



# City of Pensacola

## Architectural Review Board

### Agenda - Final

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Thursday, July 15, 2021, 2:00 PM

Hagler-Mason Conference Room,  
2nd Floor

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Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

#### CALL TO ORDER / QUORUM

#### APPROVAL OF MINUTES

1. [21-00599](#) MEETING MINUTES FROM JUNE 17, 2021

Attachments: [06-17-21 ARB minutes](#)

#### OPEN FORUM

#### NEW BUSINESS

2. [21-00564](#) 700 N. BARCELONA STREET  
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2  
FINAL APPROVAL OF NEW CONSTRUCTION

Attachments: [Images](#)  
[Application Packet 6.24.2021](#)  
[July 2021 Meeting Minutes](#)  
[ADDITION Lighting Information 7.14.2021](#)

3. [21-00569](#) 823 N. BAYLEN STREET  
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2  
EXTERIOR RENOVATIONS AT A CONTRIBUTING STRUCTURE

Attachments: [Florida Master Site File](#)  
[Images](#)  
[Application Packet Revised 6.28.2021](#)

4.     [21-00570](#)     1108 N. REUS STREET  
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA  
EXTERIOR RENOVATIONS TO A CONTRIBUTING STRUCTURE
- Attachments:     [Florida Master Site File](#)  
                      [Images](#)  
                      [Application Packet Revised 7.6.2021](#)
5.     [21-00571](#)     331 E. INTENDENCIA STREET  
PENSACOLA HISTORIC DISTRICT / ZONE HR-2  
FINAL REVIEW OF ACCESSORY DWELLING UNIT AT A  
CONTRIBUTING STRUCTURE
- Attachments:     [Florida Master Site File](#)  
                      [Images](#)  
                      [Application Packet REVISED 6.28.2021](#)
6.     [21-00590](#)     200 S. ALCANIZ STREET  
PENSACOLA HISTORIC DISTRICT / ZONE HC-1  
REPLACEMENT OF A PAVILION AND EXTERIOR RENOVATIONS AT A  
CONTRIBUTING STRUCTURE
- Attachments:     [Florida Master Site File](#)  
                      [Images](#)  
                      [Application Packet REVISED 7.14.2021](#)
7.     [21-00607](#)     70 N. BAYLEN STREET - REMOVED  
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A  
GENERATOR, SCREENING, AND HARDSCAPE AT A CONTRIBUTING  
STRUCTURE

## ADJOURNMENT

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-435-1606 (or TDD 435-1666) 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.*

*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

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**File #:** 21-00599

Architectural Review Board

7/15/2021

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**TO:** Architectural Review Board Members

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

**DATE:** 7/7/2021

**SUBJECT:**

Meeting Minutes from June 17, 2021



## MINUTES OF THE ARCHITECTURAL REVIEW BOARD

June 17, 2021

**MEMBERS PRESENT:** Chairperson Salter, Vice Chairperson Mead, Board Member Fogarty, Board Member Ramos, Board Member Spencer, Board Member Villegas, Board Member Yee

**MEMBERS ABSENT:** None

**STAFF PRESENT:** Historic Preservation Planner Harding, Senior Planner Statler, Assistant City Attorney Lindsay, Help Desk Technician Russo

**STAFF VIRTUAL:** Advisor Pristera

**OTHERS PRESENT:** Jennifer Wasilenko, Martha Turner, Jack Marshall, David Butler, Bryan Creed, C. Ray Jones, Christian Wagley

### **CALL TO ORDER / QUORUM PRESENT**

Chairperson Salter called the meeting to order at 2:02 p.m.

### **APPROVAL OF MINUTES**

Chairperson Salter made a correction to Item 6 indicating the vote was not unanimous since he had dissented. Staff advised the minutes could be approved with an amendment. Board Member Mead made a motion to approve the May 20, 2021 minutes with the amendment indicating the vote on Item 6, seconded by Board Member Villegas, and it carried unanimously.

**OPEN FORUM** - None

### **NEW BUSINESS**

Item 2	23 Brainer Street	NHPD
Contributing Structure		PR-1AAA

**Action taken: Approved.**

Ms. Wasilenko presented to the Board, and it was noted North Hill had no objections to this request.

**Board Member Mead made a motion to approve, seconded by Board Member Villegas, and it carried unanimously.**

**Item 3**

**700 N. Barcelona Street**

**NHPD**

**New Construction**

**PR-2**

**Action taken: Conceptual Approved with Modification.**

Ms. Coate and Mr. Butler, the builder, presented to the Board. It was determined North Hill had no objections to the request and would support the ARB's decision but questioned the final material for the exposed foundation wall. Board Member Mead complimented the applicant on a well thought out plan but questioned the blue lines; it was determined they indicated landscaping. Mr. Butler stated their intent was to raise the house, and the exposed foundation would either be stucco or stone with the lot sloping to the street. Chairperson Salter advised while the house was significantly above the street level, the intent was that the finished floor of the house was only a few inches above grade. Board Member Villegas asked why they chose this style, and Ms. Cote advised she grew up in a house like this, and it was more a feeling. Board Member Yee asked if there were requirements in North Hill for first floor elevations, and staff advised there were none though it was a discussion point for Old East Hill and the PHD. Board Member Yee explained it was a great looking house but could benefit more from an increased elevation at the front porch; he also loved that the screened porch was off to the side. Chairperson Salter agreed that it could benefit from a solid anchor along the base and wanted to see the elevation raised to 12" to 14" above grade. Mr. Butler advised they were fluid in the design and could raise the elevation. Board Member Ramos agreed the comments were valid but felt the low steps into the porch were welcoming, and because it was new construction and not trying to recreate a historic structure, what had been presented was appropriate.

Board Member Villegas agreed that it was a new build and not historic but felt they had not taken into consideration the structures surrounding it. She explained it was very pronounced and was concerned with the overall feel of the space and the fact it was a corner structure. Board Member Spencer stated he appreciated that the future owner was going to bear the responsibility of a much more expensive type of structure which was the beauty of North Hill. This structure, because of its steep roof, was more expensive and was an asset for an empty corner lot which backed up to Cervantes. He did feel that a little more base to the building would go a long way.

Ray Jones, a North Hill resident, was disappointed the construction did not resemble those existing structures. He agreed the elevation needed to be higher. He also appreciated the Board's consideration of the applicant and the neighborhood. Staff confirmed new construction should be considerate of the existing historic structures in the immediate vicinity.

**Board Member Spencer made a motion to approve as submitted with a modification to the top of the subfloor at no less than 18" (3 risers). Chairperson Salter agreed and seconded the motion.** Staff clarified this was for conceptual review, and the Board would see the project for a final review. **The motion carried 6 to 1 with Board Member Villegas dissenting.**

**Item 4**

**710 N. Barcelona Street**

**NHPD**

**New Construction**

**PR-2**

**Action taken: Approved with Abbreviated Review on Colors and Pebble Dash.**

Mr. Veal presented to the Board and stated a sample of the pebble dash would be furnished. He advised metal was an option to the roof and 5V-crimp was certainly possible; they were also open to materials and colors. He explained the Colonial Red borrowed from the clay tile or fully rusted metal roof which was historic. He also stated their intent was to go in as low as possible and build this one to accommodate future needs for accessibility if a ramp was needed in the future. He offered the Mediterranean style was typically lower grade. Board Member Villegas felt the Colonial Red for the roof would be too strong. She appreciated the visuals of the pockets of existence or different areas which mean different things, representing different styles at different times. However, Mediterranean styles in the north part of North Hill are different from those south of

Cervantes. Mr. Veal then clarified that the front door was within the porch area. Board Member Ramos had a comment for this application for final approval as well as the former conceptual review item (700 N. Barcelona) noting that neither showed the context of the adjacent/surrounding structures, and explained the Board needed that information to make a good decision. Board Member Mead explained North Hill was defined by a wide variety of architectural diversity; the importance was to be a good example of what it is. He also felt the at-grade construction was appropriate and would complement the surrounding structures. Board Member Villegas explained her point was that the existing homes had a place in history in Pensacola and had their own story; where variety matters, the way in which the variety was done also matters. Regarding the Colonial Red on the body of the house and the Terracotta on the roof, they were two totally separate treatments, and she would not lean to that type of red. However, she was mostly concerned with the overall effect of the whole area.

Mr. Veal was overwhelmed by the variety of the features in North Hill and did not believe the Board wanted everything to look "cookie cutter." Board Member Fogarty stated she appreciated the 700 N. Barcelona applicant and this applicant with the variety they offered but wanted to see examples of the finishes; Mr. Veal explained final color samples could be furnished in an abbreviated review. Mr. Holmes had been looking for many years to build downtown; he was building the first house to live in and the other on the third lot would be sold. He appreciated the Mediterranean style and would be happy to return with another color scheme, but stated time was of the essence to move forward.

Board Member Spencer advised the stucco finish was a great touch, and the proportions were excellent; the site plan did not illustrate what might happen that could help but the house itself was not at grade with the sidewalk. **Board Member Spencer made a motion to approve as submitted reserving the color for the metal awnings and metal roofing in an abbreviated review. Board Member Mead proposed an amendment that an exemplar panel of the pebble dash be submitted along with the color selections in an abbreviated review. For clarification, the amendment included all exterior colors; it was accepted. Board Member Mead seconded the motion, and it carried 5 to 2 with Board Members Ramos and Villegas dissenting.**

#### **Item 5**

**403 N. Alcaniz Street**

**OEHPD  
OEHC-1**

#### **New Construction**

#### **Action taken: Approved with Comments and Abbreviated Review.**

Mr. Wagley presented to the Board and stated this was his mother's house. He felt they had captured the DNA of the neighborhood and would have a 24" finished elevation. He advised the board and batten, 2 over 2 windows with simulated divided light, and ¾ lite door also fit the neighborhood. He stated the finished treatment at the foundation would be hand troweled stucco or a mortar mix. He also explained the porch would be 8' deep since anything less would not be usable. Board Member Fogarty questioned the roofline over the side entry. Mr. Yee advised it began as an extension of the same roof pitch; the bay became wider than the width of the primary structure, and the side hip would have been taller than the main hip. Board Member Mead stated that bit of asymmetry did not offend him but more emphasis on it could provide more architectural detail with possibly a skirted gable. Mr. Yee asked if a different roof pitch on the gable would be appropriate, and Board Member Mead agreed it would. Board Member Spencer appreciated this addition on the vacant lot and suggested looking at an opportunity to consider aging in place – how an occupant might enter through the side door via a ramp accessed from the sidewalk. Mr. Yee agreed this might be a good suggestion and asked about enlarging the stoop; staff advised landings were allowed to encroach 3.5' into the side yard setback, but you could not occupy more than 50% of the lot. Staff also clarified that hardscape would not be counted as part of the lot

coverage.

**Board Member Mead made a motion for approval with the added option for grading and expansion of the landing on the side door, if desired, be returned in an abbreviated view. Board Member Spencer seconded the motion, and it carried 6 to 1 with Board Member Yee recusing.**

**Item 6**

**211 W. Cervantes Street**

**NHPD**

**Contributing Structure**

**PC-1**

**Action taken: Approved with Railings Returning to Full Board.**

Staff advised the applicants would be asked to raise the handrails currently at 35" to 42" since it was a multi-family structure and would be treated as commercial per the Florida Building Standard. North Hill had no objections to the 42" or whatever was required by Code.

Mr. Creed presented to the Board. Chairperson Salter asked if any of the windows were salvageable, and Mr. Creed advised they were not, with most of them rotted and some replaced by plexiglass. Staff had requested the Board be allowed to visit the structure but was turned down by the Building Official. Board Member Mead was concerned with the second-floor balcony; he was concerned how the rails would tie into the prominent feature of the pillar and post terminations on the support columns. It was a fairly plain house except for those elements which might be the chief ornament on the structure. Staff confirmed the Building Official preferred the rail height at 42" but if they went for board for board replacement, they could keep the 35" if the Building Official agreed, but with over 50% of rails being replaced, he was uncomfortable with them at 35". Board Member Spencer explained regardless of the Building Official's forgiveness regarding a historic structure, the 35" to 36" height railing was just a dangerous situation, however, 42" straight pickets were ugly, and he agreed this was the ornament on the structure. He felt the railings deserved to have a level of design and pointed out these railings were retrofit and not original to the structure. He also suggested the railing design return to the Board.

Board Member Yee asked if the deck could be dropped 6" to keep the top of the railing as is. Board Member Mead did not think it could and suggested they tie into the caps at the 42" level if it could be done in a visually minimized way. He also pointed out they had a wonderful treatment in the gable end that could be an inspiration for the railing. Board Member Villegas suggested some sort of veranda enclosure might possibly work for interior protection. Board Member Ramos thanked the applicant for not demolishing the structure; for a multi-family home, safety was key, but the rhythm of the railings was also important to the overall beauty of the home. He suggested the Board see the finished design of the railings.

Mr. Majors addressed the clad wood windows with simulated divided lite and the grille on the interior and exterior. Regarding the railing, Board Member Yee suggested there was a caveat to allow the top rail to be separate from the pickets and possibly recessed. It was determined the railing for the ramp would match the second-floor railing.

**Board Member Mead made a motion to approve with the exception of the approach of the railings and that the applicant return with the design and installation of the 42" railing as well as the aesthetic treatment of the railing which would be submitted to the full Board for review. It was seconded by Board Member Spencer and carried unanimously.**

**Item 7**

**70 N. Baylen Street**

**PHBD**

**Contributing Structure**

**C-2A**

**Action taken: Denied with Encouragement to Resubmit.**

Staff advised the Inspections Department had been consulted with the removal of an ADA parking space, and the project would still meet the ADA requirements.

Mr. Marshall addressed the Board and furnished brick samples. Board Member Mead pointed out

there was an existing access from the church parking lot to the rear. It was determined that gate was still there, but there would be another gate on the other side of the screen to prevent people from hiding back by the generator. Mr. Marshall explained he wanted to add height to the existing wall to control sound and hide the generator (11'-12'). Board Member Mead indicated this abuts to the rectory where several priests live, and Mr. Marshall stated this location seemed to be the least invasive. Board Member Mead advised the church already had noise from the federal courthouse, and this would add to it both in noise impact with concentrating all the equipment on that corner. Mr. Marshall stated he could consult with the engineers to see if they could slide it down, however, it could impact one of the larger trees. He explained they could slide the wall down and restripe the handicapped spaces; they also had the option to lose two handicapped spaces and remain in compliance.

**Board Member Mead made a motion to deny with the encouragement to resubmit with the relocation further down the wall to minimize impact on the residential structure and minimize the impact on the ADA access closest to the building. Board Member Villegas seconded the motion, and it carried unanimously.** *Section 12-3-27(f)(4)g and 12-3-27(f)(4)h* were cited as applicable sections of code. Mr. Marshall advised they would return with the modification.

<b>Item 8</b>	<b>400 BLK Cevallos Street</b>	<b>PHD</b>
<b>New Construction-Conceptual</b>		<b>HC-1</b>
<b>Action taken: Conceptual Approval.</b>		

Mr. Spencer presented to the Board and stated this was the least elaborate conceptual of his presentations and was intentional. He was approaching the Board mainly for site plan and form approval. He indicated the structure was 58% wood siding with a standing seam metal roof and a two-resident dwelling. Staff confirmed this application was similar to the submittal approved in 2017, and the variance granted in 2017 was still valid. Staff also verified this mass was consistent with the version of the project at the time the variance was requested.

Chairperson Salter wanted to take the opportunity to address the fact a lot of houses in the block with the exception of the SSD were not a mix of materials, and he offered they might consider that. He appreciated the use of stucco was in the recessed areas, but he would like to see more traditional materials. He also appreciated the treatment of the recessed garage on the southern elevation. He also addressed the north and west horizontal windows which were not typically found in this district and suggested looking at that and finding ways to reduce the strong horizontal element. Mr. Spencer asked about recessing the space and adding shutters so it would read as vertical, and the transom would still function bringing the light in while providing privacy. Chairperson Salter agreed with having the treatment reading as vertical. Mr. Spencer indicated the balconies protrude out further than the roof line for the "open to sky above" feel. He also suggested a railing type on the south side would be different from the design on the east side. He indicated he leaned toward interpretative style more than the historic replication. Board Member Mead stated since there was a variance on the height, he suggested treating the base the same all the way around, with the variations above that. Mr. Spencer noted that translucent garage doors were inappropriate for this structure.

**Board Member Yee made a motion for conceptual approval, seconded by Board Member Fogarty, and it carried 6 to 1 with Board Member Spencer recusing.**

<b>Item 9</b>	<b>200 S. Alcaniz Street</b>	<b>PHD</b>
<b>Variance-Contributing Structure</b>		<b>HC-1</b>
<b>Action taken: Approved with Comments.</b>		

Assistant City Attorney Lindsay explained the rules for the quasi-judicial function to allow the

presenter to make the presentation, allow questions from the Board to the applicant, allow the public to speak for any opposition, and allow the applicant the opportunity for rebuttal. Once those comments were received, the chair would close as far as public and applicant comments were concerned and then proceed to Board discussion to ascertain if the criteria had been met; if the Board was comfortable with discussion being complete, there would be a motion to approve the variance.

Board Member Mead was concerned with the necessity for a variance since historical photos showed the signage comparable with the proposed. Staff advised since this was signage, the Board would need to apply the current LDC ordinance for signage allowance which indicated the variance was needed. Board Member Mead explained he felt it was a prior nonconforming use which continued into the period of the existing zoning. Historic Preservation Planner Harding stated this was one of the applicant's arguments explaining hardship and why the variance should be granted. However, if the applicant wanted to return with any signage above what was allowed by the current Code, they would need to seek the variance. Senior Planner Statler explained the minute the signage is removed, anything which replaces it must conform to current Code.

Advisor Pristera explained there were not many buildings with the recess for signage, and the signage was historically correct. Staff furnished the criteria for the variance and indicated the applicant had addressed each one.

Mr. Fisher, Director of Florida Operations for Juan's Flying Burrito, addressed the Board and stated four of the businesses were in historic buildings, and this location in Pensacola was perfect for their business.

Mr. Brantley with SMP Architecture pointed out the applicant had already gathered the historic data and guidelines. He explained it was a corner brick building used for commercial business and surrounded by wood cottages. The brick inset was meant for commercial signage, and they wanted to be authentic. They also perceived Juan's being a value to the neighborhood and the historic district.

Chairperson Salter addressed the application stating the signage would be 46.7 sq. ft. and asked if the variance included the area of the recess. Staff advised the signage included the lettering, but the Board could approve a request smaller than what the applicant asked for. Technically, the background denoted a change of paint, and the variance pertained to the space for the lettering.

Ms. Turner who owns a home 50' from the building, noted quite a bit of brick on the north side and asked if there were plans for signage or decorative painting on that side. Chairperson Salter explained that would not be a consideration for the variance; staff advised if there were any plans, they would come before the Board for review. Ms. Turner appreciated the past history of signage in the district and pointed out other businesses with much smaller signage, and the neighborhood was concerned with the scale; it would be nice to know the big picture.

Mr. Brantley advised that Dharma was originally a cottage, and this was a corner store with a unique commercial use. Mr. Spencer wanted to assure the property owner that he was proud of the City's rigorous variance process which includes notifications, signs which are posted in advance of a public meeting, and that Ms. Turner shared the same right to call 311 or Code Enforcement for any noncompliance. He explained any variation of the variance would return to this Board for consideration.

Board Member Villegas stated as much as she respected the concerns of surrounding residents, this predates anyone living as a resident there, and as a historic preservation board, the Board had to take those things into consideration. Any other changes concerning this property would come before the ARB which should give some comfort for control.

**Board Member Mead made a motion to approve the variance and preface that he was fully sympathetic with the Assistant City Attorney in regard to defending the consistency of the City's actions over time and interpretation of the Code by staff, however, as in all things the**

**Code must be consistent, but every case is different. When we have a very clearly demonstrated historical usage on an architectural structure designed for that usage, that we revert to the historical usage to defend the interests of historical affects in the historical district consistent with their usage. Whatever policies may underlie with questions regarding signage in particular should defer to the overall purpose of the district. He proposed that the variance be approved with the following findings:**

- 1) That special conditions and circumstances exist consistent with the Code in that this is a demonstrated historical use, and that use includes the entirety of the panel below the cornice consistent with the usage of the Quina Apothecary.**
- 2) That those conditions and circumstances did not result from anything the applicant has done.**
- 3) That the variance will not confer any special privilege but rather is consistent with privileges which ought to exist in the historic district to restore historic usages and appearances.**
- 4) That the literal interpretation of the provisions of the title would deprive the applicant of the rights to restore the historical consistent usage and appearance of this structure consistent with its demonstrated history.**
- 5) That the variance is the minimum variance and will make possible the reasonable use of the land and the building and restore it to its historical usage.**
- 6) The granting of the variance will be in the general intent and purpose of this title – in the historic district we should refer to historic usage when they are proposed to be restored.**
- 7) It will not constitute any change in the district, will not impair or diminish other factors contained in the 7<sup>th</sup> item of the variance requirement.**
  - (a) It will not detract from the architectural integrity but improve the architectural integrity by restoring the purpose of that architectural element.**
  - (b) The grant of the variance will be in harmony with the general intent and purpose of the title and will not be injurious to the area involved or otherwise detrimental to the public welfare.**

**The motion was seconded by Board Member Villegas and carried 6 to 1 with Board Member Spencer recusing.**

**Item 10**

**200 S. Alcaniz Street**

**PHD**

**Signage-Contributing Structure**

**HC-1**

**Action taken: Approved with Comments.**

Mr. Brantley presented the signage in the inset with the 3 sq. ft. nameplate allowed by the Code. Chairperson Salter stated in looking at the Quina Apothecary which had been established as the true precedent, he suggested the new lettering follow those proportions in having that same distance from the ornamentation, and Mr. Brantley agreed. Assistant City Attorney Lindsay stated that was an important point since Board Member Mead's motion conditioned the variance on the size and that the sign be consistent with the Quina Apothecary.

**Board Member Fogarty made a motion to approve the signage as submitted with special consideration not to exceed the dimensions of the Quina Apothecary signage.** It was clarified the intent was to match the height of the Quina Apothecary, so the main text is approximately the same height which was about 7 masonry courses tall. **Chairperson Salter advised the amendment could be that the main body of the text be limited to the approximate 7 courses observed in the Quina Apothecary historical signage. The amendment was accepted. Board Member Mead amended that the incidental serifs beyond the boundary line of the main body of the letters would not count against that restriction.**



**The amendment was accepted, and the motion seconded by Board Member Mead and carried 6 to 1 with Board Member Spencer recusing.**

**Item 11 ARB Resolution on the Review of Solar Energy Systems**

**Action taken: Approved.**

In May 2021, the Board requested that an ARB resolution / policy be drafted which would allow new solar energy systems to be reviewed through an abbreviated review process. This would allow such requests to be internally reviewed by a Board architect and staff from the Historic Trust without the need for a full Board review. However, if agreement cannot be reached as it pertains to the request or if the request does not satisfy certain sections of the ordinance for the historic and preservation land use districts, the request can still be referred to the full Board for review. Staff furnished a draft of that policy along with the minutes of the last Board meeting.

Board Member Spencer left the meeting at 5:30 p.m. Board Member Mead also needed to leave the meeting, but commended staff on the Resolution on the Review of Solar Energy Systems document as well as the Resolution on Alternative Building Materials and advised he supported both documents.

Chairperson Salter read 4) of the recommended policy and clarified the policy stated how the Board reviewed the applications for solar energy; he asked if the last sentence created a criteria not in the ordinance. Staff advised the criteria was taken from the mechanical or screening requirements section of the Code. The HVAC requirements were used as guidelines for other equipment; the ordinance established requirements with mechanical units in mind, but the draft contains wording that we were already intentionally basing judgements on solar and mechanical systems. Assistant City Attorney Lindsay advised any modification to the language was within the Board's purview. It was determined the language was taken from the mechanical equipment in the Pensacola Historic District section dealing with exhaust fans or other building penetrations.

**Board Member Villegas made a motion to approve the Resolution on the Review of Solar Energy Systems, seconded by Board Member Fogarty, and it carried 5 to 0.** Staff advised the Abbreviated Review form would be changed to include solar energy systems.

**Item 12 UWF Historic Trust Recommendation to Adopt Resolution on Alternative Building Materials**

**Action taken: Approved.**

Historic Preservation Planner Harding advised the resolution specifically addressed siding and also included comments from Board Member Mead addressing what an application coming to the Board should include:

An application to use fiber cement siding shall include the following (though not limited to):

- supplemental illustrations, images, or photographs of proposed siding
- proposed texture
- profile details, dimensions, and thickness
- photographs and details of existing siding
- photographs of building elevations where proposed siding is to be used

This would also require the UWF representative to go to the site and survey the building and make a recommendation as to whether fiber cement siding should be used. This would not be a blanket approval for fiber cement and would not allow it on street frontages or corner sides.

Assistant City Attorney Lindsay cautioned the Board to remember that it must follow the ordinance and exercise its discretion and authority consistent with the ordinance, and it would be hard to anticipate every hypothetical scenario that could come up. Although she appreciated the recommendations, she did not want the Board to inadvertently limit itself or expand its authority

beyond or be interpreted as having done so by an applicant. She did not want an applicant to interpret these recommendations that the Board could adopt as its policy to mean they were entitled to something to which the Board may determine on a case-by-case basis that the ordinance may require a different result.

Advisor Pristera indicated the intent was to give the Board the ability to approve a different type of material on a case-by-case basis, based on his recommendation and the representative making a strong case on why they need to use this material on a historic structure. He felt the Board needed to look at these materials with a policy it could turn to that would give some confidence that it could review and approve it. The option would be there, but the applicant would need supporting reasons why they need to use the material on the house since the same material was not being replaced (not 100-year-old pine), and he would have to visit that structure. He felt if the resolution were broad enough, the Board could interpret it on a case-by-case basis.

Board Member Yee stated when the Board discussed this previously, he asked if this was putting in writing some authority at the review level and was there any harm in not adopting this resolution and continuing to review as is. Assistant City Attorney Lindsay suggested the Board consider accepting these as the official recommendations of UWF and evaluating these situations on a case-by-case basis, following their recommendations, or if for some reason there was a situation which raised something new that UWF did not anticipate or that the Board did not anticipate, the Board would not be locked in by a policy or would not be accused of not having followed a policy the applicant relied on.

Board Member Villegas pointed out North Hill and Old East Hill have policies in place allowing for Hardiboard (cement fiber board), but Seville did not. Staff stated the Board would be bound to look at each request on a case-by-case basis; Board Member Villegas wanted the Code reference to be considered on the case-by-case situation. Assistant City Attorney Lindsay confirmed staff could site the UWF policy and page number as supporting material.

Chairperson Salter referenced:

Smooth finish fiber cement siding matching existing historic siding in design, lap exposure, profile, and dimensions may be approved for:

- installation on all facades of a contributing or non-contributing structure where no historic wood siding remains.

On specific historic structures, it had been mandated by the Board that the true ordinance, which requires historic materials be used, the Board had leeway in special circumstances for elevations other than the front façade, but this statement opened the doorway for it to be an argument for more applicants trying to use Hardi product on every elevation including the front. The Board had always given more weight to the street visibility; he preferred this one item be stricken from the proposed policy. Board Member Yee pointed to the line above “may be approved” might be changed to “may be considered” which would be a better word to eliminate entitlement. Chairperson Salter agreed that “considered” would be more appropriate. Staff also identified the word “approve” in the second paragraph which should also be changed to “consider.”

Board Member Ramos respected the recommendations of the UWF Historic Trust and would use it as a guide in the same way he used the Secretary of Interior’s Standards for Rehabilitation but did not see the benefit of adopting it as a policy or allowing it to precede the current policy. He thought the Board might do as it has but adopt this as a recommendation and not necessarily as a policy. Staff explained it was not codified but would supersede a different resolution which deals with vinyl siding but not policy as an ordinance, which was the reason for changing it from policy to resolution.

Assistant City Attorney Lindsay stated the Board did not have to adopt this as a resolution while at the same time could rely on this or argue in favor of a decision which references this as

guidelines; these can continue as guidelines for the Board to consider at any time, and it did not have to be adopted as a resolution for that to be the case. Staff explained the Board had other documents which were non-codified and used as guidance documents (Land Use Guide for homeowners created by UWF which cites Code but is not Code).

Board Member Yee asked about the number of members required for a quorum since he had to leave, and there were four left for the necessary quorum. He also asked was the Board required to furnish this resolution to applicants or would it continue to be an internal guideline. Staff advised since it was not codified, it would not be required for applicants, but the Board did try to be as transparent as possible. Assistant City Attorney Lindsay explained the applicants had access to this resolution should it be approved. She also advised that the Board suggest these edits or make its approval as official guidelines contingent on the edits, or take another opportunity to discuss this after Advisor Pristera had a chance to review the Board's discussion, and vote on the resolution at the next Board meeting. Mr. Pristera stated he was not asking the Board for a vote but wanted to make sure there was a way forward to deal with these situations and wanted to make sure people have guidelines since these issues would not be going away, and they would be handled with consistency.

Chairperson Salter again stated that the following bullet point "installation on all facades of a contributing or non-contributing structure where no historic wood siding remains" should be removed, but the statements following addressed most of the scenarios and were more clear in those considerations. The other revision was to replace "approved" with "considered." Staff pointed out the "conditional approval" by the National Park Service in the third paragraph should remain.

Board Member Villegas stated in moving forward, the Board needed to have further discussions on the materials and what could be used in preserving our districts responsibly.

**Board Member Villegas made a motion to approve the adoption of this Resolution with the modifications discussed, seconded by Board Member Fogarty, and it carried 4 to 0.**

**ADJOURNMENT** – With no further business, the meeting adjourned at 6:11 p.m.

Respectfully Submitted,

*Gregg Harding* 6.30.2021

Historic Preservation Planner Harding  
Secretary to the Board

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

LAST NAME—FIRST NAME—MIDDLE NAME Yee, Jordan M.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
MAILING ADDRESS 1904 E. Leonard 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 6/17/2021		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:

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## APPOINTED OFFICERS (continued)

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- 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, Jordan M. Yee, hereby disclose that on June 17, 20 21 :

(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, \_\_\_\_\_ ;
- ☐ 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:

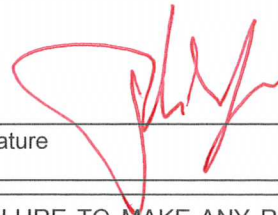
Architectural Review Board review item for:  
403 N. Alcaniz Street (final review)

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

6/17/2021

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.

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

LAST NAME—FIRST NAME—MIDDLE NAME Spencer, Brian Kenneth		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
MAILING ADDRESS 205 E. Intendencia 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 6/17/2021		NAME OF POLITICAL SUBDIVISION: NA	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

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\* \* \* \* \*

### ELECTED OFFICERS:

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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.

\* \* \* \* \*

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## APPOINTED OFFICERS (continued)

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I, Brian K. Spencer, hereby disclose that on June 17, 20 21 :

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- ☐ 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:

Architectural Review Board review item for:  
400 BLK Cevallos Street (conceptual aesthetic review)

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.

6/17/21  
Date Filed

[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.

200 S. Alcazar  
(VARIANCE)

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

LAST NAME—FIRST NAME—MIDDLE NAME Spencer, Brian Kenneth		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
MAILING ADDRESS 205 E. Intendencia 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 6/17/2021		NAME OF POLITICAL SUBDIVISION: NA	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

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\* \* \* \* \*

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\* \* \* \* \*

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## APPOINTED OFFICERS (continued)

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Architectural Review Board review item for:  
200 S. Alcaniz Street (variance request)

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

6/17/21

Signature



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200 S. Alcazar  
(Aesthetic)

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

LAST NAME—FIRST NAME—MIDDLE NAME Spencer, Brian Kenneth		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
MAILING ADDRESS 205 E. Intendencia Street		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
CITY Pensacola	COUNTY Escambia	NAME OF POLITICAL SUBDIVISION: NA	
DATE ON WHICH VOTE OCCURRED 6/17/2021		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

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\* \* \* \* \*

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\* \* \* \* \*

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## APPOINTED OFFICERS (continued)

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- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_ ;
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whom I am retained; or
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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:

Architectural Review Board review item for:  
200 S. Alcaniz Street (aesthetic review)

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Date Filed

Signature

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# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-00564

Architectural Review Board

7/15/2021

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**TO:** Architectural Review Board Members

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

**DATE:** 7/7/2021

**SUBJECT:**

700 N. Barcelona Street  
North Hill Preservation District / Zone PR-2  
Final Approval of New Construction

**BACKGROUND:**

LaVon Coate is seeking *final* approval for a new single family residence with a detached accessory dwelling unit (ADU) over a garage. This project received conceptual approval in June 2021 and the revised elevations reflect the board's comments on the finished floor elevation. The proposed two-story cottage-style house will have fiber cement shingle siding with a Chestnut Brown stain, an asphalt roof with an eyebrow dormer, aluminum-clad windows, and fiberglass doors. The ADU and garage will be built with similar materials and its location and height comply with the Land Development Code. The applicant has also provided details regarding landscaping and hardscapes.

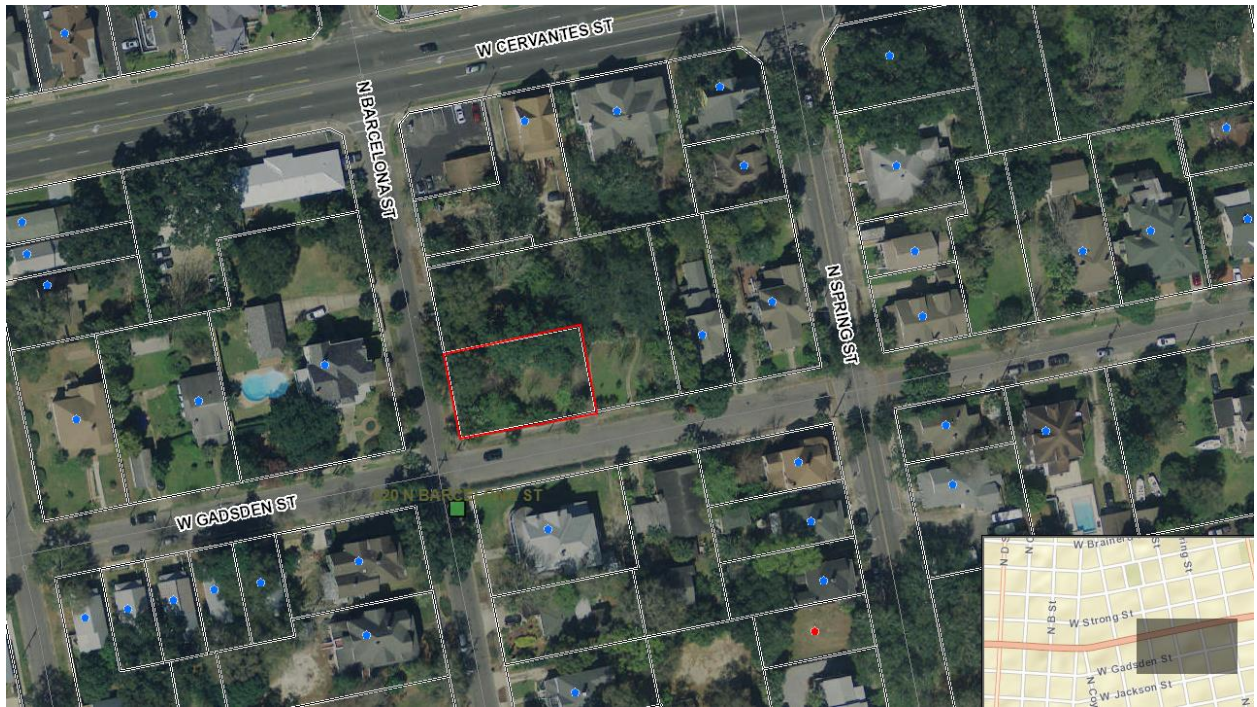
Please find attached all relevant documentation for your review.

**RECOMMENDED CODE SECTIONS:**

Sec. 12-3-10(2)d.2.ii.(b) *North Hill Preservation District, Decisions, New construction*  
Sec. 12-3-10(2)e. *NHPD, Regulations and guidelines for any development*  
Sec. 12-3-10(2)h. *NHPD, Regulations for new construction*



700 N. Barcelona Street







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

**Architectural Review Board Application  
Full Board Review**

Application Date: June 23, 2021

**Project Address:** 700 North Barcelona Street

**Applicant:** LaVon Coate

**Applicant's Address:** 4311 Bayou Blvd.

**Email:** lavon@invitationtopaper.com

**Phone:** 239-269-4664

**Property Owner:** LaVon Coate

**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:**

**FINAL REVIEW**

**ARB Conceptual Review requested at least 18 inches distance between subfloor and grade**

**New attached first four pages presenting distance between subfloor and grade is 18 inches.**

**Each step is 7 inches x two steps = 14 inches**

**plus 4 inch concrete porch = 18 inches total**

**Subfloor 18 inches above grade, as requested**

*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

June 23, 2021

Date

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

TO: Gregg Harding, Historic Preservation Planner

FR: LaVon Coate, 700 North Barcelona Street

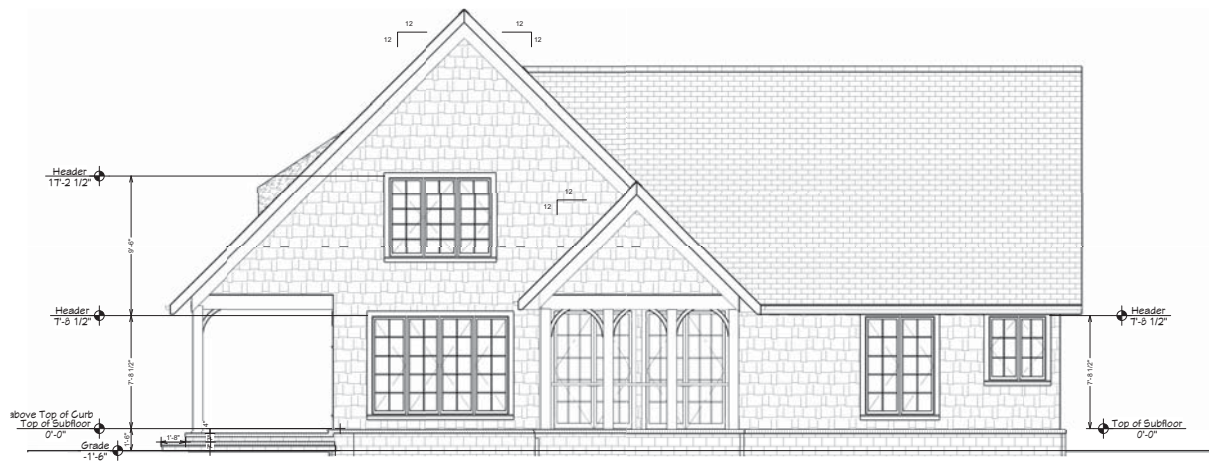
DA: 6/1/21

Please include the following clarification information in my application materials:

1. The garage door is manufactured by Haas Door and is made of insulated 26 gauge galvanized steel with polyurethane overlay boards. It is part of the American Tradition Series and meets wind load and other code requirements.
2. The Windsor Pinnacle wood clad casement windows do not have simulated interior divided lites. They are exterior Putty Windsor Divided Lites.
3. The pitch of the garage roof is 12:8 and the pitch of the house is 12:12.



Exterior Elevation Front  
FOOTER DEPTH TO BE DETERMINED BY ENGINEER AND BUILDER



Exterior Elevation Right  
FOOTER DEPTH TO BE DETERMINED BY ENGINEER AND BUILDER

THESE PLANS ARE TO BE CONSIDERED AS CONCEPTUAL ARCHITECTURAL DRAWINGS ONLY AND SHALL NOT BE CONSIDERED AS A FINAL SET OF ENGINEERED DOCUMENTS FOR CONSTRUCTION PURPOSES. IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER/OWNER TO HAVE THE DRAWINGS REVIEWED BY AN ARCHITECT, ENGINEER, CERTIFIED DESIGNER, AND/OR GENERAL CONTRACTOR, LICENSED TO PRACTICE IN THAT PARTICULAR GEOGRAPHICAL AREA IN WHICH THESE PLANS ARE TO BE USED, TO ACQUIRE THE NECESSARY INFORMATION OR ADDITIONAL DRAWINGS (I.E. STRUCTURAL, TO INCLUDE FOUNDATION, FLOOR/ROOF TRUSS DESIGNS, MECHANICAL, ELECTRICAL, ETC.) REQUIRED FOR ACTUAL CONSTRUCTION AND BUILDING PERMIT PURPOSES. WALL SECTIONS AND DETAILS SHOWN ARE FOR DESIGN COORDINATION PURPOSES ONLY. EXACT WALL/ROOF MATERIAL COMPOSITION AND DETAILING OF MATERIALS (INCLUDING WATERPROOFING AND FLASHINGS) SHALL BE DETERMINED BY THE PURCHASER/OWNER OR GENERAL CONTRACTOR AT THE TIME OF CONSTRUCTION.

BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION AND ASSURE THE F.F.E. ARE APPROPRIATE FOR THE LOCATIONS FLOOD ZONE.

WINDLOAD AND STRUCTURE ONLY

DEAN A. SPENCER  
ENGINEERING, INC.  
MAXWELL M. SPENCER, PE  
FL#88877  
1197 Tiger Trail, Gulf Breeze, FL 32563  
(850) 932-8729 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
**A1**

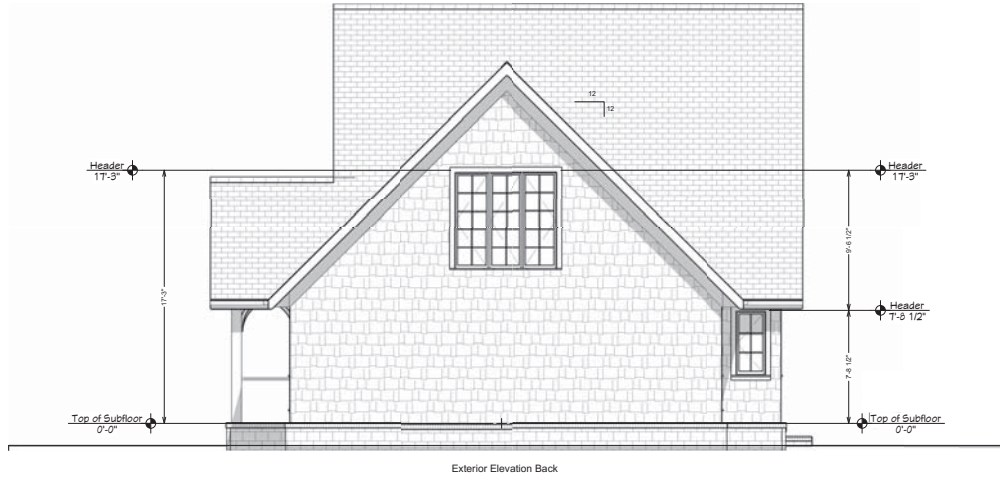
THIS HOME MEETS SECTION 800 - MECHANICAL BY THE USE OF AIR DUCTS (1 1/2" X 6") FROM EACH BEDROOM TO FREE AIR OR TO THE RETURN AIR CHAMBER

JOB: CONCOATE RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER: DAVID BUTLER  
LOWLEY HAWK CONSTRUCTION  
(850) 335-6000

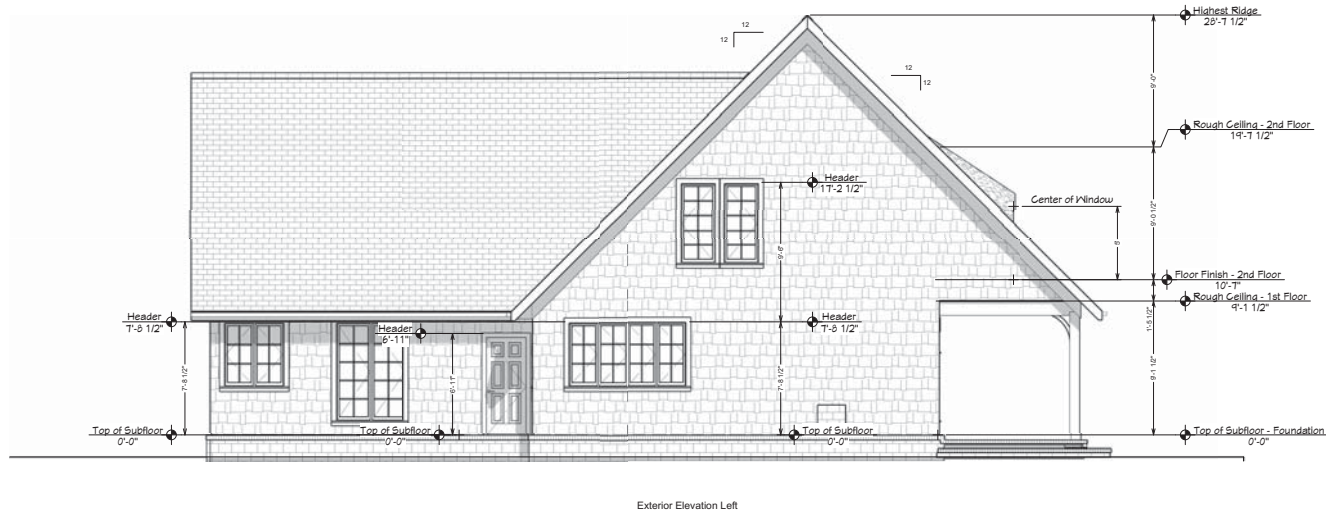
DESIGNER: DANE PITTS  
DATE: 6/2/2021  
SCALE: 1/4" = 1'-0"

Builder's CAD Services  
Dane Pitts - Owner  
1264 Mazzoni Blvd.  
Pensacola, FL 32504  
Phone: 850-343-0882  
builderdane@outlook.com  
www.buildercad.com





FOOTER DEPTH TO BE DETERMINED BY ENGINEER AND BUILDER



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WINDLOAD AND STRUCTURE ONLY

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ENGINEERING, INC.  
MAXWELL M. SPENCER, PE  
FL#88877  
1197 Tiger Trl  
Gulf Breeze, FL 32563  
(850) 932-8739 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
**A2**

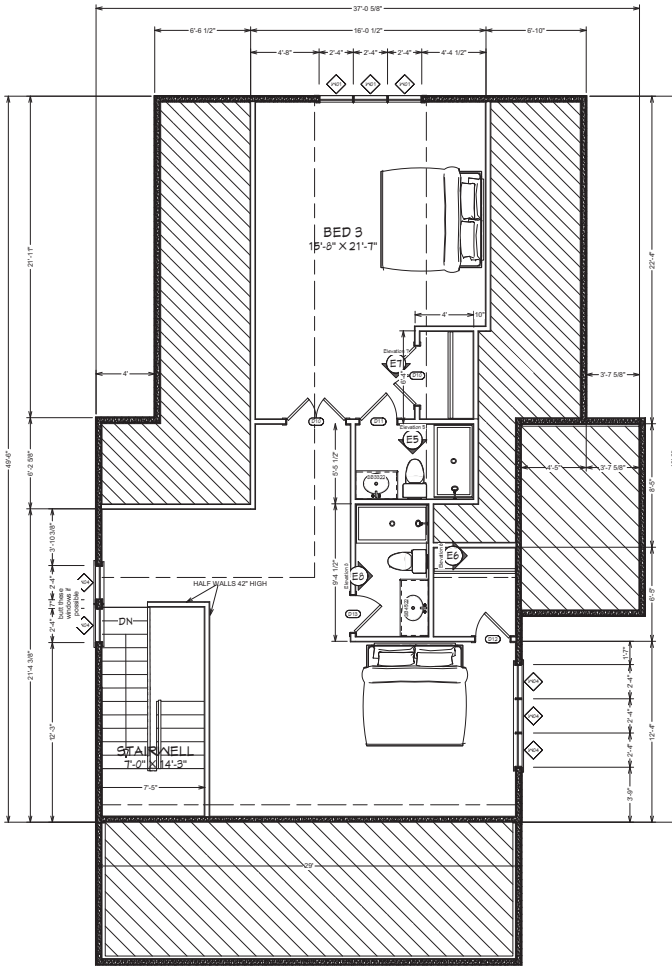
DESIGNER:  
DAVE PITTS  
DATE:  
6/2/2021  
SCALE:  
1/4" = 1'-0"

JOB:  
LONDON COATE RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER:  
DAVID BUTLER  
LOWLEY HAWK CONSTRUCTION  
850-335-6000

THIS HOME MEETS SECTION 803 OF THE FLORIDA BUILDING CODE - MECHANICAL BY THE USE OF AIR DUCTS (1.12 X 1.12 INCHES) FROM EACH BEDROOM TO FREE AIR OR TO THE RETURN AIR CHAMBER

INFO RELATED TO THE WINDLOAD AND STRUCTURE FOR THE DESIGN OF THIS PLAN:  
1. BASIC WIND SPEED - 100MPH  
2. EXPOSURE CATEGORY B  
3. INTERNAL PRESSURE COEFFICIENT +/- .18

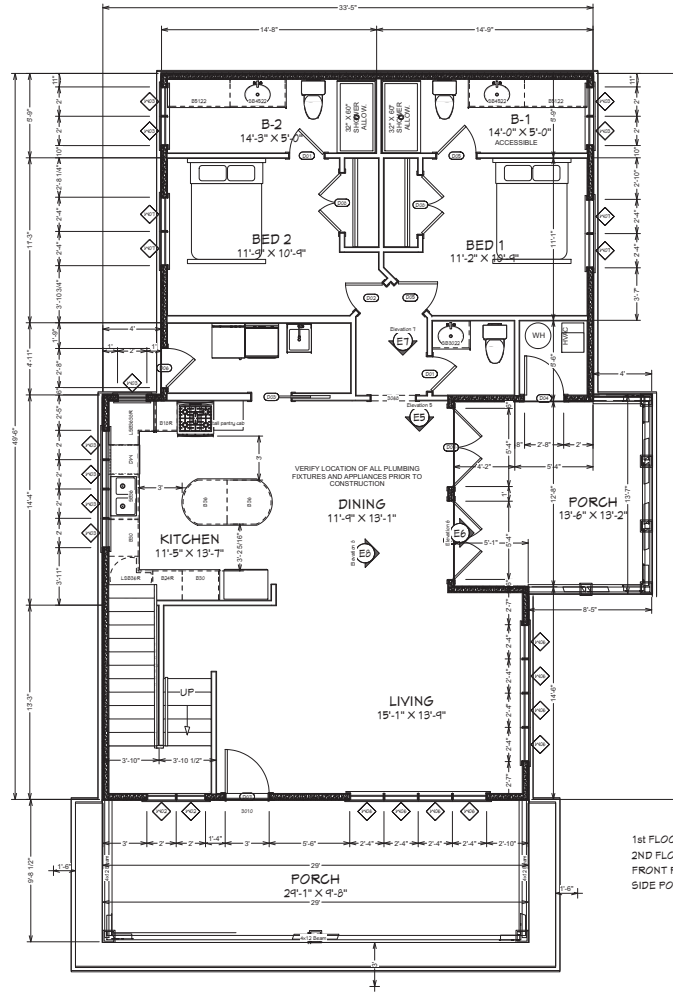
**Builder's CAD Services**  
Dane Pitts - Owner  
12164 Mazzoni Blvd.  
Pensacola, FL 32506  
Phone: 850-341-0882  
builderescad@outlook.com  
www.builderescad.com



2nd Floor

NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION
D01	D01-2665	2	1	2665 R IN	HINGED-DOOR F04
D02	D02-2665	1	1	2665 R IN	HINGED-DOOR F04
D03	D03-2665	1	1	2665 L	POCKET-DOOR F04
D04	D04-2665	1	1	2665 L EX	EXT. HINGED-DOOR F04
D05	D05-2665	2	1	2665 L IN	HINGED-DOOR F04
D06	D06-2665	1	1	2665 R EX	EXT. HINGED-DOOR F04
D07	D07-3065	1	1	3065 L EX	EXT. HINGED-DOOR F04
D08	D08-4065	2	1	4065 L/R IN	DOUBLE HINGED-DOOR F04
D09	D09-5450	2	1	5450 L/R EX	EXT. DOUBLE HINGED-GLASS PANEL
D10	D10-4065	2	2	4065 L/R IN	DOUBLE HINGED-DOOR F04
D11	D11-2665	1	2	2665 L IN	HINGED-DOOR F04

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS
W01	24655C	3	2	24655C	24"	50"	
W02	20205C	2	1	20205C	24"	54"	
W03	20445C	4	1	20445C	24"	52"	
W04	24565C	5	2	24565C	24"	66"	
W06	24655C	5	1	24655C	25"	60"	
W07	24655C	4	1	24655C	25"	60"	YES



1st Floor

1st FLOOR	1369 SQFT
2ND FLOOR	??? 1454 SQFT G1
FRONT PORCH	282 SQFT
SIDE PORCH	176 SQFT

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#### NOTES:

1. SIP SYSTEM FOR WALLS AND ROOF
2. STANDARD FLOOR TRUSSES
3. GAS APPLIANCES

WINDLOAD AND STRUCTURE ONLY  
DEANA A. SPENCER  
ENGINEERING, INC.  
MAXWELL M. SPENCER, PE  
1197 Tiger Trl  
Gulf Breeze, FL 32563  
(850) 532-8779 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
**A3**

THIS HOME MEETS SECTION 803 OF THE FLORIDA BUILDING CODE - MECHANICAL BY THE USE OF AIR DUCTS (1 1/2" X 6" MINIMUM) FROM EACH BEDROOM TO FREE AIR OR TO THE RETURN AIR CHAMBER

JOB: JON COATE RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER: DAVID BUTLER  
LOXLEY HAWK CONSTRUCTION  
(850) 335-9600

DESIGNER: DAVID FITTS  
DATE: 6/21/2021  
SCALE: 1/4" = 1'-0"

Builder's CAD Services  
Dane Fitts - Owner  
1264 Mazurek Blvd.  
Pensacola, FL 32503  
Phone: 850-341-0682  
builderescadservices@gmail.com  
www.builderescadservices.com

Staircase Information

Staircase reaches next level.  
Best fit riser height of 6 5/8" requires 19 total risers to reach 126 1/8" to next level.

