



City of Pensacola

Architectural Review Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

March 20, 2025, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 25-311 APPROVAL OF THE FEBRUARY 20, 2025 ARB MINUTES.

Attachments: 2-20-25_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 25-297 600 BLK E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF NEW RESIDENTIAL CONSTRUCTION

*Attachments: Images
Application and Materials*

3. 25-298 819 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
FINAL REVIEW OF REPLACEMENT WINDOWS AT A CONTRIBUTING
STRUCTURE

*Attachments: Florida Master Site File Form
Images
Application and Materials*

4. 25-299 820 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF A REPLACEMENT ACCESSORY GARAGE AT A
CONTRIBUTING STRUCTURE

Attachments: Florida Master Site File Form
Images
Application and Materials

5. 25-300 1015 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
FINAL REVIEW OF EXTERIOR ALTERATIONS AT A CONTRIBUTING
STRUCTURE

Attachments: Florida Master Site File Form
Images
June 2024_Application and Materials
June 2024_ARB minutes
March 2025_Application and Materials

6. 25-301 33 E. GREGORY STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF REPLACEMENT STAIRS AT A NON-CONTRIBUTING
STRUCTURE

Attachments: Images
Application and Materials

7. 25-302 10 PALAFOX PLACE
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF EXTERIOR MODIFICATIONS AT A CONTRIBUTING
STRUCTURE

Attachments: Florida Master Site File Form
Images
Application and Materials

8. 25-303 260 S. TARRAGONA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW OF EXTERIOR ALTERATIONS AT A
CONTRIBUTING STRUCTURE

Attachments: Florida Master Site File Form
Images
Application and Materials

9. 25-304 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY

COUNCIL DISTRICT 6
DEMOLITION OF A CONTRIBUTING STRUCTURE

Attachments: Florida Master Site File Form
Images
Demolition_Application and Materials

10. 25-305 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT
CONCEPTUAL REVIEW OF REPLACEMENT PLANS FOR LOT A

Attachments: Images
Lot A_Application and Materials

11. 25-306 520 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT
CONCEPTUAL REVIEW OF REPLACEMENT PLANS FOR LOT B

Attachments: Images
Lot B_Application and Materials

12. 25-307 312 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
VARIANCE

Attachments: Images
Variance Application and Materials

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 850-435-1666) 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.

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.



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

February 20, 2025

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: William Brantley, Yuri Ramos, Jordan Yee, Lou Courtney, Geroge R Mead II, Scott Fisher, David Del Gallo

Members Absent:

Also Present: Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Ross Pristera, Todd Alford, Lisa Johnson, Stan Albright, Kelly Djmovic, Andrea Ford, Sid Williams-Heath, Dave Clark

APPROVAL OF MINUTES

1. 25-182 APPROVAL OF THE JANUARY 16, 2025 ARB MINUTES.

Board Member Mead made a motion to approve the January 16, 2025 ARB minutes. Board Member Del Gallo seconded the motion, and it passed 7-0.

OPEN FORUM

Susan Ford addressed the board as a member of the public. Ms. Ford, a resident in the Old East Hill Preservation District, shared her concerns about the potential demolition of 520 N. 6th Avenue. Ms. Ford shared the neighborhood's concerns that the home was very old and unique and the new buyers understood the structure was located in a preservation district. The structure is not to the point of being demolished due to deterioration. Ms. Ford read an email from the Old East Hill Preservation Association addressing their concerns about the potential demolition.

NEW BUSINESS

2. 25-184 522 E. GOVERNMENT STREET - UNIT 12
PENSACOLA HISTORIC DISTRICT / ZONE HR-1 / CITY COUNCIL DISTRICT 6
WINDOW AND SIDING REPLACEMENT AT A NON-CONTRIBUTING
STRUCTURE

Stan Albright is seeking final approval to replace five existing windows with Andersen 400 series vinyl-clad wood windows with no divided lites and to replace existing cedar siding with Hardie plank siding to be painted Sherwin Williams Colonial Revival Gray with Sherwin Williams Classical White trim.

Stan Albright presented to the board. Board Member Ramos asked about the proposed siding reveal. Mr. Albright answered 6 inches. Advisor Pristera noted that four to five inches is typically preferred. Mr. Albright shared that the existing reveal is almost seven inches, and he can accommodate a five-inch reveal.

Board Member Ramos made a motion to approve with the exception that the siding be installed with a five-inch reveal. Board Member Courtney seconded the motion, and it passed 7-0.

3. 25-187 700 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Brett and MaKenzie Ramsey are seeking final approval for a new Victorian-style two-story residential structure including hardscaping, fencing, and landscaping.

Brett Ramsey presented to the board. Board Member Courtney asked why the structure didn't have a steeper roof pitch that is common for Victorian architecture. Mr. Ramsey noted the structure originally had a 7/12 roof pitch but the height from grade to roof peak exceeded the 35-foot height maximum for PR-2 zoning. Board Member Mead asked if the tower exceeded 35 feet, Mr. Ramsey answered no, that the tower was exempt. Board Member Mead noted the lower roof pitch puts the structure out of scale. Board Member Mead asked what was on the property before. A member of the applicant team answered it was a mid-century ranch-style structure. Advisor Pristera noted an original structure of that style would have had a more varied floor plan to complement an ornate roof line. Mr. Ramsey noted the neighboring structures all exceed 35 feet. Board Member Mead asked staff if there was an exception in the code. Historic Preservation Planner Walker noted sec. 12-3-62(3) that outlines exemptions including but not limited to chimneys, spires, and towers.

Assistant Planning and Zoning Division Manager Harding discussed the variance process and the option for a variance application to increase the height. Mr. Ramsey answered he didn't feel like the proposed structure met the variance criteria. The board further discussed a path forward to seek a higher roof pitch to fit

the character of the architectural style and the district. Board Member Mead noted the increased roof pitch would not add livable volume or functionality and asked if the board could consider increasing the roof pitch as an ornamental feature. Historic Preservation Planner Walker shared code section 12-3-62(3) aloud. Assistant Planning and Zoning Division Manager Harding referenced past variance applications that requested the ability to complement characteristics of the district. Board Member Mead shared that the board should be able to justify a steeper roof pitch which will increase the height based on the exceptions that specifically point to ornamental details. Board Member Ramos asked about the surrounding ridge heights and Board Member Fisher shared his home is close by and roughly 45 feet tall and is off-grade.

Board Member Ramos noted a deviation from the code warrants a variance and asked if a variance could be approved at this meeting. Staff noted variance applications are required, and they are noticed differently with signage and a public notification process. Board Member Ramos and Chair Brantley agreed that the height increase from a steeper roof pitch could meet the criteria for a variance, and that they would support it. Board Member Mead asked if the board felt that the steeper roof pitch is like-kind with the items listed in Sec. 12-3-62(3) for height exceptions. Board Member Mead interpreted that a steeper pitch is part of the ornamental element of the roof, consistent with the elements listed in Sec. 12-3-62(3), and should be exempted. Assistant Planning and Zoning Division Manager Harding concurred that the board could approve the steeper roof pitch so long as the board could justify that the increase fits within the height exceptions. Or if the board feels that the neighborhood should be properly noticed for a height increase, then a variance would be an appropriate avenue. The board continued to discuss options to accommodate the steeper roof pitch and that the change in roof pitch would not add functional attic space. Mr. Ramsey noted a 7 over 12 roof pitch looked the best.

Board Member Mead made a motion to approve the application with the following modifications: that the main roof pitch be adjusted to 7/12 or steeper up to nine, submitted for abbreviated review and this is being done under the exception in code Sec. 12-3-62(3). In the case of a Gothic-inspired home, the roof pitch and the height are associated with ornamental features of the home, so long as they do not add functional volume that would not otherwise be present.

Board Member Courtney asked about the front column spacing. The board discussed the balance of the front porch columns and the difference in the elevation compared to planview. The applicant concurred that a porch column could be added to balance the front porch.

Board Member Mead amended his motion to accept the modification to the placement of the porch column. Board Member Del Gallo seconded the motion. The change in roof pitch and the porch column change will be submitted for abbreviated review. The motion passed 7-0.

4. 25-190 1009 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
REPLACEMENT ACCESSORY STRUCTURE AT A CONTRIBUTING
STRUCTURE

George Mead is seeking final approval for a 24 x 16' replacement portable shed to be located on an existing slab from an out building that was demolished in 2008. The shed will have 10/12 roof pitch, architectural shingle roof, and Hardie plank lap siding to be painted Benjamin Moore Narragansett Green to match the primary structure.

George Mead signed a recusal form and presented to the board as the applicant.

Board Member Ramos made a motion to approve as submitted. Board Member Del Gallo seconded the motion, and it passed 6-0 with Board Member Mead recused.

5. 25-199 100 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
MURAL INSTALLATION AT A NON-CONTRIBUTING STRUCTURE

Trapolin Peer Architects is seeking final approval for a mural installation on the Baylen Street elevation using an invisible frame system with four light fixtures.

