wood siding on the front and smooth cement board siding on the sides and rear, lattice covering the foundation to match existing, tongue and groove pine boards for the porch and gable end soffits, and wood replacement porch pillars to match the existing. The roof replacement was previously approved through a board-for-board application, the door selection will require a full board application, and the paint selection will be submitted for an abbreviated review.

Shawn Kessler presented to the board. Chairperson Salter shared the Old East Hill Neighborhood Association's comments that they are happy to see the restoration but question the use of synthetic materials for siding, the lattice finish, and use of vinyl windows. Chairperson Salter asked for clarification on which line of Ply Gem windows are being proposed. Mr. Kessler answered he did not know the specific line. Chairperson Salter noted that Ply Gem makes high quality and low quality and the board tries to monitor the window profile and style and make sure appropriate windows are being used in the historic districts. Chairperson Salter said clarification on the line of window is needed for a full approval. Chairperson Salter asked where the lattice would be installed. Mr. Kessler answered the lattice will be placed along the foundation on the sides and rear, fully covering the piers. Board Member Ramos asked about the brick veneer depicted in the plans. Mr. Kessler answered that the brick veneer was changed to lattice due to cost. Chairperson Salter noted that the lattice overlaps the siding in the existing photograph and asked if the new lattice will be tucked underneath and will it occur only between the openings between piers. Mr. Kessler answered that lattice will be tucked under the siding. Chairperson Salter asked about the orientation of the piers and if the applicant was proposing to completely skirt the house with lattice. Mr. Kessler answered yes. Advisor Pristera noted there is not an example of the board approving latticework to fully skirt over piers. Mr. Kessler

described the pier orientation and that additional piers were poured to stabilize the structure, so the pier pattern is not uniform. Mr. Kessler noted that the lattice skirting is a way to make everything uniform and if the lattice is placed only between piers, it will not be uniform and the spacing will be uneven. The board discussed options such as stucco on the piers, setting the lattice further inside, or painting the piers as alternatives. Advisor Pristera asked if all the piers are at the same plane. Mr. Kessler answered yes, but they are not uniform since the newer piers were poured while the house was in place. Board Member Yee clarified the discussion and asked the applicant about the concern of putting lattice between piers rather than full skirting. Mr. Kessler answered due to the pier configuration, lattice between piers will look choppy.

Board Member Yee asked about the plan for the front porch foundation. Mr. Kessler answered that the siding comes down to meet the concrete porch. Board Member Courtney asked about the existing novelty siding and if the cement board will fit into the novelty profile. Mr. Kessler answered no, flat Hardie siding will be used on the sides and rear and in-kind wood siding will be used on the front. Board Member Ramos asked if the existing siding would be salvaged to use on the front. Mr. Kessler answered the boards are in bad shape and have been painted multiple times. The corbels and porch pillars will be replaced with in-kind new material to match the existing. The new elements will be tongue and groove boards on the soffits on the front.

Board Member Yee clarified that Old East Hill's biggest concern is maintaining original façade and details and clarified Board Member Ramos' question about using materials from the sides to maintain the front. The porch column detail and subtle taper needs to be maintained. Mr. Kessler answered that everything will be replaced the same with just new material from a mill in Milton. Board Member Courtney asked if Board Member Yee was requesting that original materials be reused, and the paint could be stripped to reuse original material. Board Member Yee answered yes. Board Member Yee noted that setting the lattice between piers is ideal, but also the sides and rear are not really visible from the street.

Board Member Courtney asked about proposed doors. Mr. Kessler answered that doors had not been identified yet, but the hope is a shaker-look with three windows at the top and a T-shape panel. Mr. Kessler provided a representative photograph that was shown on the screen. Board Member Ramos noted that the intent is evident, but there are discrepancies in what has been said versus what is in the application. More information is needed for the line of windows and ideally the existing siding material should be salvaged to use on the front. The fiber cement siding on the sides and rear is appropriate and the reveal should be similar to the existing reveal on the front to be consistent. In regard to the lattice, Board Member Ramos noted it would be nice to have a better idea of what the piers look like and perhaps put brick veneer just on the existing piers and then framed wood lattice in between. The goal is to maintain the historic methods of construction and framed wood lattice would be ideal. Mr. Kessler noted that there was no lattice historically, the foundation was open. Board Member Ramos clarified to say that in a situation where there may have been lattice, it would have been framed around the piers, and that is regardless of whether this structure had lattice. Mr. Kessler stated confusion about the irregular pattern of piers and how the varying sections of lattice will appear if placed in between the piers. The lattice is being proposed to keep animals out.

Board Member Mead suggested that lattice could be mock framed to match the color and texture of the existing piers, to even out the pattern. It can be applied to the lattice, which would be recessed and that would provide a rhythm and visual harmony with a faux treatment. Mr. Kessler asked for clarification on Board Member Mead's suggestion. Board Member Mead answered that using a faux

treatment could even out the irregular pier pattern. Board Member Ramos noted that he agrees with Advisor Pristera that continual lattice would not be appropriate. Advisor Pristera noted the foundation plan indicates that there is not much irregularity except on the rear, but it is hard to determine a solution without seeing the existing piers. Board Member Courtney emphasized what Board Member Ramos said about the existing siding reveal being matched for a continuous band around the structure.

Board Member Ramos made the motion to approve with the condition that the siding on the sides of the house be salvaged if possible for use at the front of the house, the front siding that is existing to be preserved and repaired as needed, that window information is submitted for an abbreviated review, and that more information on the final lattice detailing be submitted for an abbreviated review.

Chairperson Salter asked for clarification if the intent of the motion was that the front of the house must remain as wood siding and that as much of that as possible be the salvaged material but if there is not enough, it can be substituted as needed with new wood. Board Member Ramos answered yes. Advisor Pristera recommended that product information on the doors must be provided. Board Member Ramos accepted the amendments. Board Member Courtney seconded the motion as presented with the amendments. The motion carried 6-0.

Item 4 49 W. Intendencia Street PHBD / Zone C-2A, City Council District 6
Exterior Improvements to Parking Garage Facades
Action Taken: Denied.

Escambia County Facilities Department is seeking approval to remove stucco and non-structural metal studs from the north and west sides of the Escambia County Government Complex Parking Garage that were damaged during Hurricane Sally. The applicant is proposing to paint the north and west sides with Sherwin Williams Practical Beige to match the existing concrete.

Elizabeth Bush presented to the board. Board Member Mead asked staff when the structure was built and when did it come before the board. Ms. Bush answered the mid-to-late 1990s or early 2000s. The parking garage was built when the addition to the board chambers was constructed. Cultural Resources Coordinator Walker noted that the project files are probably hard copy and were not available at the time of the meeting. Board Member Ramos asked for clarification on what is being removed. Ms. Bush stated that everything is to be removed down to the original concrete structural items. The metal studs were added to support the stucco. Repairs after Hurricane Sally indicated the depth of damage to the structure. Board Member Mead said the property appraiser website says the effective year is 2005. Ms. Bush said that the county database has information on when the structure was built. Board Member Mead asked if there is a replacement façade plan. Ms. Bush said replacement is not the goal at this time. Board Member Mead noted the stair tower and pilasters at the bottom would be the only architectural features that relate at all to the county complex on that block. Ms. Bush noted that the south side is solid concrete with no stucco. Ms. Bush noted that all the awnings and brick veneer would remain in place. Ms. Bush made the point that the parking garage associated with the M.C. Blanchard Building has no façade and is a concrete structure.

Board Member Mead asked if the south side is the only currently exposed portion of the structure that represents what is being proposed. Ms. Bush answered yes. Ms. Bush noted on the Baylen Street entrance, a faux beam was removed that used to go across that matched on the second floor. That

area is what the façade will look like. The beam was removed because it started falling off and was falling on vehicles coming in and out of the garage. Advisor Pristera asked if the applicant had looked behind the brick to make sure there is no damage. Ms. Bush answered there is concrete behind the brick. Ms. Bush noted that Mott MacDonald did an analysis and came up with a plan to remove the stucco and they would be the structural architect on the project. Board Member Yee asked if the applicant had explored other options for repairing or improving the façade beyond just removing what is there. Ms. Bush answered not at this time. When this came up, a preliminary analysis of the building was done and that is when it was realized that it is not just one area or the top. Anywhere there are metal studs, there is deterioration. The plan was not to replace the stucco because twenty years later there may be the same issue. The applicant would rather match other structures in the area and paint the parking garage.

Board Member Yee appreciated the significant cost savings of not replacing the stucco and framing that is currently there, but it was without a doubt designed in such a way that it is meant to present like a building and less like a parking garage. If all is being seen is bones of a garage with steel cables, this structure will have a completely different presence and impact in the area. If the proposed configuration were new construction, it would have very little chance of being approved in this district. Board Member Ramos asked if the recommendation of the structural engineer that the stucco and substructure be removed is because it will continue to fall. Ms. Bush answered yes and most recently maintenance employees have been sent because the outer coating of stucco and paint is chipping off and falling on the opening on Intendencia Street. County employees are constantly having to pick up debris because it is degrading everywhere. Board Member Ramos noted the replacement proposal is what is contentious, can it be left bare and just paint it or does another treatment or design option need to be presented to the board so it fits within the district. Board Member Ramos agreed with Board Member Yee that there are wall systems that would be able to get rid of moisture and not corrode as this assembly has.

Board Member Ramos asked staff if the board could approve demolition today of existing features that are falling apart and ask the applicant to come back with a solution or a replacement for a full board or does the application have to be rejected and the applicant returns with the demo and proposed design. Cultural Resources Coordinator Walker stated yes, the board can approve demolition of what is there and ask that the applicant come back with a plan for replacement. Board Member Mead noted that he is uncomfortable with approving demolition of the only significant architectural tying feature to the other elements in that block and the district, on the promise that a government entity is going to find the money and eventually get around to putting a permit together to do something. Board Member Mead felt that a project needs to be presented that is going to demolish this and put something suitable back in its place. Board Member Mead agreed with Board Member Yee that a naked parking structure is not appropriate in this area especially with other developments that have been approved and are pending, approved projects that may get built across the street and in the area. The design of the parking garage was intended to complement the county office structure at the corner of Baylen and Government, there is enough architectural detail to carry its impression as a building and not a functional parking structure and that is an important part. Other things can intrude on public policy making and budgets and money availability and if something does not get done when it is presented, it may not get done. Board Member Mead felt that some plan must be presented that brings back something approaching a moderately consistent architectural appreciation of the other structures on that block to make it consistent, it does not have to be the same approach but something that will tie it. Clearly the brick at the bottom ties directly, it is the same pattern as the other building on Baylen and there needs to be something on the upper floors that complements. The side

wall has some landscaping to screen it from street. Assistant Planning & Zoning Division Manager Harding noted that the permit would come from the city since the county is not a self-permitting agency for this case. Ms. Bush confirmed not within city limits. Assistant Planning & Zoning Division Manager Harding noted that the City cannot hold up a permit if another jurisdiction is involved, but the City can hold up a certificate of occupancy. Ms. Bush stated that there is concern with holding up the application because if demolition does not continue and someone gets hurt, someone could come back to the county or another agency for not having taken it down. It is a safety concern whether it is someone walking on the street, whether it is something falling on a car when they are in a vehicle. It is a major safety concern for the county.

Cultural Resources Coordinator Walker asked Assistant Planning & Zoning Division Manager Harding for clarification on how the permit longevity would function if demolition approval were granted with the requirement to return to the board. Assistant Planning & Zoning Division Manager Harding answered that so long as the applicant is working toward correcting the issue and the permit is open, Jonathan Bilby would probably be ok with keeping the permit open. Board Member Mead asked if a certificate of occupancy would affect the façade work since the structure would continue to function as a parking garage. Assistant Planning & Zoning Division Manager Harding answered that it would stop the permit from being closed out. Board Member Ramos asked staff if an applicant came with a proposal to demolish a certain aspect of a non-contributing structure, would it have to come through ARB, even if it is in a historic district. Assistant Planning & Zoning Division Manager Harding answered yes, it would be considered under the “other structures” and since this is Palafox Historic Business District, all demolitions get routed through the language of the Pensacola Historic District. Contributing structures require replacement plans, non-contributing structures are considered “other structures” and typically replacement plans are not required.

Board Member Ramos asked if there was funding for replacement or a plan for replacement. Ms. Bush answered no, there is not funding for the demolition and the applicant was waiting on the current proposal to get approved and then go back to the finance department to have money moved around to fund the demolition. Board Member Mead asked staff if the standard the board would be looking at is the consistency with the surrounding district and structures, since this was designed to match the other county administrative structure on the other corner. Chairperson Salter noted that notion is debatable. Chairperson Salter stated that when the parking garage was built, it was obviously a new structure, and the guidelines stated that in the case of a new building, that such building will not be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape, and scale (Sec. 12-3-27(f)(2)c.). When this was built, the original architect chose for the parking garage to mimic a building. There is nothing that says that must be the case. There is no argument that the framing and hazards need to come down, but what goes back does not necessarily have to be exactly what the original architect chose to blend in or it does not have to resemble a building or resemble the rest of the governmental center complex. In Chairperson Salter’s opinion, it just has to be something that is appropriate for the structure that blends in with the area. That could be any number of things. There are many downtown parking garages that do not have faux facades on them, but have some type of applied or fabricated screening of some sort that is designed and designed to fit into the surroundings. Something like that would be perfectly appropriate here and would be more economical and would last longer. The design would be something that would need to be considered. Board Member Mead noted that is fair and is amenable to an alternate approach.

Ms. Bush asked the board if they would be amenable to paint temporarily until the county can get it

budgeted in the future to take that approach since once the hazardous material comes down, it will be straight concrete. Board Member Fogarty's preference is a painted concrete structure over a dangerous safety hazard and is not sure how the motion would work to require a design return to the board, but from an aesthetic standpoint, the painted concrete structural elements would look better than they look now. Board Member Fogarty agreed that a more permanent design solution needs to be presented, but temporarily the hazardous material could come down and the concrete be painted with a future design plan.

Chairperson Salter noted that the owner of the property has the right and arguably the responsibility to make the building safe. If there are pieces and parts that are falling off, they should have a legal responsibility to remove the parts that are falling. Not necessarily every bit and piece, but for the parts that are an imminent hazard there is nothing the board or the outcome of the meeting could prevent them from doing that. There is nothing that should or can prevent them from doing that. Removing the entirety of it is a gray area, if a case can be made that the entire structure could fall over then they might have the ability to remove everything. Chairperson Salter tends to agree that if the board approves the proposal then the likely outcome is a painted concrete parking deck. Chairperson Salter thinks the board does not have to approve the modification in order for the applicant to take corrective action, which can be the removal of the pieces that are likely to fall. Assistant Planning & Zoning Division Manager Harding noted there is a section of code that provides the building official the discretion of not needing board approval in the case of unsafe situations. Typically, when that has been brought up, the applicant is required to show there is an unsafe situation and Assistant Planning & Zoning Division Manager Harding is unsure if there has been a case where the building official has applied that and not gone to the board. One example is the Dollarhide building on Palafox and the exterior wall requiring corrective action, but they were required to come to ARB before that occurred. The ARB can provide a motion where the applicant would not be in any conflict with the code, remove unsafe portions. Chairperson Salter's impression was that the Dollarhide example came before the board for approval because their corrective action was demolition where in this case the applicant is requesting to remove decorative, loose elements that may fall on people. Assistant Planning & Zoning Division Manager Harding noted that the Dollarhide applicants were provided several options for corrective action and demolition is what the applicant chose.

Board Member Mead stated that he agreed with Chairperson Salter and this is not theoretical because the applicant has already removed portions over the entrance on Baylen Street and on the parapet level per the photographs. Board Member Mead feels the ARB should not be controlled by safety concerns and the ARB does not rule on safety questions. Assistant Planning & Zoning Division Manager Harding noted that there is no scenario where someone would correct an unsafe issue and the city would question it, especially when the county is involved and they are doing their due diligence. Board Member Mead stated it is not under the purview of the ARB to deem it unsafe. Chairperson Salter asked Assistant Planning & Zoning Division Manager Harding if it would be beneficial for the board to make a motion to encourage the building official to allow partial demolition or that the ARB supports it. Assistant Planning & Zoning Division Manager Harding answered it would not hurt especially if there is possibility of a gray area and legal interpretation would be relied on for the land development code. Ms. Bush asked if it would help if they provided the report from Mott MacDonald because most of the building is like what is depicted in the photographs, being held together by the pieces of stucco that have not fallen yet. May 2022 is when the first piece came off and the metal supports looked like what was on the top floor. The damage is likely throughout the entire building. Assistant Planning & Zoning Division Manager Harding stated that in the past when there has been an unsafe issue with proof, the applicant was allowed to go through the abbreviated

review process and this was allowed under the last ARB Chair, knowing that unsafe issues cannot wait for 21 days for an application to be submitted and be heard by the board. It would still require action from the board, through the abbreviated review process. Board Member Ramos noted that the ARB members are not experts in structural deterioration and the board does not have a valid opinion on that and the applicant's word is trusted. Board Member Ramos asked if the building official can approve the demolition without the ARB stating any opinion and the project comes to the ARB for replacement plans. Board Member Mead stated that it is not the ARB's job to decide if unsafe material can be taken down, it is the ARB's job to decide if what is proposed as a permanent solution is suitable architecturally and the sense appears to be no. Board Member Mead encouraged the county to return with something that looks like the previous and will fit the standards of the code.

Ms. Bush stated that the goal was to get approval from the ARB, though they wanted to start demoing whenever the deterioration first started happening, but wanted to do the right thing by coming before the board and get approval. The goal was to get approval to remove the façade and not put back stucco. The county would be willing to diligently pursue funding to put something back, but today's goal was to get approval from the board to get the stucco off and not put that particular product back. Assistant Planning & Zoning Division Manager Harding noted that the Assistant City Attorney communicated that based on her understanding of the standards of the board, the application either needs to be for denial or approval.

Board Member Mead moved to deny on the grounds that the code for this particular portion of the Palafox Historic Business District requires consistency with the surrounding structures and that while the County is not required to go back with something exactly like what is there, what they have proposed is not consistent with the code provision regarding its consistency with other elements of the City's landscape in that area and that it would be inappropriate (Sec. 12-3-27(b) and (c), and Sec. 12-3-27(f)(4)). Sec. 12-3-27(f)(2)a. was included in reference to the motion - *In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building or if due to a new use for the building the impairment is minor considering visual compatibility standards such as height, proportion, shape, and scale.* **Board Member Yee seconded the motion and it carried 5-1, with Board Member Fogarty dissenting.**

Board Member Ramos recused himself from Item 5 since STOA Architects is participating in the project.

**Item 5 330 S. Jefferson Street PHD / Zone HC-2, City Council District 6
Dumpster Enclosure at a Contributing Structure**

Action Taken: Approved with abbreviated review required.

The UWF Historic Trust is seeking approval for a new brick enclosure located in a small parking lot behind the Museum of History. The dumpster enclosure will be constructed of matching yellow brick walls capped with cast stone with metal privacy gates. The proposed site work will include removing a section of the curb along Church Street and the removal of one Drake Elm.

Ross Pristera and Nico Camero presented to the board. Chairperson Salter noted that the gates are not full resolved, but the intent is to place a graphic on the gates. Mr. Pristera noted that an abbreviated review could be submitted for those details. Chairperson Salter noted that this project meets the general criteria and spirit of the ordinance, and the only concern is the gates since they are not resolved. A mural would be appropriate for the district and for promoting the history of the area.

Board Member Fogarty made a motion to approve the application with the request that the door panel be submitted for abbreviated review prior to installation. Chairperson Salter clarified the final design of the gates should come back for abbreviated review and Board Member Fogarty agreed. Board Member Courtney seconded the motion and the motion carried 6-0.

Item 6 1501 E. Lakeview Avenue East Hill/ Zone R-1AA/ City Council District 6
Historic Structure Demolition Review

Action Taken: Denied

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 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 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.

Cultural Resources Coordinator Walker noted that no applicant was present, which is not required by the demolition ordinance. Advisor Pristera presented about the property. This is a larger property on Lakeview Avenue that has been modified over the years with additions and porch enclosures, but the core of the house still remains. There is a Florida Master Site File form available, which is rare for that part of town. James McCaskill appeared to be the first owner who worked at L&N Railroad, eventually being the Assistant Superintendent. When this property was purchased, this part of East Hill was growing rapidly. The property encompasses three lots, each roughly could have cost \$300 or up to \$800 in 1925, which was a significant amount of money during that time period. This was not an insignificant piece of property. The house and neighborhood play into the development of Pensacola and the 1920s land development boom of suburbs with paved streets and street cars. Even though the house is not a pure example of a specific style or type, it meets enough of the criteria that in the past, demolitions were delayed. Advisor Pristera was not comfortable signing off without further board review.

Board Member Mead asked when the street grid and park system in East Hill was established. Cultural Resources Coordinator answered that maps indicate that the area was platted out in 1835 by George Chase and the land history is complex. Board Member Mead asked about when the City laid out parks. Cultural Resources Coordinator answered that the parks in East Hill were established through time as property was developed to the north and west. Advisor Pristera noted that records are available for big real estate companies that were buying land and developing the area. The McCaskill Realty Company was associated with the 1500 block of Lakeview Avenue and that may be related to the first owner of the property.

Board Member Mead stated that it does meet the requirements and it is significant for the person who lived there and the subsequent development of East Hill. This is a good example of something architecturally midwestern. Board Member Courtney asked if there was a footprint available for the original version of the structure. Advisor Pristera answered that no confirmed historic photographs were found during background research. Board Member Fogarty asked the age of the photograph from the Florida Master Site File. Advisor Pristera answered likely 1970s or 1980s.

Board Member Courtney made the motion to deny the demolition for a maximum of 60 days. Board Member Mead seconded the motion and asked staff if the board needed to make findings to support the motion. Assistant Planning & Zoning Division Manager Harding stated no, it is implied. The motion carried 6-0.

Item 7 110 E. Garden Street PHBD / Zone C-2A, City Council District 6
Conceptual Review for a New Mixed-Used Development
Action Taken: Approved.

STOA Group is seeking conceptual approval for a new six-story mixed-use building with parking, retail, and amenities. This project was reviewed at the November 2022 ARB meeting where demolition of the existing structures was approved and the conceptual approval for the new development was denied without prejudice. The proposed development includes parking on two levels, approximately 12,000 sf. of retail space at street level, amenities at levels one and two, and approximately 242 residential units on the upper four levels that surround two internal courtyards with amenities and pool access at level three.

Eric MacInerney and Dan Fritts presented to the board. Chairperson Salter noted a previous concern was how Tarragona Street was being treated with a fake front that masked the parking garage. The new proposal encourages pedestrian activity along Tarragona and is appreciated as well as the efforts to address the massing of the building. The parking garage entrance was a big concern. It is the first element that people see when walking from the heart of downtown, but it must be located where it is. Chairperson Salter asked for clarification on the updates that were made. Mr. MacInerney answered that the parking location needs to be known but there is also concern for pedestrians and the applicant is still exploring it. Chairperson Salter noted that the first application indicated red brick for the parking garage entrance but the current proposal indicates dark black brick that may be bringing more prominence to the parking entrance. Chairperson Salter questioned if something other than black banding and the two corner anchors may make the parking garage less of a visual element as it still reads as a dominant element. Mr. Fritts noted that avoiding vertical striping is important and the corner element is a unique visual impact and the base being consistent between the corner anchors is important. The applicants are willing to study this further. Chairperson Salter stated that the bottom black brick adds weight and breaking up the façade could create the appearance of multiple buildings like what was there previously; the Chase Street elevation design works really well.

Advisor Pristera agreed that Chase is a great façade with the end building with the planes depicted, which looks like a regular urban building. An issue is the vertical window elements, those could be cleaned up and would be more fitting especially on the larger facades like Garden Street. The lap siding is not appropriate for large, urban buildings since it is a residential material. A large masonry building could be broken up with other materials that would be more appropriate. Mr. Fritts answered the concept is worth exploring and creating balance for the multifamily structure. Lap siding was chosen among a significant amount of masonry materials because it has texture, fiber cement panels can look flat and not well executed, it is more cost effective, and lap can be increased in size to look more like a metal panel. Since this is a wood frame building, the applicants would prefer to avoid stucco, but other options for materials can be explored.

Board Member Ramos complimented the applicants on the previous and new design. Board Member Ramos noted that more activation might be better for the Tarragona Street side, such as a side entrance to the coworking space. Mr. MacInerney answered that designs are being explored for allowing the coworking space to extend out to the south. A number of things are being coordinated

with Florida Power and Light. In addition, making leasing and the main entry on the north side of the retail space will also bring people to that area. There will be a conference room to the north of the leasing area that will place people inside looking out. The planting and landscaping will be interesting to draw people out. Mr. Fritts added there will be seat walls and encouragement for people to rest, eat lunch, and use the space. The applicants are working on how to get an outdoor component for the coworking space while also working with FP&L. Board Member Ramos noted a pedestrian entrance would help and give the space a purpose. Mr. MacInerney noted there are challenges to that such as the four foot-drop in grade from Chase to Garden Streets.

Board Member Mead echoed concerns of other board members such as the parking entrance on Garden Street that needs to fit overall with the project and adjoining areas and the fiber cement siding elements. Changing plane helps to establish a rhythm and there is nice symmetry on the Chase side. Board Member Mead asked about the plan with FP&L. Mr. MacInerney answered that the power along Chase and Garden goes underground as part of other projects. For this project, the power will come across to a pole at the corner of Garden and Tarragona, go underground along Tarragona, come up to a pole at Chase and Tarragona, and continues north beyond the property. On Tarragona there are not balconies along some of the third floor due to transformer clearance and the garden area that takes pedestrians off Tarragona is one other place to set transformers. Board Member Mead asked how they will be screened. Mr. MacInerney answered through landscaping elements, it is not a large area so screens take up too much space. Board Member Mead stated underground utilities are great, but the poles will be in front of the corner feature elements. Mr. MacInerney noted the poles are not as obtrusive as one may think, but much progress has been made in working with FP&L.

Board Member Ramos made a motion to approve this conceptual application with the understanding that once this comes for final review, some of the comments made by the board will have been studied and considered and solutions would be brought forth. Board Member Mead seconded the motion and the motion carried 6-0.

ADJOURNMENT

With no further business, the meeting adjourned at 4:24 p.m.

Respectfully Submitted,



Cultural Resources Coordinator Walker
Secretary to the Board

Adrianne Walker

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, August 17, 2023 1:39 PM
To: Adrianne Walker
Subject: [EXTERNAL] comments from Old East Hill POA on ARB items

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hello Adrianne:

Sorry for our late response--can you share these comments with ARB members?:

Dear ARB members:

Our Old East Hill Property Owners Association Architectural Committee has reviewed the one proposed project on the April ARB agenda, and we offer the following comments:

Item 2. 506 E. GADSDEN STREET

We support the proposed improvements and thank the applicant for making improvements that are complementary to the District.

Item 3. 516 N. ALCANIZ STREET

We are happy to see the restoration of this lovely home. But we do question the use of synthetic materials as a replacement for real wood, as proposed for siding. The ARB has typically not allowed such on contributing structures, and we do not find the use of synthetic materials on contributing structures to be complementary to the District. Should the Board find the use of synthetic materials appropriate, we ask for careful monitoring to ensure that they are only used on the sides and rear of the structure and not the front.

As for lattice, we suggest that lattice be framed with wood for a more finished look, as opposed to just being nailed across the entire opening between footers.

We know that vinyl windows have been approved for use on contributing structures, and ask that these windows be carefully reviewed by the Board for their appropriateness. It also appears that the proposed windows for the front elevation represent a return to the original vertical rather than horizontal orientation of those windows, but we ask the Board to confirm that this would indeed return the front facade to its original as-built condition.

Thank you for considering our comments, and for your service.

Christian Wagley

Chair

On behalf of the Old East Hill Property Owners Association Architectural Committee

Diane Dixie

Michael Courtney

Cassandra Manis

Susan Ford Buck

Christian Wagley

--

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Ramos, Yuri		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
MAILING ADDRESS 121 E. Government Street		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Pensacola	COUNTY Escambia	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED August 17, 2023		NAME OF POLITICAL SUBDIVISION: NA	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Yuri Ramos, hereby disclose that on August 17, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, STOA Architects ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda Item 5- 330 S. Jefferson Street

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

8/17/23

Signature

[Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00695

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

215 W. De Soto Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Exterior Alterations at a Contributing Structure

BACKGROUND:

Paul Jansen is seeking approval to remove two existing vinyl windows to be framed in and finished with 5 1/8" novelty wood siding to match the existing in addition to adding an exterior plumbing chase that will be finished to match the existing siding and wood trim. All exterior work will be painted to match the existing, Sherwin Williams Nantucket Dune for the siding and Benjamin Moore Nantucket Grey for the trim.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2) North Hill Preservation District; Decisions.

Sec. 12-3-10(2)f. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

Version 2.0 7/92

Site #8 ES00770
Recorder #
Field Date 5 / 3 / 95
Form Date 6 / 28 / 95

Original
X Update

SITE NAMES (addr. if none) MARCIA C. OWEN HOUSE [MULT. LIST. #8
SURVEY NORTH HILL [SURVEY # 4718
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

ADDRESS (Include N,S,E,W; st., ave., etc.) 215-215½ W. DE SOTO ST.
CROSS STREETS nearest/between S SIDE BETW. N. SPRING AND N. BARCELONA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-014-042
SUBDIVISION NAME NORTH HILL BLOCK 42 LOT NO. p 12-15
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO _____

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
UTM: ZONE 16 17 EASTING 1 1 1 0 NORTHING 1 1 1 0
PLAT OR OTHER MAP (Map's name, location)

STYLE MASO EXTERIOR PLAN RECT NO. STORIES 2
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types HIP Materials SHCO
Secondary strucs. (dormers etc.) _____
CHIMNEY : No. 2 Materials BRIC LOCATIONS E EXTERIOR, E LAT SLOP
WINDOWS (types, materials, and placements) DHS, 4/1, WOOD

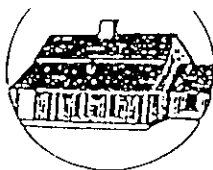
MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations HIPPED EAST ENCLOSED 1st;
 Porch roof types HIPPED 2ND TWO STORY ENCLOSED: 1ST PEBBLEDASH ARCHES
 EXTERIOR ORNAMENT _____

INTERIOR PLAN _____ CONDITION: excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial ☐ A 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)



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1939 CIRCA ☒ yes ☐ 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) MARCIA OWEN (ORIGINAL UNTIL 1958)
BRIAN M. ROOKER (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. info
 Individually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. info
 Potential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

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. R18, F11-12

RECORDER

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

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

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	<input type="checkbox"/> y	<input type="checkbox"/> n	<input type="checkbox"/> pe	<input type="checkbox"/> i	Date
IDE LIST DATE		SHPO-NR ELIGIBILITY	<input type="checkbox"/> y	<input type="checkbox"/> n	<input type="checkbox"/> pe	<input type="checkbox"/> i	Date
		LOCAL DESIGNATION					Date
		Local office					Date

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; i=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 740
Site Name Owen, Marcia C. House 830 = = Survey Date 8009 820 = =
Address of Site: 215 W. DeSoto St. Pensacola, FL 32501 905 = =
Instruction for locating on S side of W. DeSoto St. between N.
Spring St. and N. Barcelona St. 813 = =
Location: Belmont Tract 42 port. 12 to 15 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Dickey, Julia M.
Address: 215 W. DeSoto St.
Pensacola, FL 32501 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Hawley, Nancy
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 = =
838 = =
Check One Check One or More
☐ Excellent 863 = = ☐ Altered 858 = = Present Use residence 850 = =
☒ Good 863 = = ☒ Unaltered 858 = = Dates: Beginning + 1942 844 = =
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = = Period 20th Century 845 = =
☐ Moved () (Date: X) 858 = =
NR Classification Category: District 916 = =

Threats to Site:

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

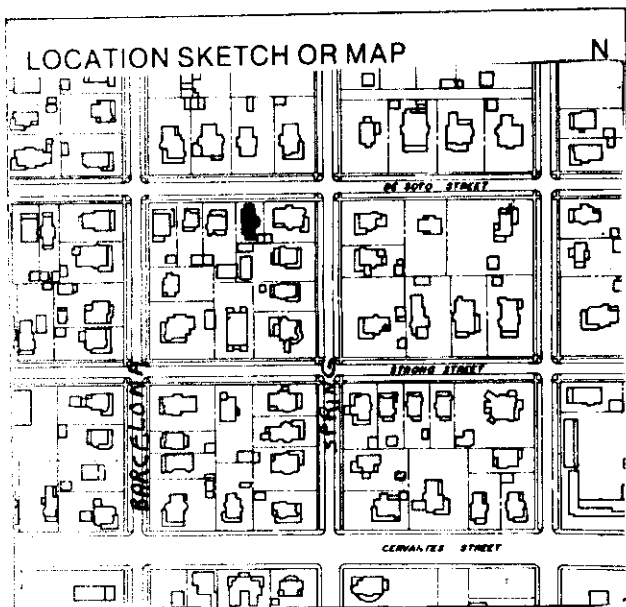
Areas of Significance: Architecture 910 = =

Significance:

An excellent example of contemporary house
of compatable materials, sympathetic scale and
set back.