Number of Sections: 2  
Number of Landings: 1  
Number of Risers: 19  
Rise Angle: 31.14

Make Best Fit

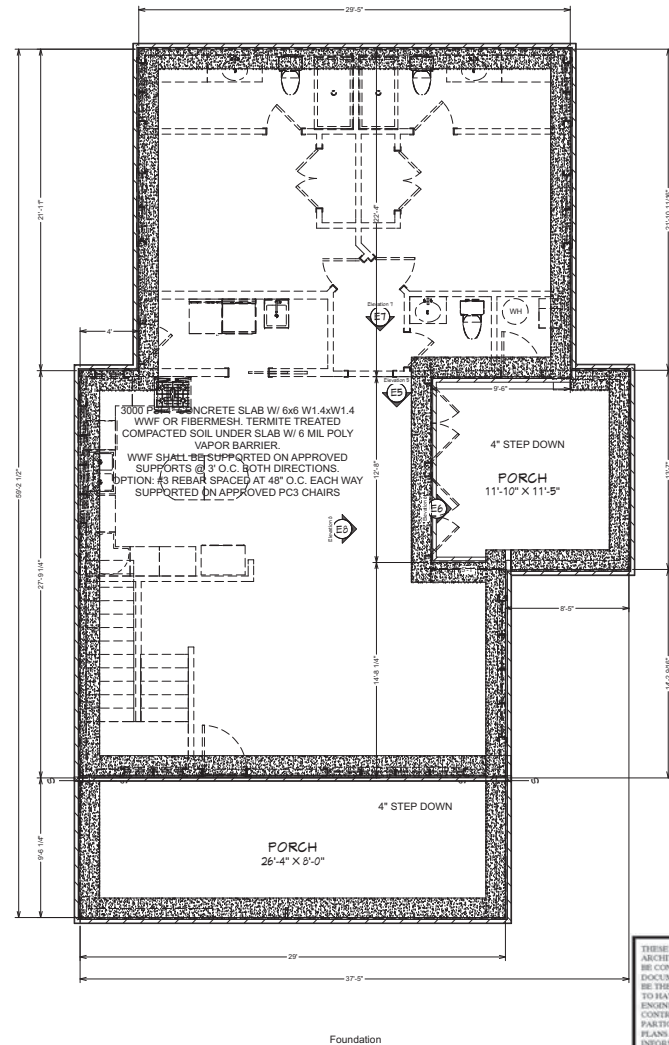
Advanced Options

☒ Automatic Treads  
☐ Lock Tread Depth  
☐ Lock Number of Treads

☒ Automatic Heights  
Top Height Reference  
☒ Floor/Landing  
☐ Top Tread  
☐ Ignore Subsection Boundaries

☐ Lock Top  
☒ Lock Bottom

Section Number	Length	Width	Tread Depth	Treads	Bottom Height	Top Height	Riser Height	Winders
<input type="radio"/> 1	55"	39"	11"	5	7/8"	40 11/16"	6 5/8"	<input type="checkbox"/>
<input checked="" type="radio"/> 2	131 7/8"	39"	11"	12	40 11/16"	127"	6 5/8"	<input type="checkbox"/>



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MAXWELL M. SPENCER, PE  
FL#88877  
1197 Tiger Trl., Gulf Breeze,  
FL 32563  
(850) 827-8729 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
A4

INFO RELATED TO THE  
WINDLOAD AND STRUCTURE  
FOR THE DESIGN OF THIS PLAN:  
1. BASIC WIND SPEED - 100MPH  
2. EXPOSURE CATEGORY B  
3. INTERNAL PRESSURE  
COEFFICIENT +/- .18

THIS HOME MEETS SECTION  
803 OF THE FLORIDA BUILDING  
CODE - MECHANICAL BY THE  
USE OF AIR DUCTS (1 1/2" X  
12" MAX) TO EXHAUST FROM  
EACH BEDROOM TO FREE  
AIR OR TO THE RETURN AIR  
CHAMBER

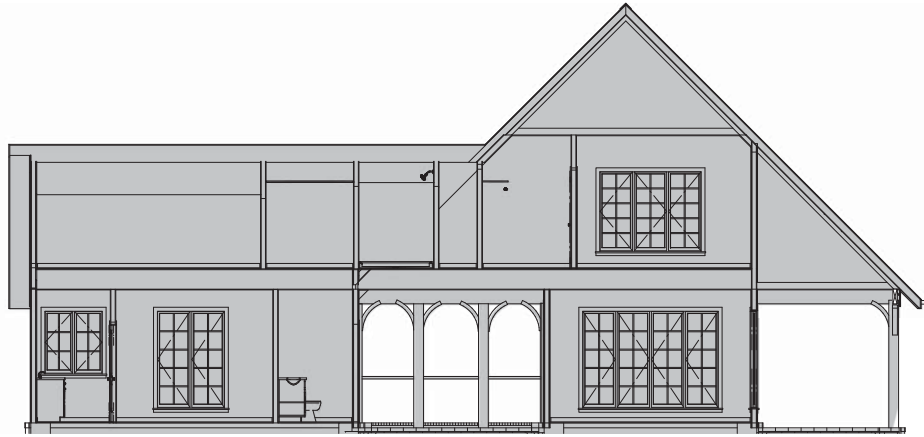
JOB: NON COATE RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER:  
DAVID BUTLER  
LOXLEY HAWK CONSTRUCTION  
850-336-6000

DESIGNER:  
DAVID PITTS  
DATE:  
6/2/2021  
SCALE:  
1/4" = 1'-0"

Builder's CAD  
Services  
Dane Pitts - Owner  
1264 Mazzoni Blvd.  
Gulf Breeze, FL 32563  
Phone: 850-341-0882  
buildercadservices@gmail.com  
www.buildercadservices.com



Elevation 5



Elevation 6



Elevation 7



Elevation 8

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FL#88877  
1197 Tiger Trl, Gulf Breeze,  
FL 32563  
(850) 932-8729 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
**A5**

JOB:  
CONCOATE RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER:  
DAVID BUTLER  
LOWLEY HAWK CONSTRUCTION  
(850) 335-6000

DESIGNER:  
DANE FITTS  
DATE:  
6/2/2021  
SCALE:  
1/4" = 1'-0"

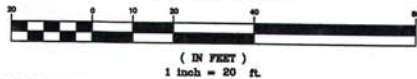
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www.builderescadservices.com



# BOUNDARY SURVEY OF A PORTION OF BLOCK 30, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA



GRAPHIC SCALE



DESCRIPTION AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.  
(PARCEL 2) CREATED AT THE CLIENT'S REQUEST  
DESCRIBED AS FOLLOWS:

THE WEST 120.00 FEET OF LOTS 1 AND 2, AND THE WEST 120.00 FEET OF THE SOUTH 15.00 FEET OF LOT 3, BLOCK 30, BELMONT TRACT, CITY OF PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. HATSON IN 1906. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 30, BELMONT TRACT, CITY OF PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. HATSON IN 1906. THENCE 60 SOUTH 10 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 30 FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 10 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 30 FOR A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 30; THENCE 60 NORTH 11 DEGREES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 30 FOR A DISTANCE OF 120.00 FEET; THENCE 60 SOUTH 10 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF BLOCK 30, BELMONT TRACT, CITY OF PENSACOLA, FLORIDA AND CONTAINS 0.21 ACRES MORE OR LESS.

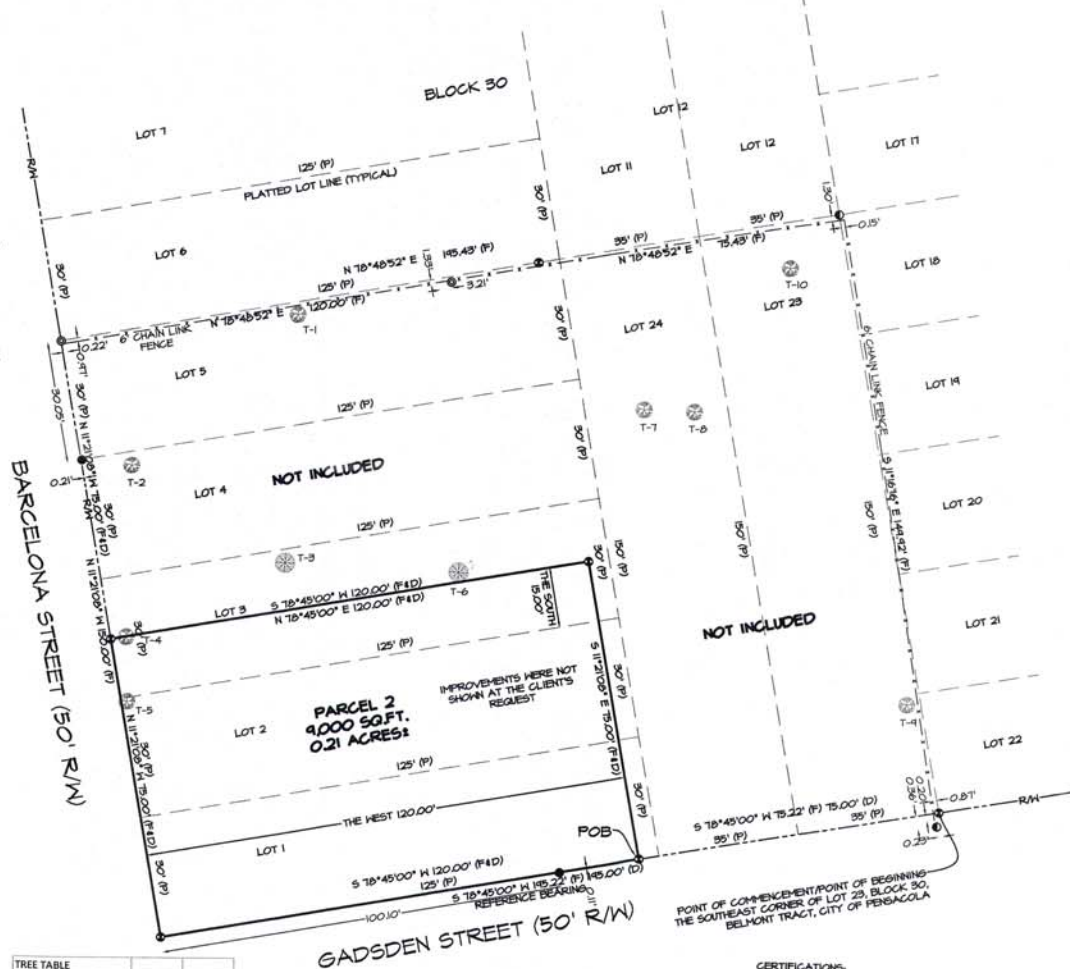
## GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 10 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE PROPERTY AS PER THE DESCRIPTION AS FURNISHED.
- THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.
- NO TITLE SEARCH HAS BEEN PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
- THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12093C 0940 6, REVISED SEPTEMBER 24, 2006.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-11.051 - 5J-11.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.
- THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.
- FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES.
- FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, FRED R. THOMPSON, AND IS TO BE RETURNED TO OWNER UPON REQUEST.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.
- THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.
- ENCROACHMENTS ARE AS SHOWN.
- THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE DEED OF RECORD ON THE GROUND AS WELL AS LOCATE ON SITE IMPROVEMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.

## DENOTES:

- ① ~ 1/2" CAPPED IRON ROD, NUMBERED T271 (PLACED)
- ② ~ 1/2" CAPPED IRON ROD, NUMBERED T042 (FOUND)
- ③ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- ④ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- (C) ~ DEED INFORMATION
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- P.O.B. ~ POINT OF BEGINNING

TREE TAG	DIAMETER	TYPE	CANOPY
T-1	60"	OAK	30'
T-2	48"	OAK	50'
T-3	52"	BAY	30'
T-4	48"	OAK	25'
T-5	24"	OAK	40'
T-6	52"	BAY	60'
T-7	48"	OAK	60'
T-8	48"	OAK	60'
T-9	60"	OAK	20'
T-10	60"	OAK	40'

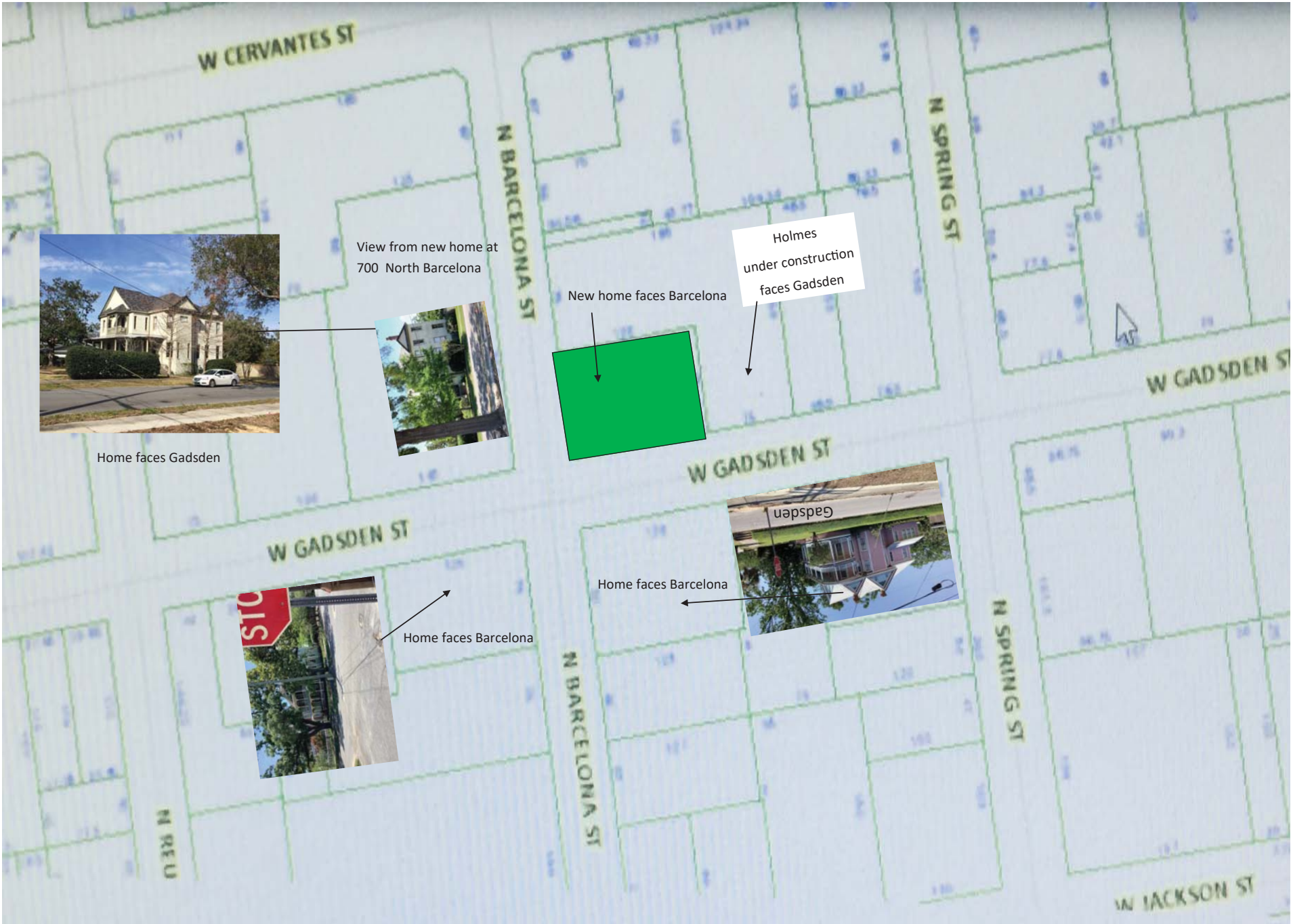


## CERTIFICATIONS:

LAVON L. COATE  
E-MANUEL SHEPPARD & CONDON, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

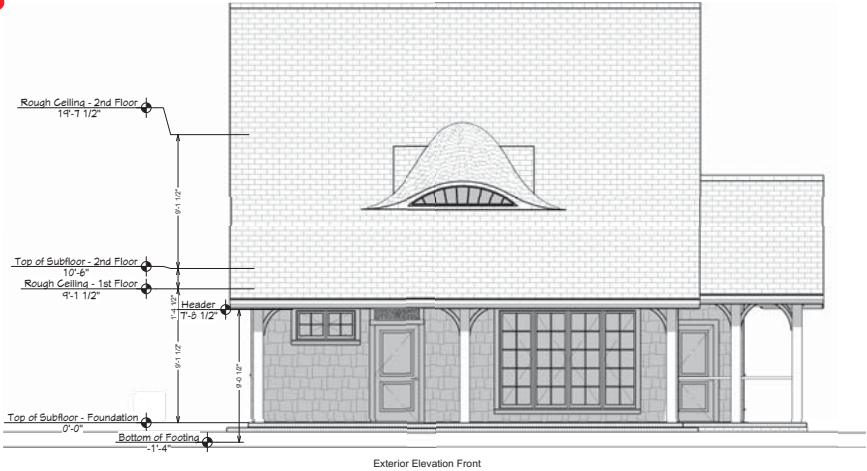
NORTHWEST FLORIDA LAND SURVEYING, INC.  
714 BELMONT CIRCLE, PENSACOLA, FLORIDA 32505  
DATE: 12/14/2020  
FRED R. THOMPSON, PROFESSIONAL LAND SURVEYOR  
REGISTRATION NUMBER 30277, CORP. NUMBER 7477  
STATE OF FLORIDA

BOUNDARY SURVEY OF A PORTION OF BLOCK 30, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA		PREPARED FOR: LAVON COATE		REQUESTED BY: KELLEY AMOS	
PROJECT NO.	22669	NO.	1	SHEETS	1
NORTHWEST FLORIDA LAND SURVEYING, INC. A PROFESSIONAL SERVICE ORGANIZATION 1000 N. GADSDEN STREET, SUITE 100 PENSACOLA, FLORIDA 32504 (904) 488-1100		DATE: 12/14/2020		SCALE: 1" = 20'	
APPROVED:	DATE:	NO.	DATE:	NO.	DATE:
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR		DATE:		NO.	

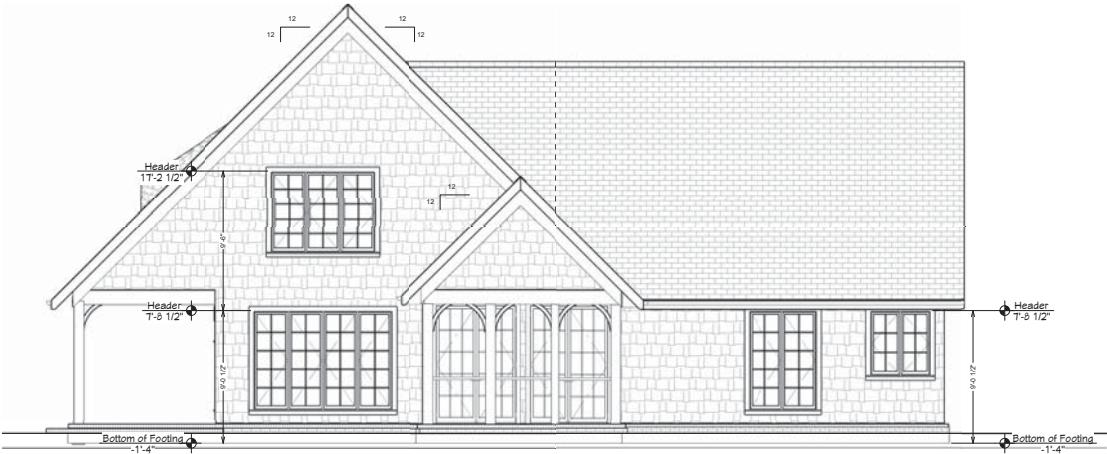




June 2021 Plans



FOOTER DEPTH TO BE DETERMINED BY ENGINEER AND BUILDER



FOOTER DEPTH TO BE DETERMINED BY ENGINEER AND BUILDER

THESE PLANS ARE TO BE CONSIDERED AS CONCEPTUAL ARCHITECTURAL DRAWINGS ONLY AND SHALL NOT BE CONSIDERED AS A FINAL SET OF ENGINEERED DOCUMENTS FOR CONSTRUCTION PURPOSES. IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER/OWNER TO HAVE THE DRAWINGS REVIEWED BY AN ARCHITECT, ENGINEER, CERTIFIED DESIGNER, AND/OR GENERAL CONTRACTOR, LICENSED TO PRACTICE IN THAT PARTICULAR GEOGRAPHICAL AREA IN WHICH THESE PLANS ARE TO BE USED, TO ACQUIRE THE NECESSARY INFORMATION OR ADDITIONAL DRAWINGS (I.E. STRUCTURAL TO INCLUDE FOUNDATION, FLOOR/ROOF TRUSS DESIGNS, MECHANICAL, ELECTRICAL, ETC.) REQUIRED FOR ACTUAL CONSTRUCTION AND BUILDING PERMIT PURPOSES. WALL SECTIONS AND DETAILS SHOWN ARE FOR DESIGN COORDINATION PURPOSES ONLY. EXACT WALL/ROOF MATERIAL COMPOSITION AND DETAILING OF MATERIALS (INCLUDING WATERPROOFING AND FLASHING) SHALL BE DETERMINED BY THE PURCHASER/OWNER OR GENERAL CONTRACTOR AT THE TIME OF CONSTRUCTION.

BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION AND ASSURE THE F.F.E. ARE APPROPRIATE FOR THE LOCATIONS FLOOD ZONE.

WINDLOAD AND STRUCTURE ONLY

DEANA SPENCER  
ENGINEERING INC.  
MAXWELL M. SPENCER, PE  
FL#88877  
1197 Tiger Trl  
Gulf Breeze, FL 32563  
(850) 532-8730 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
A1

DESIGNER:  
DAVE PITTS  
DATE:  
5/16/2021  
SCALE:  
1/4" = 1'-0"

JOB:  
NORTH COAST RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER:  
DAVID BUTLER  
LOWLEY HAWK CONSTRUCTION  
(850) 335-6000

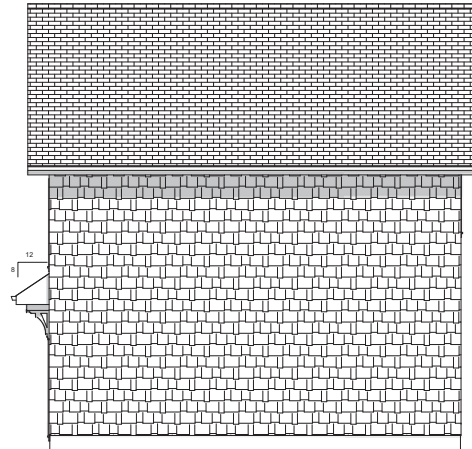
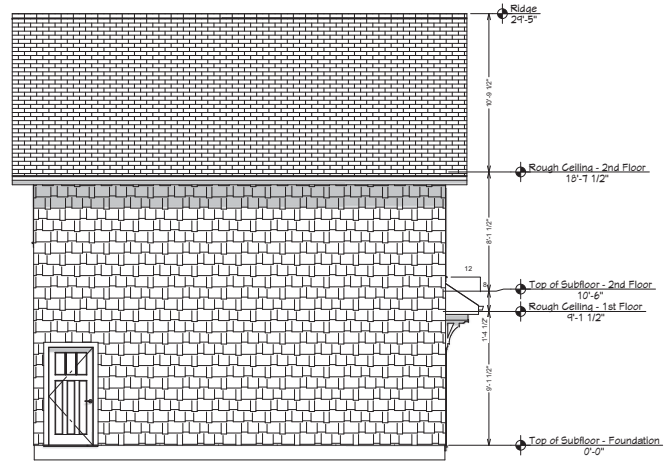
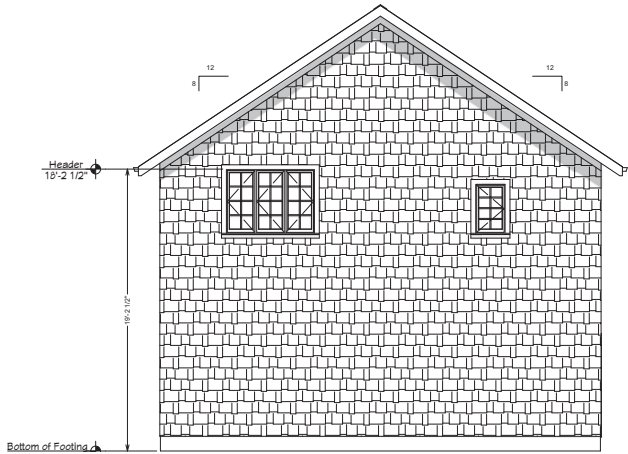
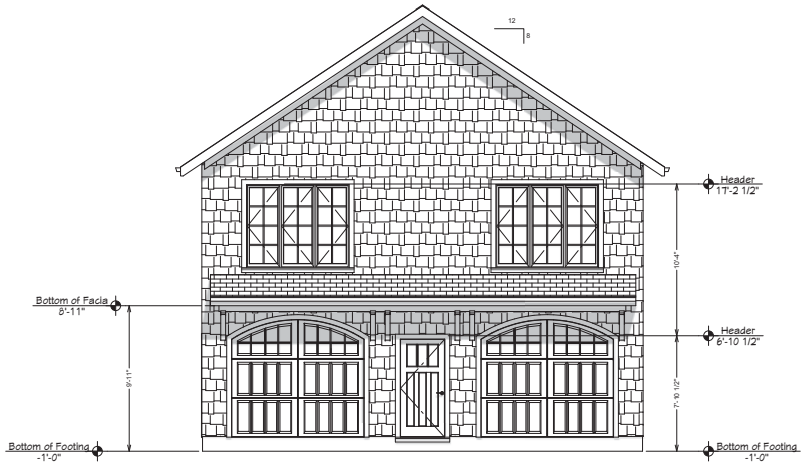
THIS HOME MEETS SECTION  
805 OF THE FLORIDA BUILDING  
CODE - MECHANICAL BY THE  
USE OF AIR DUCTS (1 1/2" X  
6" MINIMUM) FROM EACH  
BEDROOM TO FREE  
AIR OR TO THE RETURN AIR  
CHAMBER

INFO RELATED TO THE  
WINDLOAD AND STRUCTURE  
FOR THE DESIGN OF THIS PLAN:  
1. BASIC WIND SPEED - 160MPH  
2. EXPOSURE CATEGORY B  
3. INTERNAL PRESSURE  
COEFFICIENT +/- .18

Builder's CAD  
Services  
Dane Pitts - Owner  
1264 Mazzoni Blvd.  
Pensacola, FL 32504  
Phone: 850-343-0882  
buildercad@outlook.com  
www.buildercad.com







AREA	SQFT
1ST GARAGE	845
2ND FLOOR LIVING	845
TOTAL	1690

THESE PLANS ARE TO BE CONSIDERED AS CONCEPTUAL ARCHITECTURAL DRAWINGS ONLY AND SHALL NOT BE CONSIDERED AS A FINAL SET OF ENGINEERED DOCUMENTS FOR CONSTRUCTION PURPOSES. IT SHALL BE THE RESPONSIBILITY OF THE PURCHASER/OWNER TO HAVE THE DRAWINGS REVIEWED BY AN ARCHITECT, ENGINEER, CERTIFIED DESIGNER, AND/OR GENERAL CONTRACTOR, LICENSED TO PRACTICE IN THAT PARTICULAR GEOGRAPHICAL AREA IN WHICH THESE PLANS ARE TO BE USED, TO ACQUIRE THE NECESSARY INFORMATION OR ADDITIONAL DRAWINGS (I.E. STRUCTURAL, TO INCLUDE FOUNDATION, FLOOR/ROOF TRUSS DESIGNS, MECHANICAL, ELECTRICAL, ETC.) REQUIRED FOR ACTUAL CONSTRUCTION AND BUILDING PERMIT PURPOSES. WALL SECTIONS AND DETAILS SHOWN ARE FOR DESIGN COORDINATION PURPOSES ONLY. EXACT WALL/ROOF MATERIAL COMPOSITION AND DETAILING OF MATERIALS (INCLUDING WATERPROOFING AND FLASHING) SHALL BE DETERMINED BY THE PURCHASER/OWNER OR GENERAL CONTRACTOR AT THE TIME OF CONSTRUCTION.

BUILDING CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION AND ASSURE THE F.F.E. ARE APPROPRIATE FOR THE LOCATIONS FLOOD ZONE.

WINDLOAD AND STRUCTURE ONLY

DEAN A. SPENCER  
ENGINEERING, INC.  
MAXWELL M. SPENCER, PE  
FL#88877  
1197 Tiger Trl, Gulf Breeze, FL 32563  
(850) 532-8779 (VOICE)  
dean.spencer.pe@gmail.com

SHEET:  
**A1**

THIS HOME MEETS SECTION 803 OF THE FLORIDA BUILDING CODE - MECHANICAL BY THE USE OF AIR DUCTS (1.12 X 1.12 INCHES) FROM EACH BEDROOM TO FREE AIR OR TO THE RETURN AIR CHAMBER

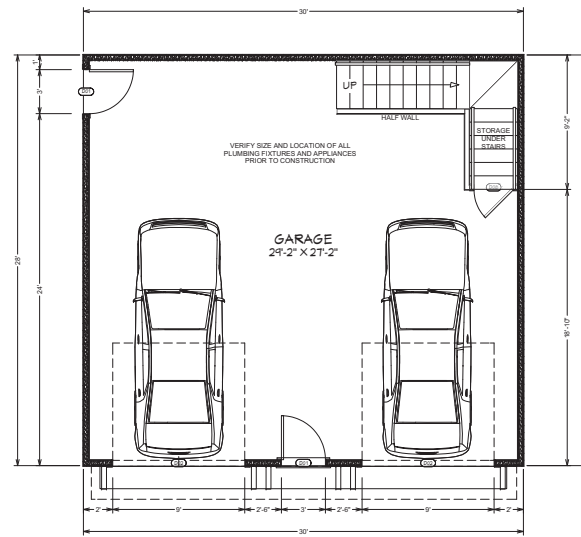
**JOB:** CONCOATE RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
**BUILDER:** LOVELY HAWK CONSTRUCTION  
850-335-6000

**DESIGNER:** DANE PITTS  
**DATE:** 5/30/2021  
**SCALE:** 1/4" = 1'-0"

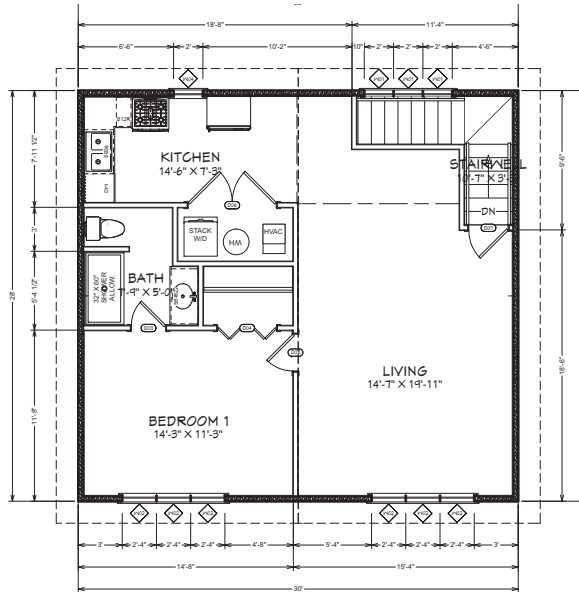
**Builder's CAD Services**  
Dane Pitts - Owner  
1264 Mazurek Blvd.  
Pensacola, FL 32504  
Phone: 850-341-0682  
buildercadservices@gmail.com  
www.buildercadservices.com



Foundation



1st Floor



DOOR SCHEDULE				
NUMBER	LABEL	QTY	FLOOR	DESCRIPTION
D01	D01-3065	2	1	3065 L EX EXT. HINGED-6365 CRAFTSMAN THREE LITE III
D02	D02-4030	2	1	4030 GARAGE-GARAGE DOOR GHD12
D03	D03-2465	1	2	2465 R IN HINGED-DOOR F04
D04	D04-4065	1	2	4065 L/R 4 DR. BIFOLD LOUVERED
D05	D05-2665	1	2	2665 R IN HINGED-DOOR F04
D06	D06-6065	1	2	6065 L/R IN DOUBLE HINGED-DOOR F04
D07	D07-2565	1	2	2565 L IN HINGED-DOOR F04
D08	D08-2565	1	1	2565 L IN HINGED-DOOR F04

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS
W01	2044SC	3	2	2044SC 24\"	NO
W02	2455SC	6	2	2455SC 20\"	YES
W04	2034SC	1	2	2034SC 24\"	NO

AREA	SQFT
1ST GARAGE	845
2ND FLOOR LIVING	845
TOTAL	1690

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WINDLOAD AND STRUCTURE ONLY

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ENGINEERING, INC.  
MAXWELL M. SPENCER, PE  
FL#88877  
1197 Tiger Trl, Gulf Breeze, FL 32563  
(850) 932-8729 (VOICE)  
dean.spencer.pe@gmail.com

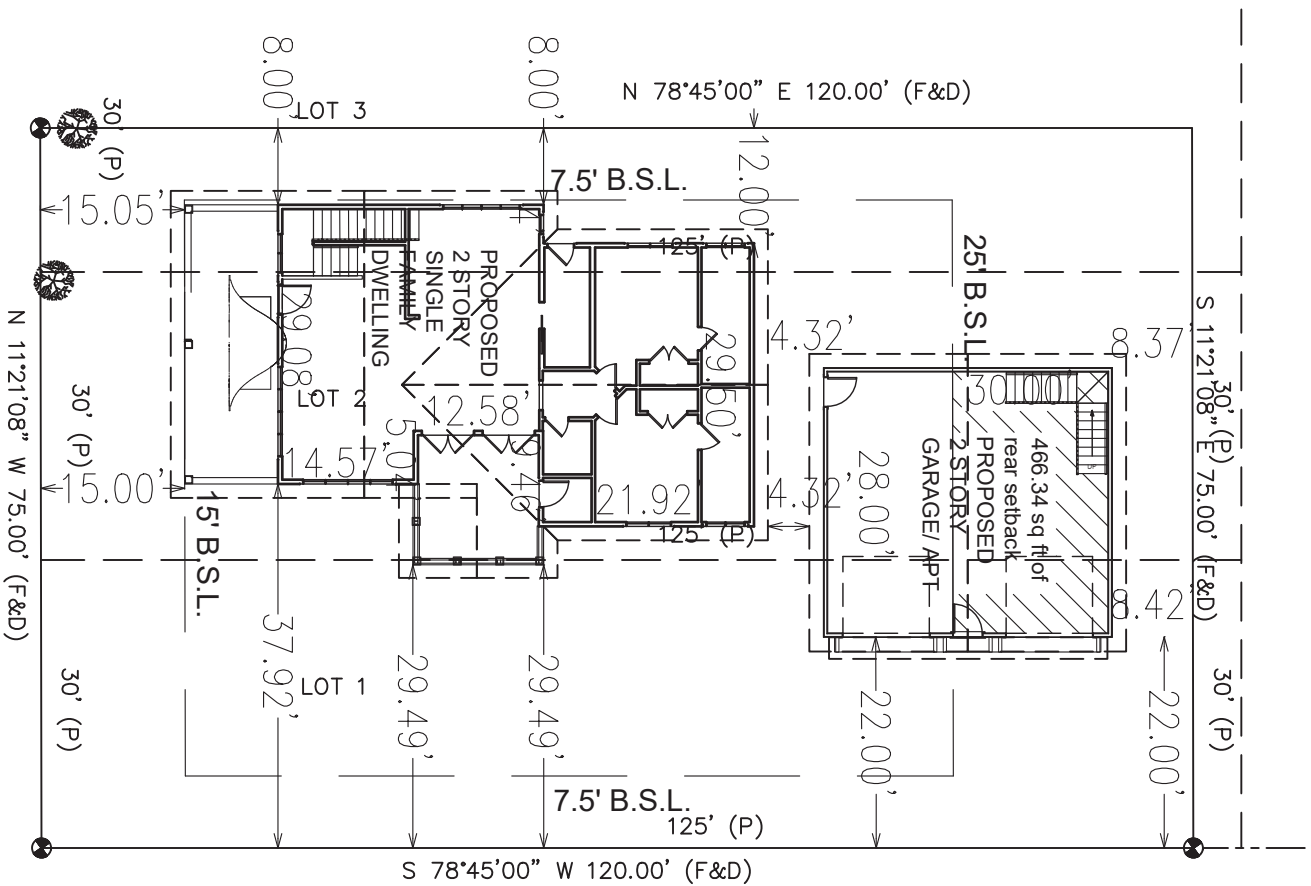
SHEET:  
**A2**

THIS HOME MEETS SECTION 805 OF THE FLORIDA BUILDING CODE - MECHANICAL BY THE USE OF AIR DUCTS (1 1/2\"/>

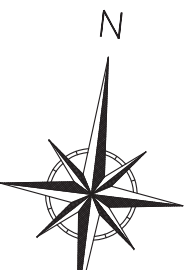
JOB:  
NORTH COAST RESIDENCE  
700 NORTH BARCELONA  
PENSACOLA, FL  
BUILDER:  
DAVID BUTLER  
LOWLEY HAWK CONSTRUCTION  
(850) 335-6000

DESIGNER:  
DANE PITTS  
DATE:  
5/30/2021  
SCALE:  
1/4\"/>

**Builder's CAD Services**  
Dane Pitts - Owner  
1264 Mazzoni Blvd.  
Pensacola, FL 32504  
Phone: 850-341-0882  
builderescadservices@gmail.com  
www.builderescadservices.com



GADSDEN STREET (50' R/W)



**Builder's CAD Services**  
**Diane Pitts - Owner**  
 1264 Mazurek Blvd.  
 Pensacola, FL 32514  
 phone: 850-341-6982  
 builderscadservices@gmail.com  
 www.builderscadservices.com

LaVon Coate Residence

<b>LOCATION:</b> 700 N. BARCELONA ST., PENSACOLA FL	<b>ACERAGE:</b> ± .21	<b>DATE:</b> 05/30/2021	<b>SCALE:</b> 1" = 30'
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Pavers and gravel for driveway, walking paths, and front porch steps

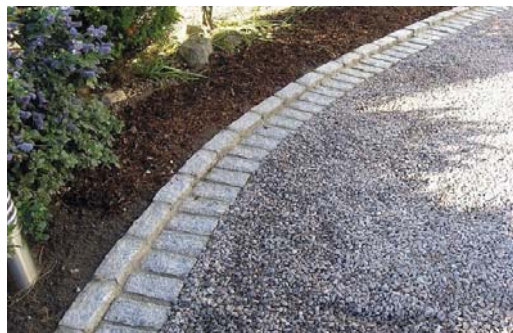


Porch surrounding step down design

Fiberglass exterior door with carved wooden transom over Clearspring Green underlay panel



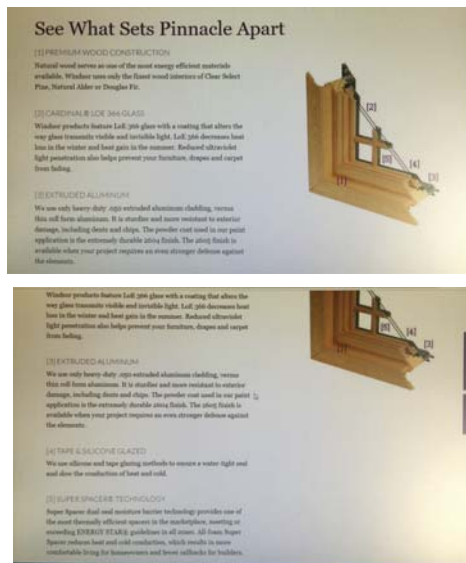
Front door color



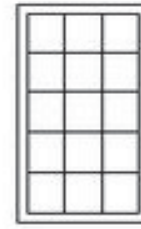
Example of eyebrow dormer window installed





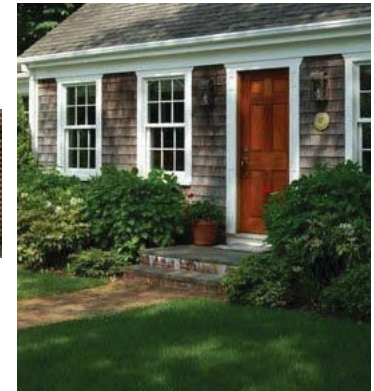


White for trim on all door, house, windows, columns



Windsor Pinnacle three pane aluminum clad outside and primed inside, casement

Examples of window and door trim



Example of red cedar shake siding



HardieShingle staggered edge to be used on 700 North Barcelona

Atlas Pinnacle roofing, Majestic Shake



Chestnut Brown stain on HardieShingle straight edge



Installed Haas garage door, American Tradition



White 922, glazed arch 3 pane, Haas Door

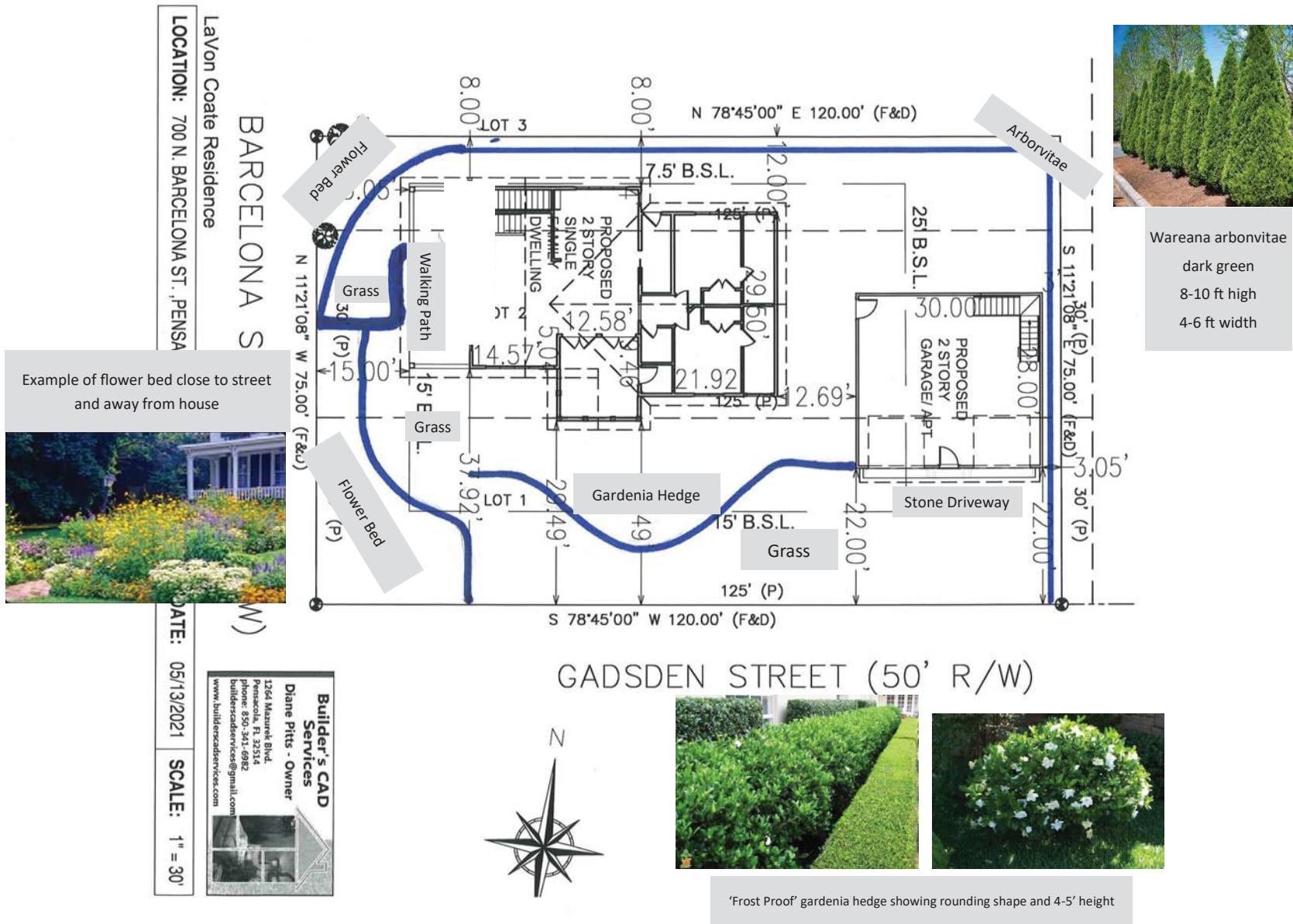
Front door and wooden transom

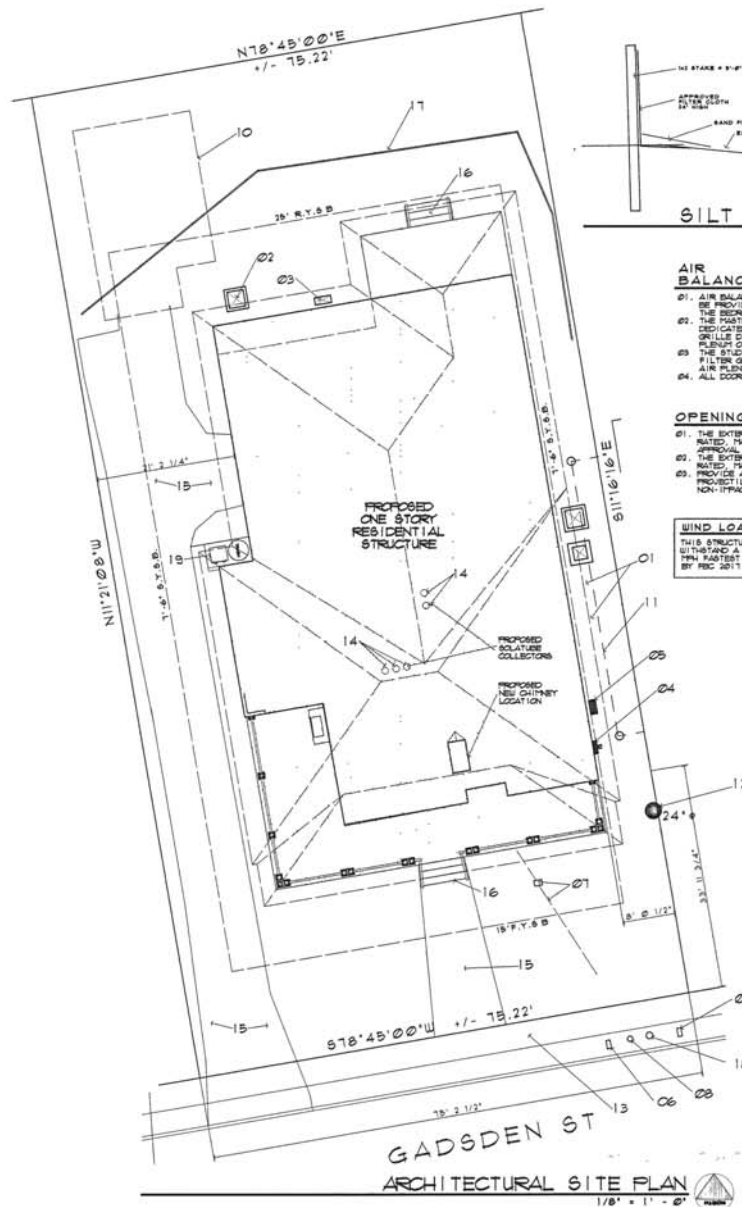


Garage exterior door



Color for front and garage exterior doors





SILT FENCE  
N.T.S.