Andrea Ford presented to the board. Board Member Ramos asked if the mural was painted, Ms. Ford answered it would be framed. Advisor Pristera shared that the local mural committee reviewed the proposed mural and agreed it would not fit into the current mural trail, but the mural committee is supportive of other initiatives. The mural committee had concerns about the busyness of the mural and the scale. Board Member Courtney agreed that the mural reads too hectic. Board Member Mead asked staff about the review standard for murals. Historic Preservation Planner Walker noted the LDC does not specifically cover murals, but the board should consider Sec. 12-3-27(f)(2) and whether the proposed alteration will not impair the historic or architectural value of the building and complement the Palafox Historic Business District. Board Member Ramos asked for the painted wall color behind the mural and if the panel is one or multiple panels. Ms. Ford answered it would be a light gray and the proposed mural would be one panel. Ms. Ford noted the mural is artistic and will add visual interest to the street corner. Board Member Mead agreed with the other board comments and offered the suggestion to reconfigure the elements to allow three different panels. Board Member Ramos noted that splitting the image into three panels would make it more difficult to view. Board Member Ramos asked if the mural could be centered on the brick wall for balance. Board Member Fisher asked if the mural was off center to be more visible on Garden Street, Ms. Ford answered yes and felt centering the mural would still have good visibility.

Board Member Ramos made a motion to approve, with the exception that the panel is centered on the tower portion of the building. Board Member Mead seconded the motion, and it passed 7-0.

6. 25-200 601 N. PALAFOX STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
NEW PORTE COCHERE AND EXTERIOR SITE IMPROVEMENTS TO A NON-
CONTRIBUTING STRUCTURE

Carter Quina is seeking final approval for exterior modifications to the existing central open-air corridor, including new square columns over the existing pipe columns, a slight extension of the walkway on either end, ceiling fan and light fixture installation, and painting the ceiling "Haint Blue." The existing auto court will receive new brick pavers and artificial turf and a new porte cochere will be constructed of brick and steel columns with a shingle roof and extended gable to serve as a car drop-off location.

Carter Quina presented to the board. Mr. Quina mentioned that the ultimate goal is to work with the city to extend the covered walkway onto the city right of way. Chair Brantley noted the height would allow rainwater to still intrude underneath the cover and suggested panel louvers, though an enclosure at the top could be struck by delivery trucks. Board Member Mead asked about a figure of St. Michael that was once on the existing gable. Mr. Quina noted it was no longer there. Board Member Mead echoed Chair Brantley's concerns about height and blocking rainwater. Mr. Quina answered that there is quite a bit of overhang as well. Board Member Ramos complimented the cover and the use of pavers. Historic Preservation Planner Walker clarified that the board's review is the proposal to remain on private property and if the city Parks and Recreation Department agrees for the cover to be extended onto the city right of way, an abbreviated review would be submitted.

Board Member Mead made a motion to approve as submitted with an addendum, that if the negotiations with the city to provide any license to use to extend those columns just past the existing sidewalk, that it be approved under an abbreviated review. Board Member Courtney seconded the motion and it passed 7-0.

7. 25-202 36 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
REPLACEMENT REAR WINDOWS AND MINERAL PAINT ON A CONTRIBUTING
STRUCTURE

Arcadia ICR Group, LLC is seeking final approval to replace nine existing vinyl windows with Andersen 400 series aluminum-clad wood windows with full divided lites and to apply a Romabio masonry textured paint to match the existing color.

Todd Alford presented to the board. Board Member Mead noted the windows are difficult for the public to see. Mr. Alford noted the windows face the parking garage.

Board Member Del Gallo made a motion to approve. Board Member Mead seconded the motion, and it passed 6-0 with Board Member Ramos absent from the vote.

8. 25-203 90, 94, & 100 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR IMPROVEMENTS TO A CONTRIBUTING STRUCTURE

Scott Sallis is seeking final approval for exterior improvements to a contributing structure, including new storefront systems, facade treatments, and a new canopy. This structure was approved for demolition at the November 2022 ARB meeting for a new six-story multi-use building.

Scott Sallis presented to the board. Mr. Sallis shared the design is simple because the previous developer would like to proceed with future demolition and redevelopment. Chair Brantley asked if the facade wall was directly on the property line. Mr. Sallis answered yes, so one canopy extends over FDOT right of way, but the rain screen and trellis are on private property. Chair Brantley asked about a uniform material for the columns to tie the facade together. Mr. Sallis answered that the property owner prefers the proposed option with different facade treatments for each unit. Board Member Mead asked Advisor Pristera about the structure's current status. Mr. Pristera answered that it was approved for demolition and the facades have been heavily changed. Mr. Sallis noted the materials would be brick, stucco, and powder-coated aluminum or cypress details. The bricks would be an additive. Chair Brantley noted the added brick on each pilaster would help with uniformity. Mr. Sallis pointed out a massive concrete beam that spans the entire header line on the front elevation, which is the reason for some of the proposed language. Mr. Sallis shared that future plans include an outdoor space that will return for ARB review and the space will be marketed to three different tenants. Board Member Yee echoed the other board member's comments about the variety of materials and balancing the client's desires. Board Member Yee suggested a middle ground where two-thirds of the building is one scheme and the far end is a different scheme. Board Member Ramos noted the landscaping and planters complement the recessed storefront and suggested one overall building finish with different decorative elements to set the spaces apart. Mr. Sallis asked the board if they were comfortable keeping the brick, having a stucco middle with the slats like what is proposed, and changing the end to have a panel system different from the other two tenant spaces. Perhaps a rain screen application to a stucco finish. Chair Brantley suggested applying brick on each dividing column up to the parapet and the spaces could each have a different treatment. The board continued to discuss

ways to adjust the facade treatments. Board Member Mead questioned whether the application was for final or conceptual review. Historic Preservation Planner Walker noted it was up to the board's discretion to provide conceptual approval which would require the applicant to return for final.

Board Member Mead made a motion to give conceptual approval to the overall fenestration, to the ramps, the planters, and the general configuration of the facade and come back with a final on the finishes and forms for the facade, taking into consideration the board's comments. Board Member Ramos seconded the motion, and it passed 7-0.

9. 25-204 400 S. JEFFERSON STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL DISTRICT 6
VARIANCE

The Pensacola Little Theatre is seeking approval to increase the square footage allowed for signage from 12 sf. to 47 sf. and to increase the maximum sign height from 12.5 feet to 34.17 feet on the Zarragossa Street frontage. The next agenda item is final aesthetic review of the proposed signage.

Carter Quina and Sid Williams-Heath presented to the board. Board Member Mead asked for clarification on why only 12 sf. was allowed. Historic Preservation Planner Walker answered that in the Pensacola Historic District, only 12 sf. per lot per street frontage is allotted. Chair Brantley noted that maybe the LDC revisions could address the limitation of 12 sf. by looking at the street front elevation like other zoning districts. The board discussed options to address the square footage limitations with future LDC revisions. Board Member Mead noted that the application justified the variance request for larger signage that would be sufficient for the monumental architecture. Board Member Yee asked about the banners on the Main Street frontage and staff answered that the banners are not considered signage as they are temporary in nature.

Board Member Mead made a motion to approve the variance. Chair Brantley seconded the motion, and the motion passed 7-0.

10. 25-205 400 S. JEFFERSON STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL DISTRICT 6
AESTHETIC REVIEW OF SIGNAGE

The Pensacola Little Theatre is seeking final approval for a new painted metal blade sign measuring 2 x 23.5 feet with illuminated rout-thru letters. The sign will be positioned at the corner of Zarragossa and Jefferson Streets.

Carter Quina and Sid Williams-Heath presented to the board. Board Member Mead noted that the brackets are not consistent with other elements of the structure, like the scroll work on the window ornament. Tom Paux, Brix Design, addressed the

board and shared that the design was kept simple, but the brackets could be adjusted to complement the existing ornamentation. Board Member Ramos asked for clarification on the color. Mr. Quina answered that the brackets would be white, and the sign face would be black with white lettering.

Board Member Mead made a motion to approve, with the exception, that the form of the brackets pull some scroll elements from the building and that be submitted for abbreviated review. Board Member Courtney seconded the motion, and it passed 7-0.

ADJOURNMENT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-297

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

600 Blk E. Government Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Final Review of New Residential Construction

SUMMARY:

Christopher Carroll is seeking final review for a new two-story residential structure in the wood cottages district to be addressed as 612 E. Government Street in the Seville Place subdivision. The 2,908 sf. structure will have Hardie lap siding, trim, and columns; a standing seam metal roof; metal railing; and vinyl windows with simulated divided lites.

Recommended Code Sections:

12-3-10(1)d.2.ii.(b) Pensacola Historic District; Procedure for review; Decisions; Rules governing decisions.

12-3-10(1)e.3. PHD; Regulations and guidelines for any development within the historic zoning districts; Fences.

12-3-10(1)e.8. PHD; Regulations and guidelines for any development within the historic zoning districts; Paint colors.

12-3-10(1)h. PHD; New construction in the historic district.

ATTACHMENTS:

1. Images
2. Application and Materials

612 E. Government Street





**Architectural Review Board Application
Full Board Review**

Application Date: 02/26/2025

Project Address: 612 E Government St Pensacola, FL 32502

Applicant: Christopher Carroll

Applicant's Address: 200 Beach Road, B4 Gulf Breeze, FL 32561

Email: ccarroll89@hotmail.com **Phone:** 850-450-9995

Property Owner: Christopher Carroll

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 seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

This application is being submitted for Final Review.

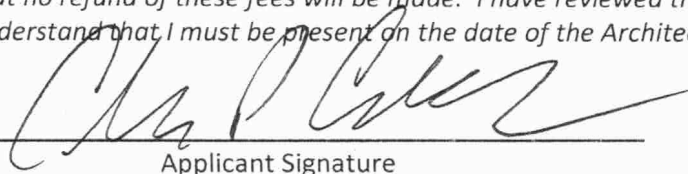
The proposed house will be located at 612 E Government St Pensacola, FL 32502.

The proposed house will be a two-story 2,908 SF single family residence.