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

ARCHITECT unknown 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD masonry vernacular 964 ==
 PLAN TYPE rectangular 966 ==
 EXTERIOR FABRIC(S) brick: common bond 854 ==
 STRUCTURAL SYSTEM(S) masonry 856 ==
 PORCHES E/ hipped, encl. 1 st; N/hipped, encl. 2nd st; 2 N/
1 E/ 1 W/ encl. pebble dash 942 ==
 FOUNDATION: continuous: brick 942 ==
 ROOF TYPE: hipped 942 ==
 SECONDARY ROOF STRUCTURE(S): S/ 1 st shed ext. novelty siding 942 ==
 CHIMNEY LOCATION: E ext; E lat slope 942 ==
 WINDOW TYPE: DHS, 4/1, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: composition shingle: butt 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill Gordon Richmond, 1974 809 ==
 Latitude and Longitude: " " " " 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



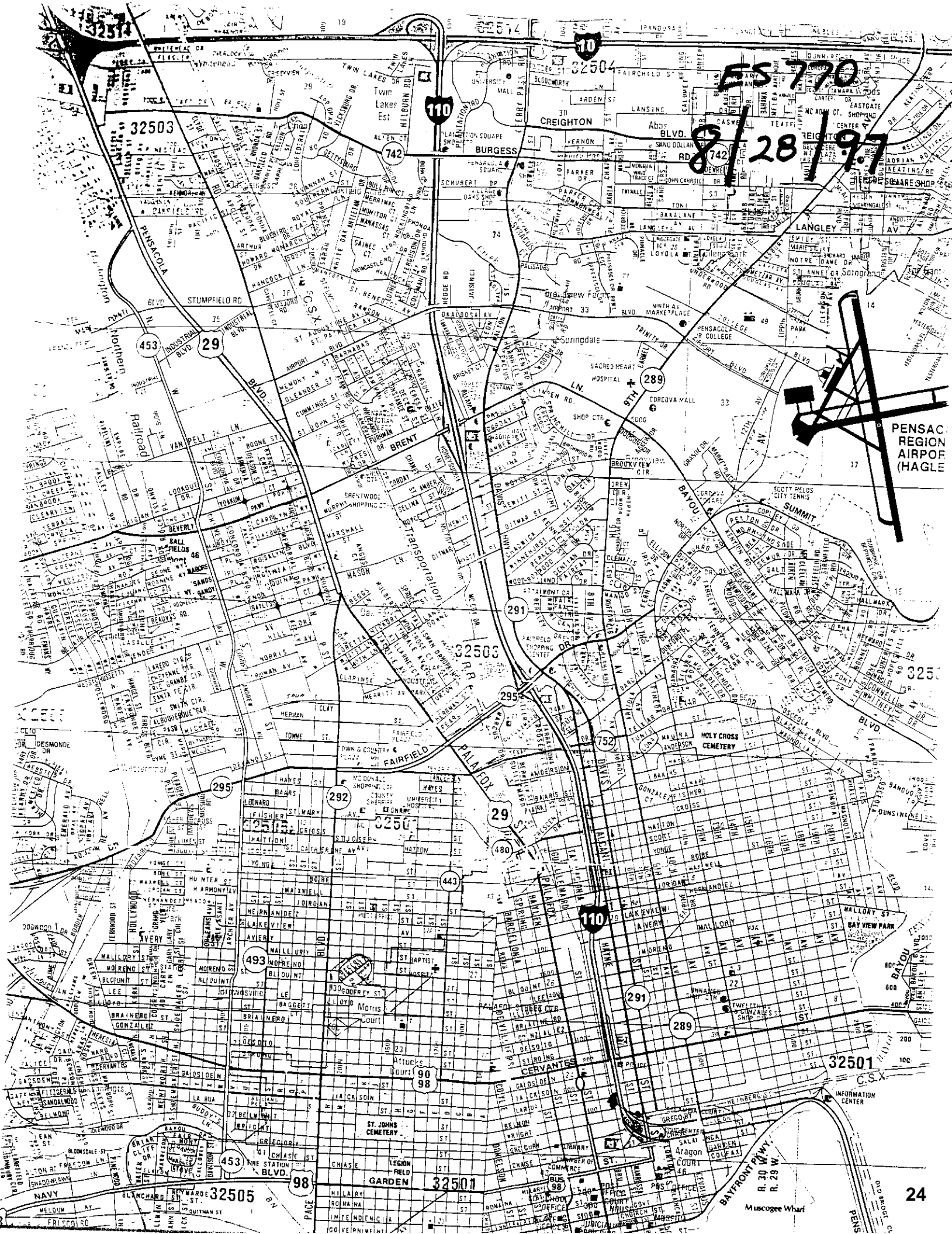
Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

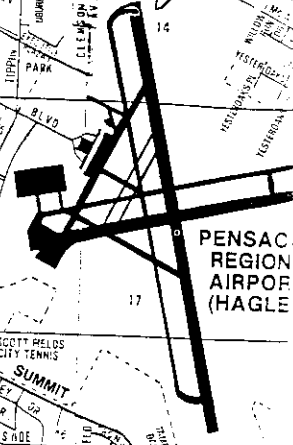
Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P80.31.23A 860 ==

Contact Print



ES 770
8/28/97



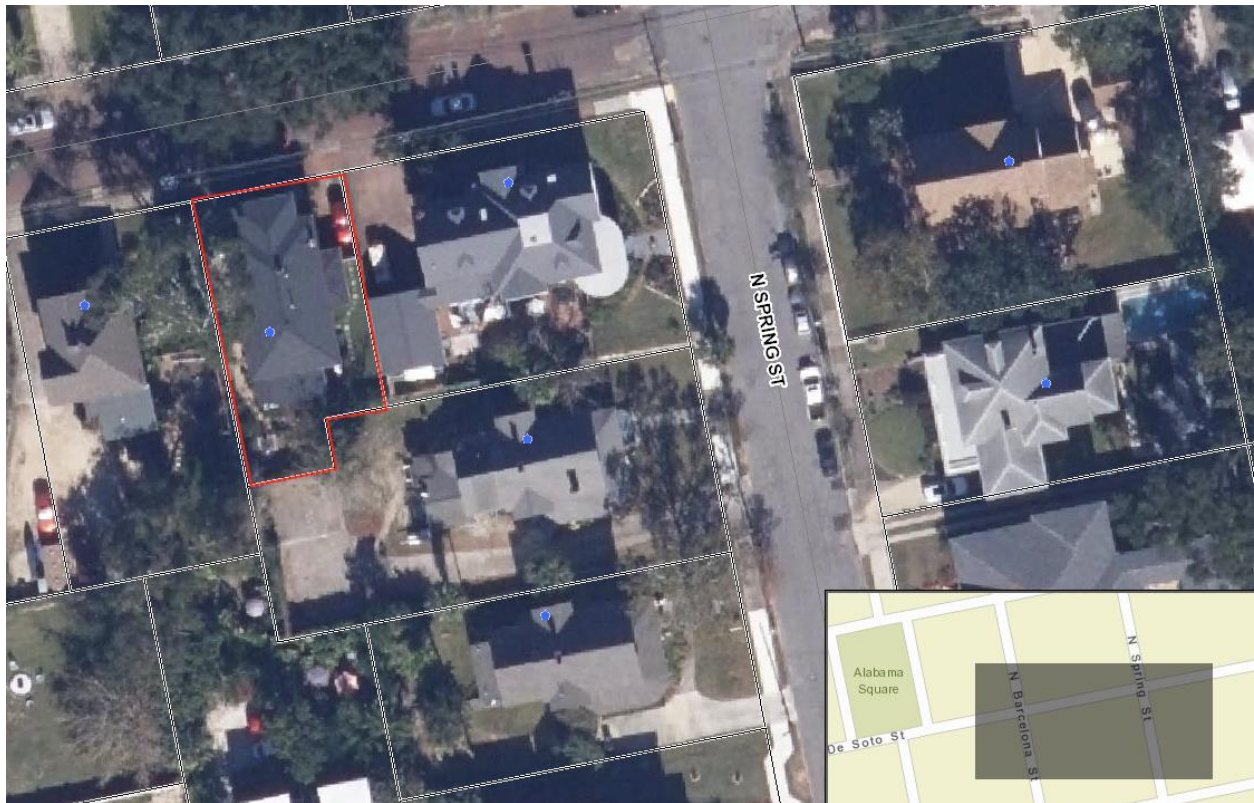
PENSAC REGION AIRPOR (HAGLE)



FS00770



215 W. De Soto Street





**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Email: _____ Phone: _____

Property Owner: _____

(If different from Applicant)

District: **PHD** **NHPD** **OEHPD** **PHBD** **GCD**

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☐ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

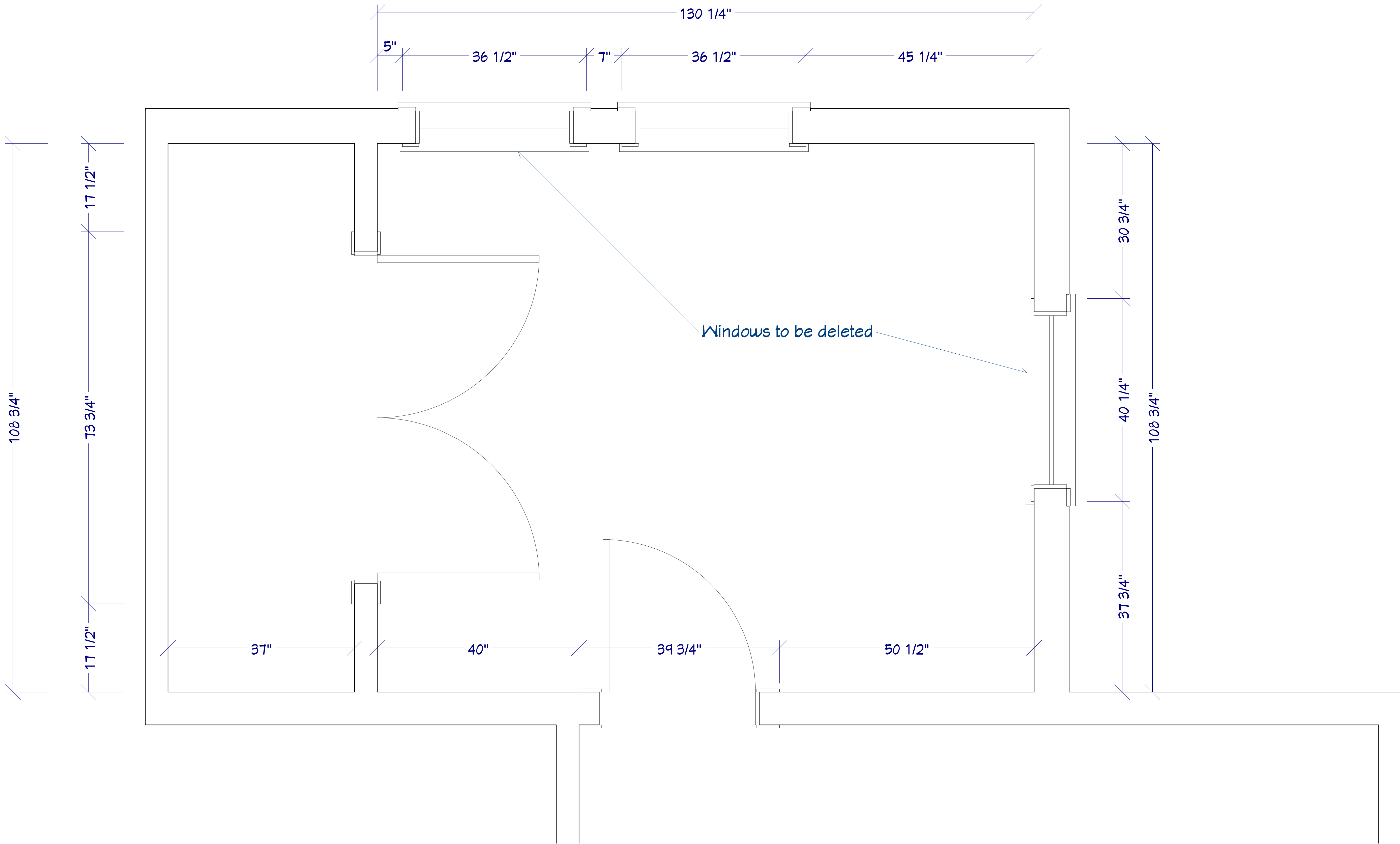
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

Date

EXISTING FLOOR PLAN

Scale: 1.25"



DRAWINGS
ACCEPTED BY:

DATE:

Drawing are only a
representation
of the proposed finished
project.

215 W De Soto St.
Pensacola, FL 32501

Combs
Bathroom Remodel

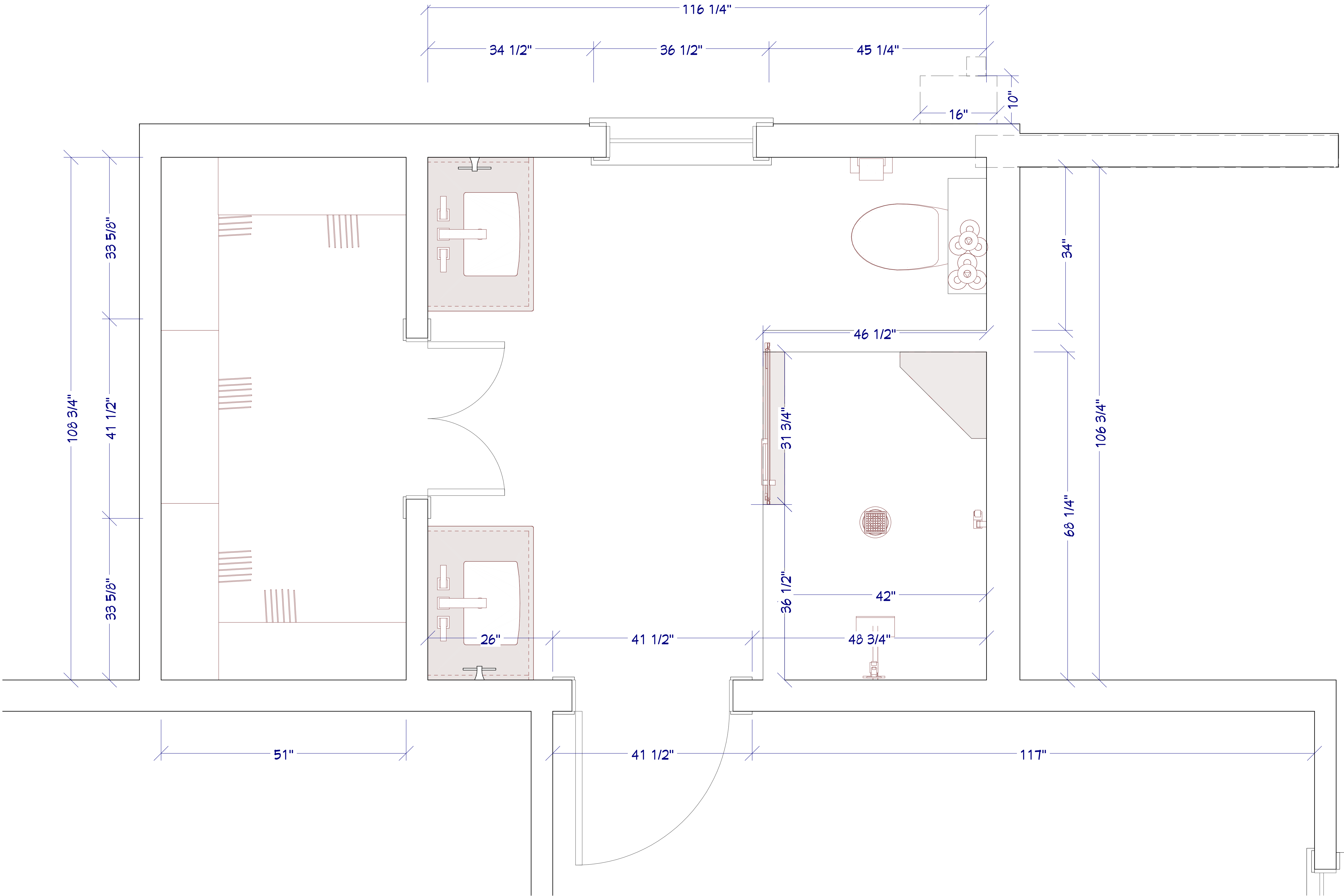
JANSEN
KITCHEN • BATH • GRANITE • GLASS
← DESIGN & INSTALLATION →

8/25/2023

DRAWINGS PROVIDED BY:
Tessa Boudreaux
tessa@janseninc.com
850.438.9904

PROPOSED FLOOR PLAN

Scale: 1.25"



DRAWINGS
ACCEPTED BY:

DATE:

Drawing are only a
representation
of the proposed finished
project.

215 W De Soto St.
Pensacola, FL 32501

Combs
Bathroom Remodel

JANSEN
KITCHEN • BATH • GRANITE • GLASS
← DESIGN & INSTALLATION →

8/25/2023

DRAWINGS PROVIDED BY:
Tessa Boudreaux
tessa@janseninc.com
850.438.9904

EXISTING PICTURES



DRAWINGS
ACCEPTED BY:

DATE:

*Drawing are only a
representation
of the proposed finished
project.*

215 W De Soto St.
Pensacola, FL 32501

Combs
Bathroom Remodel

JANSEN
KITCHEN • BATH • GRANITE • GLASS
← DESIGN & INSTALLATION →

8/25/2023

DRAWINGS PROVIDED BY:
Tessa Boudreaux
tessa@janseninc.com
850.438.9904

PROPOSED PERSPECTIVES

*Drawing are only a representation
of the proposed finished project.*



DRAWINGS
ACCEPTED BY:

DATE:

*Drawing are only a
representation
of the proposed finished
project.*

215 W De Soto St.
Pensacola, FL 32501

Combs
Bathroom Remodel

JANSEN
KITCHEN • BATH • GRANITE • GLASS
← DESIGN & INSTALLATION →

8/25/2023

DRAWINGS PROVIDED BY:
Tessa Boudreaux
tessa@janseninc.com
850.438.9904



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00697

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

11 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Abbreviated Review for Minor Changes Referred to the Full Board

BACKGROUND:

SMP Architecture is seeking approval for minor deviations from what was approved by the ARB at the October 2022 meeting. The changes include using Sherwin Williams Elder White paint for the bar structure, utilizing Hardie cement board for the restroom component and back bar walls, and utilizing a green glazed ceramic tile for the below-bar-counter bar face. An abbreviated review for the changes was submitted in August 2023 and was referred to the full board for review.

Please find attached all relevant documentation for your review.

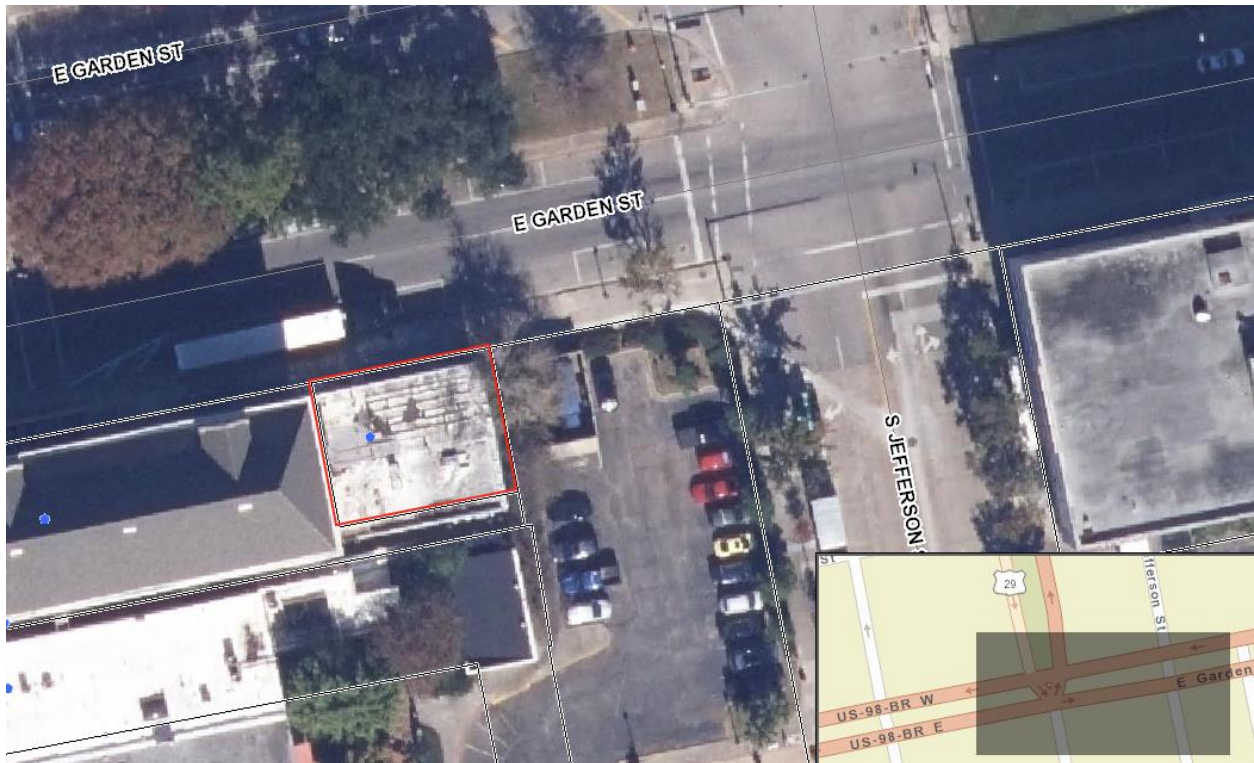
RECOMMENDED CODE SECTIONS

Sec. 12-3-27(e)(3) Palafox Historic Business District; Procedure for review and submission of development plan; Review and approval by the ARB.

Sec. 12-3-27(f)(2) PHBD; Decision guidelines.

Sec. 12-3-27(f)(3) PHBD; Recommendation for changes.

11 E. Garden Street







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

**Architectural Review Board Application
Abbreviated Review**

Application Date: 8/23/2023

Project Address: 11 E. Garden Street

Applicant: Mark Chastain

Applicant's Address: on file

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

Property Owner: _____

(If different from Applicant)

District: **PHD** ☐ **NHPD** ☐ **OEHPD** ☐ **PHBD** ☒ **GCD** ☐

There is a \$25 Application Fee for the following project types:

- ☒ Change of Paint Color(s) **Body:** _____
Trim: _____
Accent: _____
- ☐ New/Replacement Sign(s) **Sign Type:** _____
Dimensions: _____
- ☒ Minor Deviation to an Approved Project / Change of Roofing Material / Fence Solar Panels **Colors:** _____
Description: Bar face cladding changed from reclaimed pallet board to green tile; bar structure painted all white; restroom wall siding changed from painted stucco to lap siding

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

Adrienne F. Walker
ARB Secretary Signature

8/23/2023
Date

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

Yuri Ramos
2023.08.30
10:08:24-05'00'
Architect Signature / Date

Comments: Deviations submitted are significant. Recommend full board review.

Comments: _____

UWFHT Representative Signature / Date

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

Action Taken: Approved.

Goodwyn Mills Cawood, LLC, is seeking approval for exterior alterations to a contributing structure. The scope of work will include restoring historically closed openings and adding aluminum storefront systems to the north, west, and south elevations. The goal is to create new office and tenant spaces. A new canopy will be added to the building's south façade and the primary south entrance will be enlarged to serve as the building's main entrance. Besides the new storefront systems, new materials include a 5v-crimp steel-framed canopy, metal rod guardrails, and a new metal louver gate to screen the dumpster area. Some site work is also included, though all alterations will be consistent with existing site elements.

Mr. Williams presented to the board. He provided information on the new owners and the occupancy of the structure. He also expressed that the owners desired to support the preservation of the history of this building. He clarified and commented on the overall aspects of the project. Chairperson Salter stated that overall, this was a great project and commended the architects on the project. He further questioned whether the lighting would follow the frame all the way around on the loading dock elevation. Mr. Williams stated that the lighting would just be on the horizontal portion of the structure and clarified that the new canopy would recess under the already existing canopy. Board Member Mead asked Advisor Pristera if there was any other historic information of the building. Advisor Pristera stated that he had done a quick search and it has sparse documentation. Board Member Mead further asked whether or not the step parapet was original. Advisor Pristera states that as far as he knows it is original. Mr. Williams confirmed that it was original and further explained other historic construction details and parking status of the property. Board Member Mead questioned staff about the square footage and age of the building and would it come subject to the parking requirements. Assistant Planning & Zoning Division Manager Harding replied that parking is relative to the use of the building and confirmed that Mr. Williams is correct, that the project appears to currently follow parking requirements. Board Member Mead further commented that the addition of the windows was desperately needed to bring the building back to life and he appreciates that aspect. Board Member Ramos commented his agreement of this project and commended the package and presentation.

Board Member Mead made a motion to approve as submitted. Board Member Ramos seconded the motion and it carried unanimously.

**Item 12 11 E. Garden Street
New Construction**

PHBD / Zone C-2A, City Council District 2

Action Taken: Approved.

SMP Architecture is seeking approval to build a new outdoor entertainment and event venue where a noncontributing structure was recently demolished. A different design for this space was approved in July 2022 and representative plans have been provided for comparison. The new design shows a completely open, exterior space, with a similar entry gateway and bar area, but now with a low aluminum guardrail for a more "inviting and engaging feel". Much of the general site work also is consistent with the July approval, and additional work to the attached roof structure is proposed. Mr. Girardin and Mr. Levin presented to the board. Chairperson Salter commented that the structure had changed significantly since the last packet and the roof structure has become a major element but helped define the space. Additionally, with the change of the previous fence design and the artificial turf material was now exposed to public view, which was going against the historic nature of the district. He suggested that effort be put forward to mitigate the visibility of the turf from the public street view. Mr. Girardin asked if the concern was over the totality of the artificial turf, or would it be better if another approved material be used for the main space and the turf be reserved for the corn

hole area. Chairperson Salter further commented that if the turf was minimized and used for a specific reason, the board may be more accepting of that option, and it would better fit with the ordinance to the best of his understanding. Chairperson Salter questioned the color of the shutter housing. Mr. Girardin replied that that element has not been finalized as of now and it depended on what the manufacturer could offer; they will be trying to match the natural linen color that is in the packet. Board Member Ramos asked how the bar will appear during the day in regards to the shutter. Mr. Girardin replied that it will be locked up during non-staffed hours, and that the owners would be able to provide further hour details. Board Member Mead asked for a depiction of the shutters when they are rolled down, and further asked for clarification of the color of the shutters. Mr. Girardin clarified that the shutters would be the natural linen color and that it was chosen to match and complement the existing exterior color. Board Member Mead brought into discussion the possibility of swing down panels versus the roll down shutters. He was concerned that the roll down elements would become the predominant face of the day light public hours. Mr. Levin clarifies that the shutters are similar to the shutters that are located at the outside bar at Graffiti Pizza, located at the 200 block of south Palafox. Board Member Ramos asked whether they had considered a folding shutter option instead of roll down. Mr. Girardin stated that it could be an option. Board Member Mead further suggested roll downs with windowed lites like Odd Colony. Mr. Girardin stated that he had not looked into that and stated that whether roll down or folded shutters were chosen, it would still be a solid surface when closed. Board Member Mead clarified that he did not necessarily have a problem with it being a solid surface, but he did not believe the roll down effect would meet the aesthetic nature to compliment the property. Mr. Girardin said they can look into other shutters. Mr. Levin stated that there is also a security issue and most outdoor bars in the downtown area have roll down shutters. Board Member Mead also suggested a sidetrack shutter.

Mr. Levin commented that the turf is made to feel and look just like real grass. Chairperson Salter confirmed that the SCI building's turf was approved by the board and stated that he understood the use, but the look is still artificial throughout the year. Board Member Mead clarified that the SCI turf was very specific to the modern structure and the nature of the governmental district as different guidelines and rules for the use of the properties. He also mentioned a second site that uses turf, but again it had a specific use, and it was not part of the core district of downtown. He reiterated that this location is part of the core historic district of downtown and was part of one of the more prominent structures in downtown. Advisor Pristera asked how the exposed brick of the existing structure will be treated now that the previous accessory structure has been demolished. Mr. Levin clarified that it will be painted. Board Member Fogarty asked the board if it would be a possibility to get a sample of the turf for the board to experience and if that would be up for consideration. Chairperson Salter stated that he is not against artificial turf, but the board is tasked with preserving the historic nature of the districts and aesthetically turf is not a traditional aspect of historic districts. Board Member Mead showed other shutter options to the applicants for consideration. Board Member Ramos asked for the reason why the canopy cuts in towards the building near the rest rooms. Mr. Girardin clarified that it was due to the corn hole court's location.

Board Member Mead made a motion to approve with the exception of the turf areas as submitted and the bar area enclosures as submitted. The turf area can be submitted for abbreviated review to define a minimal corn hole area with appropriate boundaries and that the bar area enclosures be submitted for abbreviated review and be consistent with the discussion on their design per the PHBD design requirements. Board Member Yee provided at least one example that the applicant could draw from – those being similar door enclosures from Seville Quarter and outside of the bar area. Board Member Ramos seconded the motion and added the amendment that Chairperson Salter be the abbreviated reviewer. The

amendment was accepted, and it carried unanimously.

Item 13 100 W. Garden Street PHBD / Zone C-2A, City Council District 2
Final and Conceptual Reviews for Changes to a Contributing Building

Action Taken: Approved as submitted.

Trapolin Peer Architects is seeking final and conceptual reviews for alterations to a contributing structure. The request for a final approval includes modifications to the ground floor exterior façade, specifically modifications to the ground-floor storefronts, addition of new ground-floor storefronts, removal of the existing column-supported canopy and addition of a new metal-clad cantilevered canopy, and replacement of the brick veneer with simulated wood.

The applicants are also seeking conceptual approval for other changes which will be brought back for final review. These include the painting of all exposed brick, a mural on the Baylean Street upper-floors, decorated metal panels on portions of the Spring Street side, and a green wall along the retail side of Spring Street.