#### AIR BALANCE STATEMENT

01. AIR BALANCE IN THE STRUCTURE WILL BE PROVIDED BY TRANSFER GRILLES.
02. THE MASTER BEDROOM WILL HAVE A DEDICATED RETURN AIR FILTER GRILLE DIRECT TO THE RETURN AIR PLenum OF HVAC #1.
03. THE BEDROOM WILL HAVE A RETURN AIR FILTER GRILLE DIRECT TO THE AIR PLenum OF HVAC #1.
04. ALL DOORS WILL BE UNDERCUT 3/4".

#### OPENING PROTECTION

01. THE EXTERIOR WINDOWS ARE WIND RATED. SEE BY ANDERSEN. SEE APPROVAL NOTES.
02. THE EXTERIOR DOORS ARE IMPACT RATED. SEE BY HANSEN. SEE APPROVAL NOTES.
03. PROVIDE APPROVED FIBRE SHIELD PROJECTILE PROTECTION FOR ALL NON-IMPACT OPENINGS.

#### WIND LOAD CERTIFICATION

THIS STRUCTURE IS DESIGNED TO WITHSTAND A WIND VELOCITY OF 140 MPH. FASTEST HILE WIND AS REQUIRED BY FBC 2017.

#### INDEX TO DRAWINGS

COV	ARCHITECTURAL SITE PLAN
SURV	SURVEY
A-1	FLOOR PLAN
A-2	SECTION
A-3	ELEVATIONS
A-4	ELEVATIONS
A-5	PERMANENTLY
A-6	FINISH SCHEDULE
A-7	REFLECTED CEILING PLAN
A-8	ROOF PLAN
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	TRUSS ELEVATIONS
M-1	MECHANICAL PLAN
E-1	ELECTRICAL FLOOR PLAN

#### APPLICABLE CODES

2017 F.B.C.	(FBC)
2017 FLORIDA MECHANICAL CODE	(FMC)
2017 FLORIDA PLUMBING CODE	(FPC)
2018 NATIONAL ELECTRICAL CODE	(NEC)
2014 LIFE SAFETY CODE	(LSC)
BUILDING INSPECTION DEPT.	888-938-3500
PLANNING DEPARTMENT	888-938-3412

#### FLORIDA APPROVAL NUMBERS

01. ROOFING SHINGLES  
PAGE BY G.A.F. THERMEX  
FLA 10144-RE 1/13/17
02. SILL FENCE  
PAGE BY JELDEN, FLORIDA APPROVALS  
SHINGLE WOOD  
FLA 91704
03. EXTERIOR DOORS  
PAGE BY JELDEN, FLORIDA APPROVALS  
NEPA HILL POINT  
OUTGOING DRIP  
FLA 14782.1  
INSULATED  
FLA 14782.4
04. LAP SIDING  
PAGE BY JAMES HANCO, HANCO-PLANK  
FLA 13181  
SEE FASTENING REQUIREMENTS ON APPROVAL  
SOPHIT  
PAGE BY JAMES HANCO, HANCO-ROOFIT  
FLA 13223.2 & 13223-84
05. STRIPPER HOLD DOWN & STRIPS  
PAGE BY JAMES HANCO, HANCO-ROOFIT  
FLA 13223.2 & 13223-84
06. GARAGE DOORS  
PAGE BY WAYNE DALTON DOOR COMPANY  
WAYNE DALTON, SERVO 5000  
FLA 9174.4

THE CONTRACTOR SHALL VERIFY ALL FL APP #

#### GENERAL SITE PLAN NOTES

01. THE SPECIFICATIONS ARE INCLUDED AS PART OF THESE DOCUMENTS. THE CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL REQUIREMENTS.
02. NECESSARY SURVEY AND TOPOGRAPHIC INFORMATION HAS BEEN PROVIDED BY THE SITE IS LOCATED IN FLOOD ZONE.
03. SEE DIVISION TWO SITE WORK FOR GENERAL SITE WORK REQUIREMENTS.
04. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND DETERMINE EXISTENCE DURING EXCAVATION AND BITE PREPARATION TO PROTECT EXISTING UNDERGROUND PIPING, LINES, ETC.
05. LOCATE ALL WORK WITH DUE CONSIDERATION FOR ALL PLANTS, TREES, SHEDS AND SURROUNDING AREAS. MAKE OR REPAIR ANY PORTIONS OF ADJACENT STRUCTURES A NECESSITY DURING WORK.
06. WATER PETER IS EXISTING. PROVIDE NEW 1" SCHEDULE 40 P.V.C. WATER SERVICE.
07. O.N. POWER IS AVAILABLE AT THE SITE. PER BY POWER REQUIREMENTS WITH POWER COMPANY PROVIDE NEW 4" SCHEDULE 40 P.V.C. SEWER TO EXISTING SEWER MAIN.
08. PROVIDE NEW GAS SERVICE 4" PETER.
09. EXISTING WATER PETER. VERIFY CONDITION.
10. NEW 3/4" SCHEDULE 40 P.V.C. WATER SERVICE W/ 1" CUT-OFF IN U.S. BOX.
11. EXISTING FIRE HYDRANT TO REMAIN. PROTECT FROM DAMAGE.
12. ADJACENT PROPERTY WATER PETER. PROVIDE DETACHED STORAGE.
13. EXISTING 6" P.V.C. SEWER TO BE REPLACED AND REPLACED ON PROPERTY.
14. EXISTING TREE TO REMAIN. PROVIDE PROTECTION FROM DAMAGE.
15. EXISTING CONCRETE SIDEWALK TO BE REPLACED. VERIFY CITY REQUIREMENTS.
16. SOLAR LIGHT TUBE COLLECTION ARCHITECTURE SERVO LOG PROFILE COLLECTION.
17. NEW 8" CONCRETE DRIVE OR WALK.
18. NADDER STEPS.
19. SILT FENCE AS REQUIRED BY CODE.
20. ATT. UTILITY POLE.
21. TRASH & RECYCLE BIN.

DATE  
01-04-21  
01-16-21

JVA  
J. VAUGHN  
ARCHITECT  
1400 S. GADSDEN ST.  
PENSACOLA, FL 32504  
AT 3030



A NEW  
HOLMES HOME  
220 WEST GADSDEN STREET, PENSACOLA, FL

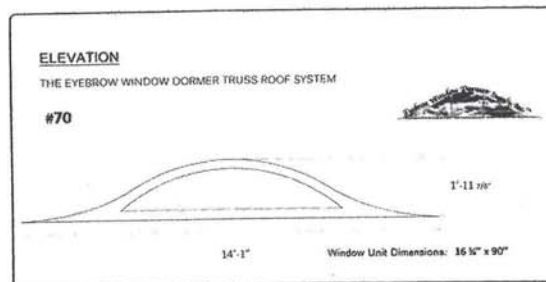
PERMIT SET  
© 2021 JVA

DRAWN BY  
COV  
OF









5/19/2021

ABOUT | Eyebrow Window Dormer Supply



powered by:  
**BOXXCRAFT™**

HOME ABOUT PRODUCTS KIT INCLUDES DESIGN YOUR OWN GALLERY INSTALLATION PROCESS CONTACT

## About



2008 IBS Show Orlando, Awarded one of Best New Products

Having the roots of our company engrossed in fine craftsmanship and the art of roof cutting, we wanted to explore the prefabrication of other specialized architectural roof features. Compiling various layers of exposure to 2D plans and 3D renderings over the years, we recognized the advantage of technology. Hence BOXXCRAFT Inc. was formed to power and facilitate the sharing of our craftsman's practice.



True-Through Eyebrow Dormer ready to ship



Large Eyebrow Dormer Framing



Architects loved the Boxxcraft App at AIA'19 in Las Vegas

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info@eywdsinc.com  
631-653-7800

5 Industrial Dr. Quogue, NY 11959



## MINUTES OF THE ARCHITECTURAL REVIEW BOARD

June 17, 2021

Item 3

700 N. Barcelona Street

NHPD

New Construction

PR-2

**Action taken: Conceptual Approved with modification.**

Ms. Cote and Mr. Butler, the builder, presented to the Board. It was determined North Hill had no objections to the request and supported the ARB's decision but questioned the final material for the exposed foundation wall. Board Member Mead complimented the applicant on a well thought out plan but questioned the blue lines; it was determined they indicated landscaping. Mr. Butler stated their intent was to raise the house, and exposed foundation would either be stucco or stone with the lot sloping to the street. Chairperson Salter stated while the house was significantly above the street level, the intent was that the finished floor of the house was only a few inches above grade. Board Member Villegas asked why they chose this style, and Ms. Cote advised she grew up in a house like this, and it was more a feeling. Board Member Yee asked if there were requirements in North Hill for first floor elevations, and staff advised there were none though it was a discussion point for Old East Hill and the PHD. Board Member Yee explained it was a great looking house but could benefit more from an increased elevation at the front porch; he also loved the screened porch was off to the side. Chairperson Salter agreed that it could benefit from a solid anchor along the base wanted to see the elevation raised to 12" to 14" above grade. Mr. Butler advised they were fluid in the design and could raise the elevation. Board Member Ramos agreed the comments were valid but felt the low steps into the porch were welcoming, and because it was new construction and not trying to recreate a historic structure, what had been presented was appropriate.

Board Member Villegas agreed that it was a new build and not historic but felt they had not taken into consideration the structures surrounding it. She explained it was very pronounced and was concerned with the overall feel of the space and the fact it was a corner structure. Board Member Spencer stated he appreciated that the future owner was going to bear the responsibility of a much more expensive type of structure which was the beauty of North Hill. This structure, because of its steep roof, was more expensive and was an asset for an empty corner lot which backed up to Cervantes. He did feel that a little more base to the building would go a long way.

Ray Jones, a North Hill resident, was disappointed the construction did not resemble those existing structures. He agreed the elevation needed to be higher. He also appreciated the Board's consideration of the applicant and the neighborhood. Staff advised new construction should be considerate of the existing historic structures in the immediate vicinity.

**Board Member Spencer made a motion approve as submitted with a modification to the top of subfloor at no less than 18" (3 risers). Chairperson Salter agreed and seconded the motion.** Staff clarified this was for conceptual review, and the Board would see the project for a final review. **The motion carried 6 to 1 with Board Member Villegas dissenting.**

Requested information for 700 North Barcelona Street, July 15, 2021 Final Review

Outdoor lighting for the garage and ADU is electric. Outdoor downward spot lights installed in the front overhang will be utilized. The light housing will not be seen from the street.



The front door wall installed outdoor lighting is gas. 18" x 10.5", standard wall bracket, Antique Copper Finish, natural gas with Wind Guard, Bevelo





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 21-00569

Architectural Review Board

7/15/2021

---

**TO:** Architectural Review Board Members

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

**DATE:** 7/7/2021

**SUBJECT:**

823 N. Baylen Street  
North Hill Preservation District / Zone PR-2  
Exterior Renovations at a Contributing Structure

### BACKGROUND:

Scott Sallis, Dalrymple Sallis Architecture, is seeking approval for exterior renovation at a two-story contributing structure. The scope of work includes the following:

- Install siding and a new window to replace the glass wall along the rear;
- Construct a new stair path and replace the guardrails at the existing deck;
- Install a new entry door to replace an existing window at the rear;
- Replace an existing door at the back porch with a new window and siding to match existing; and
- Removal of all existing scalloped awnings from windows.

Proposed new windows will be Jeld-Wen double hung wood windows to match the existing and the new rear entry door will also be wood and painted to match.

Please find attached all relevant documentation for your review.

### RECOMMENDED CODE SECTIONS:

Sec. 12-3-10(2)d.2.ii.(a) *North Hill, Decisions*  
Sec. 12-3-10(2)f. *North Hill, Restoration of Contributing Structures*



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAH RM 802 ==  
1009 ==

Site No. 25 476  
Site Name Turner, Charles Hill House 830 == Survey Date 8005 820 ==  
Address of Site: 823 N. Baylen St. Pensacola, FL 32501 905 ==  
Instruction for locating on SW corner of N. Baylen St. and W. Strong St.  
Location: Belmont Tract 36 15-18 813 ==  
subdivision name block no. lot no. 868 ==  
County: Escambia 808 ==  
Owner of Site: Name: Turner, Joyce  
Address: 823 N. Baylen St.  
Pensacola, FL 32501 902 ==  
Type of Ownership private 848 == Recording Date 832 ==  
Recorder:  
Name & Title: Gantzhorn, Alan; Guedez, Susan  
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 838 ==  
Check One Check One or More  
☒ Excellent 863 == ☒ Altered 858 ==  
☐ Good 863 == ☐ Unaltered 858 ==  
☐ Fair 863 == ☒ Original Site 858 ==  
☐ Deteriorated 863 == ☐ Restored ( ) (Date: ) ( ) 858 ==  
☐ Moved ( ) (Date: ) ( ) 858 ==  
Present Use residence 850 ==  
Dates: Beginning + 1896 844 ==  
Culture/Phase American 840 ==  
Period 19th Century 845 ==

NR Classification Category: district 916 ==

Threats to Site:

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

Areas of Significance: Architecture; History 910 ==

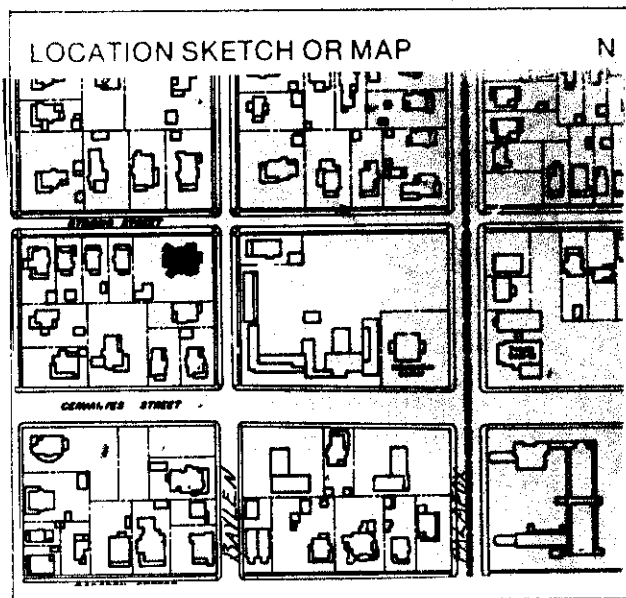
Significance:

Home of Pensacola's most prominent contractor, Charles Hill Turner, this house was originally built as a fanciful Queen Anne. In about 1910, as architectural tastes changed, the house was altered by the removal of a turret and the addition of classical details. During Turner's career as a contractor he built some of Pensacola's most outstanding buildings including the Hotel San Carlos. The Turner family still owns the house.

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

911 ==

ARCHITECT unknown 872 ==  
 BUILDER Charles H. Turner 874 ==  
 STYLE AND/OR PERIOD Queen Anne 964 ==  
 PLAN TYPE irregular 966 ==  
 EXTERIOR FABRIC(S) wood; clapboard and diamond shingle 854 ==  
 STRUCTURAL SYSTEM(S) wood frame 856 ==  
 PORCHES E/1 story hipped porch w/Ionic columns; 4 bay; access from E  
 942 ==  
 FOUNDATION: pier; brick 942 ==  
 ROOF TYPE: hip on hip with gables 942 ==  
 SECONDARY ROOF STRUCTURE(S): cross gable 942 ==  
 CHIMNEY LOCATION: offset; front slope, 2 lateral slopes 942 ==  
 WINDOW TYPE: DHS; 1/1, 6/6, wood 942 ==  
 CHIMNEY: brick; stuccoed 882 ==  
 ROOF SURFACING: composition shingle; butt 882 ==  
 ORNAMENT EXTERIOR: 882 ==  
 NO. OF CHIMNEYS 3 952 == NO. OF STORIES 1 950 ==  
 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 ==

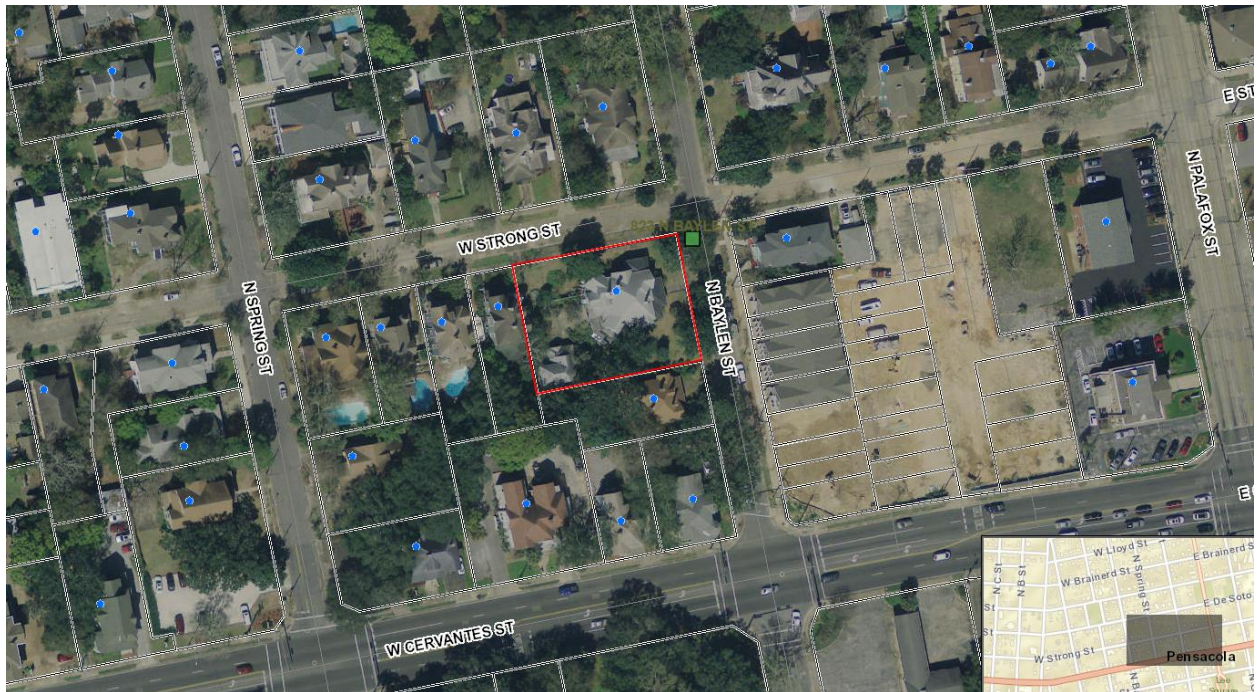
Photographic Records Numbers HPPB P80.40.1,2 860 ==

Contact Print





823 N. Baylen Street





**Architectural Review Board Application  
Full Board Review**

Application Date: 06-24-2021

**Project Address:** 823 N. Baylen St.

**Applicant:** Dalrymple Sallis Architecture

**Applicant's Address:** 503 E. Government Street, Pensacola, Florida 32502

**Email:** scott@dalsal.com **Phone:** 850-470-6399

**Property Owner:** Jan and Terry O'Rourke

(If different from Applicant)

**District:** PHD ☐ NHDP ☒ 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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

**Project specifics/description:**

**Renovation of an existing two-story residence in the North Hill Historic District. The project will include first floor interior renovations, new siding and window to replace glass wall at rear/side, new stair path to the existing deck, new entry door to replace existing window at rear, and the removal of all existing scalloped awnings from windows.**

*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.*



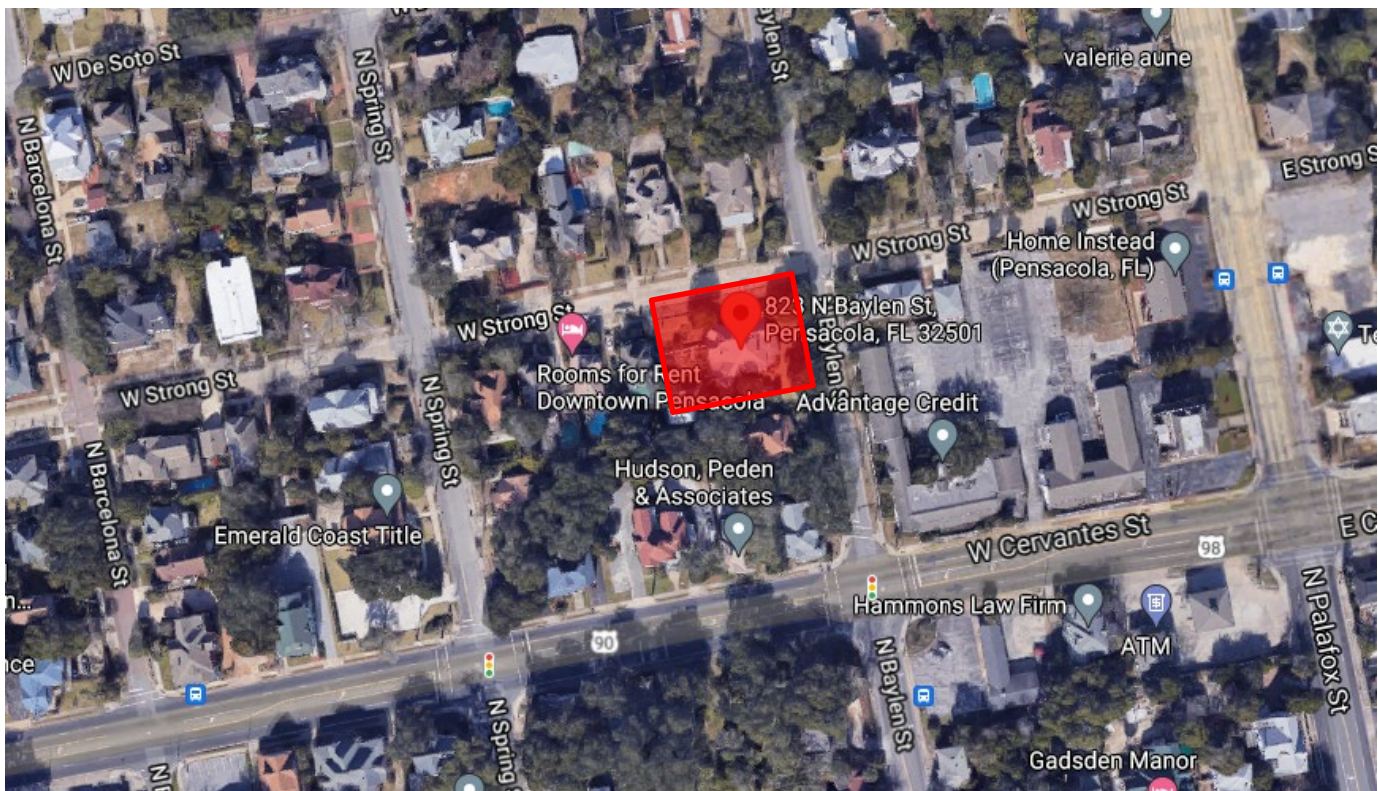
Applicant Signature

06/24/2021

Date

**Date:** Monday, June 28, 2021  
**Project:** 823 N. Baylen St.  
Pensacola, FL 32501  
**Recipient:** Architectural Review Board – City of Pensacola

## Existing Site Conditions



**Project Location**



## Existing Exterior Photos



**View of Existing Front**



**View of Existing South Side**



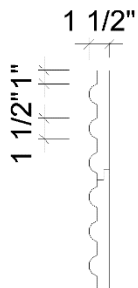
**View of Existing North Side**



**View of Existing Rear**

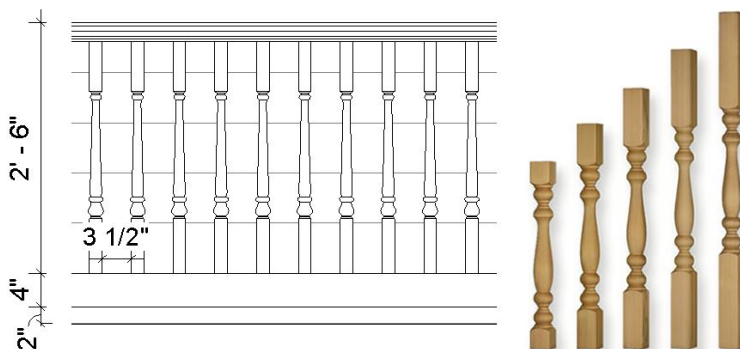
## Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Wood Siding	TBD	TO MATCH EXISTING
Wood Trim	TBD	TO MATCH EXISTING
Architectural Grade Running Trim	TBD	TO MATCH EXISTING
New Back Deck Wood Railing	TBD	TO MATCH EXISTING
New Back Deck Wood Stairs	TBD	TO MATCH EXISTING
Entry Door	TBD	TO MATCH EXISTING
Window/Door Frames	TBD	TO MATCH EXISTING



### Infill Siding Profile

Custom Wood Siding to Match Existing



### Wood Railing

3 ft. Tall: 3 1/2 in Spacing



**WINDOW – DIVIDED LITES TO MATCH EXISTING**  
**By: JELD-WEN**



Wood  
Painted to match existing.  
Double Hung Window to match existing.

**BACK DOOR- HINGE DOOR WITH HALFLITE**  
**By: Combination Door Company**



Wood Exterior Door  
Painted to match existing.

## Historic Photos

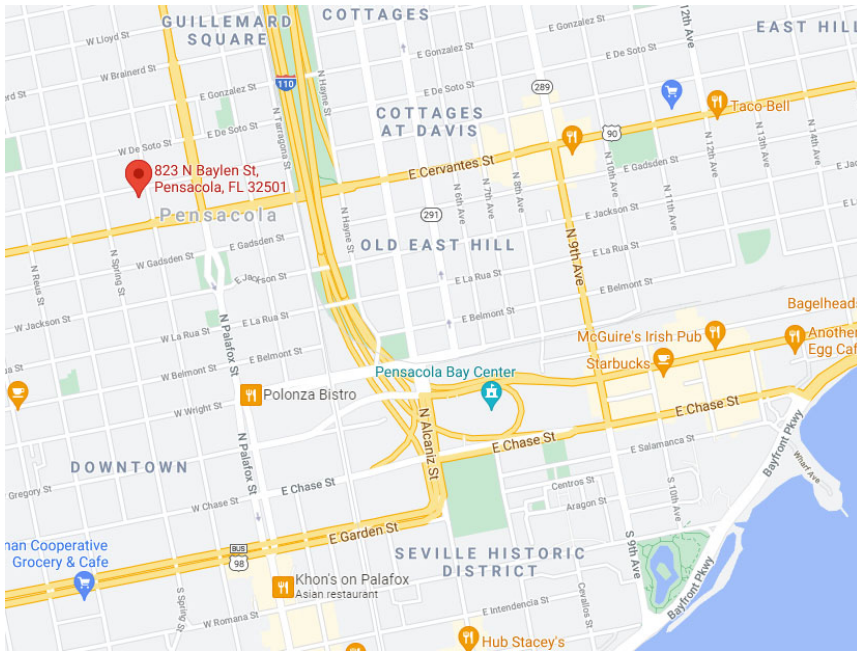




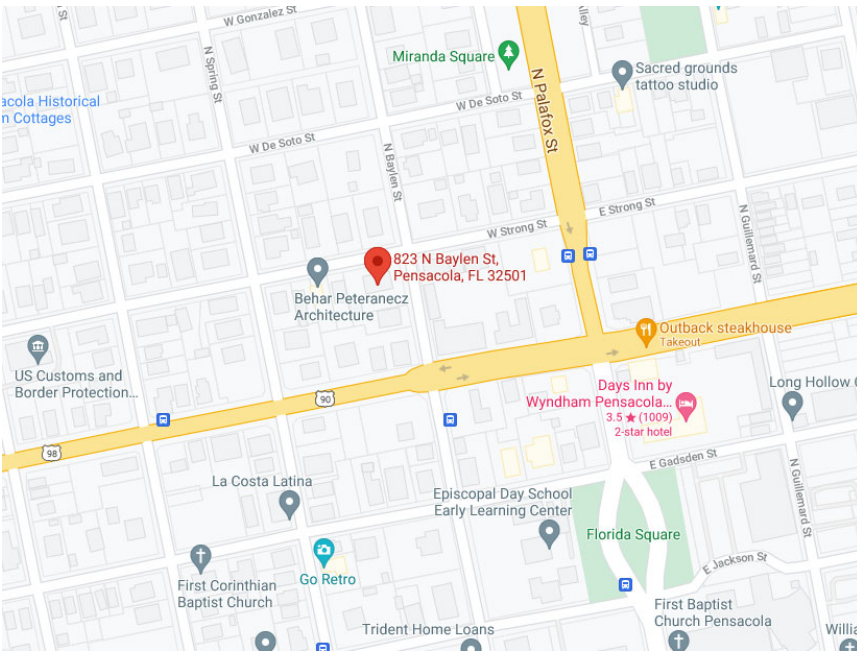
# O'Rourke Renovation

RENOVATION OF AN EXISTING TWO-STORY RESIDENCE

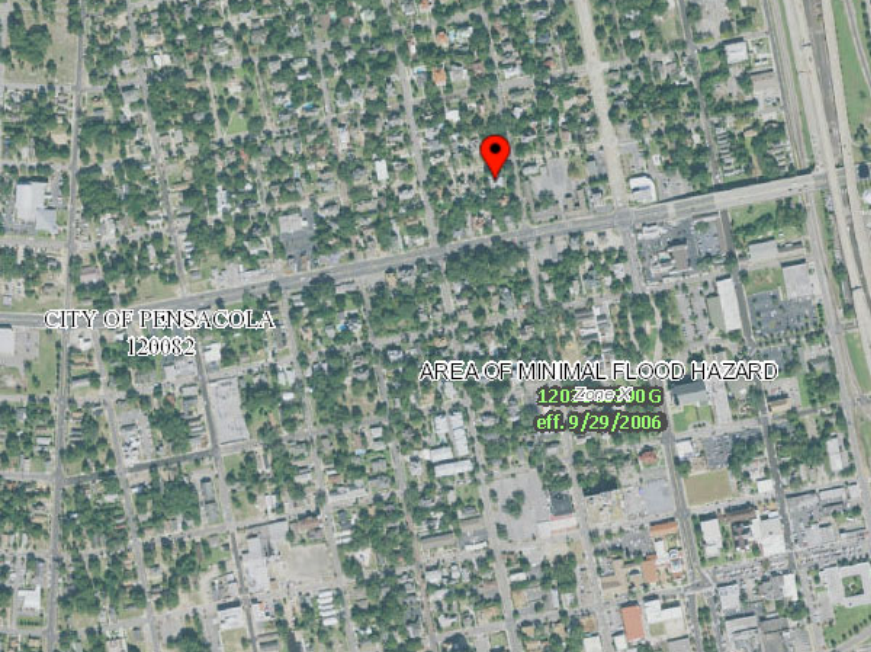
823 North Baylen St. Pensacola, FL 32501



VICINITY MAP



SITE MAP



FEMA FLOOD MAP

## BUILDING DATA

**APPLICABLE CODES:**  
2020 FLORIDA BUILDING CODE, RESIDENTIAL  
FLORIDA FIRE PREVENTION CODE, 7th EDITION

**CONSTRUCTION TYPE:**  
TYPE VB: UNPROTECTED, UNSPRINKLERED

**OCCUPANCY CLASSIFICATION:**  
RESIDENTIAL (R-3) - SINGLE FAMILY DWELLING UNIT

**ZONED:** PR-2

**FLOOD ZONE:** X

**PHYSICAL PROPERTIES:**  
**BUILDING HEIGHT:** 27'-10"  
**NO. OF STORIES:** 2

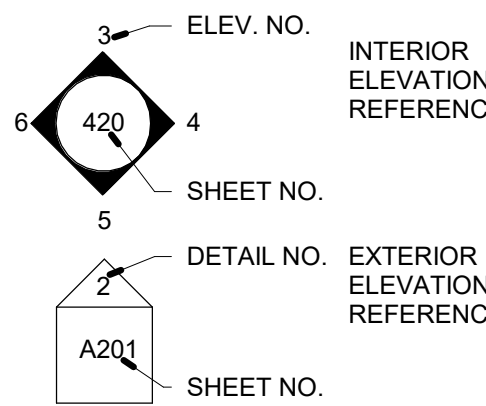
## INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	
Architectural		
A010	FIRST FLOOR DEMO PLAN	
A101	NEW WORK FIRST FLOOR PLAN	
A201	EXTERIOR ELEVATIONS	

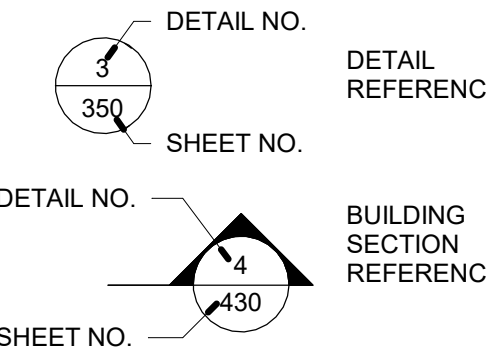
## GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE, ALLOW, AT MINIMUM, (12) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2020 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2020 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R-3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

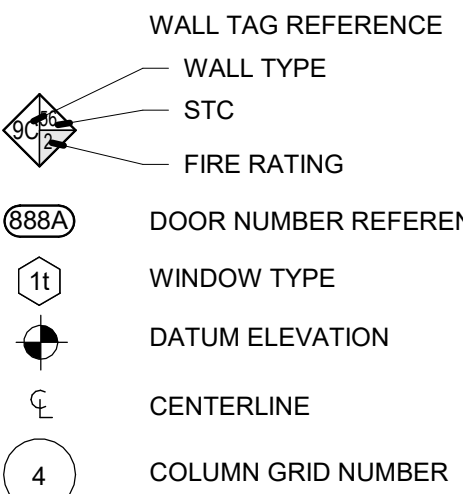
### ELEVATION REFERENCES



### DETAIL REFERENCES



### ANNOTATION REFERENCES



Room name	Room Tag
101	
11'-8"	CEILING HEIGHT - ABOVE FIN. FLOOR

### REVISION NUMBER REFERENCE

REVISION NO.



dalrymple | sallis  
architecture  
503 E. Government St.  
Pensacola, FL 32502  
v: 850-470-6399  
f: 850-470-6397  
www.dalsal.com  
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT WRITTEN CONSENT OF THE FIRM'S PRINCIPALS

CERTIFICATION

NOT FOR  
CONSTRUCTION

O'Rourke Renovation

823 North Baylen St. Pensacola, FL 32501

DRAWN BY: SKG  
CHECKED BY: JSS

ISSUE DATE:  
06-24-21

REVISIONS:  
No. Desc. Date

SHEET TITLE:

TITLE SHEET

SHEET NO.:

G001

PROJECT NO.:  
Project Number



1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.
4. REUSE EXISTING DOORS AND WINDOWS WHERE NOTED.

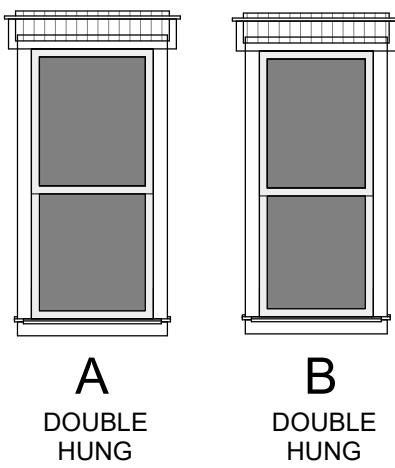


PROJECT NO:  
Project Number



WINDOW SCHEDULE					
Type Mark	Width	Height	Head Height	Material	Comments
A	2' - 8"	5' - 9"	9' - 5"	WD	
B	2' - 6"	5' - 8"	8' - 2"	WD	

### WINDOW TYPES

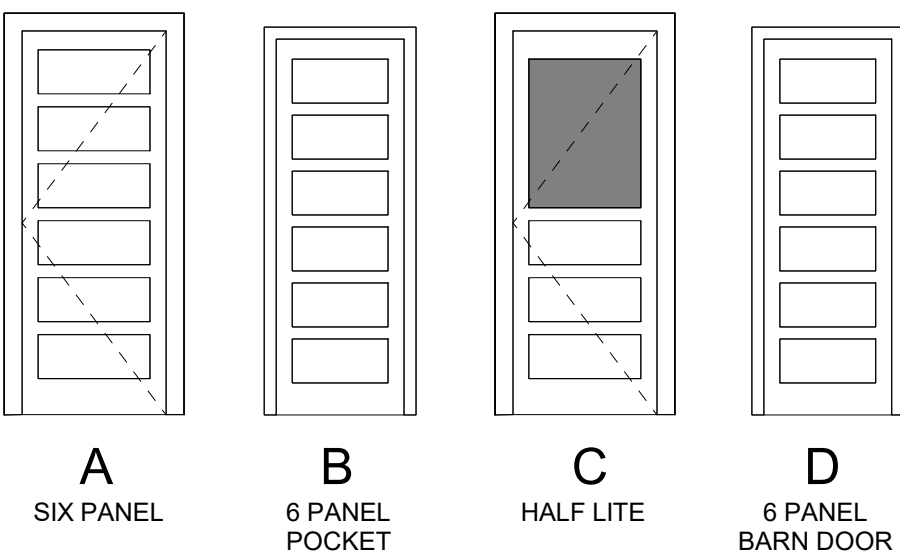


### WINDOW NOTES

- ALL WINDOWS TO BE WOOD-CLAD, IMPACT-RATED PRODUCT.
- ALL WINDOWS TO HAVE MIN. LOW-E GLASS COATING.

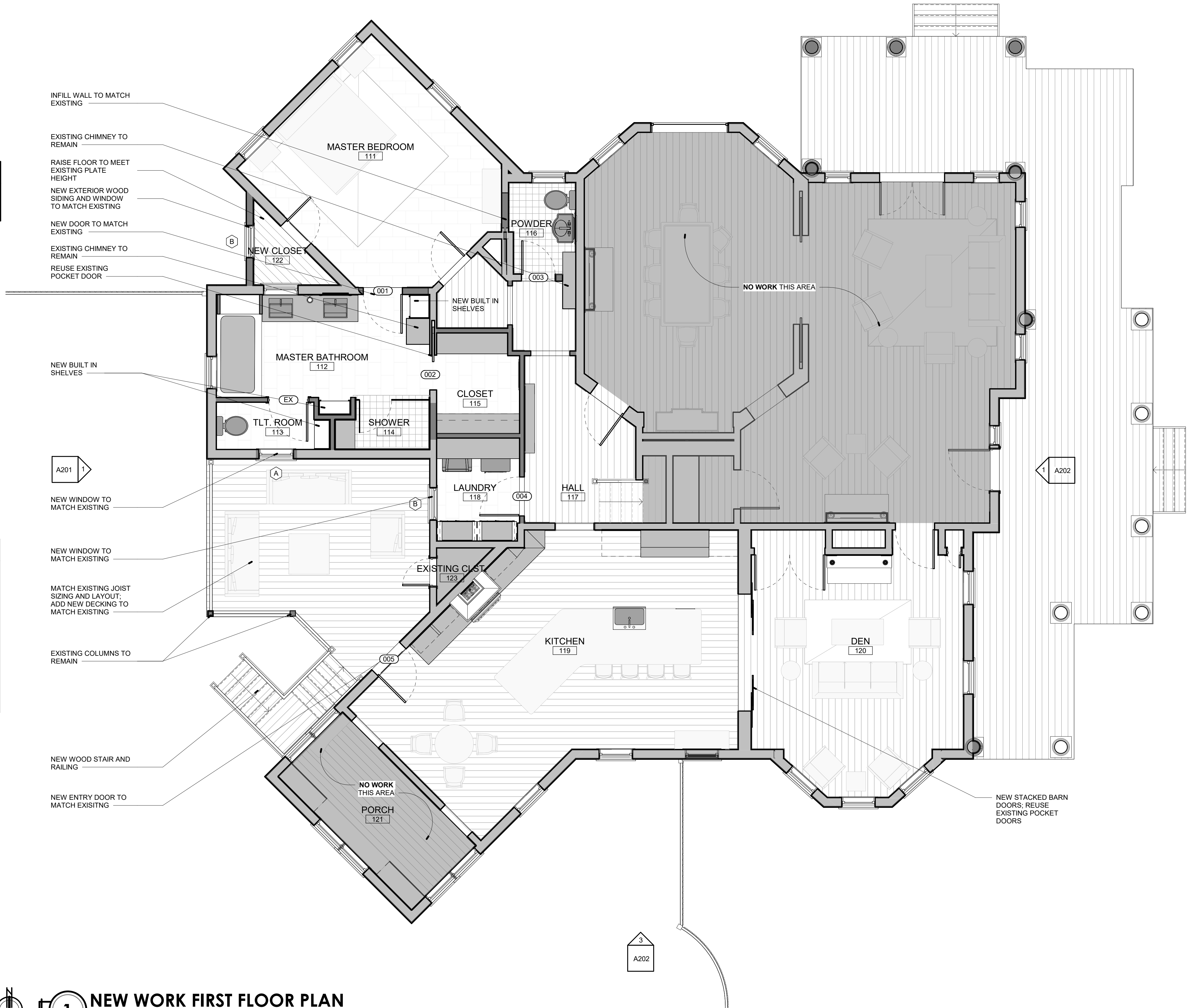
DOOR SCHEDULE							
DOOR NO.	DOOR		TYPE MARK	DOOR		FRAME	Comments
	WIDTH	HEIGHT		MATERIAL	HARDWARE	MATERIAL	
001	3' - 0"	8' - 0"	A	WD	PRIVACY	WD	REUSE DOOR FROM EXISTING SOUTH BEDROOM
002	2' - 8"	7' - 10"	B	WD	STORAGE	WD	
003	2' - 7"	6' - 10"	A	WD	PRIVACY	WD	
004	3' - 0"	8' - 0"	A	WD	PASSAGE	WD	
005	3' - 0"	7' - 0"	C	WD	ENTRY	WD	
006	2' - 8"	7' - 10"	D	WD	BARN DOOR	WD	REUSE EXISTING POCKET DOOR AS BARN DOOR
007	2' - 8"	7' - 10"	D	WD	BARN DOOR	WD	REUSE EXISTING POCKET DOOR AS BARN DOOR
008	2' - 8"	7' - 10"	D	WD	BARN DOOR	WD	REUSE EXISTING POCKET DOOR AS BARN DOOR
011	2' - 8"	7' - 10"	D	WD	BARN DOOR	WD	REUSE EXISTING POCKET DOOR AS BARN DOOR

### DOOR TYPES



### DOOR NOTES

- CONTRACTOR TO VERIFY ALL DOOR STYLES, DOOR AND FRAME MATERIALS, AND HARDWARE WITH OWNER.
- ALL GLAZING IN DOOR TO BE TEMPERED SAFETY GLAZING.
- WOOD DOORS TO BE SOLID CORE, STAINED.
- PROVIDE DOOR STOPS, BUMPERS, THRESHOLDS AND WEATHERSTRIPS FOR ALL DOORS AS REQUIRED.
- REUSE EXISTING DOORS WHERE SPECIFIED



### NEW WORK NOTES

- PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
- VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
- CONTRACTOR TO COORDINATE WITH OWNER/SUBCONTRACTOR FOR ALL AUDIOVISUAL WORK.
- ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
- PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
- EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.



