



City of Pensacola

Architectural Review Board

Agenda - Final

Thursday, February 17, 2022, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

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. [22-00148](#) ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM 1/20/2022

Attachments: [01-20-22 ARB minutes](#)

2. [22-00180](#) REQUEST TO REVIEW A POSSIBLE SCRIVENER'S ERROR IN MEETING MINUTES

Attachments: [Proposed Corrections to 12.2021 Meeting Minutes](#)

OPEN FORUM

NEW BUSINESS

3. [22-00126](#) 1390 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA
INSTALLATION OF AN IN-GROUND POOL AT A CONTRIBUTING
STRUCTURE

Attachments: [Florida Master Site File](#)
[Images](#)
[Application Packet Revised 2.14.2022](#)

4. [22-00169](#) 314 E. INTENDENCIA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HR-2
ADDITION OF SHUTTERS TO A CONTRIBUTING STRUCTURE
- Attachments: [Florida Master Site File](#)
 [Images](#)
 [Application Packet 2.7.2022](#)
 [Added Information 2.14.2022](#)
5. [22-00149](#) 428 BAYFRONT PARKWAY
PENSACOLA HISTORIC DISTRICT / ZONE HC-1
REPLACEMENT WINDOWS AT A CONTRIBUTING STRUCTURE
- Attachments: [Florida Master Site File](#)
 [Images](#)
 [Application Packet 1.31.2022](#)
 [Addendum 2.14.2022](#)
6. [22-00153](#) 624 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES
REPLACEMENT WINDOWS AT A NONCONTRIBUTING STRUCTURE
- Attachments: [624 E. Government Street Images](#)
 [Application Packet 2.1.2022](#)
7. [22-00147](#) 312 E. INTENDENCIA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / WOOD COTTAGES
VARIANCE
- Attachments: [Images](#)
 [2018 Variance Minutes](#)
 [2018 ARB Variance Materials](#)
 [Application Packet 1.31.2022](#)
8. [22-00130](#) 1015 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA
RENOVATION AND ADDITIONS TO A CONTRIBUTING STRUCTURE
- Attachments: [Florida Master Site File](#)
 [Images](#)
 [Application Packet 1.28.2022](#)

9. [22-00124](#) 180 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C2-A
ALTERATIONS TO A CONTRIBUTING STRUCTURE

Attachments: [Florida Master Site File](#)
 [Images](#)
 [Application Packet 1.27.2022](#)
 [Added site survey and site photos 2.10.2022](#)

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.

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 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00148

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

Architectural Review Board Meeting Minutes from 1/20/2022



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

January 20, 2022

MEMBERS PRESENT: Chairperson Salter, Vice Chairperson Mead, Board Member Courtney, Board Member McCorvey, Board Member Ramos, Board Member Yee

MEMBERS ABSENT: Board Member Fogarty

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

STAFF VIRTUAL: Development Services Director Morris, Planning and Zoning Department Manager Cannon

OTHERS PRESENT: Joe Endry, Vicky Hinrichs, Greg Uzdevenes, Hannah Matthews, Alfred Lojo, Janet Nemanic, Tim Daniel, Frank Daughtry

CALL TO ORDER / QUORUM PRESENT

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

APPROVAL OF MINUTES

Board Member Yee made a motion to approve the December 16, 2021 minutes, seconded by Board Member Ramos, and it carried to 6 to 0.

OPEN FORUM - None

NEW BUSINESS

Item 2

115 W. Brainerd Street

NHPD

Contributing Structure

PR-1AAA

Action Taken: Approved with Comments.

Tim Daniel is seeking approval to renovate and add to an accessory building and to make minor improvements to the rear of a contributing building. None of the proposed work will be visible from the street. A Variance and a conceptual design for the accessory structure was approved in September 2021. North Hill had no objections to this project.

Mr. Daniel addressed the Board and stated at some point a noncompliant window had been placed on the main house, and they were doing some reconfiguring on the bathroom and were going back

with a window matching the existing. Chairperson Salter pointed out the majority of the windows on the main house were a 6:6 window pattern; looking at the accessory building, the shorter windows were either 3:3 or a fixed panel of 6. The rebuilt portion and proposed south elevation were shown as 3:3 which was a much more vertical window. He suggested the 6:6 for the five taller windows, and Mr. Daniel stated there would be no problem with 6:6 for the taller windows to keep the individual panels similar in size. **Board Member Courtney made a motion to approve with the modification for the taller windows to match the 6:6 grill pattern on the house. Board Member Ramos seconded the motion and complimented the applicant for the quality of the packet. The motion then carried 6 to 0.** (Mr. Daniel wanted to clarify for the minutes that he was a licensed residential home designer-architect.)

Item 3	901 N. Reus Street	NHPD
Noncontributing		PR-2
Action taken: Approved.		

Alfred Lojo is seeking approval to replace garage stairs and to add a new metal fence at a noncontributing property. The existing stairs were damaged during Hurricane Sally, and the replacements would be similar in design with matching materials, with the addition of a second-story landing.

Mr. Lojo presented to the Board and stated the staircase would look the same, but the landing would be extended. Pool equipment had been installed under the stairs and extending the landing would provide more protection for that equipment. The metal fence along the lot lines would be commercial gray, with a double-drive gate at the beginning of the walkway. North Hill had expressed concerns about exposed fasteners or screws, and he confirmed there would be no exposed fasteners or screws. Board Member Courtney questioned the gate width, and Mr. Lojo advised it would be 6' in length. **Board Member Yee made a motion to approve, seconded by Board Member Mead, and it carried 6 to 0.**

Item 4	714 E. LaRua Street	OEHPD
Accessory Building		OEHR-2
Action taken: Approved.		

Frank Daughtry is seeking approval for general changes to a previously approved accessory building. The single-story two-car garage was originally approved by the Board in July 2019. This application is for the garage structure only. Old East Hill had no objection to this project.

Mr. Daughtry presented to the Board and indicated this was a better design and more consistent with the double duplex. He verified the garage elevation with no windows. He explained the clients decided against windows, but the panels would resemble carriage doors. Board Member Courtney pointed out this design was more in keeping with the design of the existing buildings. Mr. Daughtry indicated the dormer on the front was strictly for light coming into the garage. He also stated the siding would match the duplex. Board Member Ramos pointed out with the siding only on the sides and back, it would not be visible from the street. Mr. Daughtry indicated in looking at the revised street elevation, this was a more appropriate outbuilding.

Board Member Mead made a motion to approve, seconded by Board Member Yee, and it carried 6 to 0.

Item 5	410 Bayfront Parkway	PHD
New Construction		HC-1

Action taken: Approved with Comments.

Endry Properties is requesting a final review and approval of a new three-story mixed-use building.

The ground floor will be used as a garage, the second as an office suite, and the third as a residence.

Mr. Uzdevenes presented to the Board and confirmed the subdivision was Seville Point. The structure was to be constructed offsite and brought on location with a crane. Chairperson Salter advised most of the elements used were consistent with the other houses. His concern was with the south elevation facing the main street, mainly the column placement framing the doors on all levels. The door being centered on the column on the ground floor, and the center column being capped and accented seemed to throw off the elevation. Mr. Uzdevenes advised it was positioned that way because of the windows; adding four columns would inhibit the view, and he felt three would be more suitable. Viewing the building from Bayfront would actually be from the side. Chairperson Salter understood the reasoning for the three columns but felt the door on the ground floor would need to be offset and centered in one of the bays to keep the rhythm. Mr. Uzdevenes had no problem with aligning it with the doors above. Board Member Mead stated it might be better if the dormer gable treatment in the roof could be two centered over each vertical bay to keep consistence of treatment. Mr. Uzdevenes felt the center line of that gable made more sense and would rather add a column than a gable. Board Member Courtney stated it looked like an arrow pointing up due to the placement over the column. Mr. Uzdevenes asked about removing the gable, and Chairperson Salter stated either omit it or have it like other houses in the area which had the dormers moved up so the roofline was continuous; if he wanted this type of dormer, either set it back so it was captured in the roof or omit it and continue the eave across. Mr. Endry advised eliminating the gable on the front was not a problem. Regarding the ground level doors, it was suggested that the bottom floor door could be shifted one way or the other to align with the doors above.

Board Member Courtney made a motion to approve as submitted with the elimination of the gable on the front view and shifting the ground level door to align with either side of the upper set. The motion was seconded by Board Member McCorvey, and it carried 6 to 0.

Item 6

117 W. Wright Street

PHBD
C2-A

Contributing Structure-Conceptual Action taken: Denied.

Janet Nemanic is seeking review and conceptual approval for general exterior alterations and additions to a contributing structure. The scope of work will include front and side façade changes, side and rear additions to expand the footprint, and the addition of a screened porch at the rear.

Ms. Nemanic presented to the Board and explained the house was on a miniature lot, and they wanted to extend the east side into the back and east property lines. She wanted it to look like cottages she had seen in town and wanted to extend past the existing bathroom to the side of the house to construct a porch on the rear. Chairperson Salter confirmed all of the existing doors and windows on the front would be replaced and reconfigured. He noted the reconfiguration on the west side and asked if the windows on the east side would be replaced. Ms. Nemanic advised the two existing windows on the east would remain. For the addition on the side, the windows would be vinyl impact resistant.

Staff confirmed this was a contributing structure. Chairperson Salter advised because it was contributing, the stance had usually been to minimize replacement of existing materials whenever possible, so retaining the two existing windows was a positive. However, since they were adding to a contributing structure, per the ordinance, like materials and styles were to be maintained. He explained the window should be wood but could be a wood clad window so the shape and profile would remain fairly consistent with the original materials used in the structure. Ms. Nemanic advised there would be a firewall on the east side since it was on the property line.

Staff confirmed that windows would need to be fire rated, and the screened porch would be considered an unprotected opening and would be required to be fire rated; this was one of the reasons for submitting the project as a conceptual review. Any opening within 3' of the property line would need to be fire rated.

Chairperson Salter stated the proposed addition to the house was consistent with the style, but recommended when the project returned, to not use a wood clad window. This house style would not have the 3 x 1 horizontal windows but would at least have a square proportioned or vertically proportioned window; this could be accomplished with a taller window, and there were ways to make the window look more appropriate. Ms. Nemanic advised they could go with a large square window. She explained the windows were strictly for light. Board Member Courtney thought the doors at the front seemed excessive, and Ms. Nemanic advised full sized windows were around \$15,000 which was cost prohibitive. She explained the windows were added in the 1970s or 1990s and unattractive. Advisor Ross agreed full length windows for a cottage of this type would be more appropriate. Ms. Nemanic explained she could repair doors, but she could not find windows which were impact rated. Advisor Ross asked if they could use the same openings and get a door with full length glass and a grill pattern so it would not look like four doors across the front. He advised a cottage would not have multiple doors unless they were duplexes. Board Member Ramos asked if the door was in the original location, and Mr. Pristera stated the only pictures available showed the current configuration. Ms. Nemanic advised the current structure was attached to the corner house as servants' quarters, and it was detached and placed on the back lot when the lots were separated.

Board Member Ramos felt what the applicant was proposing was an improvement to the existing structure, and since the Board did not know what the original looked like, he wanted to make sure they kept the contributing status and limited the exterior changes. Ms. Nemanic restated that this was a portion of a house.

Board Member Yee indicated the Board thought the massing of the addition seemed appropriate; the doors on the addition were good, but the windows on the property line required more investigation by the builder to sort out the Code issues with fire rating which might limit the aesthetic choices. The Board comments should be considered on the front porch elevation to see if there were other things they could do that maybe fit the alignment of the stairs and the windows. He felt the steps were in the right place. He asked if modifying the porch on a contributing structure would endanger the status even though it would be an improvement over its current condition. Advisor Pristera indicated it was a simple house and moving doors and windows would be impactful; not touching the porch and stairs would be helpful. He advised he would do more research on this house and the surrounding properties since the final product must look correct. Staff informed the applicant she would be able to work with Mr. Pristera as the Advisor to the ARB and Historic Preservationist with the UWF Historic Trust and a non-voting member of the ARB.

Board Member Yee made a motion to deny the conceptual approval and asked the applicant to take note of the things the Board was positive towards and address the other comments for the next submittal. Staff explained denial of the conceptual plan would not prevent the applicant from returning for final review since the conceptual review was designed for Board feedback which the designer and applicant could use for the final submission. Staff cited Section 12-3-27(f)(2)a. In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building or if due to a new use for the building, the impairment is minor considering visual compatibility standards such as height, proportion, shape, and scale.

The motion to deny was seconded by Board Member Mead and carried 6 to 0.

Item 7

610-612 E. Wright Street

**OEHPD
OEHC-2**

Contributing & Noncontributing

Action taken: Approved with Comments.

Dean Dalrymple is requesting review and approval for exterior alterations of contributing (610) and noncontributing (612) buildings. The scope of work will combine the two structures to expand the End of the Line restaurant. All exterior walls and storefront systems will remain but will be repainted to match the existing building at 610. A new open patio will also be added to the east space and a matching awning will be extended over 612. Other work includes general maintenance and repair of the structures, new full lite wood doors, and adding new vinyl windows on the east elevation and rear. Staff advised the building was likely built in 1953 based on information from Advisor Pristera and Mr. Dalrymple.

Mr. Dalrymple presented to the Board and indicated they were bridging the gap between the buildings, positioning a sign over the gap in order to join the two buildings as one. They were maintaining the same color and general palette of materials and retaining the existing storefronts. Chairperson Salter noted that Old East Hill was in support of the proposed project. He pointed out the existing business was painted brick veneer, and the adjacent was unpainted. Typically, he was not in favor of painting brick, however, in this circumstance, he believed that the overall benefit architecturally to the existing structure as well as to the community in this instance justified the painting. Without painting the building to match, it would not read as a single structure. He wanted to know about the existing storefront windows, and Mr. Dalrymple advised they were aluminum.

Chairperson Salter thought it was a great improvement but had two areas of concern based on 12-3-10(3)(g) using documented materials when renovating. In creating the archway joining the two buildings, he did not think the exposed block wall was appropriate. Exposed block was not allowed as a fence in this area, and there was no exposed block on the building. Mr. Dalrymple pointed out the west side was painted block. Chairperson Salter was concerned with having exposed painted block on the street front. Since they had stucco, and the building did have a parge coat block on it, he suggested bringing the finish all the way down, and Mr. Dalrymple agreed. He also stated the windows on the rear were vinyl, but they could be aluminum. Chairperson Salter appreciated the thought that went into joining the two structures.

Board Member Mead agreed with the concern for the block archway, however, the facades of both buildings were painted to some level. Board Member Courtney stated the plan looked really good and was an exciting project. Mr. Dalrymple confirmed the windows on the east side were to be installed in place of a louvered opening, and the square openings would be infilled. Board Member Ramos pointed out if the replacement windows were visible from the street, they should be aluminum, but vinyl could be allowed in the rear. He asked if the walk-in would be visible from the street, and Mr. Dalrymple explained a fence concealed the cooler; Board Member Yee suggested increasing the privacy fence height to 8'.

Board Member Ramos made a motion to approve based on comments and increasing the privacy fence in front of the walk-in to 8' and providing a parge coat on the wall connecting the two buildings. He clarified the Board was not approving signage. The motion was seconded by Board Member Courtney. Board Member Yee amended the motion to include aluminum windows on the east storefront elevation; it was accepted, and the motion carried 6 to 0.

ADJOURNMENT – With no further business, the meeting adjourned at 3:25 p.m.

Respectfully Submitted,

Historic Preservation Planner Harding
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00180

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/10/2022

SUBJECT:

Request to Review a Possible Scrivener's Error in Meeting Minutes

BACKGROUND:

Staff requests that the board review a possible scrivener's error in the recorded and approved meeting minutes from December 2021. The proposed correction is to change the words "quarter" to "corridor" on page 4 and in the motion for 43 S. Palafox Street.

Please find attached all relevant documentation for your review.

REFERENCE

December 2021 meeting video (<https://pensacola.legistar.com/Calendar.aspx>), beginning around minute 52:30



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00180

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/10/2022

SUBJECT:

Request to Review a Possible Scrivener's Error in Meeting Minutes

BACKGROUND:

Staff requests that the board review a possible scrivener's error in the recorded and approved meeting minutes from December 2021. The proposed correction is to change the words "quarter" to "corridor" on page 4 and in the motion for 43 S. Palafox Street.

Please find attached all relevant documentation for your review.

REFERENCE

December 2021 meeting video (<https://pensacola.legistar.com/Calendar.aspx>), beginning around minute 52:30



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

December 16, 2021

MEMBERS PRESENT: Chairperson Salter, Vice Chairperson Mead, Board Member Fogarty, Board Member McCorvey, Board Member Ramos, Board Member Yee

MEMBERS ABSENT: Board Member Courtney

STAFF PRESENT: Historic Preservation Planner Harding, Senior Planner Statler, Advisor Pristera, Urban Design Specialist Parker, Building Official Bilby, Help Desk Technician Russo

STAFF VIRTUAL: Development Services Director Morris, Assistant City Attorney Lindsay, Assistant Planning Director Cannon

OTHERS PRESENT: Dean Dalrymple, Amelia King, Steve Dana, Walter Pierce, David Alsop, Luke Marshall, Nannette Chandler, Lalla T. Pierce

CALL TO ORDER / QUORUM PRESENT

Chairperson Salter called the meeting to order at 2:02 p.m. with a quorum present.

APPROVAL OF MINUTES

Board Member Fogarty made a motion to approve the November 18, 2021 minutes, seconded by Board Member Ramos, and it carried 5 to 0.

OPEN FORUM - None

NEW BUSINESS

Item 2

301 W. Cervantes Street

NHPD
PC-1

Noncontributing Structure

Action taken: Approved with Comments.

Steve Dana is requesting approval for landscape and hardscape improvements to the exterior of a noncontributing office building. The proposed scope of work is to replace some of the existing concrete with pavers, planting beds, and aboveground planters, and to add a variety of plants. North Hill's comments were provided to the Board.

Mr. Dana presented to the Board and explained there was a lot of impervious surface, and they

proposed to remove about 1,300 sq. ft. of that surface to create signage and landscape and reduce some of the impervious parking. He pointed out a comment from North Hill regarding the visibility triangle on the corner. He advised they had agreed to use a single trunk crepe myrtle on that corner to maintain the vertical clearance of 8' per the Code to be able to see underneath the tree canopy. To address the parking, the west side would accommodate the parking requirements. He advised the concrete pavers were meant to complement the building. Chairperson Salter indicated most of the concerns from North Hill had been addressed and asked if the front patio was at grade. Mr. Dana stated currently it was on grade at the sidewalk and front door and sloped down toward the sidewalk on the right-of-way. They planned on creating a curb at the sidewalk with pavers on the inside of that area. Board Member Yee questioned the parking along Barcelona, and staff explained that area was being used as parking but was not legal parking, and the parking was not within the scope of this application but would be a code enforcement issue. Also, the lot to the west contained more than enough parking spaces to satisfy the requirements for an office building. Mr. Dana confirmed they were using a single-trunk Natchez or Muscogee crepe myrtle in the landscaping.

Board Member Yee made a motion to approve with the substitution of trees as discussed, seconded by Board Member Fogarty, and it carried 5 to 0.

Item 3

43 S. Palafox Place

PHBD

Demolition

C-2A

Action taken: Denied.

David Alsop is seeking approval to demolish a contributing structure. This request is due to structurally unsafe conditions such as the exterior walls, which are being temporarily supported, and the roof.

If approved, the applicant is also requesting that the Board waive the requirements for replacement plans due to extreme, unusual, and compelling circumstances, as well as public safety purposes per Sec. 12-3-10(1)i.3.iii. This would allow the applicant to apply for a demolition permit. The plan is to use the existing space as a temporary lay down construction area for the One Palafox Place interior renovations. The construction banner illustration was provided to the Board.

Mr. Alsop presented to the Board and explained the request was to take down the building due to unsafe conditions, and the client desired to make it a construction lay down area to complete work in the block, keeping the sidewalks clear and having control over the storage space during renovations.

Chairperson Salter pointed out they were desiring to demolish a structure identified as contributing with no replacement plans because the building was classified by the City as unsafe to occupy and required repairs or demolition. Mr. Alsop explained the building was repairable at great cost, but the highest and best use of the property was not as a single-story building; they were not claiming financial hardship per the Code. Building Official Bilby indicated he had visited the site and pointed out the photographs were accurate. He also explained under the existing building Code, there was a point they reached with structural repairs or structural damage that an analysis is performed on the building, and it is brought up to Code at that point; they would rely on an engineer to determine if they had met that threshold. He noted structural issues with the outer wall and support beams for the roof that had deteriorated and needed repair. The unsafe building letter issued by Inspections does not say that you have to demolish or that you have to repair, it gives options, but that decision would be up to the owner, however, an engineer would be required to perform an evaluation on the structure.

Advisor Pristera furnished the Board with information on the history of the structure, noting that this structure was one of the last remaining buildings from the 1905 Halloween fire. Early photos

from the 30s through the 50s showed changes to the façade. If it had remained the Newberry, it would be a different discussion, but it had been changed over the years. Board Member McCorvey asked about the fence, and Mr. Alsop indicated the wall would come down, and the fence would go up. Staff explained up until recently, there was a fence along Romana alongside the wall, but that fence had been removed. Chairperson Salter asked about a timeline for the fence and banner, and Mr. Alsop indicated it would be at least a year until the remainder of the construction in that block was completed. Chairperson Salter pointed out this was the primary thoroughfare through Pensacola and a prominent corner, and a year was a long time for something temporary. He asked if the entire footprint was necessary for that lay down area. Mr. Alsop stated it was, and if they backed off of that, they were afraid of the unsafe conditions created by the floor since the slab would remain until a decision was made about the building's replacement. Chairperson Salter advised they were not only asking the Board to waive the requirements for replacement plans but also waive the criteria that the entirety of the building, including the foundations, be removed and sod or seeds be placed to prevent erosion and drainage.

Board Member Mead asked where did the existing slab drain. Mr. Alsop advised the room drained into the storm drain, and they would direct the water to the same area as the drain spouts. He did indicate the floor was not level. Board Member Mead asked if a variance was required for submission of demolition without replacement plans, and staff confirmed a variance was not required, but the Code did provide for a waiver for replacement plans, and he read that Code section, and stated the Board could waive those requirements. Board Member Mead asked what the extreme, unusual, and compelling circumstances there were which required the demolition until the Board could see the replacement; convenience was not an extraordinary condition. He offered that the federal courthouse used the area under the interstate during renovation. Mr. Alsop referred to the letter from Inspections which stated the structure should be demolished. Mr. Bilby clarified the order was to repair or demolish. He noted there was a public safety issue with the outer wall where there was no stabilization in place other than to support the beams that were at one time supported by the wall; the outer wall was in its same state, slightly leaning outward but no evidence of it moving. He also indicated a concern was the stormwater intruding into the adjacent building.

Board Member Ramos asked if the applicant could have conceptual approval and how long would it last. Staff explained when an applicant requests a demolition permit, they come before the Board with a request to demolish a structure and conceptual plans for what would be put in its place; if the Board approved the demolition, the applicant could not receive a demolition permit from Inspections without first having final plans approved; they would not need a permit for the plan, and currently, there are no expirations for ARB approvals. Board Member Mead advised the Board had been fairly strict in requiring plans prior to demolition approval and used the School Board building as an example; the Board needed to treat people equally. Staff confirmed the applicant was seeking demolition and that the Board waive the requirements for replacement plans which would be a condition of their request. Board Member Mead asked what repairs could be done to stabilize the building, and Mr. Alsop advised the building had been studied by a structural engineer, and they submitted plans to renovate and make the building safe, but it didn't make sense financially.

Mr. Bilby advised they always place a timeframe with conditions, and once they begin conversations with the applicant, they can be extended – in this case they were seeking approval by the ARB for demolition, so they had not taken any action. Should the Board not approve the demolition, they would then follow up with another set of conditions to repair in a certain timeframe; if that did not happen, they would proceed to code enforcement hearings with the magistrate rendering a determination. He also advised they would leave any stabilization requirements up to

an independent licensed engineer. Board Member Ramos asked about the allowed use, and staff advised the property would be allowed to be used temporarily for the purposes stated in the application – interior renovations of One Palafox Place construction projects. The fence, banner, etc., would be tied to the permit for the One Palafox Place construction projects. Once the projects were over, the fence would be taken down which would trigger an ARB review. Board Member Yee asked if the demolition were approved, at what point would a plan be received for whatever was next, and staff confirmed a general construction permit was 180 days, but each subsequent inspection extended it 180 days. Board Member Mead asked if there was anything in the packet which indicated temporary repairs were not feasible, and staff had not seen any. Assistant City Attorney Lindsay explained the applicant was asserting the waiver of the requirement for submittal of the replacement plans had been met in their application. The Board could accept that from the applicant and impose conditions that would promote the policies of the Board and the City with respect to issues raised by this application. Board Member Mead stated his concern was whether the Board should be worried about equal treatment with regard to the School Board building where the Board did not approve demolition until the Board had conceptual plans to approve. Ms. Lindsay stated the Board had the authority to proceed according to the concerns raised by Mr. Mead or could consider other arguments. Legal had considered whether the Board was limited by precedent, in the sense that what the Board did in response to prior applications might limit its discretion in future applications. The Board could exercise its discretion differently if it felt the application on its own merits warranted a different treatment than something which occurred in the past. **She felt the concern was valid but did not think that concern required the Board to act the same way on this application as it did on the prior one it referenced. Staff then read the waiver language in Sec. 12-3-10(1)i.3.iii – The Board may waive the requirements for replacement plans under extreme, unusual, and compelling circumstances or public safety purposes.**

Board Member Mead made a motion to deny in respect to the waiver particularly that the circumstances for a waiver were not found because the Inspections Department has told the Board that temporary repair would be an option and in treating what he viewed as like cases, we have an existing fabric in the sensitive downtown area which has won the City awards for its efforts to improve and develop that **quarter corridor**; regarding the structure and its frontage along Romana and Palafox, to remove that without knowing what would replace it and a vacant space for a long period of time with a temporary banner, would be a significant impact and detriment to the overall architectural status of the Palafox **quarter corridor**, similar to what the Board was concerned about with the School Board building with similar visual focus and architecture on the Garden Street **quarter corridor** which the Board did not want removed until something was determined the Board could approve which would replace that. The same principles apply here, and in this instance the demolition should not be approved without the requested plans (Sec. 12-3-27(F)(2)(d) and Sec. 12-3-10(1)i.3.iii – the requirements for replacement plans under extreme, unusual, and compelling circumstances or public safety purposes were not met. It was clarified that the requirements were not met because it had not been shown that temporary repairs were infeasible to accomplish the safety objectives, and the Inspections Department had indicated that was an option. The motion to deny was seconded by Board Member McCorvey, and it carried 6 to 0.

Item 4

313 S. Florida Blanca St

**PHD
HC-1**

New Construction Final

Action taken: Approved with Abbreviated Review.

Dean Dalrymple is seeking final review and approval for a new two-story, single-family residence. The complete scope of work includes the construction of a primary structure, an accessory structure, and associated hardscape. The primary structure has been designed to complement the surrounding historic residences and will have lap siding, a 5-v crimp metal roof, aluminum-clad wood windows, a white-painted brick veneer, and a screened-in rear porch.

Mr. Dalrymple presented to the Board and indicated this was infill to a lot in the historic district, and they followed the guidelines in the LDC for a single-family home, trying to emulate the historic district guidelines. Board Member Mead asked about a curb cut, and Mr. Dalrymple advised there was none. Board Member Mead pointed out the discussions concerning the ribbon drives as elements in the historic district. Staff advised the emphasis on ribbon drives was on new construction in Old East Hill, and in the historic code for this district, this is the only district which covers materials for driveways, with concrete pavers listed as an option. Chairperson Salter agreed the Board had encouraged ribbon drives when a simple concrete drive had been proposed. Board Member Ramos asked if a landscaping plan was required for approval, and staff explained landscaping had been approved through abbreviated reviews, and a landscaping plan was needed prior to issuing a permit. Chairperson Salter asked if the front shutters were operable, and Mr. Dalrymple explained they would probably not be but would look like they operate and would have shutter dogs.

Board Member Fogarty made a motion for approval with the site plan to be submitted for an abbreviated review for landscaping, seconded by Board Member Mead, and it carried 6 to 0.

Item 5

428 Bayfront Parkway

**PHD
HC-1**

Contributing Structure

Action taken: Approved with Abbreviated Review.

Mr. and Mrs. Pierce are seeking approval for exterior modifications to a contributing structure. The scope of work includes the removal of existing, damaged, and non-original siding with a fiber cement lap siding, replacement of the front porch columns and rails, and the replacement of the front and back doors.

Due to unique circumstances such as the home's proximity to the water and to the adjacent property line, the applicants are requesting that the Board grant a variance from the original materials to increase the life of the historic structure. Staff advised city microfilm of 1980 showed the front porch was completely removed and rebuilt.

Ms. Pierce advised their desire was to restore the home to its original condition in 1880 except for the Hardie board. They were waiting on custom hardwood doors; the front porch would have 6x6 columns and 36" rail height which meets the current Code. She explained this home had minimal setbacks making the risk of fire greater for any homes surrounding this structure. To preserve this home for a longer period of time, using materials to provide longevity were worth the slight change from the original material. She explained the original owner was a saloon keeper, and she was the keeper of the home, and they provided a picture of the home in 1910 which had been a residence and an art gallery. Advisor Pristera indicated he was able to obtain a photo from 1978, which showed this as the last remaining rowhouse. Between 1978 and 1995 the siding and porch had been replaced; he did not see anything on the outside which should be saved. He advised lap siding would be good if the spacing could be matched, possibly a thicker Hardie; the 7" proposed exposure was within range.

Board Member Fogarty asked what the precedence for replacement of composite material siding in this district would be, and staff advised one structure was approved for Hardie replacement at 434 Zaragoza Street; some structures with Hardie replacement were not approved by the ARB. He did explain the Board was able to consider the use of Hardie board on non-visible sides, but this applicant requested that the Board allow a variance to what would normally be allowed; he then read the variance language. Advisor Pristera advised there was no original siding on this structure. Board Member Yee appreciated the care that went into the package, but his only concern was the thickness of the proposed lap siding since it should be thick enough to create a shadow line to maintain the historic character. He explained the thicker materials were more expensive. Ms. Pierce indicated they preferred the thicker material but were advised of the difficulty in finding it, and the current condition of the siding made it urgent to acquire. Board Member Ramos asked about the fire rating for the siding, and it was determined it was sufficient to obtain discounts on insurance – around 40 minutes non-combustible. Staff indicated if this were a new construction project, anything within 3' of the property was required to be fire-rated which would include the entire eastern side of this project. Since this was a historic building, there were some exceptions, but it would probably not be recommended; the building official's decision would supersede the decision of the Board for that section.

Board Member Mead made a motion to approve with the substitution of the Artisan thickness of the siding with the appropriate reveal or equivalent manufacturer's product to be submitted with an abbreviated review, seconded by Board Member Yee. Chairperson Salter made an amendment to allow for the acceptance of a more readily available thickness if it could be demonstrated that the Artisan thickness was not available, and it was accepted. Staff stated it would be helpful to be clarified that the applicants did have unique circumstances and what those unique circumstance were to allow the Board to deviate. **Board Member Mead clarified the motion was due to the proximity to the existing structure and the fire rating required by the Code on one side of the structure, and in order to maintain at least visual integrity, it would be necessary to allow for the front and rear faces as well.** Board Member Ramos added that the information in the packet did not offer enough proof on the fire rating of the siding. **Board Member Yee accepted the amendment. The motion carried 5 to 1 with Board Member Ramos dissenting.**

Item 6

313 E. Jackson Street

OEHPD
OEHC-1

New Construction Final

Action taken: Approved with Abbreviated Review.

Nannette Chandler is seeking final review and approval for a new single-family residence. The small shotgun cottage has been designed to blend and complement the adjacent structures along Jackson Street. It is proposed to have Hardie smooth lap siding, a standing seam metal roof, 2/1 vinyl windows with simulated divided lites, and a wood front door.

Ms. Chandler presented to the Board. Chairperson Salter pointed out they were planning to place the home 12' from the front property line and asked if that was to the porch front or to the structure of the main house, and Ms. Chandler indicated it was to the porch front. Chairperson Salter's concern was that this one would be set back further than those in the neighborhood. Ms. Chandler had no problem bringing the home forward to align with the adjacent home. Board Member Fogarty addressed the finished floor elevation which was determined to be 18". Staff confirmed the roof was 8:12. Board Member Mead asked about the foundation treatment, and Ms. Chandler advised it would be block with smooth finished stucco in very light grey. She also explained the Magnolia within the right-of-way would not be disturbed. Staff advised there were no front yard setbacks in this zoning district, so part of the Board's approval could be a maximum setback

requirement. Board Member Yee asked about the average front yard setback, and Chairman Salter advised it was between 6' and 9'. Ms. Chandler further clarified the Magnolia had a large root system, but the canopy would not touch the new structure.

Board Member Yee made a motion to approve with the leading edge of the porch to be no further from the right-of-way than the structure to the west. Chairperson Salter asked if the motion could allow for the circumstances regarding the tree roots dictated that the house be pushed further back up to 12' in an abbreviated review, and it was agreed. Board Member Mead amended the motion to include a full landscape plan in the abbreviated review, and it was accepted. The motion was seconded by Board Member Ramos, and it carried 6 to 0.

Item 7

400 BLK E. La Rua Street

OEHPD

New Construction Final

OEHC-1

Action taken: Approved with Abbreviated Review.

Nannette Chandler is seeking final review and approval for a new single-family residence with a detached garage. Both proposed structures will have Hardie smooth lap siding, shingle roofs, 2/1 vinyl windows with simulated divided lites, and wood front doors.

The paint colors have been chosen from Sherwin Williams and include Halcyon (HAL-SEE-UHN) Green bodies and Whispy White trim. The garage will have a metal carriage door with a wood-stained look.

Ms. Chandler provided revised elevations to the Board and stated the 18" finished floor heights addressed by Old East Hill had also been provided on the plans. In addressing the stormwater impact on adjacent properties, she explained the lot itself slopes a 3:12 pitch from back to front so any stormwater would roll forward. Between each house, they create a swell so the property would not be higher than the neighbor's, and the water would hit a low point and drain naturally to the street. The shutters were determined to be operable. Board Member Mead questioned the double vents on the dormer, and Ms. Chandler stated typically those were built in their workshop or they were reclaimed for reuse; she had suggested one larger gable vent, and the client had agreed. She advised the client also wanted the hip on the dormer for insurance purposes.

Board Member Ramos addressed the ribbon drives in this district and asked if the client would consider this at the front with a pervious material for the remainder of the driveway. Ms. Chandler had suggested that and stated it would return for an abbreviated review. She also advised the clients own two vehicles, with one parking in the garage and one straight back to the workshop. Staff advised there were no front or rear setbacks but 5' on the sides. Ms. Chandler confirmed the building would be 20' from the property line. Board Member Yee asked if the client would be opposed to a maximum setback from the right-of-way, and Ms. Chandler stated the biggest desire for him was some type of buffer from the street. She advised the entire lot was paved with no trees, and he preferred a mature tree in the front yard with added landscaping. She pointed out they could take out some landscaping and make the sod ribbon smaller and still retain a mature tree.

Board Member Mead made a motion to approve with an abbreviated review to show the intended ventilation configuration for the hip dormer, and for the setback intended and landscaping plan. Board Member Fogarty asked if the landscaping plan would include an alternative to the concrete driveway, and Board Member Mead added that a ribbon drive would go from the street to the rear line of the house. Ms. Chandler asked if the ribbon drive could go from the front corner of the porch to the rear corner of the house since there was almost no right-of-way in that section; if the client had a ribbon drive all the way to the edge, he would be driving over grass. **For clarification, Board Member Mead stated the motion was that the setback be some measurement of an average of the block consistent with the landscape plan which**

allows for a significant mature tree in the front be submitted in an abbreviated review. Ms. Chandler suggested moving the house forward 5' to place it a 15' instead of 20' could be a good compromise for the tree growth. The motion was seconded by Board Member Fogarty. Chairperson Salter restated the motion to address the ribbon driveway, the setback of the house which allows interpretation of what is appropriate through abbreviated review based on the context of the block, and the dormer ventilation configuration. The motion carried 6 to 0.

Gray Parker was introduced as the new Urban Design Specialist.

ADJOURNMENT – With no further business, the meeting adjourned at 4:12 p.m.

Respectfully Submitted,

Historic Preservation Planner Harding
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00126

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

1390 N. Spring Street
North Hill Preservation District / Zone PR-1AAA
Installation of an In-Ground Pool at a Contributing Structure

BACKGROUND:

Jason Strahan is requesting approval to install a new 14' x 30' in-ground pool which will be completely hidden from view behind a privacy fence. The new pool will be at ground level and will be surrounded with new granite paver decking and granite coping, and with "Key West Marina" tile and white plaster with blue quartz.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.ii.(a) North Hill preservation district, Procedure for review, Decisions

Version 2.0 7/92

Form Date 7/19/95

SITE NAMES (addr. if none) M. E. HANNAH HOUSE [MULT. LIST. #8]
 SURVEY NORTH HILL [SURVEY # 4788]
 NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

ADDRESS (Include N,S,E,W; st., ave., etc.) 1390 N. SPRING ST.
CROSS STREETS nearest/between SE CORNER OF N SPRING ST AND W LEE ST
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-008-162
SUBDIVISION NAME NORTH HILL BLOCK 162 LOT NO. 8-11
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING | | | | 0 | NORTHING | | | | | 0 |]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE COLOR GEOR EXTERIOR PLAN USHP NO. STORIES 1.5
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types GANG GAMB Materials SHCO
Secondary strucs. (dormers etc.) CRGA, DRSH,
CHIMNEY: No. 2 Materials BRIC LOCATIONS EXT SW CORNER, EXT E
WINDOWS (types, materials, and placements) DHS, 6/1, 9/1, WOOD # ALSO DHS;
6/4, WOOD IN FLORIDA ROOM

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations W/ 1 STORY SHED PORCH WITH BRICK
 Porch roof types _____ COLUMNS, 3 BAY, ACCESS FROM WEST
 EXTERIOR ORNAMENT _____

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

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

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. ES 637

Site Name Hannah, M.E. House 830 ==
Address of Site: 1390 N. Spring St. Pensacola, FL. 32501 820 ==
Instruction for locating SE corner of N. Spring and W. Lee St. 905 ==

Location: Clapp Tract 162 ==
Subdivision name block no. lot no. 813 ==
868 ==

County: Escambia 808 ==

Owner of Site: Name: Scholz, E.P. Jr. and Faye N.
Address: 1309 N. Spring St.