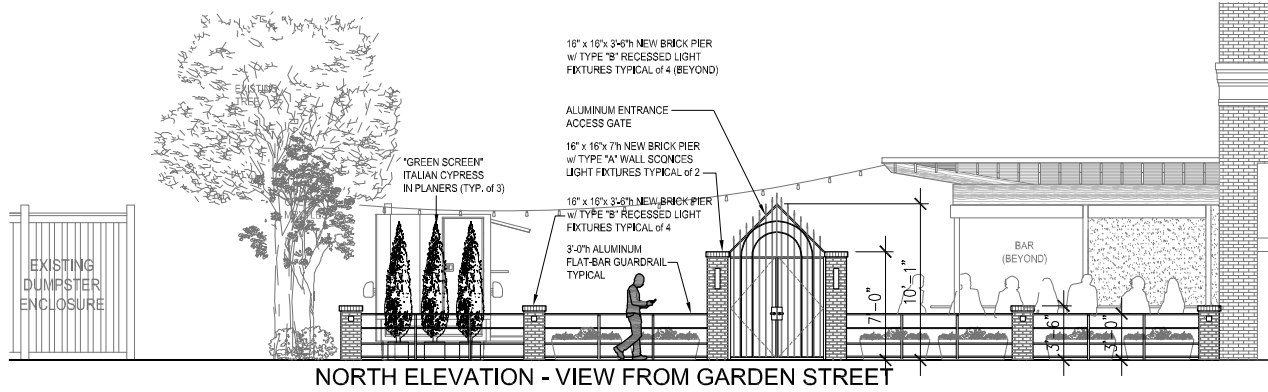
Ms. King presented to the board. Chairperson Salter commended the applicant's packet. He clarified that this building is a contributing structure and notes that the distinctive historic element was the pre-cast paneling and that all the other elements were created around the prefabricated panels and accentuate this element. He further commended the proposal by not touching the historic paneling and all improvements work to enhance the building's aesthetic and the overall proposal presented stands to benefit the structure. Board Member Mead asked staff for clarification on whether the board will be approving the mural or if that will be a signage situation. Assistant Planning & Zoning Division Manager Harding clarified that the mural is presented for conceptual review and there are no signage proposals for this current application. Board Member Mead further commended the project proposal and stated his appreciation of the proposed improvements. Board Member Ramos echoed Chairperson Salter and Board Member Mead's sentiments. Ms. King requested advice on the mural's presence in relation for other conceptual design choices. Assistant Planning & Zoning Division Manager Harding clarified that as long as the mural has no advertising elements that there are no particular guidelines to size and mural approval is dependent on the board's aesthetic decision. Board Member Mead asked for further clarification of how the applicant is approaching the mural design. Ms. King stated that the current concept is a vinyl application due to the artist's process. She further states that she can provide examples of other mural mediums. Board Member Mead states his favor of mural motifs around the city. He further advised about the potential down falls of sizing up premade pictures/illustrations for mural usage. Ms. King confirmed they were aware and planning on ensuring the detail of the mural would translate well to the building. Advisor Pristera advised there be wall space around the mural to create the appearance of canvas on wall aesthetic, how lighting will be integrated, and his approval of vinyl. Board Member Mead reiterated the brick giving a good framing element of the image. Assistant Planning & Zoning Division Manager Harding added to Advisor Pristera's comment that there has been a level of consistency to downtown murals. Advisor Pristera informed the applicant of a separate mural committee that can further help verify and develop the mural. Ms. King asked for clarification on preference between art depiction or historic depiction. Board Member Mead stated that either way has the potential to benefit the downtown landscape. Board Member Mead states that he thinks the metal screens can go however the applicant wants.

Board Member Mean made a motion to approve as submitted. Board Member Fogarty seconded the motion and it carried unanimously.



20" OUTDOOR L.E.D WALL SCONCE
ENTRANCE GATE

SIMES MINI-COOL L.E.D.



NORTH ELEVATION - VIEW FROM GARDEN STREET



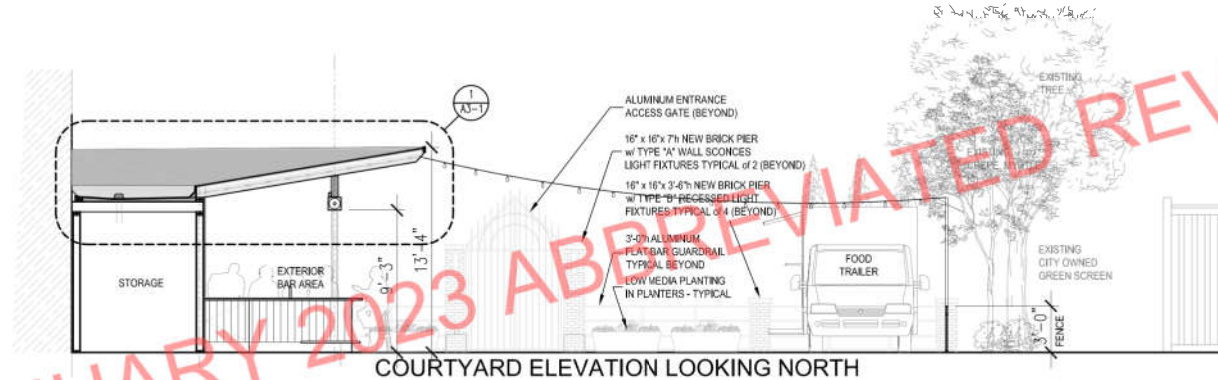
BRICK PIER COLOR
BENJAMIN MOORE
HISTORIC COLOR HC-85



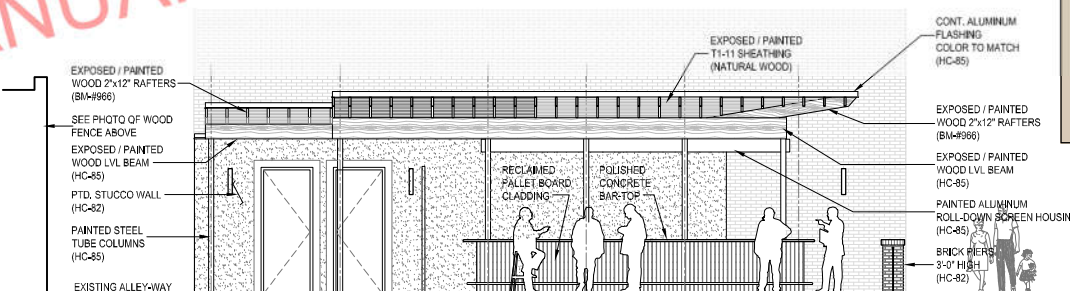
16" HIGH FIBERGLASS PLANTER BOX



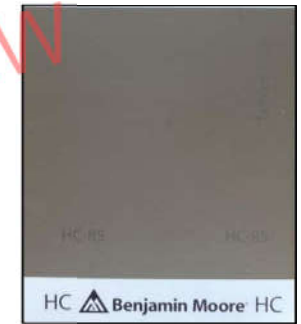
ALUMINUM "FLAT RAIL" GUARDRAIL EXAMPLE



COURTYARD ELEVATION LOOKING NORTH



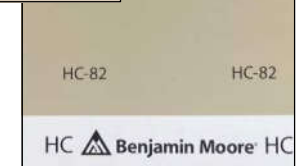
COURTYARD ELEVATION LOOKING WEST



COLOR: FAIRVIEW TOWER (HC-85)



BEJAMIN MOORE
COLOR: NATURAL LINEN #966



COLOR: BENNINGTON GRAY (HC-82)



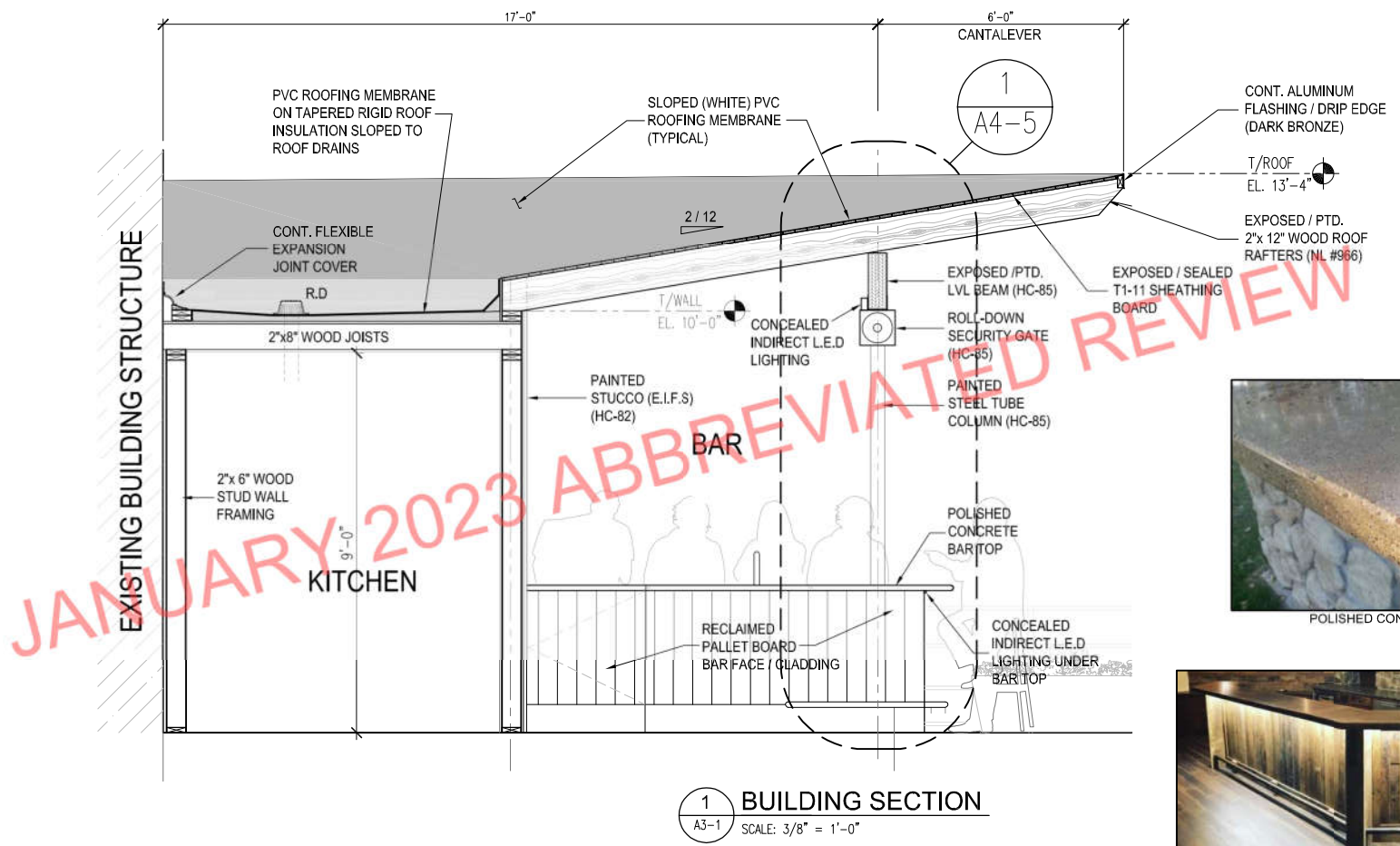
SMP Architecture, P.A.
205 E. INTENDENCIA STREET
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

The B-Side
11 E. GARDEN STREET
Pensacola, FL

EXTERIOR
ELEVATIONS

A2-1

DEC. 29, 2022



SMP Architecture, P.A.
205 E. INTENDENCIA STREET
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

The B-Side
11 E. GARDEN STREET
Pensacola, FL

BUILDING SECTION

A3-1

DEC. 29, 2022





Adrianne Walker

From: Brian Spencer <brian@smp-arch.com>
Sent: Friday, September 1, 2023 5:12 PM
To: Adrianne Walker; Gregg Harding
Cc: levinevan@gmail.com; harry@vinylmusichall.com; levinteri@aol.com; mark32501@gmail.com; Dan Girardin
Subject: [EXTERNAL] 11 E. Garden Street

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

DATE: September 1, 2023

TO: Adrianne Walker, City of Pensacola
FROM: Brian Spencer, SMP Architecture

RE: 11 E. Garden Street / Project Address
ARB Review of Constructed Deviations

Adrianne,

On behalf of our client, I am providing the following information associated with the 9/21/23 Architectural Review Board's (ARB) review of the following three (3) items:

- 1) Applicant is seeking approval of Sherwin Williams color (SW Elder White, CP 7014) as the exterior color for the newly constructed bar structure in lieu of previously submitted/approved brown-taupe color that matches painted brick color of primary, 3-story historic main building (formerly Masonic Lodge, presently Vinyl Music Hall). Please note ARB previously approved the applicant's submitted SW Elder White as the exterior color for the exposed, roll-up shutter boxes attached to the newly constructed outdoor bar structure. Photographs provide evidence of shutter box "white" color matching the bar structure "white" color. It is our opinion that this recently constructed, exposed wood frame structure is further differentiated as "new" by introducing an intentional departure from the painted masonry historic building.
- 2) Applicant is seeking approval for change of approved painted "white" stucco surface at restroom component and back bar wall to a James Hardie cement board application. Please note that the siding material is NOT lap siding but is co-planer to minimize shadow lines. Attachment of smooth cement boarding is via concealed fasteners, and all visible surface areas are painted with same approved "white" color previously submitted as a stucco surface.
- 3) Applicant is seeking approval for replacement of previously submitted below-bar-counter "bar face" wood facing (recycled/reclaimed pallet board) with deep green, glazed ceramic tile. This deviation was determined to be a more durable and "bar patron friendly", as the reclaimed, exposed-to-weather wood pallet planking could introduce an increased risk of exposing customers to wood splintering. The tile color was selected to match an approved historic deep green color, SW 6440 Courtyard.

Respectfully submitted,

Brian Spencer, AIA Principal
SMP ARCHITECTURE
205 E Intendencia St. Pensacola, FL 32502
M: 850.712.2612



B-Side / As-Built_ 8-31-2023

B-Side / As-Built_ 8-31-2023

Existing
Building

New James Hardie
V-Groove horizontal
siding (painted)
Color: SW Elder White







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00698

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

600 S. Palafox Street- Demolition
Palafox Historic Business District / Zone C-2A / City Council District 6
Demolition of a Non-Contributing Structure

BACKGROUND:

Buck Lindsay is seeking approval to demolish a non-contributing structure to allow for the development of a nine-story Hilton Brand hotel. The 28,875 sf. structure is non-contributing and does not require replacement plans to be provided, but the next agenda item is for conceptual review of the proposed hotel development.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-27(f)(2)d. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.

Sec. 12-3-10(1)j. Pensacola Historic District; Other demolition permits.

Sec. 12-11-5(5)c.4. Building permits; City of Pensacola's Historic Building Demolition Review Ordinance; Exemptions; Palafox Historic Business district.

600 S. Palafox Street



**Architectural Review Board Application
Full Board Review**



Application Date: 9.5.23

Project Address: 600 SOUTH PALAFAX STREET
 Applicant: WINFORD LINDSAY
 Applicant's Address: 344 W. PIKE STREET
 Email: blindsay@l.pbatlanta.com Phone: 770 407 5800
 Property Owner: _____

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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

REQUEST PERMISSION TO DEMOLISH EXISTING
ONE STORY, 28,875 SF, 18 ROOM BOUTIQUE
HOTEL, TO ALLOW FOR THE DEVELOPMENT OF
A NEW 231 ROOM, 9 STORY HILTON BRAND
HOTEL. SEE CONCEPT PLANS PACKAGE FOR
PROPOSED HOTEL SUBMITTED FOR ARB REVIEW
ON 8.30.23

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.

W. Lindsay
 Applicant Signature

9.5.23
 Date

CEDAR STREET
(43' PUBLIC RIGHT-OF-WAY)

ECT
LRTY

PALFOX STREET
(78.92' PUBLIC RIGHT-OF-WAY)

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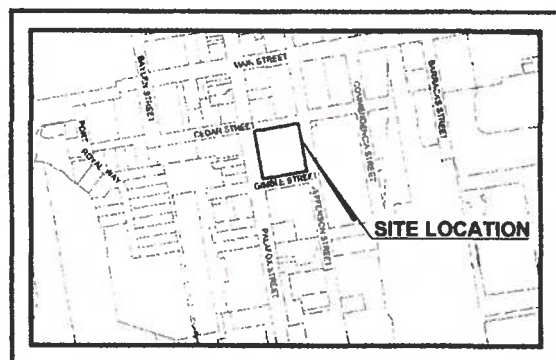
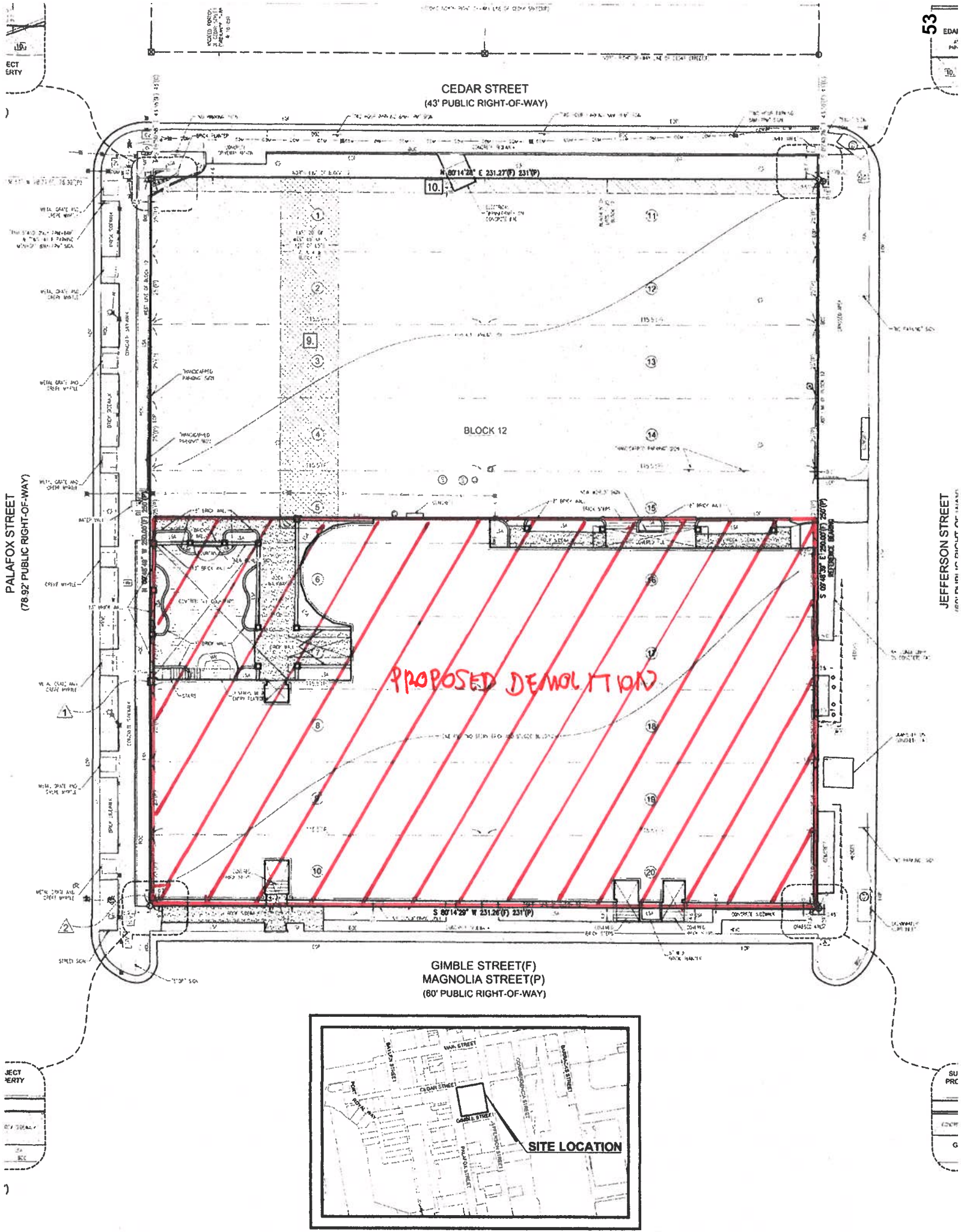
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VICINITY MAP



View on Gimble looking east



View on Palafax looking north



View on Palafax looking north



View on Cedar looking south



View on Cedar looking south



View on Jefferson looking south



View at corner of Jefferson and Gimble looking northwest.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00699

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

600 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Conceptual Review for New Hotel Development

BACKGROUND:

Buck Lindsay is seeking conceptual approval for a new nine-story Hilton Brand hotel with 238 guest rooms, lobby area, dining, a meeting space, fitness area, swimming pool, and surface parking. Since this is for conceptual review, a final review will be required at a later date.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-27(f)(2)b. Palafox Historic Business District, Decision guidelines.

Sec. 12-3-27(f)(3) PHBD, Recommendation for changes.

600 S. Palafox Street



**Architectural Review Board Application
Full Board Review**

Application Date: 8-30-23

Project Address: 600 SOUTH PALA FOX STREET

Applicant: WINFORD LINDSAY

Applicant's Address: 344 WEST PIKE ST., LAWRENCEVILLE, GA 30046

Email: blindsay Phone: 770 407 5800

Property Owner: _____

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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

9 STORY HILTON BRAND HOTEL WITH 238
GUEST ROOMS, LOBBY, DINING, MEETING, FITNESS,
POOL, SURFACE PARKING. DEMOLITION OF
EXISTING STRUCTURE.

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.

Winford Lindsay
Applicant Signature

8-31-23
Date

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

HAMPTON INN & SUITES / HOME 2 SUITES by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502



OWNER:

3H GROUP HOTELS
6716 HERITAGE BUSINESS COURT
SUITE 100
CHATTANOOGA, TN 37421

423-834-9311

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5720 MARLIN ROAD #200
CHATTANOOGA, TN 37411

423-208-9833

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL
ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND
FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER:

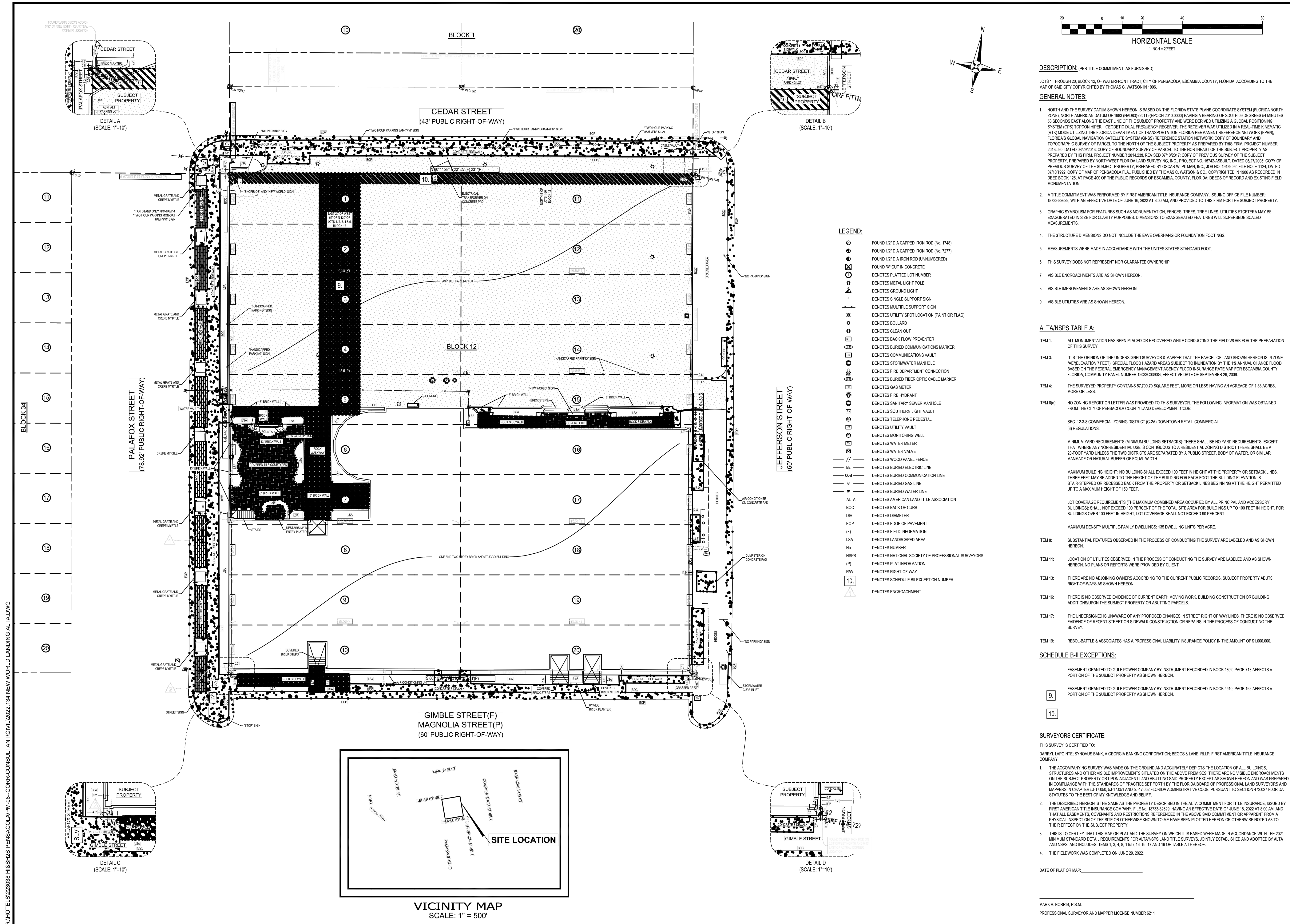
REBOL BATTLE AND ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

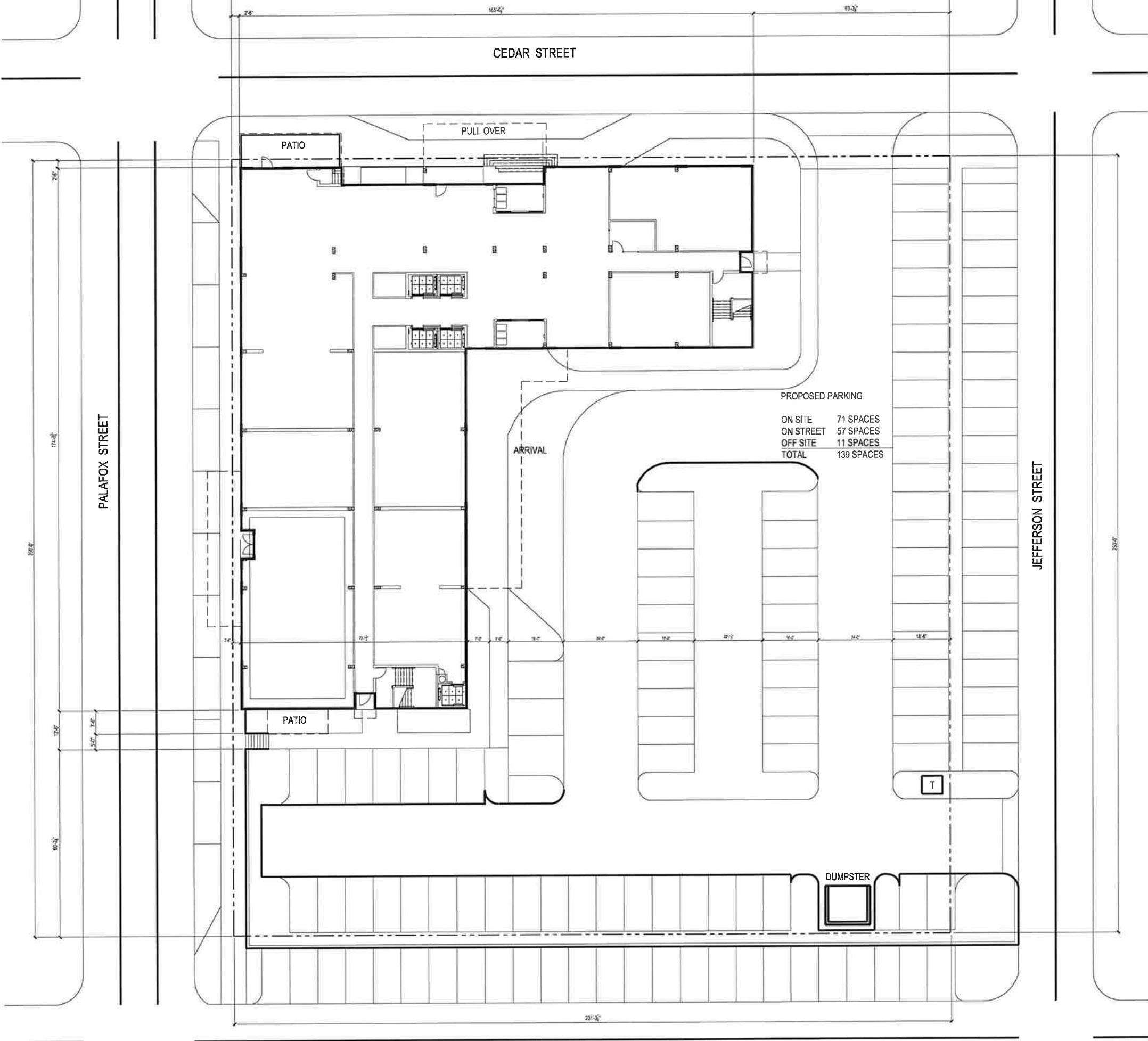


PROJECT DATA			
PROPOSED:	231 ROOM HOTEL, 9 STORY		
ZONING:	C-2A		
SITE:	1.333 ACRES		
PARCEL NO.:	00-05-0900-001-012		
BUILDING HT.:	ALLOWED 100' PROPOSED 108'-0"		
SET BACKS:	ZERO		
PARKING:	REQUIRED	139	SPACES
	PROPOSED ON SITE	71	SPACES
	ON STREET	56	SPACES
	TOTAL	127	SPACES
FLOOD ZONE:	A E, SPECIAL FLOOD HAZARD AREA		

DRAWING INDEX	
A1	COVER SHEET
A2	SURVEY PLAN
A3	DEMOLITION PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	THIRD - EIGHTH FLOORS
A7	NINTH FLOOR PLAN
A8	NORTH & SOUTH EXTERIOR ELEVATIONS
A9	EAST & WEST EXTERIOR ELEVATIONS
A10	PERSPECTIVE VIEWS
A11	GOOGLE AERIAL VIEW
A12	GOOGLE AERIAL VIEW
A13	GOOGLE AERIAL VIEW



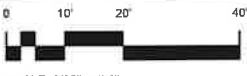
R:\HOTEL\S223038\18352425 PENSACOLA\PH-09-CORR-CONSULTANT\CIVIL\2022\134 NEW WORLD LANDING ALTA.DWG



SITE PLAN

3/32" = 1'-0"

LPB 223038



SCALE: 3/32" = 1'-0"

OWNER



6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, T
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROA
#200
CHATTANOOGA, T
37411

PROJECT



HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST
PENSACOLA, FL 32502

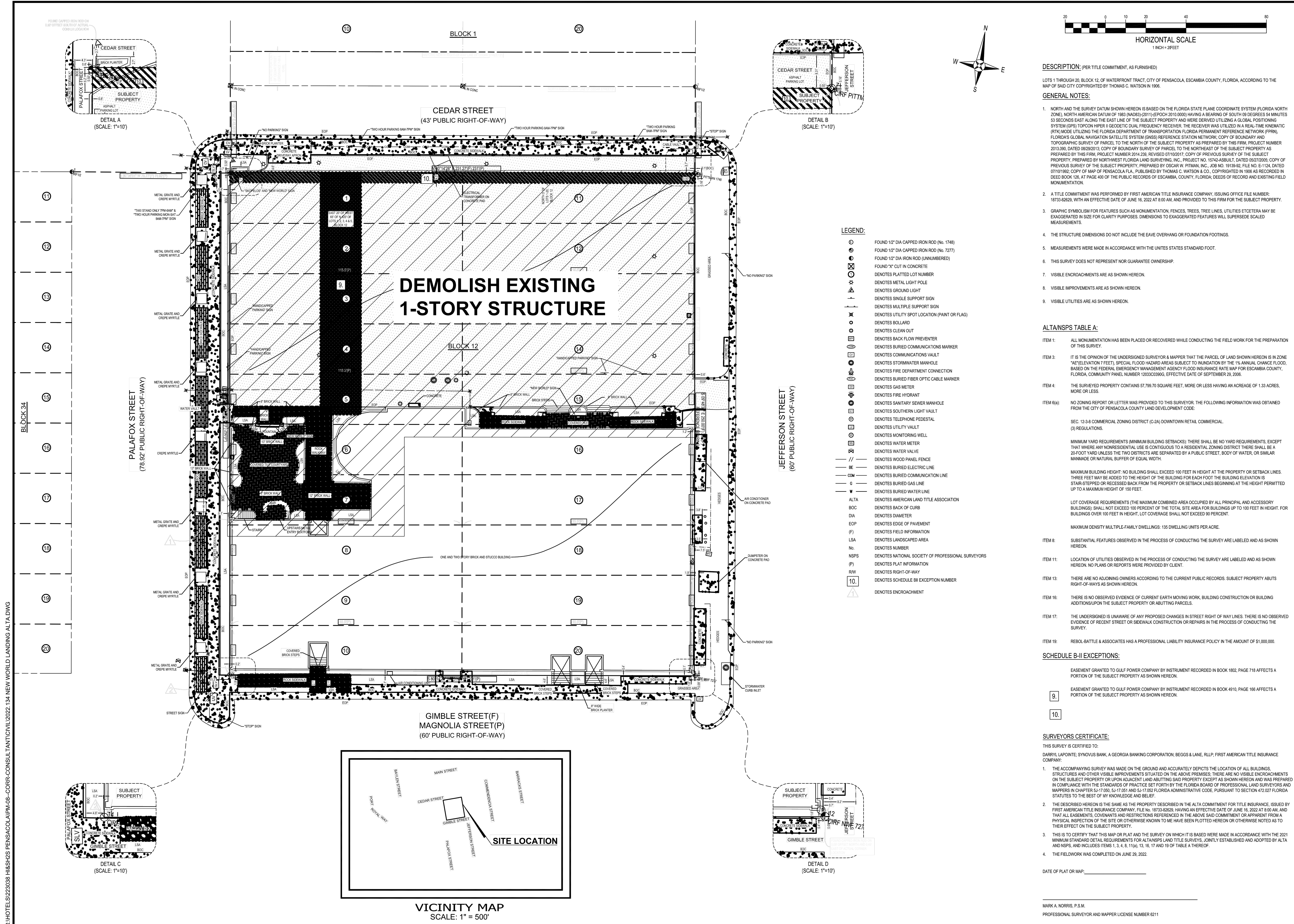
EDITION
08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

©2023 ALL RIGHTS RESERVED. VINTO
LINDSAY AND ASSOCIATES

SITE PLAN



RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 200
Pensacola, Florida 32503
Telephone: 850.335.0400 Fax: 850.431.8448
E: rbbattle@rba.com F: 850.431.8448

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A LICENSED SURVEYOR
STATE OF FLORIDA

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF
SECTION 45
TOWNSHIP 2 SOUTH
COUNTY ESCAMBA,
STATE FLORIDA

NO.	DATE	APPROVAL	REVISION/DESCRIPTION

PROJECT NO.	2022.134
DRAWN BY:	ANC
CHECKED BY:	MAN
SCALE:	1" = 20'
E.N.	22.06
PLOT	22.37
DATE	08/26/2022

ALTA/NSPS LAND TITLE SURVEY
DARRYL L. LAMONTE
SUSAN J. SALAMONE
BEGGS & LANE, R.L.P.