**dalrymple | sallis**  
architecture  
503 E. Government St.  
Pensacola, FL 32502  
v: 850-470-6399  
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CERTIFICATION

NOT FOR  
CONSTRUCTION

O'Rourke Renovation

823 North Baylen St. Pensacola, FL 32501

DRAWN BY: SKG  
CHECKED BY: JSS

ISSUE DATE: 06-24-21

REVISIONS  
No. Des. Date

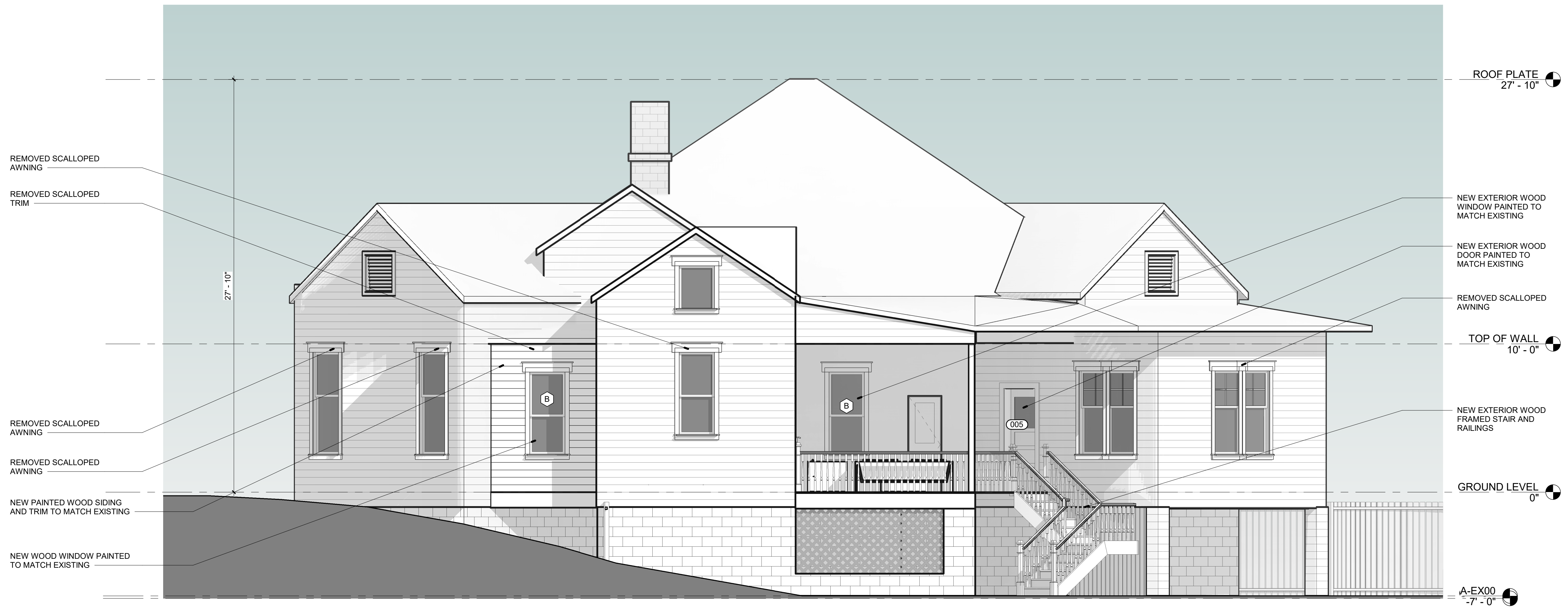
SHEET TITLE:  
**NEW WORK  
FIRST FLOOR  
PLAN**

SHEET NO:

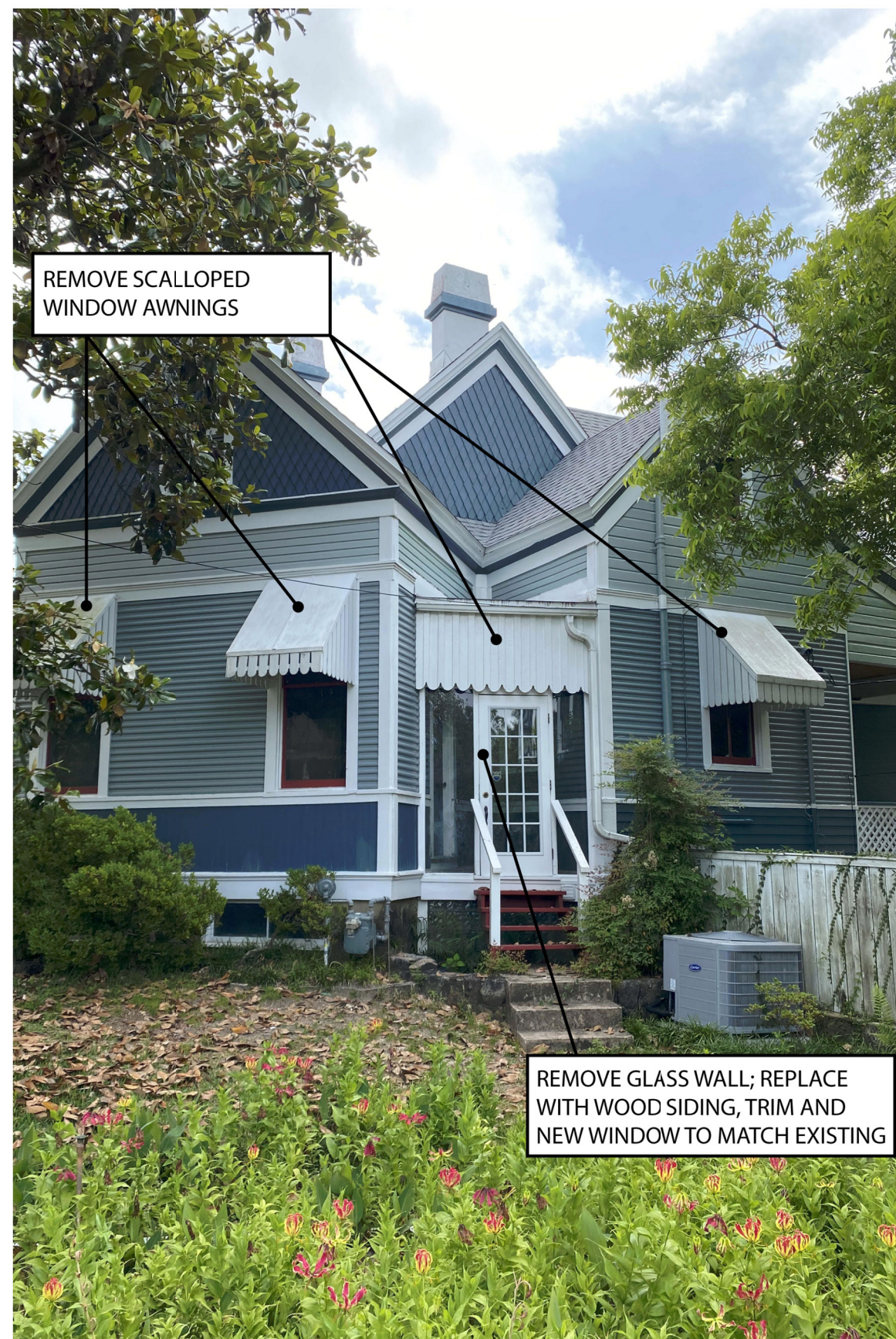
**A101**

PROJECT NO:  
Project Number





**1 SIDE ELEVATION B**  
1/4" = 1'-0"







# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

---

**File #:** 21-00570

Architectural Review Board

7/15/2021

---

**TO:** Architectural Review Board Members

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

**DATE:** 7/7/2021

**SUBJECT:**

1108 N. Reus Street  
North Hill Preservation District / Zone PR-1AAA  
Exterior Renovations to a Contributing Structure

### **BACKGROUND:**

Philip Partington, SMP Architecture, is seeking approval for exterior renovation at a two-story contributing structure. The scope of work includes the following:

- Replace the existing second-story windows on the west, south, and north elevations with code compliant egress windows and install a new matching window on the north elevation ground floor. These are proposed to be JeldWen clad-wood casement windows.
- Relocate the rear door and stoop. The door will be replaced with a new fiberglass JeldWen ½ view door and infill wood siding will match the existing.
- Remove the chimneys from the south and north elevations.
- Extend the rear shed roof to create a small porch at the northeast corner of the house.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS:**

Sec. 12-3-10(2)d.2.ii.(a) *North Hill, Decisions*  
Sec. 12-3-10(2)f. *North Hill, Restoration of Contributing Structures*

FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 ==  
1009 ==

Site No. ES 711  
Site Name Yonge, Malcolm R. House 830 == Survey Date 8005 820 ==  
Address of Site: 1108 N. Reus St., Pensacola, FL 32501 905 ==  
Instruction for locating E. side of N. Reus Street between W. Gonzalez St. and  
W. Brainard Street 813 ==  
Location: Belmont Tract 55 5-7 868 ==  
subdivision name block no. lot no.  
County: Escambia 808 ==  
Owner of Site: Name: Jones, F.H. and Helen M.  
Address: 1108 N. Reus St., Pensacola, FL 32501 902 ==  
Type of Ownership private 848 == Recording Date 832 ==  
Recorder:  
Name & Title: Gantzhorn, Alan; Guedez, Susan  
Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use residence 838 ==  
Check One Check One or More  
☐ Excellent 863 == ☒ Altered 858 ==  
☒ Good 863 == ☐ Unaltered 858 ==  
☐ Fair 863 == ☒ Original Site 858 ==  
☐ Deteriorated 863 == ☐ Restored ( ) (Date: ) ( ) 858 ==  
☐ Moved ( ) (Date: ) ( ) 858 ==  
District 916 ==

NR Classification Category:

Threats to Site:

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

Areas of Significance: Architecture, History 910 ==

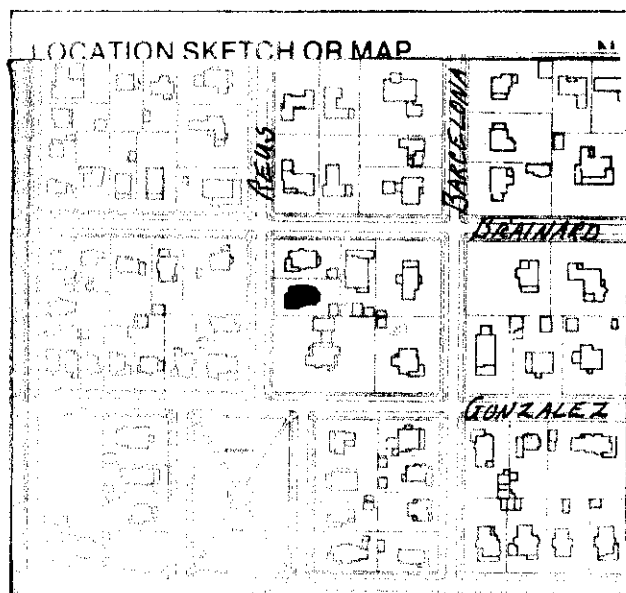
Significance:

An example of frame vernacular architecture, this house was constructed for Malcolm R. Yonge, a stenographer with the First National Bank. From 1918 to 1970 it was the home of Charles W. Merritt who owned a transfer/drayage firm.

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



ARCHITECT Unknown 872 ==  
 BUILDER Unknown 874 ==  
 STYLE AND/OR PERIOD Frame vernacular 934 ==  
 PLAN TYPE Irregular 966 ==  
 EXTERIOR FABRIC(S) wood, clapboard 854 ==  
 STRUCTURAL SYSTEM(S) wood frame 856 ==  
 PORCHES S & W/ 1 story shed porch w/ turned posts and spindle and spool baluster; 6 bay; access from W 942 ==  
 FOUNDATION: pier, brick 942 ==  
 ROOF TYPE: gable on hip 942 ==  
 SECONDARY ROOF STRUCTURE(S): 942 ==  
 CHIMNEY LOCATION: N lat slope; S lat slope 942 ==  
 WINDOW TYPE: DHS, 1/1, wood 942 ==  
 CHIMNEY: brick 882 ==  
 ROOF SURFACING: composition shingle, diamond 832 ==  
 ORNAMENT EXTERIOR: 882 ==  
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 1 1/2 950 ==  
 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 P80.21 Fr 31; NH 25-22 860 ==

Contact Print





1108 N. Reus Street



**Architectural Review Board Application  
Full Board Review**

Application Date: \_\_\_\_\_

**Project Address:** 1108 N. Reus Street, Pensacola FL 32501

**Applicant:** Philip Partington A.I.A.

**Applicant's Address:** 205 E. Intendencia Street, Pensacola FL

**Email:** philip@smp-arch.com **Phone:** 850-712-5765

**Property Owner:** Tara and Michael Jones

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

Application is hereby made for the project as described herein:

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

*\* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

**Project specifics/description:**

**The project is as follows:**

1. To remove three existing dormer windows and replace them with three clad wood windows that meet the FBCR egress requirement.
2. To remove an existing window on the North elevation and replace it with siding to match the existing.
3. To add a new clad wood window on the north elevation.
4. To remove the existing back steps and add new steps.
5. To replace the existing back door with a new door.
6. To add a new back porch and walkway
7. To remove an existing chimney.

*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.*

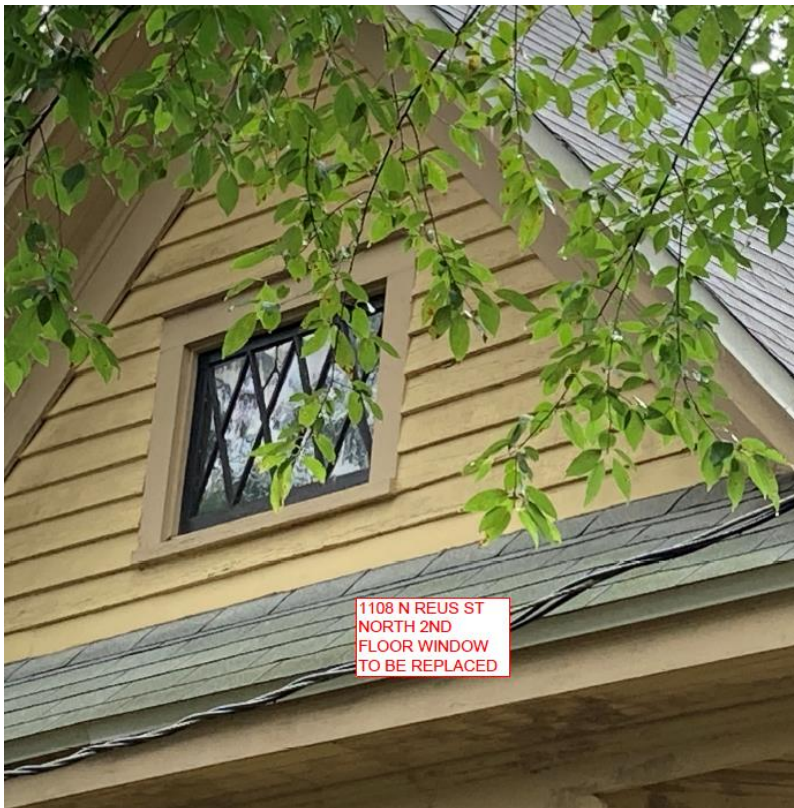


Applicant Signature

Date





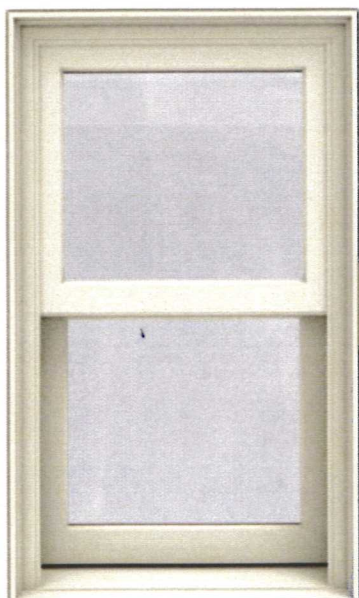








## W-5500™ Clad-Wood Window: Double-Hung



### Model Overview

#### PROJECT TYPE

New construction and replacement

#### MAINTENANCE LEVEL

Moderate

#### WARRANTY

20 Year Warranty

#### COLORS & FINISHES

27 Exterior Colors  
28 Interior Finish Options

#### SCREEN & TRIM OPTIONS

3 Insect Screens  
3 Exterior Trim Options

#### FRAME OPTIONS

Block Frame/Replacement  
Integral Nailing Fin

#### GLASS

Energy efficient, tinted, textured and protective.

#### DIVIDED LITES

Grilles between the glass.

#### HARDWARE

1 Lock Option in 9 finishes

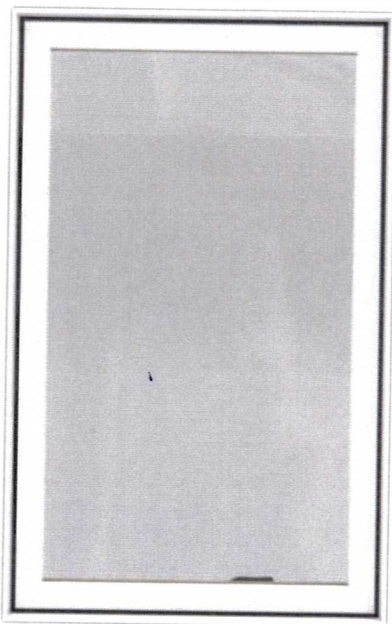
#### CONSTRUCTION

Tilt Sash

#### MATERIALS

3 Wood Options

## W-5500™ Clad-Wood Window: Casement



### Model Overview

#### PROJECT TYPE

New construction and replacement

#### MAINTENANCE LEVEL

Moderate

#### WARRANTY

20 Year Warranty

#### COLORS & FINISHES

27 Exterior Colors  
28 Interior Finish Options

#### SCREEN & TRIM OPTIONS

4 Insect Screens  
3 Exterior Trim Options

#### FRAME OPTIONS

Block Frame/Replacement  
Integral Nailing Fin

#### GLASS

Decorative, energy efficient, tinted, textured and protective.

#### DIVIDED LITES

Grilles between the glass.

#### HARDWARE

2 Handle Options in 9 finishes

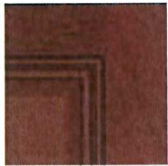
#### MATERIALS

3 Wood Options

## Fiberglass Doors

### Design-Pro Door Collection

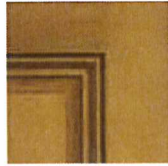
The Design-Pro Collection is carefully crafted to resemble natural wood graining. High definition panels with wider profiles provide more depth and authenticity than traditional fiberglass doors. Registration lines between the stiles and rails complete the look of a real wood door. All Design-Pro Series doors are constructed with aesthetics, energy efficiency and low maintenance in mind.



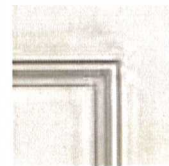
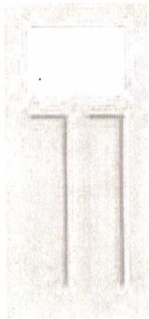
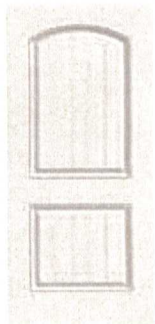
Mahogany



Oak



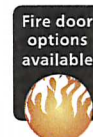
Fir



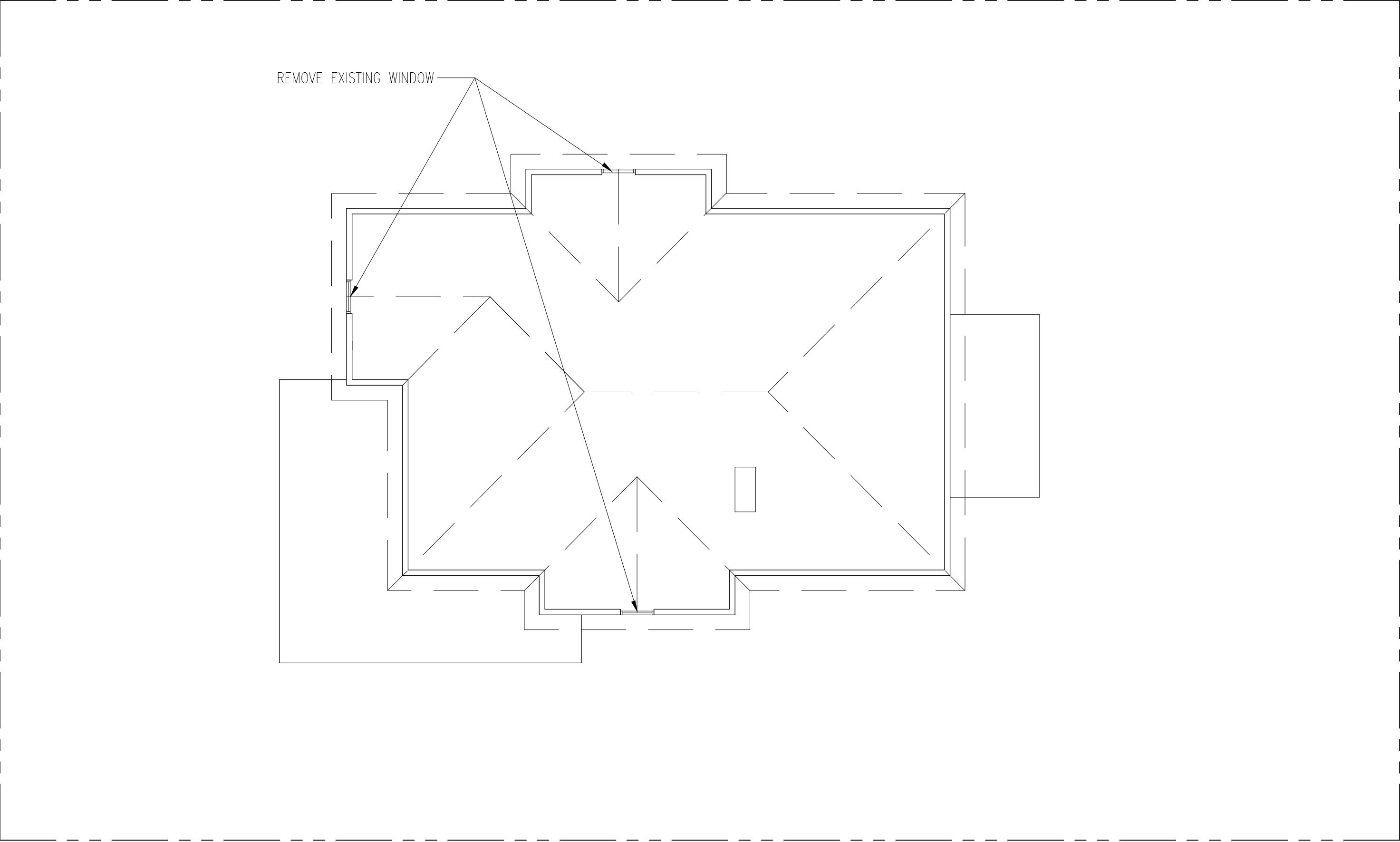
Smooth


### Smooth-Pro Door Collection

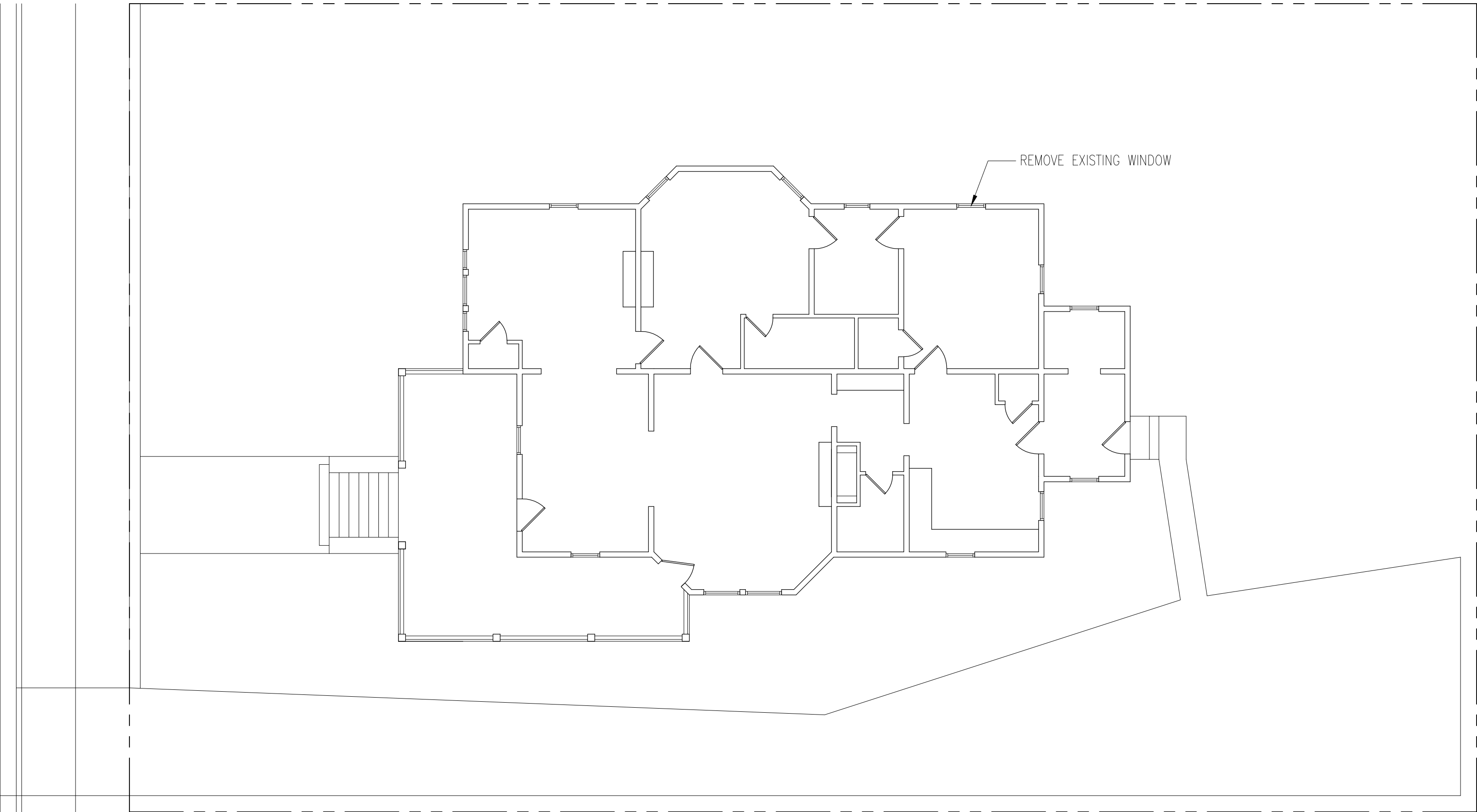
JELD-WEN offers a wide array of Smooth-Pro designs built with the same high definition panels and wider profiles found in our Design-Pro Series. Because each Smooth-Pro door contains a light paint-brush-stroke texture, doors arrive ready for paint without the need for sanding or scuffing the surface. Many Smooth-Pro designs are available Direct Glazed, offering wider viewing areas.








 **1**  
A-001 **EXISTING 2ND FLOOR**  
SCALE: 3/8" = 1'-0"



 **2**  
A-001 **EXISTING 1ST FLOOR**  
SCALE: 3/8" = 1'-0"

Listen. Interpret.  
Translate.

JONES RESIDENCE  
1108 N. REUS ST.  
PENSACOLA, FL

ALL DRAWINGS AND WRITTEN MATERIAL  
HEREIN CONSTITUTE ORIGINAL AND UN-  
PUBLISHED WORK OF THE ARCHITECT  
AND MAY NOT BE DUPLICATED IN ANY  
PART WITHOUT THE WRITTEN CONSENT  
OF THE ARCHITECT.

REVISIONS :

DRAWN BY : PDP

CHECKED BY :

PROJECT NO.

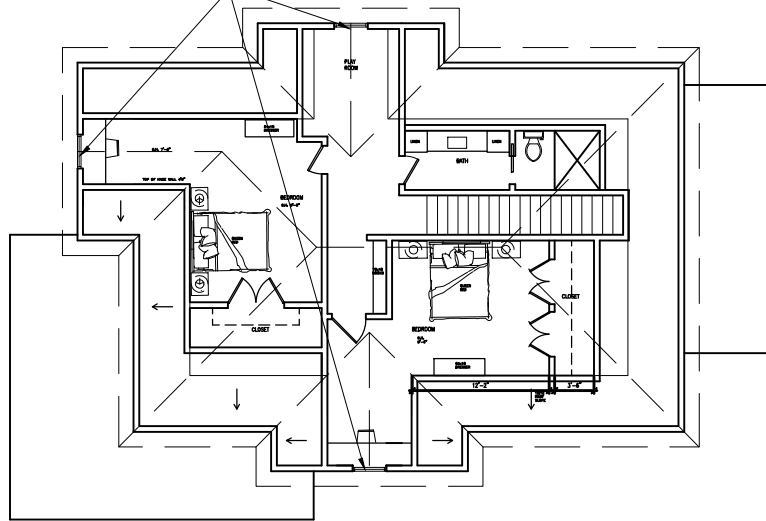
DATE : 6/24/21

SHEET TITLE :  
NEW FLOOR PLANS

SHEET NO. :

A-101

NEW 36"x36" CLAD WOOD CASEMENT WINDOW  
JELD WEN W-5500  
COLOR TO MATCH EXISTING

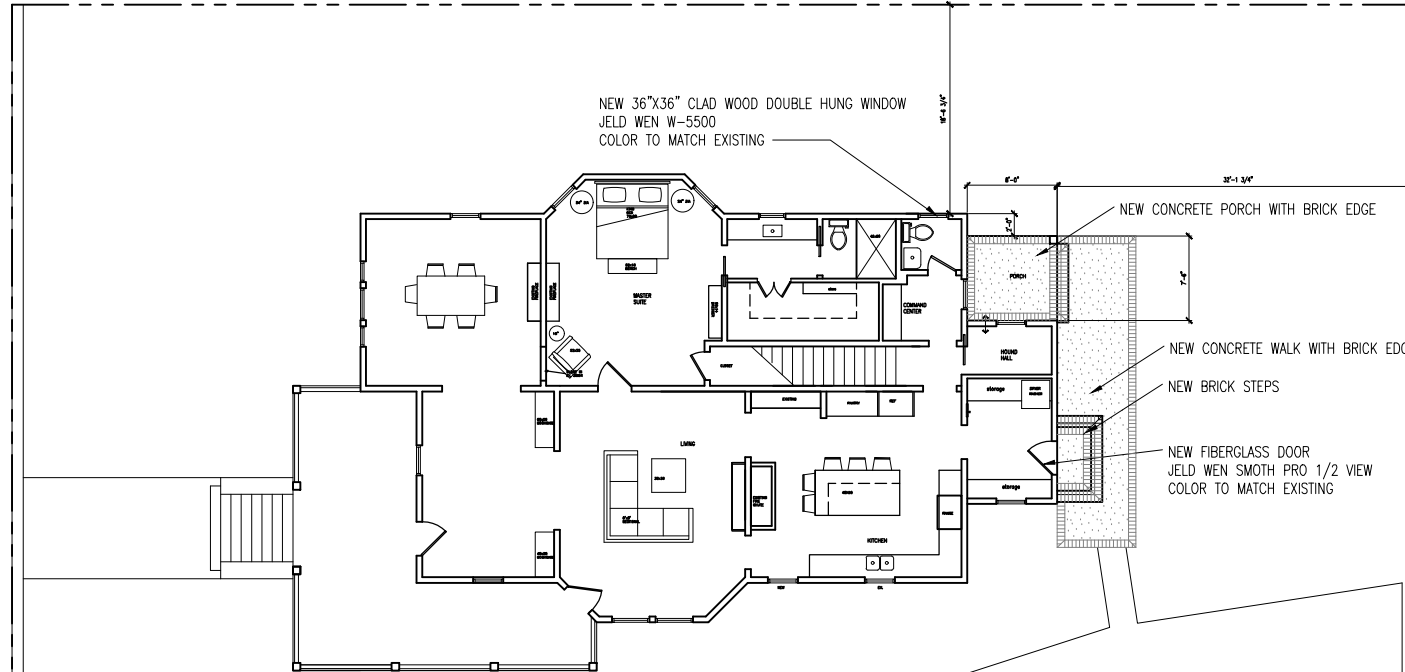


1  
A-101

NEW 2ND FLOOR PLAN

SCALE: 3/8" = 1'-0"

NEW 36"x36" CLAD WOOD DOUBLE HUNG WINDOW  
JELD WEN W-5500  
COLOR TO MATCH EXISTING

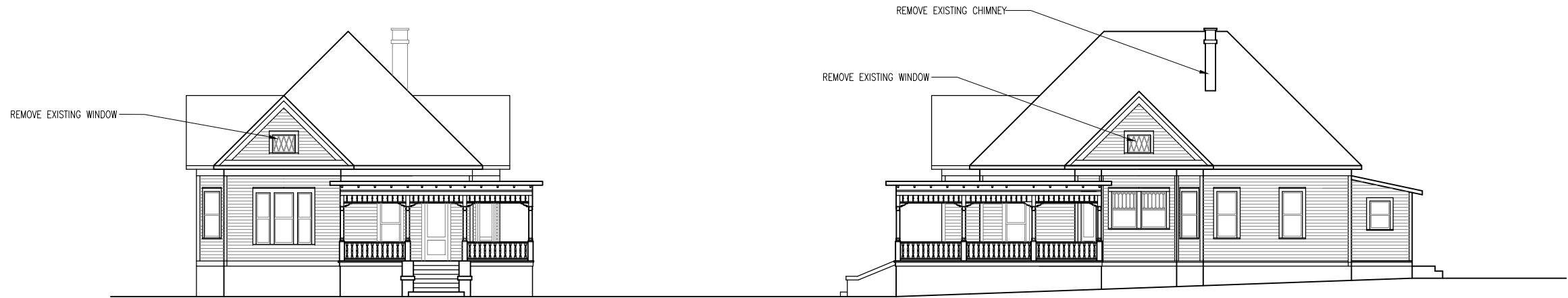


2  
A-101

NEW 1ST FLOOR PLAN

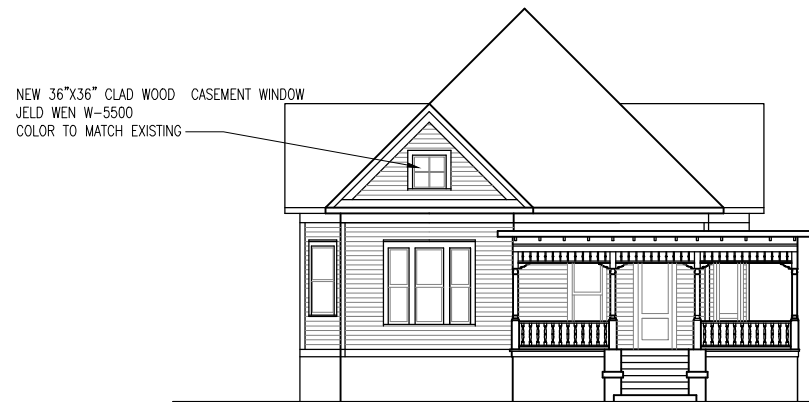
SCALE: 3/8" = 1'-0"

REUS STREET



1  
A-201  
EXISTING WEST ELEVATION  
SCALE: 3/8" = 1'-0"

2  
A-201  
EXISTING SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



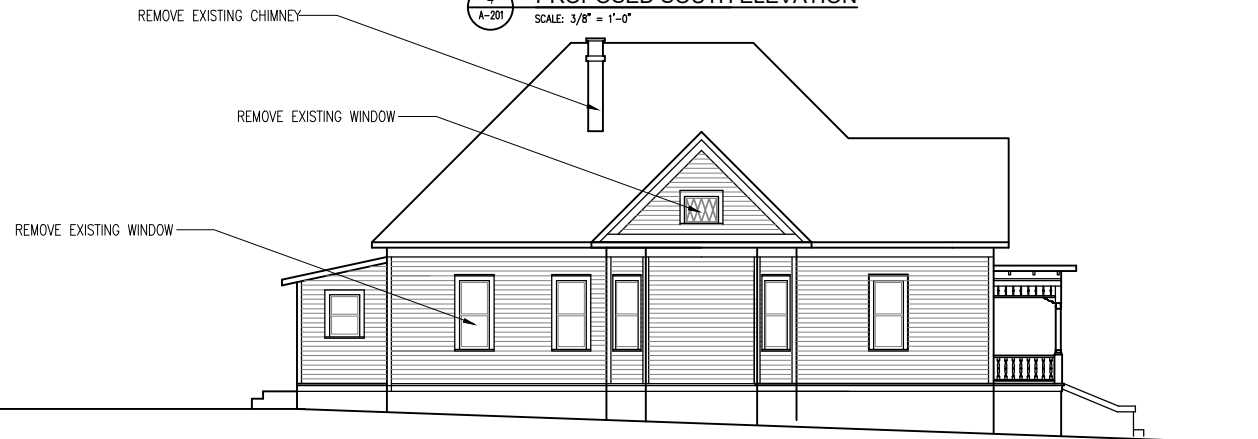
3  
A-201  
PROPOSED WEST ELEVATION  
SCALE: 3/8" = 1'-0"



4  
A-201  
PROPOSED SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"



5  
A-201  
EXISTING EAST ELEVATION  
SCALE: 3/8" = 1'-0"



6  
A-201  
EXISTING NORTH ELEVATION  
SCALE: 3/8" = 1'-0"



7  
A-201  
PROPOSED EAST ELEVATION  
SCALE: 3/8" = 1'-0"



8  
A-201  
PROPOSED NORTH ELEVATION  
SCALE: 3/8" = 1'-0"





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-00571

Architectural Review Board

7/15/2021

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**TO:** Architectural Review Board Members

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

**DATE:** 7/7/2021

**SUBJECT:**

331 E. Intendencia Street  
Pensacola Historic District / Zone HR-2  
Final Review of Accessory Dwelling Unit at a Contributing Structure

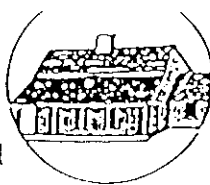
### **BACKGROUND:**

Helen Counsell is requesting *final* approval for a one-story accessory residential unit (ADU) behind a contributing structure. The ADU has been designed with the primary structure in mind and will have Hardie lap siding, a 5v-crimp metal roof, matching 3/1 vinyl windows, fiberglass doors, and a brick veneer foundation. The applicant is also seeking approval to lay granite chips in the existing ribbon drive which is an allowed driveway material per code. The ADU exterior will be painted with a Sherwin Williams "Classic Light Buff" and the trim will be Sherwin Williams "Extra White" to match the main residence. The applicant is also seeking approval to repaint the main residence with the existing paint palette and to repaint the existing shutters and front door with Sherwin Williams "Light French Grey".

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS:**

Sec. 12-3-10(1)d.2.ii.(b) *Pensacola Historic District, Procedure for Review, Decisions*  
Sec. 12-3-10(1)(h) *PHD, New construction*  
Sec. 12-3-10(1)g.9. *PHD, Residential accessory structures*  
Sec. 12-3-81 *Accessory residential units*



# HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

☒ Original  
☒ Update

Site #8 ES 240  
Recorder #  
Field Date 4/26/95  
Form Date 7/20/95

SITE NAMES (addr. if none) 331 E. INTENDENCIA ST. [MULT. LIST. #8]  
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4758]  
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

## LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 331 E. INTENDENCIA ST.  
CROSS STREETS nearest/between BETW. S. ALCANIZ ST. AND S. FLORIDA BLANCA ST.  
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no  
COUNTY ESCAMBIA TAX PARCEL # 9001-002-153  
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 18 LOT NO. 153  
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown  
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT  
ROUTE TO \_\_\_\_\_

## MAPPING

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

## DESCRIPTION

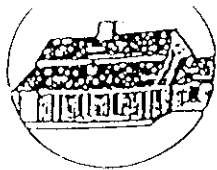
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1  
STRUCTURAL SYSTEMS WF  
FOUNDATION: Types PIER Materials BRIC  
EXTERIOR FABRICS WTBD  
ROOF: Types GA Materials SMCO  
Secondary strucs. (dormers etc.) \_\_\_\_\_  
CHIMNEY: No. 1 Materials BRIC LOCATIONS CENTER RIDGE  
WINDOWS (types, materials, and placements)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

MAIN ENTRANCE (stylistic details) \_\_\_\_\_  
PORCHES: #open \_\_\_\_\_ #closed \_\_\_\_\_ #incised \_\_\_\_\_ Locations N/1 STORY HIPPED ROOF, 3 BAY,  
Porch roof types ACCESS FROM NORTH  
EXTERIOR ORNAMENT \_\_\_\_\_

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

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☐ n (No explain; yes attach!)

Artifacts or other remains \_\_\_\_\_  
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)  
This is a one-story wood house which sits about 2.5 feet off the ground on brick piers.  
There is a full-width front porch with ornate posts and rails.