Pensacola, FL. 32501 902 ==
Type of Ownership Private 848 == Recording Date 8005 832 ==

Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 818 ==
838 ==

Check One		Check One or More		Present Use	Residence	
Excellent	863 ==	<input checked="" type="checkbox"/> Altered	858 ==	Dates: Beginning	<u>+1925</u>	850 == 844 ==
<input checked="" type="checkbox"/> Good	863 ==	<input type="checkbox"/> Unaltered	858 ==	Culture/Phase	<u>American</u>	840 ==
Fair	863 ==	<input checked="" type="checkbox"/> Original Site	858 ==	Period	<u>20th Century</u>	845 ==
Deteriorated	863 ==	<input type="checkbox"/> Restored () (Date: <u>X</u>)	858 ==			
		<input type="checkbox"/> Moved () (Date: <u>X</u>)	858 ==			

NR Classification Category: District 916 ==

Threats to Site:
Check One or More

<input checked="" type="checkbox"/> Zoning ()	() 878 ==	<input type="checkbox"/> Transportation ()	() 878 ==
<input type="checkbox"/> Development ()	() 878 ==	<input type="checkbox"/> Fill ()	() 878 ==
<input type="checkbox"/> Deterioration ()	() 878 ==	<input type="checkbox"/> Dredge ()	() 878 ==
<input type="checkbox"/> Borrowing ()	() 878 ==		
Other (See Remarks Below):		878 ==	

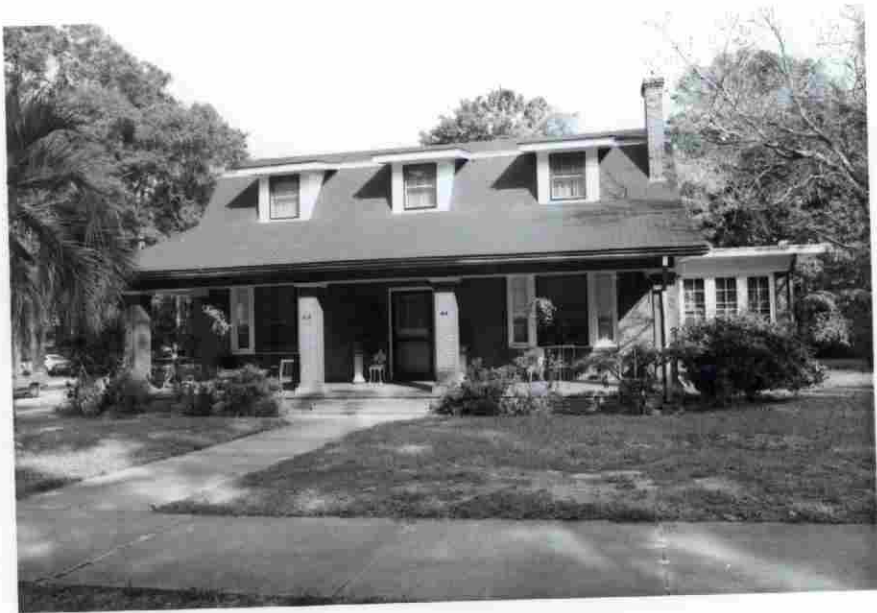
Areas of Significance: Architecture, History 910 ==

Significance:

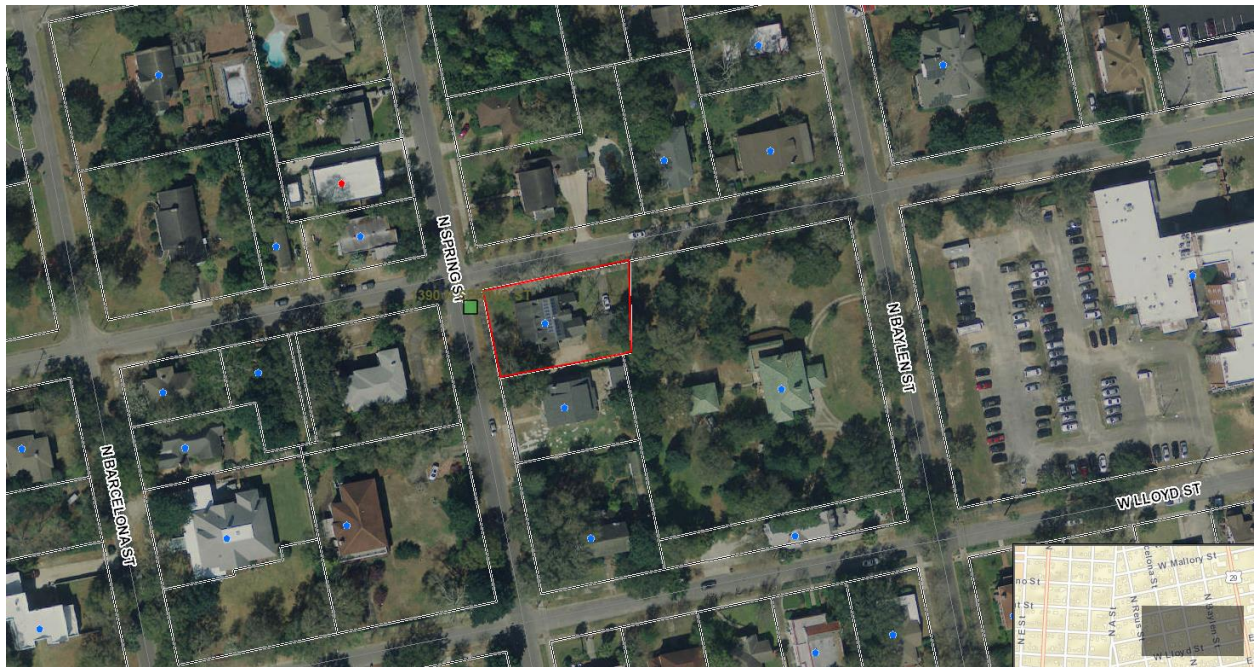
Constructed in 1925 from lumber and bricks specially imported, this Colonial Revival house was the home of Malcolm E. Hannah, a prominent pharmacist.

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

911 ==



1390 N. Spring Street



**Architectural Review Board Application
Full Board Review**

Application Date: 1/25/22

Project Address: 1390 North Spring Street
Applicant: Jason and Brandy Strahan
Applicant's Address: 1390 North Spring Street, Pensacola, FL 32501
Email: bviss@hotmail.com **Phone:** 850 255 4134
Property Owner: Jason and Brandy Strahan

(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

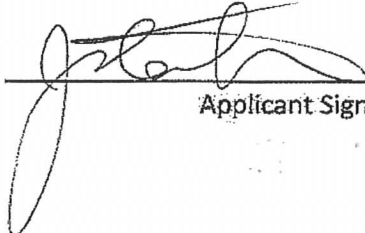
* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include ten (10) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

Install 14' x 30' gunite pool with paver decking.

3-piece granite paver decking
Granite coping

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

01/20/2022
Date

BLOCK
162

EMPIRE LAND SURVEYING, INC.

PROFESSIONAL LAND SURVEYING ♦ SERVING NORTHWEST FLORIDA

8720 N. PALAFOX STREET, PENSACOLA, FLORIDA 32534

PHONE: 850-477-3745--FAX: 850-477-3705

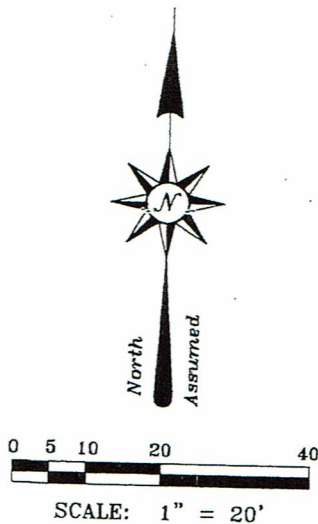
LICENSED BUSINESS #6993, STATE OF FLORIDA

LICENSED
e:\Alan 1\733-05.dwg, 1/4/2006 11:12:38 AM

REVISIONS

ENCROACHMENTS:

FENCES, CONCRETE



LEGEND

- O.R. OFFICIAL RECORD BOOK
- R/W RIGHT OF WAY
- A.P.O. A PORTION OF...
- N 4' CHAIN LINK FENCE
- O-O 6' WOODEN PRIVACY FENCE
- COVERED (ROOFED) AREA
- CONCRETE
- STONE PATIO
- FOUND 1/2" IRON ROD
- SET 1/2" CAPPED IRON ROD LICENSED BUSINESS #6993

LEGAL DESCRIPTION (O.R. BOOK 1869, PAGE 217)

LOTS 8, 9 AND 10, BLOCK 162, IN THE WEST HALF OF CLAPP TRACT, TOGETHER WITH THAT PORTION OF LOT 11, BLOCK 162, LYING WITHIN THE WEST HALF OF THE CLAPP TRACT, DESCRIBED ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

SURVEYOR'S REPORT:

1. TYPICAL LOT SIZES FOR LOTS 1 THROUGH 8, BLOCK 162, ARE 30.0' x 125.0'

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

JOHN W. MURRAY IV

ALLISON C.A. MURRAY

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

JOHN W. MURRAY IV and ALLISON C.A. MURRAY
RELS TITLE
AMNET MORTGAGE and
FIRST AMERICAN TITLE INSURANCE

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYORS CERTIFICATE
I HEREBY CERTIFY: THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS SURVEY WAS COMPLETED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY RULE 61G17 FLORIDA ADMINISTRATIVE CODE; THAT THIS SURVEY ALSO COMPLIES WITH CHAPTERS 177 AND 472 FLORIDA STATUTES.

SCALE: 1" = 20'
FIELD DATE: 12/28/05
ORDER NO: 733-05

BEARING BASIS
SOUTHERLY R/W WEST LEE STREET N90°00'00"E (A)

TYPE OF SURVEY:
BOUNDARY WITH IMPROVEMENTS

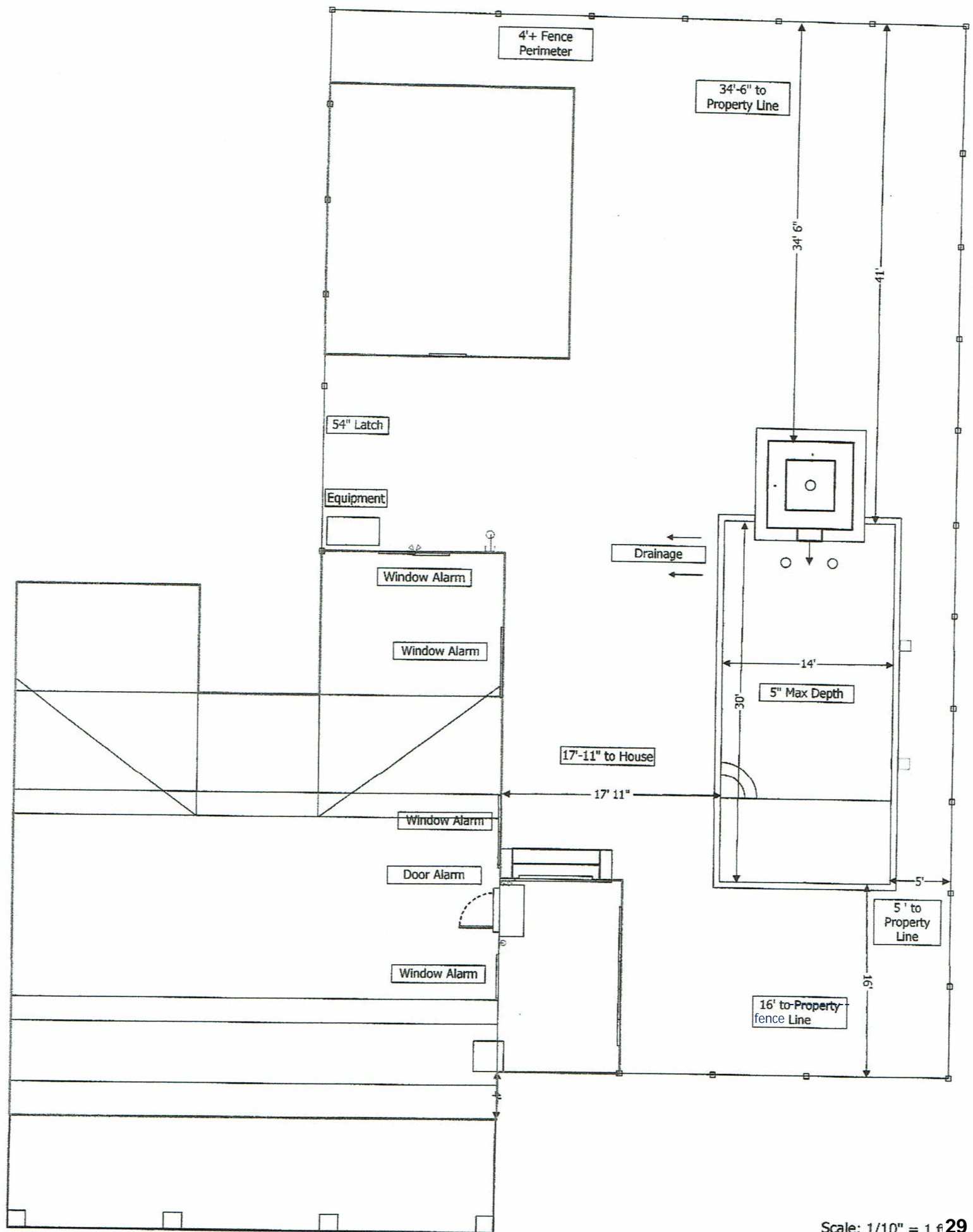
GENERAL NOTES:

1. Fence locations as drawn are not to scale.
2. Jurisdiction (Wetlands) boundary lines not located unless shown on drawing.
3. Footings, foundations, or any other subsurface structures were not located unless otherwise noted.
4. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (F); Plat = (P)
5. All measurements were made in accordance with United States standards.

CLIENT

MURRAY

SOURCE OF INFORMATION
FIELD EVIDENCE
DEED RECORD
PRIOR SURVEYS
CITY ATLAS 78







1390 N. Spring St – STRAHAN -Material Choices

Deck: 3-piece Granite Pavers

Coping: Granite

Tile: Key West Marina

Plaster: White Plaster with Blue Quartz

Paver Decking – Color

Pavers and Coping: Granite

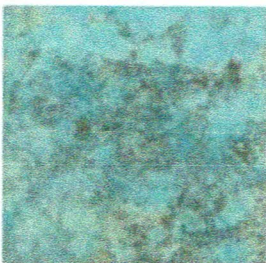


Granite

3-piece layout example of deck and coping

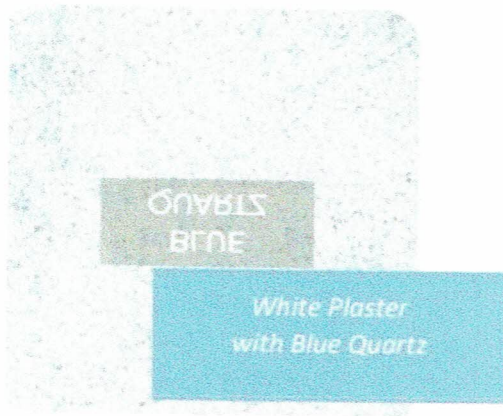


Waterline Tile : Tile / "Safari -Boulder Gray



Key West
Marina

Plaster: White Plaster with Blue Quartz



Plaster Example















City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00169

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

314 E. Intendencia Street
Pensacola Historic District / Zone HR-2
Addition of Shutters to a Contributing Structure

BACKGROUND:

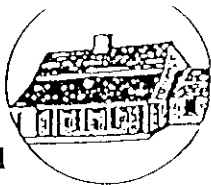
Donna Fite is seeking approval to add decorative shutters to a contributing structure. The proposed shutters will be mahogany, and the hardware will be powder coated stainless steel. All shutters will be stained to match the front entry door.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District, Rules governing decisions

Sec. 12-3-10(1)f.7 PHD, Alterations to contributing structures, Shutters



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 E52450
Recorder #
Field Date 4/27/95
Form Date 7/20/95

☒ Original
☒ Update

SITE NAMES (addr. if none) 314 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.) 314 E. INTENDENCIA ST.
CROSS STREETS nearest/between BETW. S. ALCANIZ AND S. FLORIDA BLANCA STS.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-002-160
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 22 LOT NO 160
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 EASTING 1000000 NORTHING 1000000]
PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

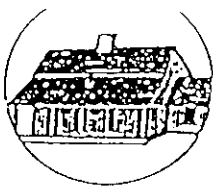
STYLE FRAM EXTERIOR PLAN TSHP NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAIN Materials SMCO
Secondary strucs. (dormers etc.) _____
CHIMNEY: No. 2 Materials BRIC LOCATIONS S, W LAT SLOPE
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1890 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☐ no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) RESIDENCE
 OWNERSHIP HISTORY (especially original owner) LEE M. JR. AND MICHAEL F. BOGAN (CURRENT)

SURVEYOR'S EVALUATION OF SITE

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

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. R15, F31-32

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

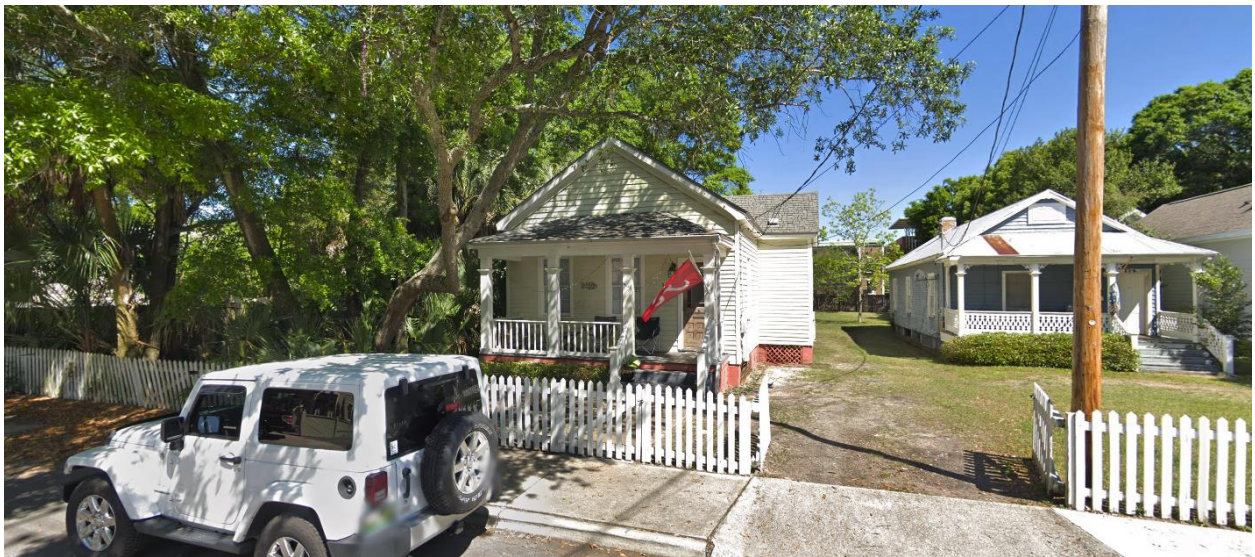
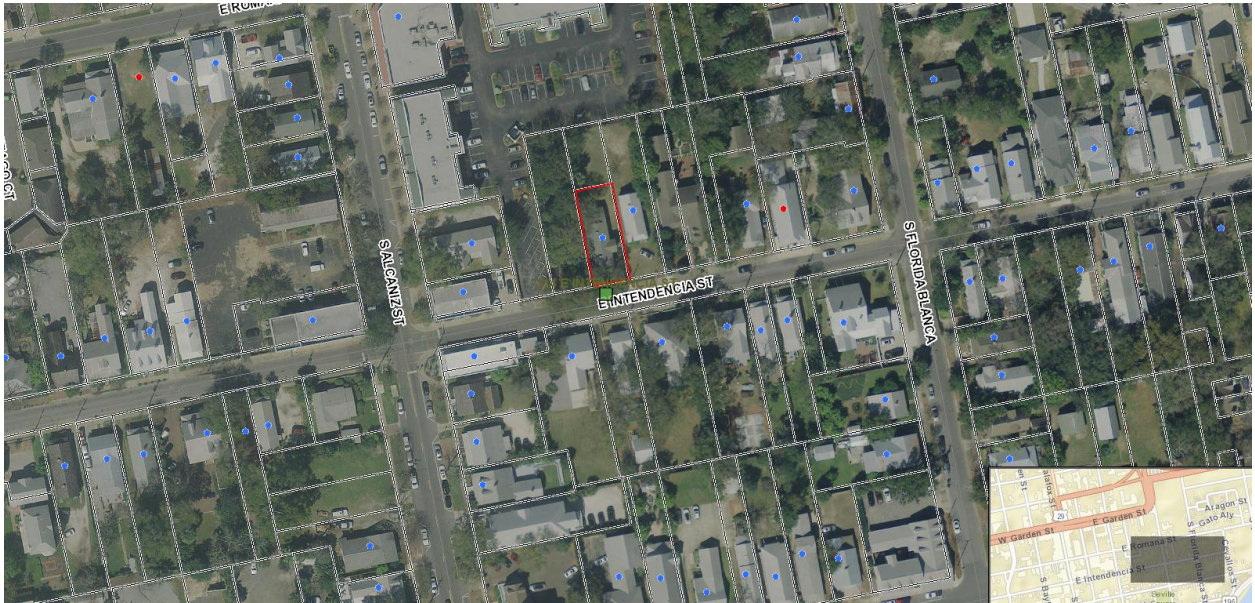
DHK USE ONLY		OFFICIAL EVALUATIONS				DHK USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	y	n	pe	n	Date
DELIST DATE		SHPO-NR ELIGIBILITY	y	n	pe	n	Date
		LOCAL DESIGNATION					Date
		Local office					Date

REQUIRED:

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



314 E. Intendencia Street





Pensacola Architectural Review Board

February 5, 2022

Review Board,

This is an application to install window shutters at the location of 314 E. Intendencia St. In all there will be 10 pairs of shutters installed by the professional shutter company, Paradise Shutters. This work will be overseen by John Provo of Provo Construction, Inc. who has 54 years of construction experience.

Composition of the shutters will be sepa wood and hardware will be powder coated stainless steel. All shutters will be stained the match the front entry door.

Thank you for your consideration,

John Provo
General Contractor RG 0042947
Residential Contractor CRC 1330723

Shutters will be mahogany, not sepa,
per email with applicant on 2.7.2022.
- GH

**Architectural Review Board Application
Abbreviated Review**



Application Date: **FEB. 5, 2022**

Project Address: **314 EAST INTENDENCIA STREET**

Applicant: **JOHN PROVO DBA PROVO CONSTRUCTION, INC.**

Applicant's Address: **PO BOX 307, GULF BREEZE, FL 32562**

Email: **JPROVO77@YAHOO.COM**

Phone: **850-554-7883**

Property Owner: **MS. DONNA FITE**

(If different from Applicant)

District:

PHD



NHPD



OEHPD



PHBD



GCD



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



Change of Paint Color(s)

Body:

SHUTTERS WILL BE STAINED TO MATCH THE

Trim:

FRONT ENTRY DOOR

Accent:



New/Replacement Sign(s)

Sign Type:

Dimensions:

Colors:



Minor Deviation to an
Approved Project / Change
of Roofing Material / Fence

Description:

WINDOW SHUTTER INSTALLATION

(Office Use)

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

ARB Secretary Signature

Date

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

Comments: _____

Architect Signature / Date

Comments: _____

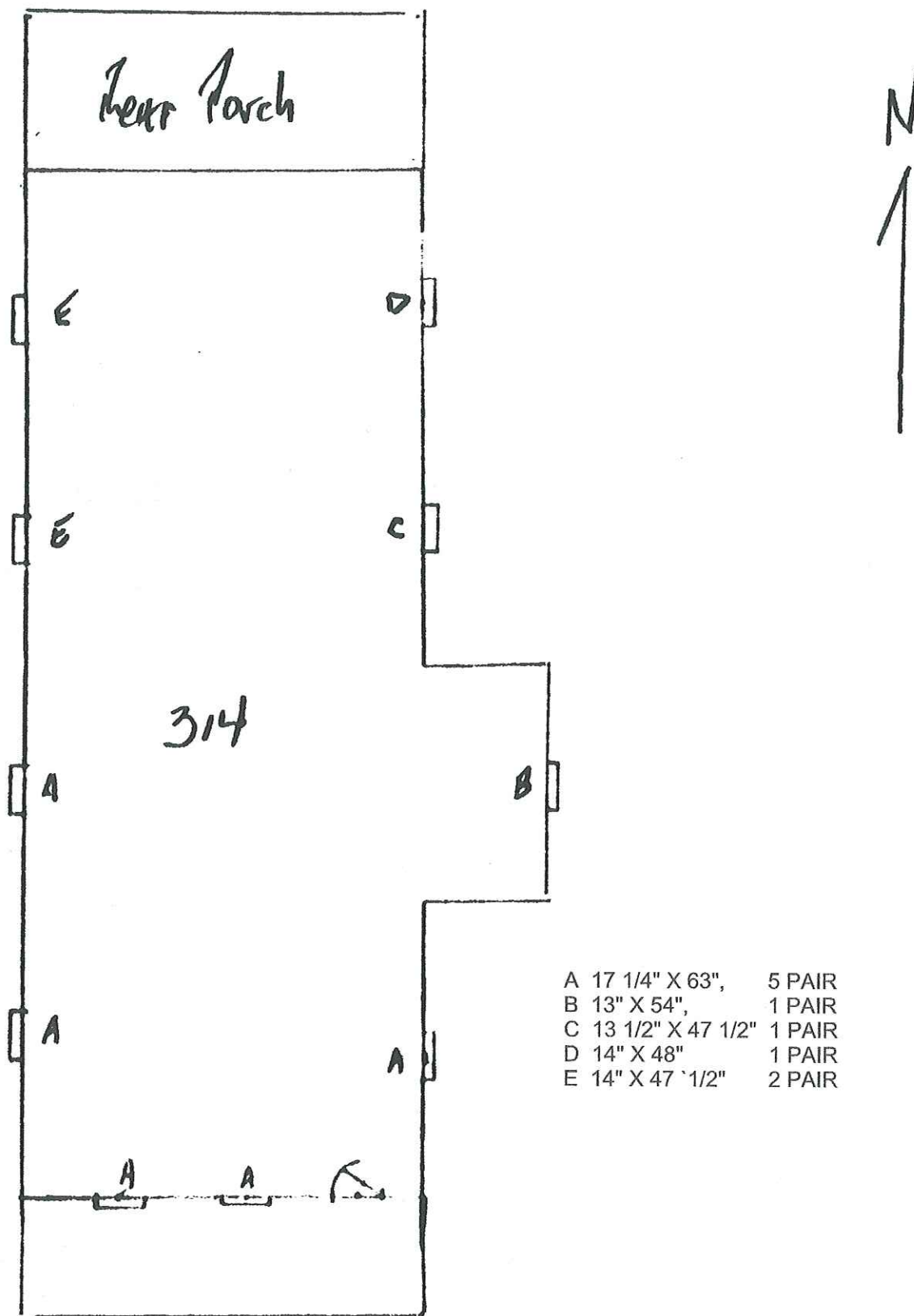
UWFHT Representative Signature / Date

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521



E. INTENDENCIA

314 E. INTENDENCIA STREET



FRONT/SOUTH ELEVATION 2 EA. SIZE "A" WINDOWS (42' X 68')

EAST/RIGHT ELEVATION



LEFT WINDOW SIZE "A"
RIGHT WINDOW SIZE "B" (32" X 60")



LEFT WINDOW SIZE "C" (32" X 53")
RIGHT WINDOW, SIZE "D" (35" X 53")

NORTH ELEVATION
(NO WINDOW SHUTTERS)



WEST ELEVATION



LEFT AND RIGHT WINDOWS, SIZE "E" (37 ½" X 54")



LEFT AND RIGHT WINDOWS, SIZE "A"



TYPICAL INSTALLATION FOR 314 E INTENDENCIA



THIS INSTALLATION STYLE WILL NOT BE USED @ 314



TYPICAL HINGED INSTALLATION STYLE FOR 314

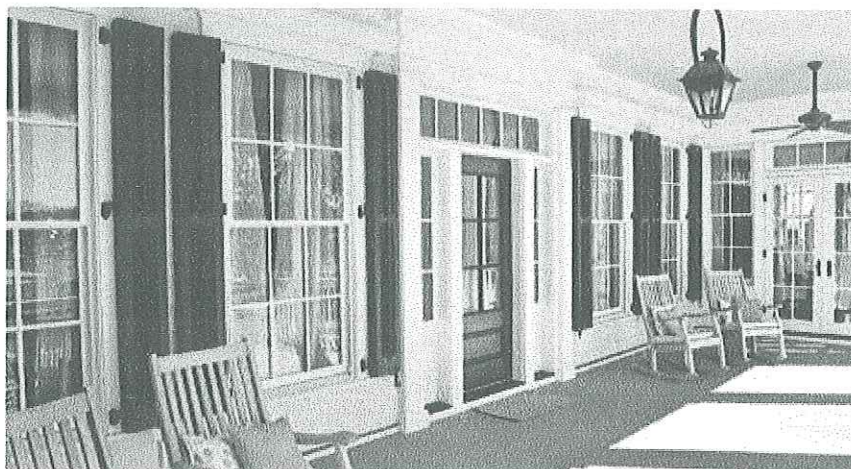
Atlantic

Premium Shutters®

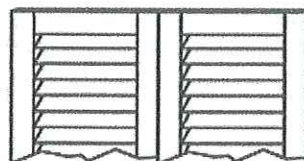
Hardware Installation

General Guidelines

for Installing Traditional Shutters

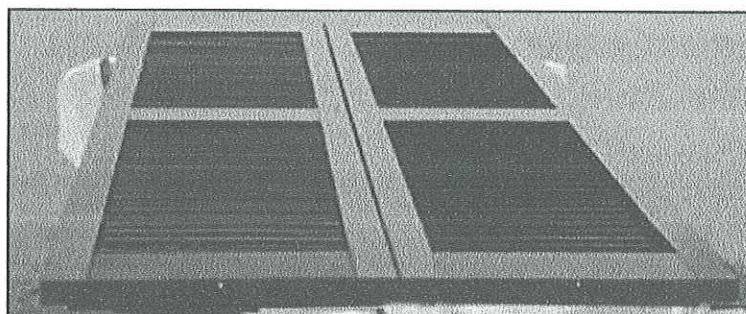


To deflect rain away from the structure, Louvered shutters should be installed so the louvers face **AWAY** from the structure when shutters are closed. (see diagram at right)



Shutters in closed position

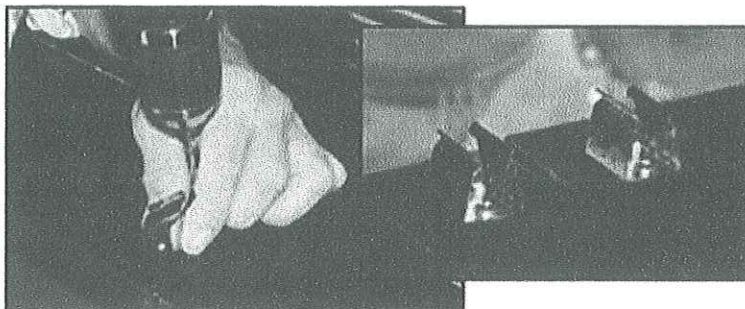
1. Pick shutters to fit window and put next to each window on top of saw horses to make sure shutters are paired properly. Lay two shutters face down next to each other and prepare to install hinges.



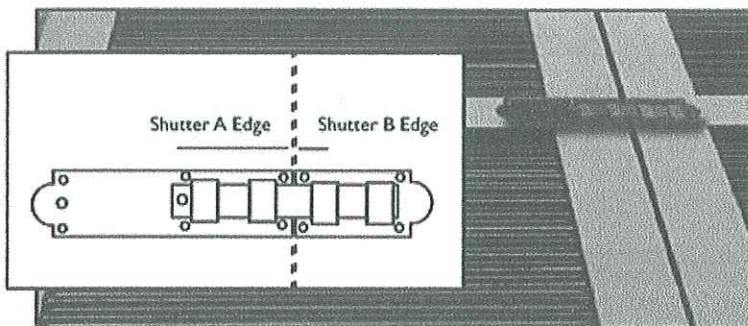
2. Install hinges after determining offset. Hinges are to be set at top and bottom even with outside. Drill holes with 1/8th pilot bit. Be careful not to drill all the way through shutter.



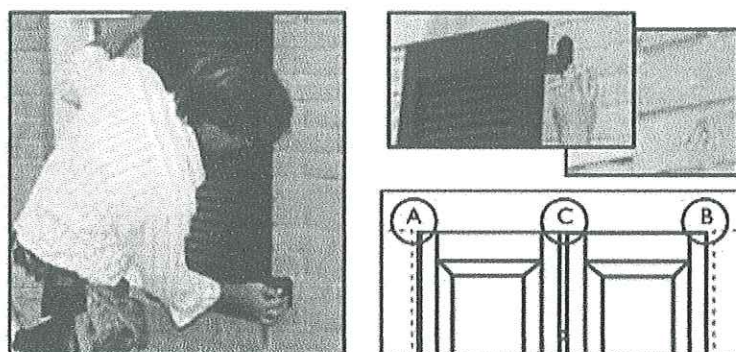
3. Position and install upper holdback clips 1" from top and center edge of stile. Shutters over 58" require sets of acorns; install similarly at top.



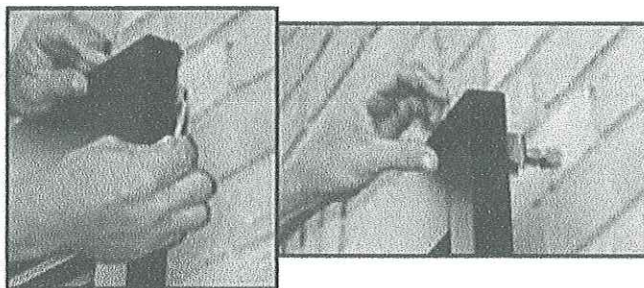
4. Install slide bolt. Turn shutters over and line-up slide bolt edge with shutter edge (see diagram at right). Pre-drill 1/8 slot hole (careful not to drill all the way through). Install slide bolt with screws. Shutters are now ready for installation.



5. Position shutter in opening allowing equal amounts of space between shutter and wall (A, B), and between shutters (C) to allow for smooth operation (see diagram at right). When attaching the pintel to the structure you may have to drill into mortar and brick, use appropriate molly's in mortar and brick.

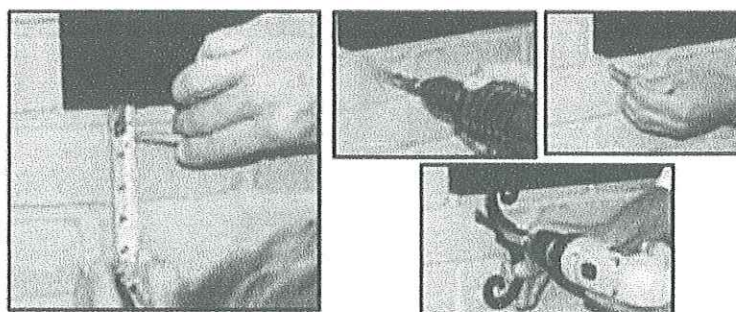


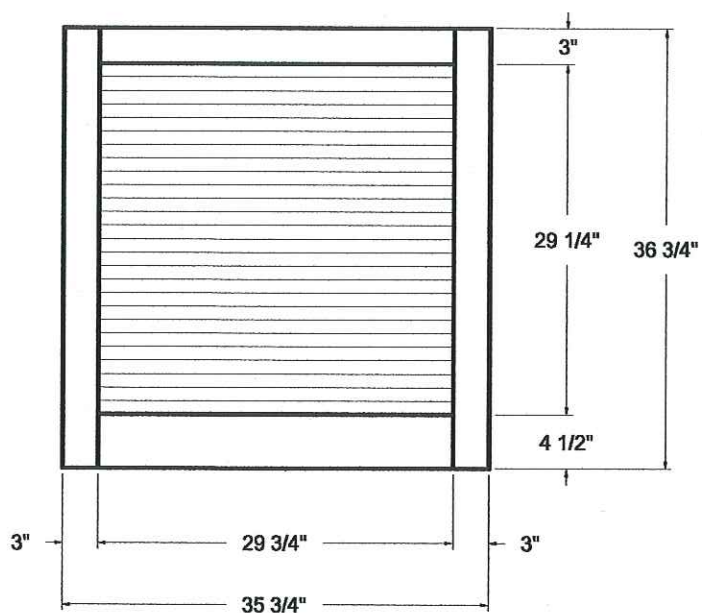
6. Install acorn clip. Swing shutter open and mark center of holdback clip. Install acorn clip into brick.



7. Install "S" Holdback.* The shutter is now held open by acorn anchor. Position shutter dog in correct location and mark for screws. Fasten to wall—1¾" down from shutter and 1¾" from outside edge.