1 of 1

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)
LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE
MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1905.

GENERAL NOTES:
1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH
ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 EPOCH) (2010/2000) WITH A BEARING OF SOUTH 10 DEGREES 54 MINUTES
53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING
SYSTEM (GPS) TOPCON HPR II GEODETIC DUAL-FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC
RTK MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FLORIDA) PERMANENT REFERENCE NETWORK (PRN).
FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK. COPY OF BOUNDARY AND
TOPOGRAPHIC SURVEY OF PARCELS TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER
2013360, DATED 08/28/2013, COPY OF BOUNDARY SURVEY OF PARCELS TO THE NORTHEAST OF THE SUBJECT PROPERTY AS
PREPARED BY THIS FIRM, PROJECT NUMBER 2014238, REVISED 07/10/2017, COPY OF PREVIOUS SURVEY OF THE SUBJECT
PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ABSLT, DATED 05/27/2005, COPY OF
PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PRIMA, INC., JOB NO. 191942, FILE NO. E-1104, DATED
07/10/1992, COPY OF MAP OF PENSACOLA F.A., PUBLISHED BY THOMAS C. WATSON & SONS, COPYRIGHTED IN 1905 AS RECORDED IN
DEED BOOK 126, AT PAGE 401 OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, DEEDS OF RECORD AND EXISTING FIELD
MONUMENTATION.

2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER
18733-0028, WITH AN EFFECTIVE DATE OF JUNE 18, 2022 AT \$50.00 AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.

3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE
EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED
MEASUREMENTS.

4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANGS OR FOUNDATION FOOTINGS.

5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.

6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.

8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:
ITEM 1: ALL MONUMENTATION HAS BEEN PLACED OR RECOVERED WHILE CONDUCTING THE FIELD WORK FOR THE PREPARATION
OF THIS SURVEY.

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE
"A" (ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD,
BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY,
FLORIDA, COMMUNITY PANEL NUMBER 12333C0300G, EFFECTIVE DATE OF SEPTEMBER 25, 2006.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,769.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES,
MORE OR LESS.

ITEM 6(a): NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR. THE FOLLOWING INFORMATION WAS OBTAINED
FROM THE CITY OF PENSACOLA COUNTY LAND DEVELOPMENT CODE:
SEC. 12-5.4 COMMERCIAL ZONING DISTRICT (C-2A) DOWNTOWN RETAIL COMMERCIAL
(A) REGULATIONS:
MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT
THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A
20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR
MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES.
THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS
STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED
UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS: THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY
BUILDINGS SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR
BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN
HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN
HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS
RIGHT-OF-WAYS AS SHOWN HEREON.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, WORK, BUILDING CONSTRUCTION OR BUILDING
ADDITIONS UPON THE SUBJECT PROPERTY OR ADJUTING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED
EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE
SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000.

SCHEDULE B-II EXCEPTIONS:
EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 716 AFFECTS A
PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A
PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:
THIS SURVEY IS CERTIFIED TO:
DARRYL LAMONTE; SPINOVUS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, R.L.P.; FIRST AMERICAN TITLE INSURANCE
COMPANY.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS,
STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PARCELS. THERE ARE NO VISIBLE ENCROACHMENTS
ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED
IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND
MAPMENS IN CHAPTERS 6-17.05, 54-17.01 AND 55-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA
STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2. THE UNDERSIGNED HEREBY MAKE THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18733-0028, HAVING AN EFFECTIVE DATE OF JUNE 18, 2022 AT \$50.00 AND
THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A
PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO
THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.

4. THE FIELDWORK WAS COMPLETED ON JUNE 28, 2022.

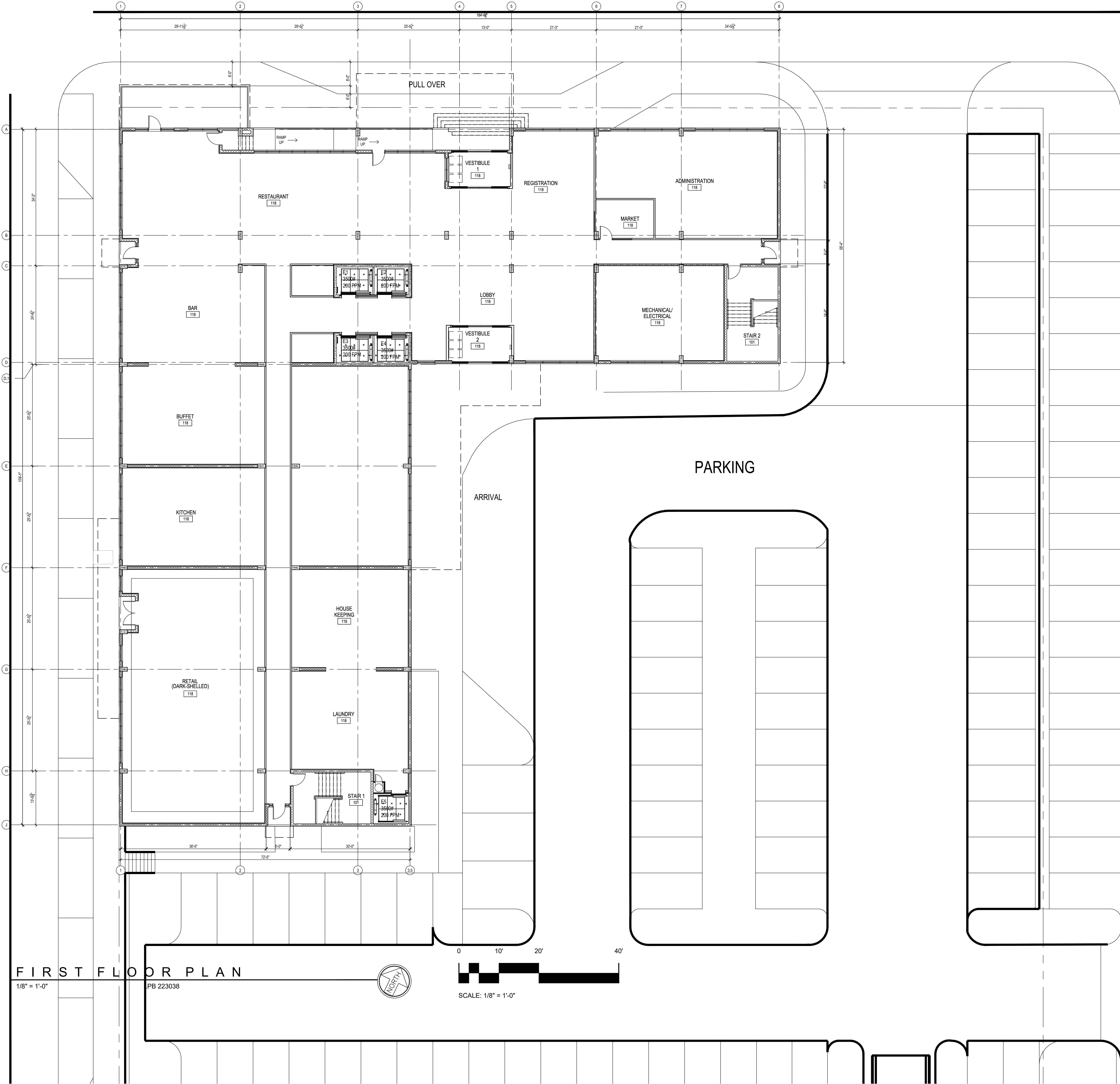
DATE OF PLAN OR MAP: _____

MARK A. MORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6211

PALAFOX STREET

CEDAR STREET

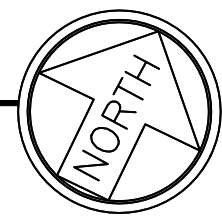
JEFFERSON STREET



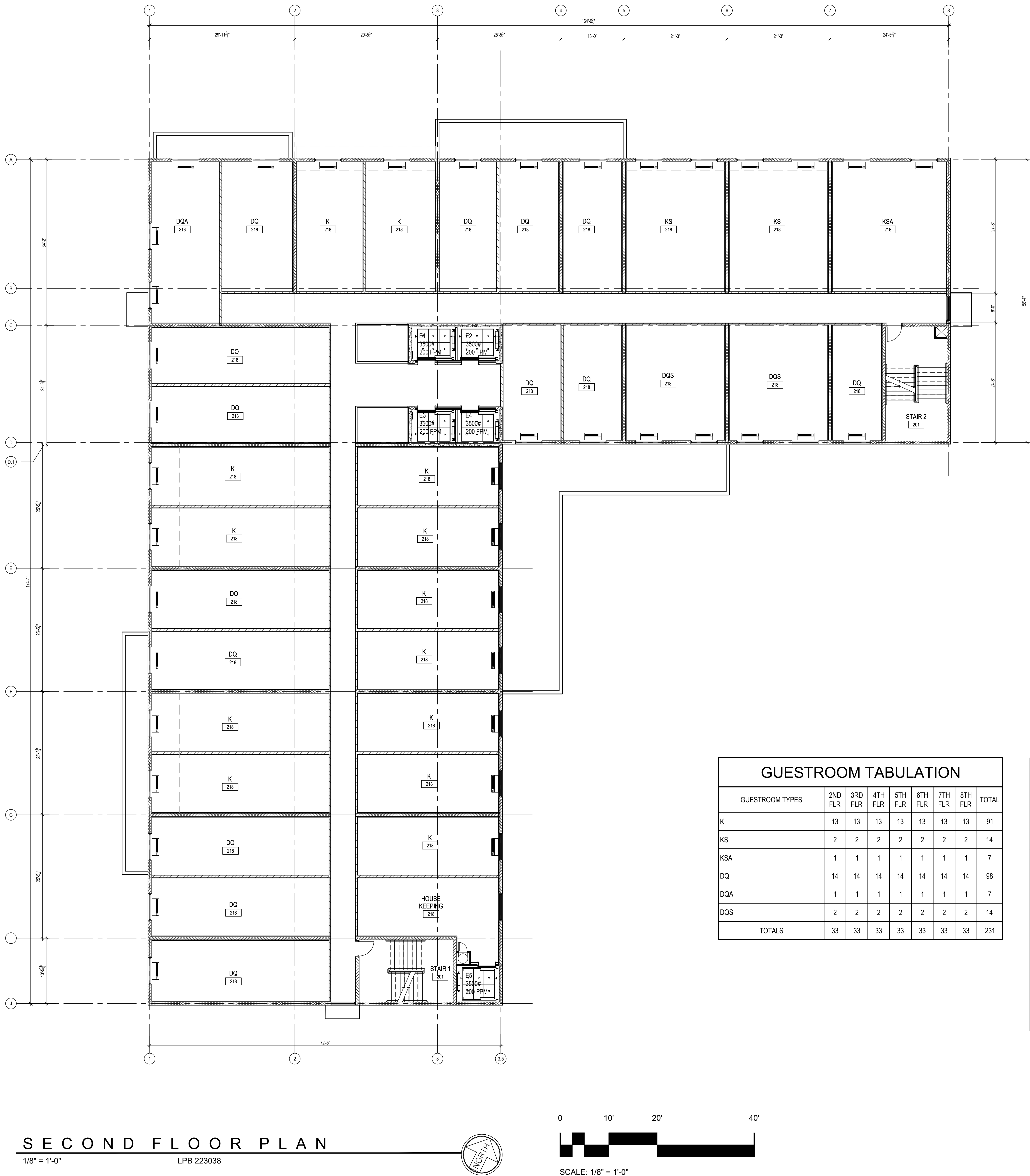
FIRST FLOOR PLAN

1/8" = 1'-0"

PB 223038



SCALE: 1/8" = 1'-0"





DEVELOPER
GRACE
CONSTRUCTION
CONSULTANTS

 Hampton
Inn & Suites.

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY:

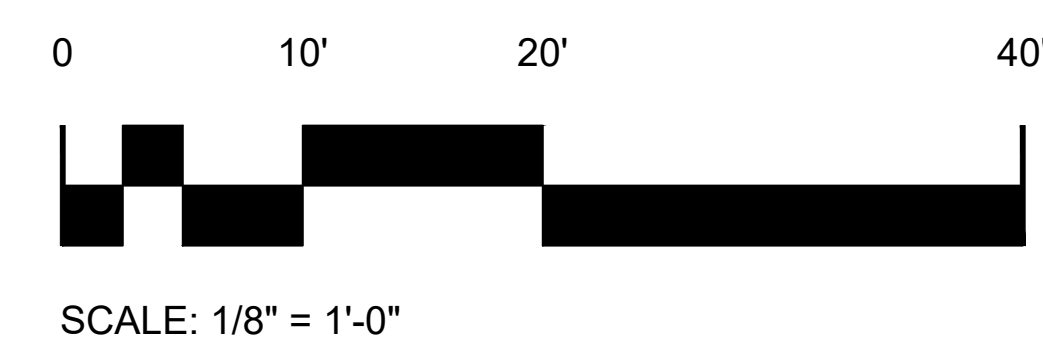
CHECKED BY:

APPROVED BY:

PLOT DATE:

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LINDSAY ARCHITECT

A7



OWNER



6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT



HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

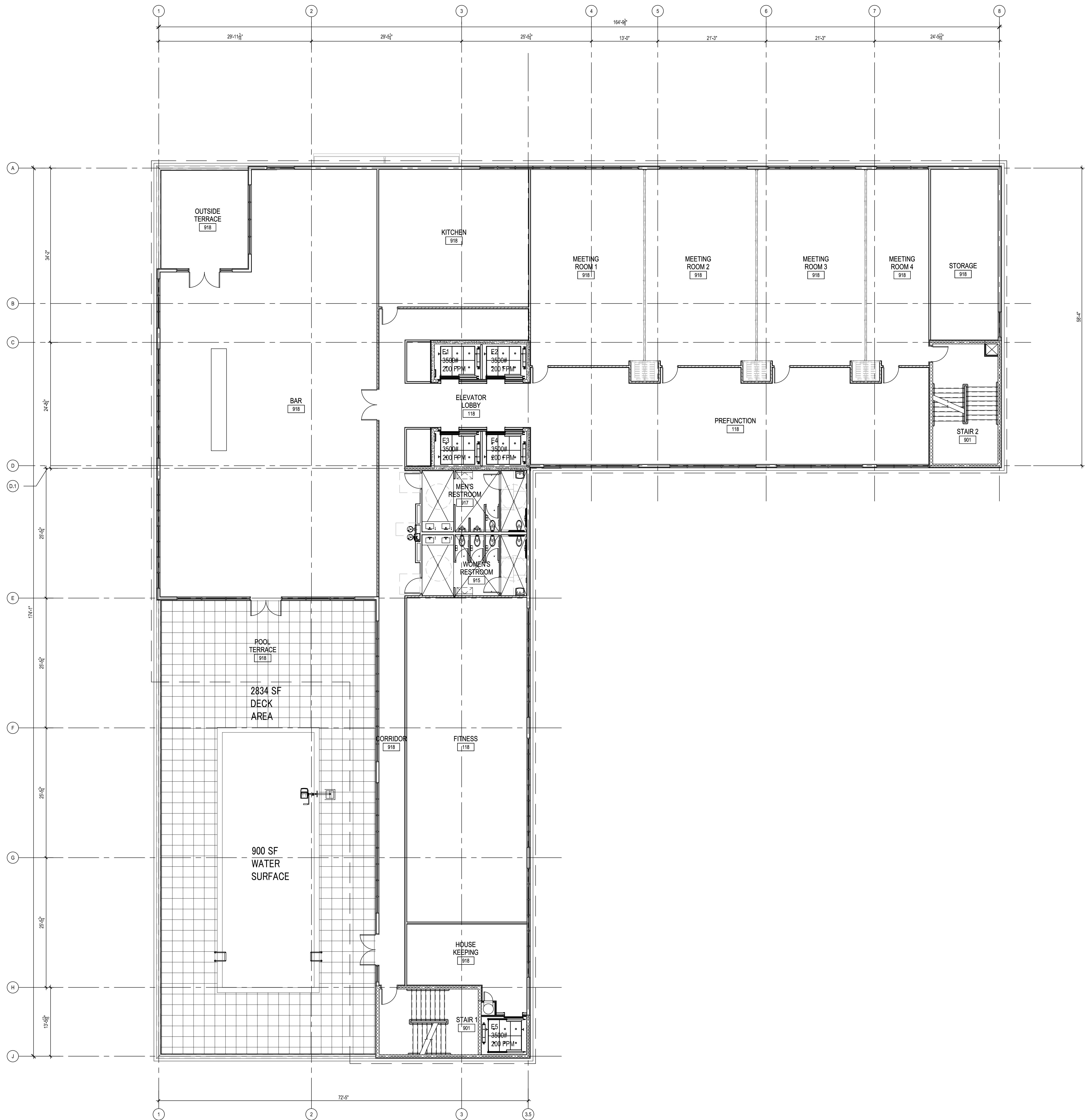
EDITION
08-31-23 AR6 SUBMITTAL

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LINDSAY ARCHITECT

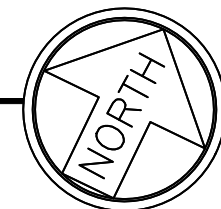
NINTH FLOOR
PLAN



NINTH FLOOR PLAN

1/8" = 1'-0"

LPB 223038



0 10' 20' 40'



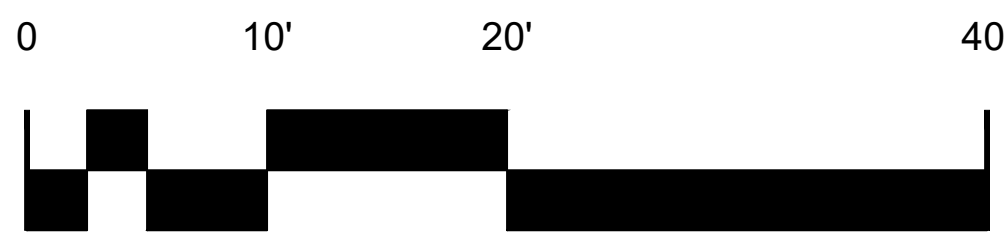
SCALE: 1/8" = 1'-0"



N O R T H E L E V A T I O N

1/8" = 1'-0"

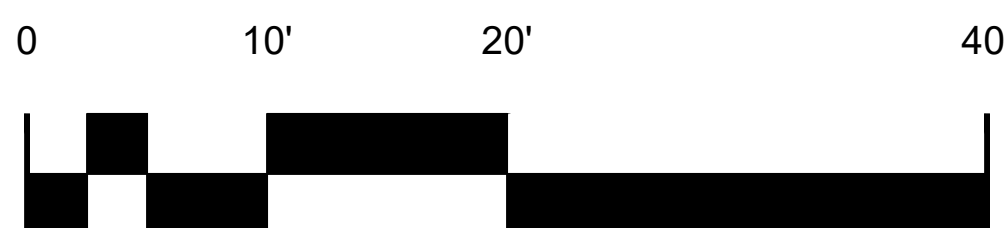
LPB 223038



S O U T H E L E V A T I O N

1/8" = 1'-0"

LPB 223038



SCALE: 1/8" = 1'-0"

OWNER

3H GROUP
HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

Hampton
Inn & Suites

HOME2
SUITES BY HILTON

HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
PLOT DATE: _____

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LINDSAY ARCHITECT

NORTH & SOUTH
EXTERIOR
ELEVATIONS

OWNER



6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT



HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

08-31-23 ARB SUBMITTAL

PROJECT NO: 223038

DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
PLOT DATE: _____

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LINDSAY ARCHITECT

EAST & WEST
EXTERIOR
ELEVATIONS



EAST ELEVATION

1/8" = 1'-0" LPB 223038

0 10' 20' 40'

SCALE: 1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0" LPB 223038

0 10' 20' 40'

SCALE: 1/8" = 1'-0"



PEDESTRIAN WALK VIEW @ CEDAR STREET



PEDESTRIAN WALK VIEW @ PALAFOX STREET



PEDESTRIAN WALK VIEW @ PARKING AREA



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ BUILDING ARRIVAL

L

P

B

architecture

engineering

interiors

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

OWNER

3H GROUP

HOTELS

6716 HERITAGE BUSINESS CT.
CHATTANOOGA, TN 37421

DEVELOPER

GRACE CONSTRUCTION CONSULTANTS

5726 MARLIN ROAD #200
CHATTANOOGA, TN 37411

PROJECT

Hampton Inn & Suites

HOME2 SUITES BY HILTON

HAMPTON INN & SUITES / HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

PLOT DATE: _____

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PERSPECTIVE VIEWS

A11



GOOGLE AERIAL VIEW 1



GOOGLE AERIAL VIEW 2

OWNER

3H GROUP
HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

Hampton Inn & Suites

HOME 2
SUITES BY HILTON

HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

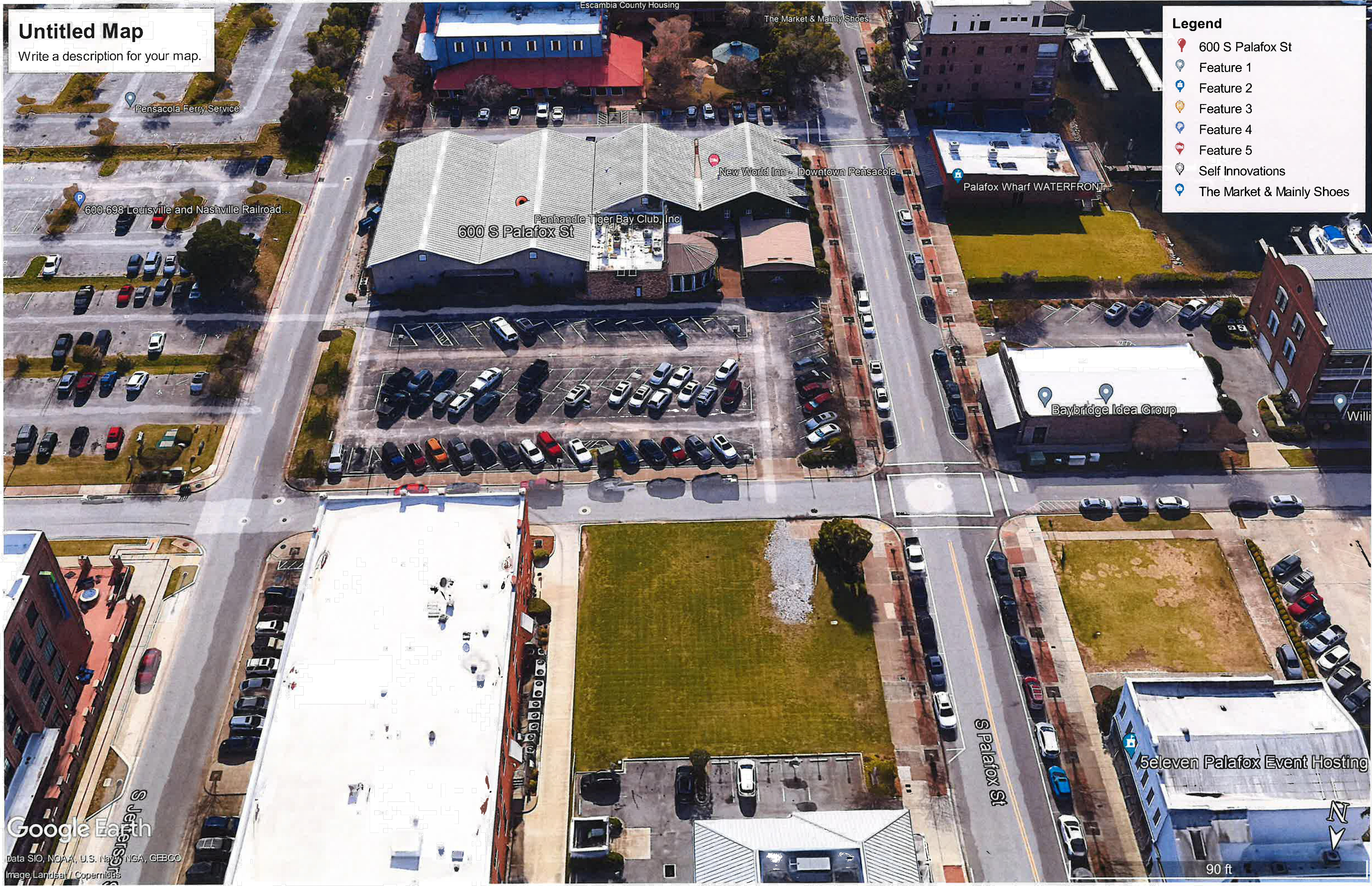
EDITION
08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LINDSAY ARCHITECT

GOOGLE AERIAL
VIEW 2



GOOGLE AERIAL VIEW 3

OWNER

3H GROUP
HOTELS
6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

Hampton
Inn & Suites

HOME2
SUITES BY HILTON

HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038
DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LINDSAY ARCHITECT

GOOGLE AERIAL
VIEW 3



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00700

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

800 E. Belmont Street- Variance
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
Variance

BACKGROUND:

Jordan Yee is seeking approval for a variance to reduce the west side yard setback from 7.5 feet to 2 feet 5 ½ inches to allow the new porch roof of the addition to extend north in plane with the existing west elevation of the house. The next agenda item is review of the proposed exterior alterations for this structure.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-11-2(a)(2) Variances

Sec. 12-12-3(5)(b) ARB conditions for granting variances.

Sec. 12-3-10(3)i. OEHPD, Regulations for new construction in the Old East Hill preservation district,
Table 12-3-10.