## HISTORICAL STRUCTURE FORM

Site #8 \_\_\_\_\_

**HISTORY**CONSTRUCTION DATE 1880 CIRCA x yes noARCHITECT: (last name first) UNKNOWNBUILDER: (last name first) UNKNOWNMOVES 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) RESIDENCEOWNERSHIP HISTORY (especially original owner) HANNAH GRIFFIN (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? yes no insuff. infoIndividually elig. for Nat. Register? yes no insuff. infoPotential 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. R13, F25-26

**RECORDER**NAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

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

\* y=Yes; n=No; pe=Potentially Eligible; ni=Insufficient Information

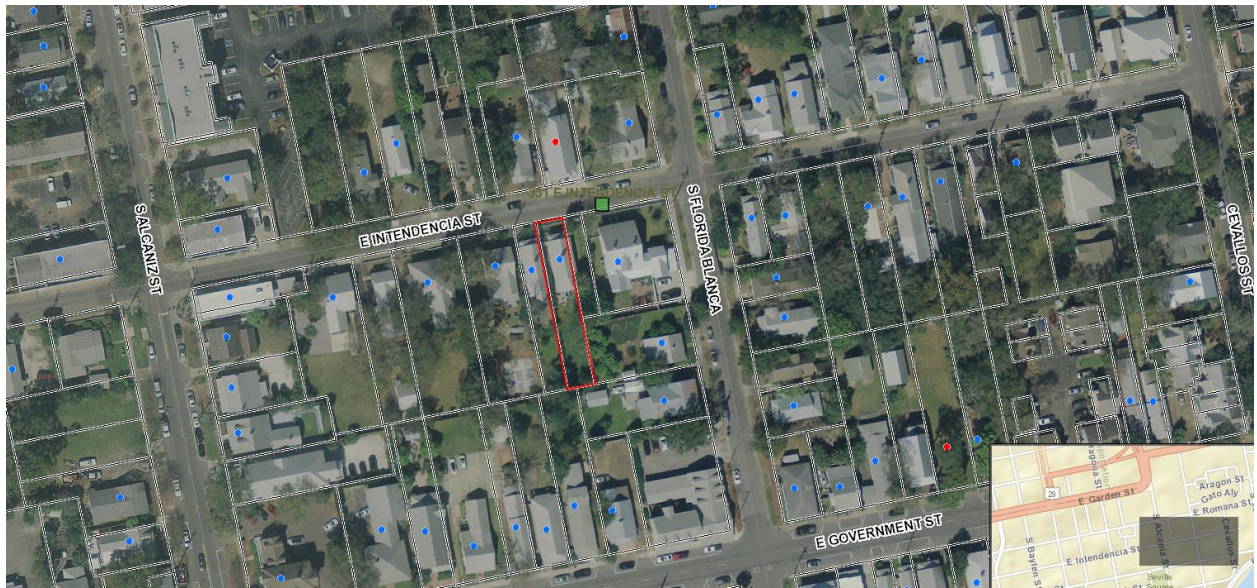
REQUIRED:

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





331 E. Intendencia Street







**Architectural Review Board Application  
Full Board Review**

Application Date: \_\_\_\_\_

**Project Address:** 331 E Intendencia St, Pensacola FL 32502

**Applicant:** Helen Counsell

**Applicant's Address:** 331 E Intendencia St, Pensacola, FL 32502

**Email:** helencounsell@hotmail.com **Phone:** 850 529 6868

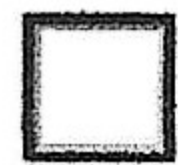
**Property Owner:** Helen Counsell and Carol Price (mother)

(If different from Applicant)

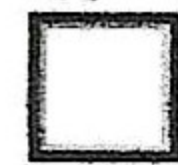
**District:**



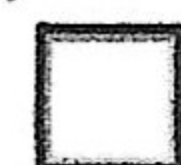
PHD



NHPD



OEHPD

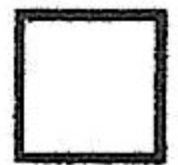


PHBD

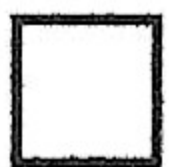


GCD

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

**Project specifics/description:**

Build one story, one bedroom cottage for elderly mother.  
Ribbon driveway to access both cottages  
Landscaping - irrigation equipment

*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



Counsell/Price Additional Dwelling at 331 E Intendencia St

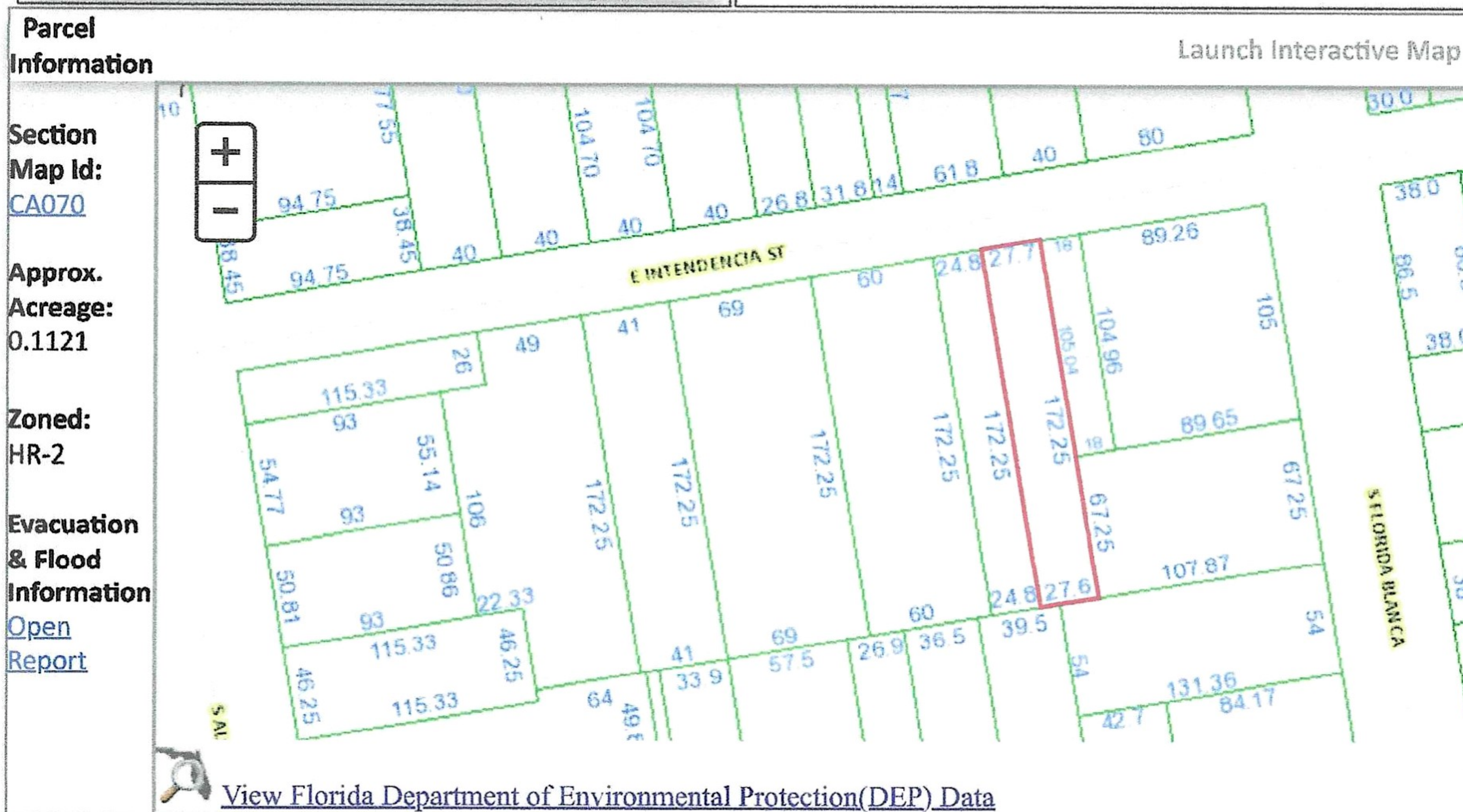
- Intended use: This is a 652 sq ft cottage to be a permanent home for my elderly mother.
- Dimensions of 17'6 x 37'
- The cottage foundation will be on pilons with brick facia. (clad to match existing structure)
- The cottage will be 2ft elevated off the ground therefore no handrails are required.
- Footprint will be approximately 5 feet (at least) from the side of property line and 15 ft from the rear property line (20% of the 20 ft setback).
- Roof pitch is 6/12 to match existing cottage.
- Roofing material will be the 5v-crimp metal.
- Siding will be hardie cement boarding. Painted in Sherwin Williams Classic Light Buff SW 0050 (Historic Color collection)
- Facing South from the back of the existing cottage – the Front of the new cottage will have two windows to the left and a single door to the right.
- Rear door will be same as front door painted in SW Light French Gray SW0055 (Historic Color Collection)
- Cottage exterior color will be painted Sherwin Williams Classic Light Buff SW0050 and trim SW7006 Extra White to match main residence. Main residence (Hannah Cottage) to be repainted in Sherwin Williams SW0050 Classic Light Buff with accent shutters and door SW0055 Light French Grey to match new dwelling.
- 1" x 4" trim outlining the house and around all openings except front and rear doors will have a 1 x 6 painted in SW7006 Extra White
- RIBBON DRIVEWAY - #57 granite chips in standard ribbons to rear of house



Source: Escambia County Property Appraiser

[Restore Full Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	000S009001002153	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	130296000	2020	\$146,700	\$57,389	\$204,089	\$184,011
<b>Owners:</b>	PRICE CAROL ANN COUNSELL HELEN MICHELLE	2019	\$146,700	\$53,563	\$200,263	\$167,283
<b>Mail:</b>	331 INTENDENCIA ST PENSACOLA, FL 32502	2018	\$104,786	\$50,458	\$155,244	\$152,076
<b>Situs:</b>	331 E INTENDENCIA ST 32502	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Market Value Breakdown Letter</a>				
<b>Taxing Authority:</b>	PENSACOLA CITY LIMITS	<a href="#">Tax Estimator</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for New Homestead Exemption Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				
<b>Sales Data</b>		<b>2020 Certified Roll Exemptions</b>				
Sale Date	Book Page	Value	Type	Official Records (New Window)	None	
11/10/2020	8408 195	\$338,500	WD			
04/25/2014	7168 290	\$100	WD			
09/2001	4768 741	\$150,000	WD			
02/1997	4100 1326	\$20,000	WD			
02/1997	4100 1320	\$100	WD			
01/1997	4088 1982	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					<b>Legal Description</b>	
					E 27 FT 7 IN OF W 52 FT 5 IN OF LT 153 BLK 18 OLD CITY TRACT OR 8408 P 195 CA 70	
					<b>Extra Features</b>	
					None	





## Buildings

Address: 331 E INTENDENCIA ST, Year Built: 1880, Effective Year: 1970, PA Building ID#: 17130

## Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

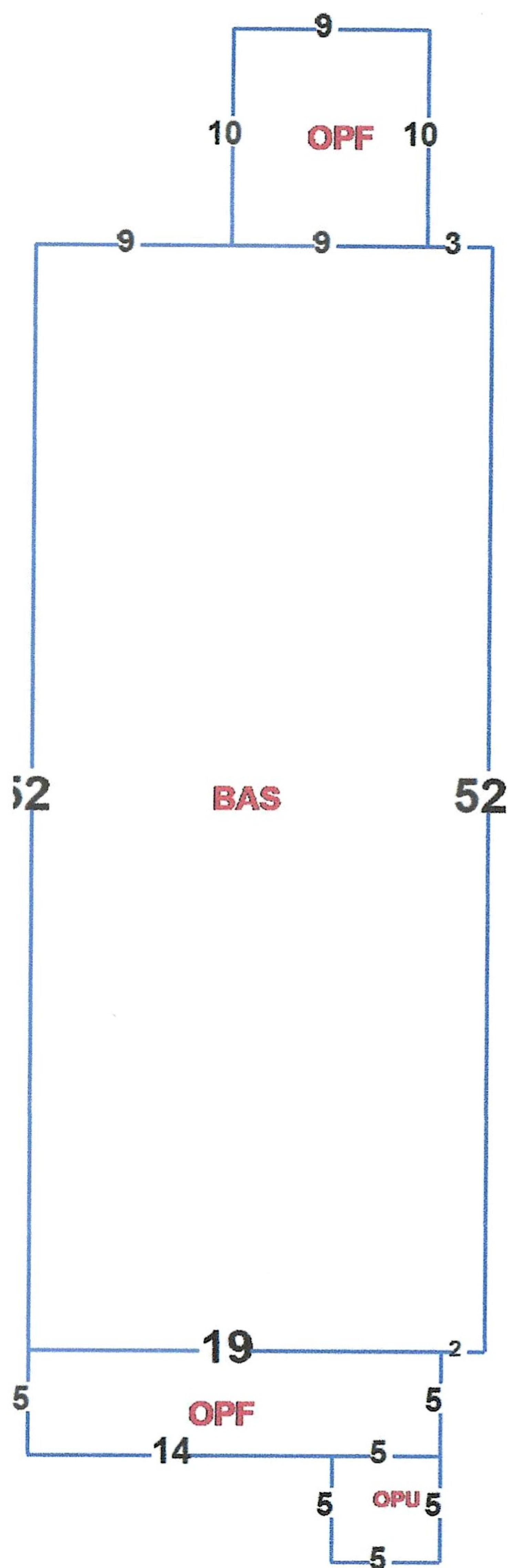
NO. STORIES-1

ROOF COVER-METAL/MODULAR

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 1302 Total SF

BASE AREA - 1092

OPEN PORCH FIN - 185

OPEN PORCH UNF - 25

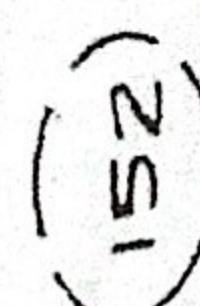
## Images



1/26/21



34.50 12/11



THE EAST 27 FEET 7 INCHES OF THE WEST 52 FEET 5 INCHES OF LOT 153, BLOCK 18, OLD CITY TRACT, RECORDED IN THE CITY ATLAS #70 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

CERTIFY TO:  
RICHARD J. HOITT  
LINDA L. HOITT  
STATEWIDE MORTGAGE & INVESTMENT CORPORATION  
SUCCESSORS AND ASSIGNS AS THEIR INTEREST IN  
ATTORNEYS' TITLE INSURANCE FUND, INC.  
REEVES AND DAVIS, ATTORNEYS

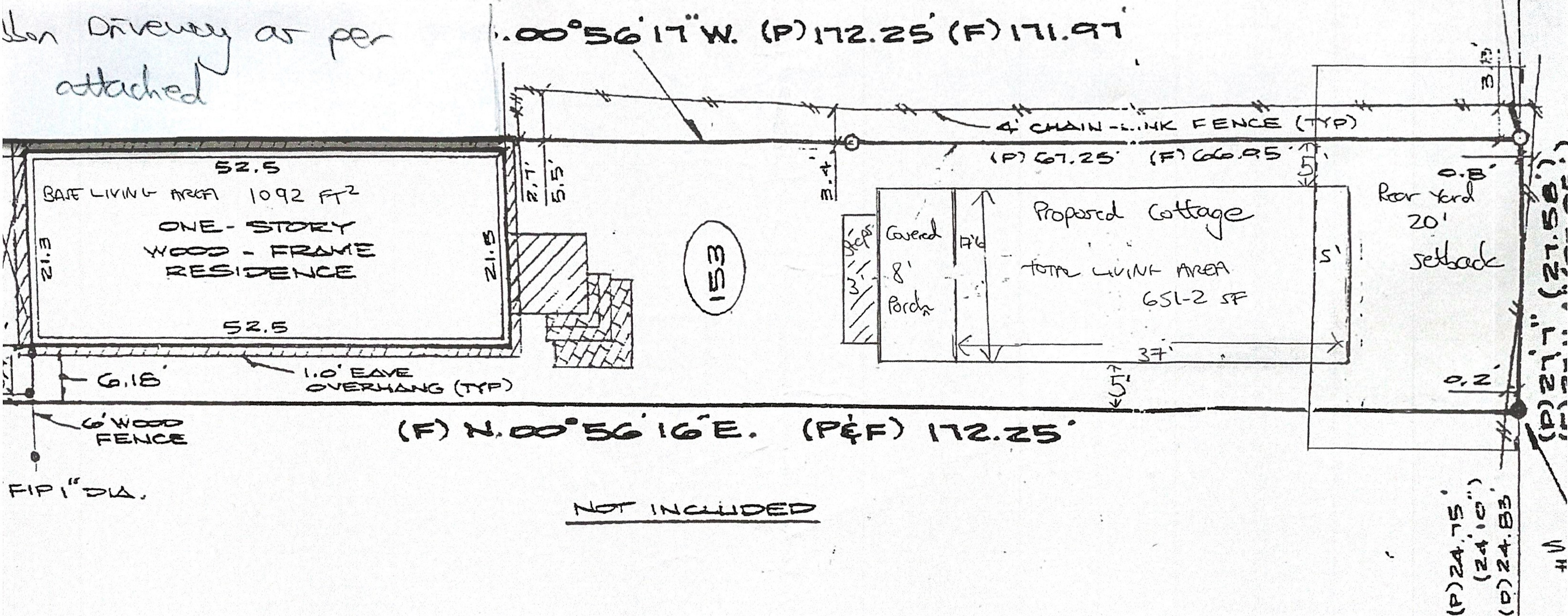


LOT 153

NOT INCLUDED

FIR 1/2" DIA  
#1035-TYP (3)

Don Driveway as per  
attached



NOT INCLUDED

(P) 172.25'

LOT 153

LOT 152

BLOCK "18" - OLD CITY TRACT

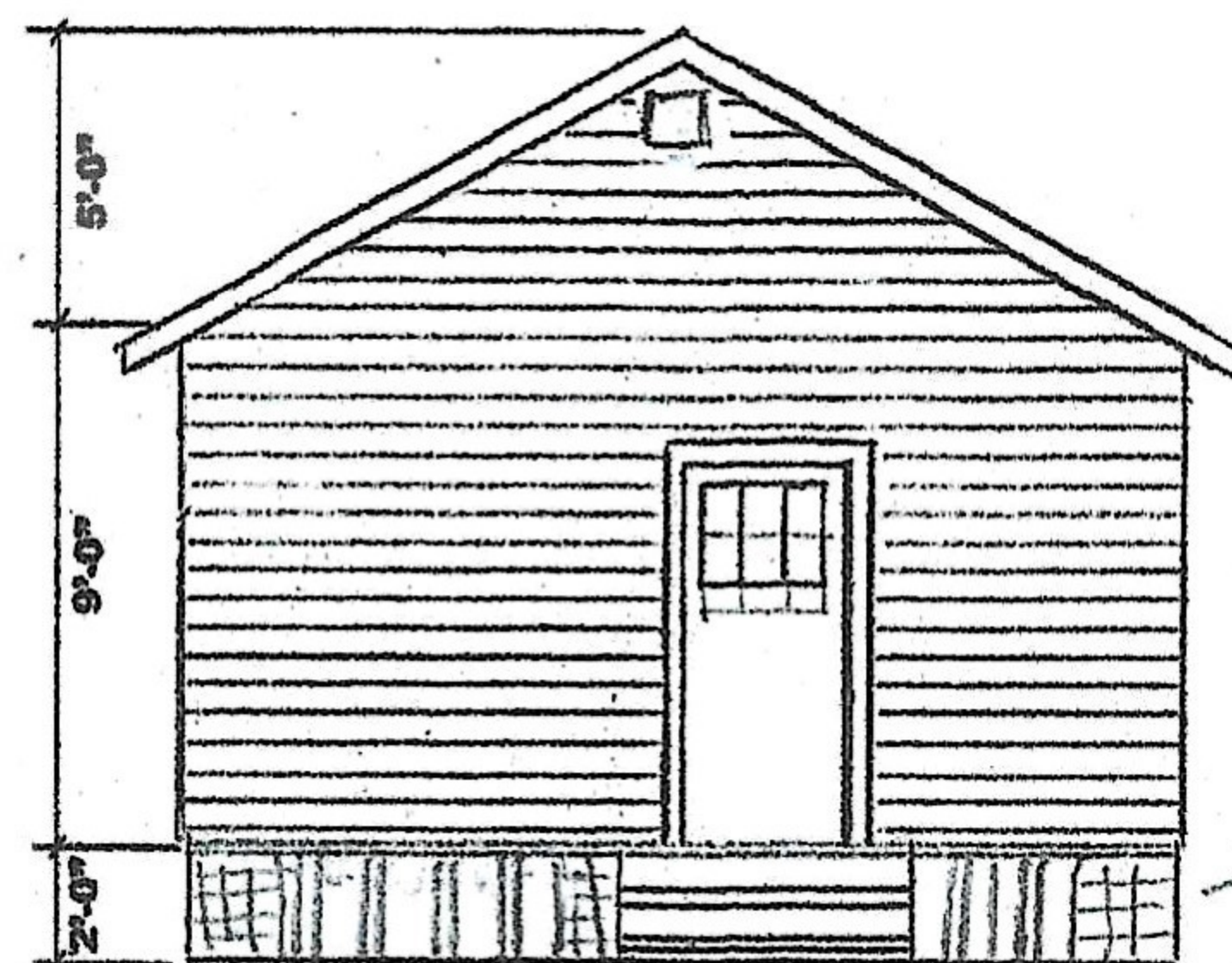
(152)

DESCRIPTION:

EAST 27 FEET 7 INCHES OF THE WEST 52 FEET 5  
INCHES OF LOT 153, BLOCK 18, OLD CITY TRACT,  
RECORDED IN THE CITY ATLAS #70 OF THE PUBLIC  
RECORDS OF ESCAMBIA COUNTY, FLORIDA.

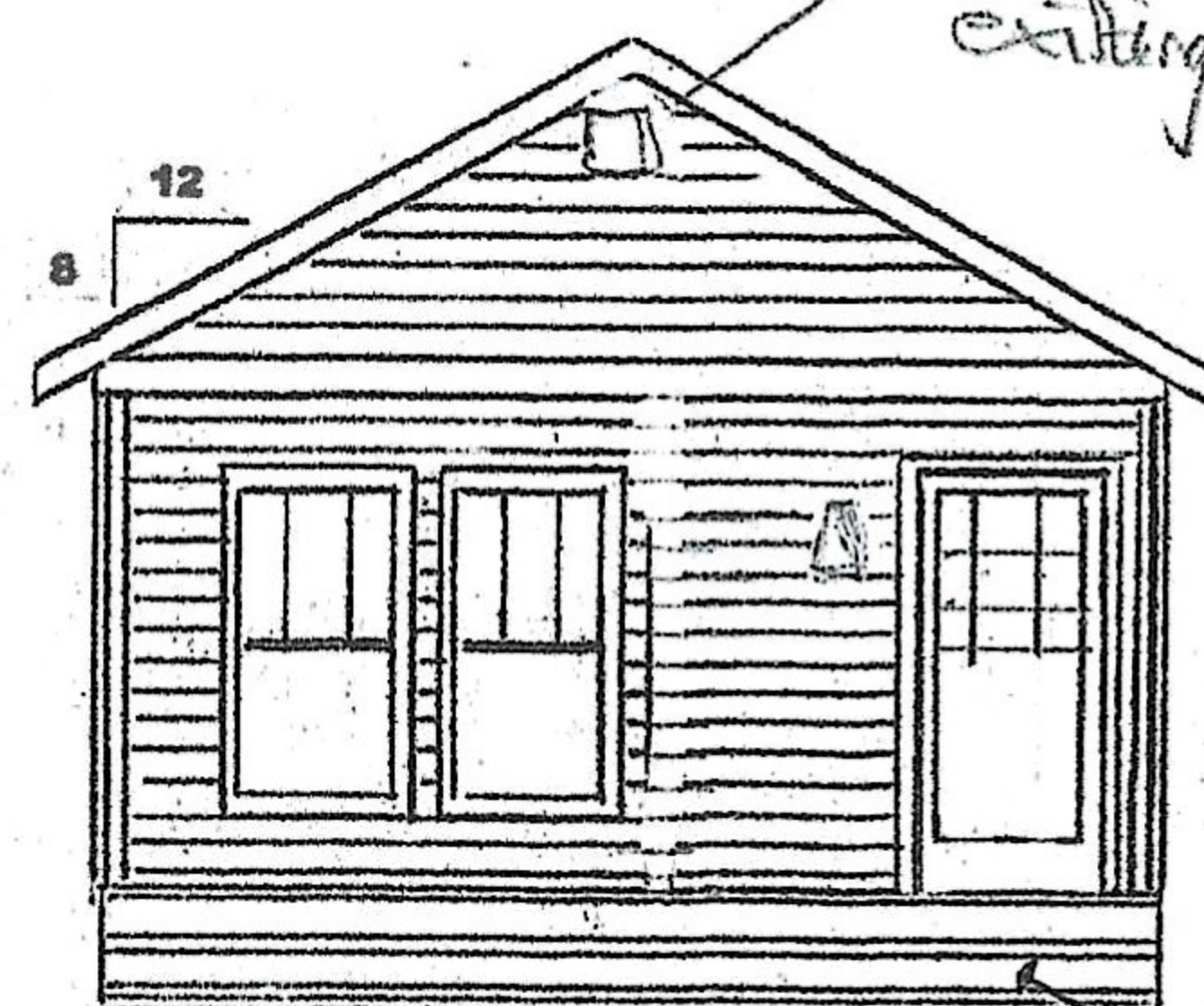
CERTIFY TO:  
RICHARD J. HOITT  
LINDA L. HOITT  
STATEWIDE MORTGAGE & INSURANCE  
SUCCESSORS AND ASSIGNS A  
ATTORNEYS' TITLE INSURANCE  
POLICY REFVES AND DAVIS ATTORNEYS





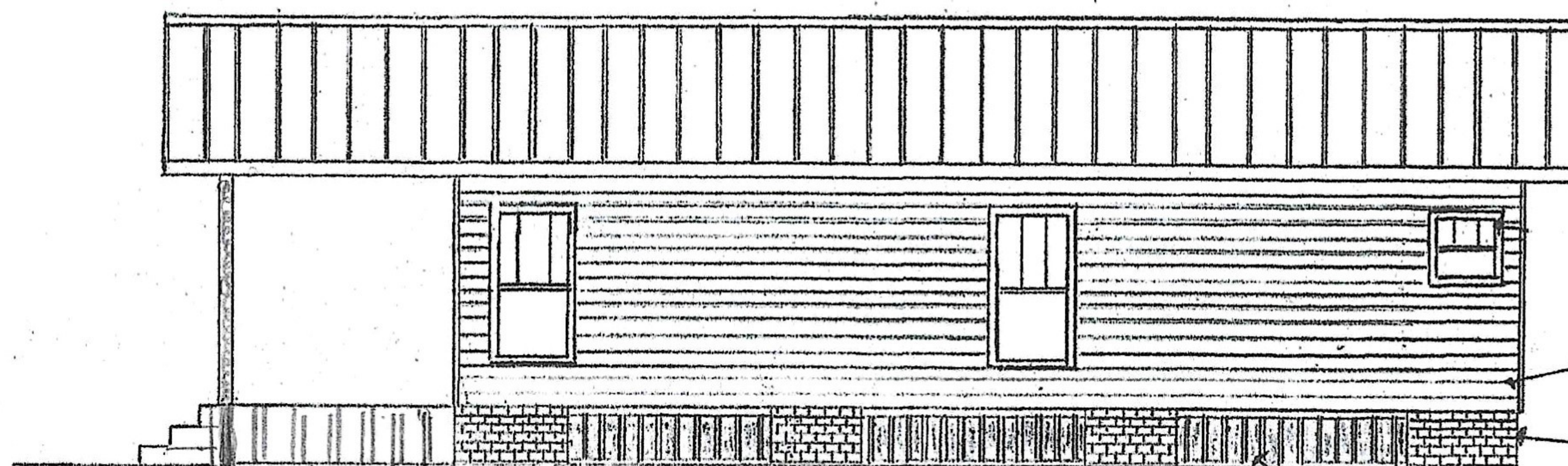
**REAR ELEVATION**

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



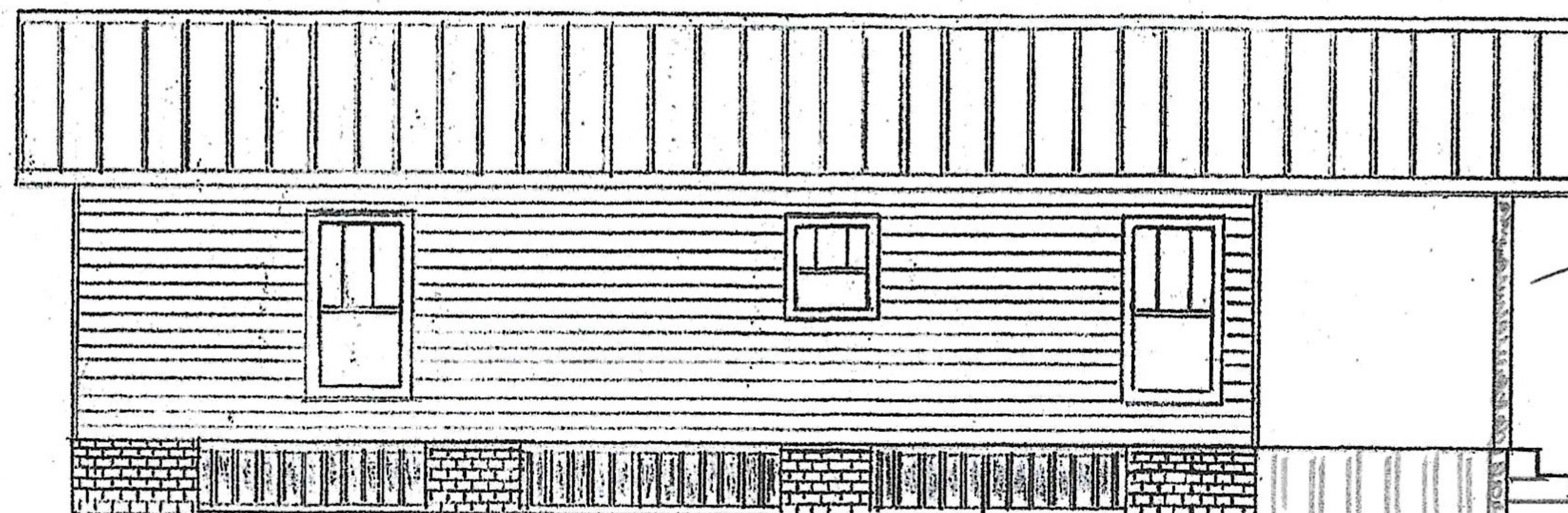
**FRONT ELEVATION**

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



**RIGHT SIDE ELEVATION**

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

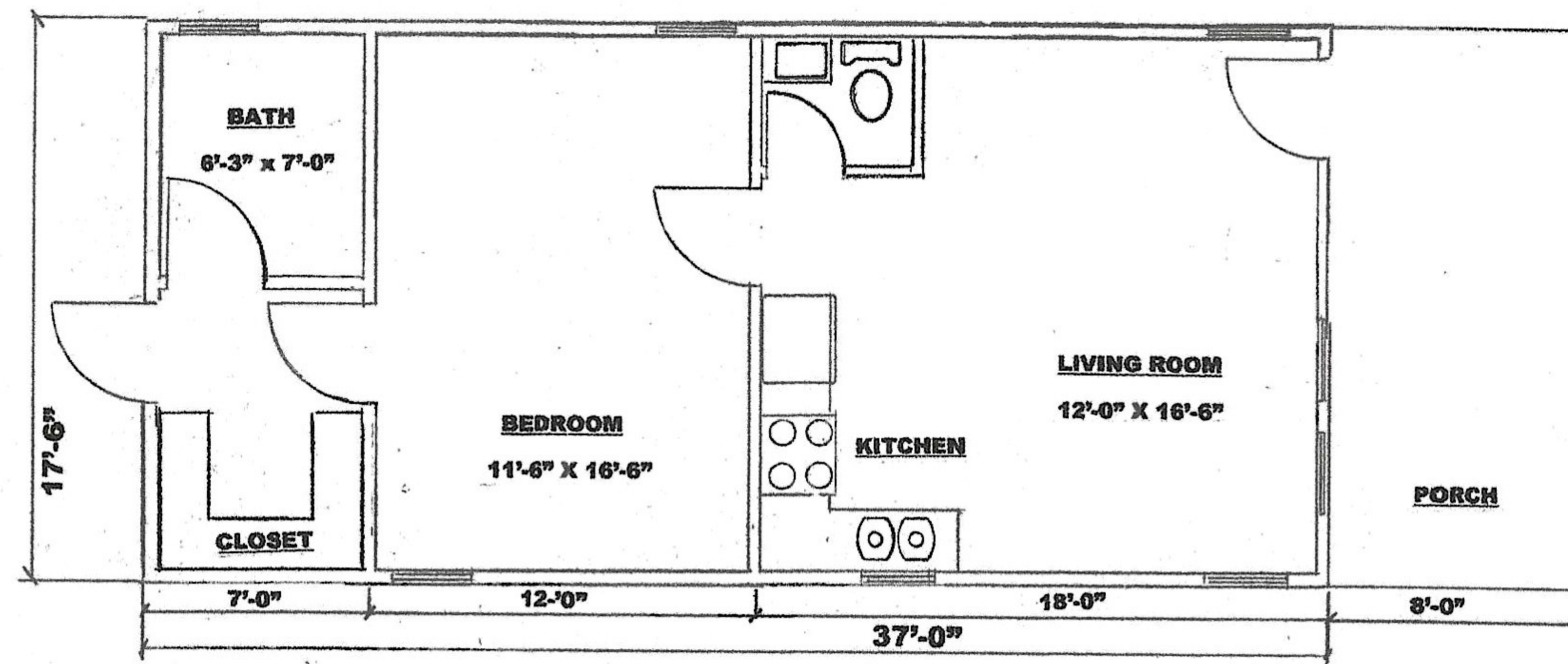


**LEFT SIDE ELEVATION**

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



Roof over house and Porch 45'



**FLOOR PLAN**  
SCALE: 1/4"=1'

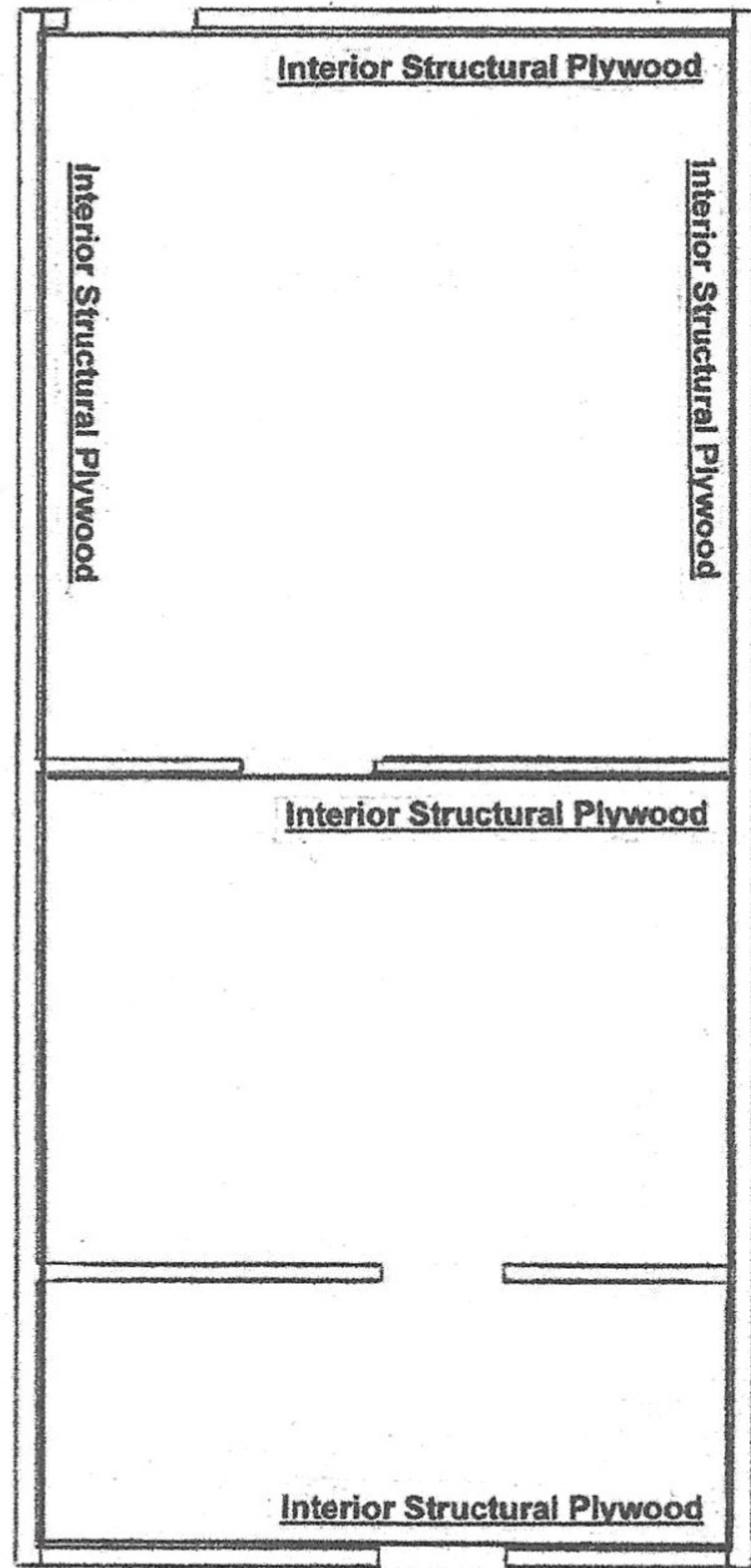
Total living Space 651 sf

		Door	Schedule	
SYM.	SIZE	TYPE	NOTES	QTY.
1	3'0"x6'8"	Solid Core	Glass Panes	1
2	3'0"x6'8"	Solid Core	Paneled	1
3	3'0"x6'8"	Hollow Core	Paneled	3

TYPE	QTY.
Wood Frame	5
Wood Frame	1
2x2	3



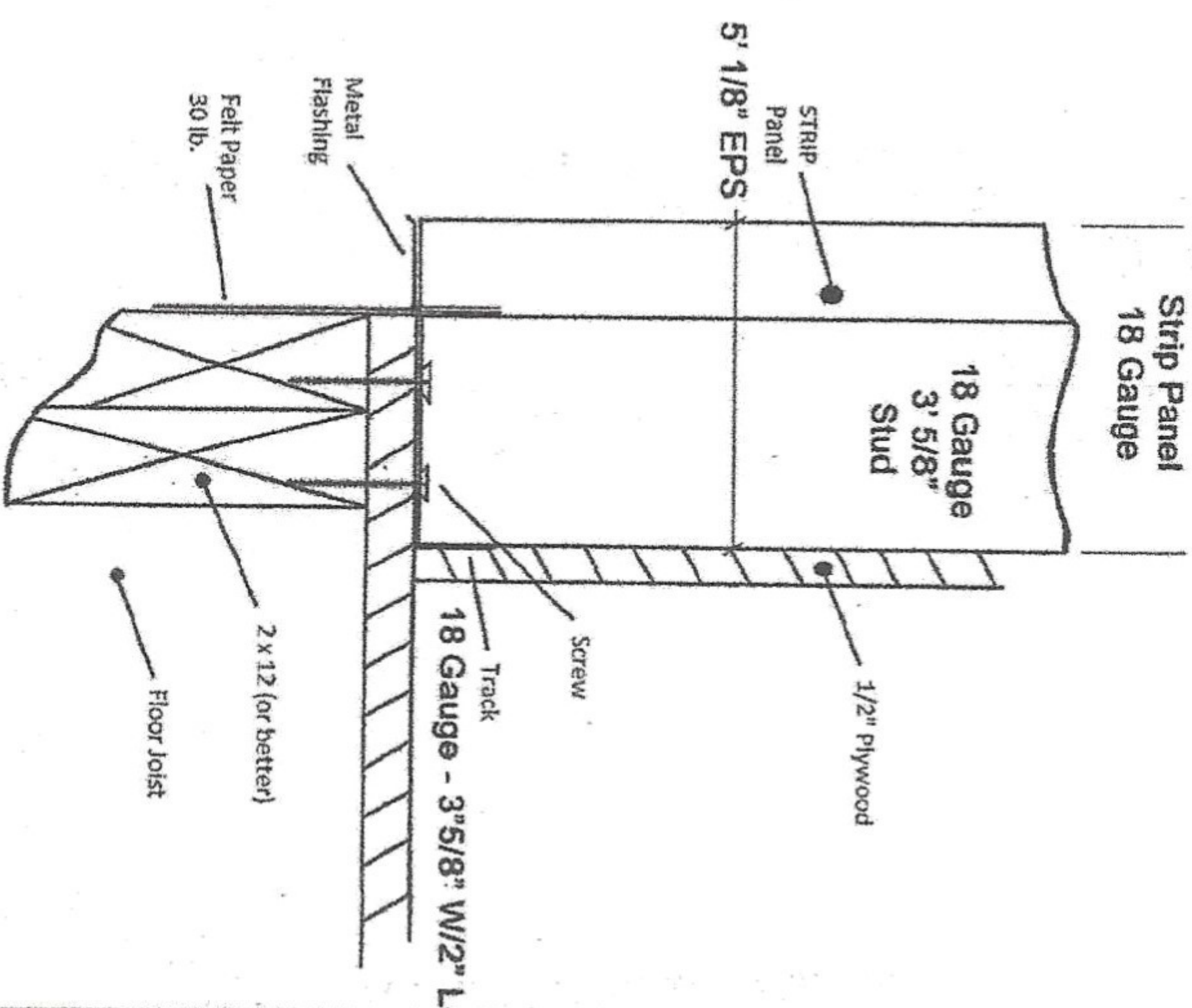
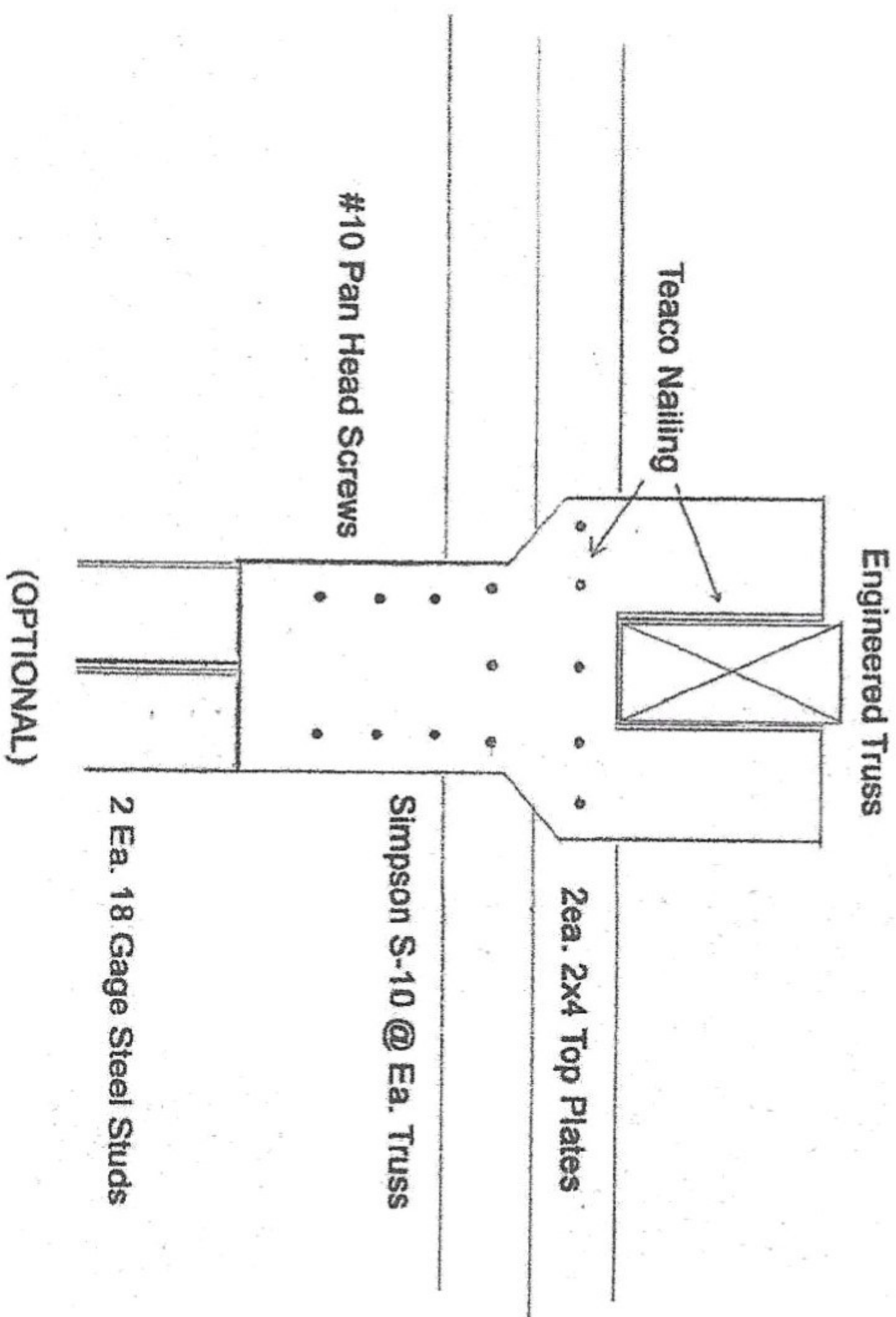
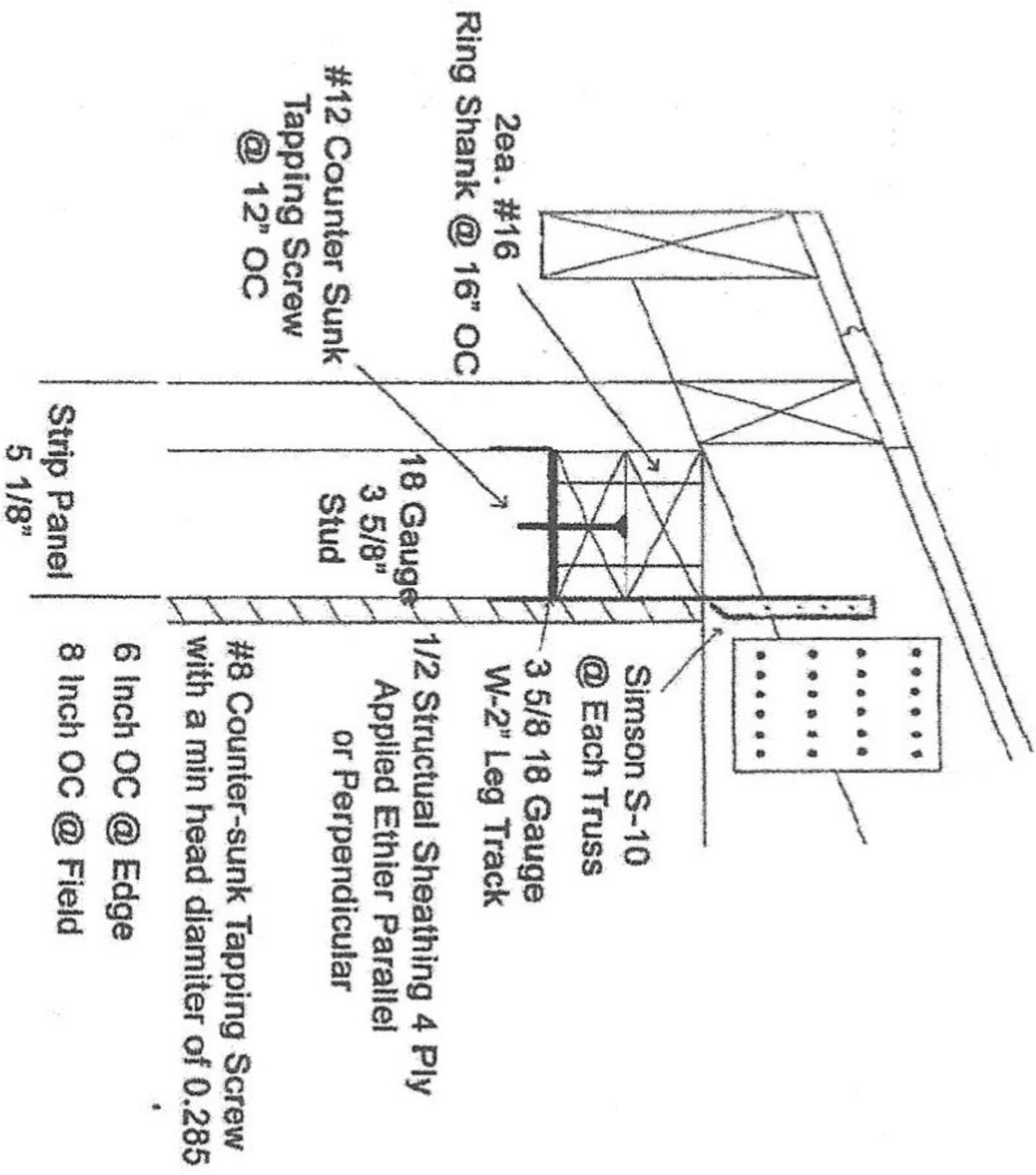
Step 3 – Frame Wall, Install Structural 1/2" Plywood



Step 2 – Frame Wall, Install Structural 1/2" Plywood

Step 1 – Frame Wall, Install Structural 1/2" Plywood

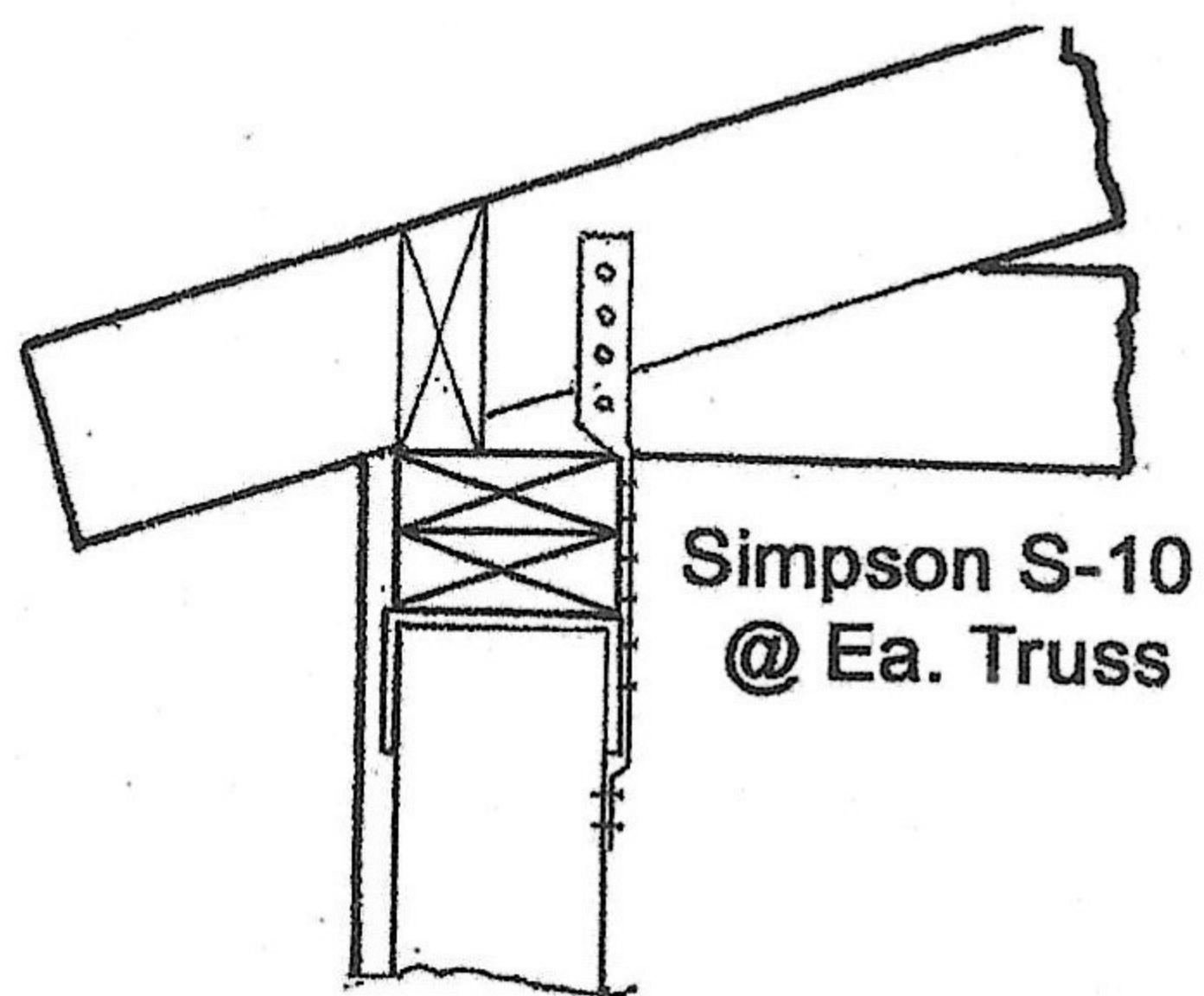
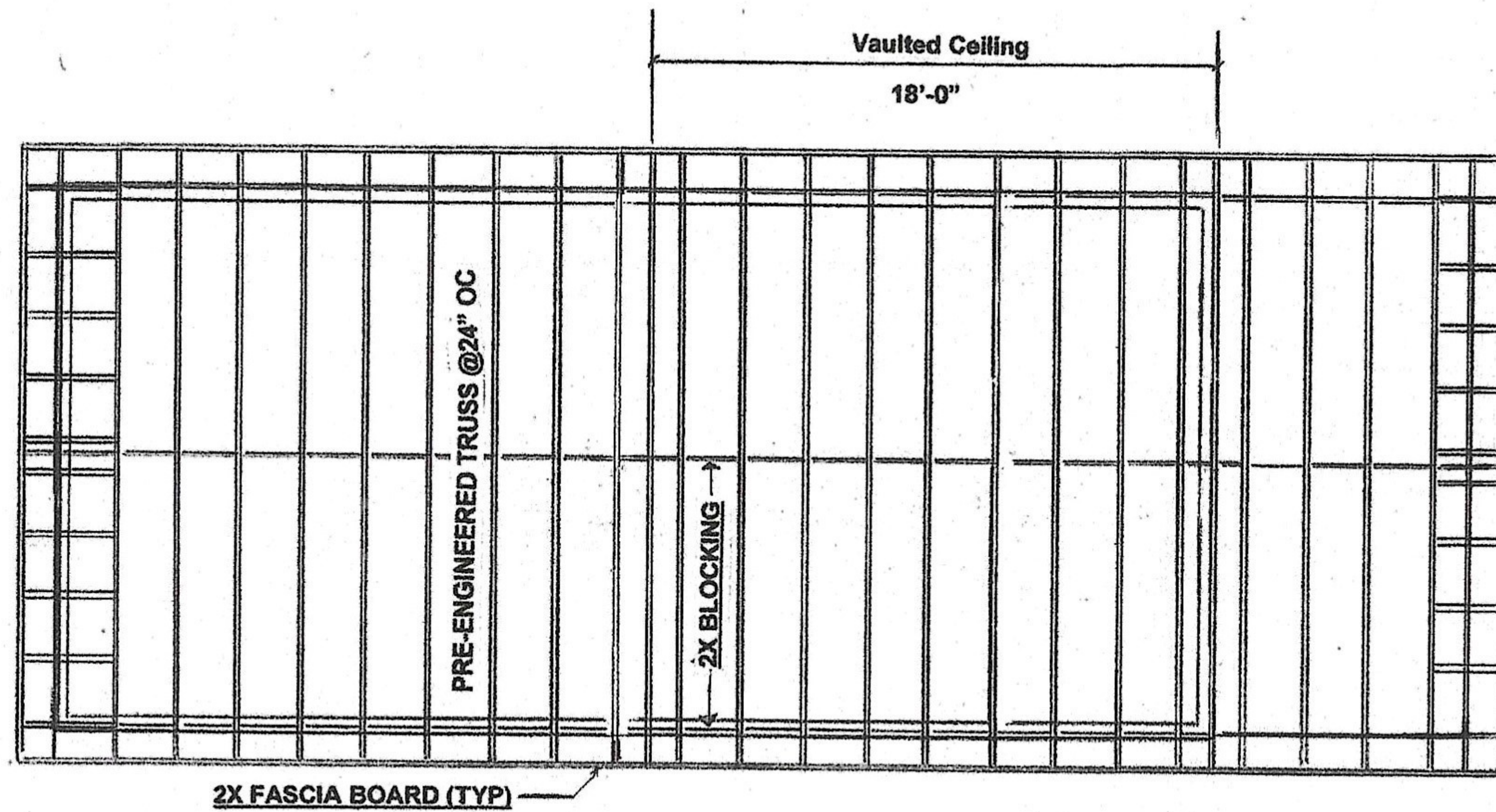
Step 4 – Frame Wall, Install Structural 1/2" Plywood