All Materials and colors have been chosen to comply with ARB Guidelines.

Please see attached for specific materials, colors, and design.

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

02/26/2025

Date

General Information					Assessments				
Parcel ID:	000S009016000001				Year	Land	Imprv	Total	Cap Val
Account:	132619502				2024	\$150,000	\$0	\$150,000	\$150,000
Owners:	CARROLL CHRISTOPHER P				2023	\$150,000	\$0	\$150,000	\$150,000
Mail:	610 E GOVERNMENT ST PENSACOLA, FL 32502				2022	\$145,000	\$0	\$145,000	\$145,000
Situs:	600 BLK E GOVERNMENT ST 32502				Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage				
Use Code:	VACANT RESIDENTIAL								
Taxing Authority:	PENSACOLA CITY LIMITS								
Tax Inquiry:	Open Tax Inquiry Window								
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector									
Sales Data Type List:					2024 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None			
06/16/2022	8805	1086	\$100	WD		Legal Description LT 1 SEVILLE PLACE PB 16 P 47 OR 8735 P 1143 OR 8789 P 173 OR 8805 P 1086 CA 70 Extra Features None			
03/04/2022	8735	1143	\$295,000	WD					
05/20/2020	8789	173	\$100	WD					
05/31/2018	7912	1718	\$100	WD					
08/02/2009	6490	1854	\$100	QC					
12/1999	4512	211	\$95,000	WD					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller									
Parcel Information Section Map Id: CA070 Approx. Acreage: 0.0411 Zoned: HC-1 Evacuation & Flood Information Open Report Launch Interactive Map View Florida Department of Environmental Protection(DEP) Data									



Gary "Bubba" Peters - Escambia County Property Appraiser

Parcel ID: 000S009016000001

Account: [132619502](#)

Section Map: [CA070](#)

Situs: 600 BLK E GOVERNMENT ST

Complex: SEVILLE PLACE S/D PB 16 P 47

Owner: CARROLL CHRISTOPHER P

Mailing Address:

610 E GOVERNMENT ST

PENSACOLA, FL 32502

Last Sale: 6/16/2022, \$100

Property Use: VACANT RESIDENTIAL

Approx. Acreage: 0.0411 ac

Bldg. Count: 0

Total Heated Area: 0 sf

Zoned: HC-1

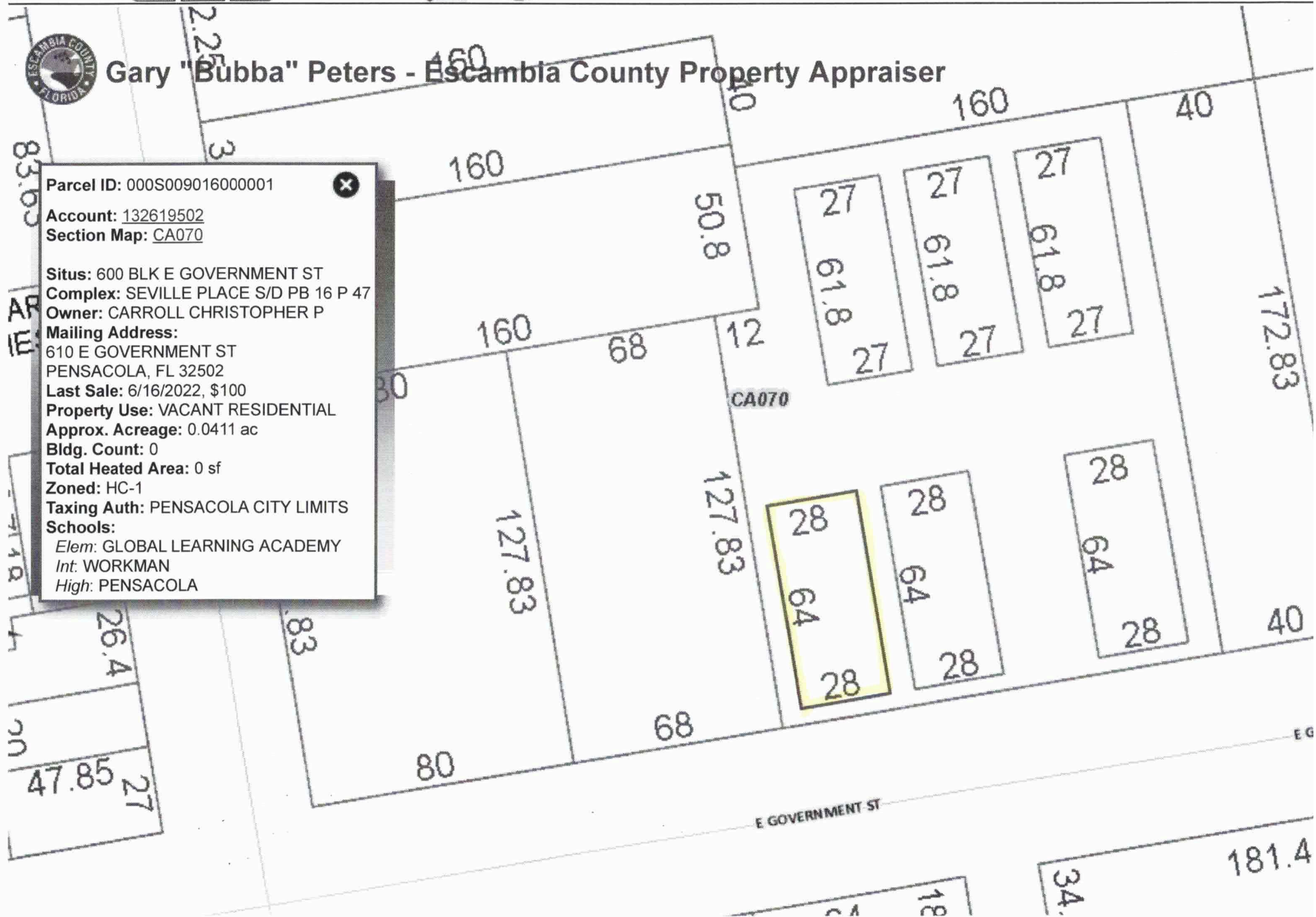
Taxing Auth: PENSACOLA CITY LIMITS

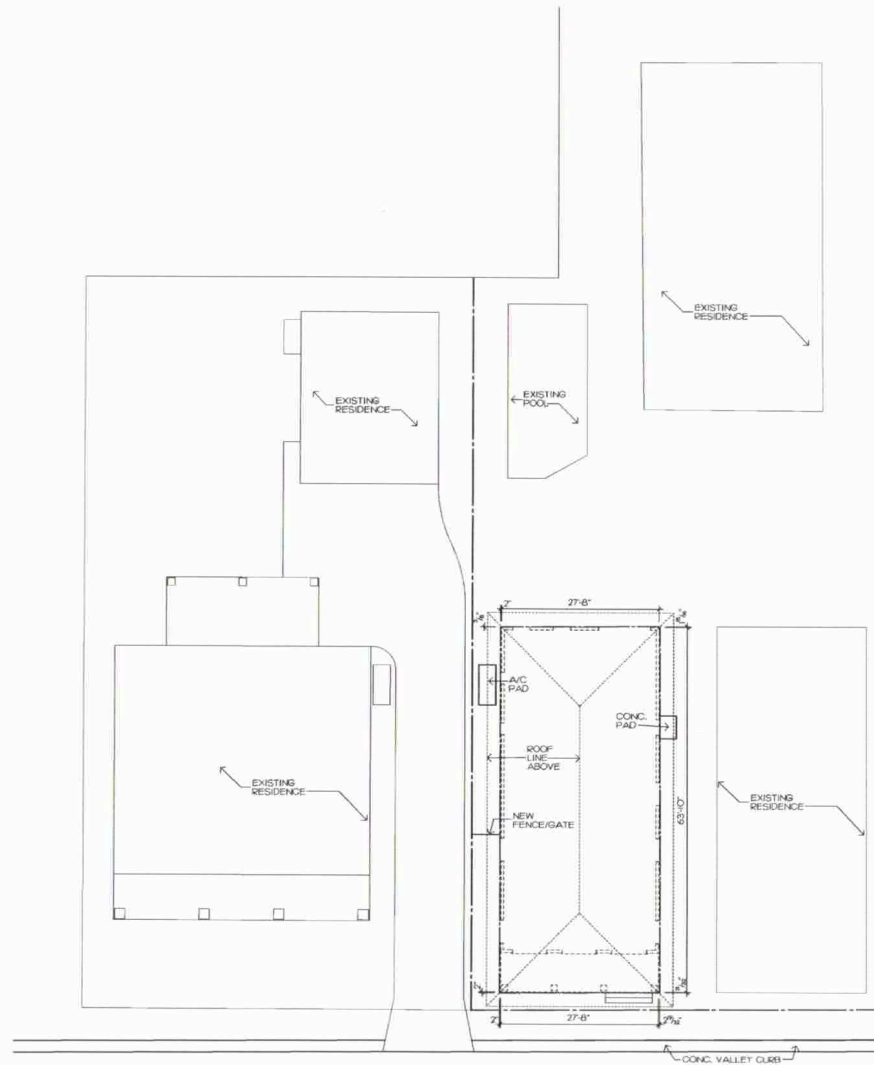
Schools:

Elem: GLOBAL LEARNING ACADEMY

Int: WORKMAN

High: PENSACOLA





GOVERNMENT ST.