Page 1
x original
___ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

Site 8 ES **02154**
Recorder # _____

SITE NAME Lawrence Fields, Jr; House
HISTORIC CONTEXTS Spanish-American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 800 East Belmont St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood; NW corner of E. Belmont
St. between N. 8th Ave. and N. 9th Ave.
SUBDIVISION New City Tract BLOCK NO 61 LOT NO 170
PLAT OR OTHER MAP county appraiser's atlas 68
TOWNSHIP 2S RANGE 30W SECTION 22 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
BUILDER: F _____ M _____ L unknown
CONST DATE 1907 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 1 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) asbestos shingles, plywood, covering wood
FOUNDATION: TYPE pier MATLS brick
INFILL wood, concrete block, brick
PORCHES s/porch/turned wood columns/3/s
ROOF: TYPE gable SURFACING corrugated sheet metal
SECONDARY STRUCS. shed, porch - composition shingles on shed
CHIMNEY: NO 1 MTLS brick LOCNS E: offset, lateral
WINDOWS dhs, 4/1 wood; dhs, 6/6 wood; transom over door, 1; front door
w/big door glass light
EXTERIOR ORNAMENT wood-spindle work on porch, jigsaw cut corner pieces on porch
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; oaks

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE local community development
Social History

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

```
* * *DHR USE ONLY* * * * * DHR USE ONLY *
```

```
*  
*  
*          DATE LISTED ON NR _____
```

```
* KEEPER DETERMINATION OF ELIG.(DATE):   -YES      _____    -NO      _____
```

```
* SHPO EVALUATION OF ELIGIBILITY(DATE):   -YES      _____    -NO      _____
```

```
* LOCAL DETERMINATION OF ELIG.(DATE):     -YES      _____    -NO      _____
```

```
* OFFICE _____
```

```
* * *DHR USE ONLY* * * * * DHR USE ONLY *
```

RECORDER INFORMATION: NAME F Richard M T L Brosnaham
DATE: MO 3 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES	Historic Pensacola Preservation Board
-----------------------	---------------------------------------

NEGATIVE NUMBERS 91N117WEH (frames 30-31)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

I
I M A P
I Street/plat map, not
I USGS

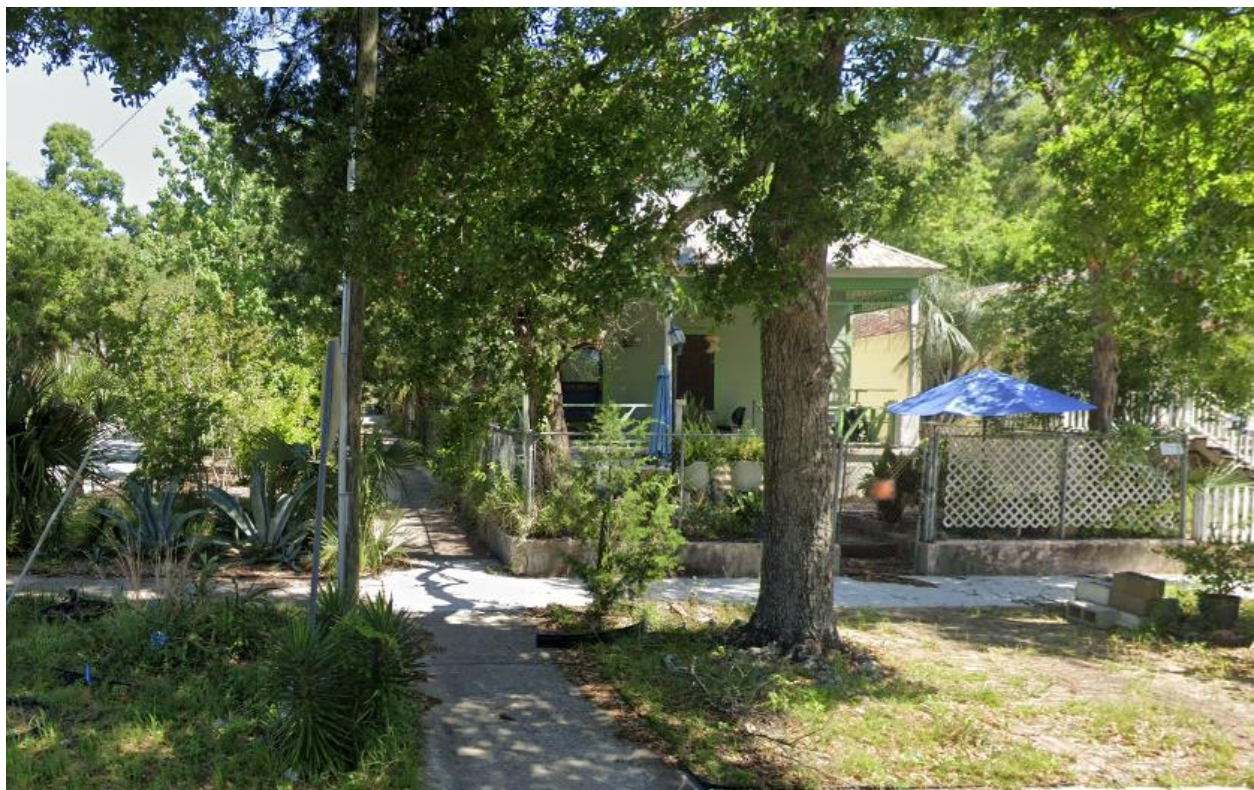
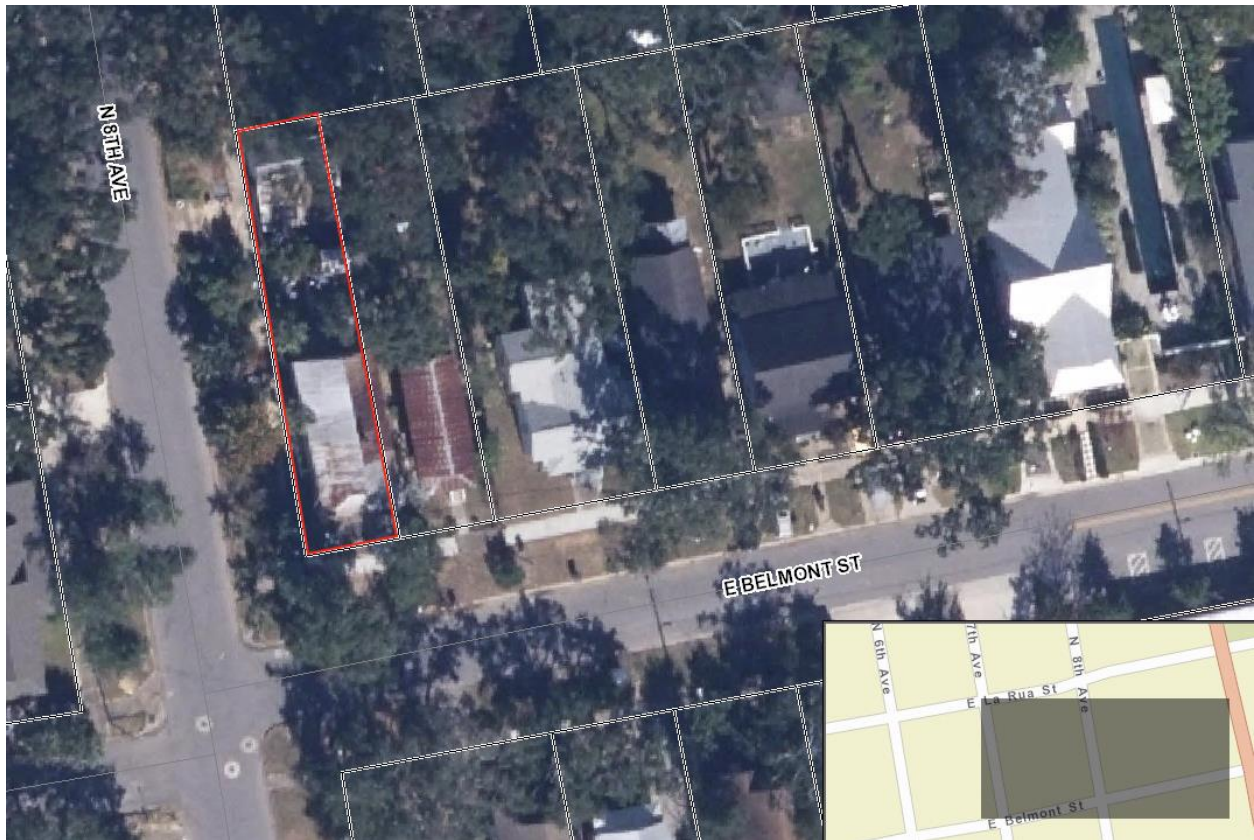
REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

22





800 E. Belmont Street



- ☐ **Zoning Board of Adjustment**
- ☐ **Architectural Review Board**
- ☐ **Planning Board**
- ☐ **Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details:
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide eleven (11) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) _____ Zoning _____

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 800 E Belmont St

Current use of property: Vacant Residential

1. Describe the requested variance(s): See attached

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

See attached

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

See attached

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

See attached

5. Explain what other condition(s) may justify the proposed variance(s):

See attached

Application Date: 9/1/2023

Applicant: Jordan Yee

Applicant's Address: 1904 E Leonard St

Email: jordanyee.aia@gmail.com Phone: 850-380-8020

Applicant's Signature: _____

Property Owner: Matt Posner

Property Owner's Address: 800 E Belmont St

Email: mattjposner@gmail.com Phone: 850-426-8793

Property Owner's Signature: _____

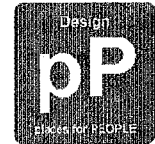
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time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

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.

Jordan Yee, AIA
Places for People, LLC
1904 E. Leonard Street
Pensacola, FL 32503



September 6, 2023

Architectural Review Board
City of Pensacola
222 W. Main Street
Fifth Floor
Pensacola, FL 32502

To whom it may concern:

The bullets below are in response to the Zoning Variance Application Form.

1) Describe the requested variance(s):

- A reduction of the side yard setback along the west property line to allow the porch roof of the addition to extend north in plane with the existing west elevation of the house.

2) Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the result of the applicant's actions:

- The existing historic home was built in 1918 and predates the current zoning regulations that establish the non-confirming conditions and create the need for a variance
- The existing historic home sits on the narrowest parcel on the block and perhaps one of the narrowest parcels in Old East Hill
- The location of the existing historic home on the parcel is such that the footprint is not parallel to any of the property lines, which exacerbates the existing non-conformity and unduly burdens the property for context sensitive and appropriate restoration and renovation goals for the home and the neighborhood
- Extension of the footprint and roof lines for the addition as currently proposed are the most context sensitive and appropriate for the home and the neighborhood
- The variance on the west side is for the roof only because the porch will be open on two sides
- The right of way appears to be 80 feet wide with 24 feet between the property line and the curb, which may reflect a municipal right of way encroaching on a historic lot

3) Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

- The bedroom addition is necessary to renovate the historic home into a property that meets current market standards for a small 2 bedroom – 1 bathroom home.
- The rear porch entry is modest in size and will provide a small space for covered entry into the rear of the home. The size and design are context sensitive and appropriate for the Queen Anne architectural style and the surrounding neighborhood.

4) **Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of other in the vicinity:**

- As previously stated, the proposed bedroom addition and porch are context sensitive and appropriate for the architectural style of the home and the surrounding neighborhood

5) **Explain what other condition(s) may justify the proposed variance(s):**

- See above responses.

Sincerely,



Jordan Yee, AIA
FL AR#96913

800 E BELMONT ST RENOVATION/ADDITION

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
A1	TITLE SHEET/PLOT PLAN
A2	DEMOLITION SCOPE
A3	EXTERIOR ELEVATIONS
A4	FLOOR AND ROOF PLANS
A5	EXTERIOR ELEVATIONS
A6	BUILDING SECTIONS AND DETAILS
A7	FOUNDATION AND ROOF FRAMING PLANS AND DETAILS
A8	ELECTRICAL AND RCP PLAN
A9	INTERIOR ELEVATIONS



PLACES FOR PEOPLE, LLC
1904 E. LEONARD ST.
PENSACOLA, FL 32503
(850) 380-8020 | AR#08913

ZONING INFORMATION

PARCEL ID 00-05-00-8025-170-061
ADDRESS 800 E BELMONT
PENSACOLA, FL 32501
ZONING OLD EAST HILL PRESERVATION
RESIDENTIAL/OFFICE (OEHR-2)
CONTRIBUTING STRUCTURE
ACREAGE 0.0811
MINIMUM SETBACKS
SIDE YARD 5 FEET
MAX BLDG HEIGHT 35 FEET
PROPOSED ADDITION
AREA 200 SF CONDITIONED (BEDROOM)
108 SF UNCONDITIONED (PORCH)
HEIGHT MATCH EXISTING

GENERAL NOTES

THE PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATIONS OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DIMENSIONS
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

DEMOLITION
CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PERFORMING ANY DEMOLITION OR NEW CONSTRUCTION.

PROTECT ANY AND ALL ITEMS WHICH ARE TO REMAIN OR TO BE ALTERED.

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RESIDENTIAL NOTES

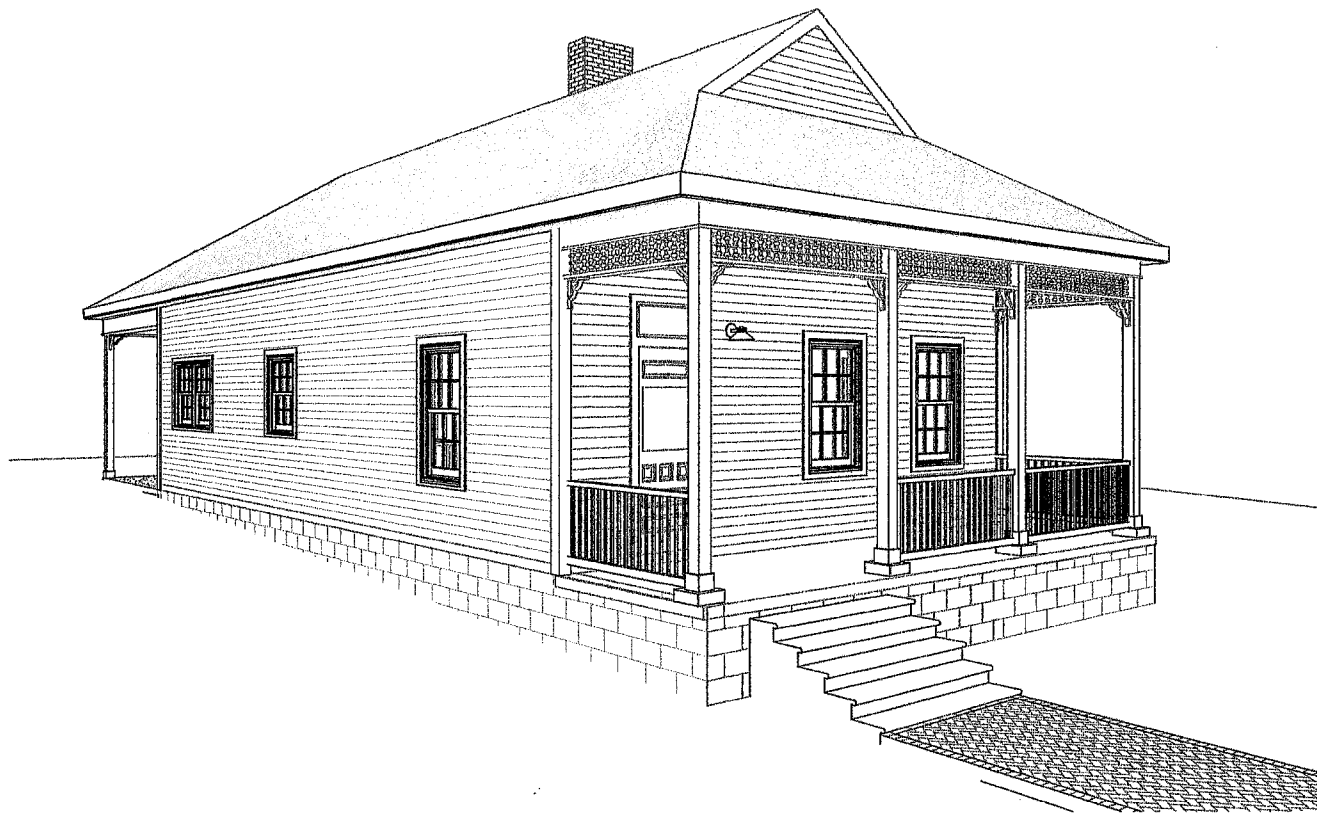
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. PROVIDE MIN 5 SQ. FT. FOR GRADE-LEVEL EMERGENCY ESCAPE AND RESCUE OPENINGS.

EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE INTERIOR DOORS SHALL BE PAINTED.

PROVIDE SAFETY GLAZING FOR SHOWER WALL AND DOOR

INSTALL BONDED WATERPROOF SYSTEM FOR SHOWER TO MEET TQNA 8422. PROVIDE SCHLUTER®-KERDI-SHOWER-KIT OR EQUAL



NOT FOR
CONSTRUCTION

ARB PACKAGE (6 SEPTEMBER 2023)

PROJECT NUMBER 23021
DATE 6 SEPTEMBER 2023
DRAWN BY HEC
CHECKED BY JMY
SCALE As indicated

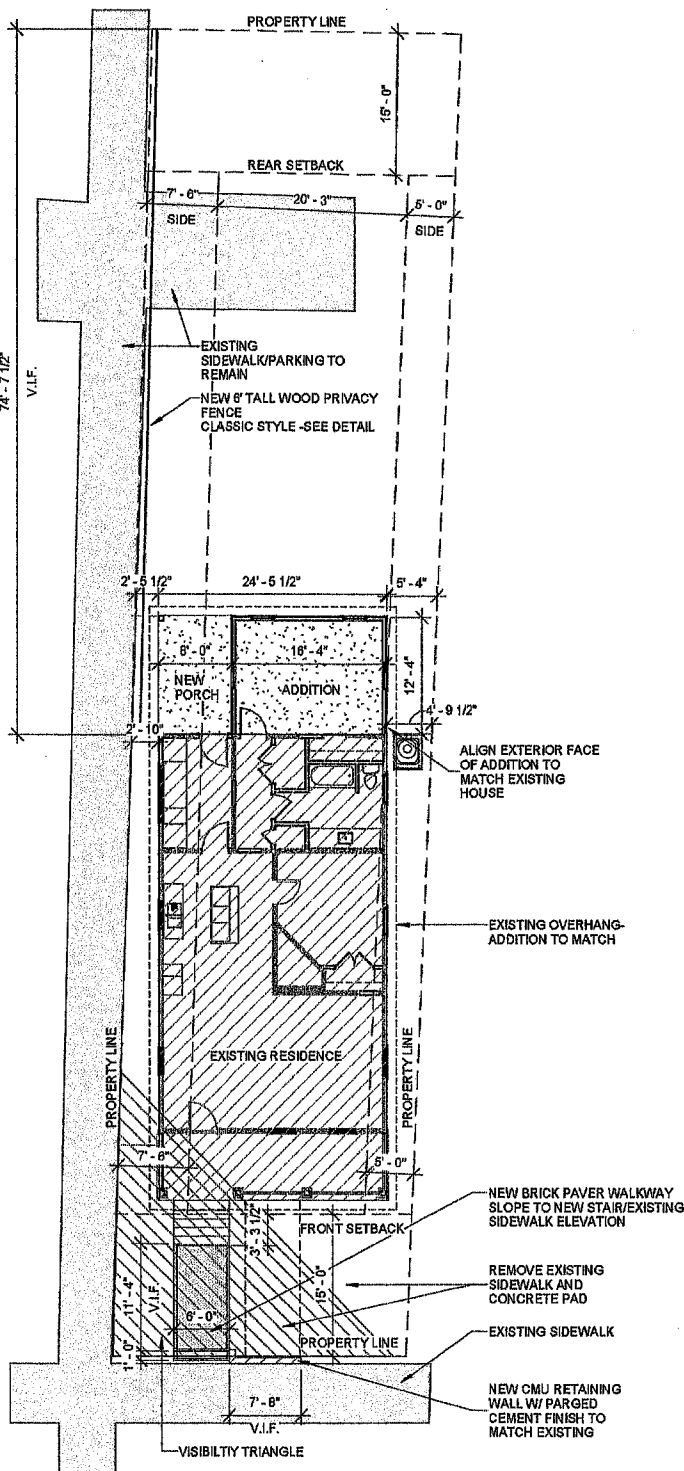
800 E BELMONT ST RENOVATION

TITLE SHEET/PLOT PLAN

A1

10/23/2023 8:46:27 AM

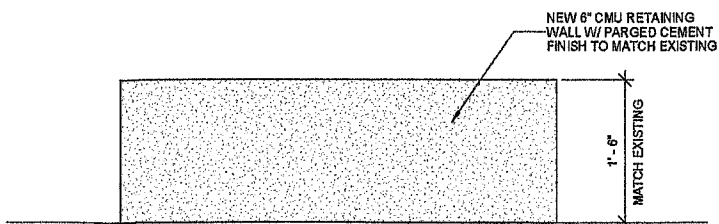
86



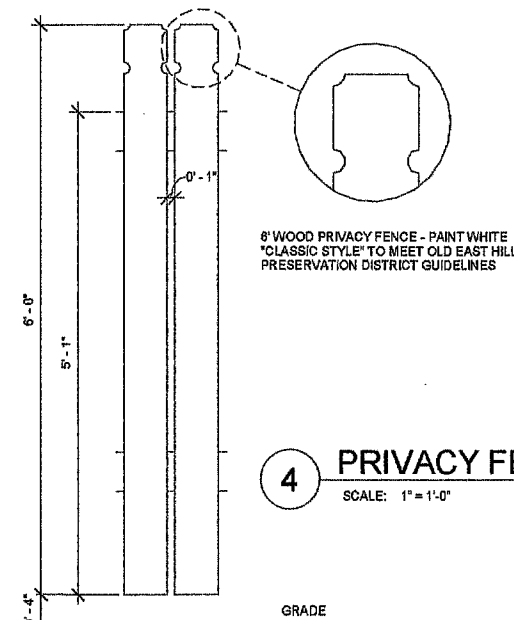
1 SITE PLAN
SCALE: 1" = 10'-0"

E BELMONT ST

3 CMU WALL
SCALE: 1" = 1'-0"

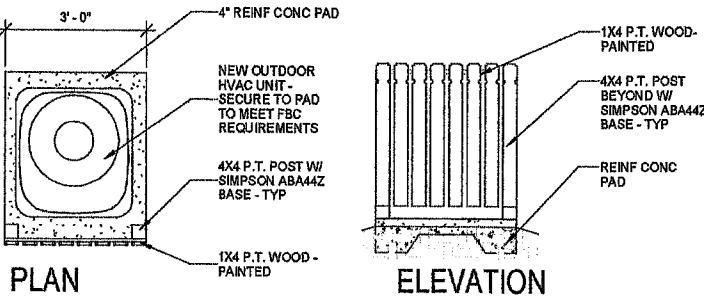


4 PRIVACY FENCE
SCALE: 1" = 1'-0"

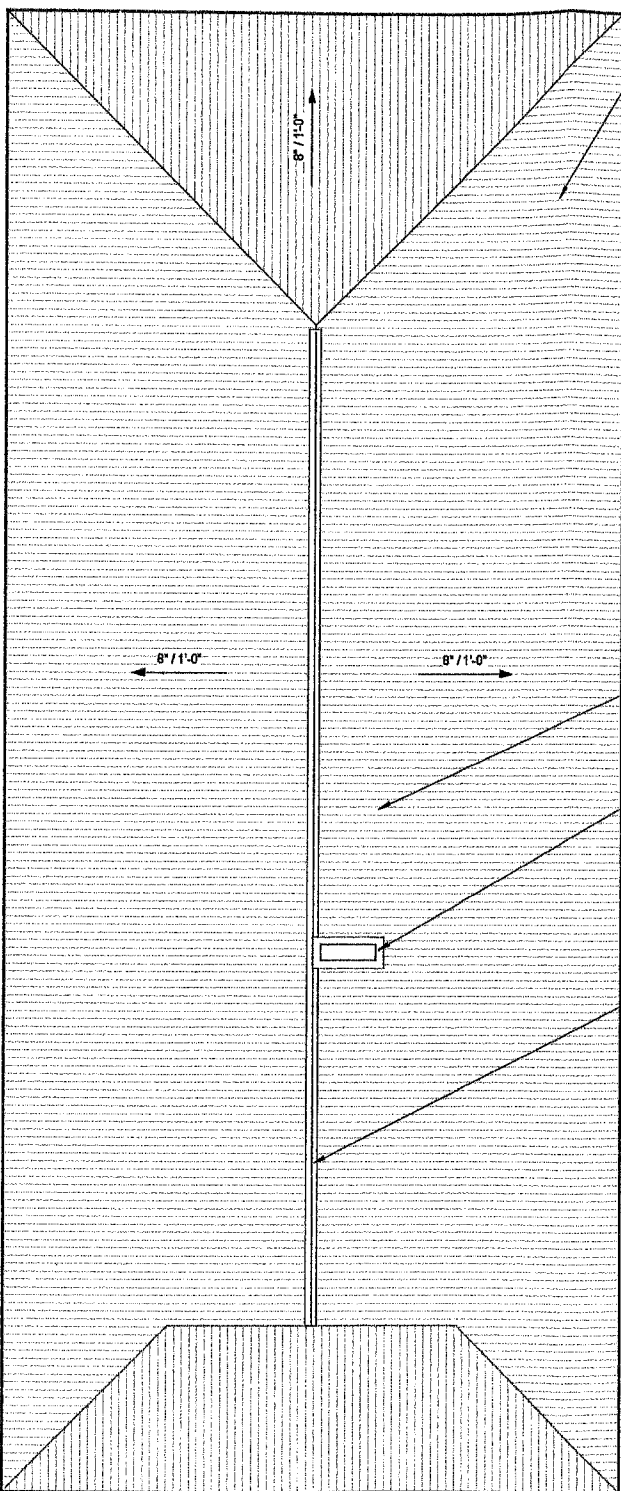


DOOR SCHEDULE NEW				
NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
01	36"	80"	EXTERIOR FIBERGLASS PANEL W/ 1/2 LIGHT	
02	34"	80"	INTERIOR 2 PANEL	
03	30"	80"	INTERIOR 2 PANEL	
04	18"	80"	INTERIOR 2 PANEL	
05	48"	80"	DBL INTERIOR 2 PANEL	
06	34"	80"	INTERIOR 2 PANEL	
07	68"	84"	INTERIOR BYPASS SLIDING	
08	48"	80"	DBL INTERIOR 2 PANEL	

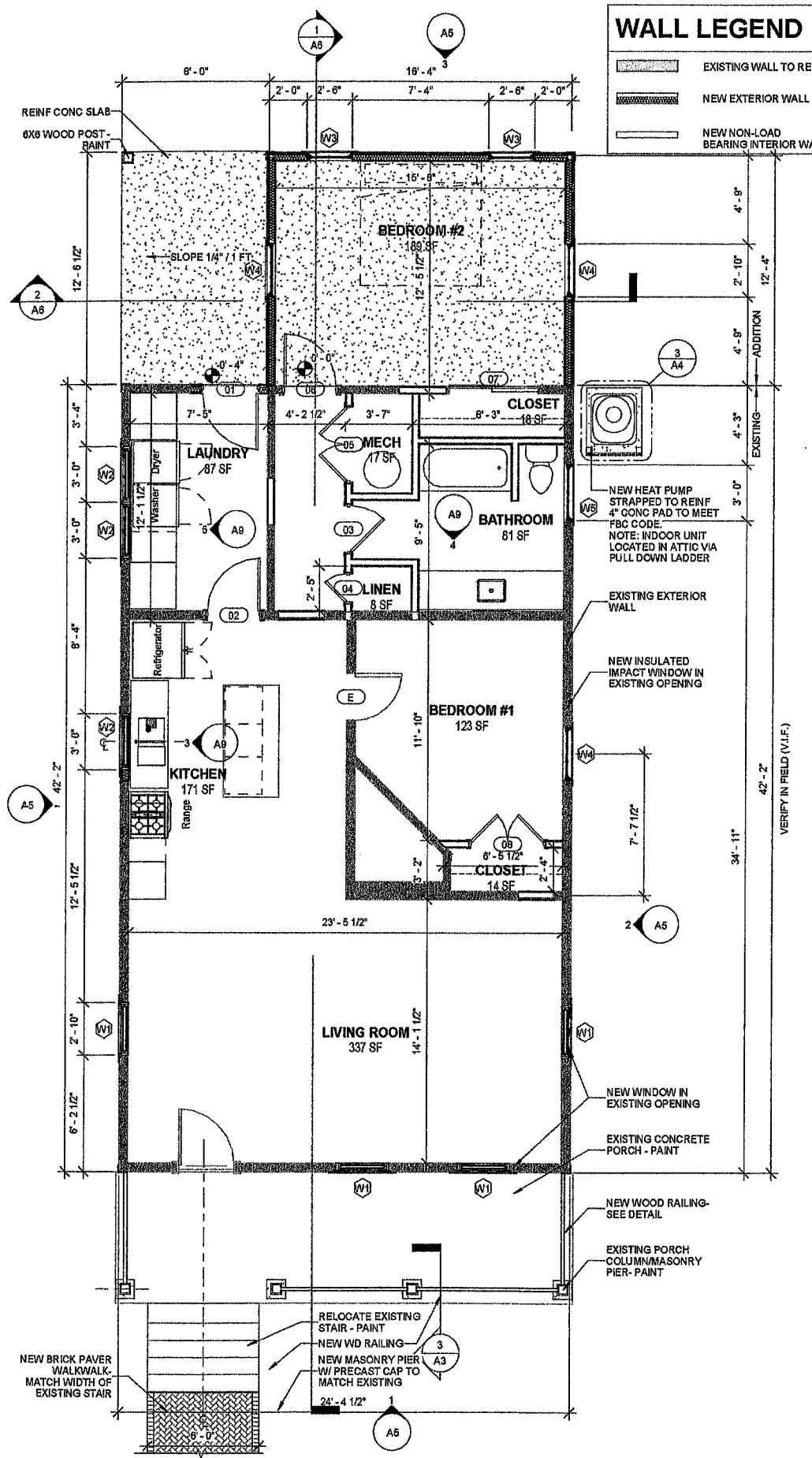
WINDOW SCHEDULE NEW							
NUMBER	WIDTH	HEIGHT	DESCRIPTION	SILL HEIGHT	MFR	MODEL	QTY
W1	34"	80"	ALUM CLAD SINGLE HUNG	<varies>	SIERRA PACIFIC	CLAD FEELSAPF MONUMENT	4
W2	36"	44"	ALUM CLAD SINGLE HUNG	3'-6"	SIERRA PACIFIC	CLAD FEELSAPF MONUMENT	3
W3	30"	80"	SINGLE HUNG WINDOW	2'-2"	PGT	SH5400	2
W4	34"	80"	SINGLE HUNG WINDOW	2'-2"	PGT	SH5600	3
W5	36"	44"	SINGLE HUNG WINDOW	3'-6"	PGT	SH5400	1



3 MECH PAD DETAILS
SCALE: 1/2" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 NEW WORK FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL
	NEW NON-LOAD BEARING INTERIOR WALL

ARB PACKAGE (6 SEPTEMBER 2023)

800 E BELMONT ST RENOVATION
FLOOR AND ROOF PLANS



PLACES FOR PEOPLE, LLC
1804 E. LEONARD ST.
PENSACOLA, FL 32503
(850) 580-8020 | AR#89913

No.	Description	Date

NOT FOR CONSTRUCTION

PROJECT NUMBER	23021
DATE	6 SEPTEMBER 2023
DRAWN BY	HEC
CHECKED BY	JMY
SCALE	As indicated

A4

Date	
Description	
No.	