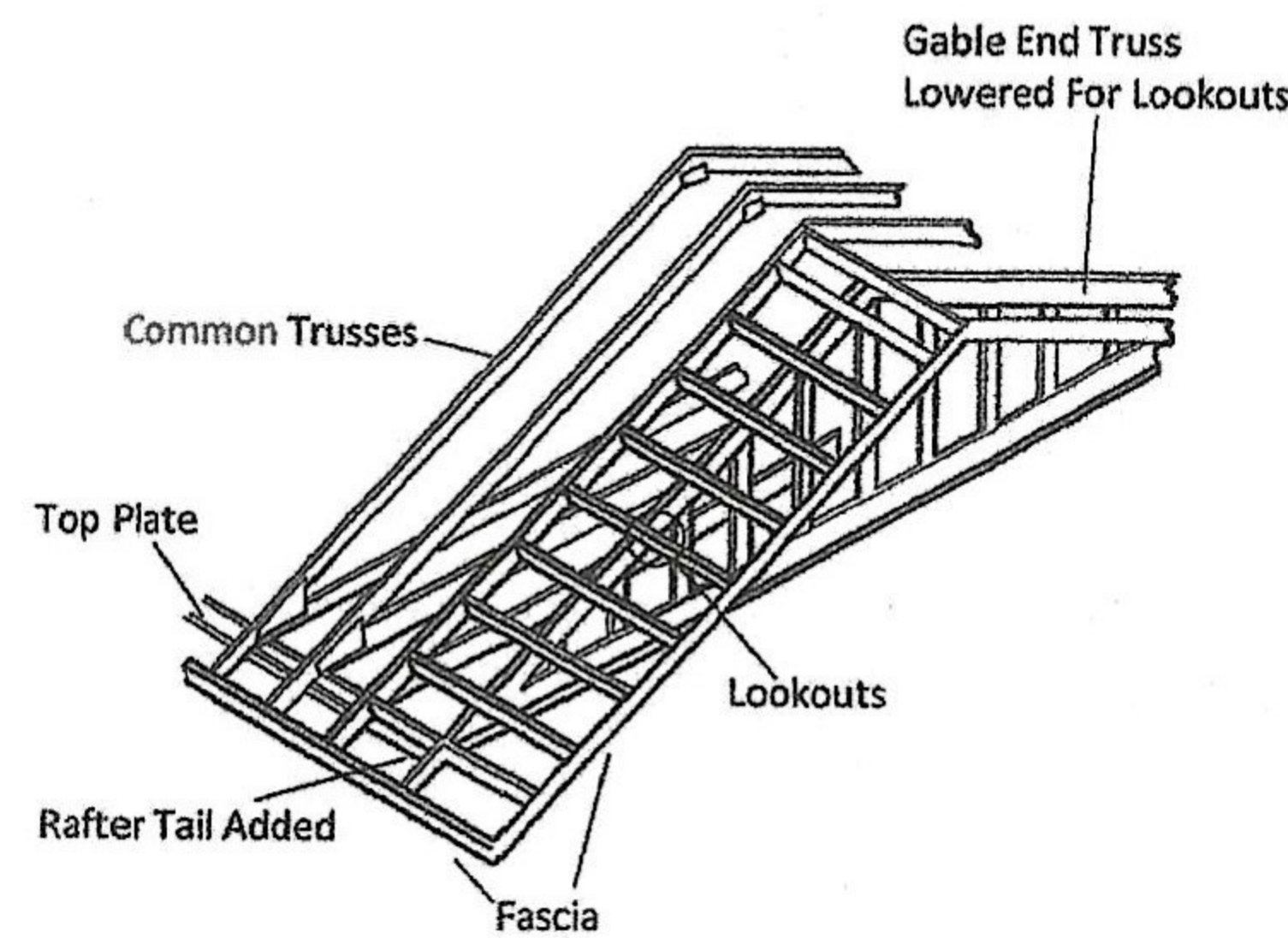
# WALL SECTION

# WALL TO WOOD FLOOR CONNECTION

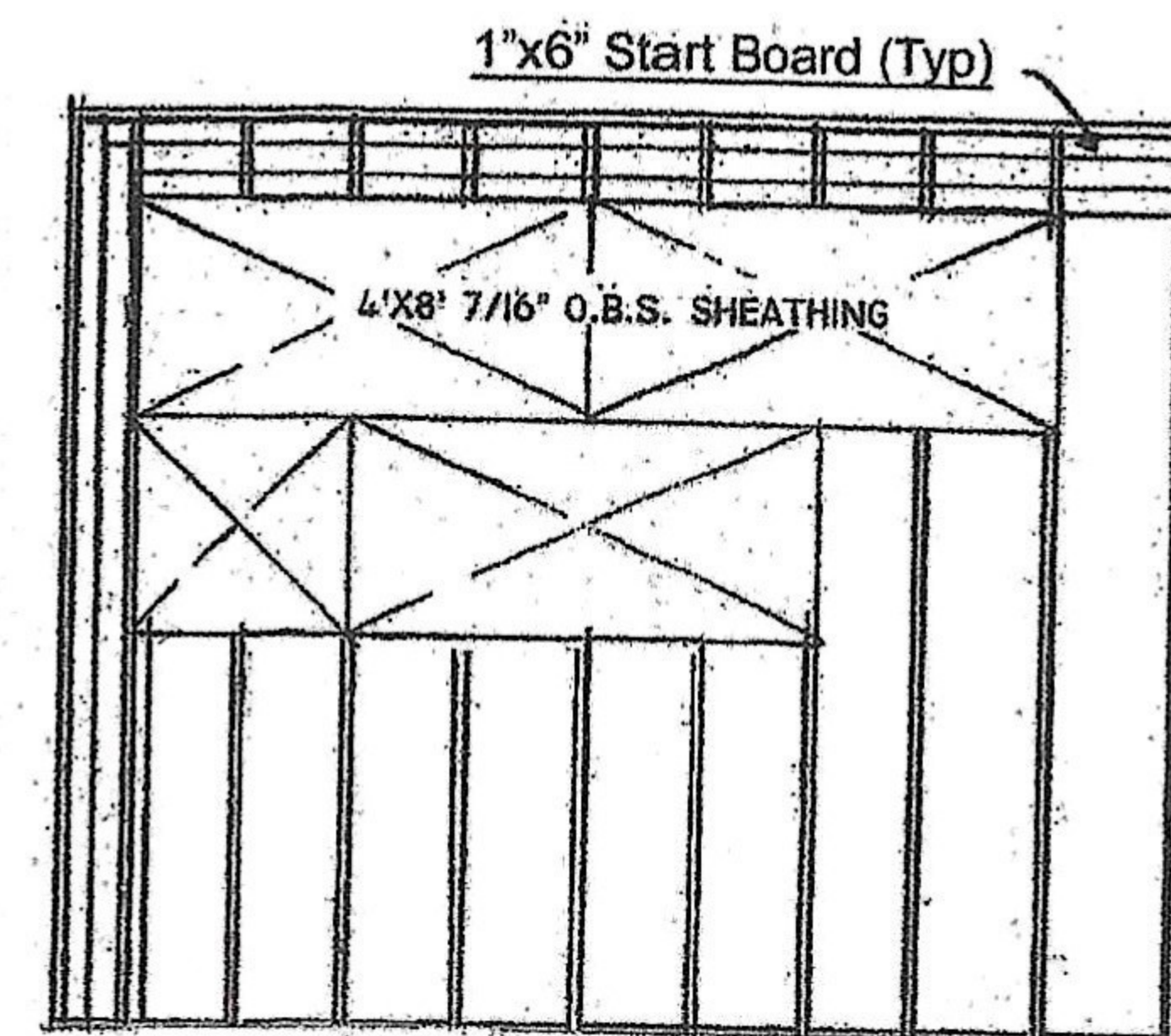




Truss to Wall Connection



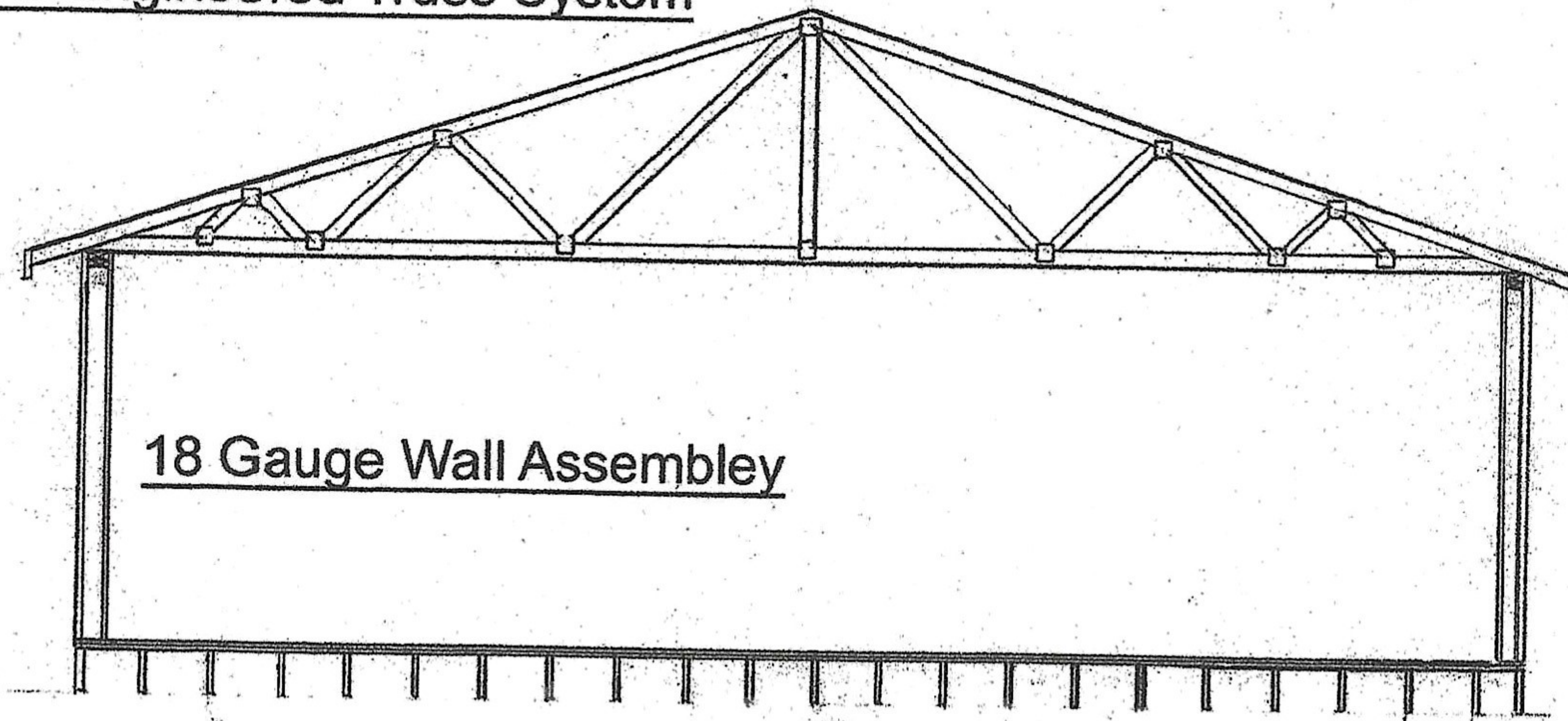
Gable End Overhang



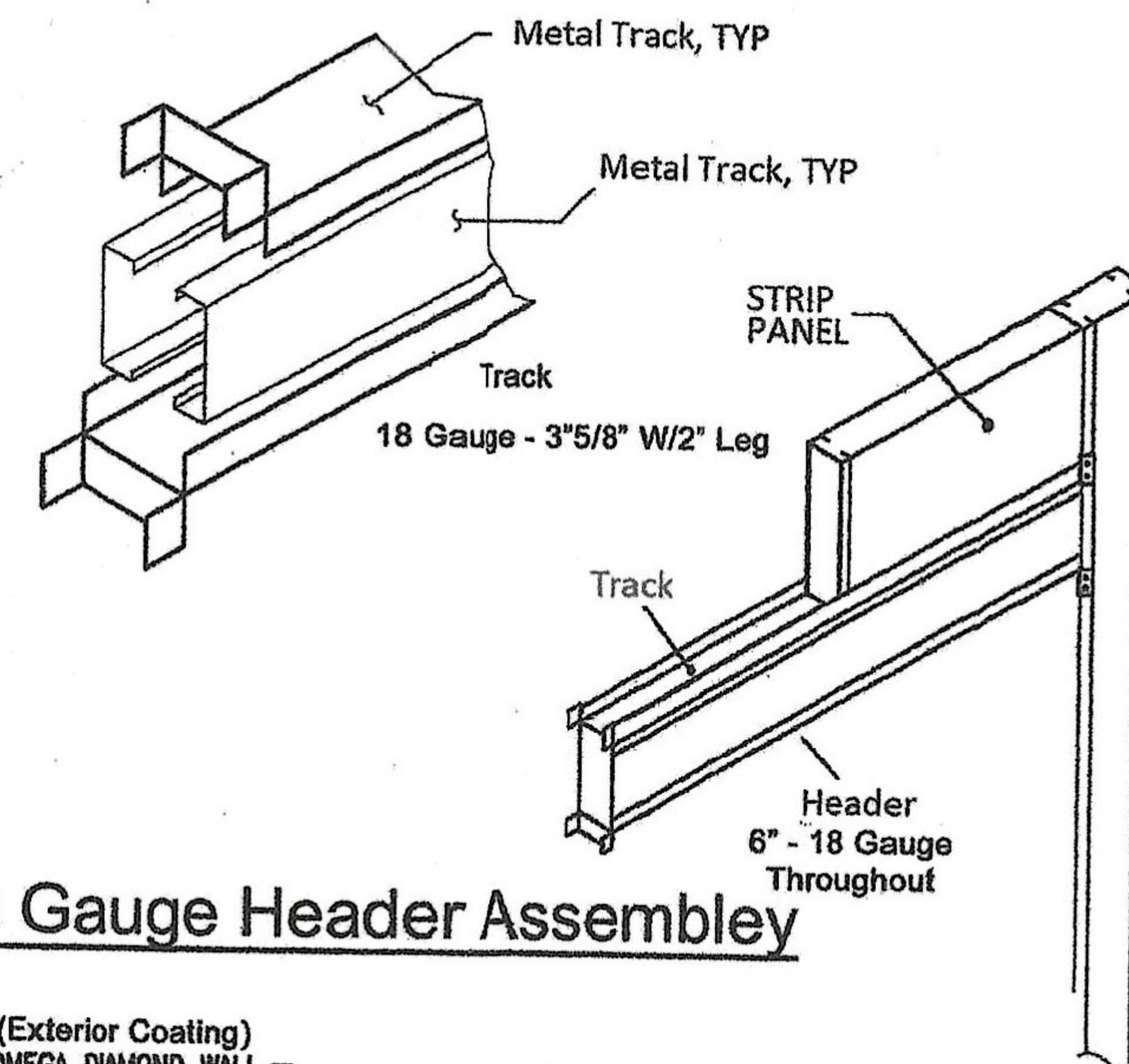
Roof Sheathing Layout



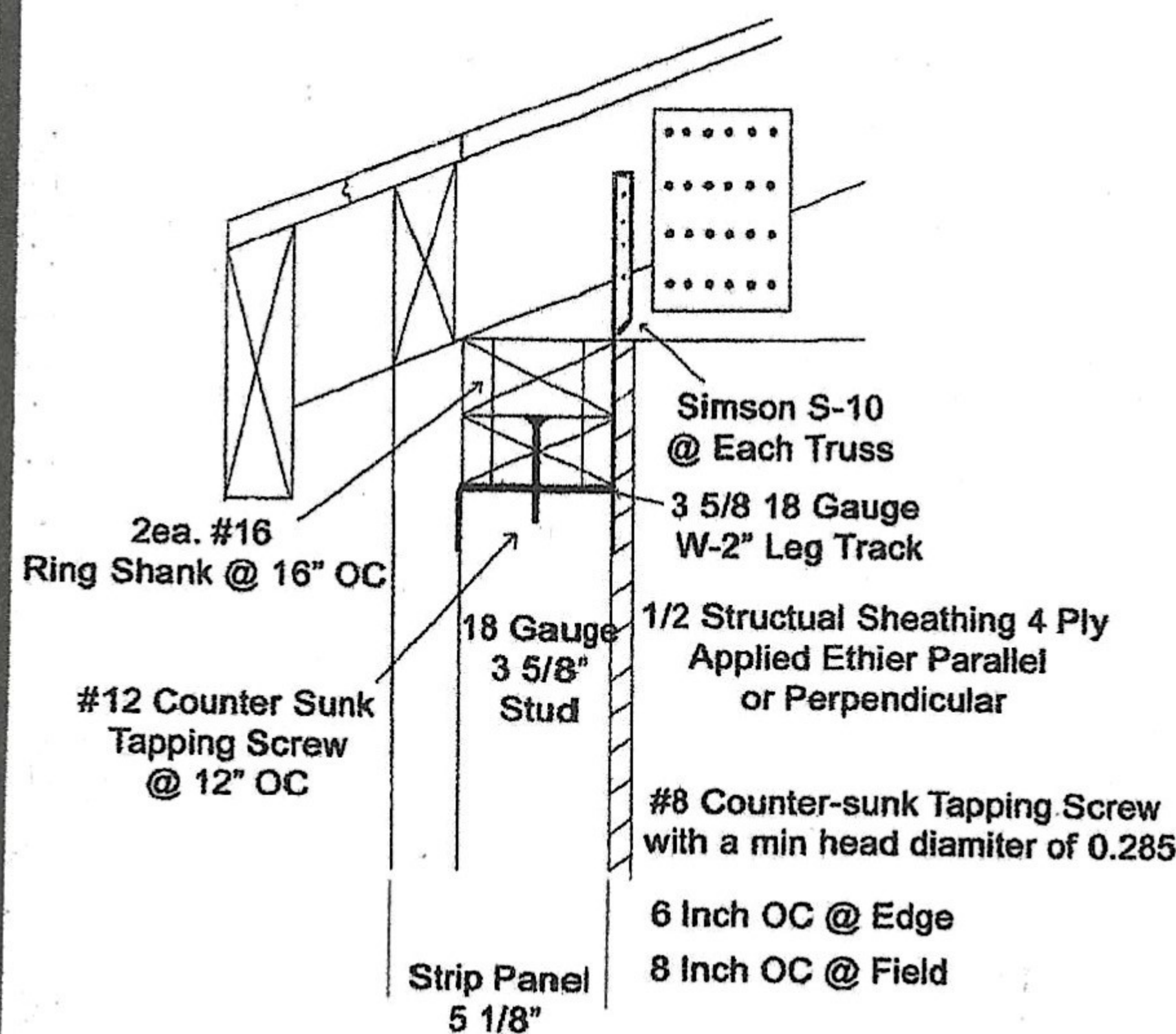
# Pre-Engineered Truss System



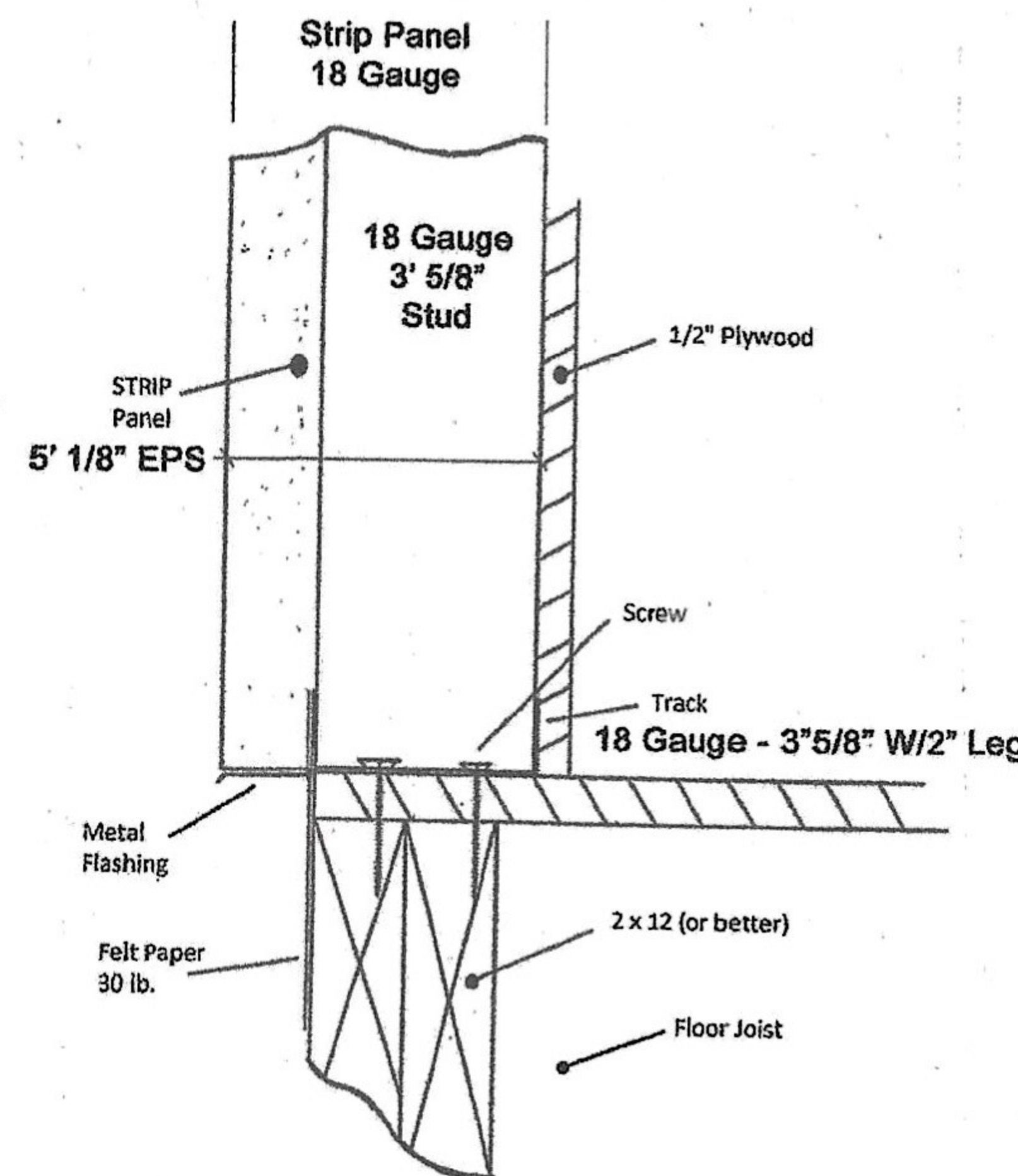
Raised Wood Foundation By Other



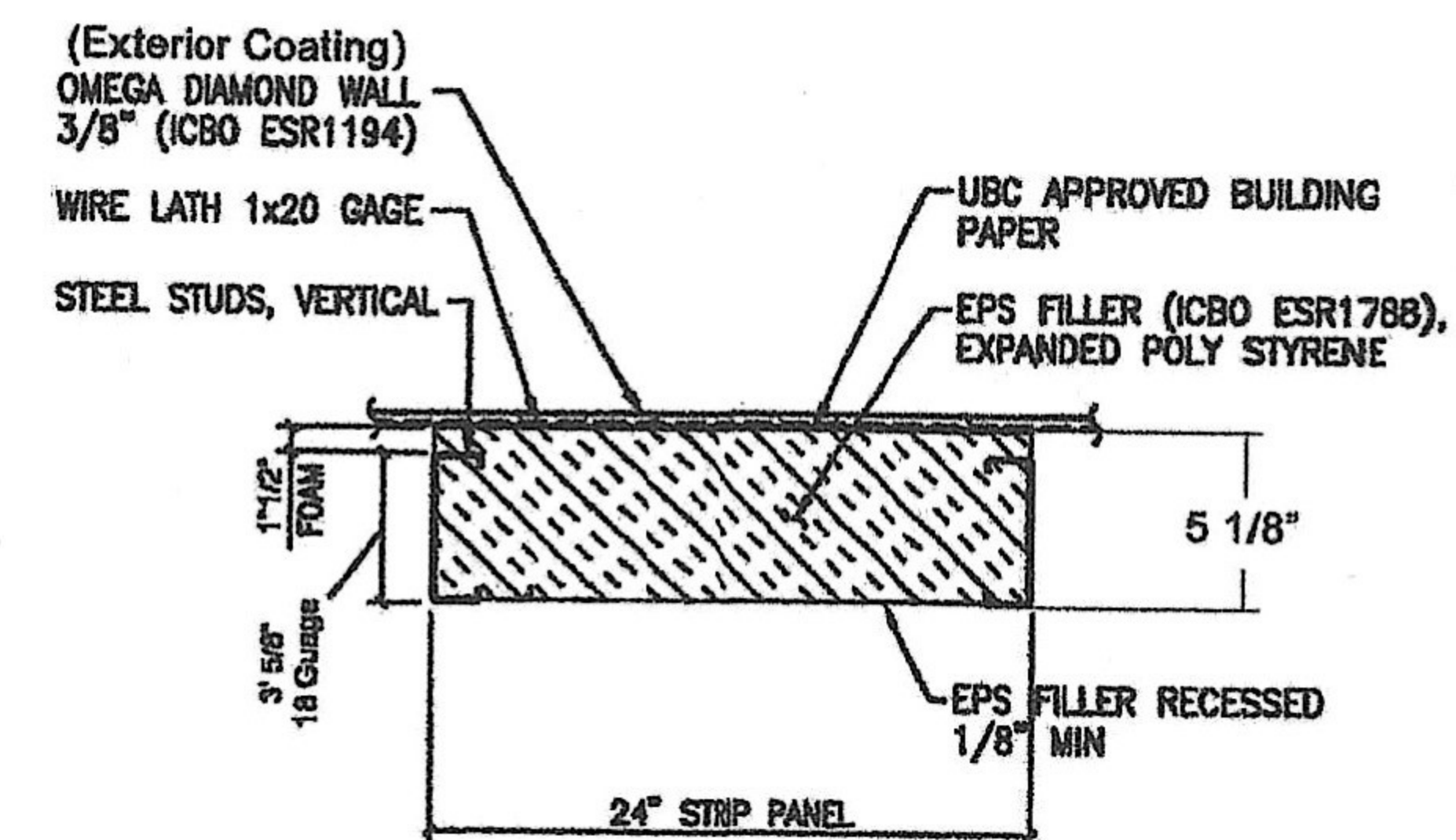
## 18 Gauge Header Assembly



## WALL SECTION



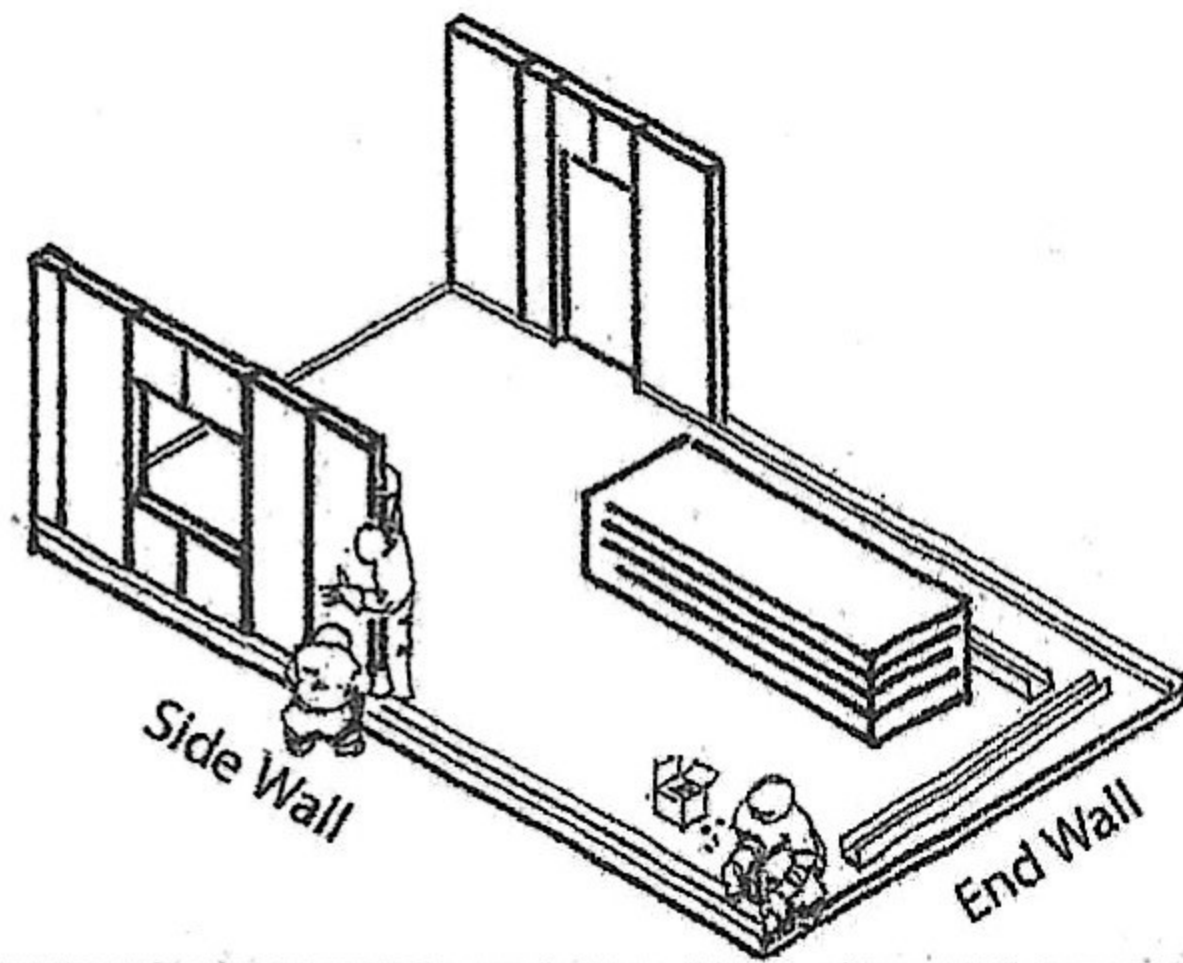
## WALL TO WOOD FLOOR CONNECTION



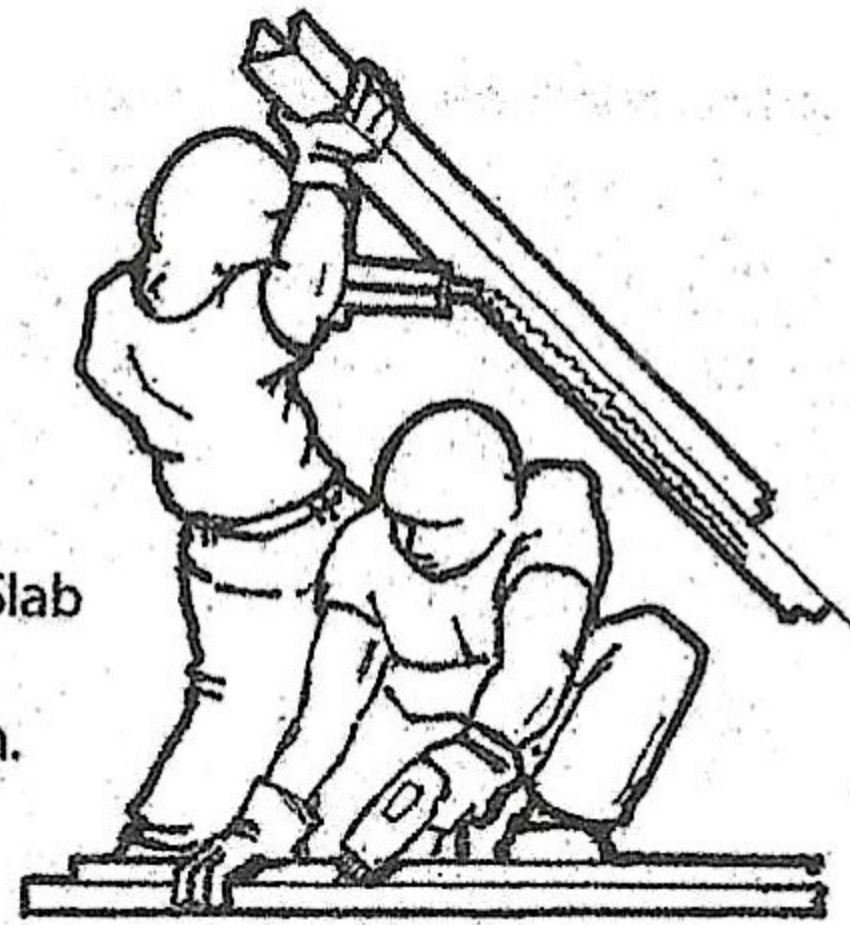
## 18 Gauge Structural Wall Section



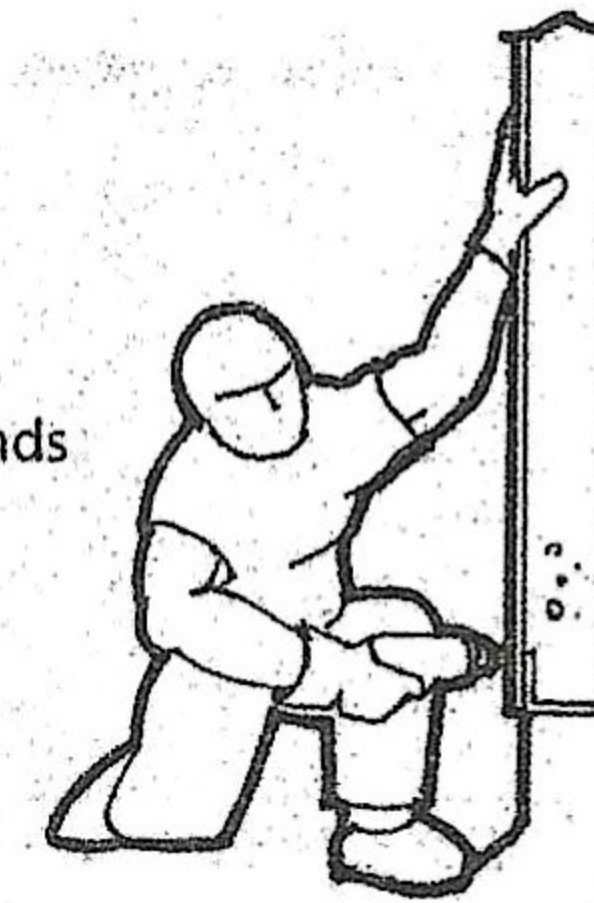
## Setting Tracks and Panels.



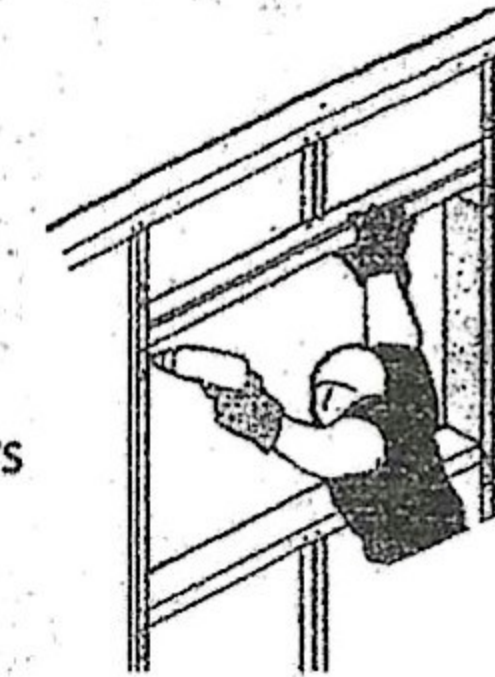
1. Polyurethane Bottom of Track.
2. Shoot with pin gun to Concrete Slab or screw into Wood Foundation.



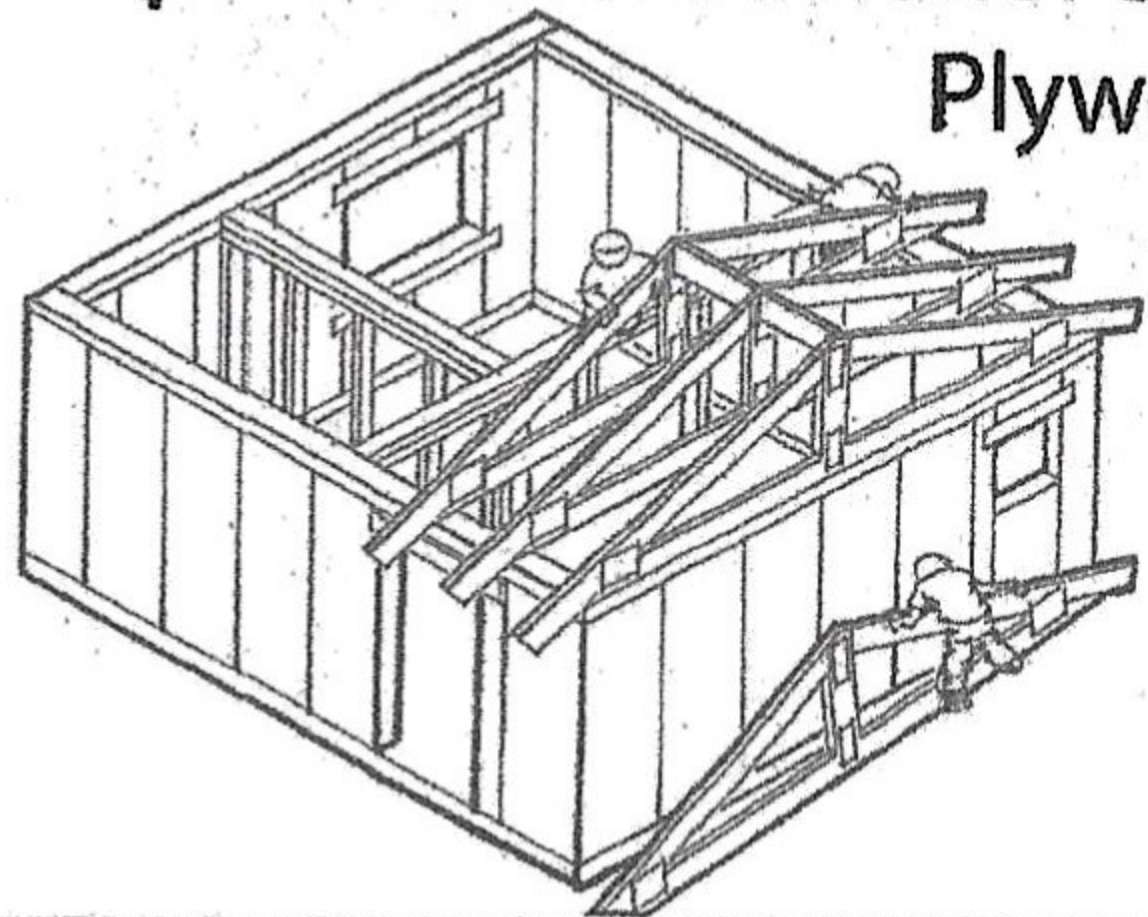
1. Set Panels at Side Walls
2. Install Plywood at the ends of Side Walls.
3. Set Panels at End Walls



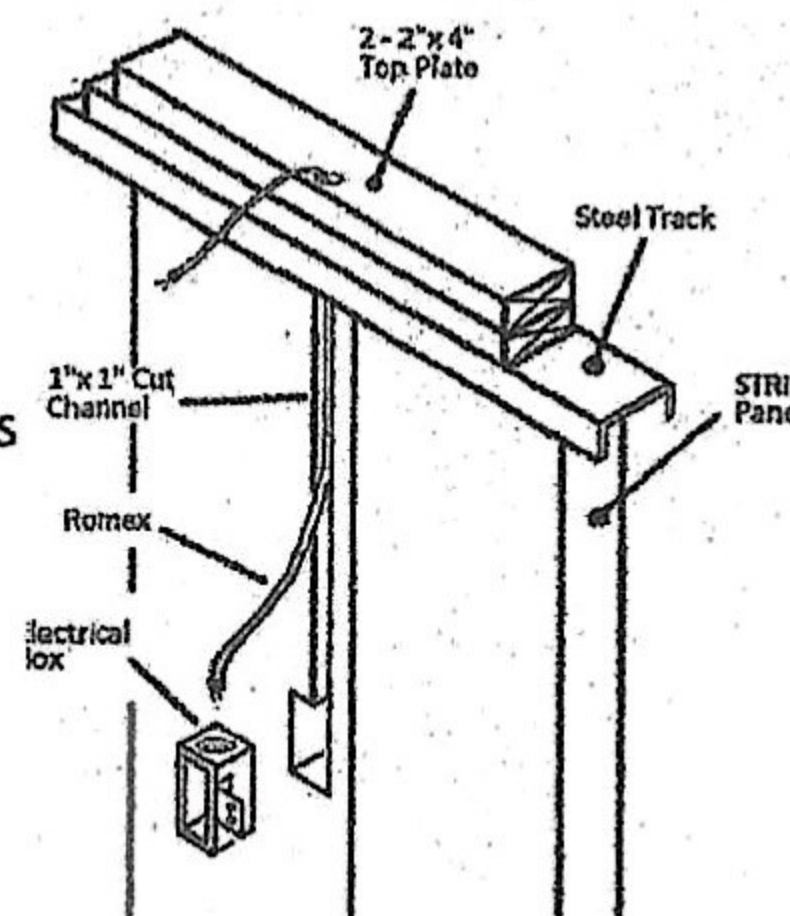
1. Cut Panels at top of Headers for Doors and Windows
2. Set Headers and Sills for Doors and Windows



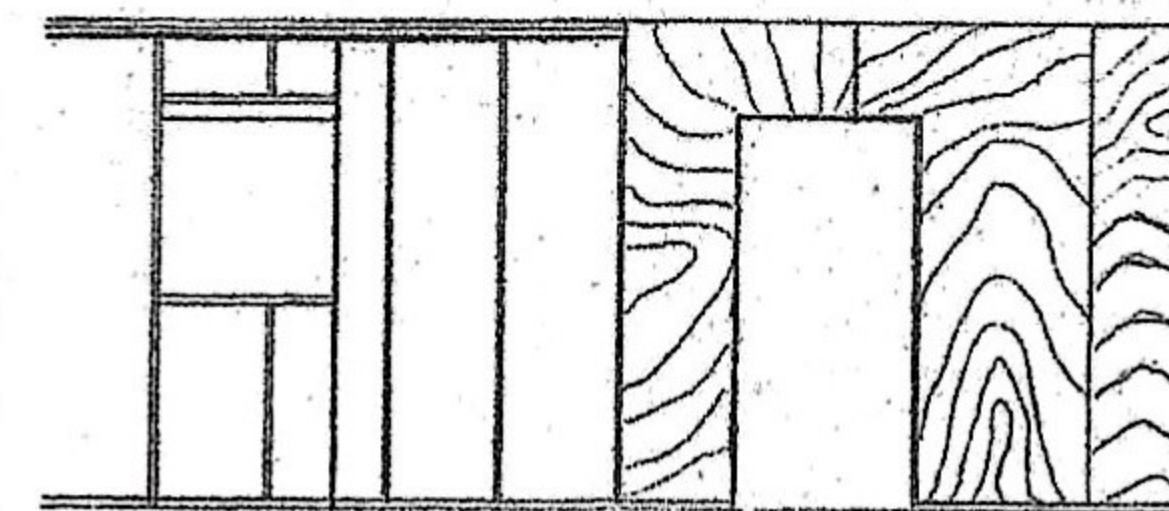
## Top Plates and Interior Shear Plywood.