**The acorn clip is better suited for holding the shutters in place, and as such, the "S" Holdback is recommended more for decorative use as opposed to a functional one.*

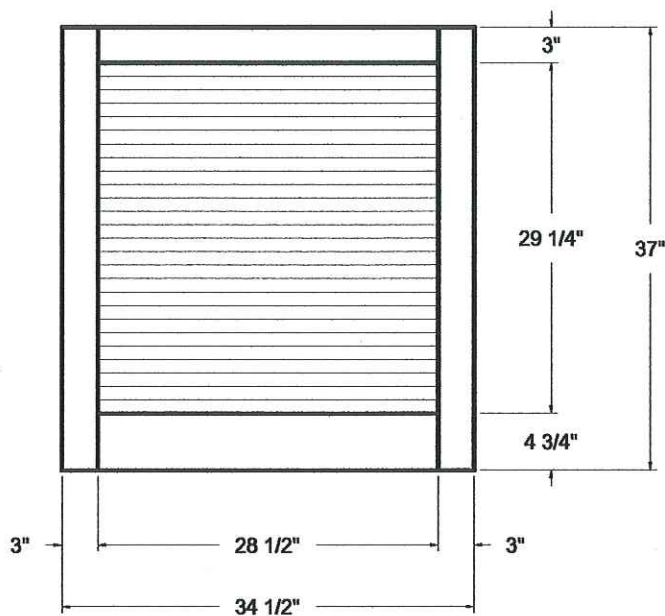




Type 1, Qty 1
TimberSIL SYP
1-3/8" Paint Grade



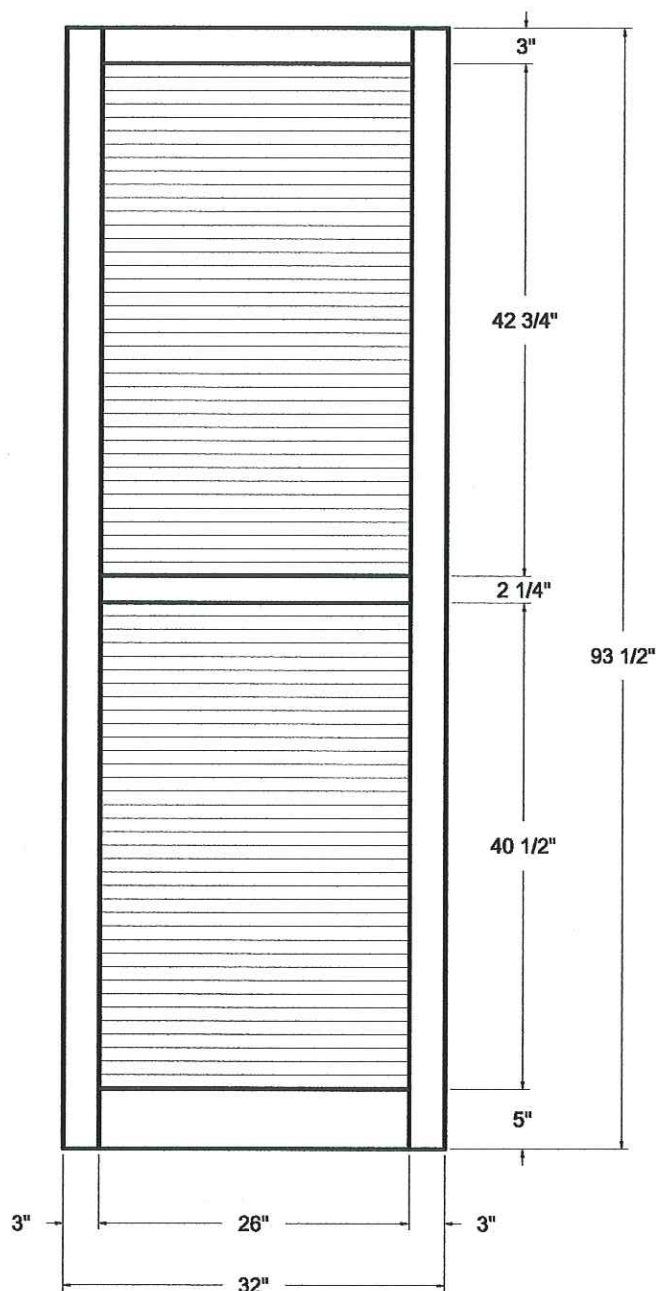
TITLE: Fixed Louvered Shutters		SCALE: 3/4"=1'0"	DATE IN:	JOB No: 11-0005
CUSTOMER: Domicile Luxury Homes			DATE OUT:	
PROJECT: Seaside 15, Lot 9		Rev No. 1	TITLE MARCO TIBAQUIRA	
FINISH: <input type="checkbox"/> Stain <input type="checkbox"/> Paint				
HARDWARE: <input checked="" type="checkbox"/> Bahama <input type="checkbox"/> Colonial Rod Length: 9-3/16"				
INSTALLATION: <input type="checkbox"/> Yes <input type="checkbox"/> No Field Fit: (Y/N)				



Type 2, Qty 1
TimberSIL SYP
1-3/8" Paint Grade



TITLE: Fixed Louvered Shutters		SCALE: 3/4"=1'0"	DATE IN:	JOB No: 11-0005
CUSTOMER: Domicile Luxury Homes			DATE OUT:	
PROJECT: Seaside 15, Lot 9		Rev No. 1	(MM/DD/YY) 01/06/11	
FINISH: <input type="checkbox"/> Stain <input type="checkbox"/> Paint		TITLE: MARCO TIBAQUIRA		
HARDWARE: <input checked="" type="checkbox"/> Bahama <input type="checkbox"/> Colonial Rod Length: 9-1/4"				
INSTALLATION: <input type="checkbox"/> Yes <input type="checkbox"/> No Field Fit: (Y/N)				



Type 3, Qty 3
TimberSIL SYP
1-3/8" Paint Grade



TITLE: **Fixed Louvered Shutters**

CUSTOMER: **Domicile Luxury Homes**

PROJECT: **Seaside 15, Lot 9**

FINISH: ☐ Stain ☐ Paint

HARDWARE: ☒ Bahama ☐ Colonial Rod Length: **23-3/8"**

INSTALLATION: ☐ Yes ☐ No Field Fit: (Y/N) _____

SCALE: **3/4"=1'0"**

Rev No. **1** (MM/DD/YY) **01/06/11**

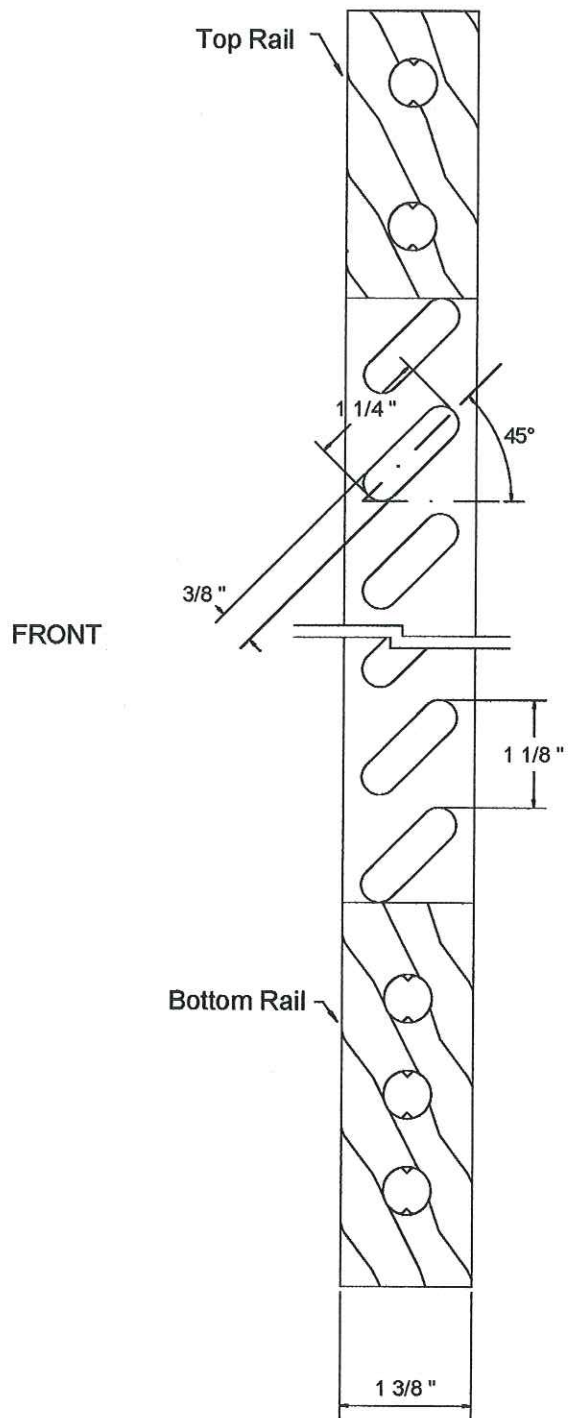
DATE IN:

DATE OUT:

TITLE **MARCO TIBAQUIRA**

JOB No:

11-0005

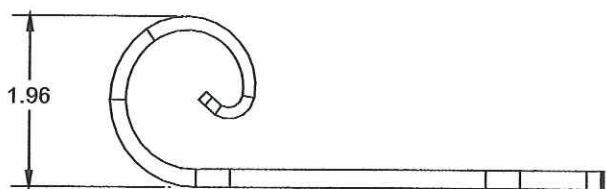
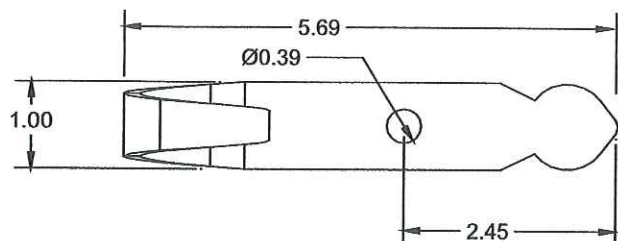


Typical Section View
1-3/8" Paint Grade

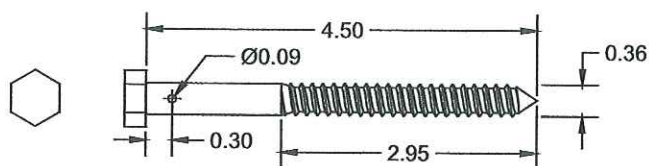


TITLE: Typical Lateral View 1-3/8" Shutter		SCALE: N/A	DATE IN:	JOB No: 11-0005
CUSTOMER: Domicile Luxury Homes			DATE OUT:	
PROJECT: Seaside 15, Lot 9		REV No: 1	REVISOR: MARCO TIBAQUIRA	
FINISH: <input type="checkbox"/> Stain <input type="checkbox"/> Paint				
HARDWARE: <input type="checkbox"/> Colonial <input type="checkbox"/> Bahama Rod Length: _____				
INSTALLATION: <input type="checkbox"/> No <input type="checkbox"/> Yes Field Fit: (Y/N) _____				

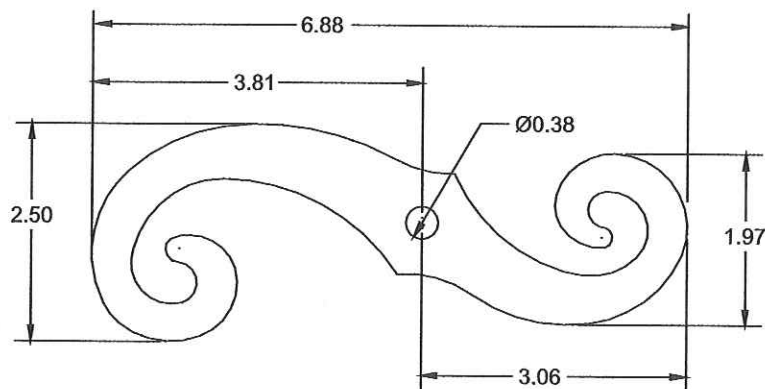
RAT TAIL HOLDBACK



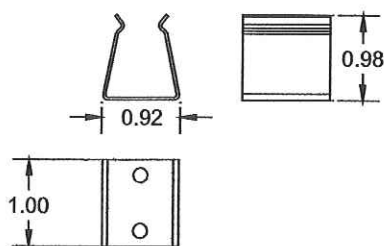
SHUTTER HOLDBACK BOLT



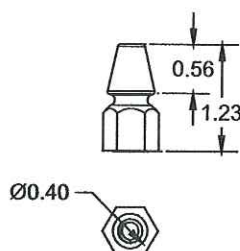
S HOLDBACK



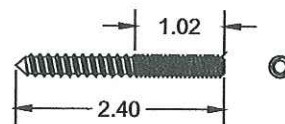
ACORN CLIP

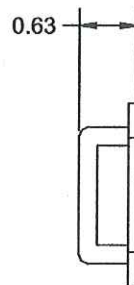
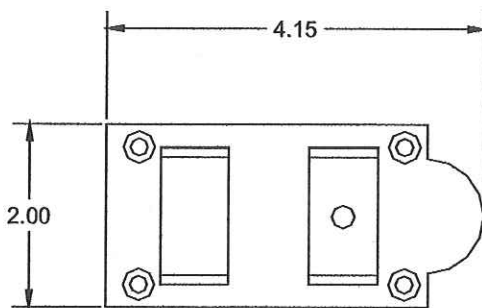
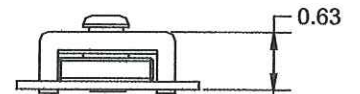
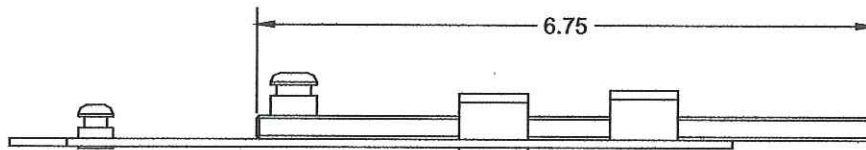
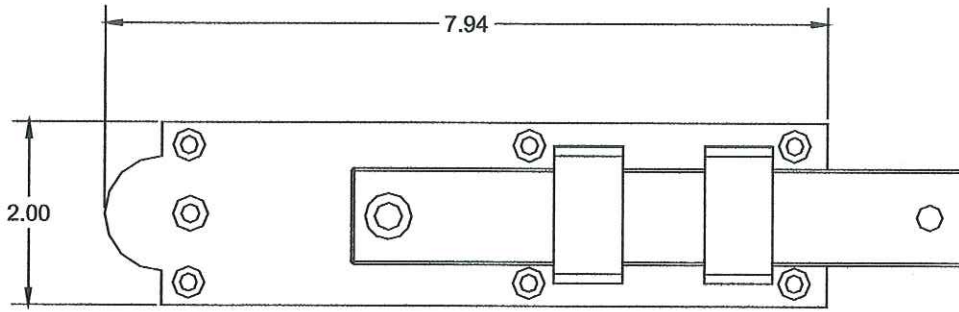


ACORN HOLDBACK

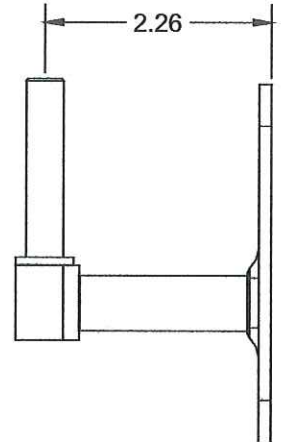
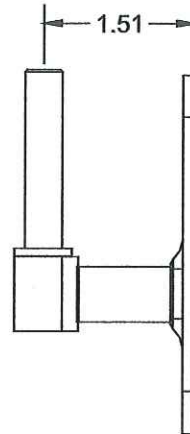
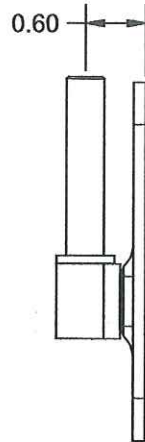
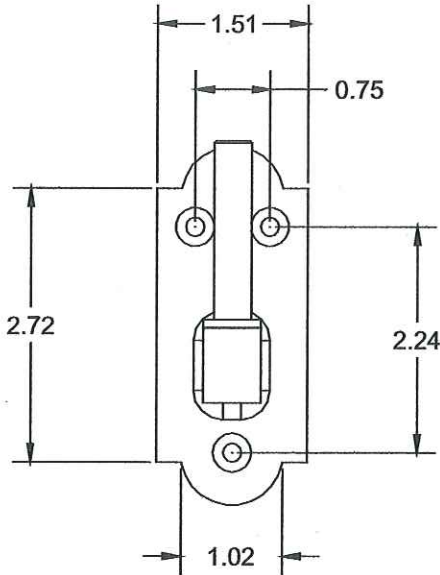


1/4-20 HANGER BOLT

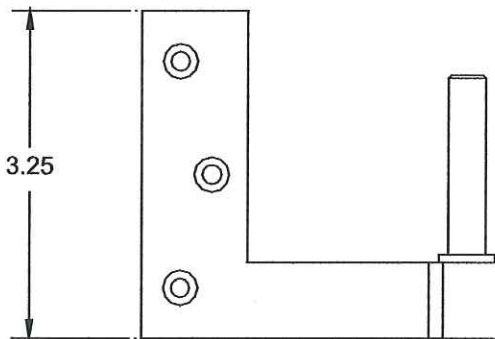
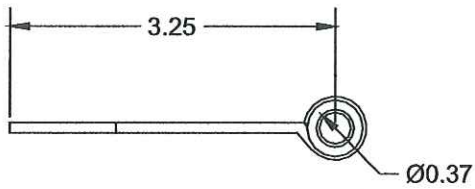


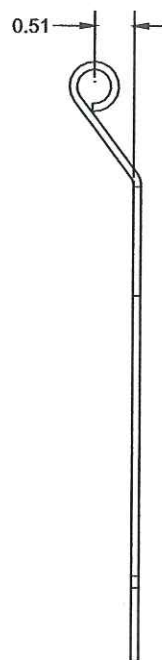
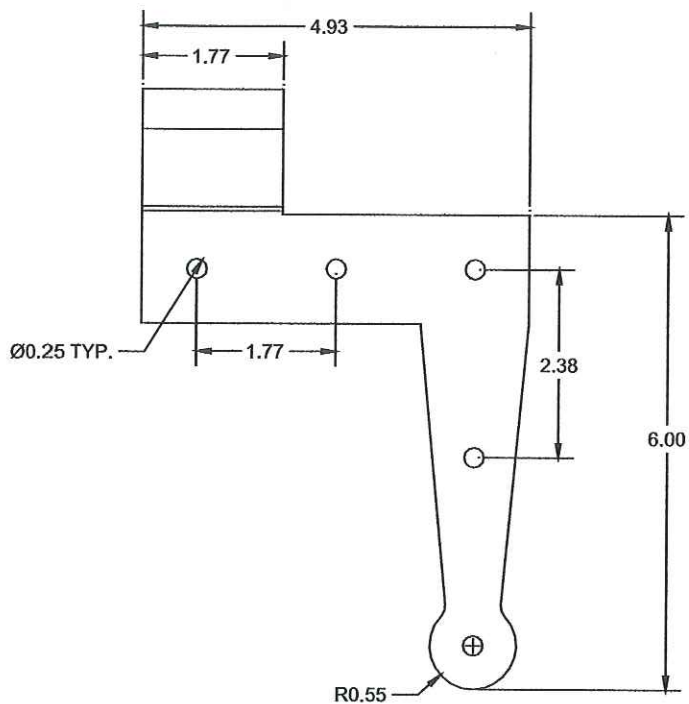


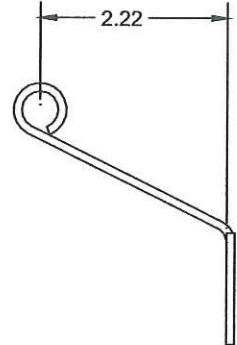
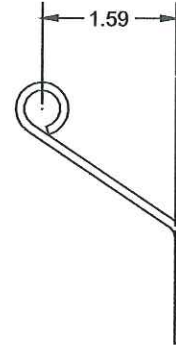
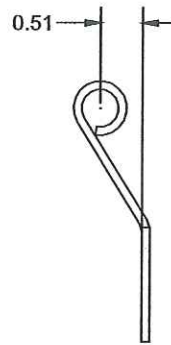
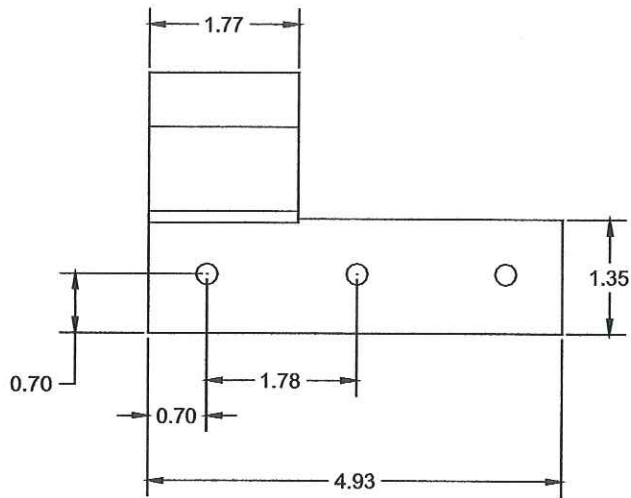
PINTEL

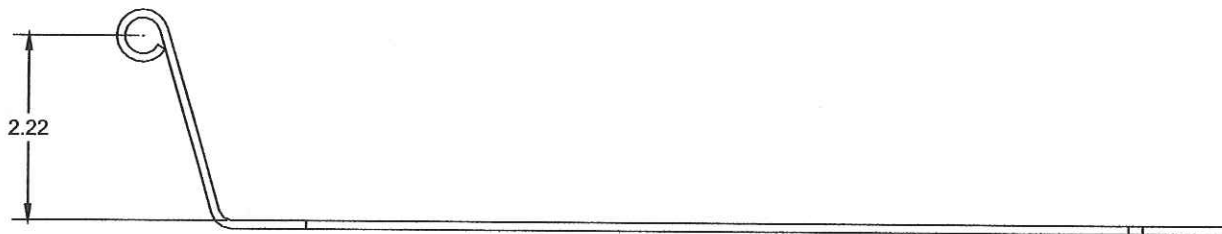
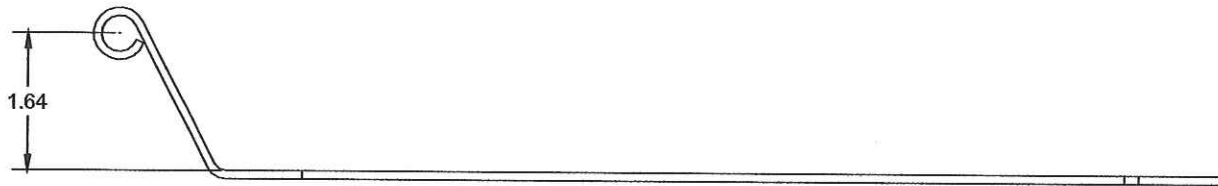
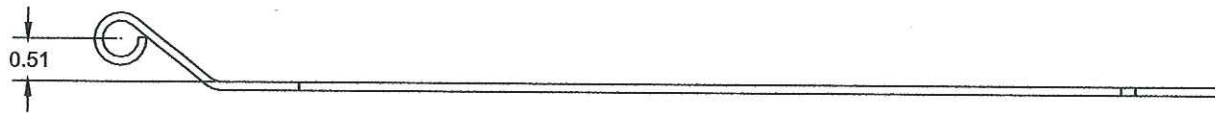
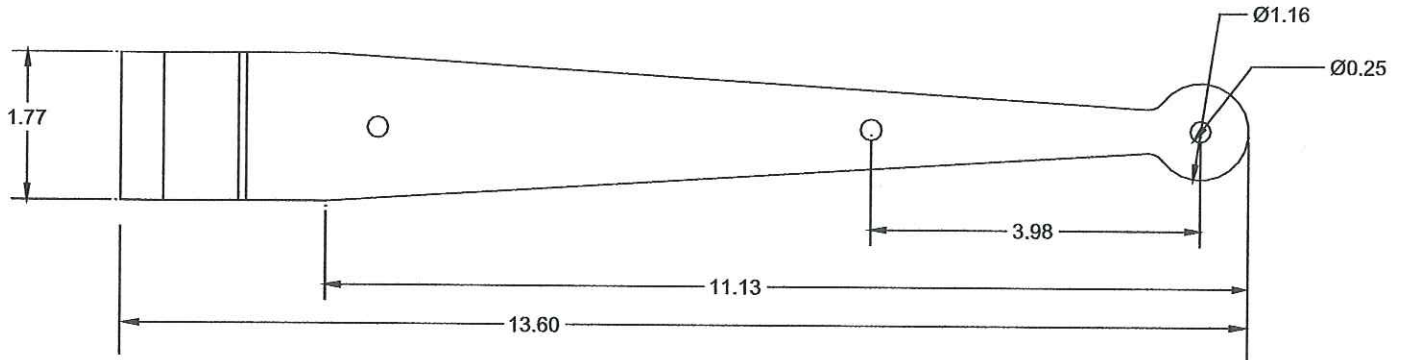


JAMB PINTEL









Additional information from applicant 2.11.2022

The hinges we will use will be the 1/2" offset
"L" hinge.

The color of the hinges will be flat black.





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00149

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

428 Bayfront Parkway
Pensacola Historic District / Zone HC-1
Replacement Windows at a Contributing Structure

BACKGROUND:

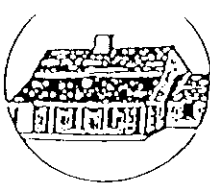
Mr. and Mrs. Pierce are requesting approval to replace windows on the west and east side of a contributing structure. The existing windows are irreparable, inoperable, and not original to the home. The proposed unit is an Anderson 400 Series 6/6 double-hung white wood-clad window.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(1)d.2.ii.(b) Pensacola historic district, Rules governing decisions

Sec. 12-3-10(1)f.6. PHD, Restoration of contributing structures, Windows



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

☒ Original
☒ Update

Site #8 ES2473
Recorder #
Field Date 4/25/95
Form Date 7/26/95

SITE NAMES (addr. if none) 428 E. MAIN 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.) 428 E. MAIN 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 # 9001-003-022
SUBDIVISION NAME OLD CITY TRACT BLOCK 5 LOT NO. 22
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

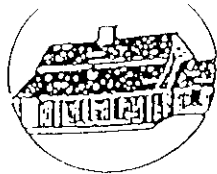
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SMCO
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials BRIC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 2/2, WOOD

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

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

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

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORYCONSTRUCTION DATE 1880 CIRCA xyes 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) RESIDENOWNERSHIP HISTORY (especially original owner) GEORGE AND BARBARA WELLS (ORIGINAL),WILLIAM C. AND FLORENCE F. HATFIELD (CURRENT)**SURVEYOR'S EVALUATION OF SITE**

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

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. R8, F35-36

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

DEPT. USE ONLY		OFFICIAL EVALUATIONS				DEPT. USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	y	n	pe	n	Date	/ /
SHPO DATE	SHPO-NR ELIGIBILITY	y	n	pe	n	Date	/ /
LOCAL DATE	LOCAL DESIGNATIONS					Date	/ /
	Local office						

* y=Yes; n=No; pe=Potentially Eligible; n=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



428 Bayfront Parkway





**Architectural Review Board Application
Full Board Review**

Application Date: 2022-01-27

Project Address: 428 Bayfront Parkway
Applicant: Lalla and Walter Pierce
Applicant's Address: 701 Rockland Street, Cantonment, FL 32533
Email: lallatpierce@gmail.com **Phone:** 8504349444
Property Owner: Lalla and Walter Pierce

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:

Without replacing the front porch window adjacent to the door, six exterior windows to be replaced. Window removal was necessary in order to repair & replace rotten wood, re-insulate, re-sheathe (Zip system), & replace siding. Existing windows are irreparable, inoperable, & none are original. It is our express intent and desire to achieve a historically accurate and long lasting result, that is true to the original home and overall beautification of the Pensacola Historic District. The proposed windows are high-impact, storm rated windows which are ~~historical in appearance but modern in design, preventing the need for unsightly storm solutions.~~

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



428 Bayfront Parkway: Walter and Lalla Pierce

Walter K. Pierce, Realtor, Levin Rinke Resort Realty: 850-434-9444

Lalla T. Pierce, Assistant Principal, Global Learning Academy: 850-516-0214

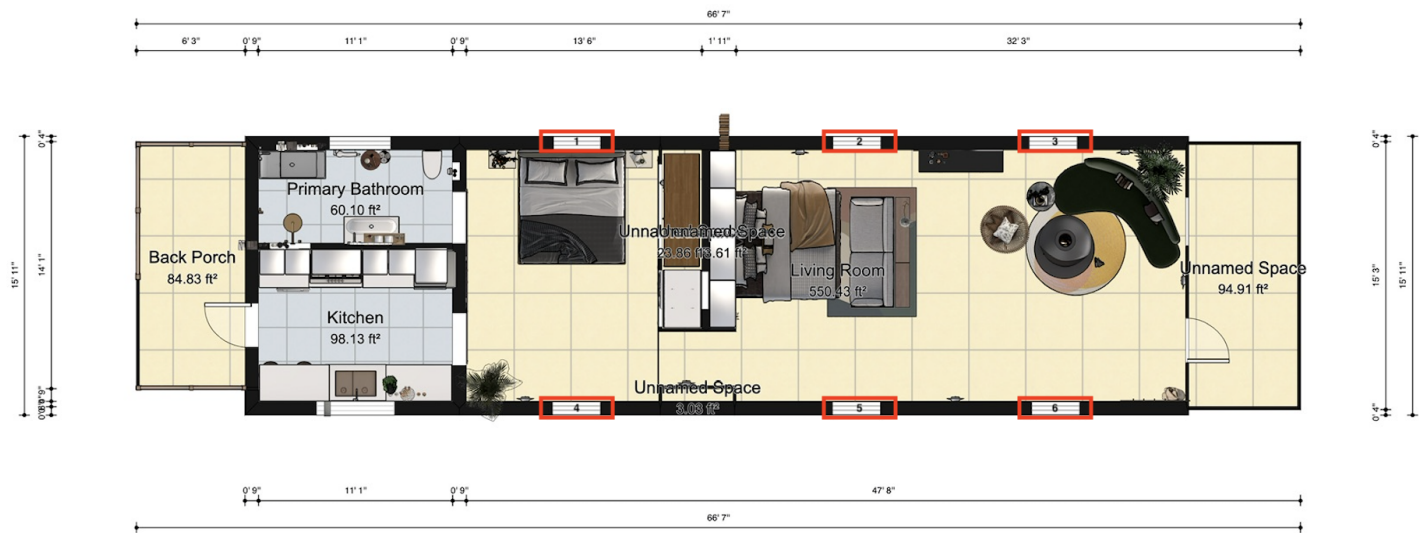
701 Rockland Street

Cantonment, Florida 32533

Aerial Site Map



Plans - windows to be replaced outlined in red. Size: 32.9" x 53.5"



October 2021 Photographs

The previous owner's solution was to install storm windows covering the aging, **non-original** windows.



Even at a distance, the inelegant window solution was noticeable and bulky at time of purchase.

Replacement Window Technical Details

We were able to secure a select handful of windows from Andersen Series 400 Woodwright wood clad windows, designed for historic renovations. Product Guide:

https://aw930cdnprcd.azureedge.net/-/media/aw/files/brochures/1903_400series_pg_lr-compressed.pdf?modified=20211216185141).

These windows, which are historical in appearance but modern in design, are high impact, storm-rated windows. This prevents the need for shuttering or other storm preparation measures such as unsightly protruding bolt fasteners.

Product labeling below.

Size CUSTOM	Handing LWR	Qty 1
Glazing HP	Lock Type SGL LOK	Machine 350902
Width 32.904	Desc S400TW SASH AS	Add'l Desc
ProdLine TWI	Height 26.730	Hardware Matl STANDARD
GrilleInfo FL SEL 3W 2H 750 WHWH	LockLoc N/A	Hardware Clr WH
Notched ID	WCCO	Grille Style SEL
ChkRail 0.0		
Glass 0270495631222021GLS01		
Grommet	Vintage 0	Batch TWI013946
Lot # 717828070SAPLWR-29		Bin 14
Lot # 717828070SAPLWR-29		Spacer Clr
ShipTo CC	Plant Ship 2021-06-24T23:00:00.000-0	Color WHWH

Andersen AW
WINDOWS • DOORS

Interior/Exterior Installation Kit for Andersen 400 Series Woodwright and Andersen® 400 Series Double-Hung Windows

400 Series Tilt-Wash Double-Hung Insert Windows

Package Part No.

9045106

IMPORTANT: This Package is needed for installation of the unit. Please keep this package with the unit.

Andersen Corporation-Bayport, Minnesota



Pictures of the actual proposed windows



428 Bayfront Parkway Windows

Justification Addendum

Condition of existing windows in Pensacola Historic District

Window conditions in the Pensacola Historic District fall into one of several categories:

- Windows in poor condition—wood rot and peeling paint common
- Windows in poor condition—wood rot and peeling paint common, ***with storm shutter bolts protruding***
- Windows in poor condition—wood rot and peeling paint common ***with storm windows installed and covering the historic windows; storm windows often protrude beyond the siding***
- Vinyl windows or some other material attempting to appear historically accurate

Florida Building Code

The Florida Building Code (FBC) requires windows to be impact-resistant or protected if located within one mile of the coast where the wind speed is 110 mph or greater. (Of course, even if your home is not located in this area, this may be a good idea.)

Though 428 Bayfront Parkway falls within the FBC exemptions due to its historical contributing structure and Pensacola Historic District designation, the benefit of windows that meet code ***and*** look very similar to the historical requirement is great. Windows that meet FBC will be another step toward preserving the overall structural integrity and aesthetic for a long time.

Quina South House

204 South Alcaniz St.

Two southeastern windows replaced with windows which appear identical to our desired windows



440 Bayfront Parkway

Though windows appear historically accurate, they are covered with what appears to be plexiglass – giving an effect similar to, but less attractive than, our desired windows.



Walsh Stevedore Company

Note the unsightly storm shutter bolts protruding from the window frame.



101 South Alcaniz St.

Windows appear identical to our desired windows.



414 Bayfront Parkway

Though not a contributing structure, neighboring house has windows which appear identical to our desired windows.



420 Bayfront Parkway

Though not a contributing structure, neighboring house has windows which appear identical to our desired windows.



428 Bayfront Parkway existing window v. proposed window

- Existing historical window with storm window covering and new proposed window have a very similar appearance, even at close range.
- Windows on the eastern side are not visible from the street.
- Windows on the western side likely won't be visible from the street once a house is built on the adjacent lot.
- Front door is being **custom built** to match historical specifications and the historical front window is being rebuilt to preserve the front appearance, which is possible because the front porch overhang helps protect the front window from rain intrusion.



Pensacola Historic District Windows and Shutters Specifications, pages 46-47 of the Preservation District Guidelines and Regulations for Pensacola, Florida

Windows and Shutters

Traditionally the windows employed in the Historic District were constructed of wood and were the double hung or triple hung type. The windows opening toward the front porch of the building usually were triple hung with the sill close to or almost flush with the adjacent floors. This allowed for optimum flow of air, and for passage to and from the exterior space. The other windows of the building had the normal placement of the window sill at approximately thirty (30) inches above finished floor. Typical windows ranged in width from thirty-two (32) to thirty-six (36) inches and ranged in height from six (6) to seven (7) feet exclusive of trim dimensions. The taller windows, when double hung, frequently had the lower section greater in vertical dimension than the upper section, giving freer movement through to the adjacent porch or veranda.

- Windows are to be fabricated of wood and must, in the judgment of the architectural review board, closely approximate the scale and configuration of the original window designs.
- The window proportions/dimensions will be decidedly vertical, following the historic appearance and character of those encountered throughout the district.
- Window sections shall typically be divided into two (2) to six (6) panes, and in the usual double hung window, the layout of window panes will be six (6) over six (6). All windows shall have true

46

divided lights. Any variation to this division of the window opening shall be approved by the architectural review board.

- The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building.
- Window trim or casing is to be a nominal five (5) inch member at the two (2) sides and the head.
- Other than the full height windows at the front porch and smaller windows at kitchens and bathrooms, all remaining windows shall be proportioned with the height between two (2) and two and one-half (2½) times the width. The sill height for standard windows shall be approximately thirty (30) inches above finished floor.
- Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the architectural review board.

Pensacola Historic District Windows and Shutters Specifications, pages 46-47 of the Preservation District Guidelines and Regulations for Pensacola, Florida, *with proposed window specifications noted with highlighting*

Traditionally the windows employed in the Historic District were constructed of wood and were the double hung or triple hung type (proposed windows are wood and double hung). The windows opening toward the front porch of the building usually were triple hung with the sill close to or almost flush with the adjacent floors (front porch window not to change). This allowed for optimum flow of air, and for passage to and from the exterior space. The other windows of the building had the normal placement of the window sill at approximately thirty (30) inches above finished floor (proposed window placement to remain the same). Typical windows ranged in width from thirty-two (32) to thirty-six (36) inches and ranged in height from six (6) to seven (7) feet exclusive of trim dimensions (proposed window dimensions are within range). The taller windows, when double hung, frequently had the lower section greater in vertical dimension than the upper section, giving freer movement through to the adjacent porch or veranda.

- Windows are to be fabricated of wood and must, in the judgment of the architectural review board, closely approximate the scale and configuration of the original window designs (proposed windows are wood and almost identical to scale and configuration of the original window designs).
- The window proportions/dimensions will be decidedly vertical, following the historic appearance and character of those encountered throughout the district (proposed windows are decidedly vertical).
- Window sections shall typically be divided into two (2) to six (6) panes, and in the usual double hung window, the layout of window panes will be six (6) over six (6) (proposed windows are six over six). All windows shall have true divided lights (proposed windows have simulated divided light designed to appear as true divided light). Any variation to this division of the window opening shall be approved by the architectural review board.
- The window frame will be given a paint finish appropriate to the color scheme of the exterior of the building (proposed window frames will definitely be appropriate to the pre-approved color scheme).
- Window trim or casing is to be a nominal five (5) inch member at the two (2) sides and the head.
- Other than the full height windows at the front porch and smaller windows at kitchens and bathrooms, all remaining windows shall be proportioned with the height between two (2) and two and one-half (2½) times the width. The sill height for standard windows shall be approximately thirty (30) inches above finished floor (again, proposed windows to match original windows in size, placement, proportion).
- Glass for use in windows shall typically be clear, but a light tinted glass will be given consideration by the architectural review board (proposed windows have clear glass).

Other Notes:

- **Nowhere in the Pensacola Historic District window specifications does it state windows must have exterior muntins or grilles.**
- **Owners to continue researching the possibility of adding exterior muntins to the proposed windows.**



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00153

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

624 E. Government Street
Pensacola Historic District / Zone HC-1 / Wood Cottages
Replacement Windows at a Noncontributing Structure

BACKGROUND:

Kelly Greene is requesting approval to replace all existing wood windows (21) with vinyl windows at a noncontributing structure. The replacement windows will be 1/1 single hung to match the existing style and will be PGT vinyl.

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)g. PHD, Alterations to noncontributing structures

624 E. Government Street



Architectural Review Board Application
Full Board Review



Application Date: 1-

Project Address: 624 EAST GOVERNMENT STREET Pen. Fl. 32502

Applicant: Kelly Greene + CHARLES Mielke

Applicant's Address: 624 EAST GOVERNMENT STREET Pen. Fl. 32502

Email: FOURSEASONS212@YAHOO.COM Phone: 850-525-2430

Property Owner: Kelly Greene

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

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

Replace ALL Existing Windows. Please see ATTACHED
WINDOW SHEET.

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.