NOT FOR
CONSTRUCTION

PROJECT NUMBER	23021
DATE	6 SEPTEMBER 2023
DRAWN BY	HEC
CHECKED BY	JMY

1/4" = 1'-0"

SCALE

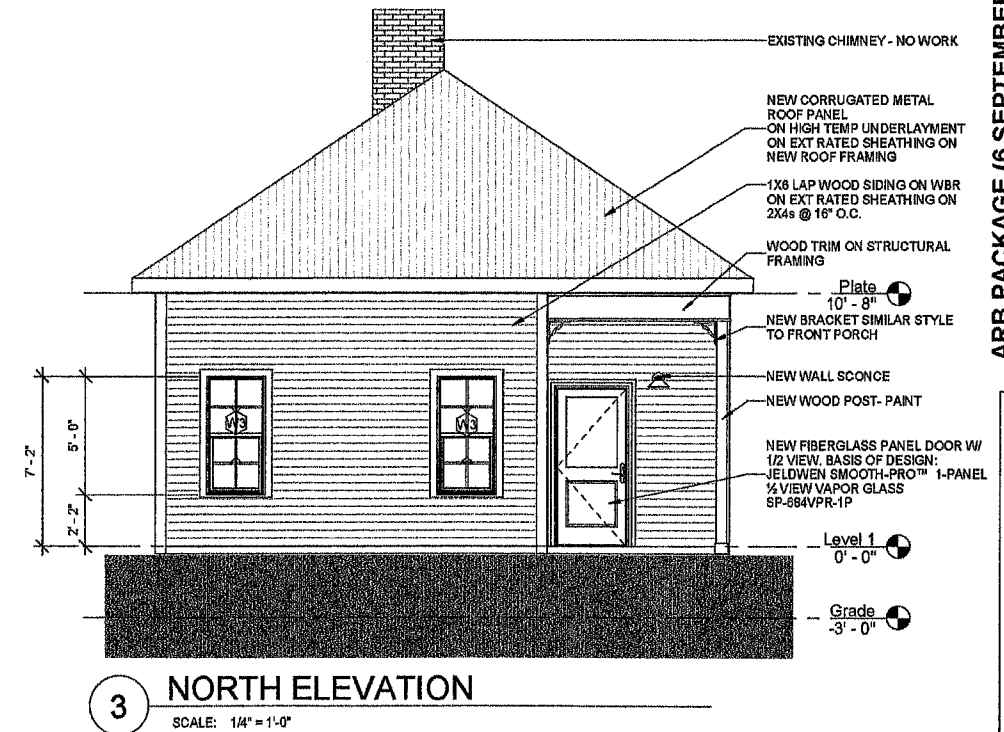
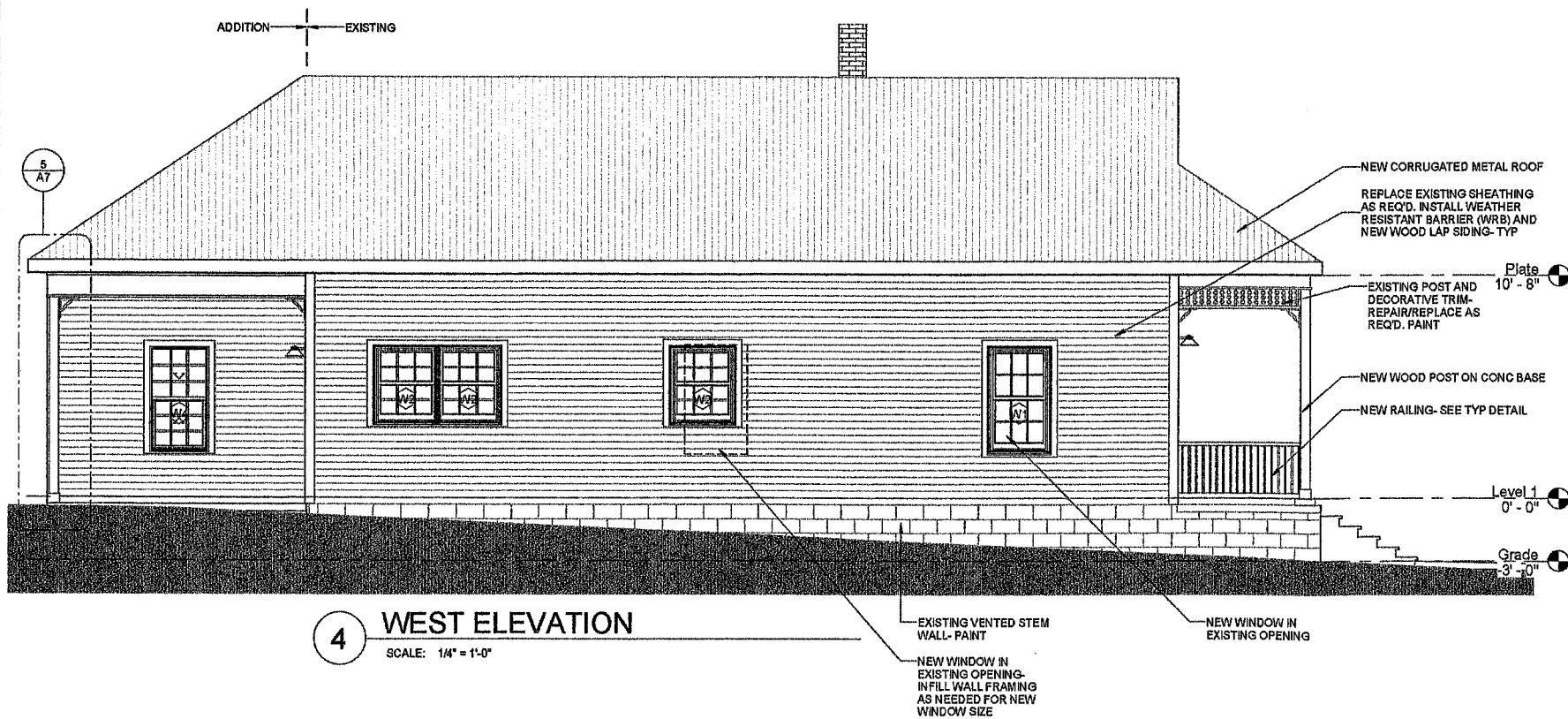
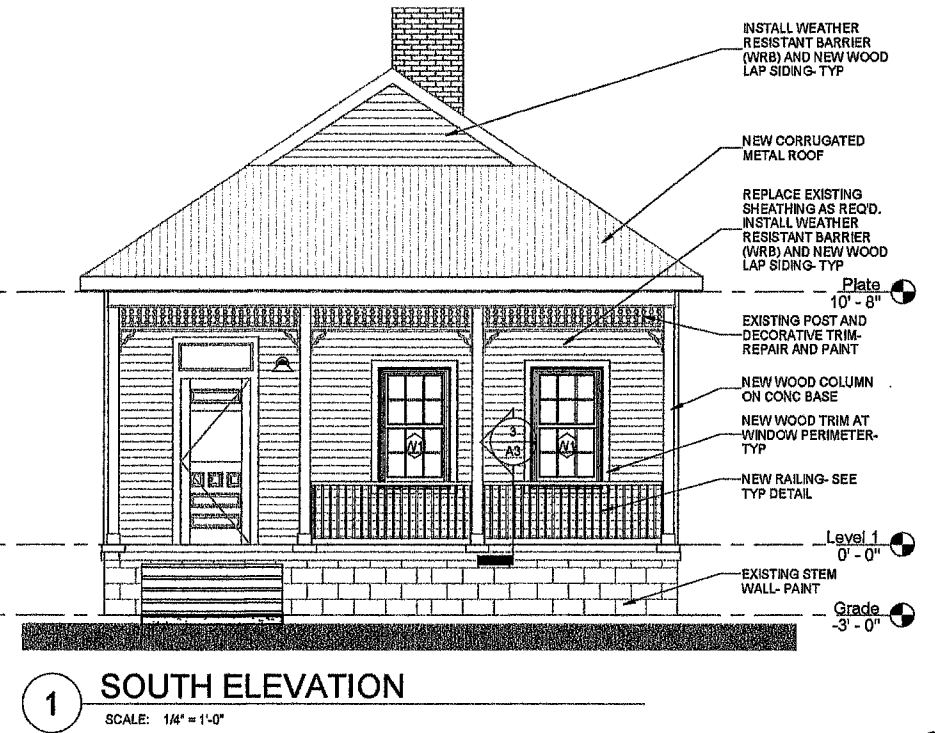
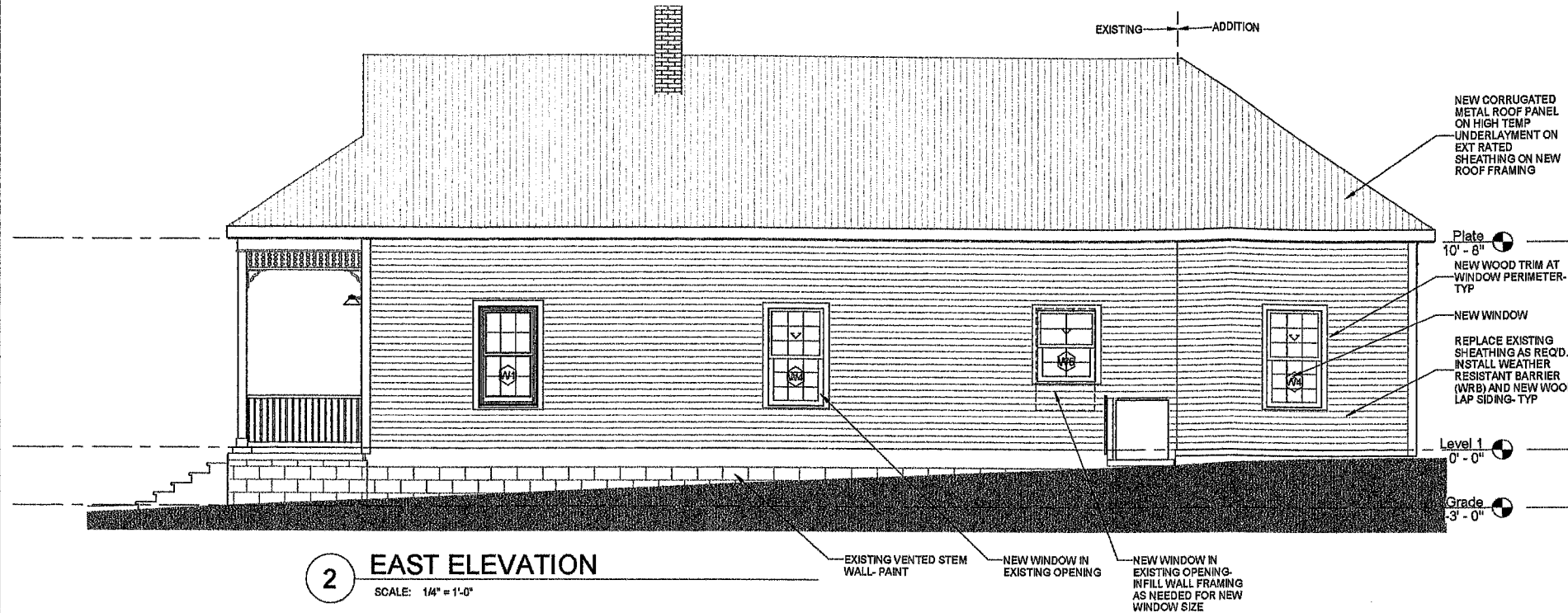
800 E BELMONT ST RENOVATION

EXTERIOR ELEVATIONS

A5

3:46:24 AM

88





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00701

Architectural Review Board

9/21/2023

TO: Architectural Review Board Members

FROM: Adrienne Walker, Cultural Resources Coordinator

DATE: 9/14/2023

SUBJECT:

800 E. Belmont Street
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
Exterior Alterations at a Contributing Structure

BACKGROUND:

Jordan Yee is seeking approval for exterior alterations at a contributing structure. The proposed work includes removing a non-original addition on the rear and replacing with a new addition and covered porch with a fiberglass exit door; removing existing asbestos siding and replacing with wood lap siding; a new corrugated metal roof; replacing all existing windows with PGT single hung vinyl windows with simulated divided lites; repairing and replacing fascia, trim, and brackets with in-kind material; a reconfigured front porch with new railing and columns; a new CMU retaining wall with parged cement finish to match existing; a new 6 ft. wood privacy fence; and new HVAC unit screened by a 4 ft. painted wood fence.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(3)e.3. Old East Hill Preservation District, Decisions.

Sec. 12-3-10(3)f.4. OEHPD; Regulations and guidelines for any development within the Old East Hill preservation district.

Sec. 12-3-10(3)g. OEHPD; Renovation, alterations and additions to existing contributing structures in the Old East Hill preservation district.

Page 1
x original
___ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

Site 8 ES **02154**
Recorder # _____

SITE NAME Lawrence Fields, Jr; House
HISTORIC CONTEXTS Spanish-American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 800 East Belmont St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood; NW corner of E. Belmont
St. between N. 8th Ave. and N. 9th Ave.
SUBDIVISION New City Tract BLOCK NO 61 LOT NO 170
PLAT OR OTHER MAP county appraiser's atlas 68
TOWNSHIP 2S RANGE 30W SECTION 22 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
BUILDER: F _____ M _____ L unknown
CONST DATE 1907 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 1 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) asbestos shingles, plywood, covering wood
FOUNDATION: TYPE pier MATLS brick
INFILL wood, concrete block, brick
PORCHES s/porch/turned wood columns/3/s
ROOF: TYPE gable SURFACING corrugated sheet metal
SECONDARY STRUCS. shed, porch - composition shingles on shed
CHIMNEY: NO 1 MTLS brick LOCNS E: offset, lateral
WINDOWS dhs, 4/1 wood; dhs, 6/6 wood; transom over door, 1; front door
w/big door glass light
EXTERIOR ORNAMENT wood-spindle work on porch, jigsaw cut corner pieces on porch
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; oaks

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE local community development
Social History

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? xy n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? xy n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

* * *DHR USE ONLY* * * * * DHR USE ONLY *

DATE LISTED ON NR _____

KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____

SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____

LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____

OFFICE _____

* * *DHR USE ONLY* * * * * DHR USE ONLY *

RECORDER INFORMATION: NAME F Richard M T L Brosnahan
DATE: MO 3 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES	Historic Pensacola Preservation Board
-----------------------	---------------------------------------

NEGATIVE NUMBERS 91N117WEH (frames 30-31)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

I
I M A P
I Street/plat map, not
I USGS

IIII 545

Belmont

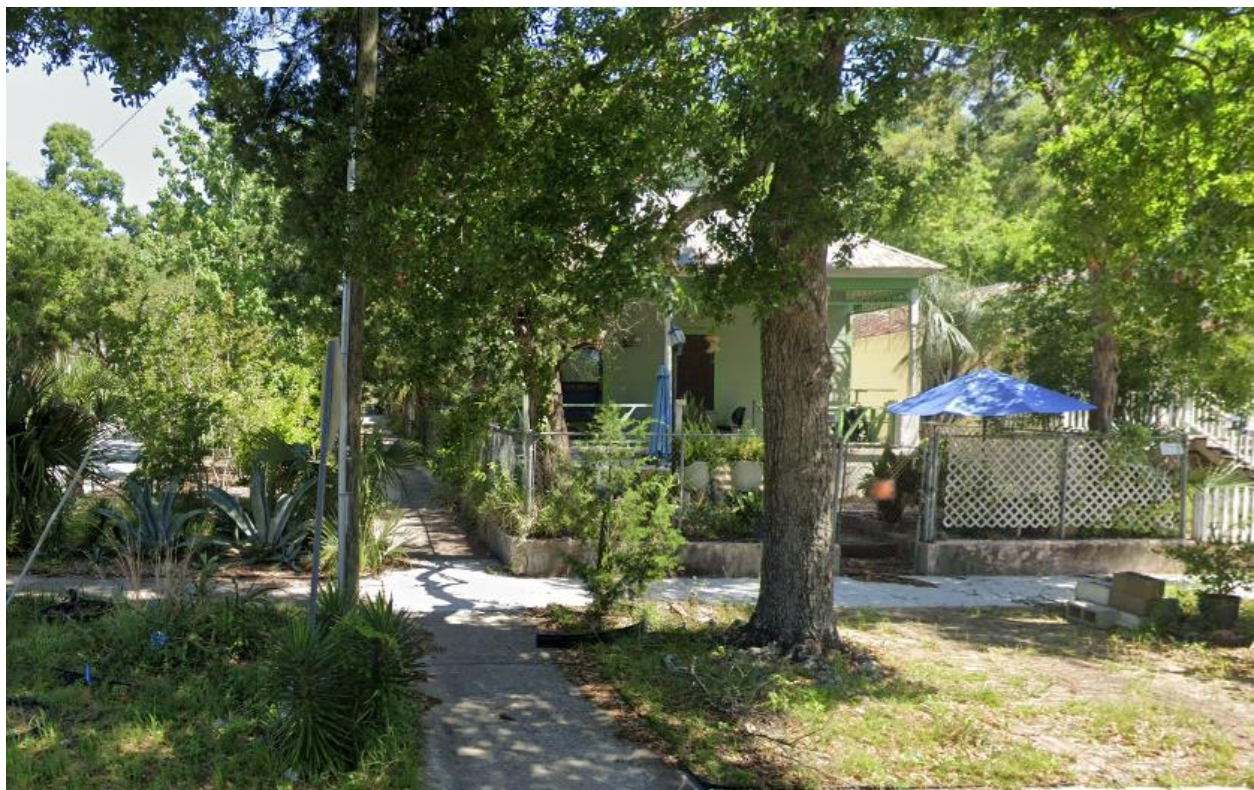
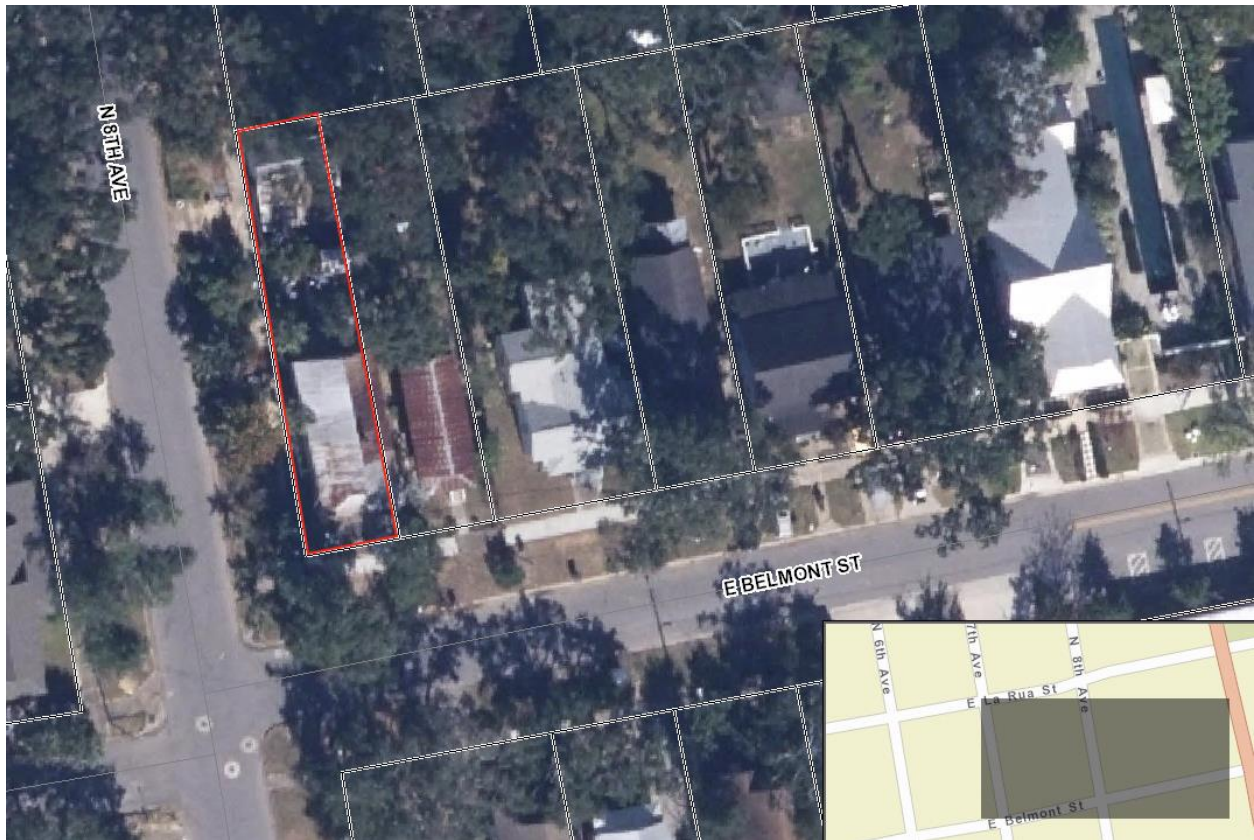
REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

ES 2154





800 E. Belmont Street





**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Email: _____ Phone: _____

Property Owner: _____

(If different from Applicant)

District: **PHD** **NHPD** **OEHPD** **PHBD** **GCD**

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☐ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Renovation of existing residence. Scope of work includes removal of non-original addition at rear, replacement of all windows, and a 206 SF bedroom addition with porch at the rear. Existing asbestos siding will be removed and new wood lap siding will be installed everywhere (existing and addition). The style and character of the addition is to match the existing structure.

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.

signature on file
Applicant Signature

Date

800 E BELMONT ST RENOVATION/ADDITION

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
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PLACES FOR PEOPLE, LLC
1904 E. LEONARD ST.
PENSACOLA, FL 32503
(850) 380-8020 | AR#96913

ZONING INFORMATION

PARCEL ID 00-0S-00-9025-170-061
ADDRESS 800 E BELMONT
PENSACOLA, FL 32501
ZONING OLD EAST HILL PRESERVATION
RESIDENTIAL/OFFICE (OEHR-2)
CONTRIBUTING STRUCTURE
ACREAGE 0.0911
MINIMUM SETBACKS
SIDE YARD 5 FEET
MAX BLDG HEIGHT 35 FEET
PROPOSED ADDITION
AREA 200 SF CONDITIONED (BEDROOM)
106 SF UNCONDITIONED (PORCH)
HEIGHT MATCH EXISTING

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RESIDENTIAL NOTES

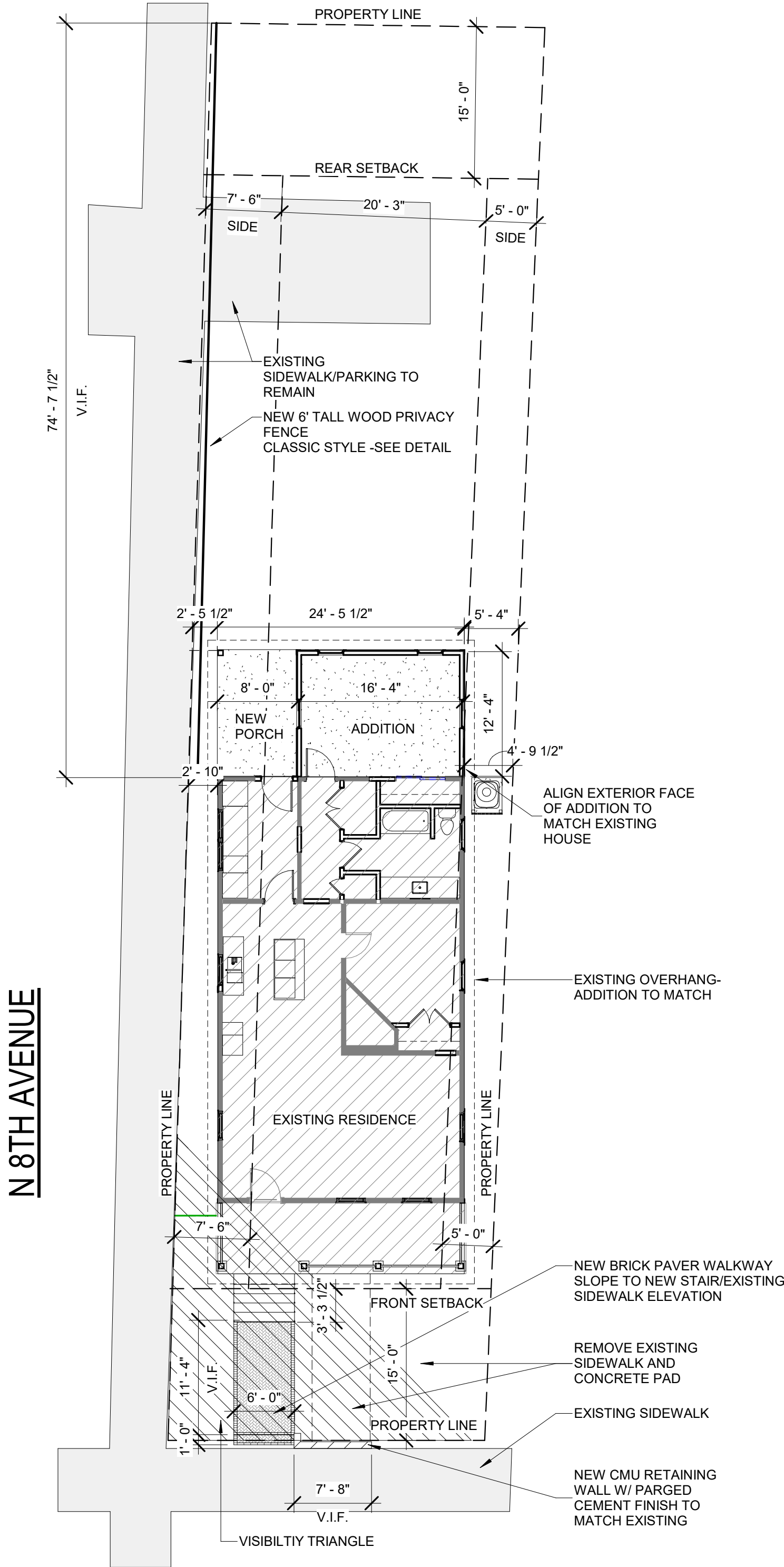
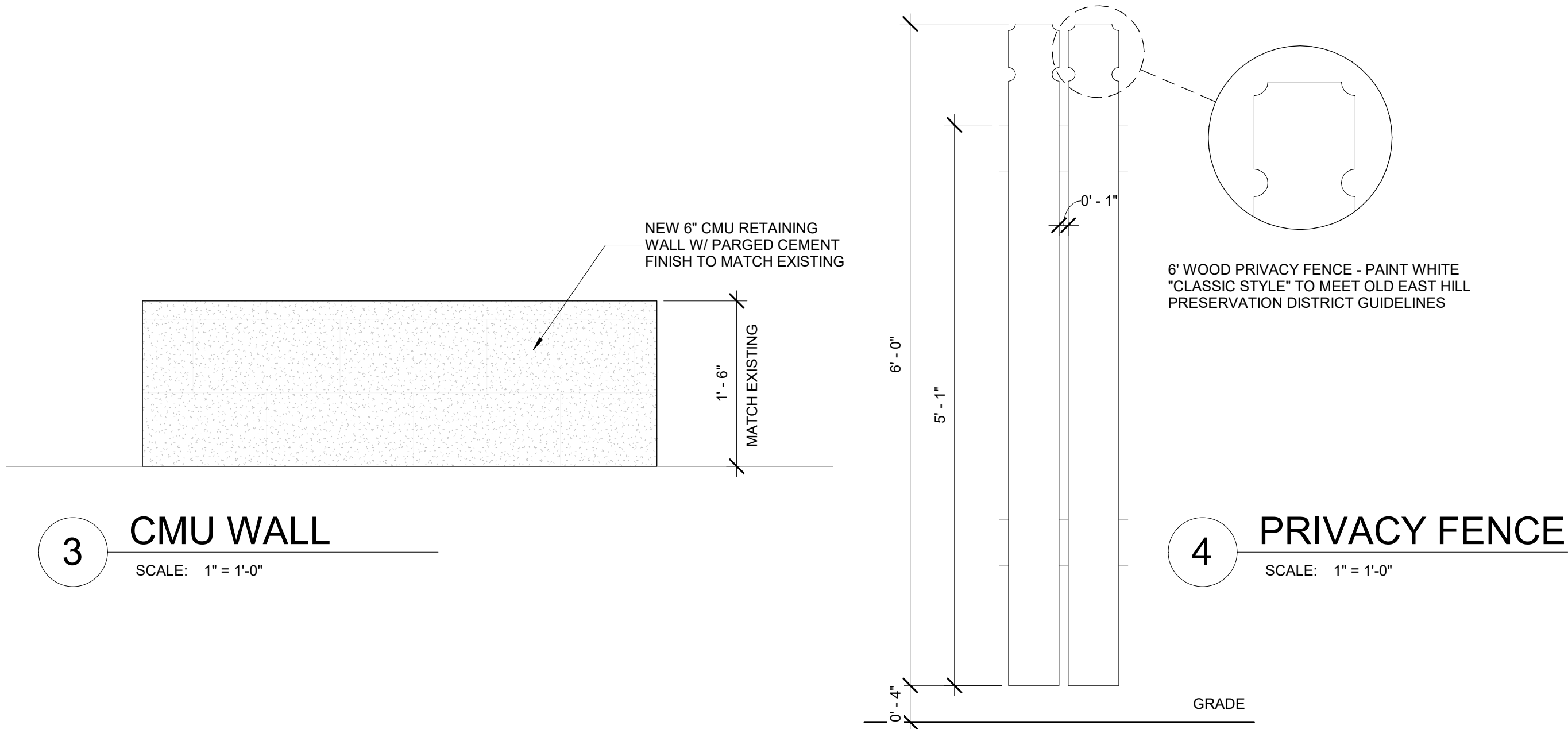
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INSTALL BONDED WATERPROOF SYSTEM FOR SHOWER TO MEET TCNA B422. PROVIDE SCHLUTER®-KERDI-SHOWER-KIT OR EQUAL



1 SITE PLAN
SCALE: 1" = 10'-0"

E BELMONT ST

N 8TH AVENUE

ARB PACKAGE (6 SEPTEMBER 2023)

NOT FOR
CONSTRUCTION

PROJECT NUMBER 23021
DATE 6 SEPTEMBER 2023
DRAWN BY HEC
CHECKED BY JMY
SCALE As indicated

800 E BELMONT ST RENOVATION

TITLE SHEET/PLOT PLAN

A1

[illegible]

NOT FOR
CONSTRUCTION

ARB PACKAGE (6 SEPTEMBER 2023)

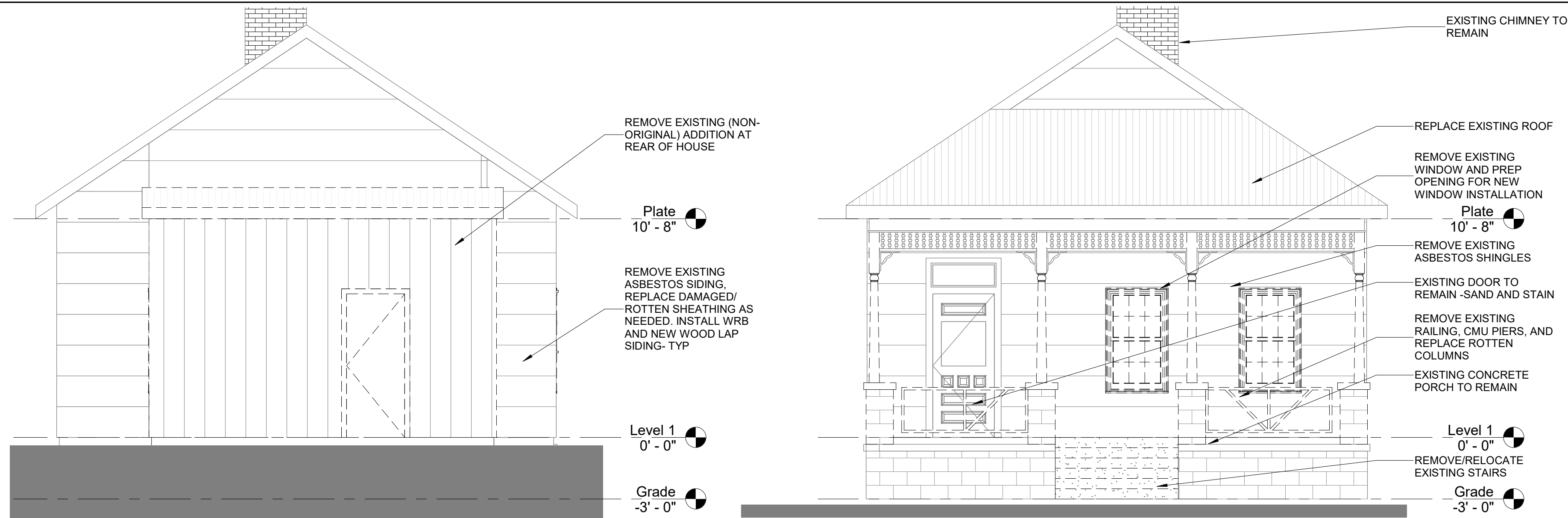
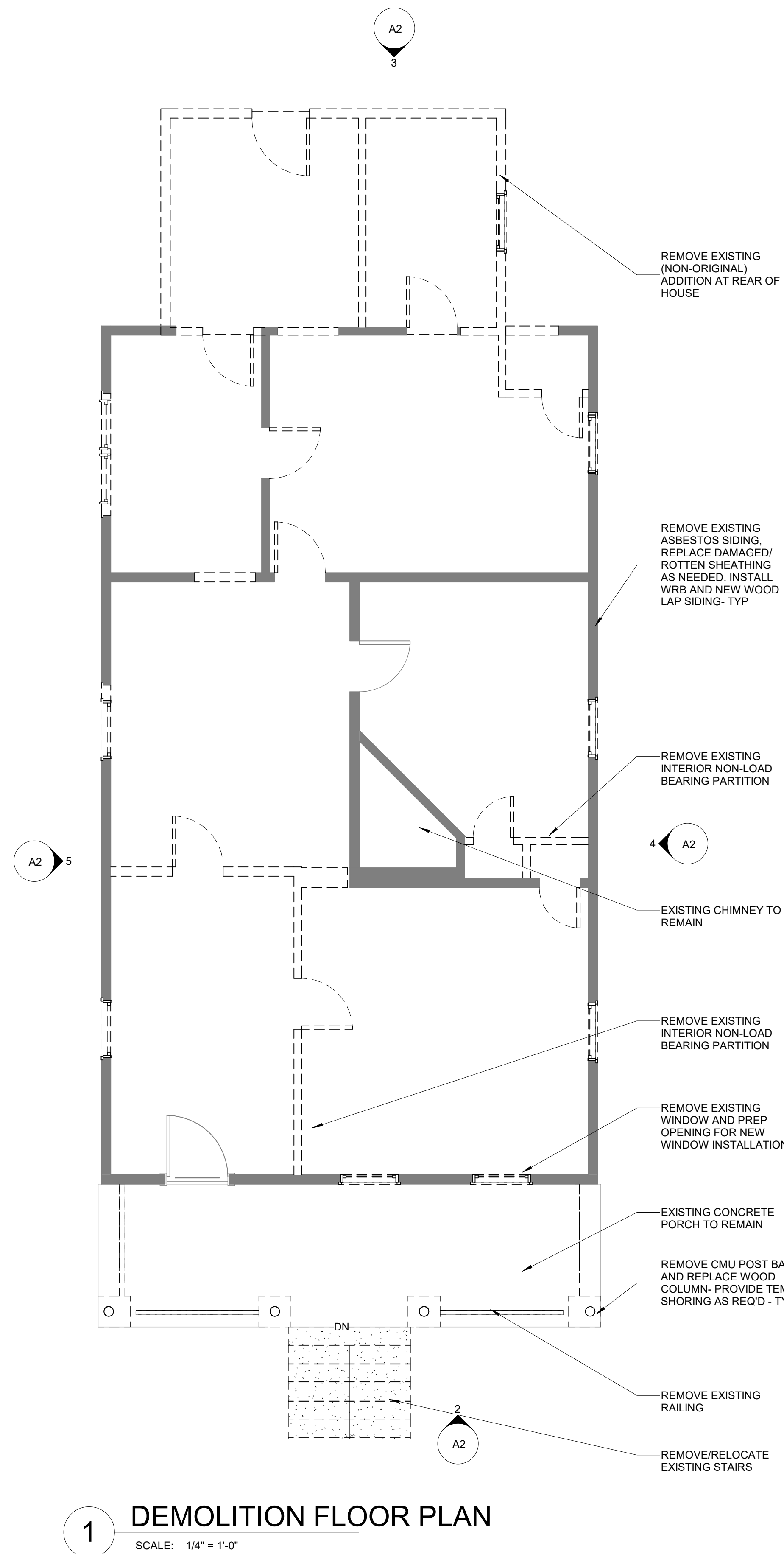
PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY