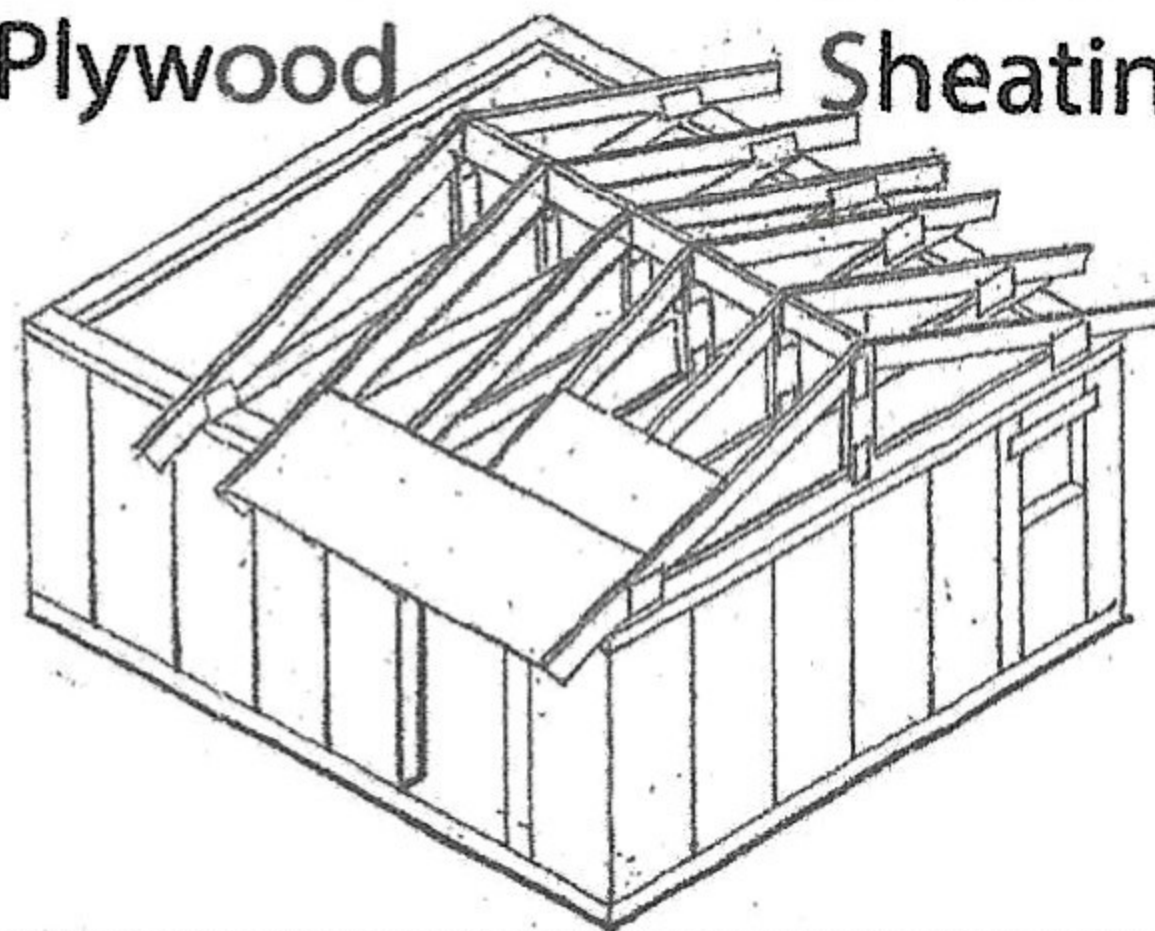
1. Install Metal Track at top of wall.
2. Install (2) 2x4 plates at Top of Track.
3. Set Electric boxes and chases at Perimeter Walls



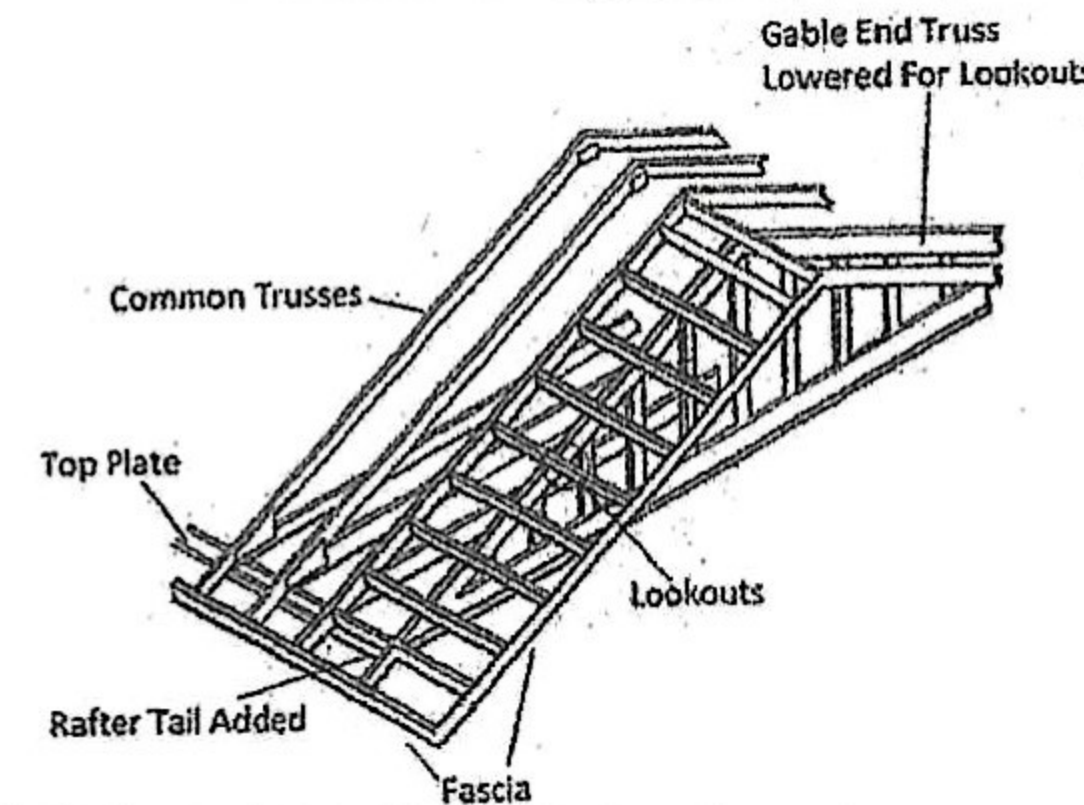
1. Install Interior Plywood Shear at all Perimeter Walls.
2. Screw Plywood from Bottom Plate to 2x4 Top Plate continuous.



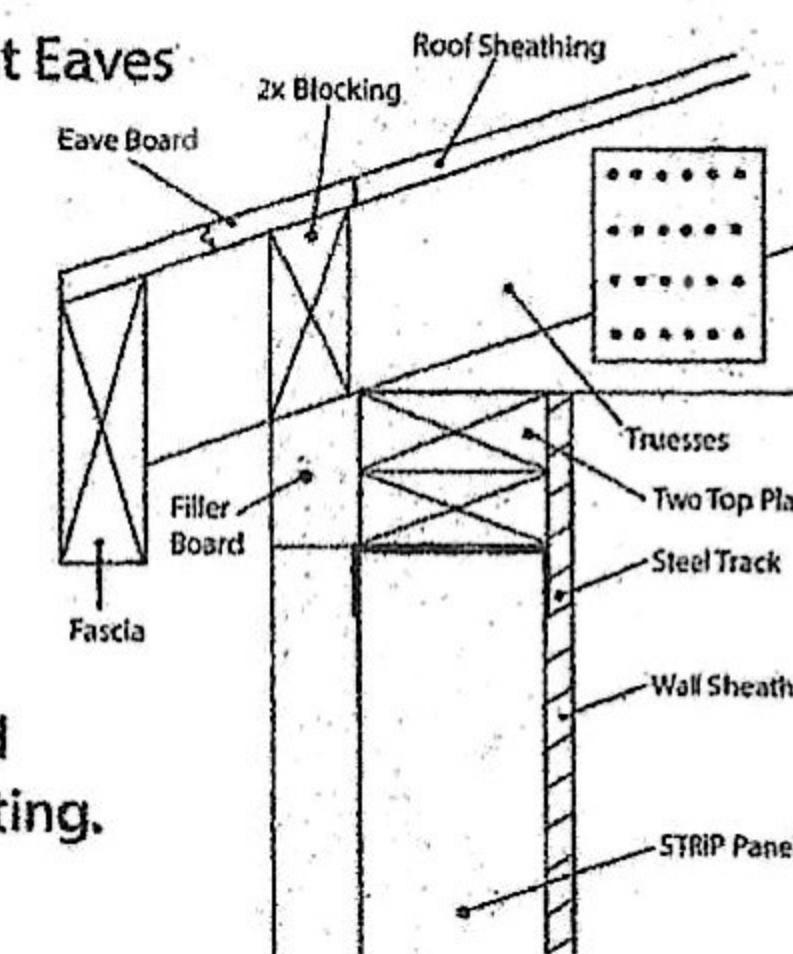
## Trusses, Gable Ends and Plywood Sheathing



1. Extend Gable end with 2x4s (Outlooks).
2. Install Fascia Board at complete Perimeter

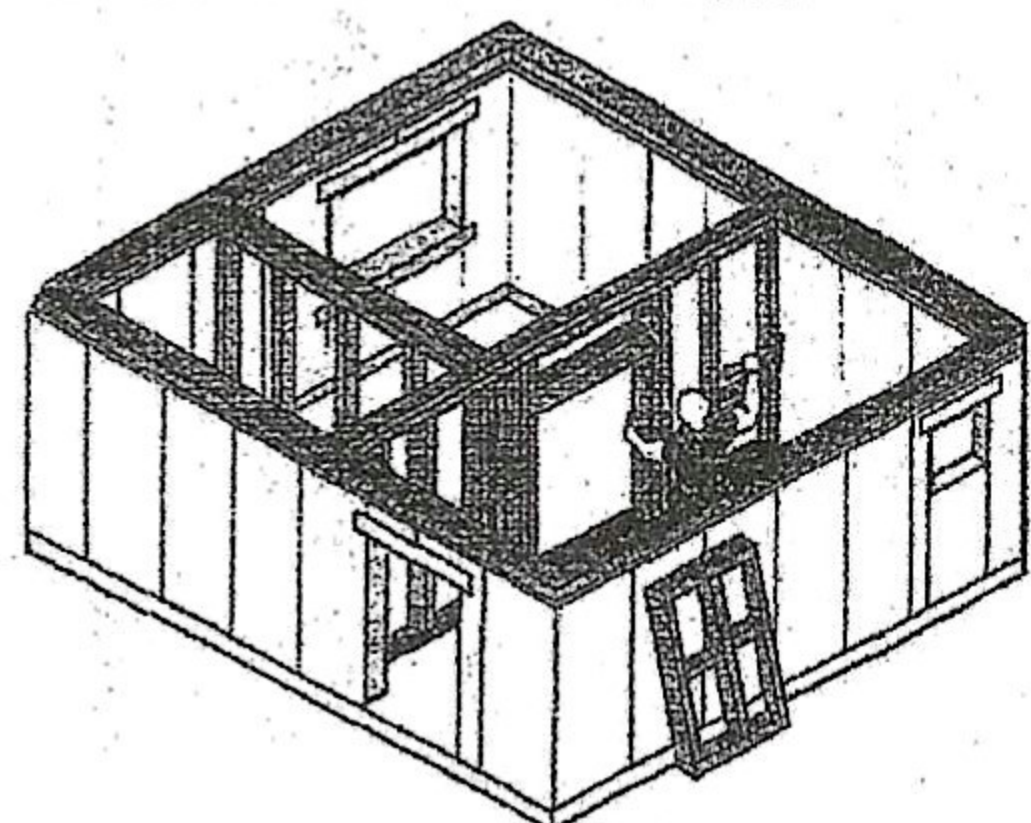


1. Install Blocking at Eaves

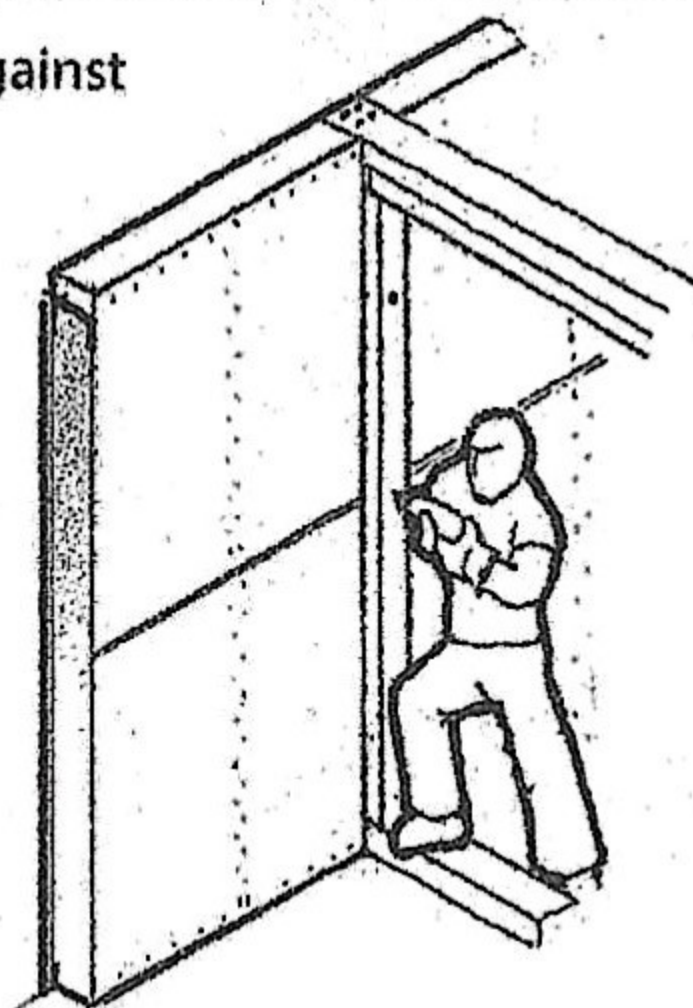


2. Install Eave Board and Plywood Sheathing.

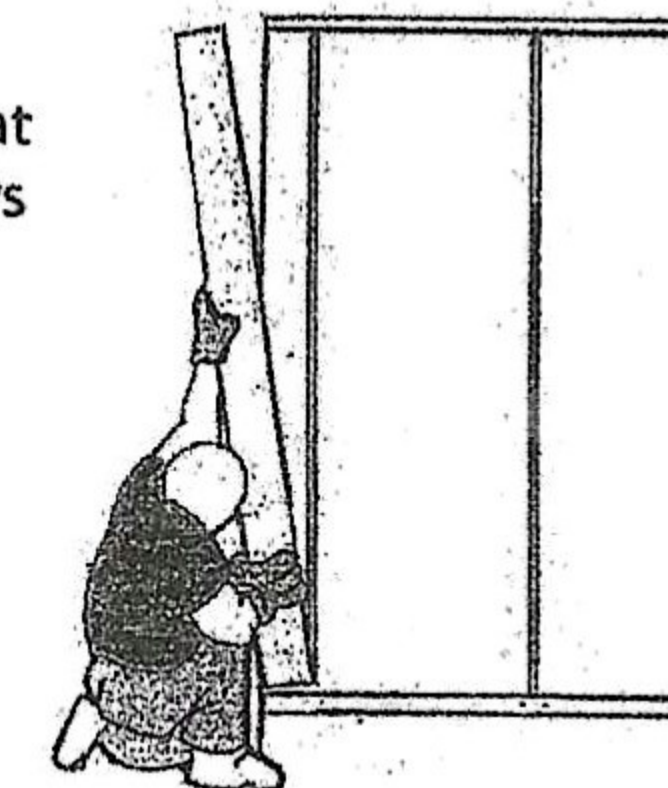
## Frame Interior, Install Filler Panels



1. Frame Interior Walls against Plywood Shear Panels.
2. Cut in 2x4 Top Plates to Perimeter Wall.



1. Install Filler pieces on all (4) corners.
2. Install filler pieces at Headers and Windows



## BUILDER'S GUIDE

- Side walls are the long walls of the house.
- End walls are the short walls of the house.
- Stringers are track temporarily screwed midsection of the walls.

1. Set Bottom Track on the long walls of the house.
2. Mark off windows and doors inside the track.
3. Set panels as per plans in the track.
4. Set temporary stringers (track) at midsection of the wall with bracing.
5. Install track on top of the side walls.
6. Install shear plywood 4' from each end of the side walls.
7. Set end walls against plywood of Side Walls.
8. First step, Side Walls with Plywood end caps. Second Step End Walls against Plywood of Side Walls.
9. Screw 2x4 plate at top of the end walls to overlap side walls.
10. Screw 2x4 plate at side walls.
11. Screw second 2x4 top plate at side walls to overlap 2x4 of end walls.
12. Install Electric chases and boxes on the perimeter wall for outlets and switches
13. Install plywood sheathing at the interior of the perimeter walls.
14. Set trusses, to include hurricane clips, at interior of perimeter walls.
15. Frame Outlooks at Gable end Truss.
16. Install fascia boards at the perimeter.
17. Set plywood sheathing on roof trusses.
18. Frame Interior Walls - No headers required.

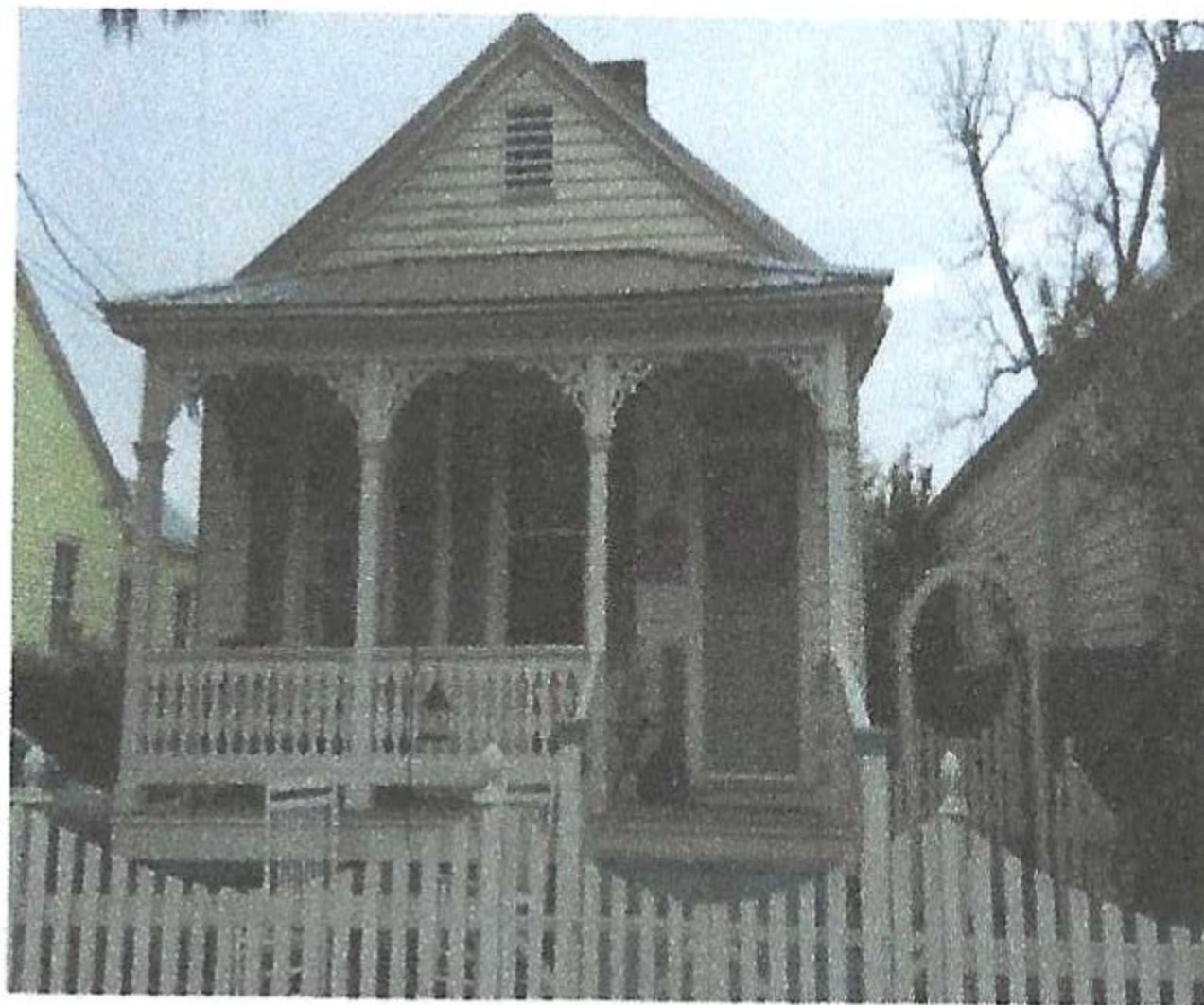




## Chris Jones - Escambia County Property Appraiser

**Account:** 130296000  
**Refno:** 000S009001002153  
**OName1:** PRICE CAROL ANN  
**MailingAddr:** 331 INTENDENCIA ST+PENSACOLA, FL 32502  
**Situs:** 331 E INTENDENCIA ST  
**LastSale:** 11/10/2020  
**LastSalePr:** 338500  
**DORCd:** SINGLE FAMILY RESID  
**acreage:** 0.1121  
**BldCnt:** 1  
**TotHeatArea:** 1092  
**SecMapId:** CA070  
**ComplexType:** S  
**ComplexDscr:** OLD CITY TRACT  
**Zoned:** HR-2  
**MLSNbr:**  
**TaxAuth:** PENSACOLA CITY LIMITS  
**PicCnt:** 1  
**Schools:** GLOBAL LEARNING ACADEMY|WORKMAN|PENSACOLA

Parcel Image



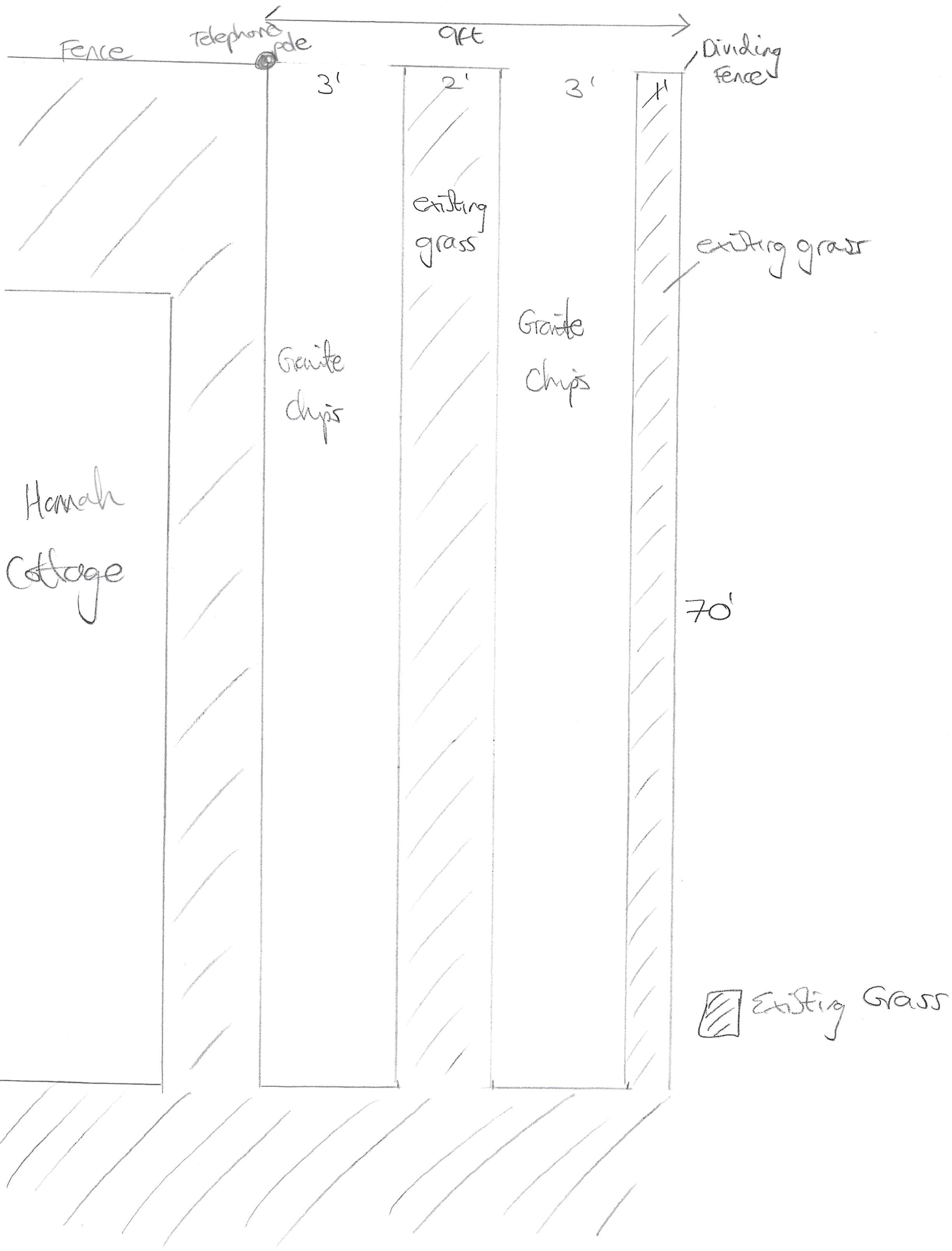
1/26/21



Printed: 6/22/2021



Interdencia At





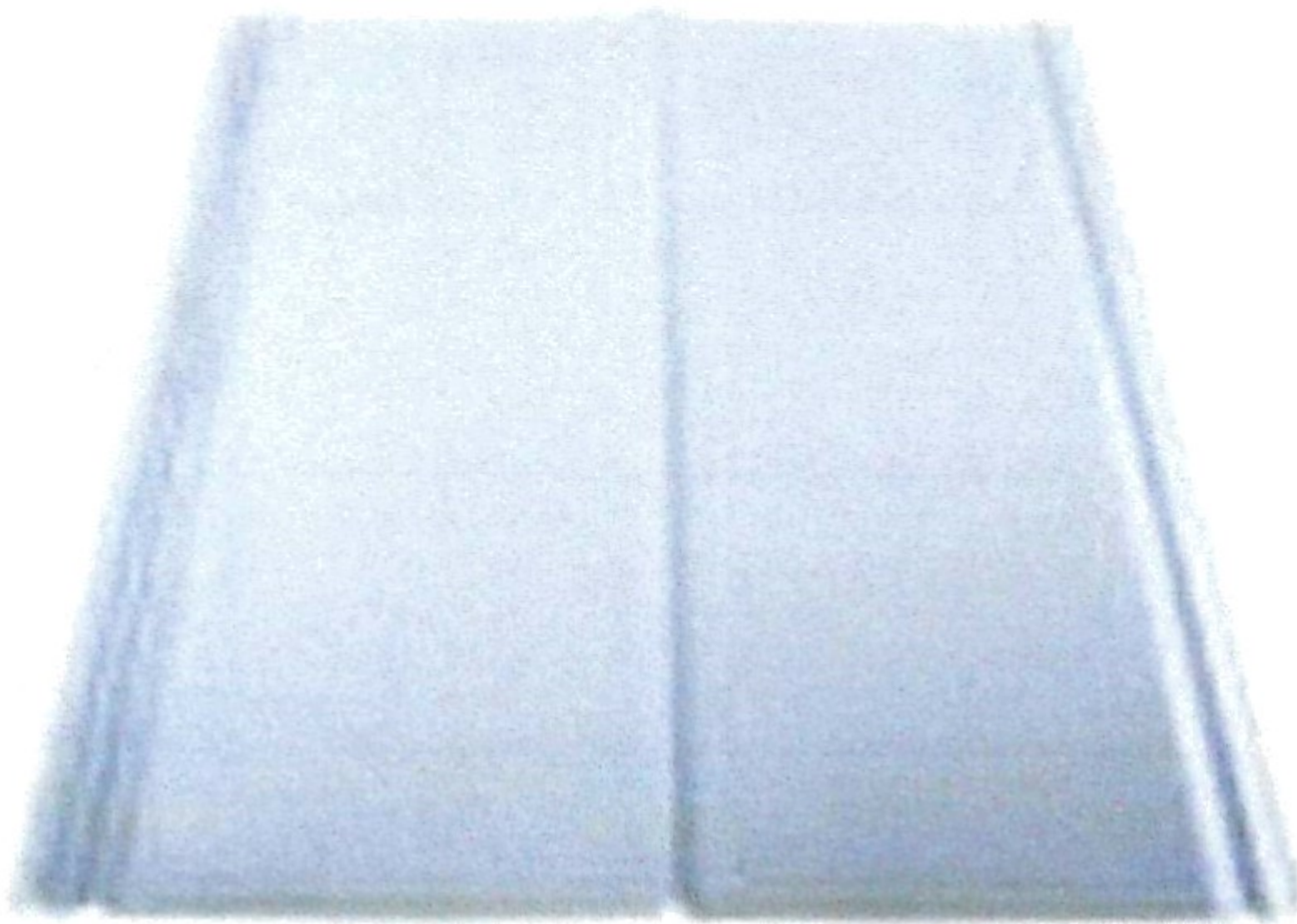
## ROOF

### 5V Crimp Roof Panel

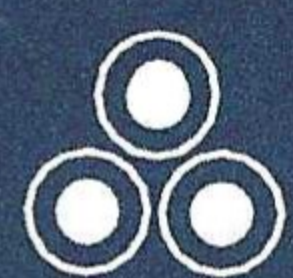
<https://www.homedepot.com/p/26-in-x-12-ft-Galvanized-Steel-5V-Crimp-Roof-Panel-4737102000/100064758>

For a protective, visually appealing residential or light commercial roof solution, consider using the Fabral 26 in. x 12 ft. Galvanized Steel 5V Crimp Roof Panel. It is constructed of high-strength steel and is hail and fire resistant. Its light metallic color can blend with most exterior color schemes.

- 29-Gauge, high strength galvanized steel roofing system lasts 2-3 times longer than a typical asphalt roof
- 26 in. panel provides 24 in. coverage width
- UL 2218 Class 4-hail impact resistance
- UL 790 Class A Fire Resistance Rating
- Covers approximately 24 sq. ft.
- Note: Product may vary by store.







5 - V CRIMP

# where OLD interlocks with NEW



## SLOPE

3:12 (Minimum Recommended Slope)

## SUBSTRATE

Only to be used over solid substrates. It is recommended to be installed over 5/8" plywood decking with a 30 pound felt moisture barrier.

## COVERAGE

24" Coverage Panel, 1/2" Rib Height

## LENGTH

MIN. 24", MAX 35'

(Longer lengths are available with prior coordination)

## AVAILABILITY

26 and 24 Gauge

## PERFORMANCE TEST

UL 580-94 / UL 1897-98 in accordance with Florida Building Code 2004.

## FASTENING SYSTEM

Exposed Fastener # 10 – 12 x 6 x 1 1/2" HWH

## MATERIALS

Steel Grade 50/E per ASTM A-792

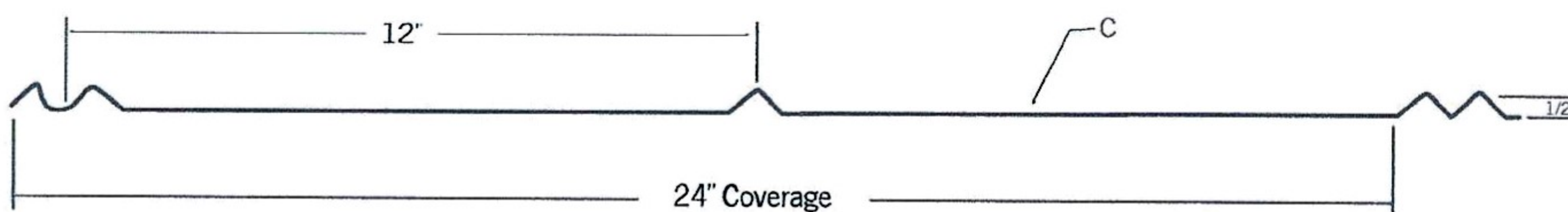
Steel Grade 80/D per ASTM A-792

## COLOR OPTIONS

Galvalume and Ceram-A-Star 1050 Stock Color - Kynar (available through special order)



A metal roof is more than just a pretty face. There are ways it can begin to pay off right away. Along with the peace-of-mind that comes from knowing your home is protected for a lifetime, energy efficient Cool Roof coatings can reduce your cooling costs as much as 30 percent. That's one reason why metal roofs such as 5-V Crimp panels are a simple yet beautiful solution to your residential roofing needs. 5-V Crimp's high strength steel and light colors will maintain its beauty for years to come. Best of all, the high strength and fire resistance of metal roofs *can result in lower home insurance premiums – with discounts up to 30 percent in some areas of the country!*





## **Screws for Roofing**

<https://www.homedepot.com/p/Gibraltar-Building-Products-1-1-2-in-Wood-Screw-10-Galvalume-Steel-Hex-Head-Metal-Roof-Accessory-in-White-250-Piece-Bag-987617/314711057#overlay>

Gibraltar's 1-1/2 in. wood screw fasteners are specifically designed to install metal roof panels and trim to wood decking. The color-coated fastener head matches panel colors and protects against corrosion for a long-lasting life. The built-in neoprene washer provides a weather tight seal. This screw includes a high-low thread pattern that provides superior pull-out strength and strip resistance. Recommended for roof slope of 3/12 pitch or greater.

- Standard 1/4 in. hex head fastener for easy attachment
- High hex washer head provides driving stability
- Self piercing point eliminates need to pre-drill



## **GABLE VENT – To match existing Cottage**

<https://www.roofingdirect.com/shop/famco-louvered-gable-vent-galvanized>

**FAMCO Louvered Gable Vent – Galvanized 24 X 24**

The FAMCO GV Louvered Gable Vent – Galvanized is an exterior vent for attic ventilation

Painted SW 0050 Classic Light Buff







FRONT OF EXISTING HANNAH COTTAGE



REAR OF HANNAH COTTAGE





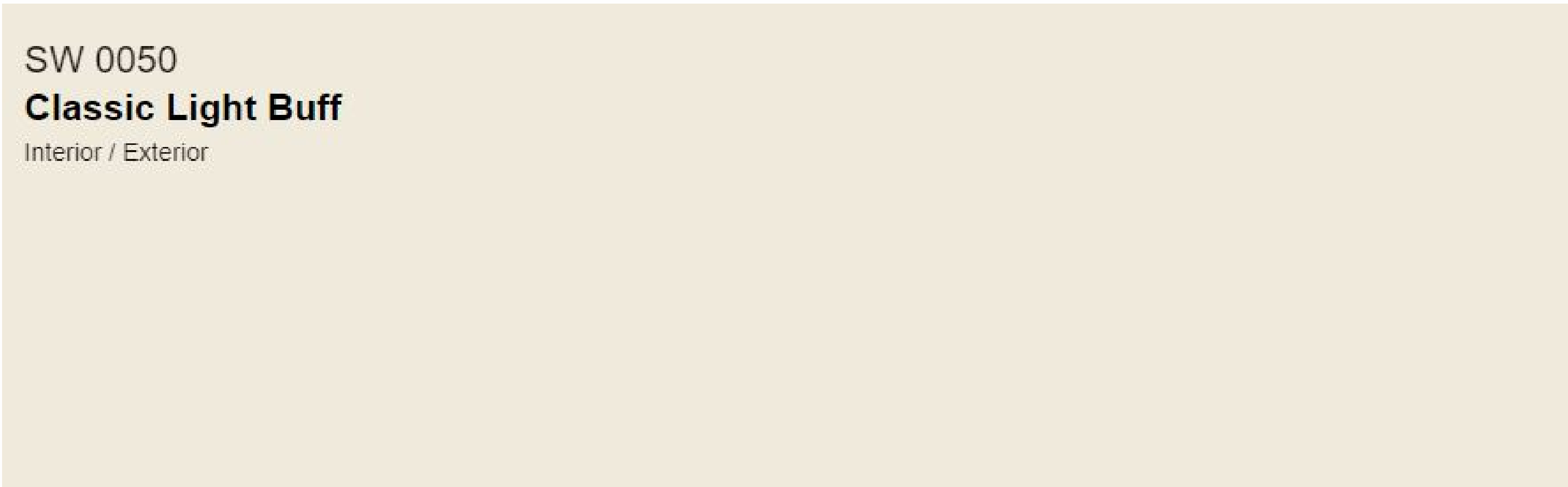
PAINT COLORS



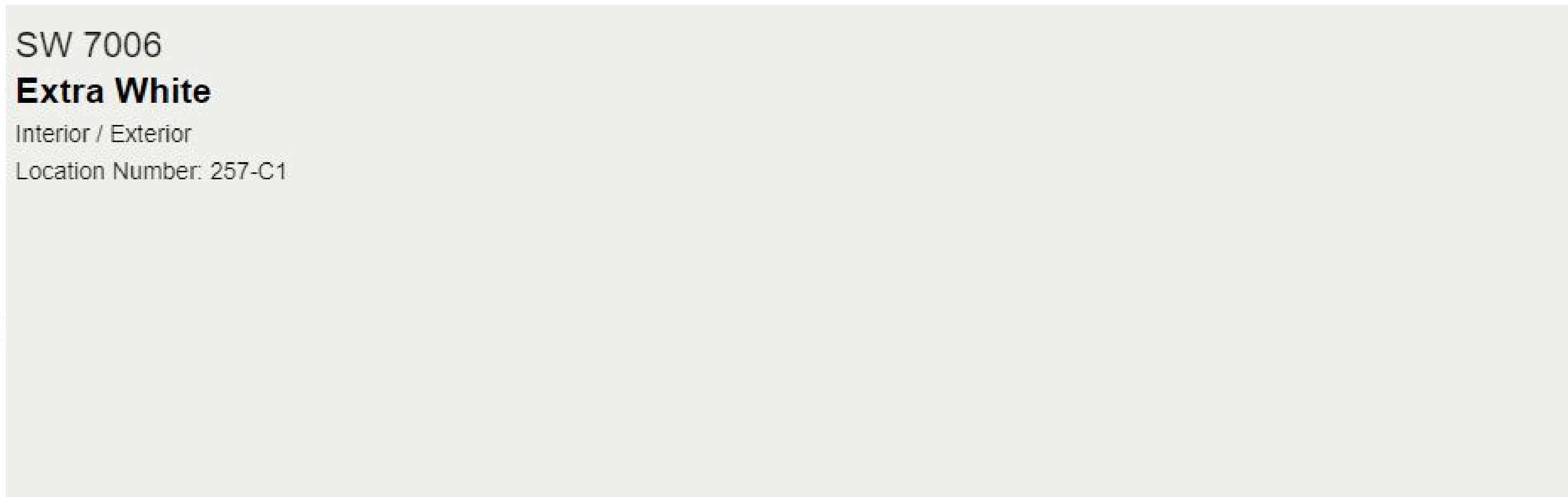
Sherwin Williams SW 0055 Light French Gray



Sherwin Williams SW 0050 Classic Light Buff



Sherwin Williams SW 7006 Extra White





SIDING – To be painted in Sherwin Williams SW 0050 Classic Light Buff (Historic Collection)

2:38

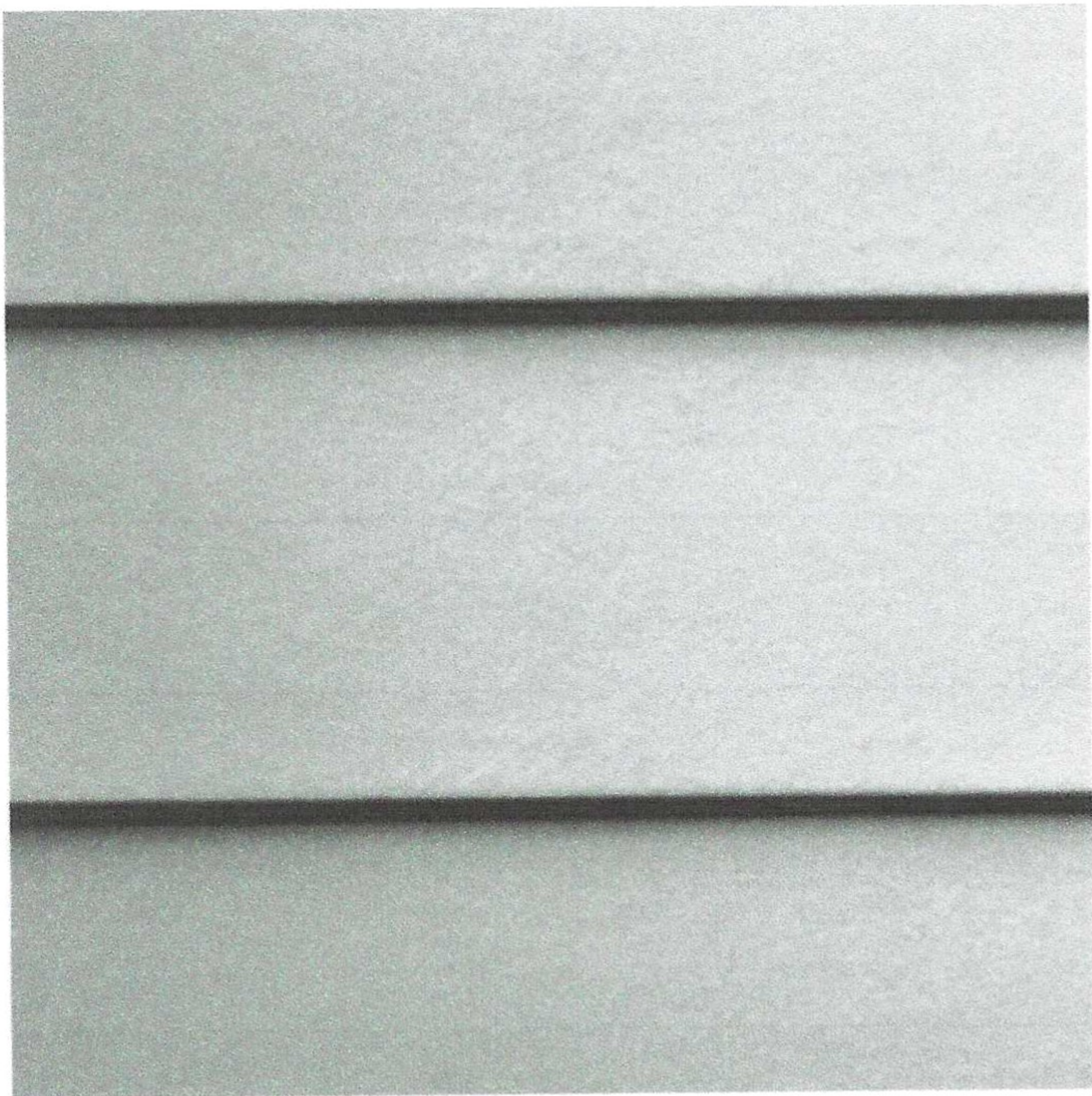


builderswarehouse.com

Home >

James Hardie HardiePlank Fiber Cement Smooth Siding  
5.25"x144" Primed 1pc

James Hardie HardiePlank  
Fiber Cement Smooth Siding  
5.25"x144" Primed 1pc



**SPECIAL ORDER - NON STOCK**  
SKU FCH5.25PRISM

Be the first to review this product

**\$10.36**

Qty





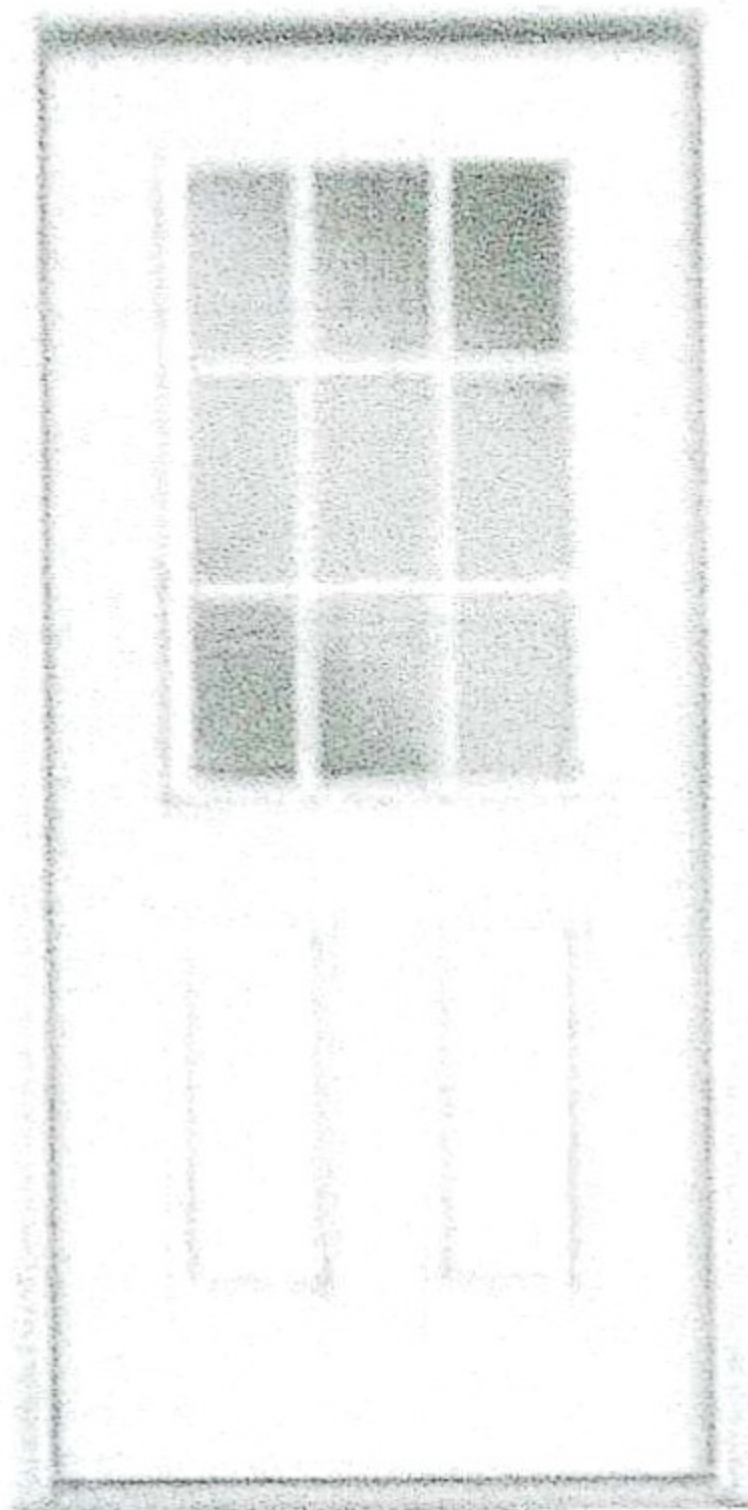
## DOORS (Front and Rear)

Painted in color SW 0055 Light French Gray

<https://www.homedepot.com/p/Masonite-36-in-x-80-in-Premium-9-Lite-Right-Hand-Inswing-Primed-Smooth-Fiberglass-Prehung-Front-Door-with-Brickmold-39274/204739717#product-overview>

Bring the beautiful look of smooth wood and the performance of fiberglass to your home with the Masonite Premium 9 Lite Primed Smooth Fiberglass Entry Door with Brickmold. Engineered to last a lifetime, these high-performance smooth surface doors feature high-definition profiles for added architectural interest. Ready for painting, the smooth surface is primed white and expertly engineered not to rust or dent. Designed with an energy saving polyurethane door core, the maintenance-free proprietary fiberglass construction provides maximum protection and durability.