Kelly Greene
Applicant Signature

1-26-2022
Date

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



Last Modified Date: 01/25/2022 15:54:02

PO#:

Job Name:

Job Address:

Quote # 6956610

Sales Person: Todd Snowden

Customer Quote

ShipTo: SOUTHEASTERN SASH & DOOR INC

Account#: A27766


94 READY AVENUE NW 013324-1
FORT WALTON BEACH, FL 32548-3528

Phone# Fax#

Customer Christi Colabianchi

Account #

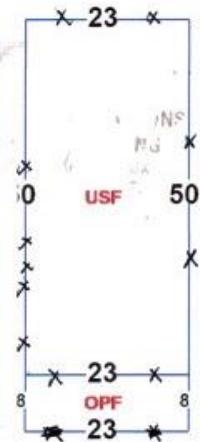
Phone# Fax#

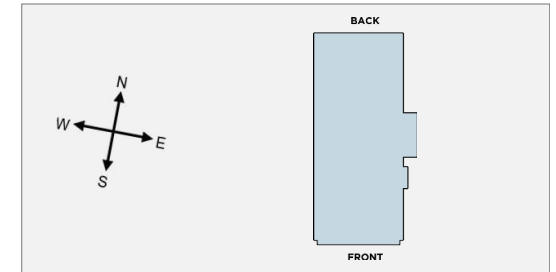
Line #	Item Description	Quantity	Line Pricing	
			Sell Price	Ext Price
0001 (1.00)	SH5500 VINYL SINGLE HUNG 5500	Ordered: 1.00		
<div>  <div> <p>Certification Type: AAMAA440 Vent Configuration: EQUAL Size Selection: NOMINAL Size Ref: ACTUAL Rough Masonry: 37 1/4 X 60 1/2 Egress Opening: 31 1/4 X 25 1/8 (5.4459 SQFT) Balance Type: CONSTANT Interlayer Type: PVB090 Glass: 7/8" LIG (1/8 AN - 7/16 AIR -5/16 AN/AN Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: NONE - NO Grid Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N CAR#: 190-285/1028 NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.5400</p> <p>Frame Type: .625FLANGE Window Style: STD Size Code: 3050.0000 Actual Size: 35 1/2 X 59 1/2 Wood Frame Opening: 35 3/4 X 59 3/4 Frame Color: W - White Glass Family: LI - Laminated Insulating Glass Makeup: LIA207AA5 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Vent Ht: 29.3930 PositiveDesignPressure: 50.0000 PANumber: FL 1435 CondensationResistance: 55.0000 SolarHeatGainCoeff: 0.3100 VTCOG: 0.7100</p> </div> </div>				
Location:		Notes:		

TOTAL SALE AMT:	\$
TOTAL CUSTOMER TAX:	\$0.00
NET SALE AMOUNT:	\$



Escambia County Property Appraiser
132619506

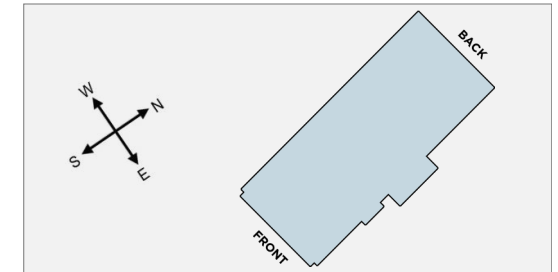






Complete Measurements

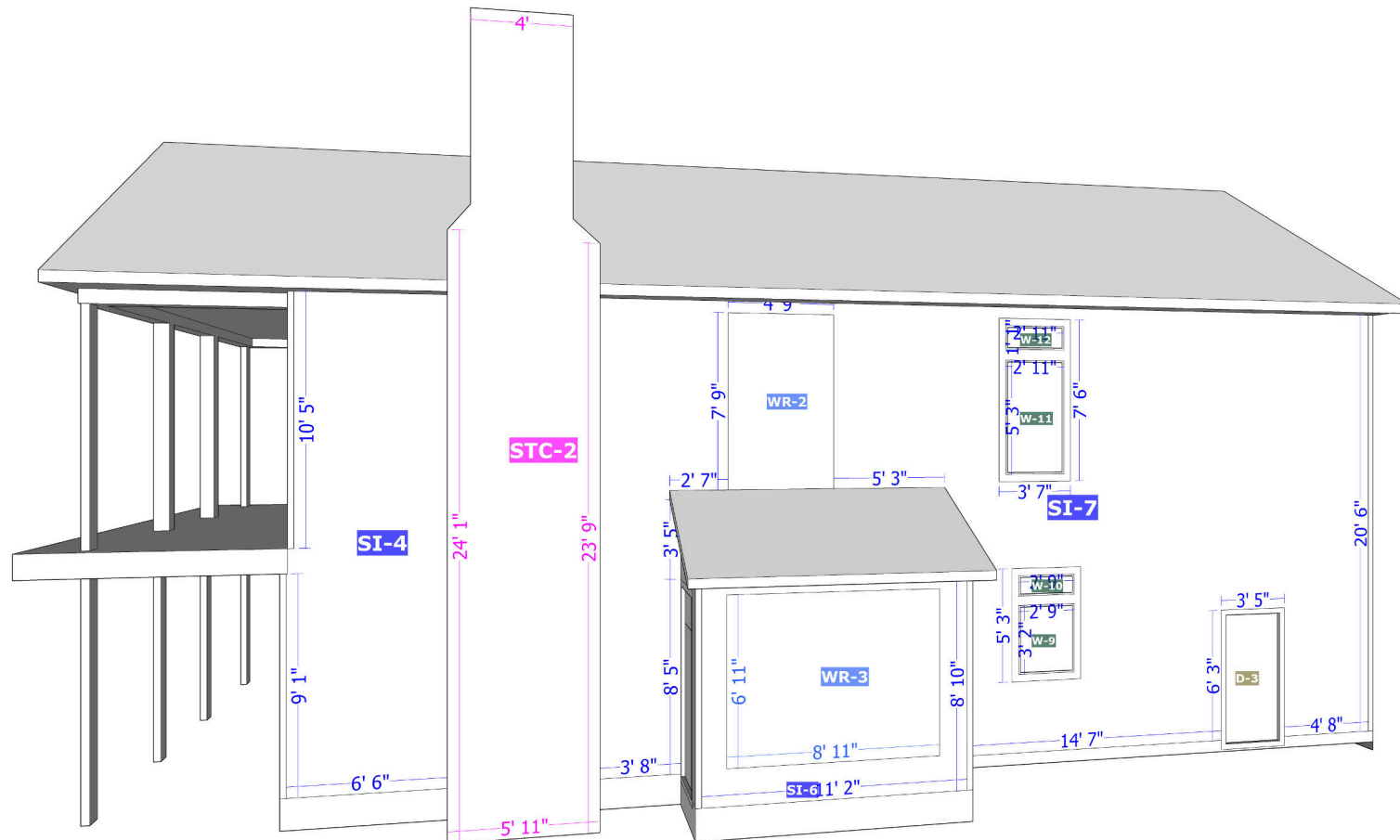
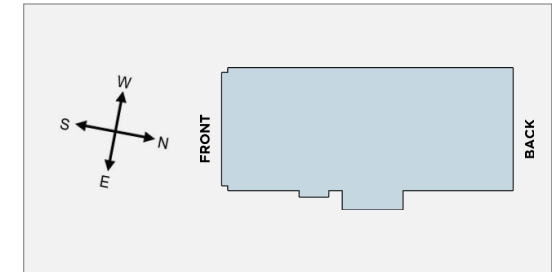
624 East Government Street,...
FRONT-RIGHT

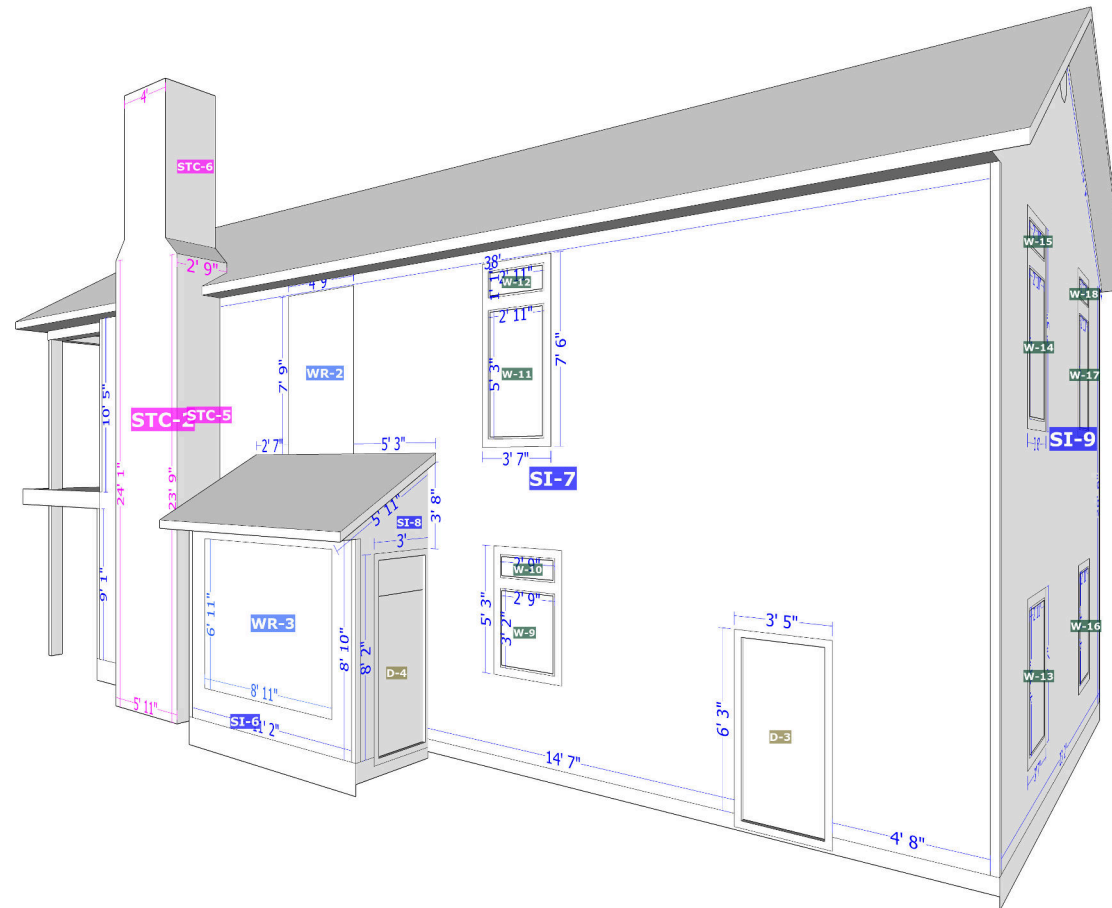
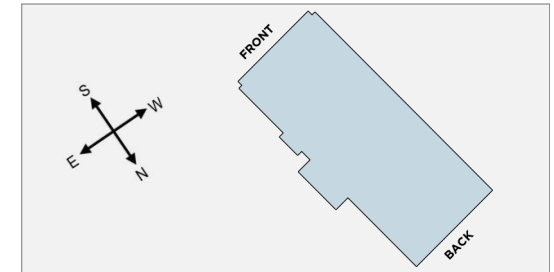


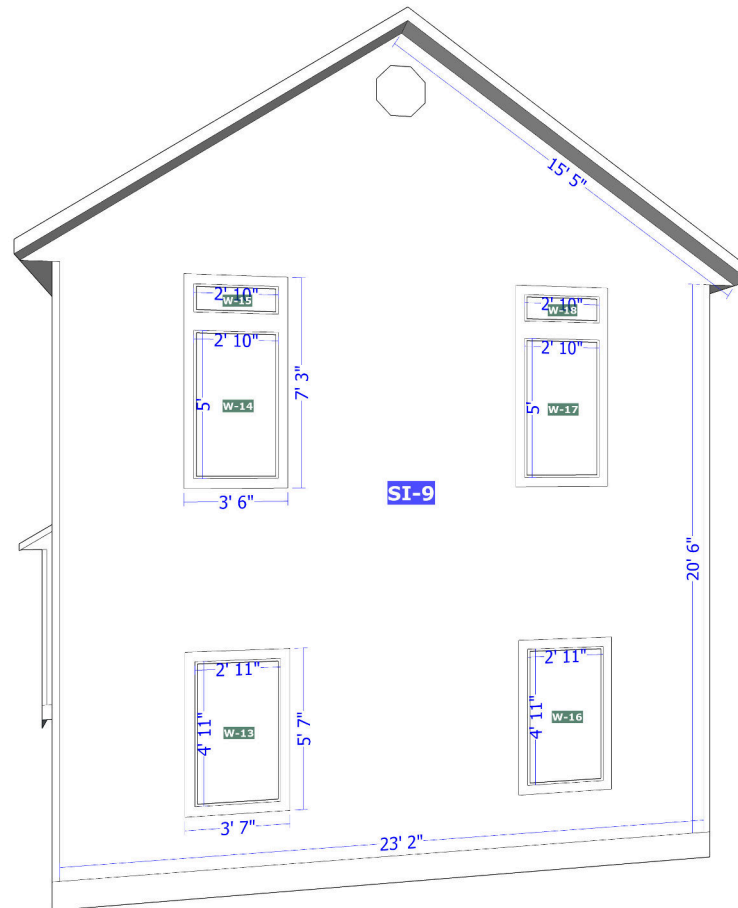
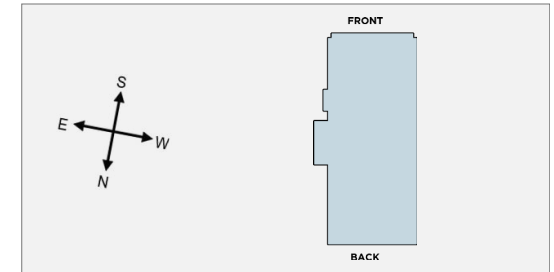


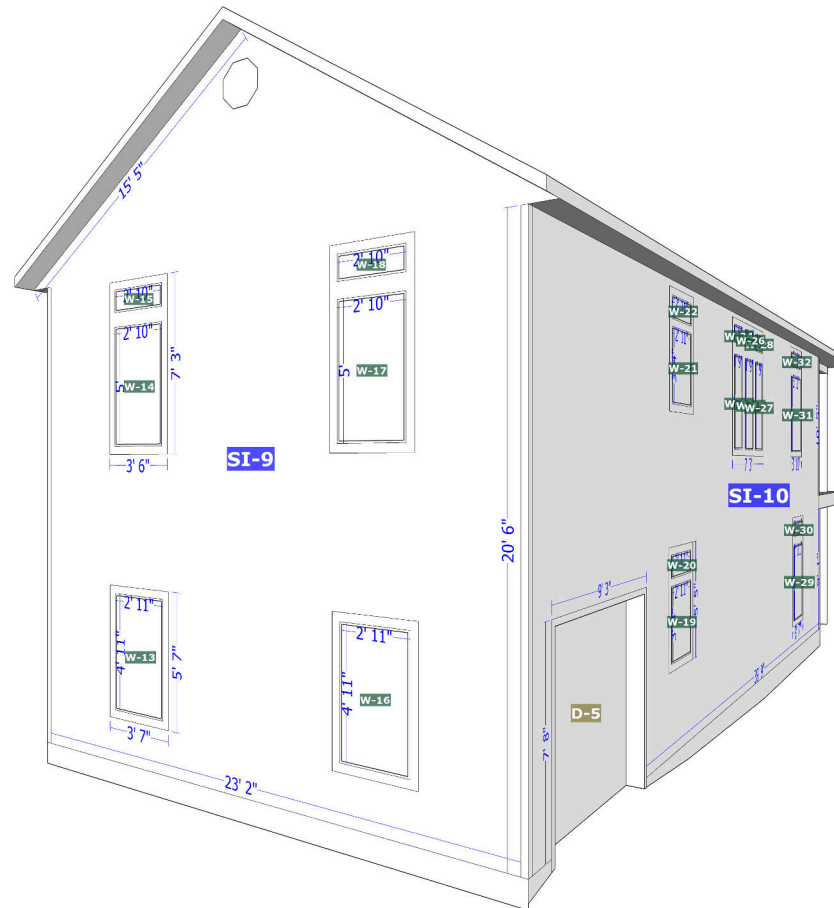
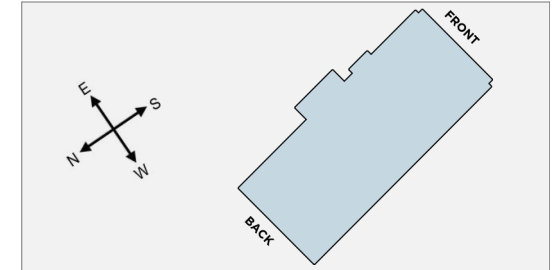
Complete Measurements

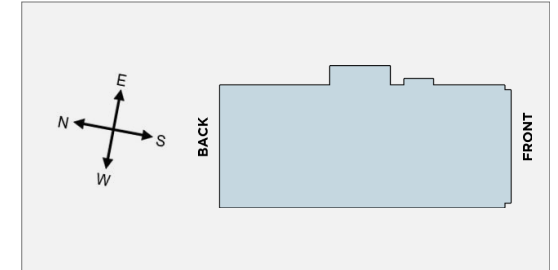
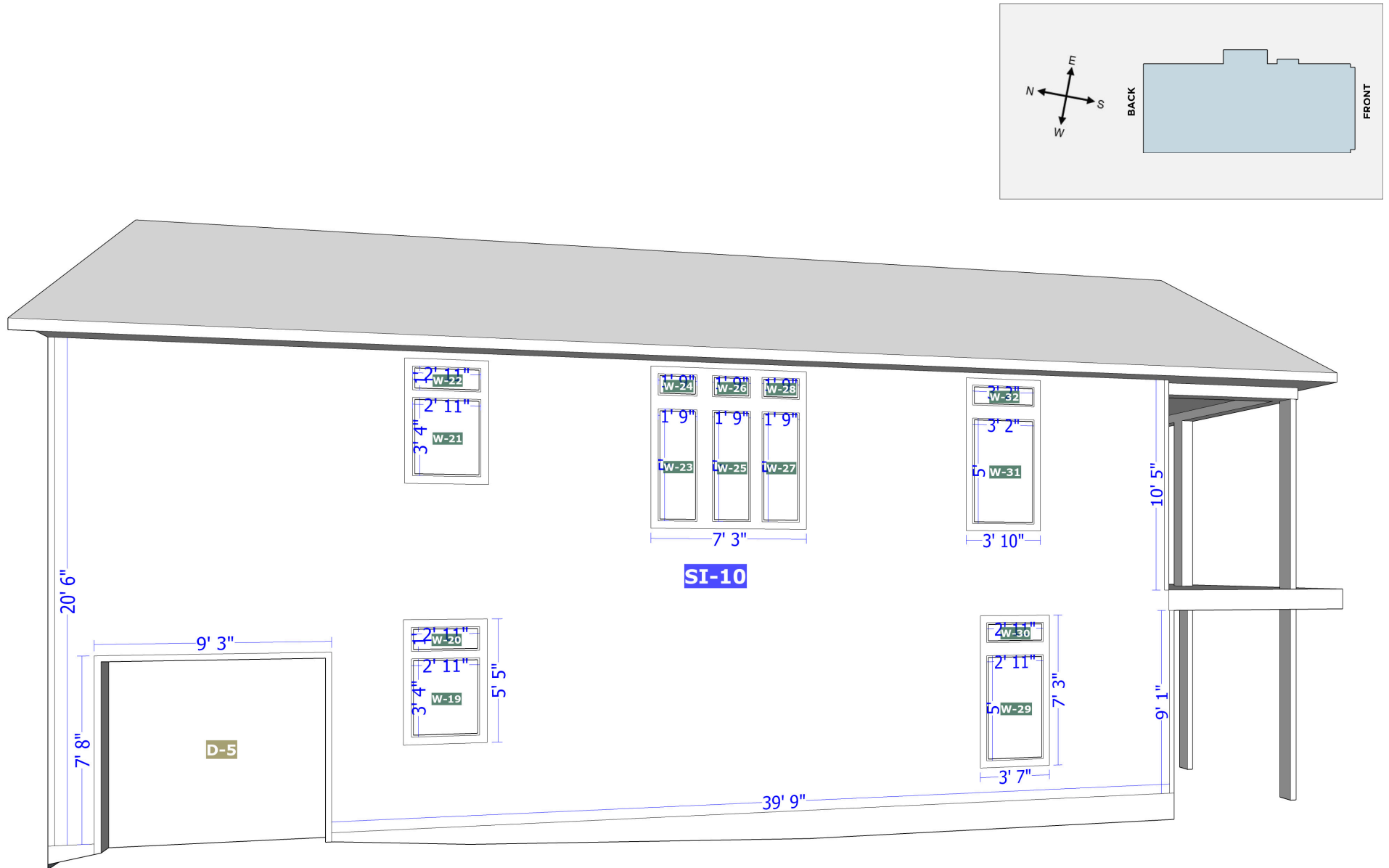
624 East Government Street,...
RIGHT

























Single Hung Window

SH5500


This WinGuard® vinyl single hung window (SH5500) comes standard with a constant-force balance system for easy operation, and our SecureConnect patented-technology integrated corner keys for added strength. Designed for easier exterior cleaning, it's perfect for bedrooms, kitchens, and bathrooms.



CONFIGURATIONS




Equal




Proview


FRAME COLORS




White



Bronze

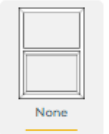


Black




Beige

GRID OPTIONS




None




Standard


GLASS TINTS




Clear




Bronze




Gray




Green



Azure Blue



Solar Cool Bronze



Graylite II



Product Overview

- Multi-chamber frame provides outstanding energy savings
- Stylish ComfortLift handles allow for easier lifting and window management
- Welded sash corners create a strong seal for durability and longevity
- Stainless steel assembly screws withstand salty air environments



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00147

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

312 E. Intendencia Street
Pensacola Historic District / Zone HC-1 / Wood Cottages
Variance

BACKGROUND:

Bill and Kathy Winter are requesting a variance to the side yard setback requirements in Sec. 12-3-10(1)h, Figure 12-3.1 and to the rear yard coverage requirements in Sec. 12-3-55(4). The variance requests are:

- 1) To increase the maximum allowable rear yard coverage from 25% (200 sf) to 37.5% (300 sf); and
- 2) To reduce the required west side yard setback from 5' to 3.1' (a reduction of 1' 11").

The variance request is meant to accommodate a future garage which will provide the property owners off-street parking in the historic commercial district.

A similar application under a separate project and to this property was granted in May 2018. That approved request was to increase the rear yard coverage from 25% (200 sf) to 36.25% (290 sf) for a detached garage. The 2018 plans also approved the proposed accessory structure to be located 3' from the west property line in lieu of the required 5' (a reduction of 2').

Please find attached all relevant documentation for your review.

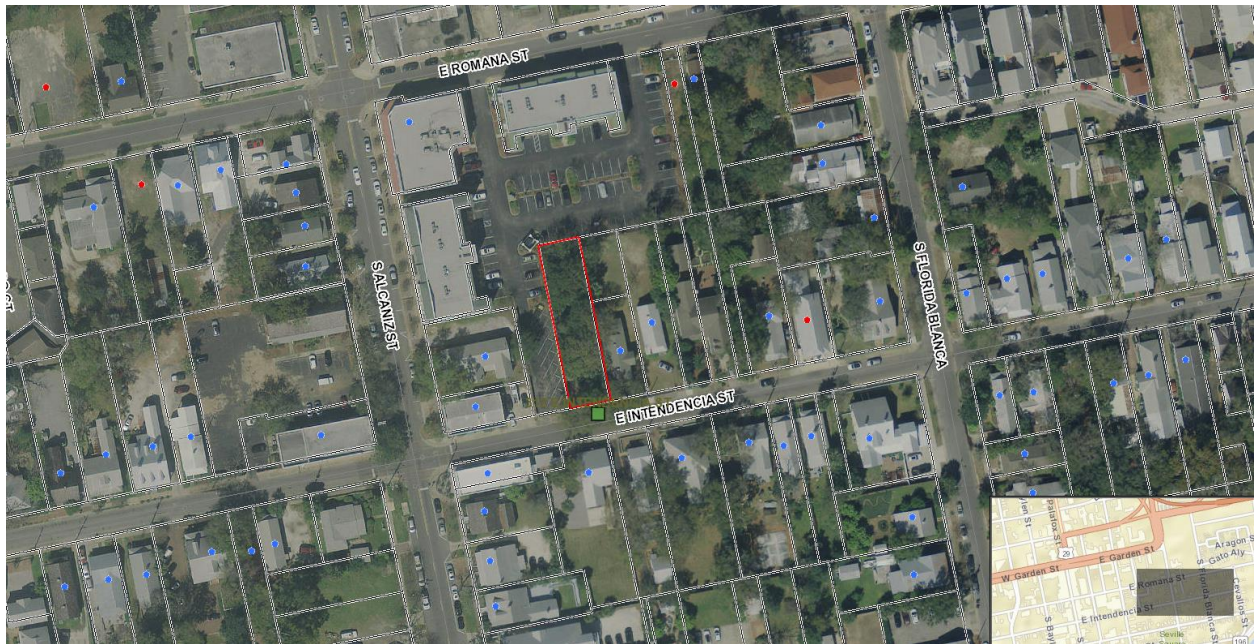
RECOMMENDED CODE SECTIONS

Sec. 12-3-10(1)h, Figure 12-3.1 Pensacola Historic District, New construction, Streetscape Type 1 setbacks

Sec. 12-3-55(4) Accessory uses and structure standards

Sec. 12-12-3(5)b.1. ARB, Conditions for granting variances, Two (2) additional criteria

312 E. Intendencia Street



Item 4

200 W. Jackson Street

NHPD

Contributing Structure

PR-2

Action taken: Approved with comments.

Theresa Northern is requesting approval for a new ornamental fence. The proposed fence will be located along the W. Jackson and N. Spring Street frontages. Gates will be located on W. Jackson Street with a continuous fence along Spring Street. The fence will be made from aluminum and will be black. Ms. Deese explained there was a little confusion on the height; the height of the fence was determined to be 4' and 2' from the ground for a total of not more than 6' to meet Code.

Ms. Northern addressed the Board and stated there were existing fences on both sides, and they wanted to place a 4' aluminum fence which would include the fleur-de-lis design in matte black with a motorized gate for the driveway and a walkway gate into the house. Mr. Crawford pointed out there were a number of aluminum fence examples in North Hill. Ms. Northern explained the spacing between pickets was 4" with the picket size being ½". Mr. Townes asked about the driveways, and Ms. Northern advised her long-term plans were to sod the wraparound on Spring Street. Mr. Townes suggested in the future, she might want to take out the curb cut and bring the sidewalk back to the diamond shaped pattern. **Mr. Jones made a motion to approve with the plaque on the gate which was included on a handout, and removal of the driveway and curb cut on the east side. The motion was seconded by Ms. Campbell-Hatler and carried unanimously.**

Item 5

200 BLK South 9th Avenue

PHD

New Construction

HC-1 / Brick Structures

Action taken: Approved with comments.

Shelby Johnson, Johnson Construction of Pensacola, is seeking final approval for a multi-family residence. This project was previously presented to the ARB in November and December 2017 and April 2018. It has been redesigned based upon the Board's comments during those meetings, most recently addressing the windows on the southeast corner of the residence and the specifications for the windows, doors, and garage door. Mr. Johnson presented to the Board and advised the privacy fence would be unpainted wood with a penetrant sealer. Mr. Crawford suggested the newel posts for the balcony rail align with the brackets. Also, with the laundry room downstairs and bathroom upstairs, the two windows in the center could possibly align, with one or the other shifting a little. He also suggested with the three tiny windows over the master and the guest bedroom below, possibly copying that placement for the first floor; the owner was agreeable. Regarding the fence, Mr. Johnson explained the owners have dogs and preferred their fence to be inside the property line. Ms. Campbell appreciated the improvements and stated the project had come a long way.

Mr. Jones asked about the privacy fence, and Mr. Johnson advised it would be unpainted wood and capped at the top. Mr. Townes suggested what was shown on the elevations would govern what the Board was approving irrespective of what was shown on the plans. **He then made a motion for approval with addition of the windows as suggested on the west and south side elevations, and that the elevations as presented would govern the appearance of the building, and with the newel posts aligned with the brackets. The motion was seconded by Ms. Campbell-Hatler, and it carried unanimously.** Mr. Steck thanked the Board for their input and expertise.

Item 6

312 E. Intendencia Street

PHD

Variance

HC-1 / Wood Cottages

Action taken: Approved

Tommy Gore, TO Gore Construction, is requesting a Variance to increase the maximum allowable rear yard coverage from 25% (200 sf) to 36.25% (290 sf) to accommodate a detached garage. The required rear yard of the property is 20 feet in depth. The proposed single-car detached garage will be located 3 feet from the rear property line, as allowed by the Ordinance.

To comply with the maximum rear yard coverage requirement, the building would have to be located 8.5 feet from the rear property line and would not be consistent with others within the vicinity. This item is under consideration with Item 7 on the agenda.

Mr. Gore presented to the Board. Ms. Campbell asked about the parking lot at the rear, and Mr. Gore stated it was commercial on the west and north sides. He indicated the fence was a 6' dog-eared privacy fence on the north and west sides. Mr. Crawford stated a single-car garage was a very minimal request; the request was 90 sf over what was allowed. Mr. Gore advised the driveway width would be 10' and inside the property line. Ms. Deese clarified some of the limitations on this lot was because the percentage was dictated by width of the lot and the setback which was working against the applicant because the lot was narrow, and the setbacks were not as great as would be seen in other zoning districts. She also indicated notification was given, and no one came forward or commented. Mr. Townes explained under special conditions, the lot was narrow and therefore skewed the percentages as listed in the Code. Also, the 3' off the rear property line is commonly used by everyone in the district. The requested variance would not be visible from the road, and moving the garage forward would create a useless space in the rear yard. In meeting the given requirements for the variance, **Ms. Campbell made a motion to approve, seconded by Ms. Campbell-Hatler.** Mr. Townes added Item 2 was not described in the application, and the reason for approval was because the lot was narrow and skewed the percentages. **The motion then carried unanimously.**

Item 7

312 E. Intendencia Street

PHD

New Construction

HC-1 / Wood Cottages

Action taken: Approved with comments.

Tommy Gore, TO Gore Construction, is requesting approval for a single-family residence and detached garage. The proposed two-story residence and detached garage are consistent with Streetscape Type II. The exterior is proposed to be board and batten siding accented with plank siding – both of which will be James Hardie products – and a metal roof. The base and chimney will be brick. The balcony railings will be painted wood. The house will have wood doors at the main entrance, clad bi-fold doors at the rear, and fiberglass doors at the side entrance and upper story as well as the garage. The carriage door will be wood. The color palette proposed is Sherwin Williams "Pure White" for the body and Sherwin Williams "Naval" for the trim. This item is under consideration with Item 6 on the agenda.

Mr. Gore stated they stayed consistent with the surrounding structures. Mr. Crawford addressed a large cantilever over the recessed area, and Mr. Gore advised they were going for character, breaking up the straight line and giving a wider hallway. As a suggestion, Mr. Crawford asked if there was a way to make the bump out shorter, or the recess below longer to align with each other; this would also align with the stairwell. Mr. Gore stated they would lose about 1/2 of the linen area.

Mr. Jones appreciated the pavers and questioned the fencing. Mr. Gore stated with the dog ear on the west and north, they would come down on the east side to the back corner of the house with the matching dog ear with brick columns. Mr. Jones pointed out the Board was trying to avoid any replication of dog ear fences and had asked for a cap which was more attractive and appropriate for historic districts.

Mr. Gore indicated the existing fence at the front would be removed and could be replaced with something similar. Ms. Campbell-Hatler addressed the long window on the east elevation and suggested the west side having something similar. Mr. Crawford further explained the suggestion for the bump out, and addressed the twin chimneys and suggested making one more prominent than the other. Mr. Jones revisited the fencing, and Mr. Gore clarified there would be no fence at the front, and the fence at the rear would have vertical panels and a wood cap. Mr. Townes clarified the foundation would be a slab with no ventilation. Mr. Gore stated the elevation off ground was consistent with the block.




PLANNING SERVICES

THE UPSIDE *of* FLORIDA

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM:  Brandi Deese, Assistant Planning Services Administrator

DATE: May 7, 2018

SUBJECT: New Business - Item 6
312 E. Intendencia Street
PHD / HC-1 / Wood Cottages
New Construction

BACKGROUND

Tommy Gore, TO Gore Construction, is requesting a Variance to increase the maximum allowable rear yard coverage from 25% (200 sf) to 36.25% (290 sf) to accommodate a detached garage. The required rear yard of the property is 20 feet in depth. The proposed single-car detached garage will be located 3 feet from the rear property line, as is allowed by the Ordinance. To comply with the maximum rear yard coverage requirement, the building would have to be located 8.5 feet from the rear property line and would not be consistent with others within the vicinity.

This item is under consideration with Item 7 on the agenda. Please find attached all relevant documentation for your review.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) Sec. 12-2-31 (D) (b) Zoning HC-1

(To be Completed by Applicant)

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

Property Address: 312 E. Intendencia St

Current use of property: vacant

1. Describe the requested variance(s): To increase the maximum allowable rear yard coverage from 200 sf (25%) to 290 sf (36.25%)

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

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

TO MAXIMIZE BACKYARD AREA
AND TURN AROUND FOR DRIVEWAY

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

REQUESTED VARIANCE WILL NOT
BE VISIBLE FROM ROAD

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

WOULD HAVE TO MOVE GARAGE FORWARD
APPROX. 11 FT TO MEET ALLOWABLE REAR
YARD COVERAGE.

Application Date: 4/30/18

Applicant:

Tommy Gore

Applicant's Address:

1612 E. Lakeview Avenue, Pensacola, FL 32503

Email:

togoreconstruction@gmail.com

Phone: 850-572-4597

Applicant's Signature:



Property Owner:

Jackie Kugelman

Property Owner's
Address:

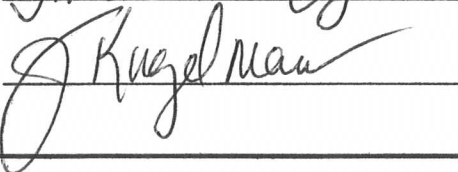
1612 E. Lakeview Avenue, Pensacola, FL 32503

Email:

jmcmate7@gmail.com

Phone: 850-982-2607

Property Owner's
Signature:



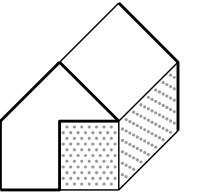
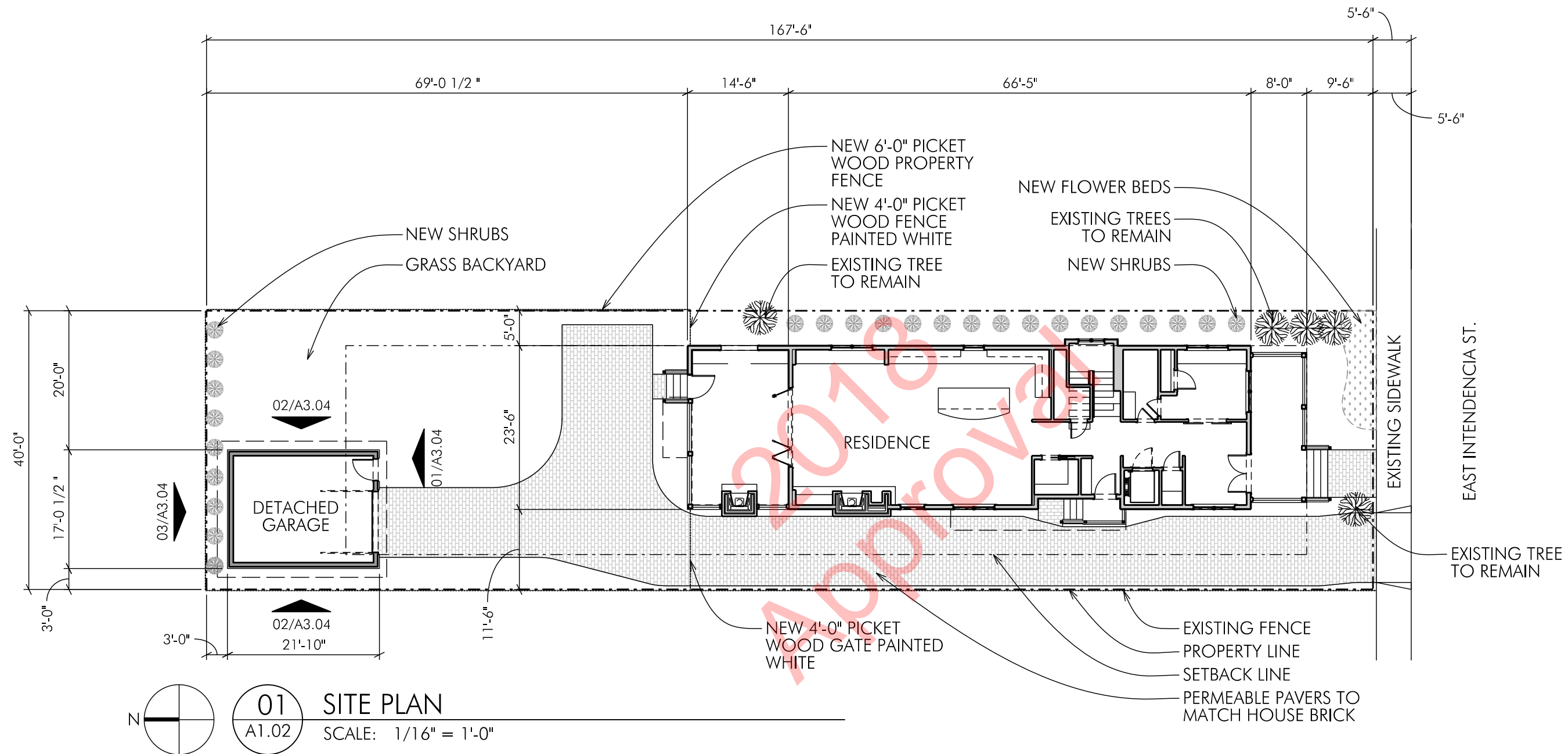
The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time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

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521



PROJECT:

KUGELMAN
RESIDENCE

312 EAST
INTENDENCIA STREET
PENSACOLA, FLORIDA
32502

NOTES:

ARCHITECTURAL
PRELIMINARY
DESIGN APPROVAL

DRAWN BY: CC

CHECKED BY: CC

PROJECT NO.: 2801

DATE: APRIL 26, 2018

SHEET TITLE:

A1.02

SITE PLAN



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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) Sec. 12-3-10(1)h, Fig. 12-3.1, Sec. 12-3-55(4) Zoning HC-1

(To be Completed by Applicant)

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

Property Address: 312 E. Intendencia Street

Current use of property: Vacant

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

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

See attached.