SITE PLAN

1" = 10'-0"

A CUSTOM ADDITION FOR: CHRIS CARROLL PENSACOLA, FLORIDA

DRAWING INDEX

1. = SITE PLAN
2. = FOUNDATION PLAN
3. = FLOOR PLANS
4. = FLOOR JOIST PLAN
5. = EXTERIOR ELEVATIONS
6. = BUILDING SECTIONS & ELEVATIONS
7. = ROOF AND TRUSS PLAN
8. = ELECTRICAL PLANS

SPECIAL NOTE:
VERIFY ALL PROPERTY, SETBACK,
AND EASEMENT LINES PRIOR TO
ANY CONSTRUCTION.



LEGAL

LOT	1
BLOCK	N/A
ADDRESS	612 EAST GOVERNMENT STREET
SUBDIVISION	SEVILLE PLACE
CITY	PENSACOLA, FLORIDA
COUNTY	ESCAMBIA COUNTY

Kevin J. Smudde
Design
1000 N. 10th Street
Pensacola, FL 32504
904.433.1234
www.kjsdesign.com

02-19-2025 KJS

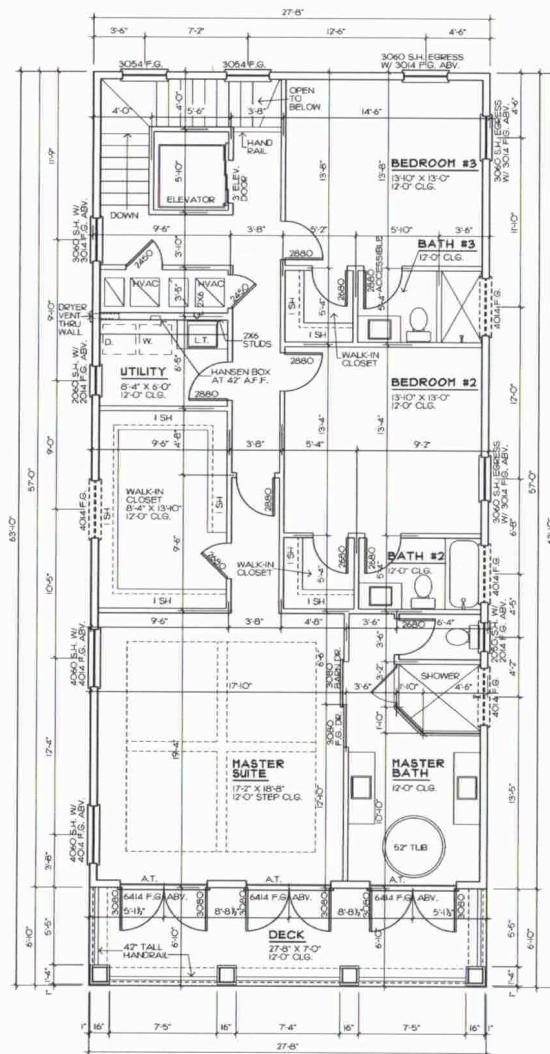
A CUSTOM RESIDENCE FOR:

CARROLL RESIDENCE
412 GOVERNMENT ST
PENSACOLA, FLORIDA

SITE PLAN 1/4" = 1'-0"

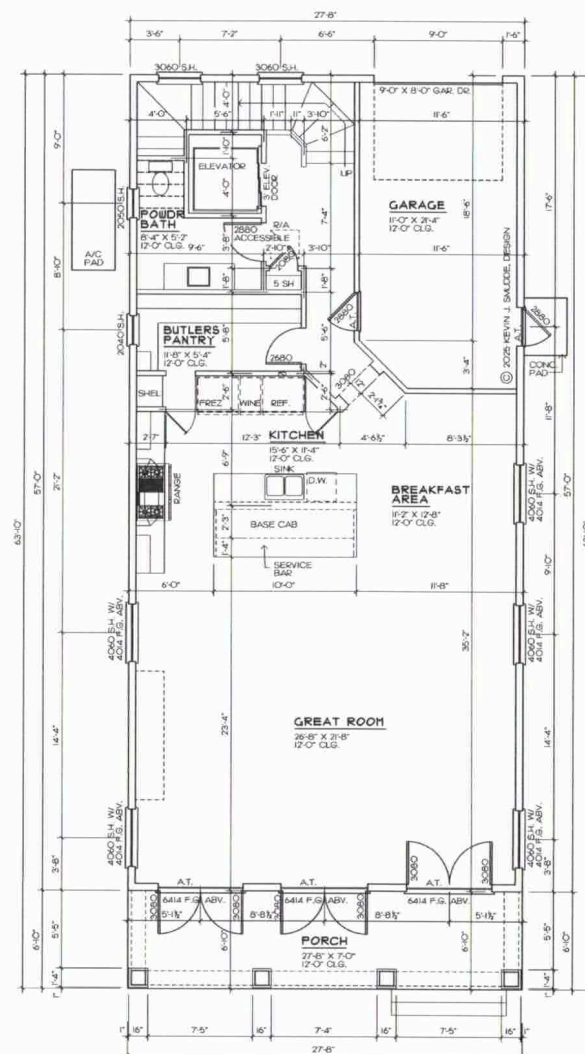
PLAN #075002

1



2ND FLOOR PLAN

1/4" = 1'-0"



1ST FLOOR PLAN

1/4" = 1'-0"

Kevin J. Smudde
Design
1000 N. ...
...

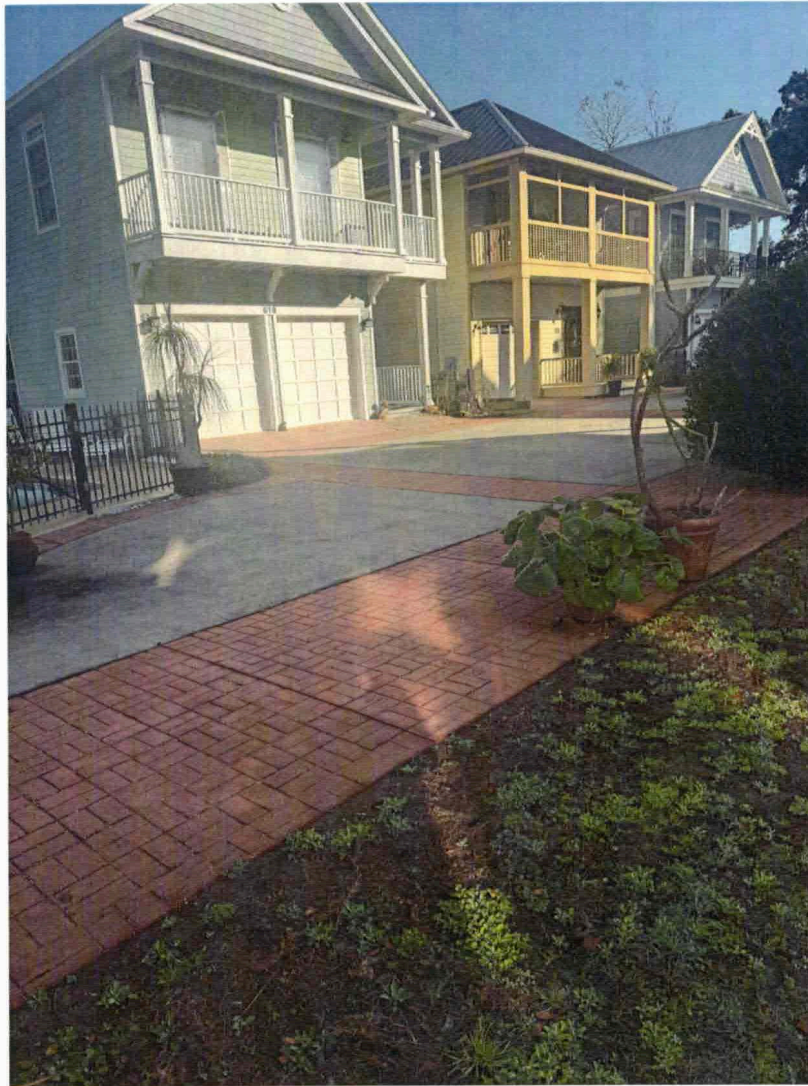
10-2-2025 R.E.B.