- Low-maintenance, high-performance fiberglass resists cracking, warping, splitting and denting
- High-definition panel profiles and true square-edge construction provide an authentic wood door appearance
- High performance compression weather-stripping helps to seal out drafts
- Square-edge, engineered stiles provide excellent dimensional stability for harsh weather climates
- Features double-pane tempered glass for added safety
- Smooth door panel is primed arctic white
- Entry door comes fully assembled with hinges, frame, aluminum sill and weather stripping
- Fiberglass slab features an energy saving polyurethane core
- Exterior door slab is double bored for lockset - sold separately
- From outside, opens toward the inside of home with the hinges on the right





## DOOR HARDWARE

<https://www.homedepot.com/p/Copper-Creek-Heritage-Black-Door-Handleset-and-Waverlie-Lever-Trim-HZ2610xWLR-BC/302896899>

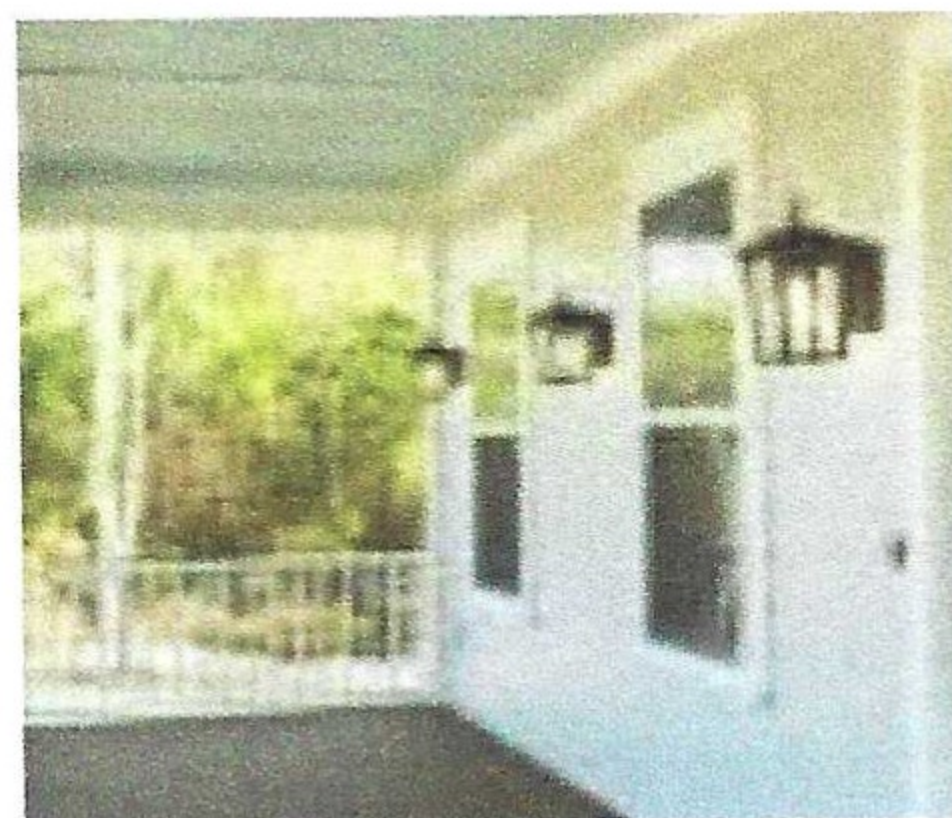
Heritage Black Door Handleset and Waverlie Lever Trim



## FRONT PORCH LIGHT

<https://www.homedepot.com/p/LNC-1-Light-Outdoor-Lantern-Sconce-Wall-Light-with-Clear-Glass-for-Patio-or-Porch-A03278S/307622974?ITC=AUC-61385-23-12140>

1 X Light Outdoor Lantern Sconce Wall Light with Clear Glass for Patio or Porch (TO BE INSTALLED AT SIDE OF FRONT DOOR)





**WINDOWS**

To be similar to those at Hannah Cottage 3/1





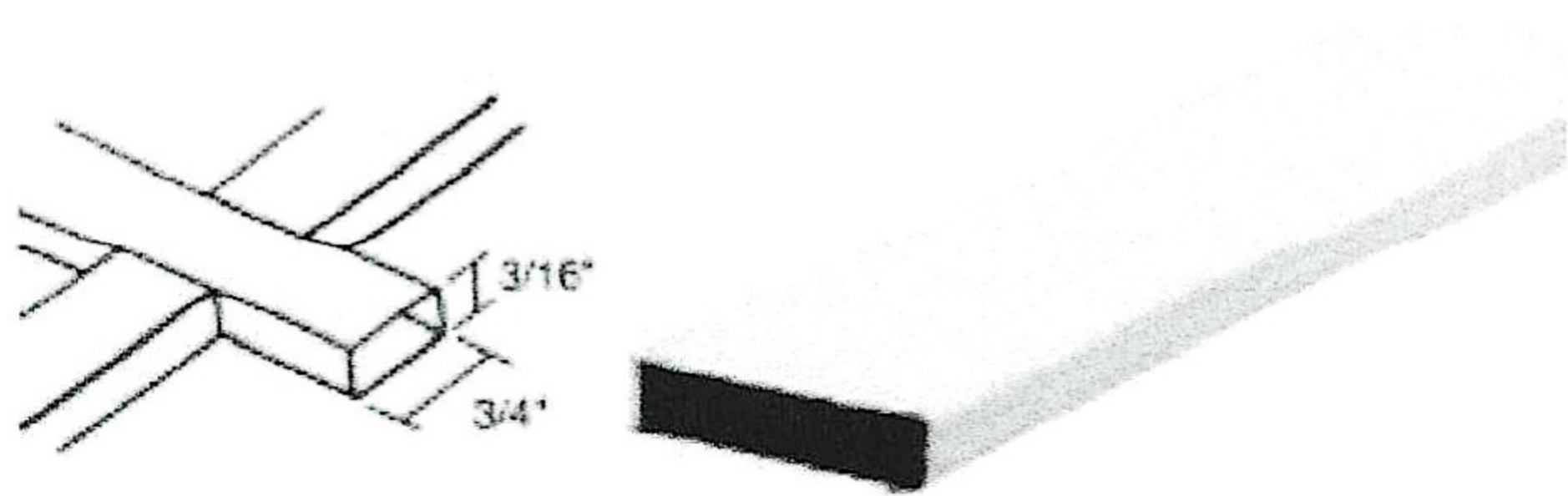
MUNTIN BAR for WINDOWS

[https://www.amazon.com/CRL-White-16-Muntin-Bar/dp/B0098M1VKE/ref=sr\\_1\\_24?dchild=1&keywords=window+grille+inserts&qid=1624147023&sr=8-24](https://www.amazon.com/CRL-White-16-Muntin-Bar/dp/B0098M1VKE/ref=sr_1_24?dchild=1&keywords=window+grille+inserts&qid=1624147023&sr=8-24)

Added to top section of windows vertically to make a 3/1 window to match existing structure.

CRL White 3/16" x 3/4" Muntin Bar - 36004W

Manufacturer	CRL
Part Number	36004W
Item Weight	12 ounces
Product Dimensions	6 x 6 x 6 inches
Item model number	36004W
Size	152"
Color	White
Style	Bar





## **BRICK VENEER PIERS TO SUPPORT THE HOUSE**

Pilons will be veneered with brick veneers at a color to match the original cottage



## **SCREEN NEXT TO BRICK PIERS**

Made out of wood and painted in SW 0055 Light French Grey to match existing cottage



## **PORCH ON NEW STRUCTURE**

The two supports on the open porch will be 6x6 pressure treated posts (to meet building code) (inserted into 36 x 18 holes.) These columns will be trimmed to match Hannah Cottage and painted in SW 7006 Extra White.



Foundations for the deck will be 2x8 pressure treated lumber per code and attached to the structure.  
Painted in SW 0055 Light French Grey

#### **FRONT PORCH DECKING**

<https://www.homedepot.com/p/5-4-in-x-6-in-x-8-ft-Pressure-Treated-Standard-Pine-Decking-Board-540608MCGXSD/206947449>

5/4 in. x 6 in. x 8 ft. Pressure-Treated Standard Pine Decking Board



To be painted SW0055 Light French Gray to match existing Hannah Cottage

#### **DRIVEWAY**

As per attached drawing

#57 granite chips in standard ribbons with existing grass





















## REAR OF THE ORIGINAL HANNAH COTTAGE



### WINDOWS -White

Windows will be the same specifications but will have a smaller window in the master bathroom and above kitchen sink.

### JELD-WEN V-2500 35.5-in x 59.5-in Vinyl New Construction Egress White Double Hung Window

Item #407564 Model #LOWOLVYDH3660

- Low-maintenance, durable vinyl window with two operating sash
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Both top and bottom sash slide open vertically for optimal airflow and easier cleaning



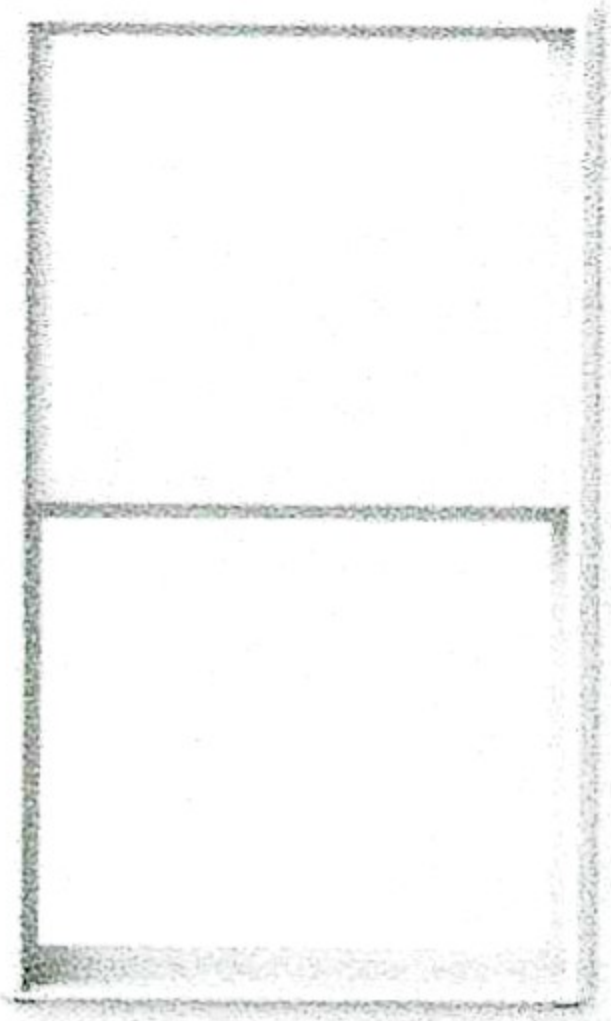
Window x Engineer x SAProj x Thank x 400 Sen x Grilles f x anderso x Double x JELD-W x Builders x JPG006 x 764941 x +

jeld-wen.com/en-us/products/windows/builders-vinyl-v-2500/double-hung

Apps Sign in - Governme... Google Chrome Remote De... Bank of America | O... My Hours Immigrant Visa - Si... USCIS Green Card... Adjustment of Stat... Online Direct Invest... Other bookmarks Reading list

## Builders™ Vinyl (V-2500) Window: Double-Hung

### Model Overview



**PROJECT TYPE**  
New construction and replacement

**MAINTENANCE LEVEL**  
Minimal

**WARRANTY**  
Lifetime Warranty

**COLORS & FINISHES**  
3 Interior Colors  
5 Exterior Colors  
1 Window Color Technology

**SCREEN & TRIM OPTIONS**  
3 Insect Screens

**FRAME OPTIONS**  
Block Frame/Replacement  
Integral Nailing Fin  
Integral Brickmould  
Pocket Replacement Window

**GLASS**  
Energy efficient, tinted, textured and protective

**DIVIDED LITES**  
Grilles between the glass

**HARDWARE**  
2 Lock Options in 6 finishes

**CONSTRUCTION**  
Block and Tackle  
Tilt Sash

Give Feedback

Type here to search

100% 80°F ENG 5:22 PM 6/27/2021

Window x Engineer x SAProj x Thank x 400 Sen x Grilles f x anderso x Double x JELD-W x Builders x JPG006 x 764941 x +

jeld-wen.com/en-us/products/windows/builders-vinyl-v-2500/double-hung

Apps Sign in - Governme... Google Chrome Remote De... Bank of America | O... My Hours Immigrant Visa - Si... USCIS Green Card... Adjustment of Stat... Online Direct Invest... Other bookmarks Reading list

## Builders™ Vinyl (V-2500) Window: Double-Hung

### Model Details & Options

#### Colors & Finishes

**Colors & Finishes**

Glass

Divided Lites

Hardware

Screens & Trim

Construction & Framing

Energy & Sustainability

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

White Desert Sand Almond

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

White Desert Sand Almond Bronze

Give Feedback

Type here to search

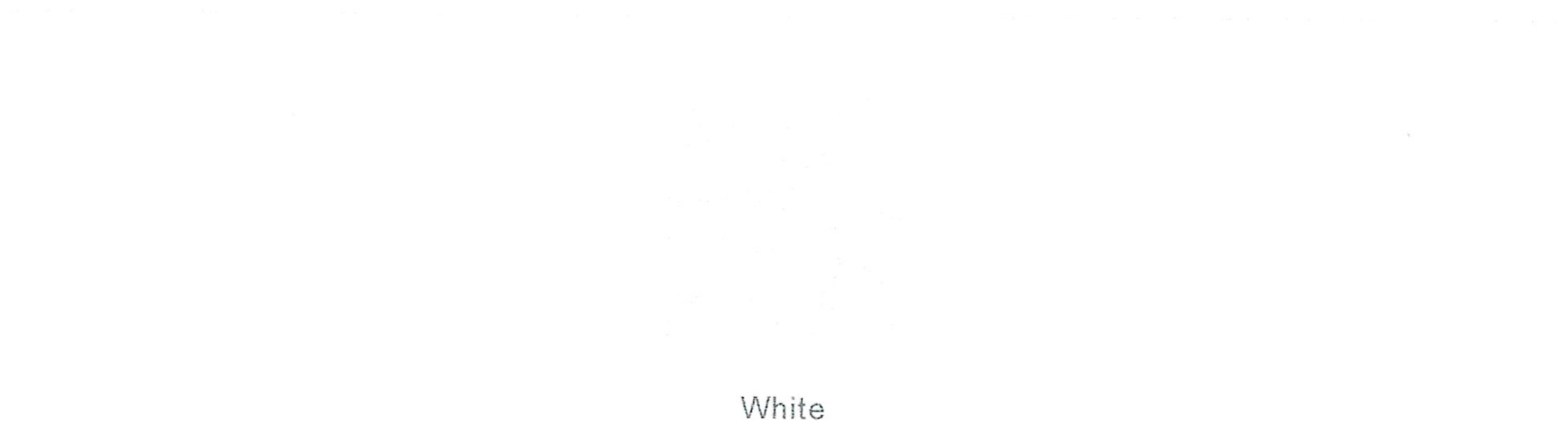
100% 80°F ENG 5:23 PM 6/27/2021



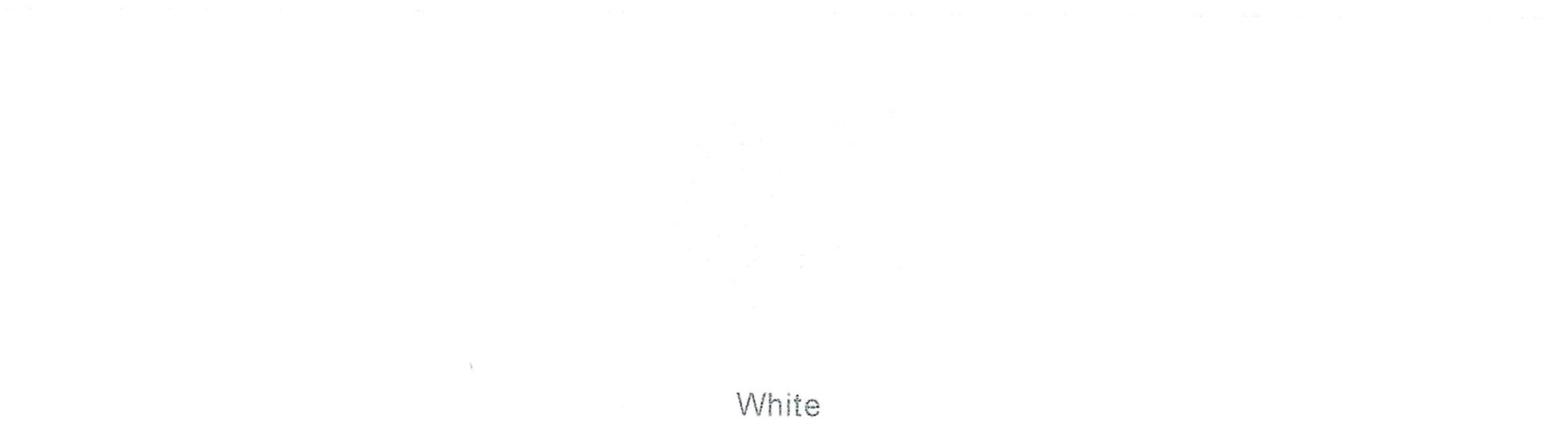
<https://www.lowes.com/pd/JELD-WEN-V-2500-Vinyl-New-Construction-Egress-White-Exterior-Double-Hung-Window-Rough-Opening-36-in-x-60-in-Actual-35-5-in-x-59-5-in/3721180>

## Colors & Finishes

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



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



### WINDOW COLOR TECHNOLOGY





### FinishShield™

Our vinyl window and patio doors lines are now available with FinishShield™, a new finish that's superior to paint in appearance, quality, and longevity. This new finish technology provides improved durability for the builder and peace of mind for homeowners.

## Glass

### ENERGY EFFICIENT GLASS

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

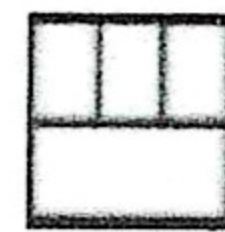


LoE<sup>3</sup>-366





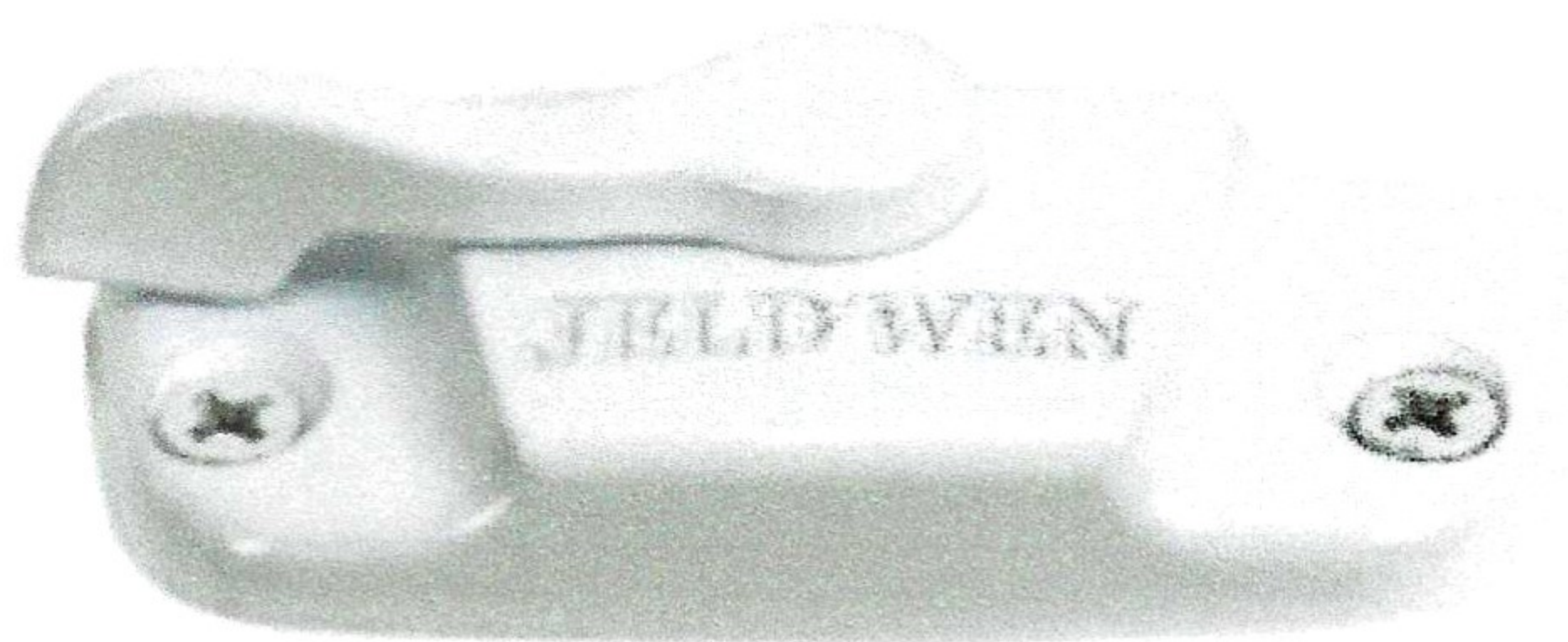
Low-E



Top Down Grille

## Hardware

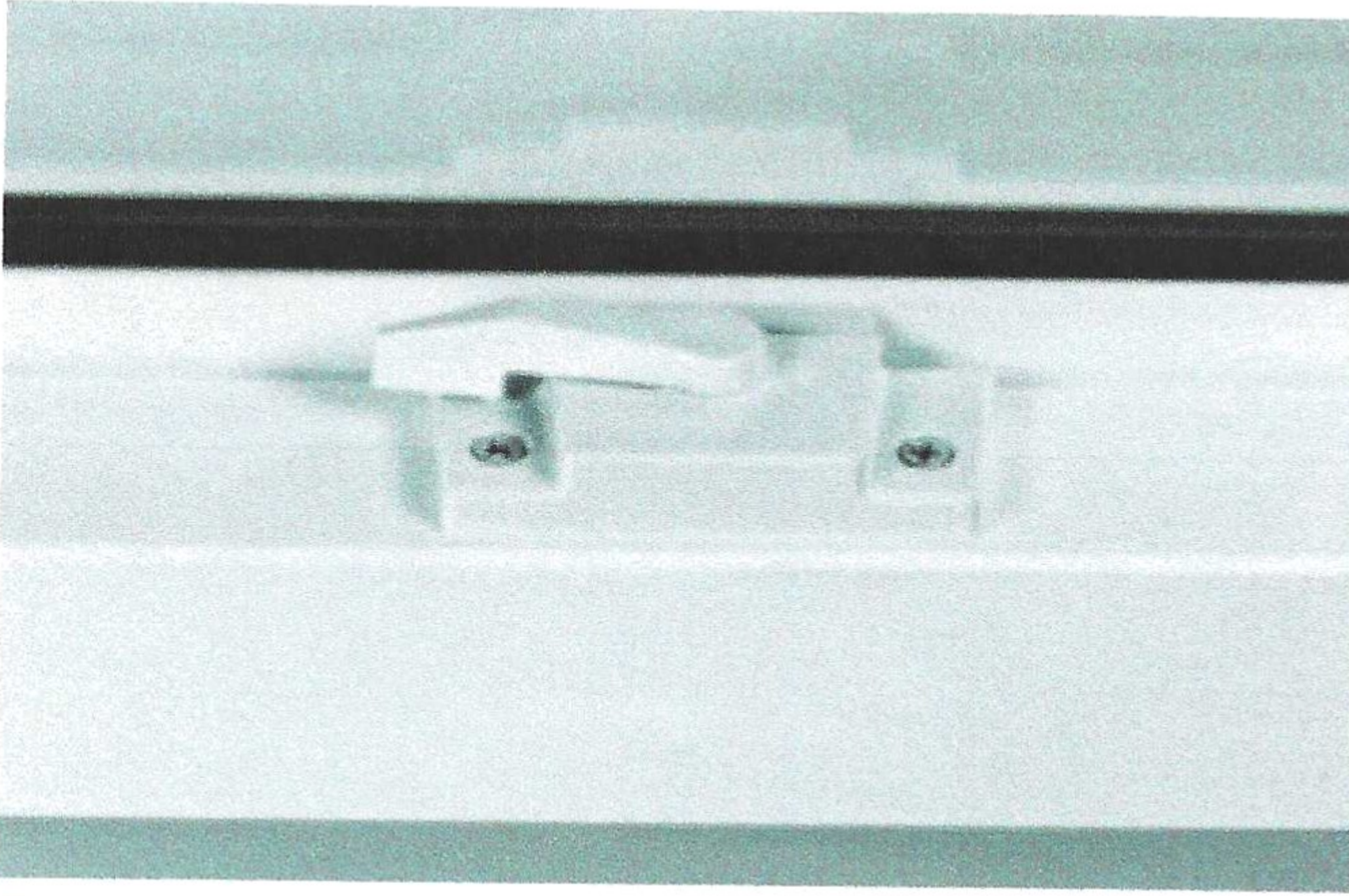
### LOCKS



#### Style Cam-Lock

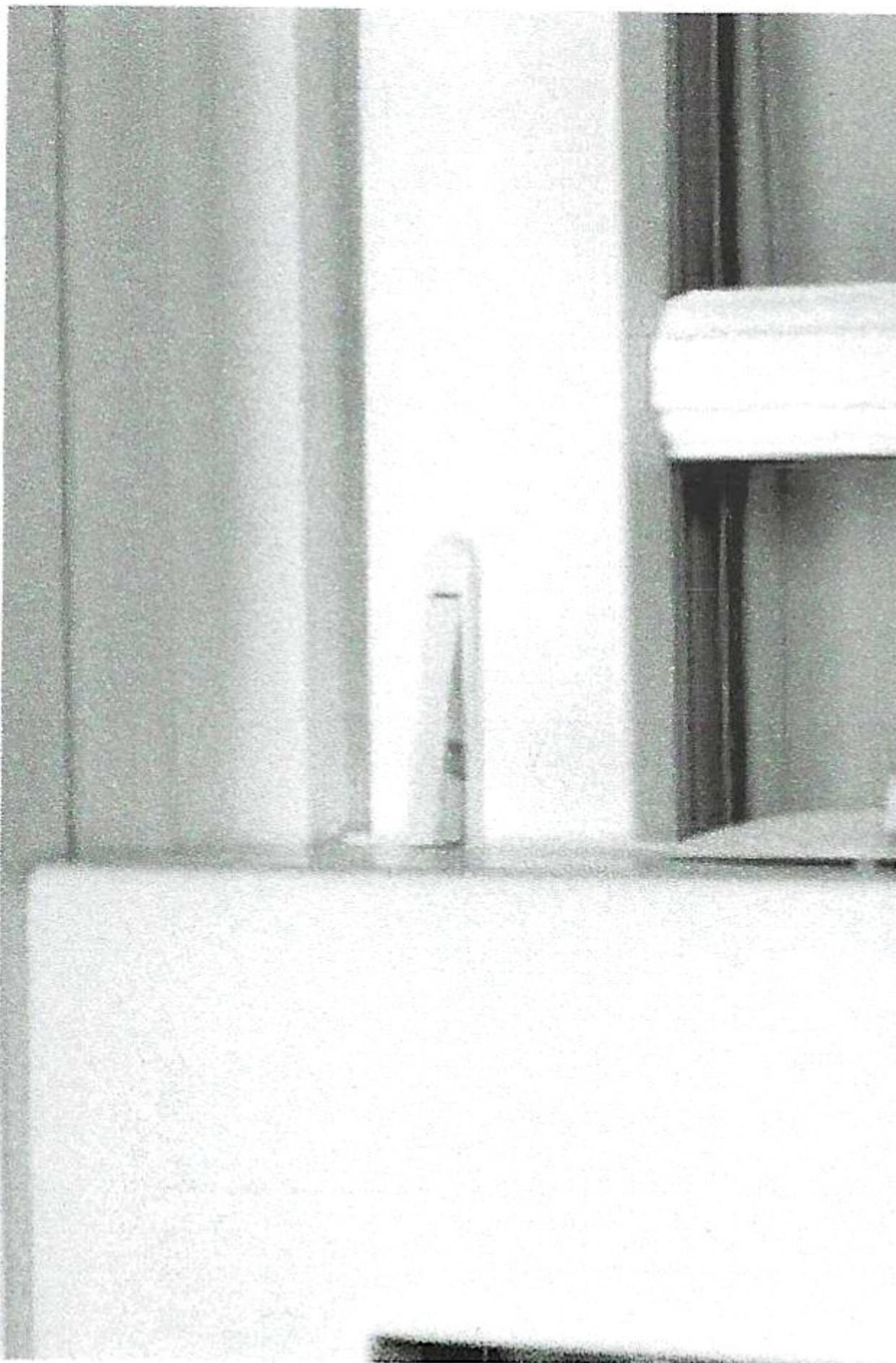
These windows are available with a style cam-lock for a simple, elegant and secure design. For 32" and wider sash, an additional style cam-lock is included for extra security. Several finishes are also available.





**Cam-Lock**

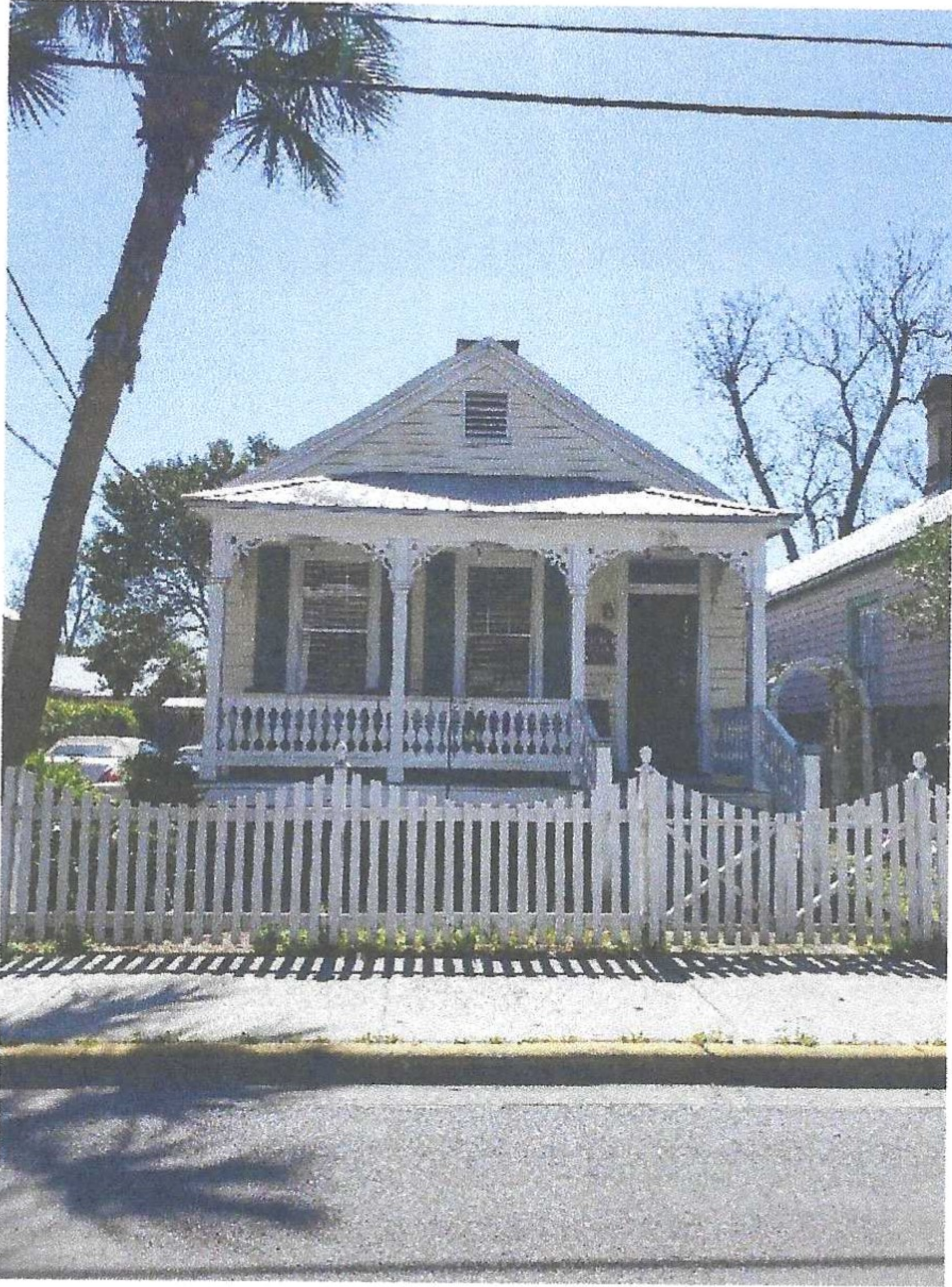
## ADDITIONAL HARDWARE OPTIONS



**Secondary Stops**

Popular flip-out vent stops limit sash opening to 4 inches, providing fractional ventilation on our windows. A nylon lever and housing allow quick and easy release when the vent stop flips open. The lever flips back with an easy push of the finger when not needed. \*Please note, secondary stops are not a locking feature.





Front of Hannah Cottage – 331 E Intendencia St



Side Access to Rear of Hannah Cottage





Proposed build site – rear yard of Hannah Cottage



Neighbors project





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 21-00590

Architectural Review Board

7/15/2021

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**TO:** Architectural Review Board Members

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

**DATE:** 7/7/2021

**SUBJECT:**

200 S. Alcaniz Street  
Pensacola Historic District / Zone HC-1  
Replacement of a Pavilion and Exterior Renovations at a Contributing Structure

### **BACKGROUND:**

William Brantley, SMP Architecture, is requesting approval to replace an existing awning and fence at the rear of a contributing structure. The new canopy will consist of wood columns with brick bases and a standing seam metal roof. The request also includes additions to the property to screen a new walk-in cooler and work areas for the new restaurant.

Please find attached all relevant documentation for your review.

### **RECOMMENDED CODE SECTIONS:**

Sec. 12-3-10(1)d.2.ii.(a) *Pensacola Historic District, Decisions*  
Sec. 12-3-10(1)f *PHD, Additions to existing contributing structures*  
Sec. 12-3-10(1)f.2. *PHD, Additions to existing contributing structures, Exterior walls*



FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =  
1009 = =

Site No. 8E6968  
Site Name \_\_\_\_\_ 830 = = Survey Date 8204 820 = =  
Address of Site: 200 S. Alcaniz St. Pensacola, Fl. 32501 905 = =  
Instruction for locating on SE corner of S. Alcaniz St. and E. Intendencia St.  
Location: Old City Tract 18 part. 111, 112 813 = =  
subdivision name block no. lot no. 868 = =  
County: Escambia 808 = =  
Owner of Site: Name: Shams, Solomon and Sylvia ;  
Address: 2331 E. Lakeview Ave.  
Pensacola, Fl. 32503 902 = =  
Type of Ownership Private 848 = = Recording Date \_\_\_\_\_ 832 = =  
Recorder:  
Name & Title: Gantzhorn, Alan ;  
Address: HPPB

Condition of Site: Integrity of Site: Original Use Commercial 818 = =  
838 = =  
Check One Check One or More  
☐ Excellent 863 = = ☒ Altered 858 = =  
☒ Good 863 = = ☐ Unaltered 858 = =  
☐ Fair 863 = = ☒ Original Site 858 = =  
☐ Deteriorated 863 = = ☐ Restored ( ) (Date: ) ( ) 858 = =  
☐ Moved ( ) (Date: ) ( ) 858 = =  
Present Use Commercial 850 = =  
Dates: Beginning +1914 844 = =  
Culture/Phase American 840 = =  
Period 20th century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

Significance:

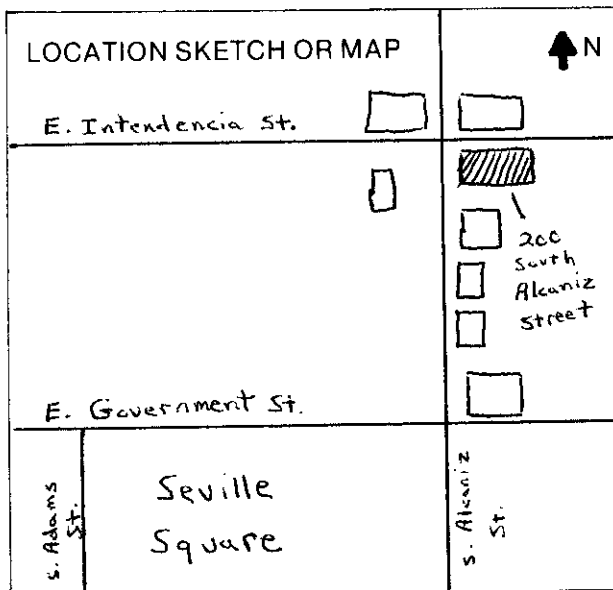
Built in about 1914, this masonry vernacular structure was raised on the site of an earlier wood frame grocery. The building served as J.T.Lind's "staple and fancy grocery" until 1943. The building is typical of simple commercial buildings constructed during the period.

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

911 = =



ARCHITECT Unknown 872 = =  
 BUILDER Unknown 874 = =  
 STYLE AND/OR PERIOD Masonry vernacular 964 = =  
 PLAN TYPE Rectangle 966 = =  
 EXTERIOR FABRIC(S) Brick; common bond 854 = =  
 STRUCTURAL SYSTEM(S) masonry 856 = =  
 PORCHES None 942 = =  
 FOUNDATION: Brick; continuous 942 = =  
 ROOF TYPE: Flat; built-up 942 = =  
 SECONDARY ROOF STRUCTURE(S): - 942 = =  
 CHIMNEY LOCATION: NE corner interior 942 = =  
 WINDOW TYPE: SHS; 6 light, 8 light, multi-light; wood 942 = =  
 CHIMNEY: metal 882 = =  
 ROOF SURFACING: Built-up 882 = =  
 ORNAMENT EXTERIOR: Brick corbels on W wall roof line 882 = =  
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =  
 NO. OF DORMERS 0 954 = =  
 Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970 809 = =  
 Latitude and Longitude: 800 = =  
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
2 S	30 W	46

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers hppb P.82.9 Frame 2 860 = =

Contact Print



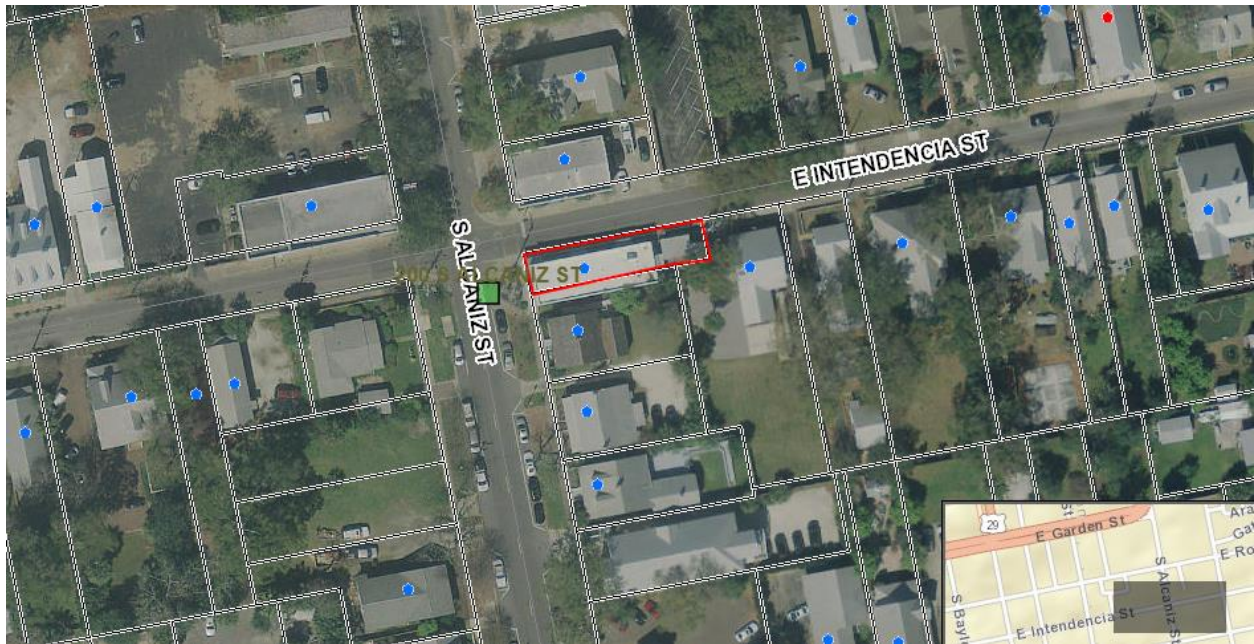








200 S. Alcaniz Street







**Architectural Review Board Application  
Full Board Review**

Application Date: 06/29/2021

**Project Address:** 200 S Alcaniz Street

**Applicant:** William Brantley, SMP Architecture

**Applicant's Address:** 205 E Intendencia Street Pensacola, FL

**Email:** william@smp-arch.com **Phone:** 850-982-9042

**Property Owner:** Juan's Flying Burrito

**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:**

The project proposes replacing the existing pavilion and fence located at the rear (east side) of the building along Intendencia Street. A brick wall along Intendencia Street conceals back-of-house areas from view. The pavilion shades an outdoor dining area.

The proposed pavilion will be a vast improvement in quality of construction and aesthetics compared to the existing dilapidated 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.*

*William Brantley*

Applicant Signature

06/29/2021

Date





SMP ARCHITECTURE P.A.  
 306 E. INTENDENCIA STREET  
 PENSACOLA, FLORIDA 32502 • P 850.432.7772  
 www.smp-arch.com • 14022158

Listen. Interpret. Translate.

CERTIFICATION :

**JUAN'S FLYING BURRITO**

200 S. ALCANIZ STREET  
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL  
 HEREIN CONSTITUTE ORIGINAL AND UN-  
 PUBLISHED WORK OF THE ARCHITECT  
 AND MAY NOT BE REPRODUCED IN ANY  
 FORM WITHOUT THE WRITTEN CONSENT  
 OF THE ARCHITECT.

ARD SUBMITTAL

DRAWN BY : **FM**

CHECKED BY : **WD**

PROJECT NO. : **2115**

DATE : **6/29/21**

SHEET TITLE :  
**SITE PLAN**

SHEET NO. :  
**A100**

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CERTIFICATION :

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Pensacola, Florida

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ARB SUBMITTAL

DRAWN BY : RM

CHECKED BY : WB

PROJECT NO.	2115
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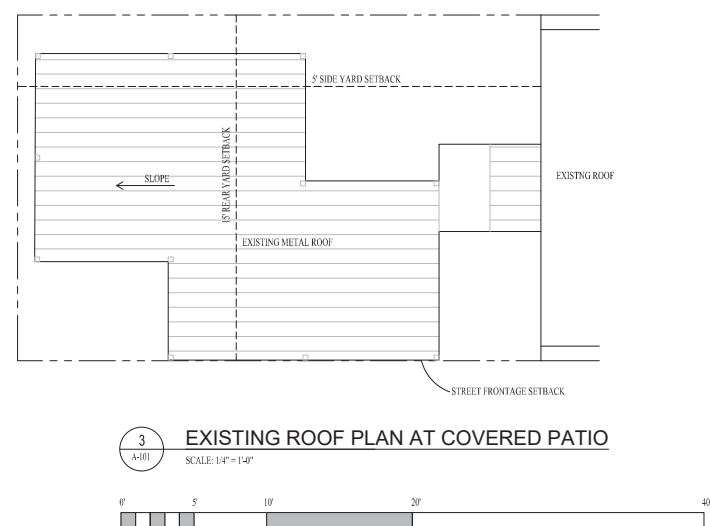
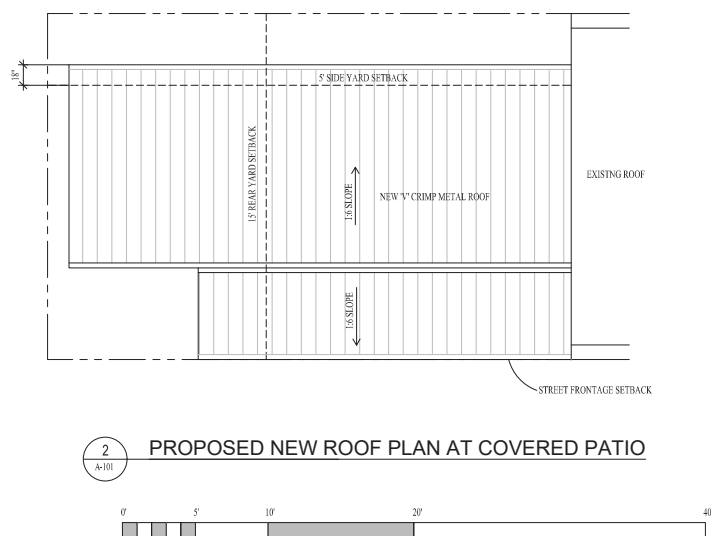
DATE : 6/29/21

SHEET TITLE :

## PLANS

SHEET NO. :

A101







EXISTING INTENDENCIA STREET ELEVATION



PROPOSED NEW INTENDENCIA STREET ELEVATION



EXISTING INTENDENCIA STREET VIEW



PROPOSED NEW INTENDENCIA STREET VIEW

**smp.**  
SMP Architecture, P.A.  
206 E. INTENDENCIA STREET  
PENSACOLA, FLORIDA 32502-7772  
www.smp-arch.com • 904.381.7628

Listen. Interpret. Translate.

CERTIFICATION :

**JUAN'S  
FLYING  
BURRITO**

200 S. ALCANIZ STREET  
Pensacola, Florida

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ARB SUBMITTAL

DRAWN BY : RM

CHECKED BY : WB

PROJECT NO. 2115

DATE : 6/29/21

SHEET TITLE :  
IMAGES

SHEET NO. :

**A102**

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CERTIFICATION :

**JUAN'S  
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BURRITO**

200 S. ALCANIZ STREET  
Pensacola, Florida

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ARB SUBMITTAL

DRAWN BY : RM

CHECKED BY : WB

PROJECT NO. 2115

DATE : 6/29/21

SHEET TITLE :  
**FINISHES**

SHEET NO. :

**A103**

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NEW PRESSURE TREATED WOOD STRUCTURE

NEW GALVALUME 'V' CRIMP METAL ROOF  
FINISH TO MATCH EXISTING CANOPIES



EXISTING FENCE

EXISTING BUILDING

NEW WOOD FENCING. PAINT TO MATCH  
EXISTING FENCING: SHERWIN WILLIAMS  
HISTORIC COLLECTION - SW2861 AVOCADO

NEW BRICK WALL TO MATCH EXISTING BUILDING:  
SHERWIN WILLIAMS HISTORIC COLLECTION -  
SW2829 CLASSICAL WHITE (APPROVED IN PREVIOUS  
ARB SUBMITTAL)



Listen. Interpret. Translate.

CERTIFICATION :

JUAN'S  
FLYING  
BURRITO

200 S. ALCANIZ STREET  
Pensacola, Florida

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OF THE ARCHITECT.

ARB SUBMITTAL

DRAWN BY : RM

CHECKED BY : WB

PROJECT NO. 2115

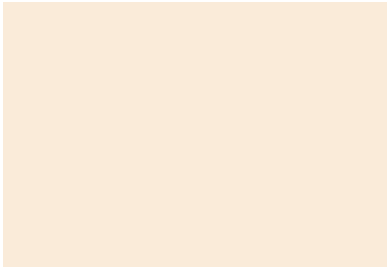
DATE : 6/29/21

SHEET TITLE :  
PAINT COLORS

SHEET NO. :

A105

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**EXISTING BUILDING COLOR**  
SHERWIN-WILLIAMS HISTORIC COLLECTION - CLASSICAL WHITE  
SW 2829



**EXISTING BUILDING ACCENT COLOR AND FENCE COLOR**  
AVOCADO  
SW 2861



**S. ALCANIZ EXISTING RAILING COLOR**  
SHERWIN-WILLIAMS HISTORIC COLLECTION - TRICORN BLACK  
SW 6258









Memorandum

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**File #:** 21-00607

Architectural Review Board

7/15/2021

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**TO:** Architectural Review Board Members

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

**DATE:** 7/8/2021

**SUBJECT:**

70 N. Baylen Street  
Palafox Historic Business District / Zone C-2A  
Generator, Screening, and Hardscape at a Contributing Structure

**BACKGROUND:**

BDG Architects is seeking approval to build a generator enclosure and to modify the hardscape at a contributing structure. The enclosure will be 28'-2" x 8"-1" to meet the manufacturer setbacks and will be made of brick and metal screening. Work will also include changes to the hardscape including the addition of an ADA ramp, handrails, and the addition of concrete bollards. An earlier version of this application was denied by the Board in June 2021 with encouragement to resubmit with the structure relocated further down the wall to minimize impact on the neighboring residential structure and ADA access closest to the building.

Please find attached all relevant documentation for your review.

**RECOMMENDED CODE SECTIONS:**

Sec. 12-3-27(f)(2)a. *Palafox Historic Business District, Decisions guidelines*  
Sec. 12-3-27(f)(4)g. *PHBD, Walls and fences*  
Sec. 12-3-27(f)(4)h. *PHBD, Landscaping and screening*  
Sec. 12-3-63(d) *Fences, Regulations for commercial districts (no max height)*