800 E BELMONT ST RENOVATION

DEMOLITION SCOPE

A2

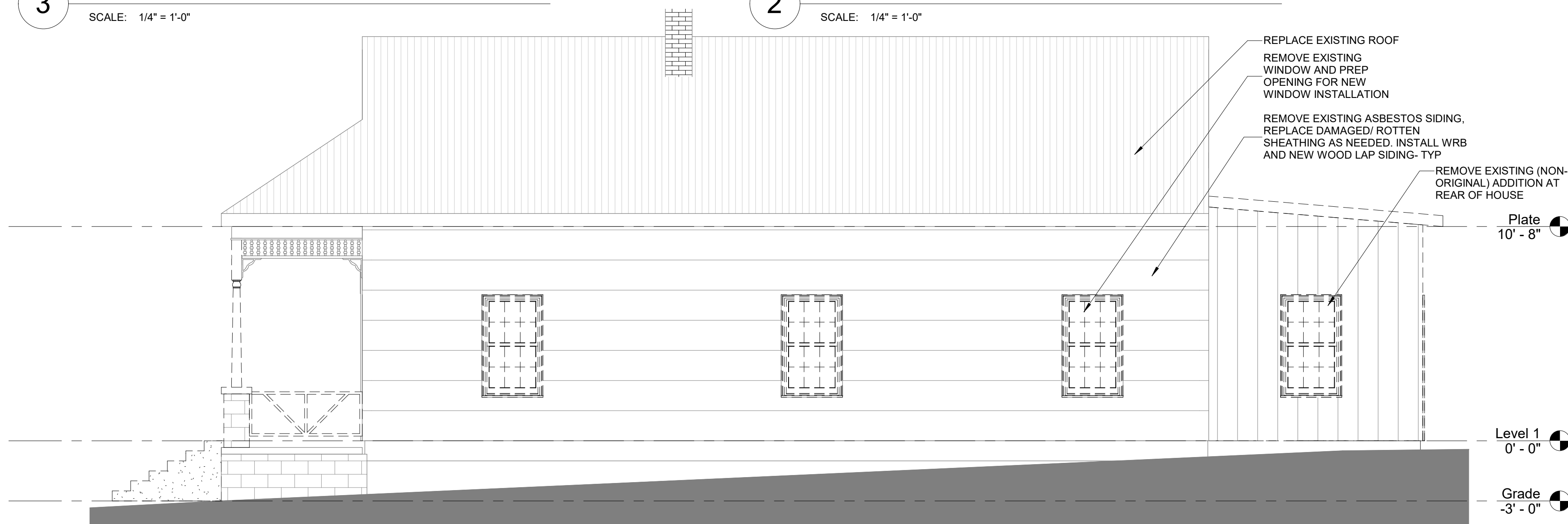
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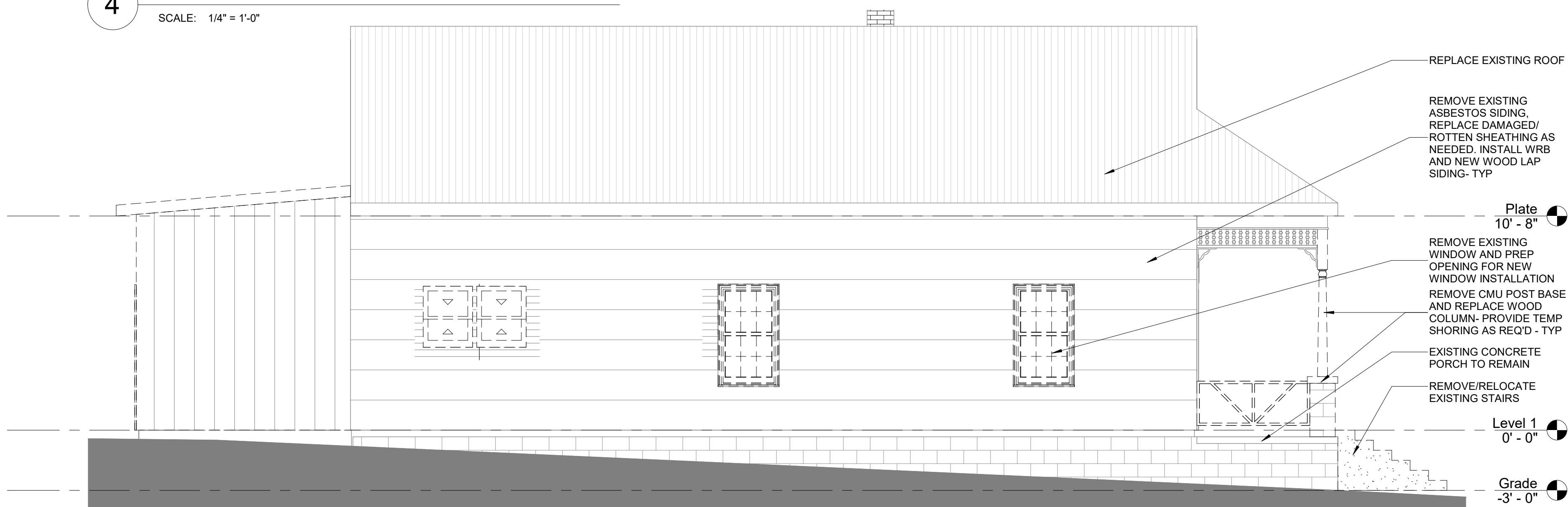
3 NORTH ELEVATION SHOWING DEMO

SCALE: 1/4" = 1'-0"

2 SOUTH ELEVATION SHOWING DEMO



4 EAST ELEVATION SHOWING DEMO



5 WEST ELEVATION SHOWING DEMO

SCALE: 1/4" = 1'-0"



SIDE ELEVATION
EXISTING WEST ELEVATION

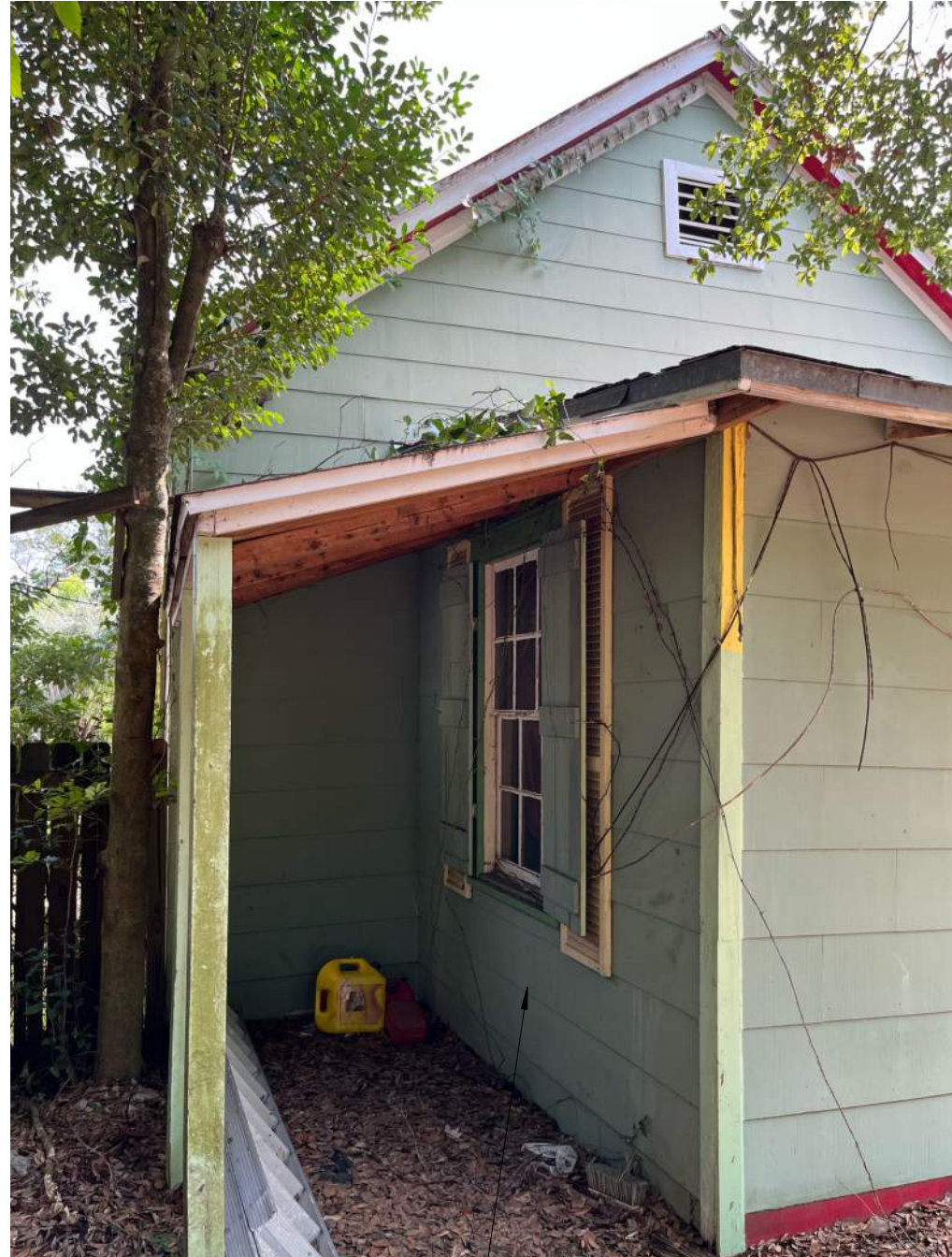


REMOVE EXISTING WINDOWS AND
PREP FOR INSTALLATION OF NEW

REMOVE EXISTING (NON-ORIGINAL)
ADDITION AT REAR OF HOUSE



SIDE ELEVATION
EXISTING EAST ELEVATION



REMOVE EXISTING (NON-ORIGINAL)
ADDITION AT REAR OF HOUSE



FRONT ELEVATION
EXISTING SOUTH ELEVATION

REPLACE EXISTING ROOF
WITH NEW CORRUGATED
MTL PANELS

REPLACE/REPAIR
DAMAGED DECORATIVE
TRIM/BRACKETS - TYP

EXISTING DOOR-
SAND AND STAIN (CLEAR)

REMOVE EXISTING ASBESTOS
SIDING, REPLACE DAMAGED/
ROTTEN SHEATHING AS
NEEDED. INSTALL WRB AND
NEW WOOD LAP SIDING- TYP

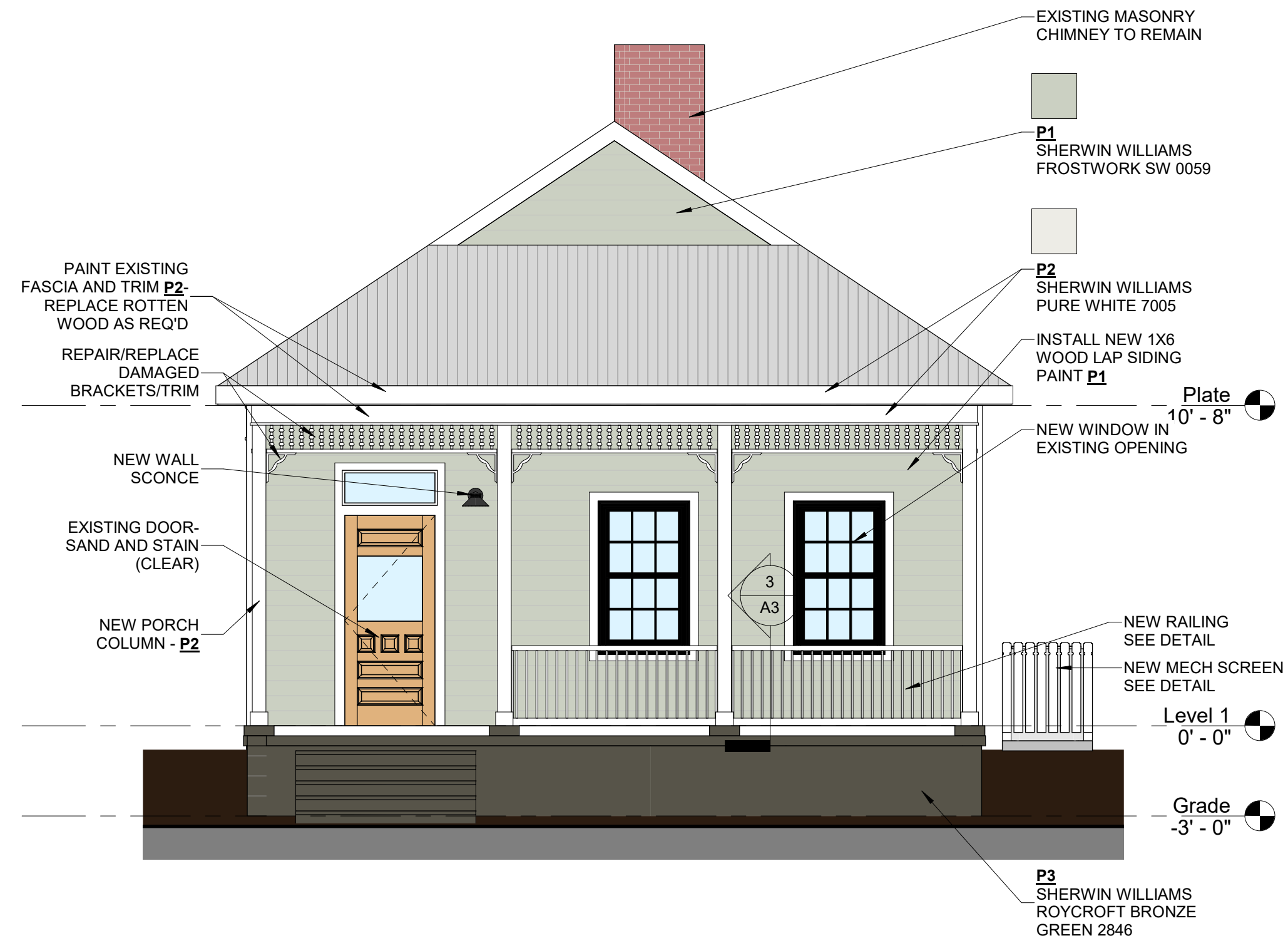
REPLACE EXISTING
WINDOWS

REMOVE CMU POST BASE
AND REPLACE WOOD
COLUMN- PROVIDE TEMP
SHORING AS REQ'D - TYP

RELOCATE EXISTING
STAIRS TO ALIGN W/
DOOR/CENTER BETWEEN
COLUMNS

REMOVE EXISTING
SIDEWALK AND
CONCRETE PAD

NEW CMU RETAINING
WALL W/ PARGED
CEMENT FINISH TO
MATCH EXISTING



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



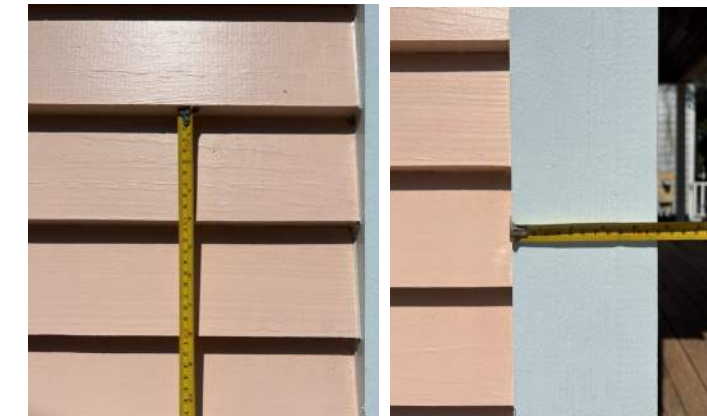
CORRUGATED METAL ROOF PANEL
26 GA. GALVALUME FINISH
MFR: BAKER METAL WORKS OR EQUAL



EXTERIOR WALL SCONCE
SODOR WS-W157
DWELLED LED OUTDOOR
COLOR = BLACK



FRONT AND STREET SIDE WINDOWS
SIERRA PACIFIC WINDOWS
SINGLE HUNG CLAD
INSULATED IMPACT GLAZING
7/8" TRADITIONAL SIMULATED DIVIDED LITE
EXTERIOR COLOR = BLACK



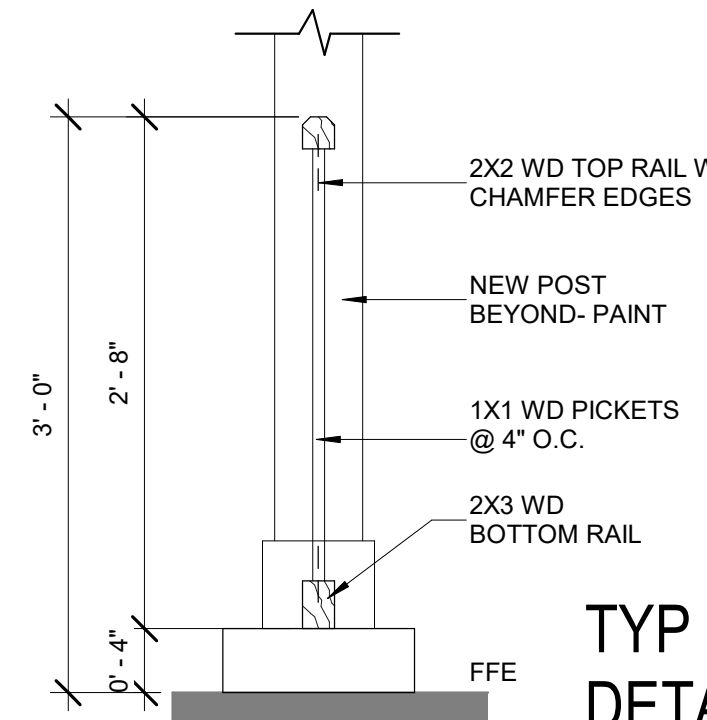
1X6 WOOD LAP SIDING
4" EXPOSURE



BRICK PAVERS
RELOCATE EXISTING



BEDROOM AND BATHROOM WINDOWS
PGT VINYL WINDGUARD
SERIES SH500
INSULATED IMPACT GLAZING
7/8" TRADITIONAL SIMULATED DIVIDED LITE
EXTERIOR COLOR = BLACK



**TYP GUARDRAIL
DETAIL**

ARB PACKAGE (6 SEPTEMBER 2023)

800 E BELMONT ST RENOVATION

EXTERIOR ELEVATIONS

A3

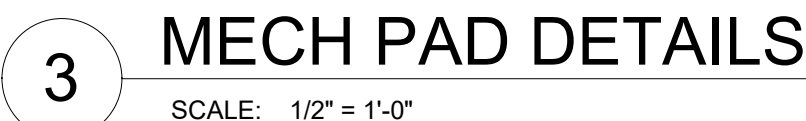
Date	
Description	
No.	




NOT FOR
CONSTRUCTION

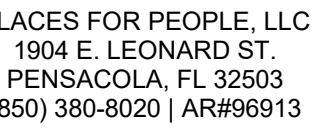
PROJECT NUMBER	23021	As indicated
DATE	6 SEPTEMBER 2023	
DRAWN BY	HEC	
CHECKED BY	JMY	

NUMBER	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
01	36"	80"	EXTERIOR FIBERGLASS PANEL W/ 1/2 LIGHT	
02	34"	80"	INTERIOR 2 PANEL	
03	30"	80"	INTERIOR 2 PANEL	
04	18"	80"	INTERIOR 2 PANEL	
05	48"	80"	DBL INTERIOR 2 PANEL	
06	34"	80"	INTERIOR 2 PANEL	
07	58"	84"	INTERIOR BYPASS SLIDING	
08	48"	80"	DBL INTERIOR 2 PANEL	

NUMBER	WIDTH	HEIGHT	DESCRIPTION	SILL HEIGHT	MFR	MODEL	QTY	COMMENTS
W1	34"	60"	ALUM CLAD SINGLE HUNG	<varies>	SIERRA PACIFIC	CLAD FEELSFAE MONUMENT	4	
W2	36"	64"	ALUM CLAD SINGLE HUNG	3' - 6"	SIERRA PACIFIC	CLAD FEELSFAE MONUMENT	3	
W3	30"	60"	SINGLE HUNG WINDOW	2' - 2"	PGT	SH5400	2	
W4	34"	60"	SINGLE HUNG WINDOW	2' - 2"	PGT	SH5500	3	
W5	36"	44"	SINGLE HUNG WINDOW	3' - 6"	PGT	SH5400	1	



	EXISTING WALL TO REMAIN
	NEW EXTERIOR WALL
	NEW NON-LOAD BEARING INTERIOR WALL

[illegible]

NOT FOR
CONSTRUCTION

ARB PACKAGE (6 SEPTEMBER 2023)

PROJECT NUMBER
DATE
DRAWN BY
CHECKED BY

SCALE

As indicated

800 E BELMONT ST RENOVATION

FLOOR AND ROOF PLANS

A4

[illegible]

NOT FOR
CONSTRUCTION

ARB PACKAGE (6 SEPTEMBER 2023)

PROJECT NUMBER	23021
DATE	6 SEPTEMBER 2023
DRAWN BY	HEC
CHECKED BY	JMY

PROJECT
DATE
DRAWN
CHECK

 $1/4" = 1'-0"$

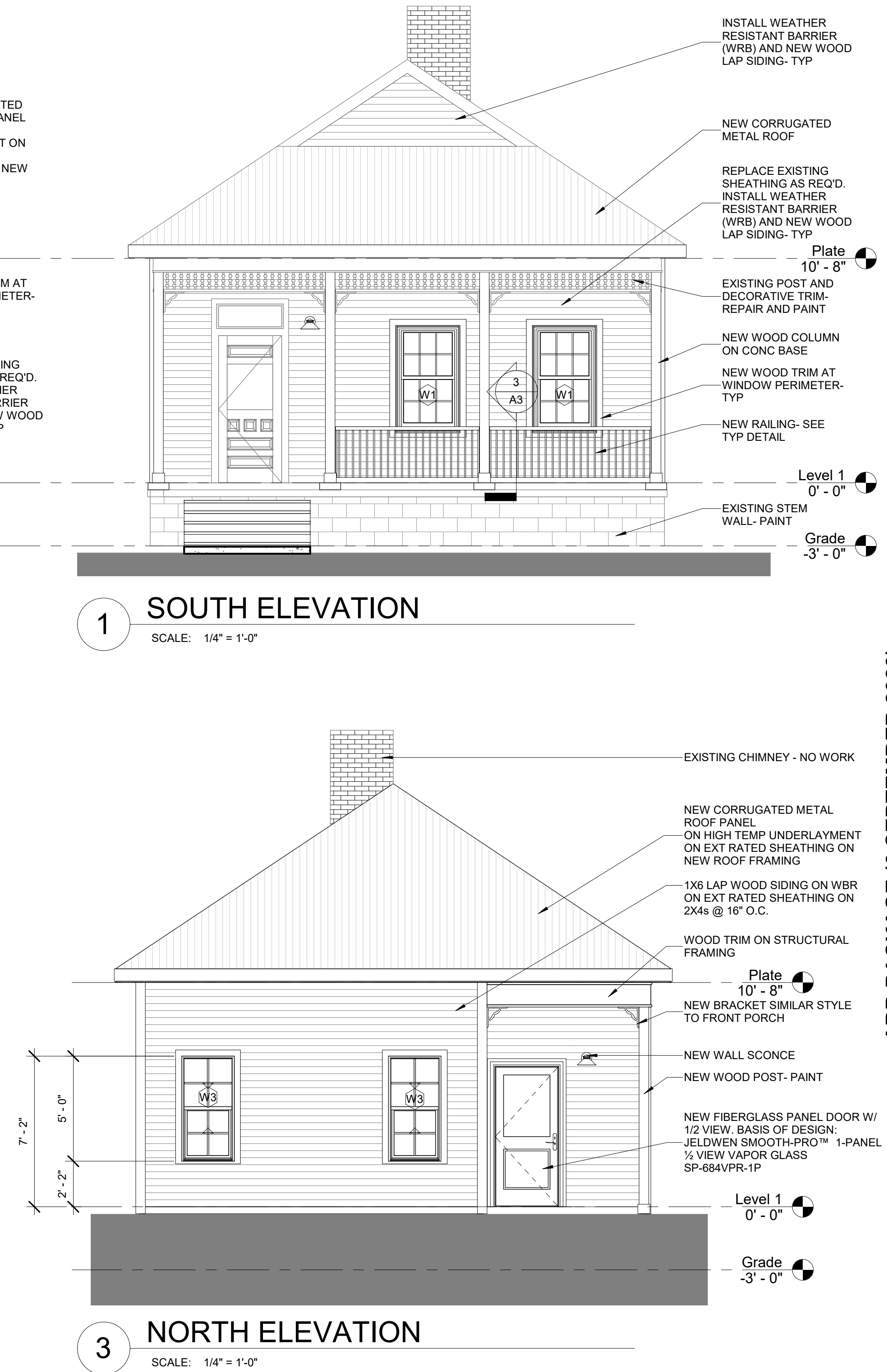
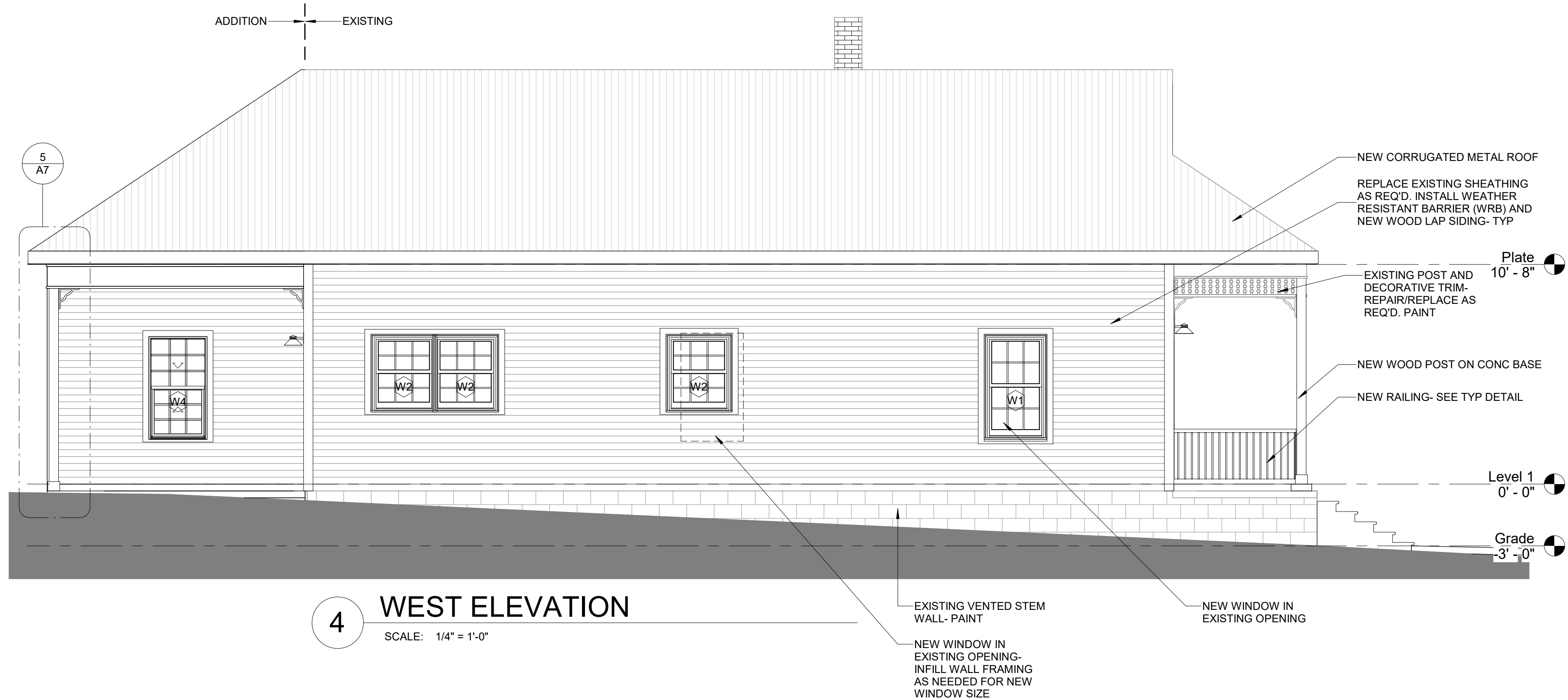
SCALE

800 E BELMONT ST RENOVATION

EXTERIOR ELEVATIONS

A5

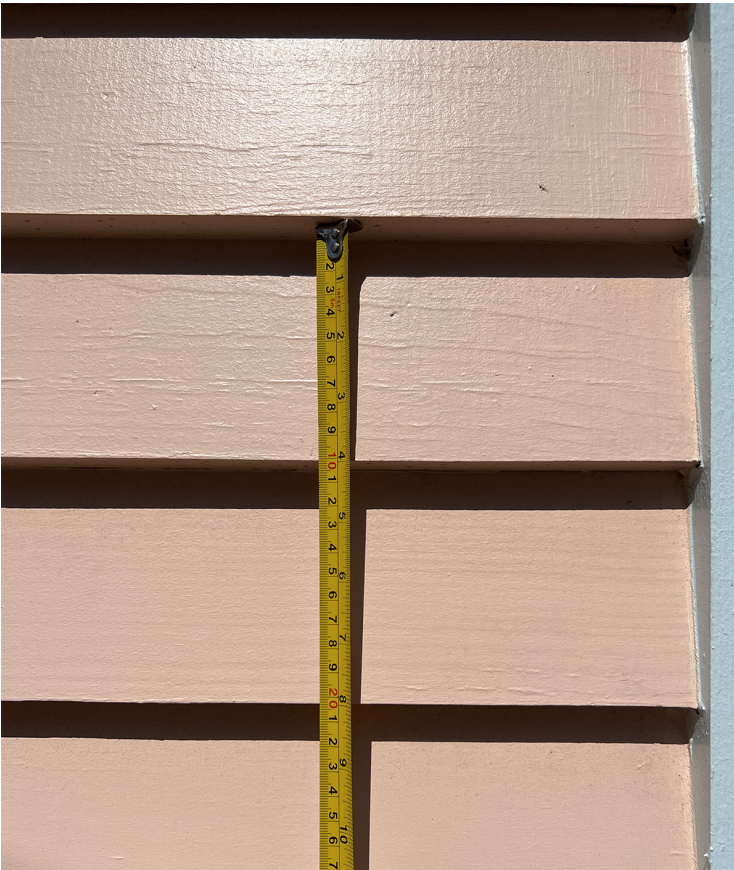
100 9/6/2023 9:10:41 AM



800 E BELMONT RENOVATION/ADDITION

SIDING

WOOD SIDING
1X6 WOOD LAP SIDING W/ 4" EXPOSURE

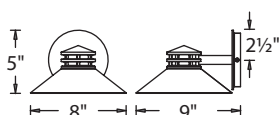
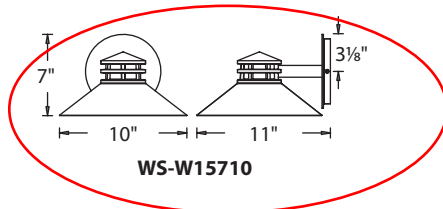


SODOR – model: WS-W157

dwelLED™ LED Outdoor

WAC LIGHTING

Responsible Lighting®

**WS-W15708****WS-W15710**Fixture Type: Catalog Number: Project: Location: **PRODUCT DESCRIPTION**

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS**Construction:** Aluminum and White Diffuser Lens**Light Source:** High output LED.**Finish:** Bronze (BZ), Graphite (GH)**Standards:** ETL & cETL wet location listed. IP 65. Dark Sky Friendly**ORDER NUMBER**