A CUSTOM RESIDENCE FOR:
CARROLL RESIDENCE
412 GOVERNMENT ST
PENSACOLA, FLORIDA

FLOOR PLANS	1/4" = 1'-0"
PLAN #10-2502	
SUB: FLOOR PLANS	1321
DATE: 10-2-2025	2025
BY: KJS	24
CHECKED: KJS	24
TOTAL	3333

3

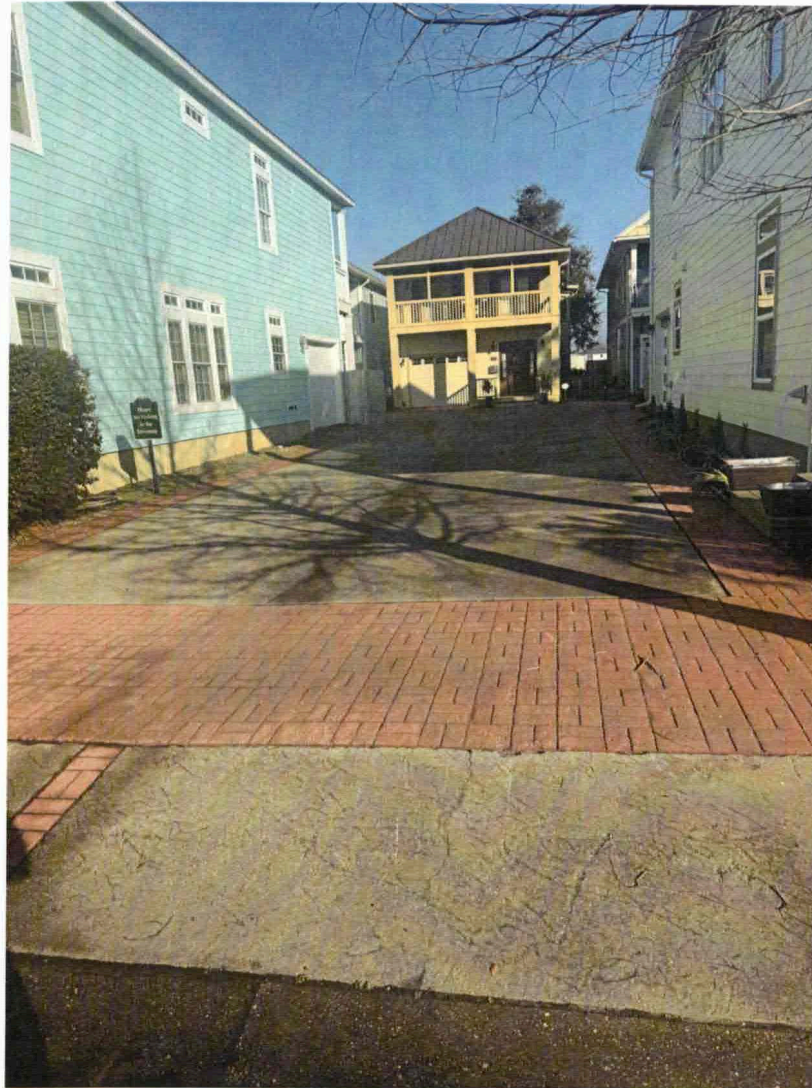




Existing Driveway



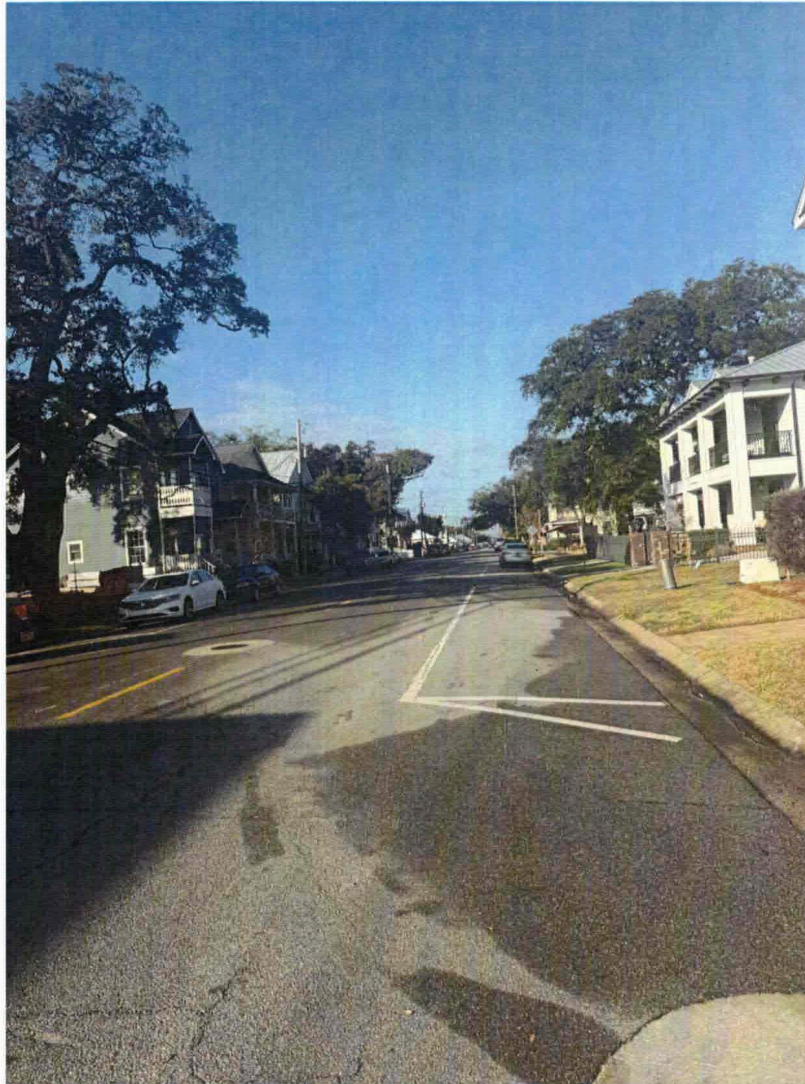
612 E Government Street



Private Neighborhood Entrance



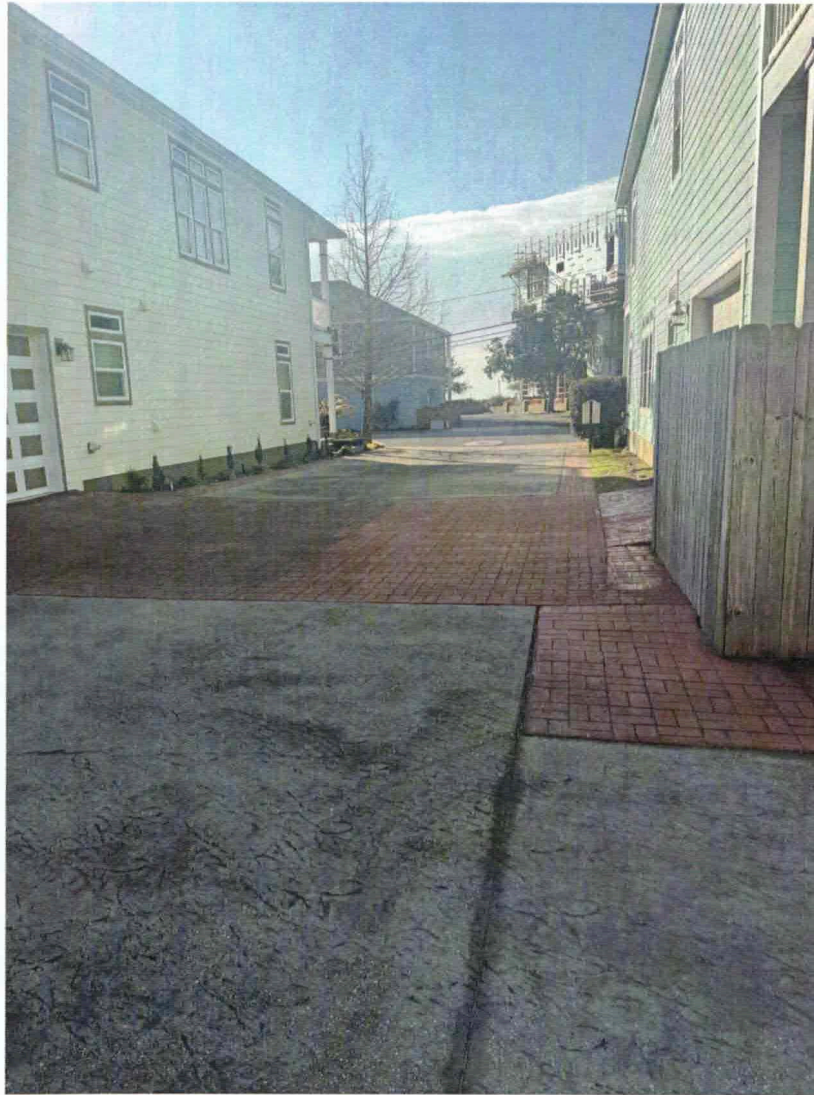
Eastview of Government Street



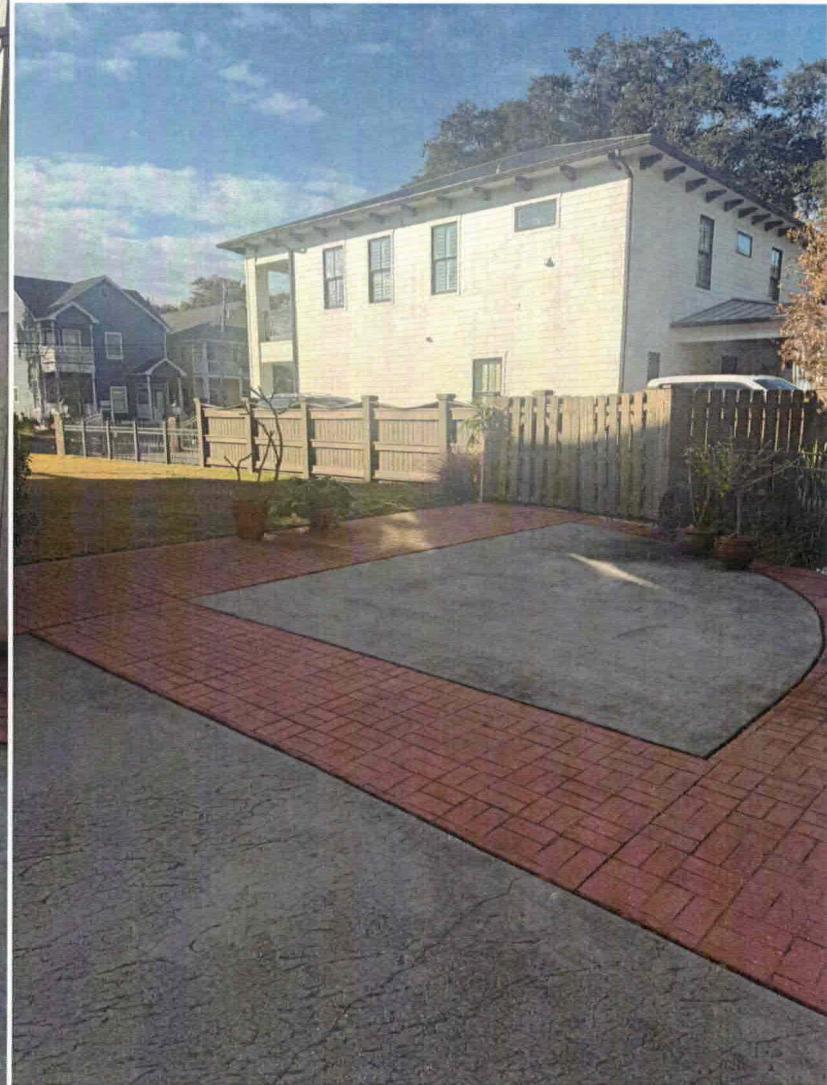
Westview of Government Street



Fence along west property line



Private Streetview

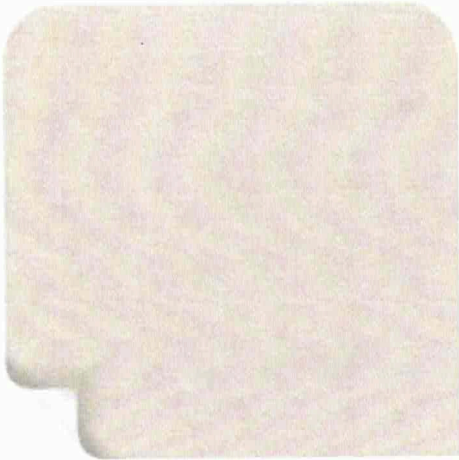


Rearview of 612 E. Government St.

612 E Government Street Pensacola, FL 32502
Color Sheet

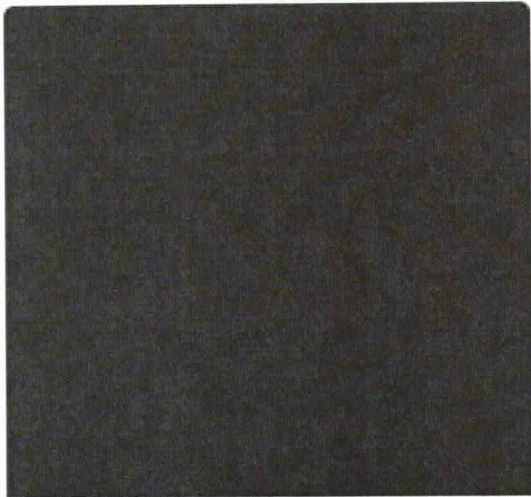
<u>Element</u>	<u>Manufacturer</u>	<u>Color</u>
Exterior Siding	James Hardie Plank Lap Siding	Natural Choice Sherwin Williams SW7011
Exterior Trim	James Hardie	Natural Choice Sherwin Williams SW7011
Fascia	James Hardie	Natural Choice Sherwin Williams SW7011
Columns	James Hardie (See Plans)	Natural Choice Sherwin Williams SW7011
Corbels	Fiberglass (See Plans)	Natural Choice Sherwin Williams SW7011
Exterior Doors	Neuma Doors Royal Series-Impact	Black Benjamin Moore HC-190
Windows	ES-V100 Single Hung ES-V150 Fixed ES-500 Casement	Black
Metal Roof	D7 Metals Standing Seem	Old Town Gray
Exterior Lighting	Birch Lane Newson Transparent Metal Hanging Lantern	Black
Railing	Metal 42" (See Plans)	Black
Garage Door	Wayne Dalton Classic Steel Insulated Model 8670	Natural Choice SW7011

Paint Colors



"Natural Choice" Sherwin Williams
SW7011

Siding, Trim, Fascia, Columns & Corbels



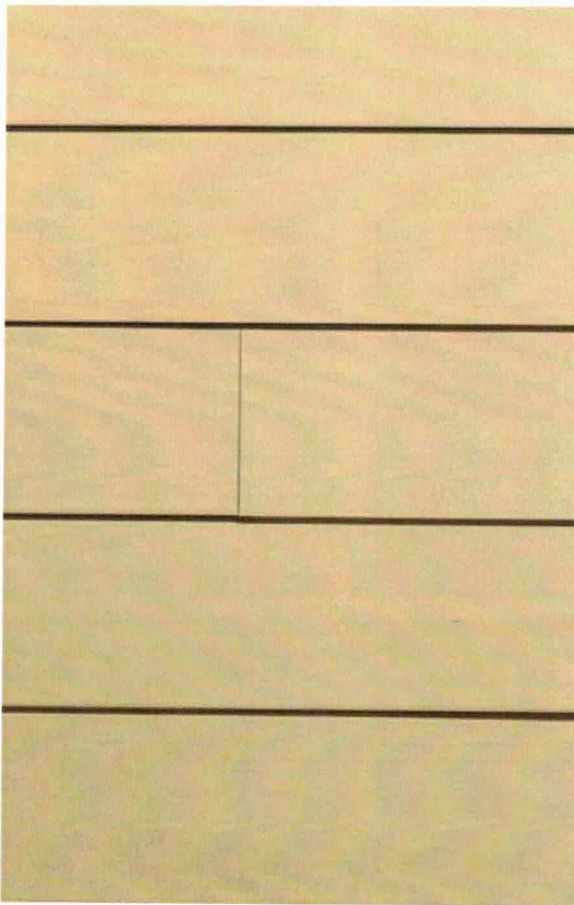
"Black" Benjamin Moore Historical
HC190

Exterior Doors

Roof & Siding

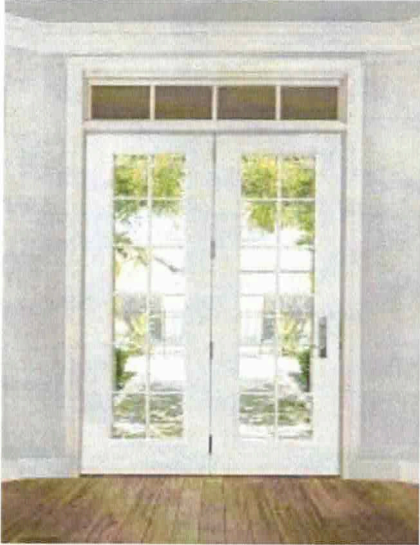


Metal Roof D7 Standing Seem-Old Town Gray



James Hardie Plank Lap Siding
Profile-Smooth
Thickness-0.312"
Width-12"
Exposure-10.75"

Doors



Rough Opening 36x72