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

See attached.

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

See attached.

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

See attached.

Application Date: 1-26-2022

Applicant: Bill and Kathy Winter

Applicant's Address: 706 Panferio Dr Pensacola Beach, FL 32561

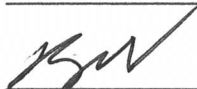
Email: bnkwinter@bellsouth.net Phone: 850-449-7687

Applicant's Signature: _____

Property Owner: Same as above

Property Owner's Address: _____

Email: _____ Phone: _____

Property Owner's Signature:  _____

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

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

Variance Application Additional Information
312 E Intendencia Street

1. Describe the requested variance(s):

- (1) To increase the maximum allowable rear yard coverage from 200 sf (25%) to 300 sf (37.5%); and
- (2) Reduce west side yard setback from 5' to 3.1' for accessory structure (reduction of 1' 11").

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

Rear yard limitations are dictated by the width of this lot which is narrow. This variance reflects a previous variance granted for this lot. Although HC-1 fully exempts on-site parking, the nearby commercial establishments make residential off-street parking impossible. The granted Variance will allow us to park two vehicles safely and comfortably in the rear of our property and will accommodate a realistic age-in-place home. Parking in the rear of our property will also help to hide our vehicles from the street view which is consistent with the historic theme of the historic district.

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

To maximize backyard area and turnaround for the driveway within a narrow (40') lot. Occupants desire to build a single story, readily made accessible, home allowing for aging in place.

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

The requested variance will not be visible from the road. The accessory building will not be detrimental to the rights of others in the vicinity as it is bordered on the west and north side by a multifamily residential development / commercial parking lot for Alcaniz Lofts. The east neighbor will not be impacted in any way since the request for the west setback. It should also be noted that a very similar variance request was approved in for this lot in May 2018. That variance was to reduce the west side yard setback from 5' to 3' (our request is for 3'1" – a 1" decrease) and the approved garage occupied 290 square feet (36.25%) of the rear yard (our request is for 37.5% - a 1.25% increase). The variance would also help to alleviate road congestion for the homeowners.

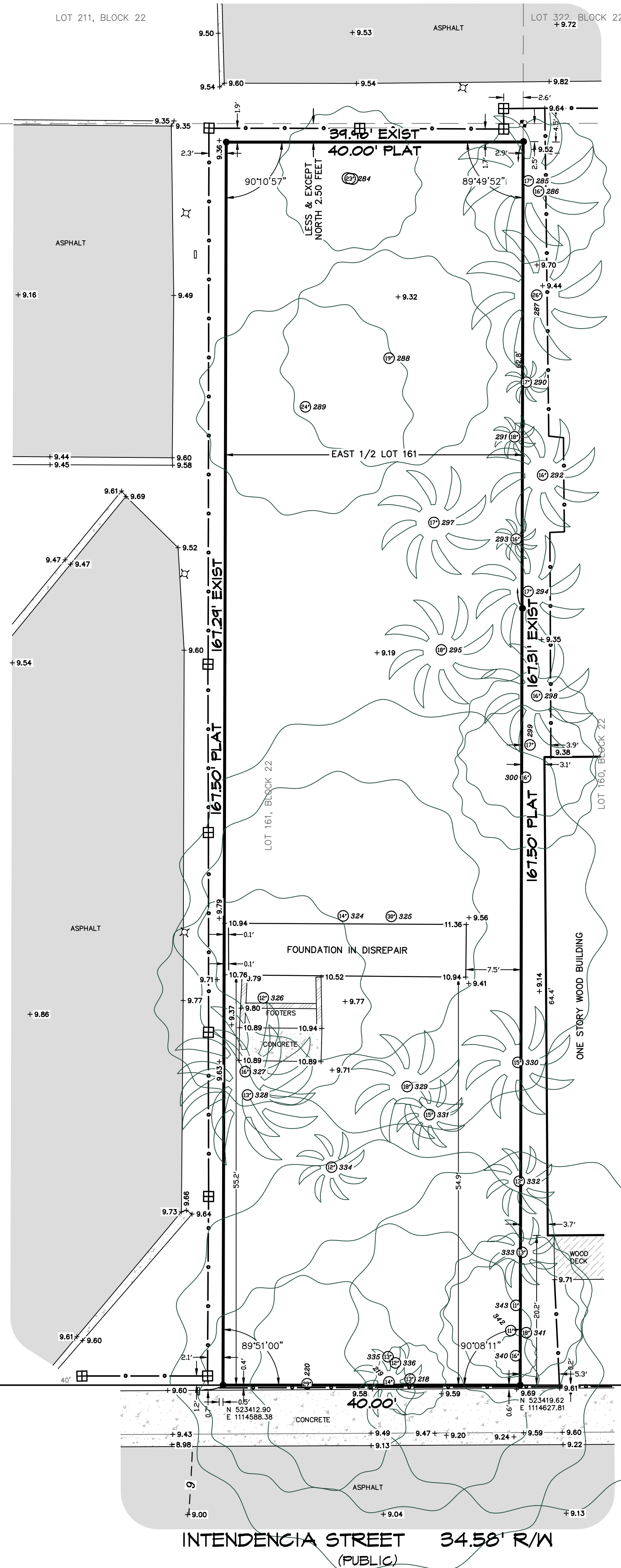
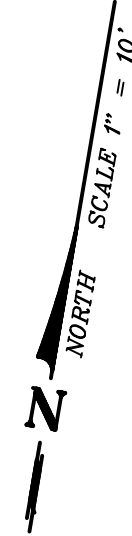
5. Explain what other condition(s) may justify the proposed variance(s):

Prevent occupants from parking on the already severely congested E Intendencia St which has recently become more congested with the addition of the restaurant across from the property and its associated daily delivery vehicle traffic and patrons (specifically related to variance criterion 7). Accessory building will provide secure storage for vehicle and other items. A similar variance was granted for this property and for the same use in 2018. There are also many accessory buildings located in the Pensacola Historic District which are located very close to rear and side property lines, so a variance to build the garage 3'1" off the side property line will not detract from the architectural integrity of the surroundings and is not injurious to the area involved.



ALCANIZ STREET
(PUBLIC) 78.5' R/W

	POINT	TYPE TREE	DIAMETER IN INCHES	1/2 SPREAD IN FEET
	218	Oak	13	5
	219	Palm	14	5
	220	Oak	29	15
	284	Oak	23 Twin	10
	285	Palm	17	10
	286	Oak	16	10
	287	Palm	26	10
	288	Oak	19	15
	289	Oak	24	15
	290	Palm	17	3
	291	Palm	18	3
	292	Palm	16	8
	293	Palm	16	3
	294	Palm	17	8
	295	Palm	18	8
	297	Palm	17	8
	298	Palm	16	8
	299	Oak	17	10
	300	Oak	16	10
	324	Oak	14	20
	325	Oak	30	30
	326	Oak	12	15
	327	Palm	16	10
	328	Palm	13	10
	329	Palm	18	8
	330	Palm	15	8
	331	Palm	15	5
	332	Palm	13	5
	333	Palm	13	5
	334	Palm	12	5
	335	Oak	13	30
	336	Oak	12	20
	340	Oak	16	3
	341	Oak	18	25
	342	Oak	11	10
	343	Oak	11	10



BM 1718/52E
ELEV=9.74'

BM 1718/52A
ELEV=9.82'

LEGAL DESCRIPTION:

The East 1/2 of Lot 161 in Block 22, Less the North 2 1/2 feet thereof conveyed to L. M. Bogan and M. P. Bogan by Quit Claim deed filed March 8, 1963 in O.R. Book 81 page 349, Old City Tract of Pensacola, Florida, said parcel of land having a frontage of 40 feet, more or less, on the north side of Intendencia Street, and a depth of 167 1/2 feet, more or less, and described according to map of said City copyrighted by Thomas C. Watson in the year 1906.

STREET ADDRESS: 312 East Intendencia Street

BENCHMARKS:

CITY BM 48 - A concrete monument with disk located in the southwest corner of the intersection of Alcaniz Street and Romana Street; 1.7' east of the edge of sidewalk and 2.2' south of the edge of sidewalk.

Elevation = 7.99'

1718/52A - A railroad spike in the north side of a power pole located 205'± east of the east right of way of Alcaniz Street and in the south right of way of Intendencia Street.

Elevation = 9.82'

1718/52B - A railroad spike in the north side of a power pole located 115'+/- east of the east right of way of Alcaniz Street and in the south right of way of Intendencia Street.

Elevation = 9.74'

SURVEYOR'S NOTES:

1. The underground utilities shown have been located from field survey information and existing drawings. The surveyor has not physically located the underground utilities. The surveyor does not certify that the underground utilities shown comprise all such utilities or that they are the exact size, material, or location as indicated.

2. This survey does not reflect or determine ownership.

3. This survey is subject to any facts that may be disclosed by a full and accurate title search.

4. This survey is subject to setbacks, easements, and restrictions of record.

5. To assure the contractor is on the same vertical and horizontal datum as this survey, it is strongly recommended that vertical checks be made between two benchmarks and that horizontal checks be made between three control points or property corners.

6. Sub-surface improvements, if any, not located.

7. Due to current safety regulations, we are unable to access any sewer manholes and/or structures in order to verify pipe size or

Several manufacturers offer surveys in order to verify pipe size of material. Pipe size and material has been shown as per plans or by approximate measurements. It is strongly recommended that size and material are verified before any design work begins.

8. Coordinates shown are State Plane Coordinates referenced to N.A.D. 83 datum, 2011 adjustment, Florida North Zone and expressed U.S. survey feet.



9. Coordinates are derived by using the Trimble and Florida Department of Transportation continuously operating reference station (CORS) network.

FLOOD STATEMENT:

I hereby certify that the subject property is located in Flood Zone "X", areas determined to be outside the 0.2% annual chance floodplain and is not in a Special Flood Hazard Area as determined by Federal Emergency Management Agency (FEMA). Reference Community Panel Number 12033C03906. Effective September 29, 2006.

LEGEND:

BM Benchmark
ELEV Elevation
R/W Right of way
4'X4' Concrete monument found #T073
1/2" dia iron rod found #T073
1.4x1.4' Culm
X Lipped log
CP Power pole
Road sign
+3.45 Spot elevation
-- 3 -- Contour line
● Fence - wood

 Oak tree
 Palm tree

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

Walter J. Glaze

David D. Glaz

This survey is valid only if it contains the original seal and original signature of the signing surveyor

SHEET
1

OF
1

NOT VALID
WITHOUT
SEAL AND
SIGNATURE

File No. C-8691
Job No. 39423-21
Scale 1" = 10'
Date of Survey 1-14-20
Date of Plat 1-17-202
Date of Revision 1-24-20
FB 1747 PG 27-3
FB _____ PG _____
Drawn by PMJ
Checked By NJG

Measurements made in accordance with United States Standards.

Ordered By **BILL WINTER** Elevation Reference **NAVD 88**
Encroachments

Encroachments_____

Source of Information: PUBLIC RECORDS; CITY ATLAS #10; MAP OF PENSACOLA BY
T.C. WATSON (1906); SURVEYS BY THIS FIRM

A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS,

TREE LOCATION AND TOPOGRAPHIC SURVEY OF A
 PORTION OF BLOCK 22, OLD CITY TRACT




PITTMAN, AND PLAZA ASSOCIATES, INC.

LAND SURVEYORS

500 N. DAVENPORT
PENSACOLA, FL 32508

Phone (850) 434-4406 Fax (850) 434-6661

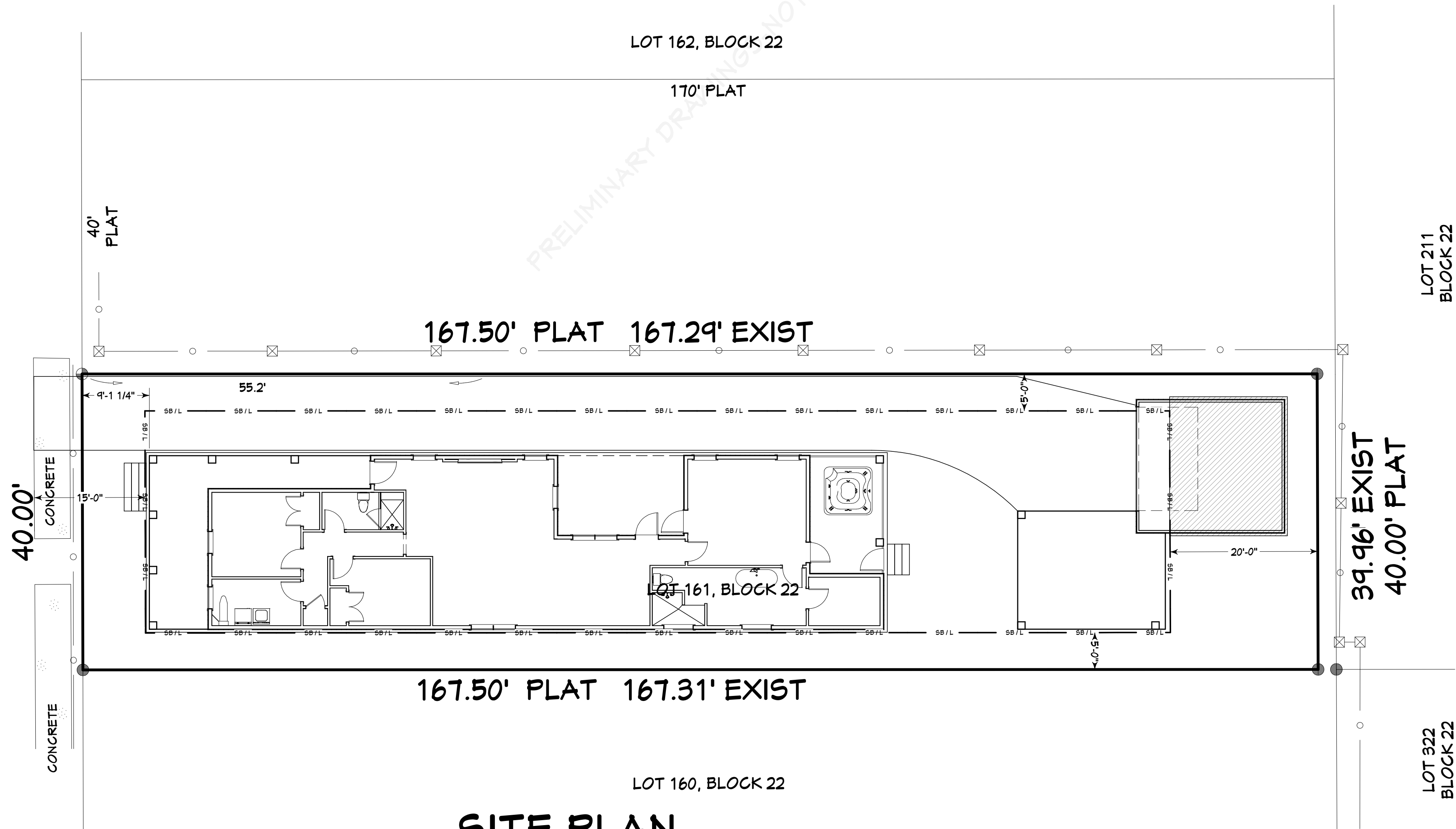
Email: pgasurvey@bellsouth.net





GRAPHIC SCALE 1" = 10'

INTENDENCIA STREET 34.58' R/W



SITE PLAN

1" = 10'-0" SCALE

© COPYRIGHT
2021
DOUG WHITFIELD
RESIDENTIAL DESIGNER, INC.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

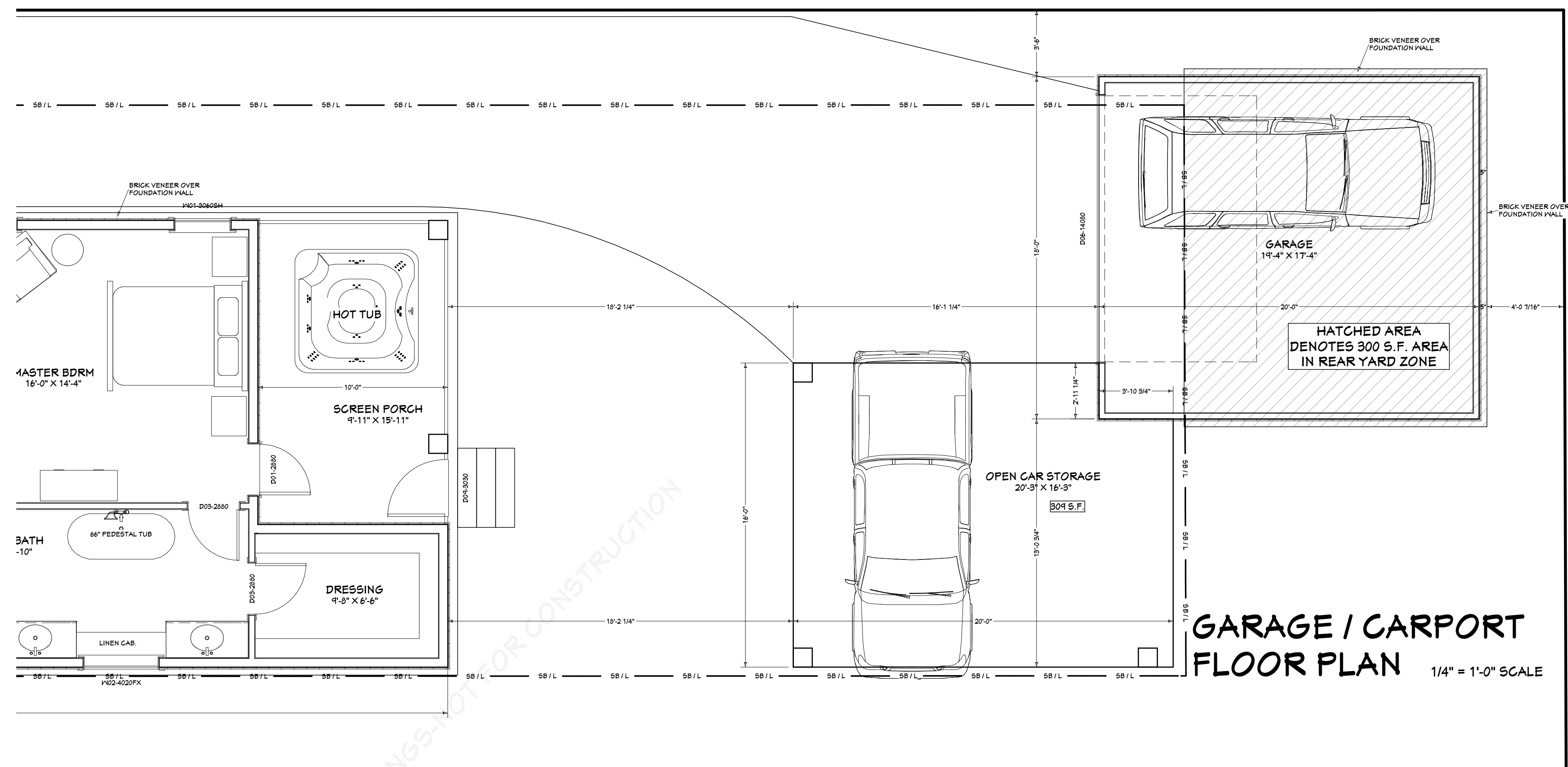
WILLIAM & KATHRYN WINTER
312 E. INTENDENCIA STREET
PENSACOLA, FLORIDA

DOUG WHITFIELD
RESIDENTIAL DESIGNER, INC.

P.O. BOX 3486
MILTON, FLORIDA 32512
850-492-2573
www.whitfielddesigner.com

LANE AND HATCHER ENGINEERS, LLC
5125 OAK GLEN DRIVE
PACIFIC BEACH, FLORIDA 32211
850-350-0351

PROJECT #	2021-18
REV. DATE	
DATE	12/27/21
PAGE	A-1
OF	
COPYRIGHT 2021 DOUG WHITFIELD RESIDENTIAL DESIGNER	



© COPYRIGHT
2021
DOUG WHITFIELD
RESIDENTIAL DESIGNER, INC.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**WILLIAM & KATHRYN WINTER
312 E. INTENDENCIA STREET
PENSACOLA, FLORIDA**

**DOUG WHITFIELD
RESIDENTIAL DESIGNER, INC.**

**P.O. BOX 3486
MILTON, FLORIDA 32512
850-432-2513
www.whitfielddesigner.com**

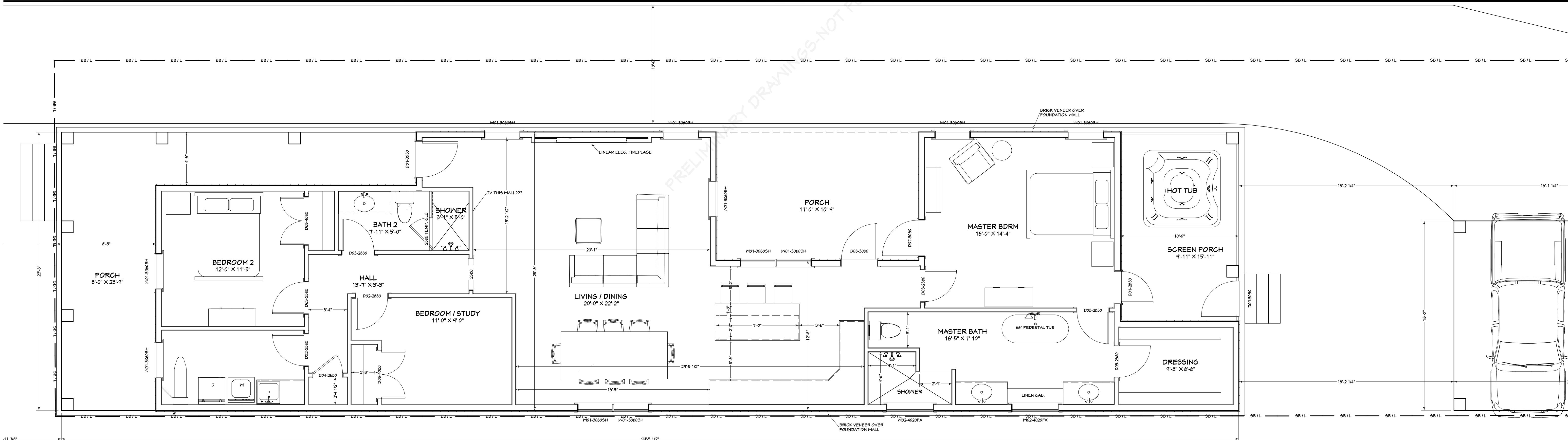
LANE AND HATCHER ENGINEERS, LLC
5125 OAK GLEN DRIVE
PAGE, FL 32571
850-346-0457

PROJECT #	2021-18
REV. DATE	

DATE
12/27/21

PAGE
A-3
OF

COPYRIGHT 2021
DOUG WHITFIELD
RESIDENTIAL DESIGN



FLOOR PLAN 1/4" = 1'-0" SCALE 1704 S.F. LIVING AREA

© COPYRIGHT
2021
DOUG WHITFIELD
RESIDENTIAL DESIGNER, INC.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

WILLIAM & KATHRYN WINTER
312 E. INTENDENCIA STREET
PENSACOLA, FLORIDA

DOUG WHITFIELD
RESIDENTIAL DESIGNER, INC.

P.O. BOX 3486
MILTON, FLORIDA 32512
850-492-2573
www.whitfielddesigner.com

LANE AND HATCHER ENGINEERS, LLC
5125 OAK GLEN DRIVE
PACIFIC BEACH, FL 32131
850-355-0851

PROJECT #
2021-18
REV. DATE

DATE
12/27/21

PAGE
A-2
OF

© COPYRIGHT 2021
DOUG WHITFIELD
RESIDENTIAL DESIGNER



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00130

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

1015 N. Reus Street
North Hill Preservation District / Zone PR-1AAA
Renovation and Additions to a Contributing Structure

BACKGROUND:

Michelle MacNeil is requesting conceptual approval for renovations and additions at a contributing structure, and for a two-story accessory building with a garage on the ground floor and living space on the second. The scope of work to the existing building includes:

- Adding a new porch roof over the south end of the existing front terrace and raising the height of the existing entry porch to the original height;
- Replacing the roof materials and reworking the roof structure as needed;
- Replacing missing brick and repairing brick to paint;
- Removing wood infill at the rear and adding 8' to the back of the building;
- Adding a screened porch, an attached side garage, and a deck at the rear. Wall finish at the addition will be stucco and similar to the existing two-story portion of the house.

Additional improvements include the construction of a two-story accessory structure, fencing, and hardscape and landscaping. Materials selected for the rear addition and deck, as well as the location of the two-story accessory structure, are in an effort to step lightly around the existing live oak.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.ii.(a) North Hill preservation district, Procedure for review, Decisions
Sec. 12-3-10(2)f. NHPD, Restoration and alterations to existing contributing structures

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 715
Site Name Kugelman, Jacob House 830 = = Survey Date 8005 820 = =
Address of Site: 1015 N. Reus Street, Pensacola, FL 32501 905 = =
Instruction for locating SW corner of N. Reus St. and W. Gonzalez St. 813 = =
Location: Belmont Tract 53 11-13 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Luckey, Willie T. and Mertis T.
Address: 1015 N. Reus Street, 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 = = Present Use residence 850 = =
☐ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning +1925 844 = =
☒ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = = Period 20th century 845 = =
☐ Moved () (Date: X) 858 = =

NR Classification Category: District 916 = =

Threats to Site:

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

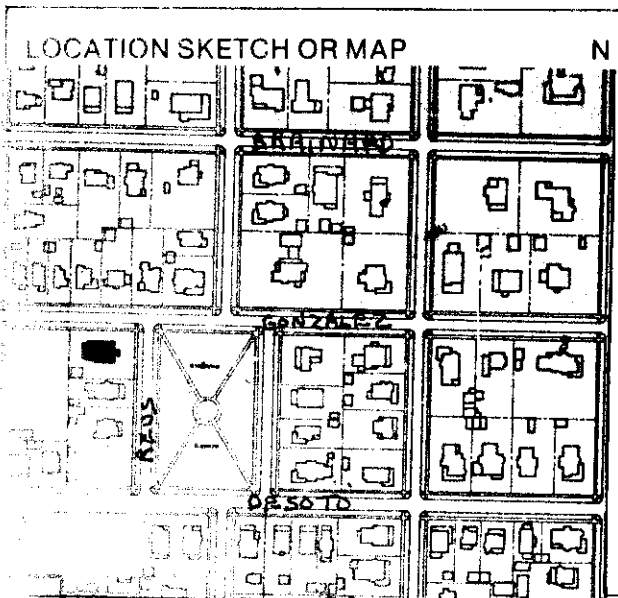
Areas of Significance: Architecture, History 910 = =

Significance:

The facade of this house has been altered, but still shows evidence of its original Mediterranean Revival style. It was built by Bella and Jacob Kugelman there from 1925-1945. Mr. Kugelman was the president of the National Dry Goods Company.

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 Irregular 966 ==
 EXTERIOR FABRIC(S) brick, common bond 854 ==
 STRUCTURAL SYSTEM(S) masonry 856 ==
 PORCHES E/ 1 story gable porch on brick piers, 1 bay, access from E
 942 ==
 FOUNDATION: continuous brick 942 ==
 ROOF TYPE: flat 942 ==
 SECONDARY ROOF STRUCTURE(S): 2 story hipped addition 942 ==
 CHIMNEY LOCATION: Exterior N; Exterior S in addition 942 ==
 WINDOW TYPE: DHS, 6/1, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: built-up 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 2 952 == 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

UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P80.21 Fr 29; NH 8-36 860 ==

Contact Print







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

Architectural Review Board Application
Full Board Review

Application Date: 1-24-22

Project Address: 1015 N. Reus St.

Applicant: Michelle MacNeil, Architect

Applicant's Address: 105 E. Desoto St.

Email: michellemacneil22@gmail.com

Phone: 850-516-6544

Property Owner: _____

(If different from Applicant)

District:

☐ PHD

☒ NHPD

☐ OEHPD

☐ PHBD

☐ GCD

Application is hereby made for the project as described herein:

☒ Residential Homestead – \$50.00 hearing fee

☐ Commercial/Other Residential – \$250.00 hearing fee

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

Project specifics/description:

We are requesting conceptual approval for an existing residence remodel and addition and for the addition of an outbuilding which includes a garage on the first floor and an accessory unit on the second floor. The submittal includes two documents, Design Development Drawings set (11" x 17") and supplemental info--photos, exterior selections schedule and alternates (8 1/2" x 11"). The scope of work for the existing building includes: adding a new porch roof over the south end of the exist. front terrace and raising the height of the exist. entry porch to the original height; replacing the roof material and reworking the roof structure as needed; replacing missing brick and repairing brick to paint; removing wood infill at rear; and adding eight feet to the rear of the building, a screened porch, a master closet, a one-story garage connected to the main house by a breezeway, and a deck at the rear. Wall finish at the addition will be stucco similar to the 2-story portion of the original residence. Materials selected for the rear addition and the deck and the siting of the outbuilding are in an effort to step lightly around the Live Oak tree. Additional improvements include adding the 2-story outbuilding, fencing, and landscaping.

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.

Michelle MacNeil

Applicant Signature

1-24-22

Date

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

Mail to: P.O. Box 12910 * Pensacola, Florida 32521

Richardson Residence Remodel And Addition

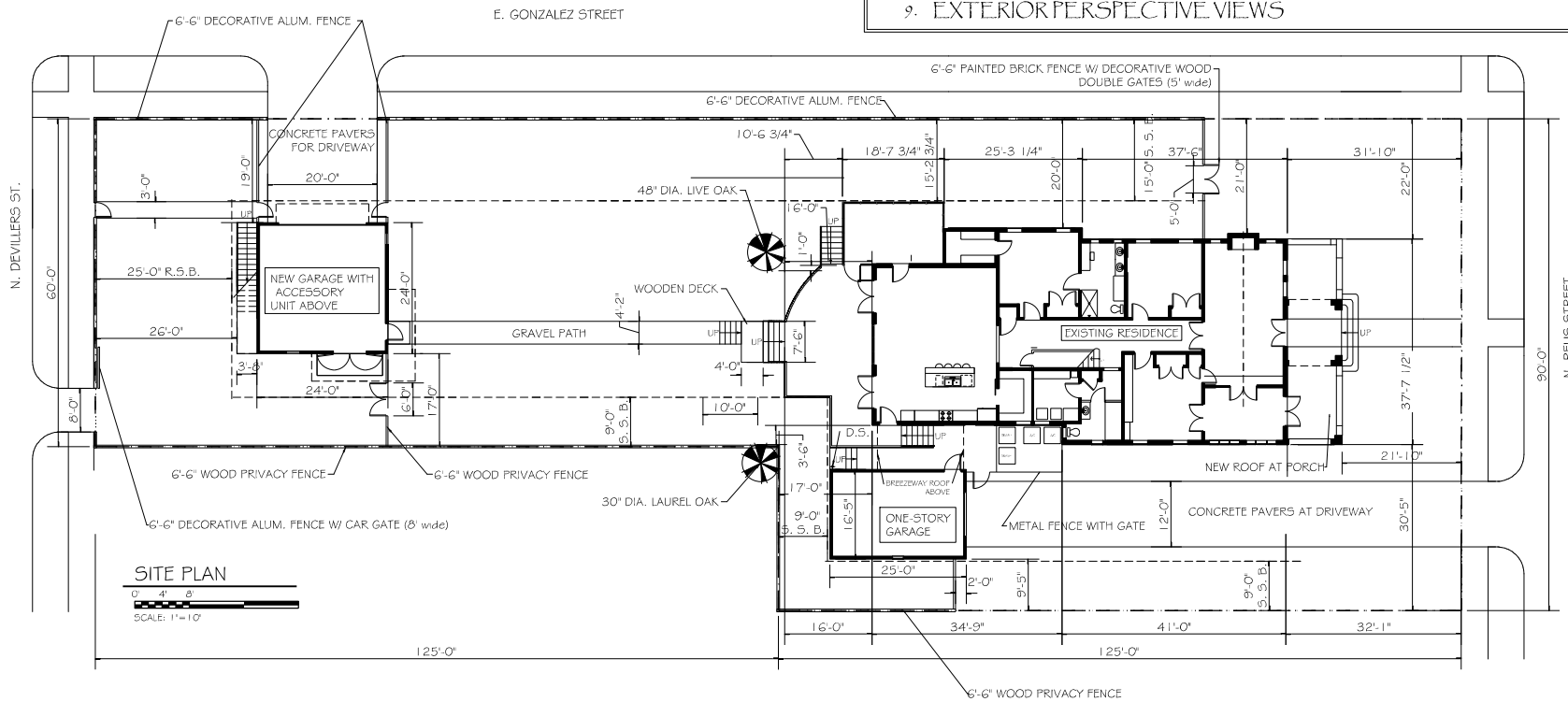
Design Development Set

1015 N. Reus Street,
Pensacola, Florida



Index of Drawings

1. TITLE SHEET & SITE PLAN
2. EXISTING RESIDENCE FLOOR PLANS
3. OUTBUILDING FLOOR PLANS
4. EXISTING RESIDENCE EXTERIOR ELEVATIONS
5. OUTBUILDING EXTERIOR ELEVATIONS
6. EXISTING RESIDENCE AS-BUILT FLOOR PLANS
7. EXISTING RESIDENCE AS-BUILT EXTERIOR ELEVATIONS
8. EXTERIOR PERSPECTIVE VIEWS
9. EXTERIOR PERSPECTIVE VIEWS



DRAWING ISSUE

Michelle MacNeil,

Architect

850-516-6544
105 E. DE SOTO ST.
PENSACOLA, FL 32501

SHEET TITLE

SITE PLAN
DESIGN DEVELOPMENT

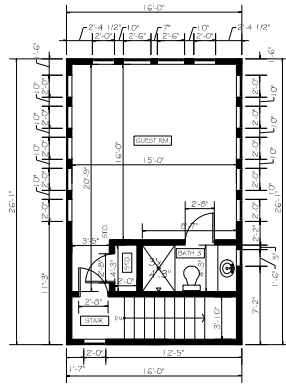
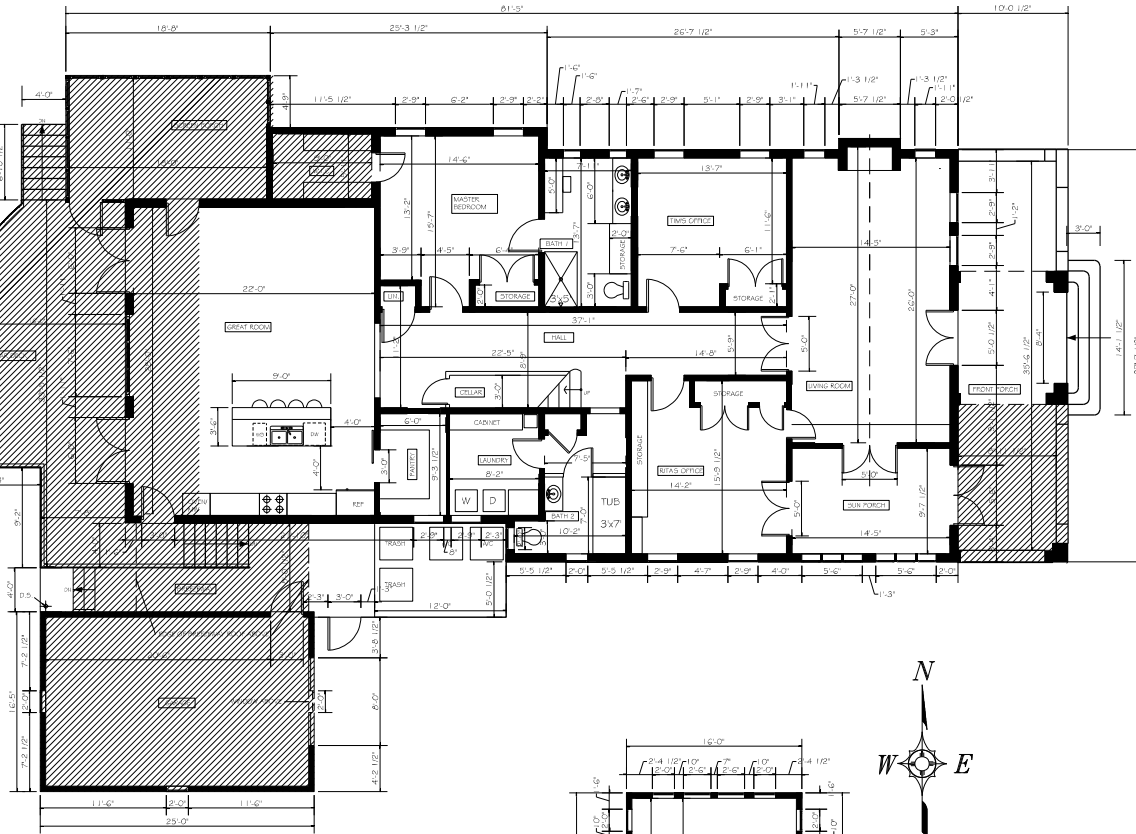
PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT NO.

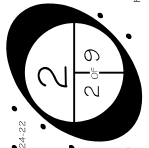
DATE: 11-24-22

LEGEND

	ADDITION
--	----------



DATE: 11-24-22



SHEET TITLE: EXISTING RESIDENCE FLOOR PLANS
DESIGN DEVELOPMENT

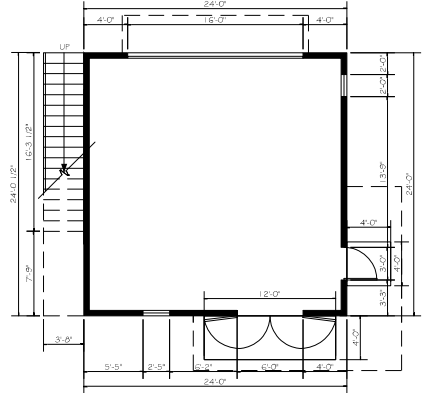
PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT NO.