		Watt	LED Lumens	Delivered Lumens	Finish
8"	WS-W15708	9W	750	315	BZ Bronze
10"	WS-W15710	11.5W	1200	560	GH Graphite

Example: **WS-W15708-GH**

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

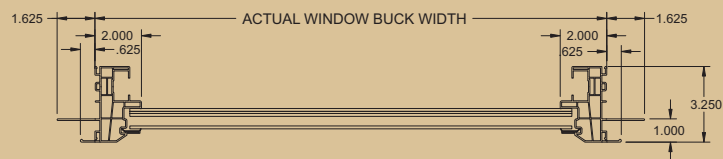
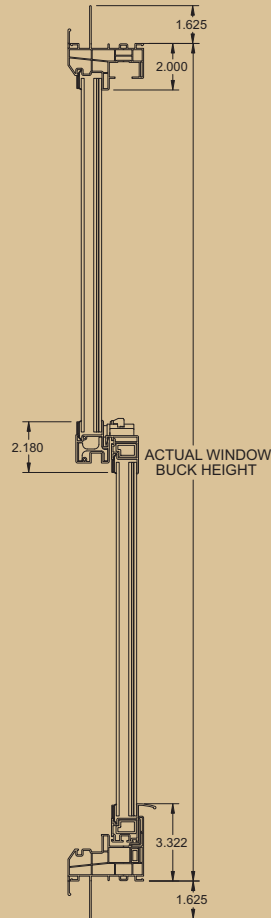
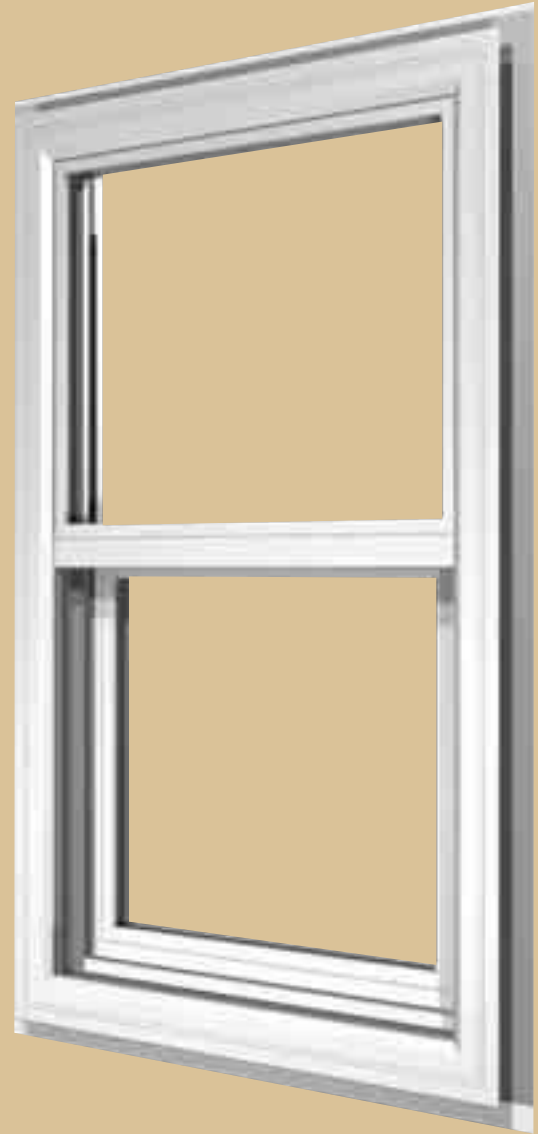
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

VINYL FRAMES

- 3 1/4" frame depth
- Frame Options:
5/8" flange
1 5/8" integral nail fin
J-channel
Equal leg
- Reinforced frame corner construction
- Frame and sash corners are welded mitered joints
- Fully-reinforced tilt-sash design with lockable tilt-sash latches
- Locking hardware is deluxe swivel type
- Removable half-screen
- Pro-View (Oriel style) option is available

SINGLE HUNG – SERIES SH500



DESIGN PRESSURE GUIDE

STYLE	TESTED PRESSURE	WATER-TESTED PRESSURE	TESTED SIZE	TYPE OF TEST	RATING
Single Hung	+60/-70 psf	9.0 psf	52 1/8" x 75"	AAMA/NWWDA 101/I.S.2-97 and ASTM E1886/E1996 Miami-Dade Protocols TAS 201, 202 203	H-R60


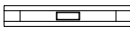

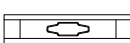


PGT CUSTOM WINDOWS + DOORS
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
TOLL FREE: 1-800-282-6019
PHONE: (941) 486-0100
FAX: (941) 486-8369
www.pgtwindows.com

☒ SELECT DESIRED GRID:

- ☐ NONE
☒ STANDARD
☐ BRITTANY / PRAIRIE

☒ SELECT DESIRED MUNTIN:

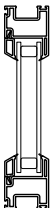
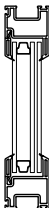
- ☒ 7/8" TRAD. SDL 
☐ CIG - 9/16" 
☐ CIG - 13/16" 
☐ CIG - CONTOUR 

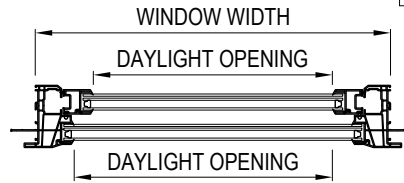
*INSULATED GLASS WITH A
ROLL-FORM MUNTIN BETWEEN THE
GLASS TYPICAL I.G. WIDTH IS 9/16"

☒ SELECT DESIRED FRAME COLOR:

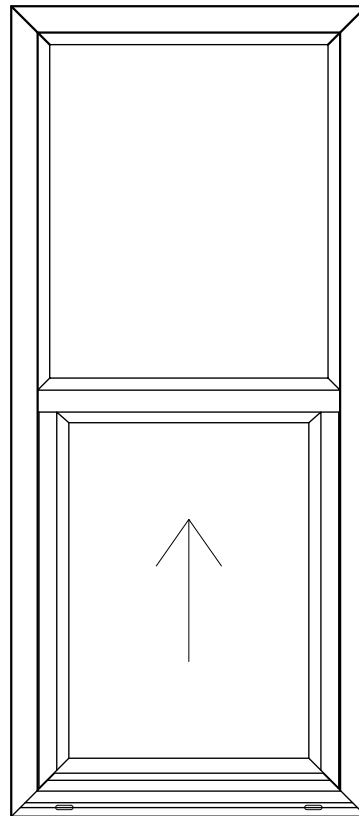
- ☐ WHITE ☐ BEIGE
☐ BRONZE ☐ BLACK

☒ SELECT DESIRED GLAZING:

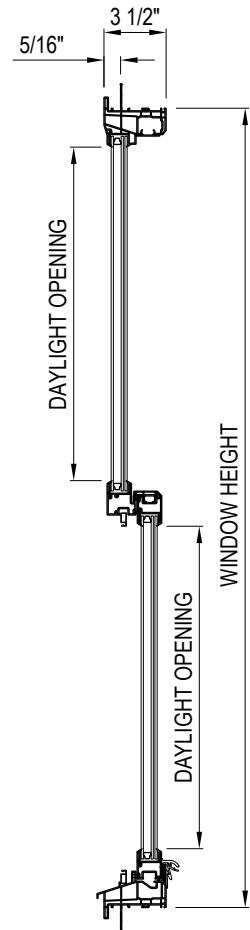
- ☐ INSULATED
*SH5400 
☒ LAMINATED
INSULATED 



PLAN VIEW



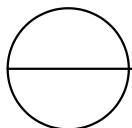
EXTERIOR ELEVATION



SECTION

NOTES:

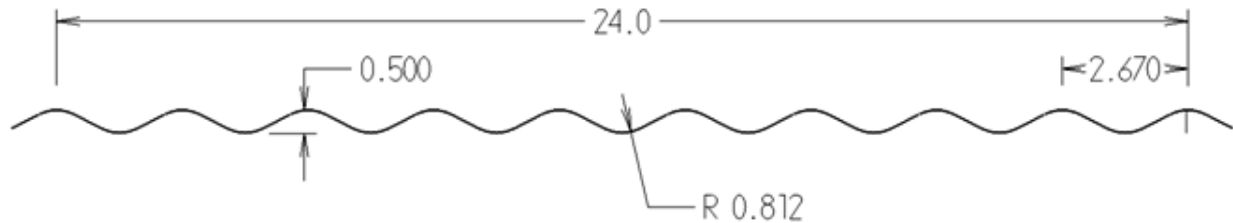
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3803-052.



VINYL WINDOWS & DOORS

SINGLE HUNG: EQUAL (SH5400/SH5500)





2 ½" Corrugated Panel Installation Specifications

ROOF APPLICATION: Roof slope must be a minimum of a 2/12 pitch to use this product. When using this product butyl lap sealant is recommended for all slopes. Substrate needs to be a minimum of 15/32" plywood that is APA rated. The use of 30# felt is needed to provide adequate thermal and moisture barrier protection. Batten strips can also be used to attach this product. Should the building parameters differ from the parameters stated in the fastening schedule, then the fastening calculations must be computed by an engineer to meet the specific wind requirements. If you are unsure of your roofing requirements please contact one of our sales staff to better assist you with your needs.

- Start at the gable or rake opposite of the prevailing wind. The leading edge should be the uneven rib.
- **Side lap procedure**-For the roofing application side lap two ribs. This will give you 21 ½" coverage. Butyl sealant tape on the side lap is encouraged to prevent water from siphoning back under the panel.
- **End lap procedure**-When long panels are required. Baker Metal Works and Supply recommends the customer to consider lapping the panels a minimum of 16" to insure proper drainage. Two strips of butyl sealant tape should be used at the end lap and fastened on the uphill side of the strips of butyl sealant tape.
- **Eave detail procedure**- Baker Metal Works & Supply recommends the use of an eave flashing with butyl sealant tape above and below the closure strip (inside) which will go between the underside of the roofing panel and on the top side of the flashing to avoid water infiltration.
- **Ridge detail procedure**- The appropriate ridge cap is placed on top of the solid closure strips (outside) with butyl sealant tape above and below the closure fastened through each rib at 10 3/4" on center. A longer screw (2"-2.5") is recommended to be used to fasten the ridge. Each section of ridge cap needs to be overlapped a minimum of 12 inches.
- **Fasteners**-Metal to Wood application- 2 ½ Corrugated panels should be fastened by a minimum #9 x 1.5" WoodZac. Metal to Metal application- 2 ½ Corrugated panels should be fastened by a minimum #12 x 1" Tek screw
- **Siding Applications**-2 ½ Corrugated panels used as siding are side lapped the same as in the roofing application with the exception of only lapping one rib.. It is best to start a siding sheet at a large opening (i.e. sliding door, window, door etc.) so that the panels are square. Butyl sealant tape is not required for side lap application. However, butyl sealant tape is recommended where any closures are required.
- **Trimming and cutting steel panels**- Whether cutting with the profile (length-wise) or across the profile (width-wise), it is best to use a steel cutting blade or an abrasive, self consuming (carboundum) blade with an electric saw, hand tin-snips or a nibbler. It is very important to cut panels one at a time with the finished side or panel facing down on wood blocks. Care should be taken to ensure that the hot metal particles and filings from the cutting do not become embedded in the panel.
- **Note**- Filings from screw cuttings must be cleaned off the panels after screws have been applied through the panel to avoid rust marks or "bleeding" on the panels. Store only in a dry place. Stack flat on blocks or racks to protect bottom panels. Failure to comply with the above procedures relieves Baker Metal Works and Supply responsibility of damage to or deterioration of the finish and voids any paint or finish warranty.

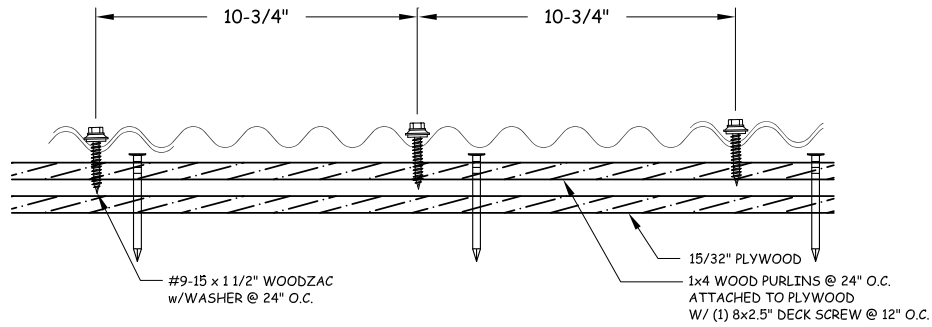
May be through fastened roof panel over 1x4 wood purlins (optional) over one layer of asphalt shingles (optional) fastened thru to min. 15/32" APA Plywood decking substrate. Roof panel may be fastened to APA plywood decking without the options listed above. Non-Structural application. Non-HVHZ application.



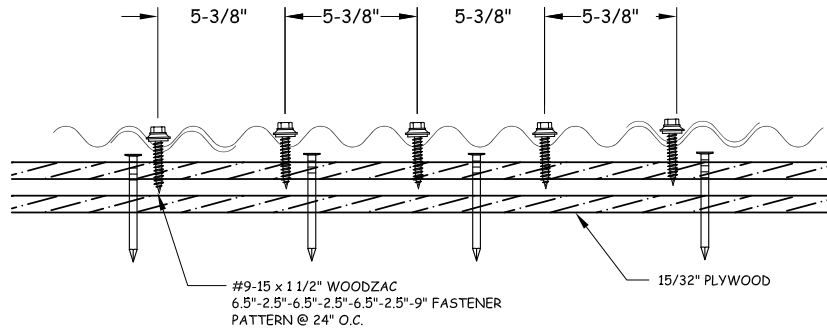
5846 Hwy 189
Baker, FL 32531
850-537-2010(P)
850-537-1707(F)

109 Industrial Blvd
Troy, AL 36081
334-566-7615(P)
334-566-0459(F)

18601 Hwy 231
Fountain, FL 32438
850-722-6882(P)
850-722-6883(F)



TYPE 1 FASTENER PATTERN W/PURLINS



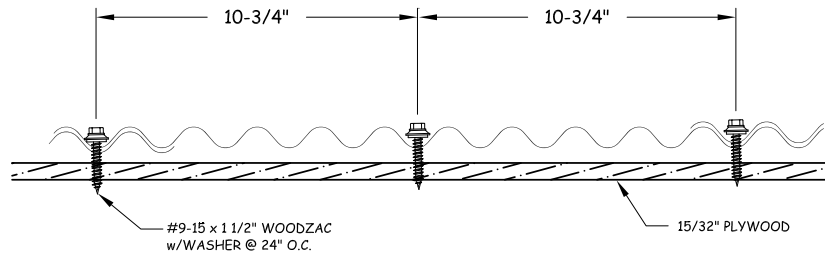
TYPE 2 FASTENER PATTERN W/PURLINS



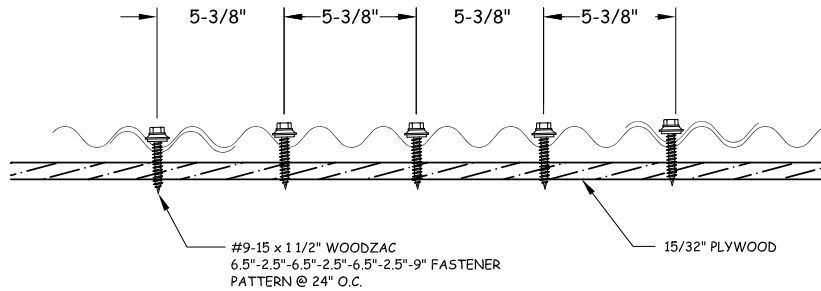
5846 Hwy 189
Baker, FL 32531
850-537-2010(P)
850-537-1707(F)

109 Industrial Blvd
Troy, AL 36081
334-566-7615(P)
334-566-0459(F)

18601 Hwy 231
Fountain, FL 32438
850-722-6882(P)
850-722-6883(F)



TYPE 1 FASTENER PATTERN



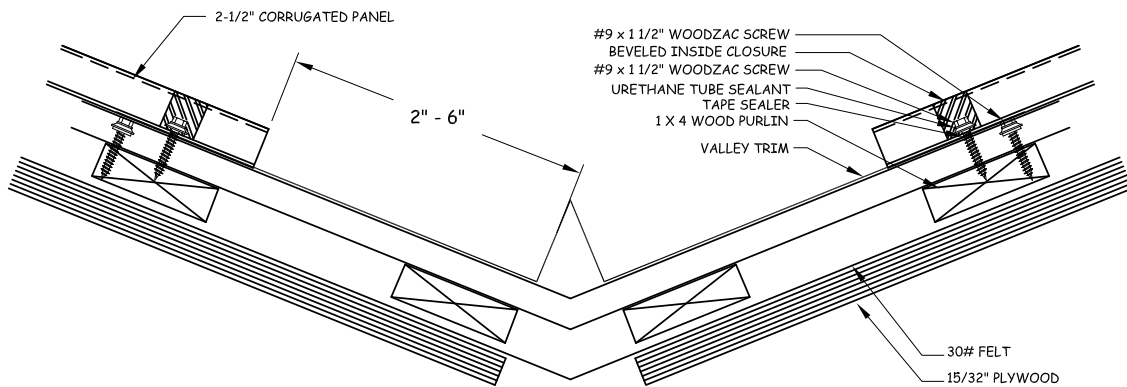
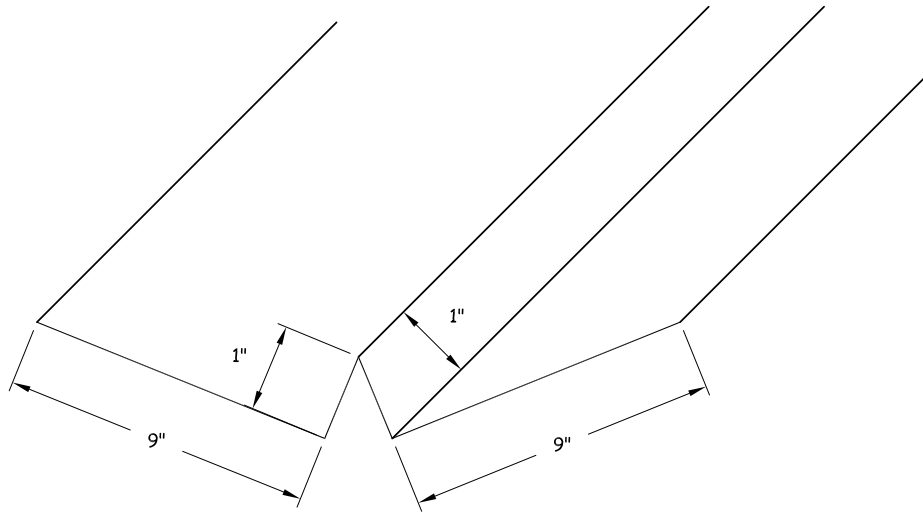
TYPE 2 FASTENER PATTERN



5846 Hwy 189
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850-537-1707(F)

109 Industrial Blvd
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334-566-0459(F)

18601 Hwy 231
Fountain, FL 32438
850-722-6882(P)
850-722-6883(F)



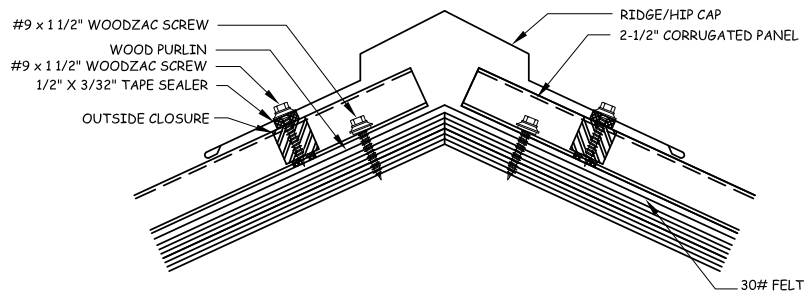
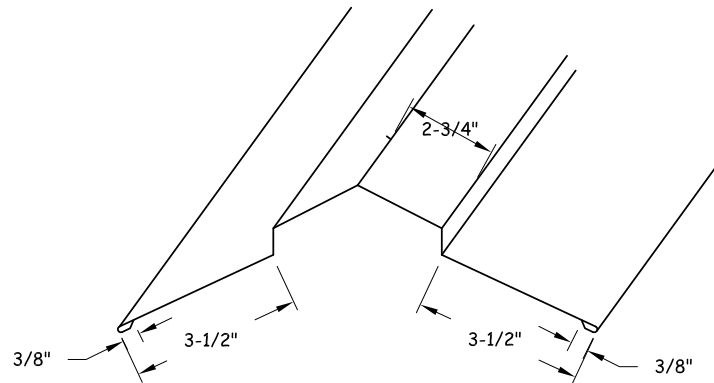
VALLEY



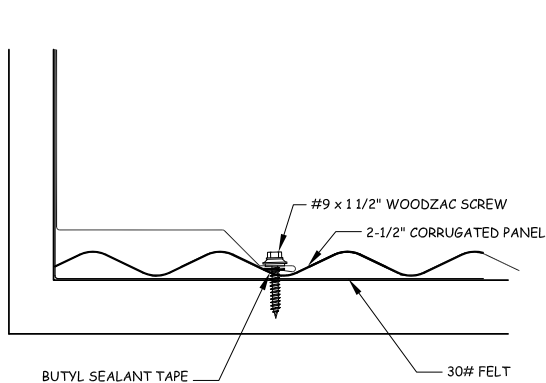
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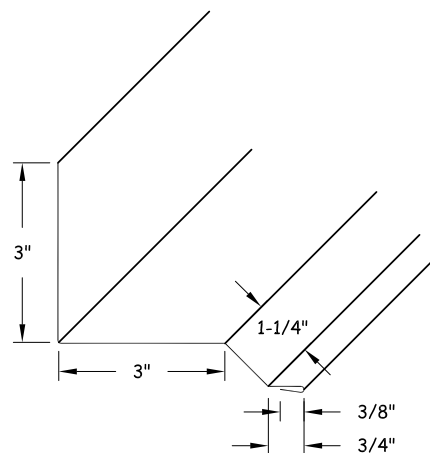
18601 Hwy 231
Fountain, FL 32438
850-722-6882(P)
850-722-6883(F)



RIDGE/HIP



SIDEWALL





Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 1-Panel

REAR EXTERIOR DOOR

PROJECT TYPE
New construction and replacement

MAINTENANCE LEVEL
Minimal

WARRANTY
Lifetime Warranty

COLORS & FINISHES
1 Finish Option
34 Paint Options
11 Stain Options

GLASS
Decorative, energy efficient, tinted and privacy.

DIVIDED LITES
Grilles between the glass.

CONSTRUCTION
ADA Requirements
Impact Resistant Doors
Smooth-Pro Construction

PANEL OPTIONS
Panel options

Clad FeelSafe Monument

Double Hung/Single Hung

The Clad FeelSafe Monument Double and Single Hung windows are designed and built for architectural and light commercial applications. With a combination of historic styling and contemporary engineering, they frame any view with sleek, natural beauty while providing robust structural performance surpassing the toughest coastal building codes.

Standard Construction:

- Frame is $\frac{3}{4}$ " thick with 0.050" thick exterior cladding with mitered corners that are sealed with gaskets and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" thick mortised and tenoned sash with 2-1/16" stile and top rail face width with 3-5/8" interlocking bottom rail face width. Exterior clad thickness is 0.050" thick.
- Removable side-load operating sash operated with block and tackle balance concealed within the sash.
- Insulated and single FeelSafe impact glazing available.
- Classic styled Melron sash locks and keepers.
- Innovative, narrow profile, removable full or half screen. Flexscreen being standard as half screen.

MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon request and approval.

MONUMENT DOUBLE HUNG - OPERATING		MONUMENT SINGLE HUNG - OPERATING	
Minimum Frame Width	17-5/16"	Minimum Frame Width	21-5/16"
Minimum Frame Height	32-5/8"	Minimum Frame Height	28-5/8"
Maximum Frame Width	41-5/16"	Maximum Frame Width	48"
Maximum Frame Height	76-5/8"	Maximum Frame Height	100"



Pictured: FeelSafe Monument Double Hung
(L to R: Interior and Exterior)

Performance Data:



FeelSafe Monument DH/SH: 41-5/16" x 76-5/8"

(single or mulled units)

WZ4 Missile Level D; +65/-85
CCL #: 436-H-615, 623
FL #: 17154
TDI #: WIN-2322



FeelSafe Monument SH: 48" x 100"

(single or mulled units)

mulled unit requires 1/4"x5" vertical mull plates

WZ4 Missile Level D; +60/-60
CCL #: 436-H-615.74
FL #: 28077
TDI #: WIN-2321

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad FeelSafe Monument Double_Single Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

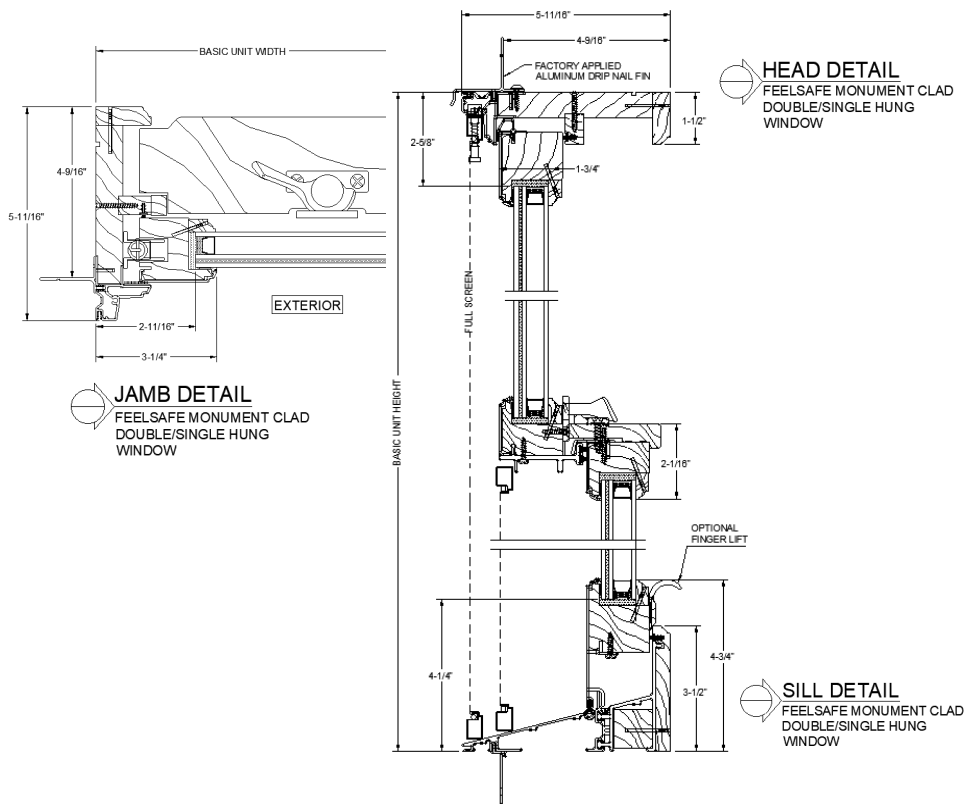
Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E Clear	Low-E 366	Low-E 366 Turtle	Low-E Clear	Low-E 366	Low-E 366 Turtle
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.29
SHGC.....0.33	SHGC.....0.21	SHGC.....0.14	SHGC.....0.33	SHGC.....0.20	SHGC.....0.14
VT.....0.49	VT.....0.45	VT.....0.23	VT.....0.49	VT.....0.45	VT.....0.23
CR.....51	CR.....54	CR.....54	CR.....56	CR.....57	CR.....57

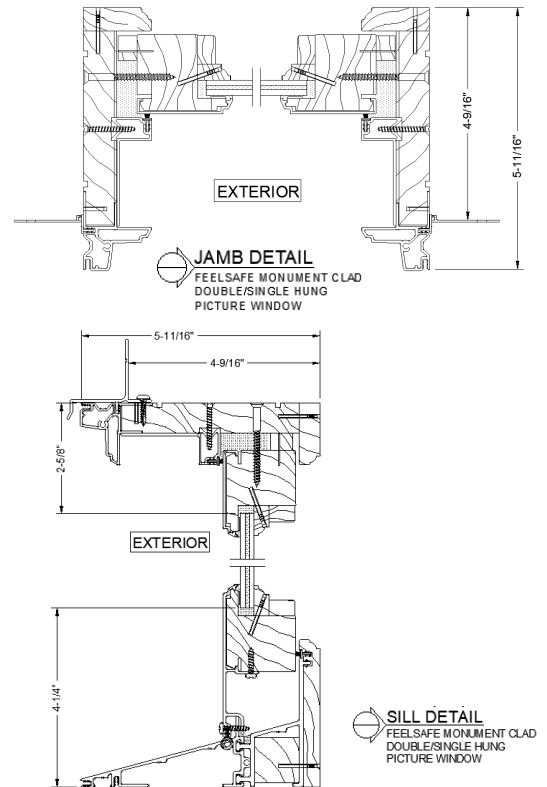
All values represent FeelSafe impact insulated glass units using Cardinal spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad FeelSafe Monument Double Hung-Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

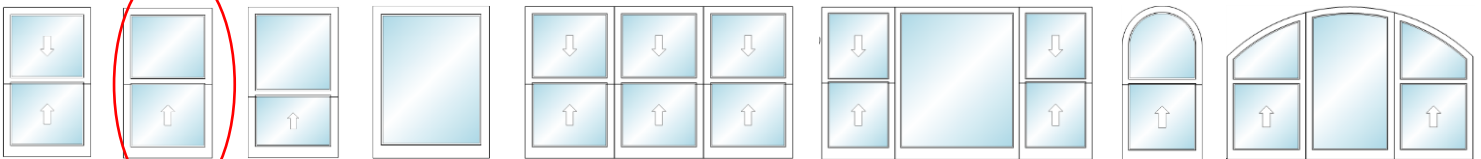
Operating 4 9/16" JAMB



Picture Unit 4 9/16" JAMB



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



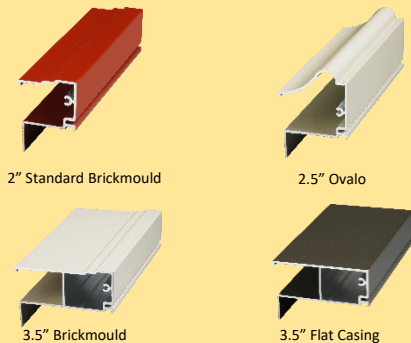
Typical configurations shown. Contact us for additional options.

Clad FeelSafe Monument Double Hung / Single Hung Additional Features

- Color Palette of 70 colors in powder coated AAMA 2604 with optional AAMA 2605 finish. Some design collections only available in AAMA 2604.
- Extensive offering of impact resistant performance glass available using Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8" 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- Factory finished Ultra Coat Paint or Ultra Stain interior.

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

EXTERIOR TRIM OPTIONS



Place Business Card or
Company Information Here

BRICK PAVERS



RELOCATE EXISTING BRICK PAVERS ON SITE FOR NEW WALKWAY



FRONT ELEVATION (SOUTH)

800 E BELMONT RENOVATION
11 SEPTEMBER 2023
EXISTING PHOTOS





WEST ELEVATION (STREET SIDE)

800 E BELMONT RENOVATION
11 SEPTEMBER 2023
EXISTING PHOTOS





EAST ELEVATION (SIDE)

800 E BELMONT RENOVATION
11 SEPTEMBER 2023
EXISTING PHOTOS





800 E BELMONT

The front porch appears to have been modified around the 1950s. The turned porch columns originally went down and sat on a wood deck and were later cut and replaced with concrete piers. Due to modification and rot, owner proposes replacement with square columns similar to adjacent photos.



700 E BELMONT



805 E BELMONT



802 E BELMONT

SQUARE COLUMN PRECEDENT

800 E BELMONT RENOVATION
11 SEPTEMBER 2023
EXISTING PHOTOS





518 N BAYLEN ST



514 N BAYLEN ST

SQUARE COLUMN PRECEDENT

800 E BELMONT RENOVATION
11 SEPTEMBER 2023
EXISTING PHOTOS