6 Light
Black Exterior/White Interior
See Spec Sheet

Doors

Scott Snowden

QUOTE BY : Scott Snowden

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW250200GWF - Version 0

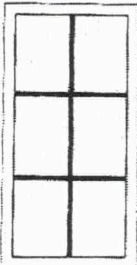
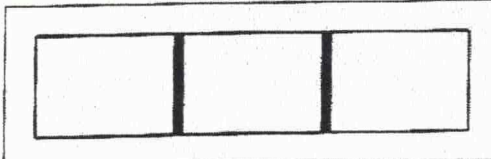
SHIP TO :

PROJECT NAME :

REFERENCE :

U-Factor Weighted Average: 0.32

SHGC Weighted Average: 0.27

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 36 X 72	 PRVFWST3672 Frame Size: 35 1/2 x 71 1/2 Actual Size: 35 1/2 -in X 71 1/2 -in Premium Vinyl Fixed Window Tilt SH, Nail Fin (1 1/4" setback), Laminated Black Ext/White Int , SunStable Clear Impact , Impact In / Annealed Out, PVB 5/16 in - 1/8 out , 7/8" Contour SDL (slim), All Lite(s) Laminated Black Ext, White Int, Colonial (Even Rect Lites), 2 Wide 3 High, No Mull Prep FL# 22281.23 FBC/TDI-AAMA, WZ 3 - Missile Level D, PG50, DP+50/-55, U-Factor: 0.32, SHGC: 0.28, VT: 0.52, CR: 53.00, ER: 16.00, CPD: JEL-A- 900-01590-00004 PEV 2025.1.0.5104/PDV 7.874 (01/10/25)PA	\$973.29	7	\$6,813.03
Line 2	Rough Opening : 48 X 16	 Frame Size: 47 1/2 x 15 1/2 Actual Size: 47 1/2 -in X 15 1/2 -in Premium Vinyl Fixed Window Tilt SH, Nail Fin (1 1/4" setback), Laminated Black Ext/White Int , SunStable Clear Impact , Impact In / Annealed Out, PVB 5/16 in - 1/8 out , 7/8" Contour SDL (slim), All Lite(s) Laminated Black Ext, White Int, Colonial (Even Rect Lites), 3 Wide 1 High, No Mull Prep FL# 22281.23 FBC/TDI-AAMA, WZ 3 - Missile Level D, PG50, DP+50/-55, U-Factor: 0.32, SHGC: 0.28, VT: 0.52, CR: 53.00, ER: 16.00, CPD: JEL-A- 900-01590-00004 PEV 2025.1.0.5104/PDV 7.874 (01/10/25)PA	\$471.22	8	\$3,769.76

Windows



Two over Two

ES-V100 Single Hung
ES-V150 Fixed
ES-V500 Casement



7/8" SDL

uPVC

Our new uPVC line is designed to enhance the aesthetic appeal, energy efficiency, sound insulation and security of your spaces. Discover the perfect combination of style and functionality with our state-of-the-art products.