DRAWING ISSUE

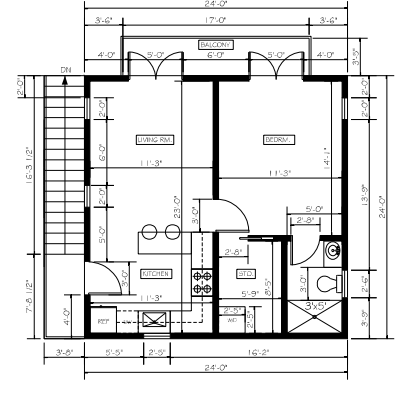
Michelle MacNeil,
Architect

AR0011046
850-516-6544
105 E. DE SOTO ST.
PENSACOLA, FL 32501



TWO-STORY STORY OUTBUILDING 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



TWO-STORY STORY OUTBUILDING 2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DATE: 11-24-22

SHEET TITLE: OUTBUILDING FLOOR PLANS
DESIGN DEVELOPMENT

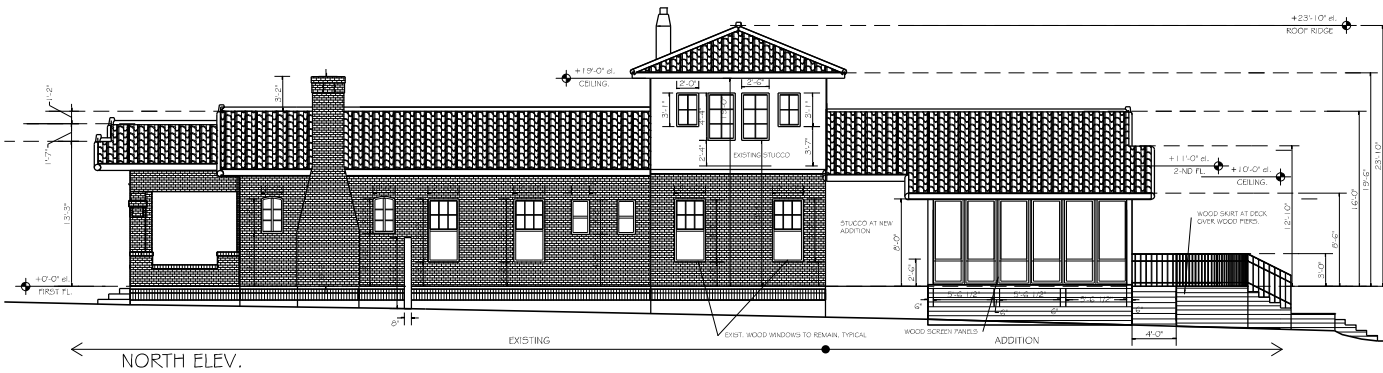
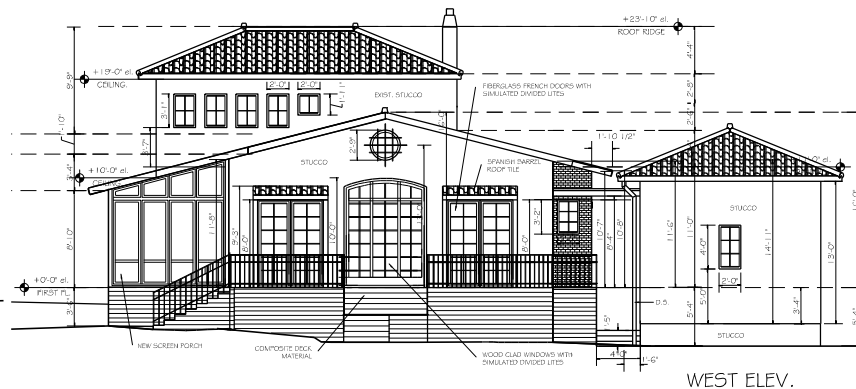
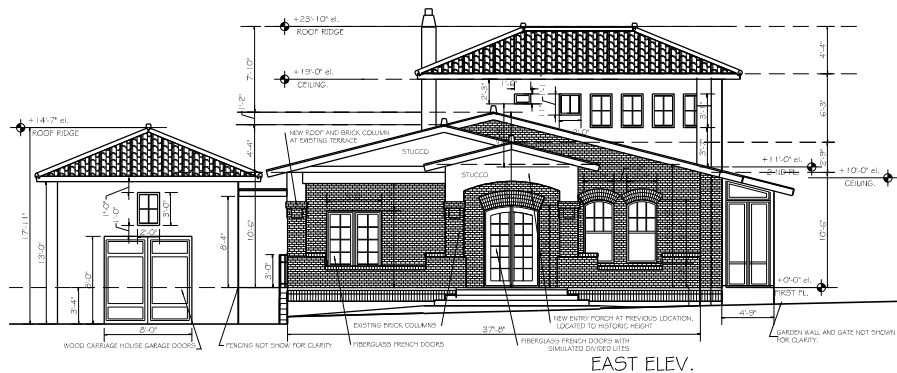
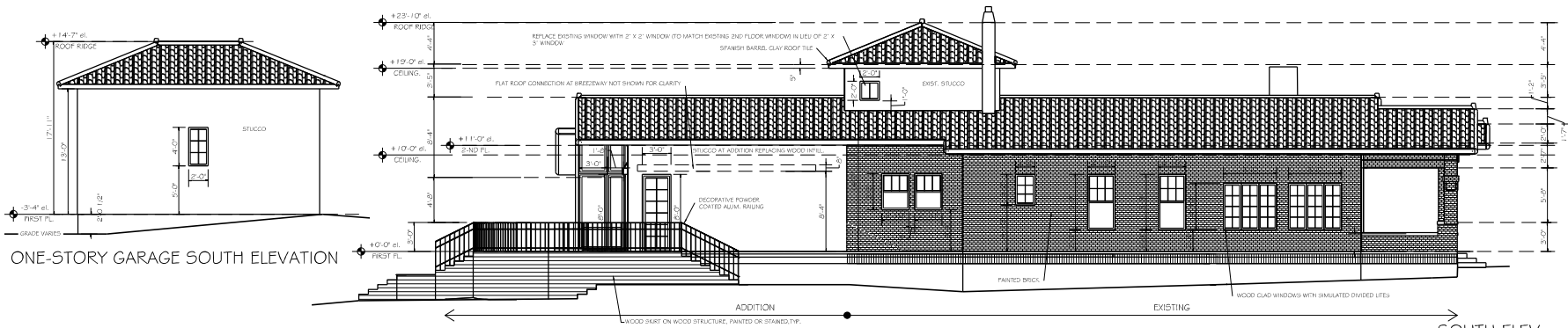
PROJECT: RICHARDSON RESIDENCE REMODEL # ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT NO:

DRAWING ISSUE

Michelle MacNeil,
Architect

850-516-6544
105 E. DE SOTO ST.
PENSACOLA, FL 32501



EXTERIOR ELEVATIONS
0 2 4 6 8 10
SCALE: 3/16" = 1'-0"

DRAWING ISSUE

4 of 9

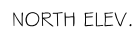
DATE: 11-24-22

PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT NO.

EXIST. RESIDENCE EXTERIOR ELEVATIONS
DESIGN DEVELOPMENT

Michelle MacNeil,
Architect
850-516-6544
ARCO 11046
105 E. DE SOTO ST.
PENSACOLA, FL 32501



0' 2' 4' 8' 16'

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

DATE: 1-24-22

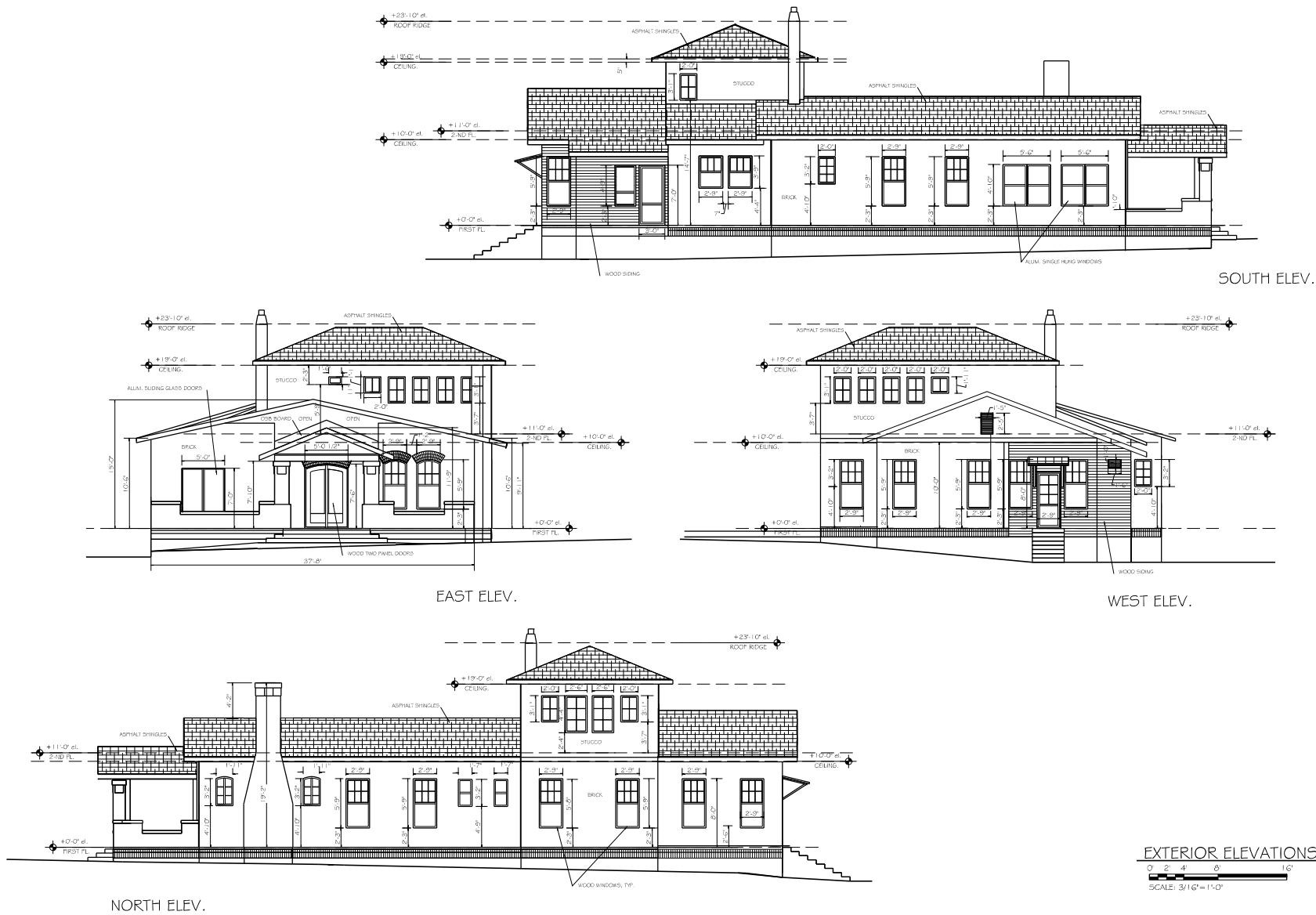
• • • • •
OUTBUILDING EXTERIOR ELEVATIONS
DESIGN DEVELOPMENT

PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

Michelle MacNeil,
Architect

850-516-6544
105 E. DE SOTO ST.
AR0011048
PENSACOLA, FL

105 E. DE SOTO ST. PENSACOLA, FL 32501



DRAWING ISSUE

Michelle MacNeil,
Architect

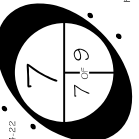
850-5116-6544
ARCO 11046
105 E. DE SOTO ST.
PENSACOLA, FL 32501

SHEET TITLE: EXISTING RESIDENCE AS-BUILT
EXTERIOR ELEVATIONS

PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT NO.

DATE: 11-24-22





BIRD'S EYE VIEW FROM ALABAMA SQUARE



VIEW FROM ABOVE



BIRD'S EYE VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



FRONT VIEW, EAST



VIEW FROM NORTHEAST



EAST VIEW OF ONE-STORY GARAGE



SOUTH VIEW OF EXISTING RESIDENCE
AND NEW ONE-STORY GARAGE



EAST VIEW OF AREA BETWEEN GARAGE & EXIST. RESIDENCE

DRAWING ISSUE

Michelle MacNeil,
Architect

850-516-6544
105 E. DE SOTO ST.
PENSACOLA, FL 32501

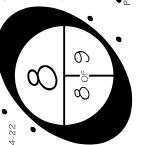
SHEET TITLE

EXTERIOR PERSPECTIVE VIEWS

PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT No.

DATE: 1-24-22





REAR VIEW OF ADDITION



NEW VIEW OF TWO-STORY OUTBUILDING FROM N.W.



VIEW FROM NORTHWEST, DEVILLERS ST.



VIEW FROM SOUTHWEST, DEVILLERS ST.



VIEW OF OUTBUILDING FROM DECK



VIEW OF OUTBUILDING FROM SOUTHEAST



EAST VIEW FROM OUTBUILDING



VIEW OF ONE-STORY GARAGE FROM WEST



GONZALEZ ST. VIEW

DRAWING ISSUE

Michelle MacNeil,
Architect

850-516-6544
105 E. DE SOTO ST.
PENSACOLA, FL 32501

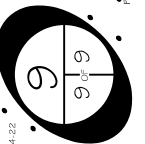
SHEET TITLE

EXTERIOR PERSPECTIVE VIEWS

PROJECT: RICHARDSON RESIDENCE REMODEL & ADDITION
1015 N. REUS ST., PENSACOLA, FLORIDA

PROJECT No.

DATE: 11-24-22





MRM ARCHITECTURE

Date: 01-26-22

Project: RICHARDSON REMODEL & ADDITION

MICHELLE MACNEIL, ARCHITECT

105 E. Desoto St.

Pensacola, FL 32501

850-516-6544

ARCHITECTURAL REVIEW BOARD CONCEPTUAL APPROVAL SUBMITTAL

INDEX

EXISTING SITE PHOTOS	2-3
EXISTING BRICK & ENTRY PORCH CONDITIONS	4
HISTORIC PHOTOS	5
EXTERIOR MATERIALS & COLOR SELECTIONS SCHEDULE	6-7
EXTERIOR MATERIALS & COLOR SELECTIONS SCHEDULE PHOTOS	8-9



EXISTING SITE PHOTOS



FRONT VIEW



SOUTHEAST VIEW



NORTHEAST VIEW



NORTH SIDE VIEW

EXISTING SITE PHOTOS



NORTHWEST VIEW



REAR VIEW



SOUTHWEST VIEW



SOUTH SIDE VIEW



VACANT SITE
FUTURE
OUTBUILDING LOCATION

EXISTING BRICK & ENTRY PORCH CONDITIONS



BRICK DAMAGE AT EAVES



BRICK DAMAGE TYPICAL- A

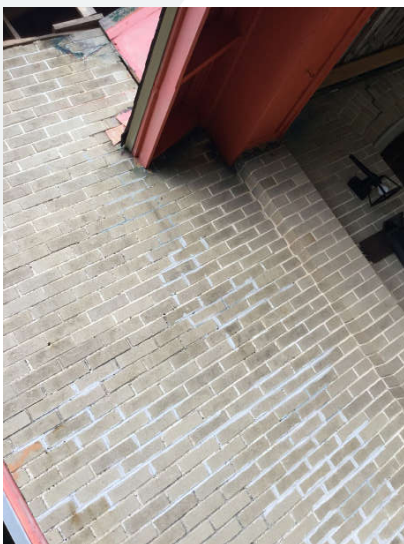


BRICK DAMAGE TYPICAL- B



EXISTING ENTRY PORCH OBSCURES ORIGINAL
BRICK DETAIL ABOVE WINDOW

PREVIOUS EAVE
HEIGHT VISIBLE AT
TOP OF BRICK



BRICK DAMAGE &
COVERED BRICK
DETAIL



HISTORIC PHOTOS



EXTERIOR MATERIALS AND COLOR SELECTIONS SCHEDULE

ROOF MATERIAL: SPANISH BARREL TYPE CLAY ROOF TILE BY EITHER 1) MCA CLAY ROOF TILE,-
MODEL--ONE PIECE "S" MISSION, COLOR--NATURAL RED, F-40 OR BY 2) TEJAS BORJA, MODEL TB-
12, COLOR--RED

BRICK, STUCCO, COLUMNS, TRIM, SOFFITS: PAINTED CREAM OR ALMOND

EXTERIOR DOORS AT FRONT PORCH: WOOD CLAD OR STAINED WOOD FRENCH DOORS WITH SIM-
ULATED DIVIDED LITES, BRONZE OR DARK BROWN STAIN

OTHER EXTERIOR DOORS: NEUMA FIBERGLASS FRENCH DOORS WITH SIMULATED DIVIDED LITES,
BRONZE

EXISTING WINDOWS IN EXIST. RESIDENCE: REPAIRED & PAINTED TO REMAIN

NEW WINDOWS IN EXIST. RESIDENCE: JELD-WEN SITELINE WOOD CLAD WITH SIMULATED DIVIDED
LITES, BRONZE

WINDOWS IN OUTBUILDING: JELD-WEN SITELINE WOOD CLAD WITH SIMULATED DIVIDED LITES,
BRONZE, OR VINYL OPTION, IF ALLOWED, BRONZE

GARAGE DOORS: WOOD CARRIAGE HOUSE GARAGE DOOR WITH HANDLES AND HINGES

OUTBUILDING BRACKETS: PVC BY DURABRAC ARCHITECTURAL COMPONENTS, BRONZE

DECORATIVE POWDER COATED ALUM. GUARDRAILS & HANDRAILS, BLACK

WOOD PORCH CEILING: STAINED TO MATCH WALL COLOR, CREAM

WOOD SKIRT BELOW DECK: STAINED TO MATCH WALL COLOR, CREAM, OR BRONZE

DECK FLOORING INCLUDING STEPS TO GARAGE: COMPOSITE DECK MATERIAL, TREX, HAVANNA
GOLD

DECORATIVE POWDER COATED ALUM. METAL FENCING & GATES, BLACK

DOUBLE GATES AT FRONT GARDEN WALL: WOOD, 2-PANEL, BRONZE

EXTERIOR MATERIALS AND COLOR SELECTIONS SCHEDULE CONTINUED

FRONT GARDEN WALLS: BRICK PAINTED CREAM

WOOD FENCE: STANDARD PRIVACY FENCE WITH STRAIGHT TOP, NATURALLY WEATHERED

FRONT PORCH & STEPS: SPANISH STYLE TERRACOTTA TILE

OUTBUILDING STAIRS & BALCONY: COMPOSITE DECK MATERIAL TREX, HAVANA GOLD

DRIVEWAYS & FRONT WALK PAVING: CONCRETE PAVERS IN BRICK PATTERN, TERRACOTTA COLOR MIX; SEE IMAGE THAT FOLLOWS

OTHER PATHS: CRUSHED STONE

EXTERIOR MATERIALS AND COLOR SELECTIONS SCHEDULE PHOTOS



NATURAL RED

ROOF MATERIAL: SPANISH BARREL TYPE CLAY ROOF TILE
BY MCA CLAY ROOF TILE, MODEL--ONE PIECE «S» MISSION,
COLOR--NATURAL RED, F-40



RED

ROOF MATERIAL: OR ALTERNATE
SPANISH BARREL TYPE CLAY ROOF
TILE BY TEJAS BORJA, MODEL TB-12,
COLOR--RED

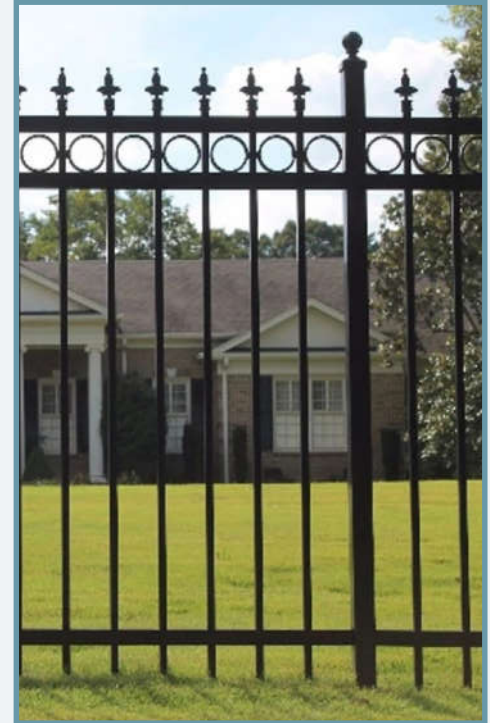
EXTERIOR MATERIALS AND COLOR SELECTIONS SCHEDULE PHOTOS



COMPOSITE DECKING, TREX, COLOR HAVANA GOLD



CONCRETE PAVER PATTERN AND COLOR



FENCING, POWDER COATED ALUM



GARAGE DOOR STYLE (WITHOUT ARCH)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00124

Architectural Review Board

2/17/2022

TO: Architectural Review Board Members

FROM: Gregg Harding, RPA, Historic Preservation Planner

DATE: 2/9/2022

SUBJECT:

180 N. Palafox Street
Palafox Historic Business District / Zone C2-A
Alterations to a Contributing Structure

BACKGROUND:

Michael Carro is seeking approval for exterior modifications to the rear and sides of a contributing structure. The proposed changes being presented are in tandem to interior renovations which will convert the second floor into residential living quarters. Changes to the front, including the balcony extension, new windows and doors, and paint to match the adjacent building were approved in May and November 2018 and are not part of this review. This review includes all changes to the sides and rear of the building and to the second floor exterior. These include (but are not limited to) the addition of metal-clad wood windows and doors, a new standing seam metal roof system, new guardrails and green wall screening, and a white stucco finish to match the existing.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name Nobles Building Site No. 830 == Survey Date 8210 820 ==
Address of Site: 176-182 N. Palafox St., Pensacola, FL 32501 905 ==
Instruction for locating E. side of N. Palafox St., between E. Chase St. and
E. Gregory Street 813 ==
Location: Old city tract Arpent lots Port. lts. 24,25 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Nobles, W.D. and Elebash, Jane Nobles ;
Address: Post Office Box 1272
Pensacola, FL 32596 902 ==
Type of Ownership Private 848 == Recording Date 832 ==
Recorder:
Name & Title: Marcille, Ruth ;
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 +1934 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 ==

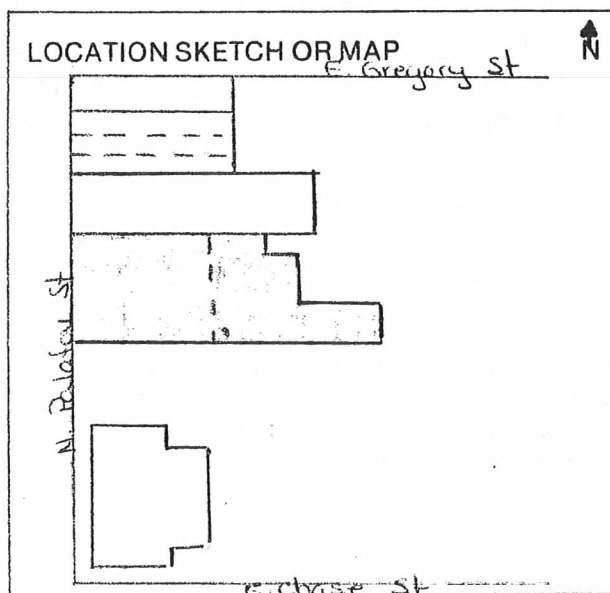
Areas of Significance: Architecture, commerce 910 ==

Significance:

The Nobles building is a fine example of twentieth century commercial with Mediterranean details. The entrance facade has largely been covered by a metallic front. William D. Nobles constructed the building in 1934 to house professional offices.

911 ==

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Commercial 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Marble panels # metal: aluminum siding # stucco: 854 ==
 STRUCTURAL SYSTEM(S) Masonry: concrete block # steel columns 856 ==
 PORCHES 942 ==
 FOUNDATION: Slab: concrete poured: marble panels & stucco 942 ==
 ROOF TYPE: Flat: built up with parapet 942 ==
 SECONDARY ROOF STRUCTURE(S): East addition flat: built up 942 ==
 CHIMNEY LOCATION: 942 ==
 WINDOW TYPE: Fixed (metal) # pivoting # DHS 6/6 and jalousie, covered 942 ==
 CHIMNEY: 882 ==
 ROOF SURFACING: Built up 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 0 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min. Pensacola 1970 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): Lt. 1 833 ==



Township	Range	Section	
2S	30W	46	812 ==

UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P. 82.45 Frame 15 860 ==
P. 83.14 Frame 9A

Contact Print

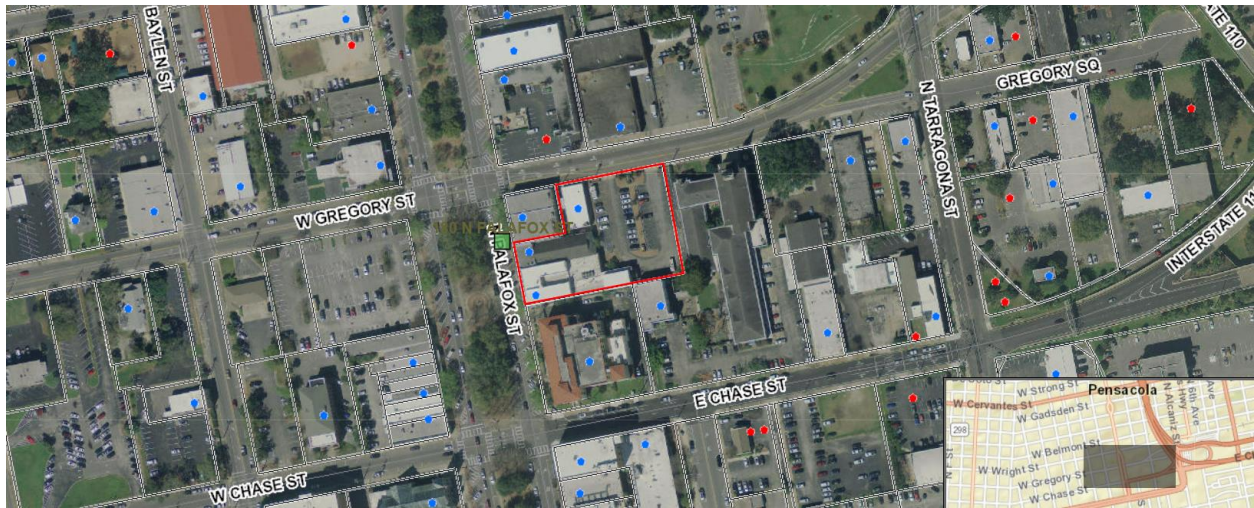


c. 1970



c.1970

180 N. Palafox Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 1/26/22

Project Address: 178 N Palafox Street

Applicant: Michael Carro

Applicant's Address: 186 N Palafox Street

Email: mcarro@svn.com

Phone: 850-380-3344

Property Owner: Phoenix Palafox, LLC

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:

Final Review

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.

DocuSigned by:

Michael Carro

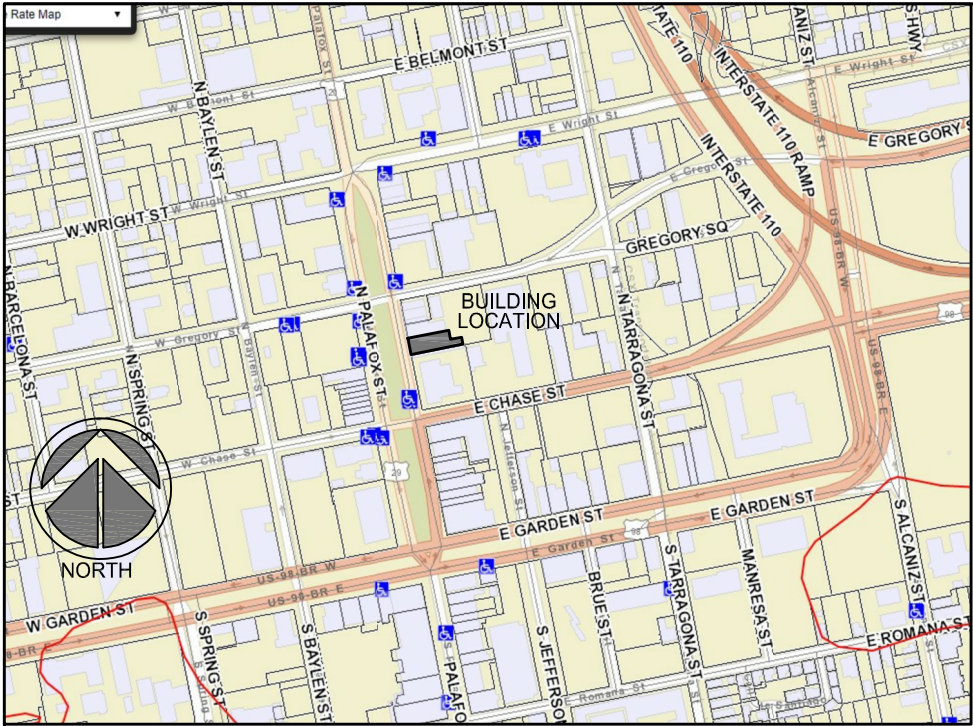
AB34BFC83F28477...

Applicant Signature

1/26/2022

Date

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



BUILDING LOCATION MAP



BUILDING VIEW FORM PALAFOX ST.



AERIAL VIEW / FRONT OF BUILDING



SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001828

RENOVATION TO:
180 N. Paladox St.
Pensacola, FL

EXISTING BUILDING
PHOTOS

G1

FEBRUARY 2022



AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTH



AERIAL OF BUILDING



PARTIAL FRONT VIEW



VIEW OF ROOF



PARTIAL SOUTH VIEW



REAR VIEW OF BUILDING



SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001828

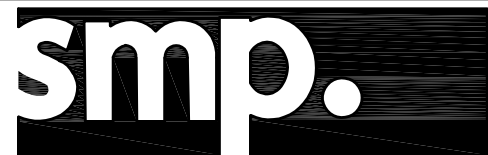
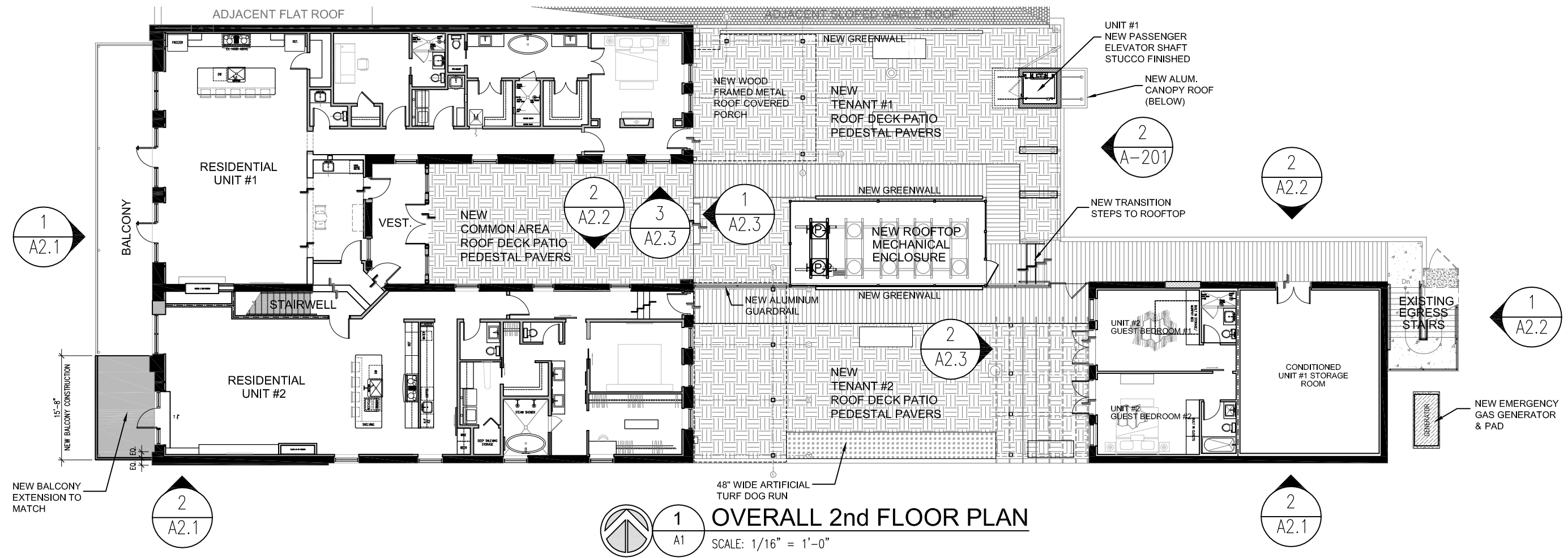
RENOVATION TO:

180 N. Palaxox St.
Pensacola, FL

EXISTING BUILDING
PHOTOS

G2

FEBRUARY 2022



SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

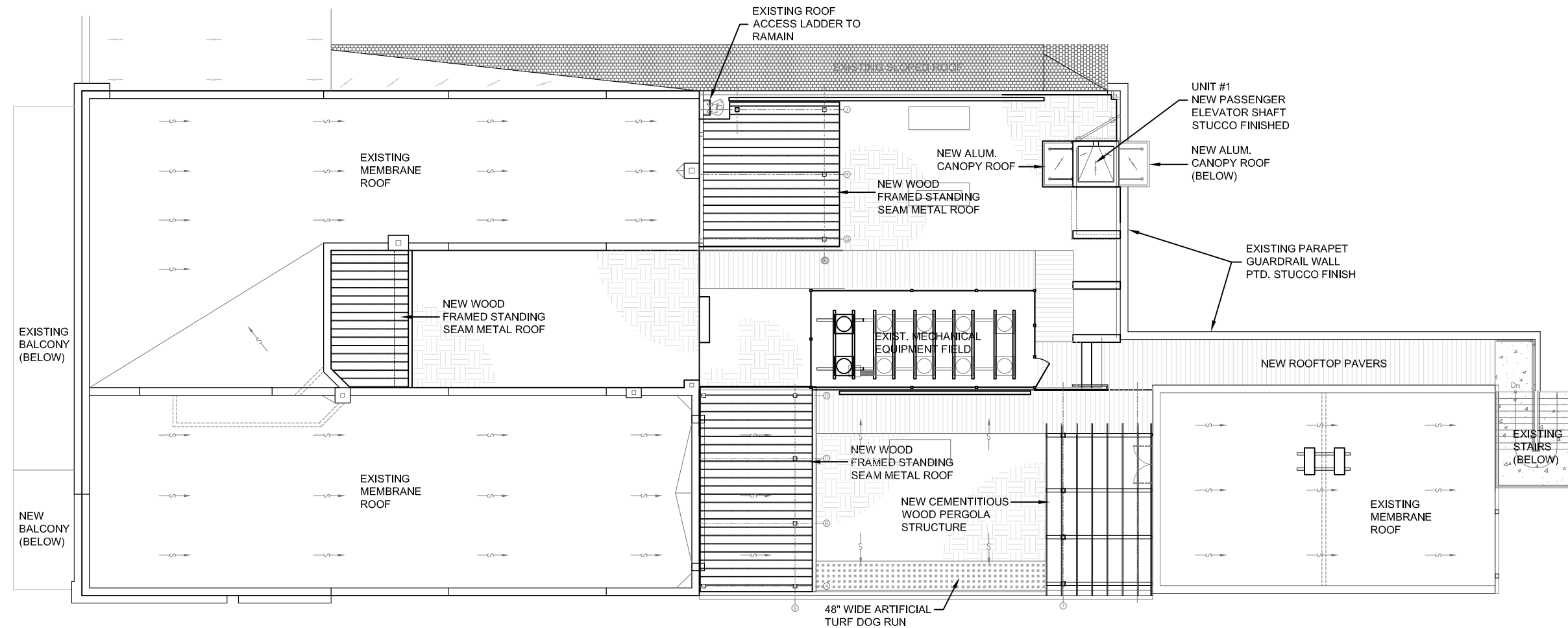
RENOVATION TO:

180 N. Palaxox St.
Pensacola, FL

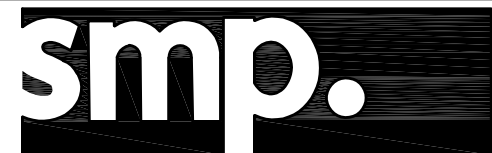
**UNIT #1 / UNIT #2
OVERALL FLOOR PLAN**

A1.1

FEBRUARY 2022



 **1** ROOF PLAN
A1.2 SCALE: 1/16" = 1'-0"



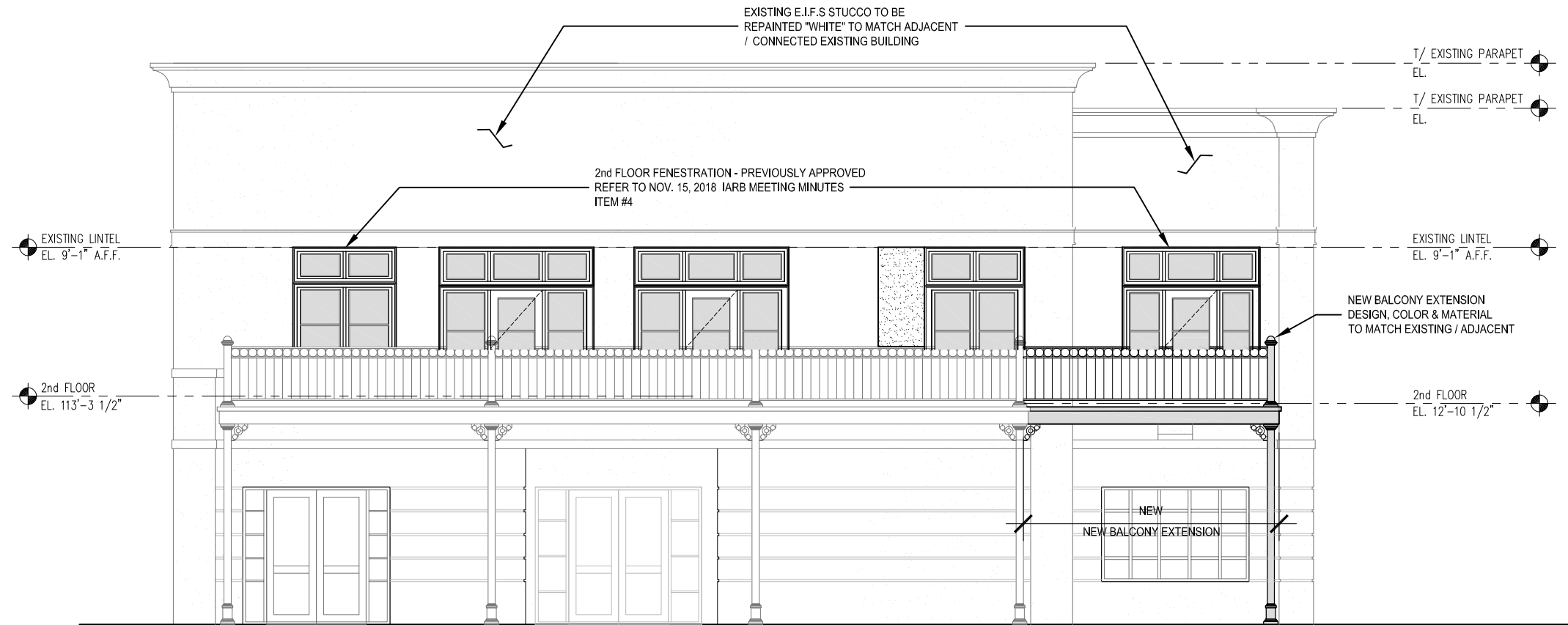
SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001828

RENOVATION TO:
180 N. Palaxox St.
Pensacola, FL

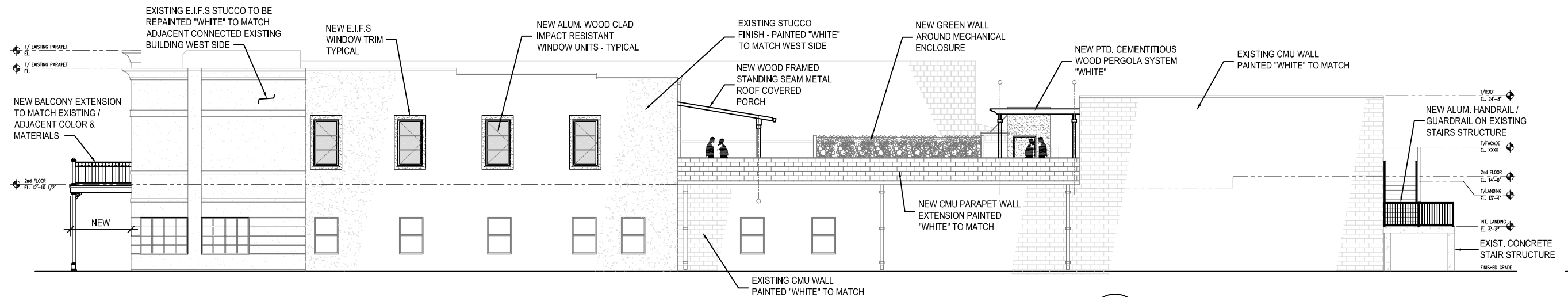
UNIT #1 / UNIT #2
ROOF PLAN

A1.2

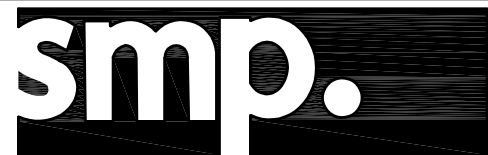
FEBRUARY 2022



1 WEST ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A2.1 SCALE: 1/16" = 1'-0"



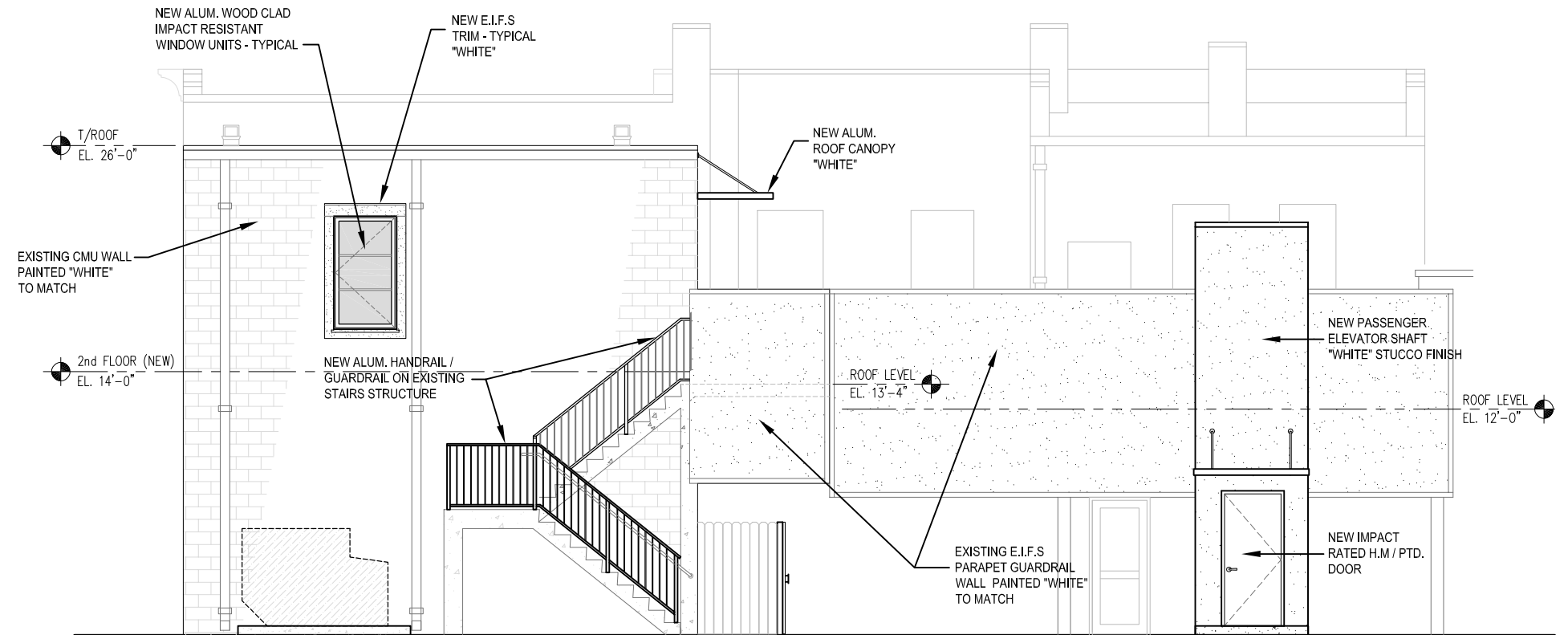
SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

RENOVATION TO:
180 N. Palaxox St.
Pensacola, FL

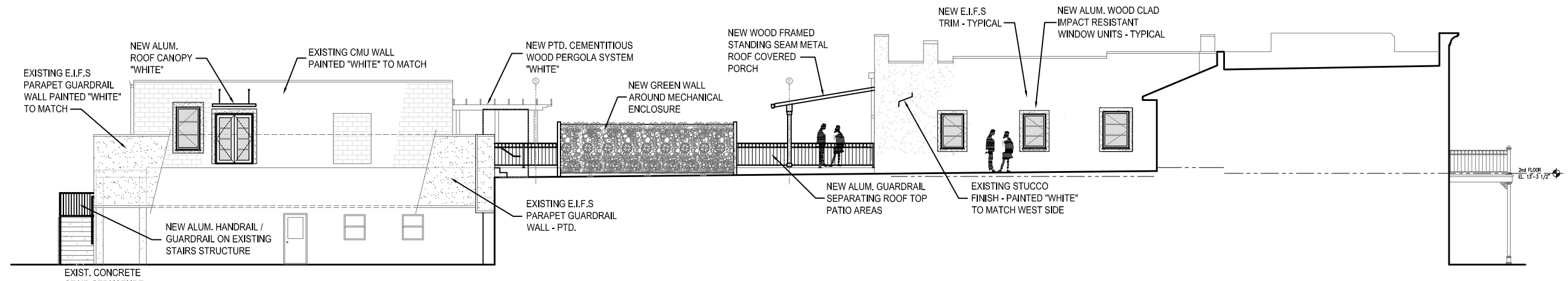
EXTERIOR ELEVATIONS

A2.1

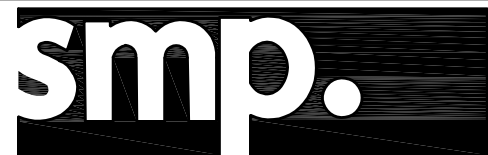
FEBRUARY 2022



1 EAST ELEVATION (REAR)
A2.2 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A2.2 SCALE: 1/16" = 1'-0"



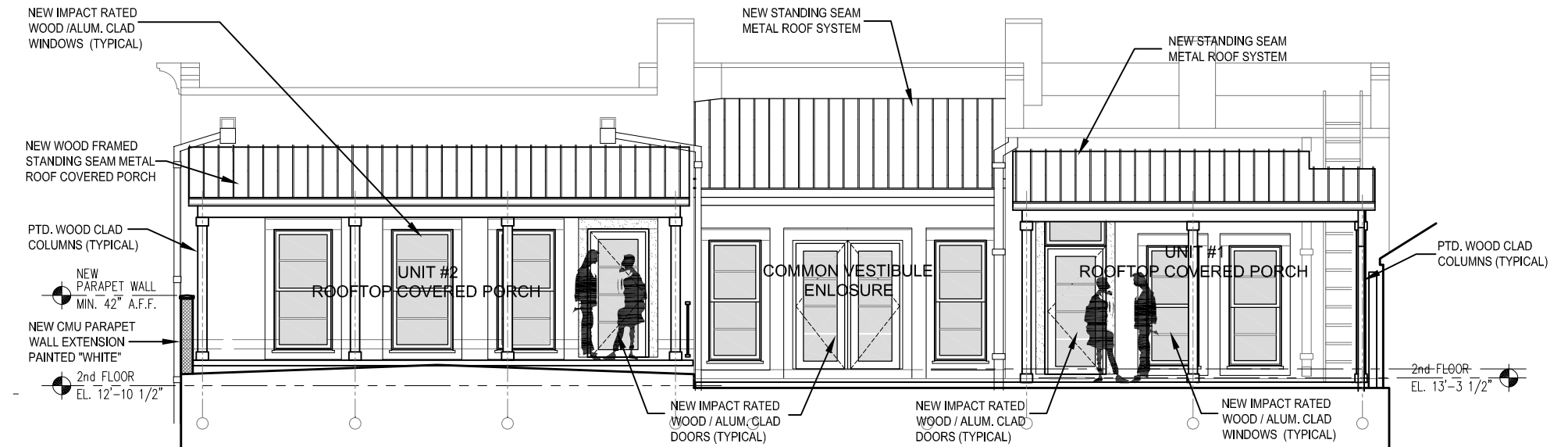
SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

RENOVATION TO:
180 N. Palaxox St.
Pensacola, FL

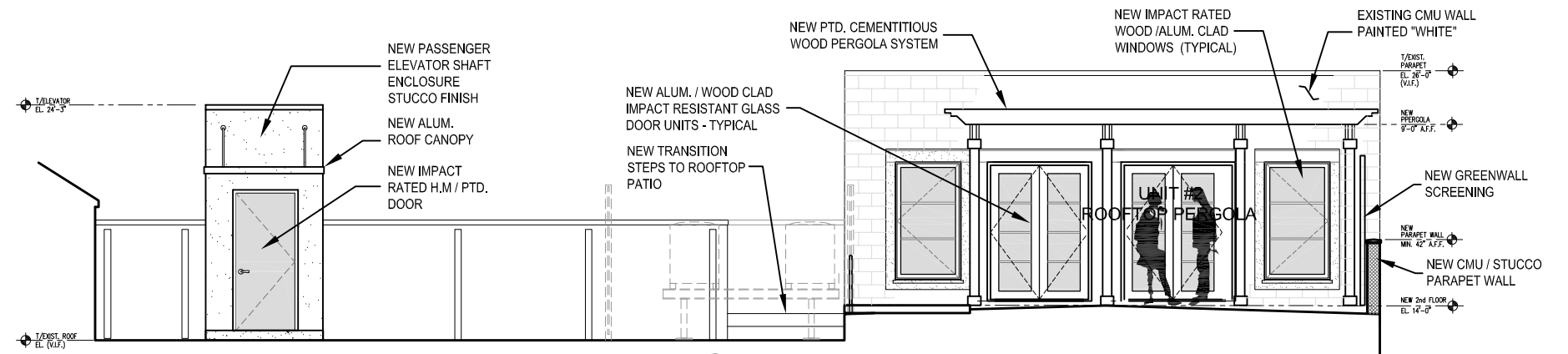
EXTERIOR ELEVATIONS

A2.2

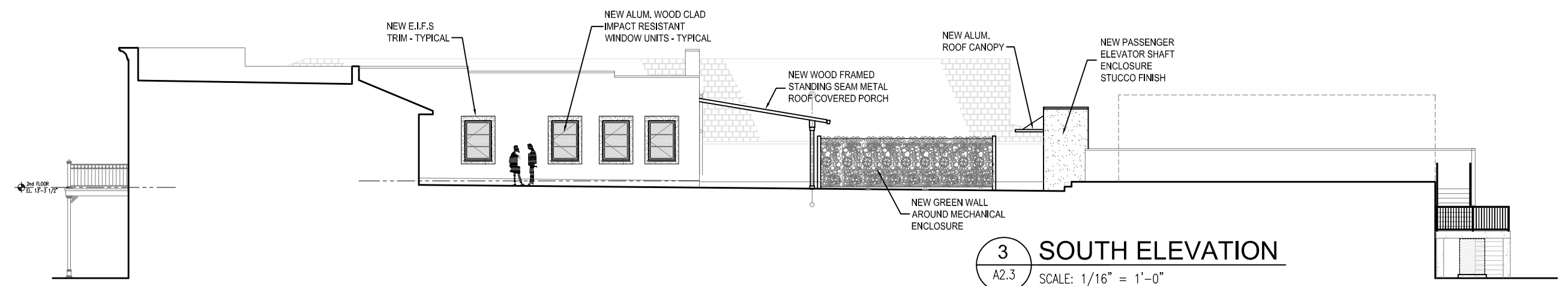
FEBRUARY 2022



1 EAST ELEVATION (REAR) ROOFTOP
A2.3 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (REAR) ROOFTOP
A2.3 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A2.3 SCALE: 1/16" = 1'-0"



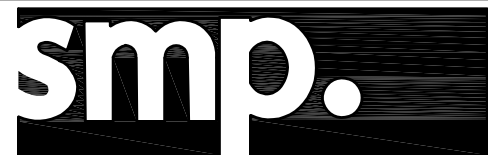
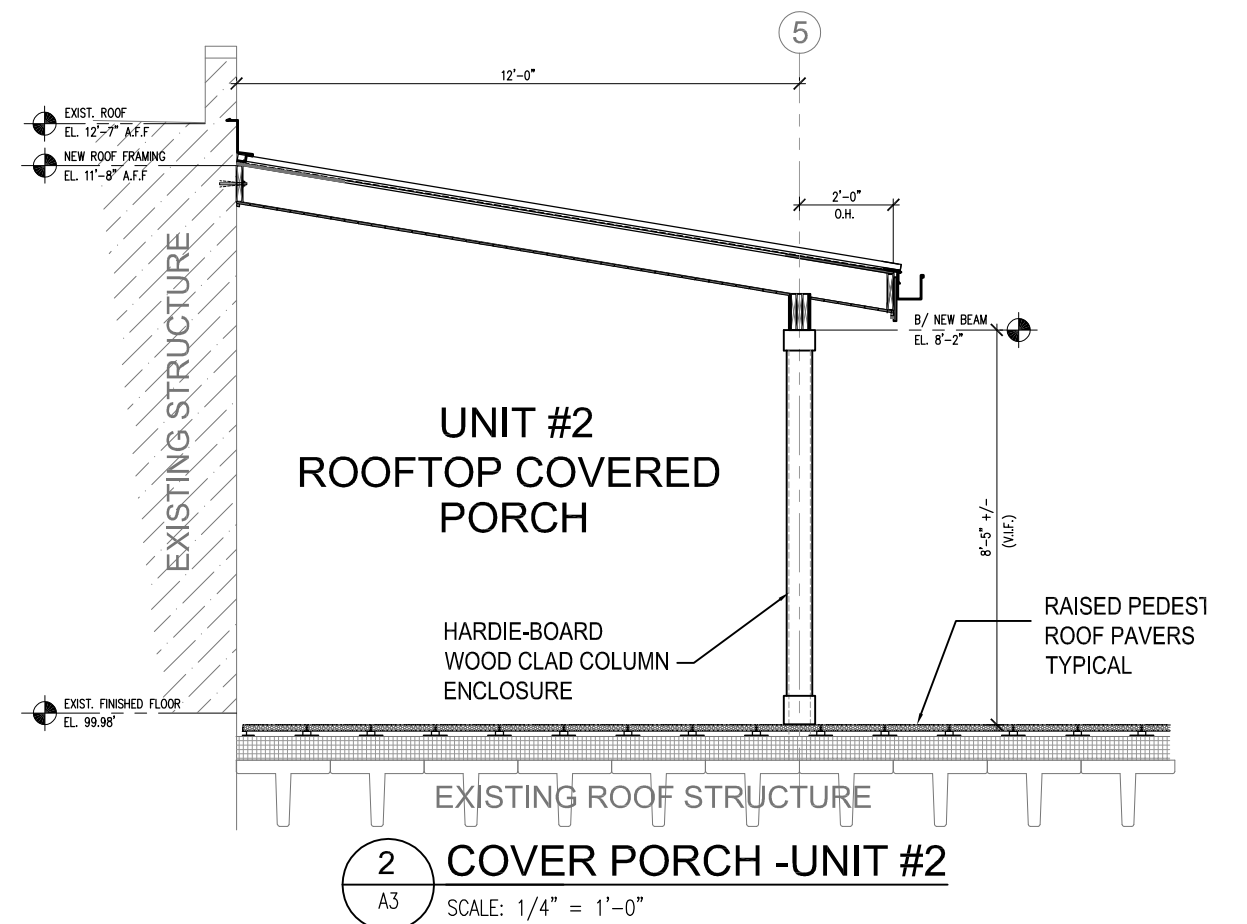
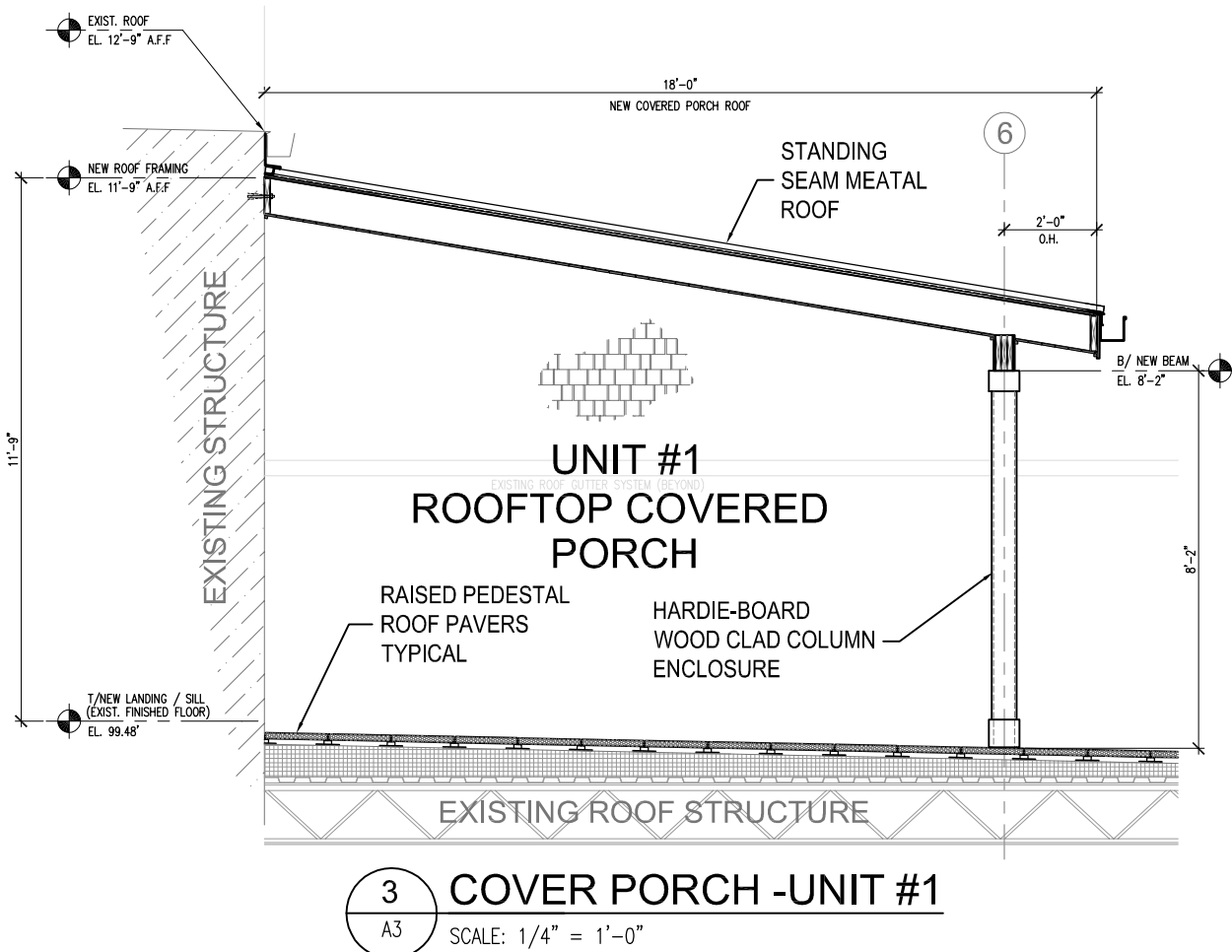
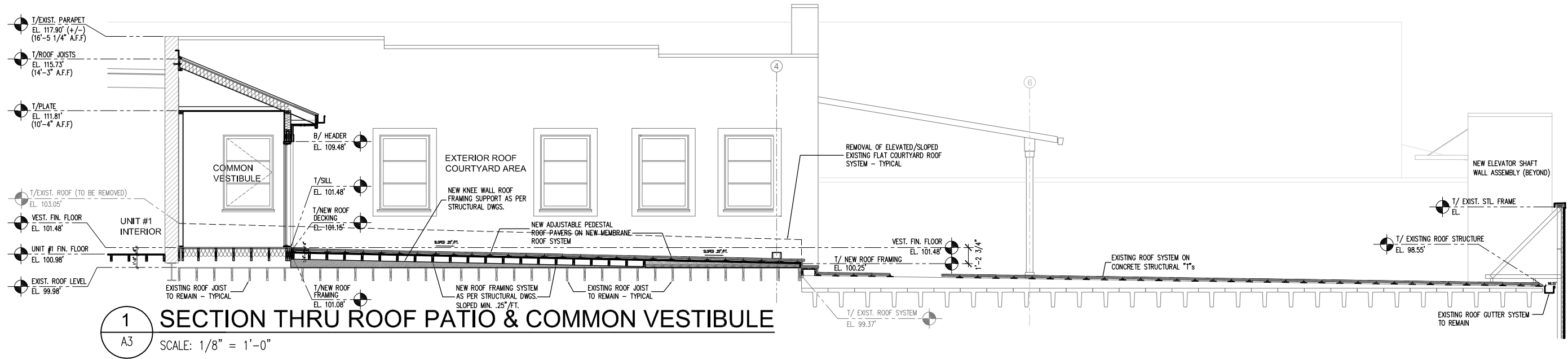
SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

RENOVATION TO:
180 N. Palaxox St.
Pensacola, FL

EXTERIOR ELEVATIONS

A2.3

FEBRUARY 2022



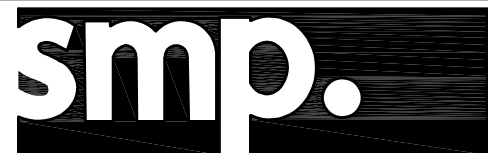
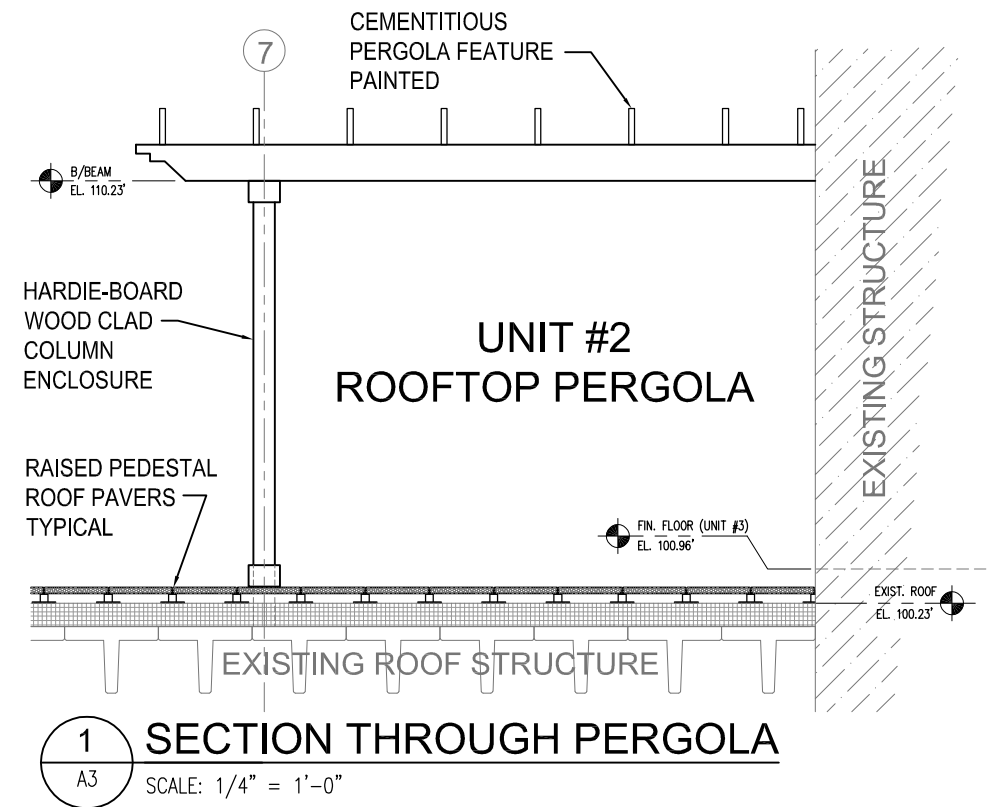
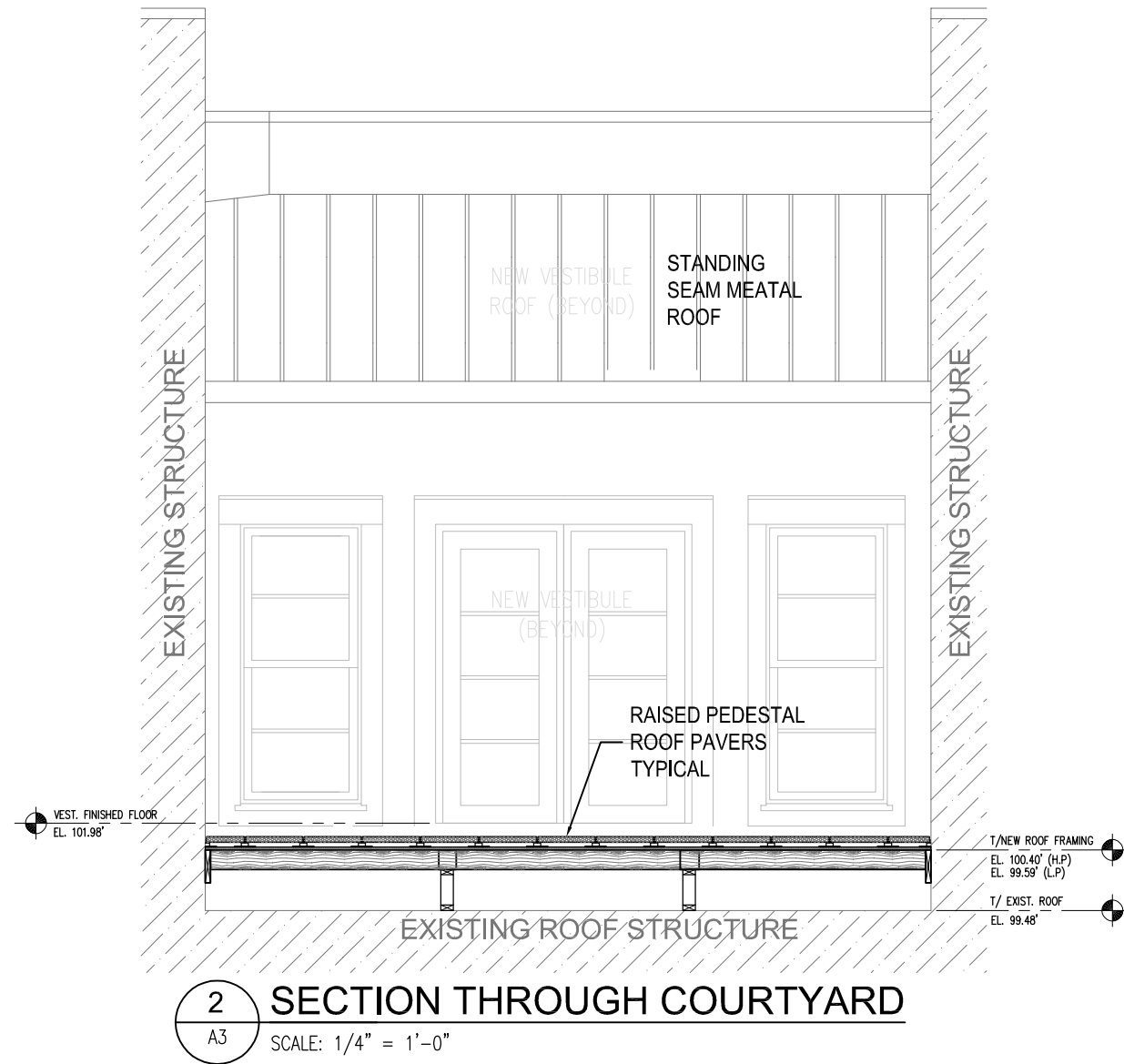
SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 | P 850.432.7772
www.smp-arch.com • AAC001828

RENOVATION TO:
180 N. Paladox St.
Pensacola, FL

BUILDING SECTIONS

A3.1

FEBRUARY 2022



SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001828


RENOVATION TO:
180 N. Paladox St.
Pensacola, FL

BUILDING SECTIONS

A3.2

FEBRUARY 2022

Windows – Sierra Pacific Windows 7/8” Traditional Clad, simulated divided lites to be used - <https://www.sierrapacificwindows.com/Product?pt=Window&st=Casement>. Brochure included below. Color to be Black.



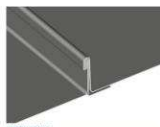
FeelSafe Pushout Casement

Our FeelSafe collection of windows and doors are built to achieve impressive structural performance ratings, enabling the coastal products to withstand hurricane-force windows without sacrificing the beauty and uncompromising craftsmanship that Sierra Pacific is known for. FeelSafe pushout casements are especially loved for the old-world flare their multi-point, single handle locking system brings, while maintaining clean narrow lines.

- Rated CW-PG65 for sizes up to 36-3/16"x72-3/16"
- Zone IV, HVHZ
- Multi-point locking system with old-world single handle
- Hinged and retractable screen options
- Thick extruded aluminum cladding for a low maintenance exterior
- Smartly engineered insulated units have the strongest laminated glass on the outside where it won't get broken by a stray golf ball or sea gull
- For an extra-wide opening that lets the morning breeze in, choose our newest 2-wide French version of this timeless classic
- Structural sealants throughout
- Longer, larger stainless-steel screws used in all hardware attachment points
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection

Roofing – Standing seam field-lok - <https://www.atas.com/products/metal-roofing-systems/standing-seam/field-lok-metal-roof-panel>.

1 1/2" FIELD-LOK



Installed with an expansion clip, the 1 1/2" Field-Lok® panel is a non-structural single-locked or double-locked roof panel. 1 1/2" Field-Lok is mechanically secured in the field and provides the traditional appearance of standing seam. Panel ribs are spaced, 16" on center, and can be used with or without panel clips.

Contractors and installers are now able to meet roof systems directly from our supplier. Developmental industries (DI) testing directly from DI, by visiting [atas.com](https://www.atas.com), will provide an even quicker, more efficient ordering process and allow you to communicate directly with their knowledgeable staff regarding logistics and technical issues.

PRODUCT PRICING
View our pricing

QUALITY ASSURANCE
View our programs

SUBMITTAL BUILDER
Build a PDF Submittal

BIM MODEL
Download BIM files

LITERATURE
Download related brochure

VIRTUAL MEETING
Request a meeting with our team

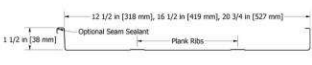
PRODUCT INFO →


CAD DETAILS →

GALLERY →

DOCUMENTS →

COLORS →

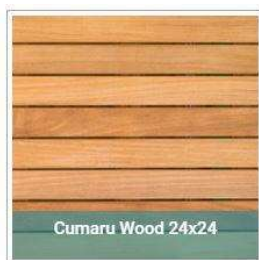




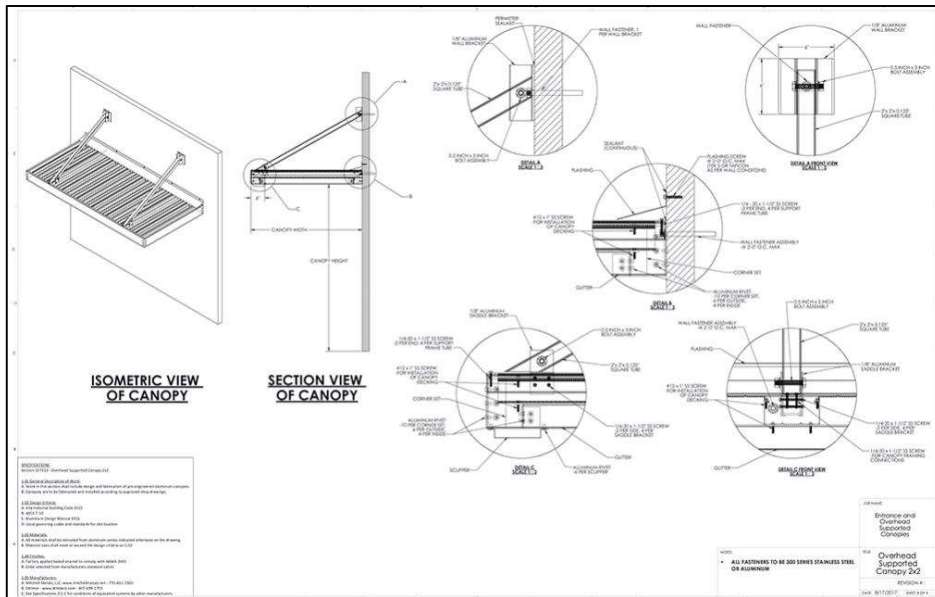
Matte Black (32)

Example Roof Paver - Camaru Wood 24 x 24. Product brochure included elsewhere in packet.

Brochure below.



<https://www.mitchellmetals.net/for-architects/cad-drawings-specifications/overhead-supporting-canopy/>




Our Turf-Tray™ system is an engineered system used in conjunction with our artificial turf & adjustable pedestals for elevated and level rooftop decks. Using synthetic turf in roof deck applications allows you to enjoy the look, feel and function of natural grass without the weight of soil or the extensive maintenance required to keep natural grass looking good. You are also able to avoid the inevitable bugs and weeds that come with having soil and natural grass on your roof.

Stucco and Paint Example – All new stucco and paint to match the existing



New Gutter Profile and Color - <https://www.rdcaa.com/wp-content/uploads/2020/02/RDCA-2019-Brochure.pdf> “A” style aluminum gutter profile. Colors can be selected to match Atlas Metal roof color selection – black.




Smooth Box Gutter System

RDCA can provide any custom or box style gutter you need in lengths up through 20'. No need to compromise. Show us what you need and we can quote it. And any thickness up through .063" aluminum, 20 gauge steel or stainless steel, as well as copper or zinc are readily available. Need a special color? RDCA offers colors from 17 different metal suppliers as well as post painted custom colors. Like all RDCA product lines, all the necessary components to complete your order are readily available.


MATERIALS

- 20, 22, 24, 26, 29 GA Steel
- 16, 20, 24 oz Copper
- .032", .040", .050", .063" Aluminum
- 20, 22, 24, 26, 28, GA Stainless Steel
- .7 mm Zinc


ACCESSORIES




Box End Caps



Stamped Hidden Hangers



Support Brackets



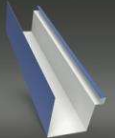
Expansion Joints

Color Charts

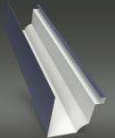
Warranty

See Page 11


Webpage Reference: [rdcaa/smooth-box-gutter-system](https://www.rdcaa.com/smooth-box-gutter-system)
For The Architect: Custom Box Gutter Specification



A-STYLE



E-STYLE



I-STYLE

Elevator model – Plan and section listed and shown on sheet A-301, Model RL-1-175. Brochure at http://www.customelevatorinc.com/downloads/residential_roped_hydraulic/resi_brochure.pdf



1. Product Name

- Arcadia™ Pivot

2. Manufacturer

Arcadia Building Products, Inc.
154 Ethan Allen Drive
Dahlonega, GA 30533
Phone: 800-303-5248
678-208-6762
Fax: 678-208-6764
E-mail: info@arcadiabp.com
Web: www.arcadiabp.com

3. Product Description

Basic Use

The Arcadia Pivot is a unique exterior sun/shade shelter/structure with operable louvers that pivot with a full 170-degree range of motion in place of a roof or rafters.

The Arcadia Pivot adjusts to maximize the comfort and use of any outdoor space. By adjusting the louvers, the user can let sunlight into the space below or keep sunlight out for complete shade. With the benefits of sky views and ventilation, the Arcadia Pivot provides protection from direct, unbroken sunlight.

The original Arcadia System has been improved and perfected since its inception in 2011. Its award-winning pivot design gives a full 170-degree range of motion to provide a cool oasis and protection from the elements. Now available with a slide design that allows full sky view and Arcadia's iLouver technology.

With the iLouver smart phone app, the Arcadia structure can be controlled from the palm of your hand and the Pivot can intuitively control the effects of the weather.

Composition and Materials

Extruded aluminum, 6063-T6 and 6061-T6 and stainless steel 304 alloy components, screws and bolts.