Features:

- Energy Efficiency
- Low Maintenance
- Durability and Longevity
- Sound Insulation
- Extended Warranty
- Safety
- Large Missile Impact Rating Capabilities

Windows

ES-V100 Single-Hung Window

ES-V150 Fixed Window

ES-V200 Horizontal Roller Window

ES-V500 Casement Window

ES-V550 Awning Window

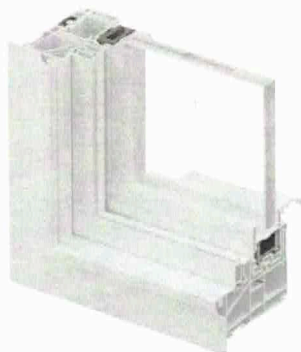
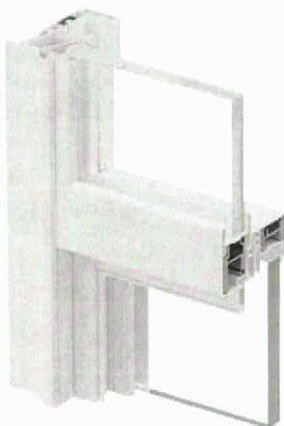
Doors

ES-V400 Sliding Glass Door



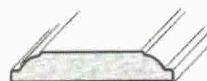
ES-V100

Single-Hung Window



Features

- Glass options:
7/16" laminated glass
1" insulating glass
1" insulating laminated glass
- FBC Test: FL 42159
- Screen options available
- Mullion options available
- Aluminum reinforced including on jamb screw-through
- Standard colors available
- Muntin:



0.875" WIDE x 0.125" TALL

System Description

Minimum panel size	18 1/8" W x 25" H
Maximum panel size	53" W x 76" H
Frame depth	3 1/4"
Sightline	2 7/32" flush frame
	2 23/32" flange frame

Water infiltration



10.50 PSF.

Air infiltration



1.57 PSF.

Design load



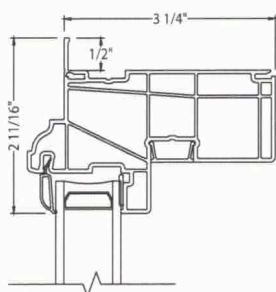
+60/-60 PSF.

ES-V100

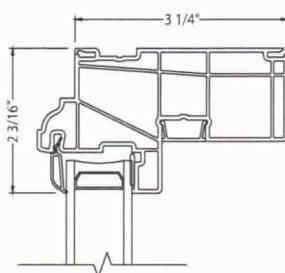
Single-Hung Window



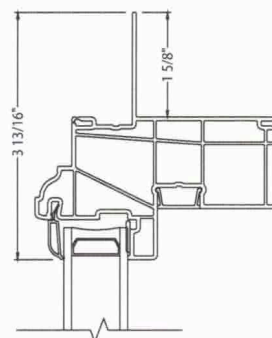
Configurations ES-V100



Flange Frame

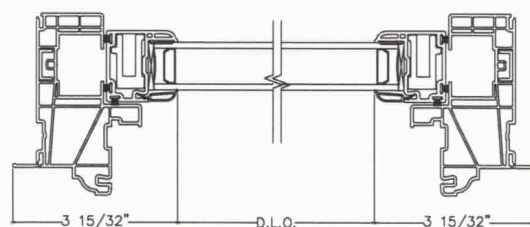
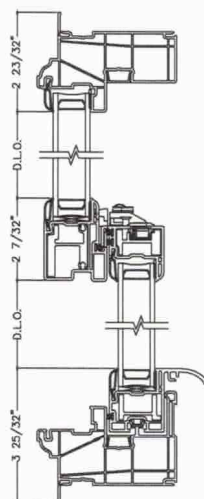
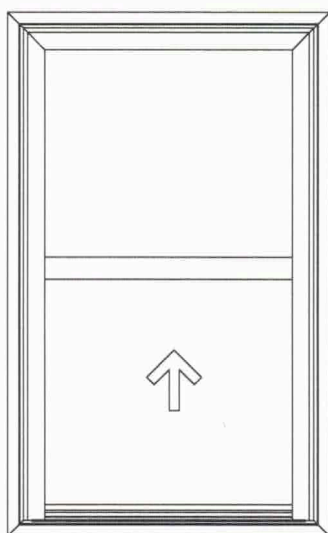


Flush Frame



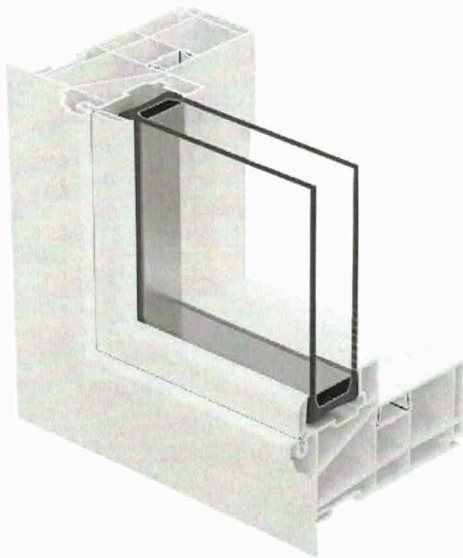
Fin Frame

Details ES-V100



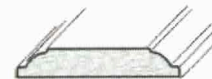
ES-V150

Fixed Window



Features

- Glass options:
7/16" laminated glass
1" insulating glass
1" insulating laminated glass
- FBC Test: FL 42155
- Mullion options available
- Aluminum reinforced
- Standard colors available
- Muntin:



0.875" WIDE x 0.125" TALL

System Description	
Minimum panel size	18 1/8" W x 25" H
Maximum panel size	59" W x 47" H 35" W x 77" H
Frame depth	3 1/4"
Sightline	2 7/32" flush frame 2 23/32" flange frame

Water infiltration



12 PSF.

Air infiltration



1.57 PSF.

Design load



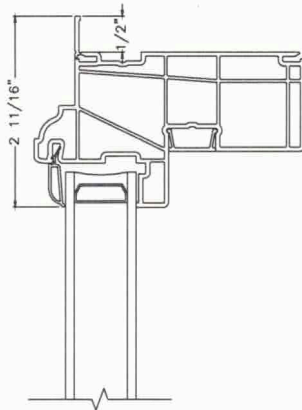
+80/-80 PSF.

ES-V150

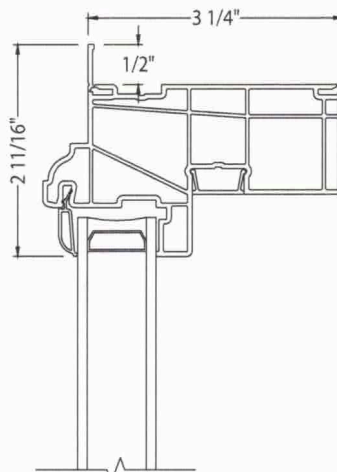
Fixed Window



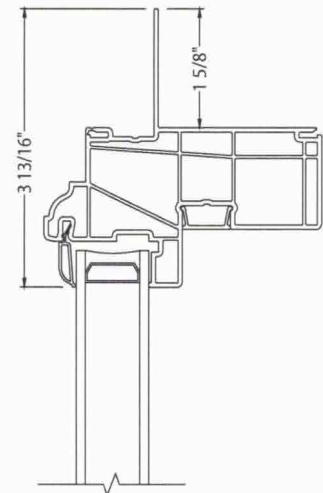
Configurations ES-V150



Flange Frame

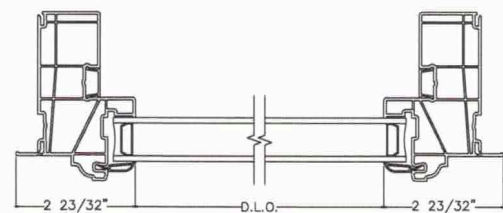
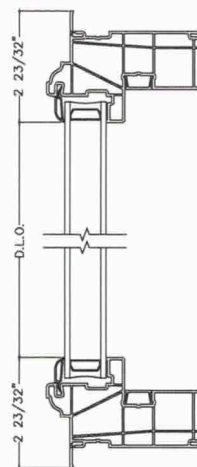
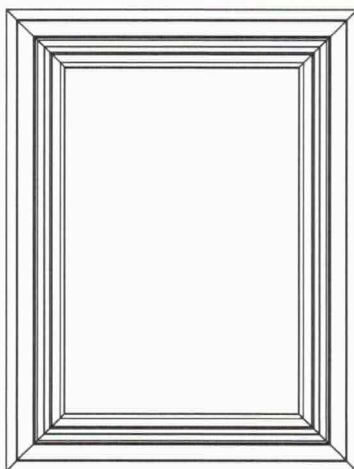