Features and Benefits

- Made in America
- Smart motor technology
- A full 170 degrees of motion
- Rain and wind programmability
- Patented interlocking louver design
- App-driven iLouver operating system
- Protection from UV exposure and other weather elements
- Arcadia Care maintenance and cleaning program available



- Fully extruded aluminum components are lightweight, strong, non-corrosive, resilient, reflective, non-combustible, recyclable, and accept finishes
- 360 degree integrated gutter system with interlocking louvers that channel water into a fully-extruded five-inch gutter system that encompasses the entire perimeter of each zone, providing more efficient water management with gutters closed
- Allows maximum light into a space with the louvers fully opened; minimizes resistance and uplift in high winds
- Arcadia's Premium Powder Coating Process is PPG's Envirocyl® and Envirocron® powder coatings that are aesthetically pleasing, produce a durable uniform finish and can be custom formulated for a range of finishes, including Arcadia's matte finish; PPG's Ultradurable Polyester Powder Coatings provide a combination of good physical and chemical resistance properties with excellent resistance to outdoor weathering
 - VOCs are essentially zero
 - Good chemical resistance
 - Excellent Exterior durability
 - Available in a wide range of colors and finishes
 - Specifically formulated to meet the requirements of AAMA 2604

Colors

Standard colors:

- White
- Beige
- Bronze
- Adobe

Custom solid and woodgrain RAL colors available.



- **ASTM D4214A** Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films

C-UL

- **Bluetooth CE (CAN ICES-3 (B)/NMB-3(B))**

International Electrotechnical Commission (IEC)E

- **IP67, CE (EN 60601-1)**

UL International

- **UL (UL60601-1)**

Approvals

- **FCC: WLL report # 14118-01 Rev 0** (Arcadia Smart Device Control)
- **Miami-Dade County, Florida, Notice of Acceptance**
- **US Army Corps of Engineers (USACE)**

Environmental Considerations

This product may contribute to LEED® points.

5. Installation

Weather/ambient considerations

Above freezing, dry, safe working environment. Verify that site conditions are acceptable for installation. Do not proceed with installation until unacceptable conditions are corrected.

Please consult with the manufacturer for complete installation information and instructions.

6. Availability and Cost

Please contact manufacturer for availability and pricing.

7. Warranty

Arcadia offers a limited lifetime warranty. Arcadia Building Products, Inc. extends a transferable limited warranty to the structural components and moveable accessories of our products.

Arcadia warrants our products for the lifetime of each product against manufacturer's defects in materials.

Electrical components and drive motor: five years.

Manual operator: ten years.

Structural components: 15 years.

8. Maintenance

Arcadia Louvered Roof Systems are easy to maintain. Generally, normal rainfall is sufficient to keep its appearance clean. If cleaning is required, we recommend the following steps. Attention should be given to areas under eaves, porches, awnings, and other overhangs that have limited exposure to the natural cleansing effect of rainfall.

Sierra Pacific Window Brochure Sections. Full brochure at
https://www.sierrapacificwindows.com/pdf/Sierra_Pacific_FeelSafe_Catalog.pdf.

ENGINEERED FOR EXTREME CONDITIONS AND EVERYDAY COMFORT.

Non-Insulated FeelSafe windows & patio doors.

Flexible installation methods including "through frame" and nailing fin.

Structural sealants throughout for extreme adhesion.

Blocks 99% of UV rays.

Hurricane-resistant laminated glass.

High-strength annealed or heat-strengthened glass.

Special polyvinyl butyral bonding.

Heat-strengthened or annealed glass.

Factory mulling available.

Heavy duty extruded aluminum cladding.

Extra heavy-duty .05" thick extruded aluminum structural nailing fin standard.

Protected by CoreGuard Plus®, the best wood protection in the business.

Better than shutters.

Why not just use storm shutters? Primarily because they need to be installed, removed, stored away and then installed again. And they only work when they're up. So that means that if a storm strikes when you're not home, you're out of luck. On the other hand, FeelSafe windows are always "up." The protection is there even when you're not. Plus, aesthetically, they're invisible.

Insulated FeelSafe windows & patio doors.

Flexible installation methods including "through frame" and nailing fin.

Structural sealants throughout for extreme adhesion.

Blocks 99% of UV rays.

Hurricane-resistant laminated glass.

Sealed airspace.

High-strength tempered glass.

Special polyvinyl butyral bonding.

Heat-strengthened or annealed glass.

Factory mulling available.

Heavy duty extruded aluminum cladding.

Extra heavy-duty .05" thick extruded aluminum structural nailing fin standard.

Protected by CoreGuard Plus®, the best wood protection in the business.

FEELSAFE CASEMENT WINDOWS

For top-to-bottom unobstructed views and beautiful styling, you can't beat our casement windows. FeelSafe casements swing open a full 90 degrees for wide-open ventilation and easy cleaning. They come with our sleek, Encore handle that folds out when you need it, but tucks out of the way of window treatments.

The clean lines and smooth operation of Sierra Pacific casement windows have made them a favorite across the country. But for the ultimate in coastal performance, FeelSafe casements come with nothing less than corrosion-resistant, 300 series stainless steel operators and dual arms. It's not an option, it's standard equipment.

Arched Casement

FEELSAFE PUSH OUT CASEMENT

Our charming push out is available with the security of FeelSafe glass. Just turn the lever and give it a gentle push. Stainless steel friction hinges hold it in place. Choose from two screen options: a historical hinged version, or our advanced, disappearing roll down screen.

Can withstand zone IV hurricane-force winds with an impressive structural performance rating of PG 65 (+65/-70) for a 3'-0" x 6'-0" or a PG 65 (+65/-85) for a 3'-0" x 5'-0" unit size.

Corrosion-resistant, 300 series stainless steel hardware.

ASA wrapped sash so wood isn't exposed to exterior elements.

Wood sash, rails, stops and interior trim. Jambes laminated, solid wood optional.

Multiple point locks.

Standard screen.

Optional wood-wrapped screen.

Encore folding handle.

Hollow Metal Doors – Imperial 20 gauge / level 1 standard Hollow metal door
Single Panel / Flush insulated Hollow Metal Door Design “F”

<https://www.cecodoor.com/en/products/standard-fire-doors/insulated-polyurethane-foam-core-doors/>



F

Insulated Polyurethane Foam Core Doors - Imperial and VersaDoor

Imperial

Energy efficient Imperial doors stand up to rugged traffic conditions. Imperial doors are furnished with a foamed-in-place polyurethane core to assure excellent insulating characteristics plus, exceptionally flat surfaces complete chemical bonding of all interior surfaces. Entrapped polyurethane foam provides a stable, durable insulation, superior to other foam products. Lock edge beveled 1/8" in 2" tight closure appearance.

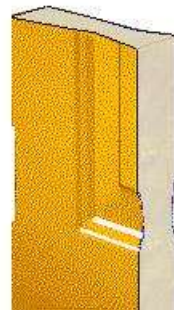
- 1-3/4" thick polyurethane core.
- Available in 20, 18, 16, and 14 gauge - Galvanized steel also available in AG0 or G90
- Face sheets are totally supported by rigid polyurethane for increased impact resistance
- Superior insulating characteristics
- See Tech Data pages for thermal performance
- "STC" (sound transmission class) rating: 26
- Full flush (seamless) faces. Seamless edges available
- Inverted top and bottom end channels welded to both face sheets for added stiffness - Optional steel closing caps available
- Hinge reinforcement 7 gauge steel (3/16" plate).

Imperial Duty Grade

- 20 gauge - Level I , Standard Duty
- 18 gauge - Level II, Heavy Duty
- 16 & 14 gauge -- Level III, Extra Heavy Duty

Imperial Hinge Preparation

- 4-1/2" or 5" high, standard or heavy weight
- Full Mortise Hinges
- ANSI A156.7 template
- Handed



Versadoor

Crisp, deep drawn embossed panel designs are available on 20, 18 or 16 gauge steel face sheets. Foamed-in-place polyurethane core provides high insulation. Decorative glass lites can complement the embossed patterns: Versadoor is available factory glazed with die-cast plastic trim and 1/8"

safety glass (1/2" insulating glass optional). Non-handed and fully reversible on the job site, Versadoor can be used for right or left hand opening, swing in or out, single or in pairs.

- Versatility non-handed door
- Flush design doors available in 20, 18 or 16 gauge steel
- Cold rolled or galvanized steel
- Embossed panel designs available in 20, 18 and 16 gauge galvanized steel face sheets
- See Tech Data pages for thermal performance
- "STC" (sound transmission class): 26
- Popular sizes: Most embossed designs are available from 2'6" through 3'0" widths and in 6'8" or 7'0" heights. Six panel designs are also available in widths up to 3'0". Mortise lock preps not available in standard 2'6" and 2'8" widths
- Full flush styles are available in all standard widths and heights
- Full perimeter epoxy thermal barrier reduces conductivity energy loss
- 7 gauge hinge reinforcements.
- Embossed doors with Lite Kits are furnished factory glazed. Full flush style furnished with metal trim kits for field glazing

Versadoor Duty Grades

- 20 gauge -- Level I, Standard Duty
- 18 gauge -- Level II, Heavy Duty
- 16 gauge -- Level III, Extra Heavy Duty

Versadoor Hinge Preparation

- 4-1/2 " x .134" full mortise hinge preps
- Closing Plates Included
- Non-handed

Imperial and Versadoor Fire Doors

- Approved for labeling under UL 10C Standard for Positive Pressure Fire Tests of Door Assemblies
- Polyurethane core
- UL or WH label
- Classified for openings rated at up to three hours (Class A,B,C,D,E, and 20 minute) which have no temperature rise restrictions

Maximum Size

(See tech manual for fire-rated and embossed panel sizing)

- 20, 18, and 16 gauge: 4'0" x 7'0" single
 - 20, 18, and 16 gauge: 6'0" x 7'0" pair
-

ColorStyle Prefinish Paint

 **Ceco Door**
ASSA ABLOY

*Featuring Professional Quality PPG Spectracron®
Solventborne Urethane System*



Industry-Leading Doors with Advanced Coatings

Ceco Door is one of the few manufacturers with the capability to deliver factory finished doors and frames (Welded or KD) with standard and custom match colors to choose from. Utilizing PPG coatings technology to provide surface protection for each and every door, Ceco Door provides custom, standard, and retrofit doors for commercial, education, and healthcare industries.

Factory finishing eliminates these jobsite concerns:

- Dirt in the paint
- Jobsite mess and clean up
- Toxic and harsh smelling paint fumes
- Federal and local environmental limitations

The Ceco Door ColorStyle finish is a PPG SPECTRACRON® coating which is extremely durable and is factory applied in a controlled environment to ensure consistent and high quality results. All factory paints and application processes are in compliance with strict EPA standards both on the state and national levels. Meets ASTM D1308-02 Chemical Resistance Testing for enhanced cleaning.



ColorStyle Factory Finish Advantages

- ColorStyle maximum sizes:
Doors: 4'0"x9'0"
Welded 3 piece frames: 4'0"x9'0"
KD frames: 8'0"x9'0"
- Doors and frames (Welded or KD) with many standard colors in the RAL Color Deck to choose from as well as custom color options
- Faster project completion as the painting process at the jobsite has been eliminated
- A green solution and supports guidelines for indoor air quality. Compliance with LEED EQ 4.1 and 4.2 for VOC levels at jobsite. HAP's Free
- Factory baked on electrostatic painting is superior to field sprayed, rolled, or brushed on applications used at jobsites
- Less mess and clean-up at the jobsite from the painting process

Benefits of PPG Paint

Engineered to provide excellent flexibility, Spectracron 360 topcoats are two-component urethane enamels designed to resist impacts and abrasions while creating long-lasting exterior durability with excellent color and gloss retention. The ability to shrug off impacts means Ceco doors stand up better against hail, humidity, and storm debris. Spectracron 360 Series topcoats can be formulated to match any custom color you need, and are designed to maintain the desired color and gloss, even in harsh interior and exterior environments.



Spectracron® Solventborne Urethane System

The ASSA ABLOY Group is the global leader in access solutions. Every day, we help billions of people experience a more open world.

ASSA ABLOY Opening Solutions leads the development within door openings and products for access solutions in homes, businesses and institutions. Our offering includes doors, frames, door and window hardware, mechanical and smart locks, access control and service.



Product Characteristics

Color	Custom Colors
Gloss – ASTM D523	5-15@60 angle
VOC – Low	≤3.5 lbs./gal.

Performance Properties

Pencil Hardness (ASTM D3363)	F
Conical Mandrel (1/8" ASTM B522)	Pass, 180°
Adhesion (ASTM D3359)	5B – Excellent
Humidity Resistance (240 Hours w/WLA2002 Primer – ASTM D2247)	No rust, blisters, or delamination
Salt Spray Resistance (120 Hours w/WLA2002 Primer – ASTM B117)	<3-5 mm creepage; no blisters or delamination
12 Month Florida Exposure (ASTM D1014)	>80% retention
Chemical Resistance (ASTM D1308-02)	Passed, for enhanced cleaning

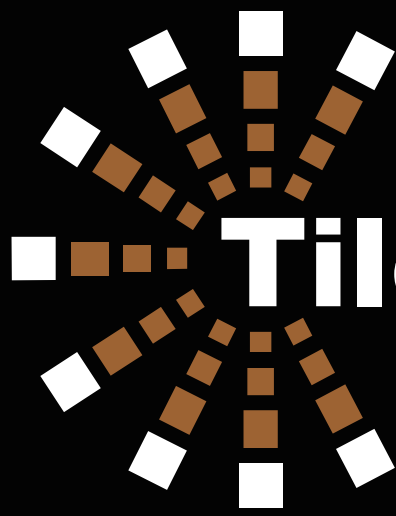
Ceco ColorStyle paint has a gloss rating of 5-15% reflectance using a 60° gloss meter (eggshell-like finish). A maximum gloss rating of 20% reflectance is recommended to reduce show through characteristics on steel doors and frames per ANSI-SDI A250.8 and HMMA 802. Product requested with gloss over 20% reflectance will not be warranted.

Ceco Door
9159 Telecom Drive • Milan, TN 38358
Tel (888) 232-6366 • Fax (888) 232-6462
archhelp@cecodoor.com
www.cecodoor.com

This document contains general information only and should not be construed as creating any warranties, express or implied. Please contact a PPG representative for additional information. The PPG logo, Spectracron, and TrueFinish are registered trademarks, and We protect and beautify the world are trademarks of PPG Industries Ohio, Inc. ©2016 PPG Industries, Inc. All rights reserved.

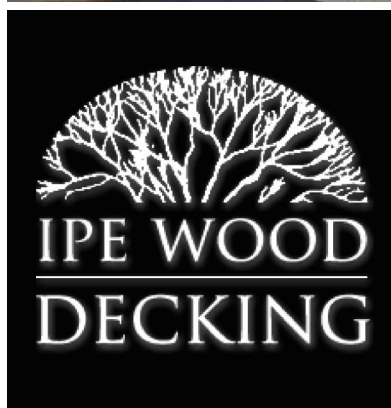
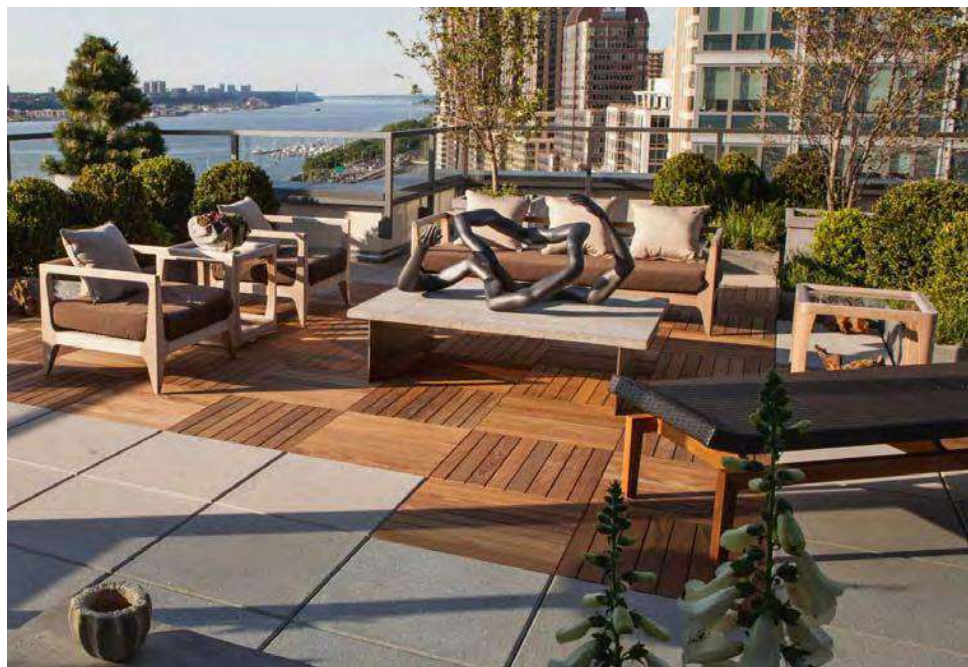
PPG TRUEFINISH® • One PPG Place, Pittsburgh, PA 15272 • 1.866.PPG.TRUE • ppgtruefinish.com

Ceco is a brand associated with AADG, Inc., an ASSA ABLOY Group company. Copyright © 2021, AADG, Inc. All rights reserved. Reproduction in whole or in part without the express written permission of AADG, Inc. is prohibited.



Tile Tech IPÊ-Tile™

Paving America one step at a time!



MANUFACTURER OF IPÊ WOOD TILES & ADJUSTABLE PEDESTAL SYSTEMS



IPE Wood Tiles, also known as "Ironwood" are an incredibly durable Brazilian hardwood rated by the US Forest Lab for 25 years plus. Naturally resistant to fire, insects, moisture, and movement, this air dried hardwood (16-20%) is perfect for exterior commercial and residential applications such as roof decks, docks, or exterior plazas. In service for over 25 years from Atlantic City Boardwalk, to the Diner Key Marina in Miami, IPE has proven durability. It can be sealed and or stained to maintain its natural beauty or it can be allowed to weather to a beautiful silver gray.

When compared to other decking materials such as redwood, cedar, or copper chromium arsenate pressure treated materials, IPÊ gives longer life (3-5 times the life span), stronger resistance to fire, weather, insects and movement and is competitively priced with high grades of cedar and redwood. If you compare the one time cost of IPÊ to the 3-5 times you replace other materials over the life span of IPÊ, the value of IPÊ becomes very clear!



TERMITE RESISTANCE - (15 years in ground without attack by termites) Highest Rating. **FIRE RESISTANCE** (ASTM-E84) tested to National Fire Protection Code, Class A, Uniform Building Code, Class 1; Highest Rating. **HARDNESS** (ASTM-D143) tested; Approximately seven times harder than Cedar, and can stand up to the harshest conditions imaginable. **SLIP RESISTANCE** (ASTM-C1028-89) tested; Our IPÊ deck tiles exceeds the ADA requirements for Static Coefficient of friction in a wet environment. **STRENGTH** (ASTM-D143) tested; Three times stronger than Cedar, our IPÊ Decking tiles exceeds all existing code requirements for exterior constructions.

HYBRID

Adjustable Pedestal System

New



(Pat. # 8,453,391 & Pat. Pen)

The Tile Tech Pedestal System is designed for concrete pavers or IPE Wood Tiles to lay level over a built up roof. The substrate can be either concrete or wood structure, with a roof membrane over the top.

Our new Hybrid Pedestal™ System consists of 7 standard components and off-the-shelf, 4.215" diameter SDR-35 PVC pipe. The PVC pipe allows the pedestal system to vary in height up to 22+ inches and is cut to the desired height using 12" chop saw. The Uni-Base is then "press fit" on to one end of the PVC pipe and a Uni-Collar on to the other end and require no gluing or other attachments. Either 3/4" or 1-1/2" Uni-Insert is then screwed in to the Uni-Collar allowing for fine height adjustments. The assembly is completed by aligning and locking the Uni-Cap with the Uni-Insert. The Uni-Cap features include built-in self-leveling and removable 1/8" spacer tabs for proper paver spacing and joint alignment.



Stackable caps allow for minor height adjustments from 1/2" up to 6" and can compensate for slopes of 0% to 3% by aligning the built-in slope compensator of one cap relative to another. *Simple, easy and affordable!*



Single model design allows for all height applications from low as 1/2" and as high as 22" resulting in reduced labor and material cost.

Eliminates leftover parts and pieces!



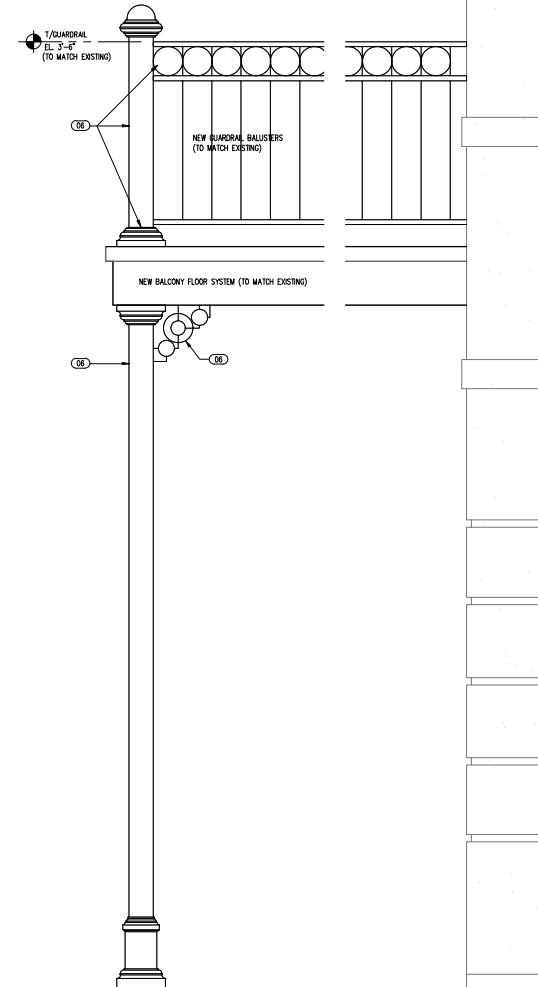
PVC pipe adjustment allows the pedestal system to vary in heights up to 22+ inches by using off-the-shelf 4"Ø SDR-35 PVC pipe available everywhere. *Eliminates material & shipping cost!*



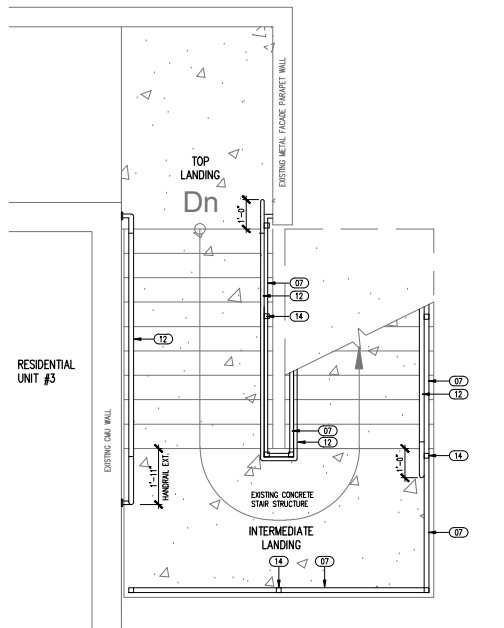
Screw adjustment allows for quick and easy fine height tuning for an additional 3/4" or 1-1/2" depending on model size of UNI-INSERT™ used. *Eliminates having to cut pipe exactly!*



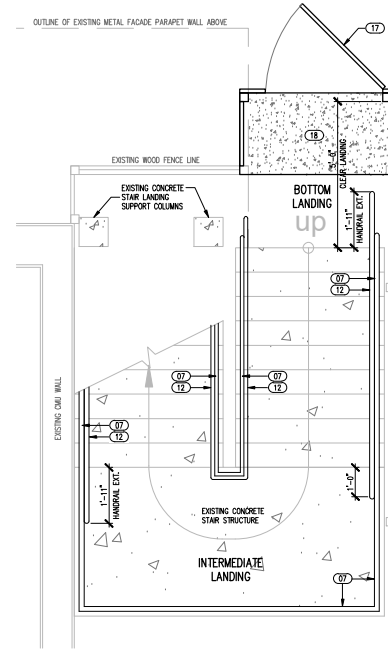
Self-Leveling head allows for slope compensation of 0% to 6% in any direction. Allen or Hex key will allow for leveling while loaded with pavers. *Eliminates having to remove pavers to make adjustments!*



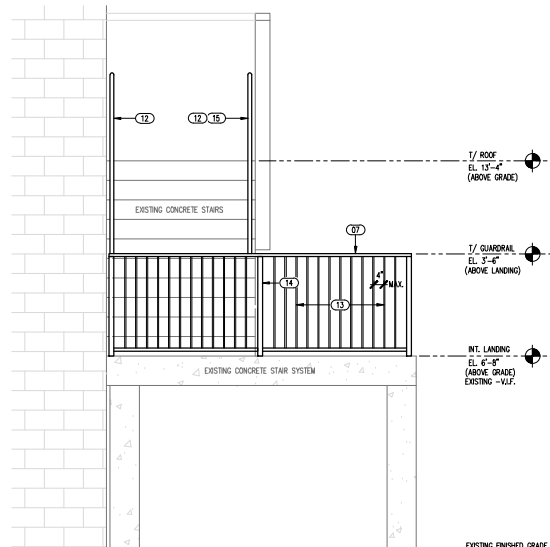
3 BALCONY & GUARDRAIL - NEW WORK
A302 SCALE: 1" = 1'-0"



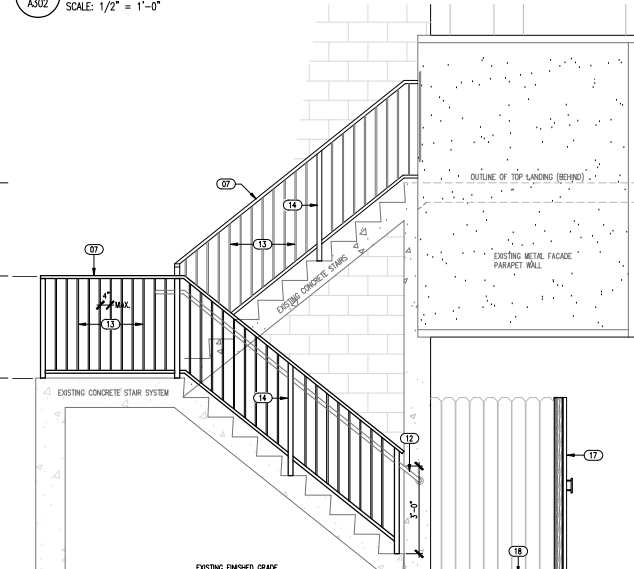
B 2nd FLOOR CONCRETE STAIRS
A302 SCALE: 1/2" = 1'-0"



A 1st FLOOR CONCRETE STAIRS
A302 SCALE: 1/2" = 1'-0"



2 ENLARGED EAST EGRESS STAIRS - NEW WORK
A302 SCALE: 1/2" = 1'-0"



1 ENLARGED EAST EGRESS STAIRS - NEW WORK
A302 SCALE: 1/2" = 1'-0"

KEY NOTES:

- (01) NEW IMPACT RATED WINDOW UNIT AS SCHEDULED IN EXISTING MASONRY OPENING.
- (02) NEW IMPACT RATED WINDOW UNIT, REFER TO DEMOLITION FLOOR PLAN & NEW WINDOW SCHEDULE FOR OPENING SIZE.
- (03) NEW IMPACT RATED DOOR UNIT, REFER TO DEMOLITION FLOOR PLAN & NEW DOOR SCHEDULE FOR OPENING SIZE.
- (04) NEW WALL "IN-FILL" AS PER FLOOR PLAN, EXTERIOR FINISH TO MATCH EXISTING WALL.
- (05) NEW SYNTHETIC WALL STUCCO FINISH SYSTEM.
- (06) NEW (MIN. 42") GUARDRAIL/HANDRAIL SYSTEM COLUMN & DECORATIVE METAL TO MATCH EXISTING BALCONY.
- (07) NEW (MIN. 42") GUARDRAIL/HANDRAIL SYSTEM ANCHORED TO EXISTING CONCRETE STAIRS & LANDING.
- (08) NEW (MIN. 42") GUARDRAIL SYSTEM ANCHORED TO EXISTING ROOF CORING / BLOCKING.
- (09) NEW MECHANICAL UNIT SCREEN WALL SYSTEM - ROOF MOUNTED.
- (10) NEW CHU / STUCCO FINISHED (EL.F.S.) PASSENGER ELEVATOR.
- (11) NEW ALUMINUM RAIN LEADER DOWNSPOUT FROM EXISTING ROOF SCUPPER & CONDUCTOR BOX, ANCHOR AS REQUIRED TO WALL.
- (12) NEW HANDRAIL SYSTEM @ 3'-2"min / 3'-0"max, ANCHORED TO WALL STRUCTURE.
- (13) NEW 1/2" x 1/2" SQUARE GUARDRAIL BALUSTERS SPACED @ 4 1/2" O/C MAX. (4" MAX. CLEAR OPENING ALIGNED).
- (14) NEW HANDRAIL EXTENSION @ STAIR BOTTOM - TYPICAL EACH STAIR RUN / ONE SIDE ONLY.
- (15) NEW PRE-FABRICATED ALUMINUM CANOPY SYSTEM ANCHORED TO CHU WALL.
- (16) NEW ACCESS SECURITY GATE & ENCLOSURE.
- (17) NEW CONCRETE PAD LANDING EXTENSION.
- (18) NEW CHU PARAPET WALL / GUARDRAIL BUILT-UP FROM EXISTING WALL BELOW.
- (19) NEW WOOD FRAMED COVERED PORCH STRUCTURE w/ STANDING SEAM METAL ROOF SYSTEM.
- (20) NEW WOOD / STAINED PERSOLA SHADE FEATURE.
- (21) NEW GREEN / SCREEN WALL w/ INT. STRUCTURAL SUPPORT & IRRIGATION SYSTEM.



Listen. Interpret. Translate.

CERTIFICATION:



Exterior / Interior Renovations to:

Mansfield / Carro Residence

180 N. Palafox St.
Pensacola, FL

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

REVISIONS:

DRAWN BY: DJG

CHECKED BY: BKS

PROJECT NO. 1915

DATE: FEB. 24, 2020

SHEET TITLE:

BALCONY
& STAIR
DESIGNS

SHEET NO.:

A-302

©2018 SMP ARCHITECTURE

Listen. Interpret. Translate.

CERTIFICATION:



Exterior / Interior
Renovations to:

Mansfield / Carro
Residence

180 N. Palafox St.
Pensacola, FL

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.

REVISIONS:

DRAWN BY: DJG

CHECKED BY: BKS

PROJECT NO. 1915

DATE: FEB. 24, 2020

SHEET TITLE:

ELEVATOR
PLANS &
SECTIONS

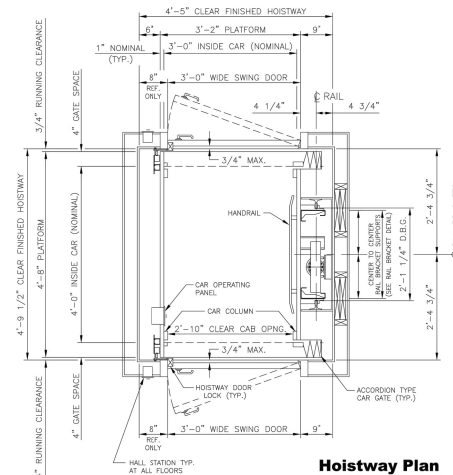
SHEET NO.:

A-301

©2018 SMP ARCHITECTURE

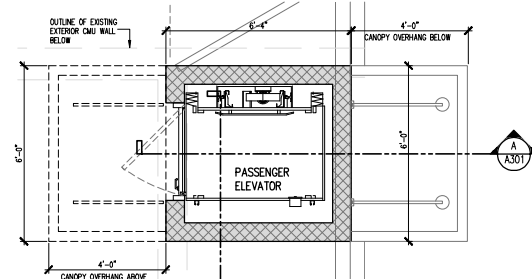
KEY NOTES:

- (61) NEW IMPACT RATED WINDOW UNIT AS SCHEDULED IN EXISTING MASONRY OPENING.
- (62) NEW IMPACT RATED WINDOW UNIT, REFER TO DEMOLITION FLOOR PLAN & NEW WINDOW SCHEDULE FOR OPENING SIZE.
- (63) NEW IMPACT RATED DOOR UNIT, REFER TO DEMOLITION FLOOR PLAN & NEW DOOR SCHEDULE FOR OPENING SIZE.
- (64) NEW WALL "IN-FILL" AS PER FLOOR PLAN, EXTERIOR FINISH TO MATCH EXISTING WALL.
- (65) NEW SYNTHETIC WALL STUCCO FINISH SYSTEM.
- (66) NEW (MIN. 42") GUARDRAIL/HANDRAIL SYSTEM, COLUMN & DECORATIVE METAL TO MATCH EXISTING BALCONY.
- (67) NEW (MIN. 42") GUARDRAIL/HANDRAIL SYSTEM, ANCHORED TO EXISTING CONCRETE STAIRS & LANDING.
- (68) NEW (MIN. 42") GUARDRAIL SYSTEM ANCHORED TO EXISTING ROOF CORING / BLOCKING.
- (69) NEW MECHANICAL UNIT SCREEN WALL SYSTEM - ROOF MOUNTED.
- (70) NEW CMU / STUCCO FINISHED (E.I.F.S.) PASSENGER ELEVATOR.
- (71) NEW ALUMINUM RAIN LEADER DOWNSPOUT FROM EXISTING ROOF SCUPPER & CONDUCTOR BOX, ANCHOR AS REQUIRED TO WALL.
- (72) NEW HANDRAIL SYSTEM @ 3'-2" min / 3'-0" max, ANCHORED TO WALL STRUCTURE.
- (73) NEW 1/2" x 1/2" SQUARE GUARDRAIL BALUSTERS SPACED @ 4'-0" O.C. MAX. (4" MAX. CLEAR OPENING ALLOWED).
- (74) NEW ALUMINUM INTERMEDIATE RAIL, METAL ANCHORED TO FLOOR SYSTEM.
- (75) NEW HANDRAIL EXTENSION @ STAIR BOTTOM - TYPICAL EACH STAIR RUN / ONE SIDE ONLY.
- (76) NEW PRE-FABRICATED ALUMINUM CANOPY SYSTEM ANCHORED TO CMU WALL.
- (77) NEW ACCESS SECURITY GATE & ENCLOSURE.
- (78) NEW CONCRETE PAD LANDING EXTENSION.
- (79) NEW CMU PARAPET WALL / GUARDRAIL BUILT-UP FROM EXISTING CMU WALL BELOW.
- (80) NEW WOOD FRAMED COVERED PORCH STRUCTURE w/ STANDING SEAM METAL ROOF SYSTEM.
- (81) NEW WOOD / STAINED PERGOLA SHADE FEATURE.
- (82) NEW GREEN / SCREEN WALL w/ INT. STRUCTURAL SUPPORT & IRRIGATION SYSTEM.

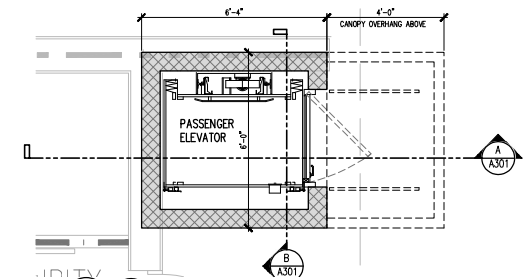


Hoistway Plan
(RL-1-750)

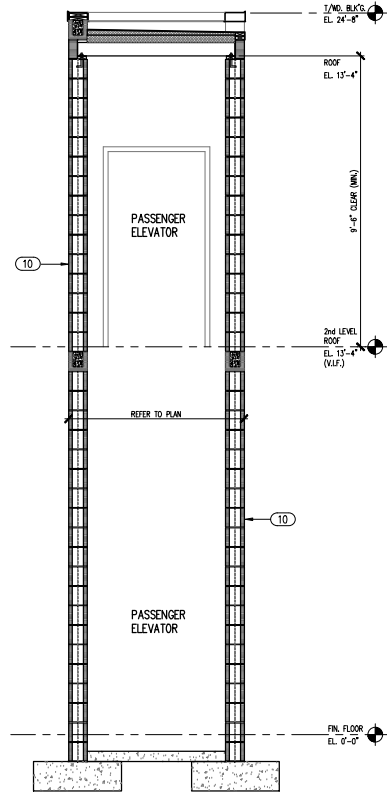
Custom Elevator Mfg. Co., Inc.
3391 Sump Road
Punta Gorda, FL 33949
Toll Free: 888-943-3360
Fax: 813-766-3360
www.customelevatorsinc.com



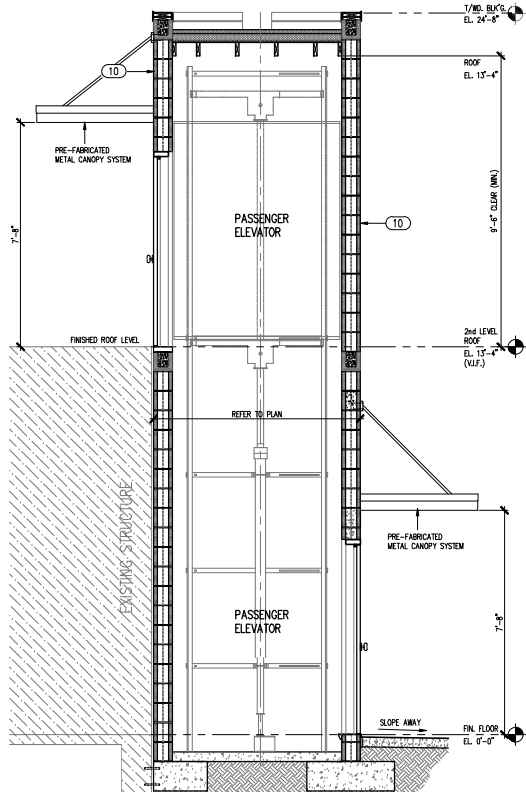
ELEVATOR - 2nd FLOOR / ROOF
SCALE: 1/2" = 1'-0"



ELEVATOR - 1st FLOOR
SCALE: 1/2" = 1'-0"



ELEVATOR SECTION
SCALE: 1/2" = 1'-0"



ELEVATOR SECTION
SCALE: 1/2" = 1'-0"