Flush Frame



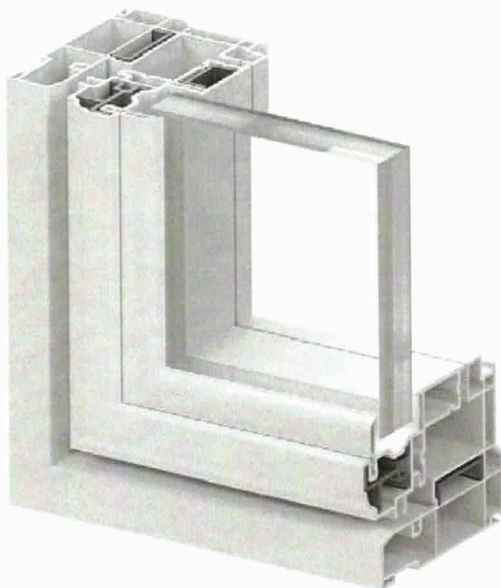
Fin Frame

Details ES-V150



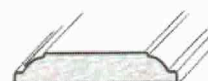
ES-V500

Casement Window



Features

- Glass options:
7/16" laminated glass
1" insulating glass
1" insulating laminated glass
- FBC Test: FL 42156
- Screen options available
- Mullion options available
- Aluminum reinforced
- Standard colors available
- Muntin:



0.875" WIDE x 0.125" TALL

System Description

Minimum panel size	18 1/8" W x 25" H
Maximum panel size	29" W x 83" H 41" W x 62" H
Frame depth	3 1/4"
Sightline	2 3/4" flush frame 3 1/4" flange frame

Water infiltration



10.50 PSF.

Air infiltration



1.57 PSF.

Design load



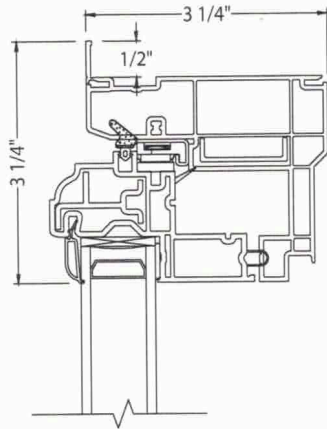
+60/-60 PSF.

ES-V500

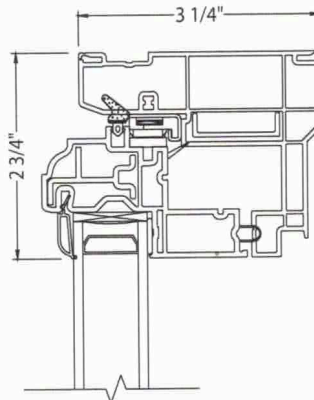
Casement Window



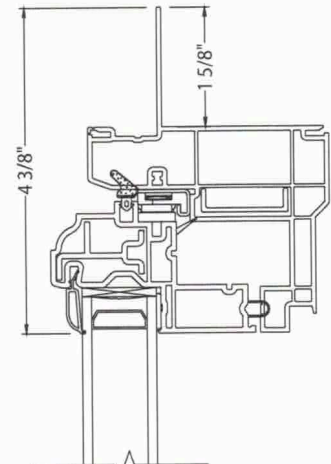
Configurations ES-V500



Flange Frame

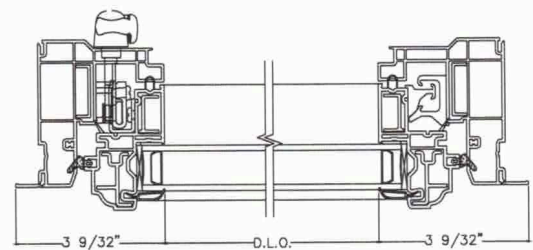
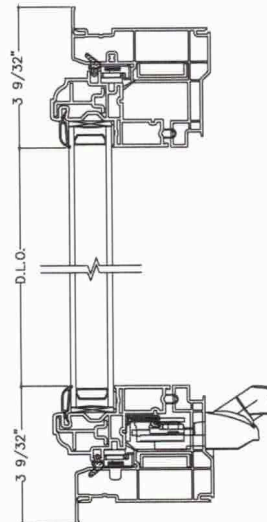
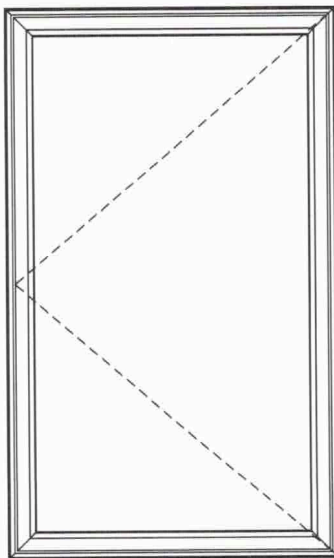


Flush Frame



Fin Frame

Details ES-V500



Lighting



Outdoor Hanging Lantern

Dimensions

Canopy-5" W

Fixture- 18.75" H x 8.5"W x 6.13" D

Overall Hanging Height- 64" H

Carriage House Garage Doors

Model 8670



Wayne Dalton
Model 8670
Carriage House Garage Door
Steel-Insulated



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-298

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

819 E. Jackson Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Final Review of Replacement Windows at a Contributing Structure

SUMMARY:

Highpointe DBR, LLC is seeking final approval to replace 18 existing wood windows with Jeld-Wen aluminum-clad wood windows with simulated divided lites and a roof replacement with GAF Timberline shingles in Pewter Gray. In-kind siding repairs were recently approved through a board-for-board application and the exterior will be painted to match the existing colors.

Recommended Code Sections:

Sec. 12-3-10(3)e.3.ii.(a) Old East Hill Preservation District; Procedure for review of plans; Decisions; Rules governing decisions.

Sec12-3-10(3)g. OEHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the Old East Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

— original
— ☒ update

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES **02106**

Recorder # _____

SITE NAME D. J. Hayes, House
 HISTORIC CONTEXTS Spanish American War
 NAT. REGISTER CATEGORY District
 OTHER NAMES OR MSF NOS None
 COUNTY Escambia OWNERSHIP TYPE private-individual
 PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
 LOCATION (Attach copy of USGS map, sketch-map of immediate area)
 ADDRESS 819 East Jackson St. CITY Pensacola
 VICINITY OF / ROUTE TO West-East Hill neighborhood, S. side of E. Jackson St. between N. 8th Ave. and N. 9th Ave.
 SUBDIVISION New City Tract BLOCK NO 83 LOT NO 60
 PLAT OR OTHER MAP County Appraiser's Atlas Sheet # 68
 TOWNSHIP 2S RANGE 30W SECTION 221/4 1/4-1/4
 IRREGULAR SEC? ☒ y n LAND GRANT _____
 USGS 7.5' MAP Pensacola 1970 PR 1987
 UTM: ZONE _____ EASTING _____ NORTHING _____
 COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
 BUILDER: F _____ M _____ L unknown
 CONST DATE 1903 CIRCA c RESTORATION DATE(S): _____
 MODIFICATION DATE(S): _____
 MOVE: DATE _____ ORIG LOCATION _____
 ORIGINAL USE(S) private-residence
 PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
 PLAN: EXTERIOR irregular
 INTERIOR _____
 NO.: STORIES 1 OUTBLDGS 1 PORCHES 1 DORMERS 1
 STRUCTURAL SYSTEM(S) balloon wood framing
 EXTERIOR FABRIC(S) aluminum siding, drop siding, covering drop siding
 FOUNDATION: TYPE pier MATLS brick
 INFILL concrete block
 PORCHES N&E porch/turned wood columns/4/s
 ROOF: TYPE cross-gable SURFACING composition shingles
 SECONDARY STRUCS. shed, porch
 CHIMNEY: NO 0 MTLS n/a LOCNS n/a
 WINDOWS shs, 4 wood; dhs 6/6 wood; dhs, 2/2 wood; dhs, 4/4 wood; dhs, 4/6 porch length wood; transom; porch columns, turned pickets on porch
 EXTERIOR ORNAMENT wood-decorative cornice; jigsaw cut corner pieces on porch
 CONDITION good SURROUNDINGS residential columns _____
 NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; oaks, palms

ARCHAEOLOGICAL REMAINS AT THE SITE

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

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE local community development
Social History

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

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

* * *DHR USE ONLY* * * * * DHR USE ONLY * *
 *
 * DATE LISTED ON NR *
 * KEEPER DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____ *
 * SHPO EVALUATION OF ELIGIBILITY(DATE): -YES _____ -NO _____ *
 * LOCAL DETERMINATION OF ELIG.(DATE): -YES _____ -NO _____ *
 * OFFICE _____ *
 * * *DHR USE ONLY* * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME F Richard M J. L Brosnahan
 DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Bd.

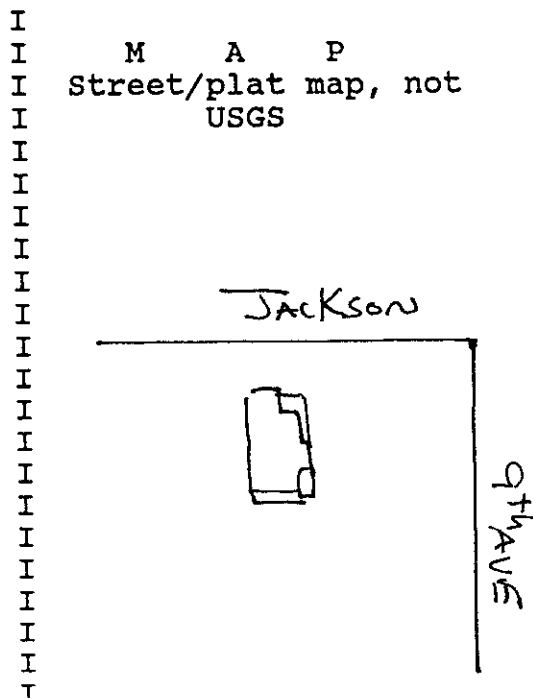
PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Historic Pensacola Preservation Bd.

NEGATIVE NUMBERS 91N1110WEH (frames 31-32)

P H O T O G R A P H

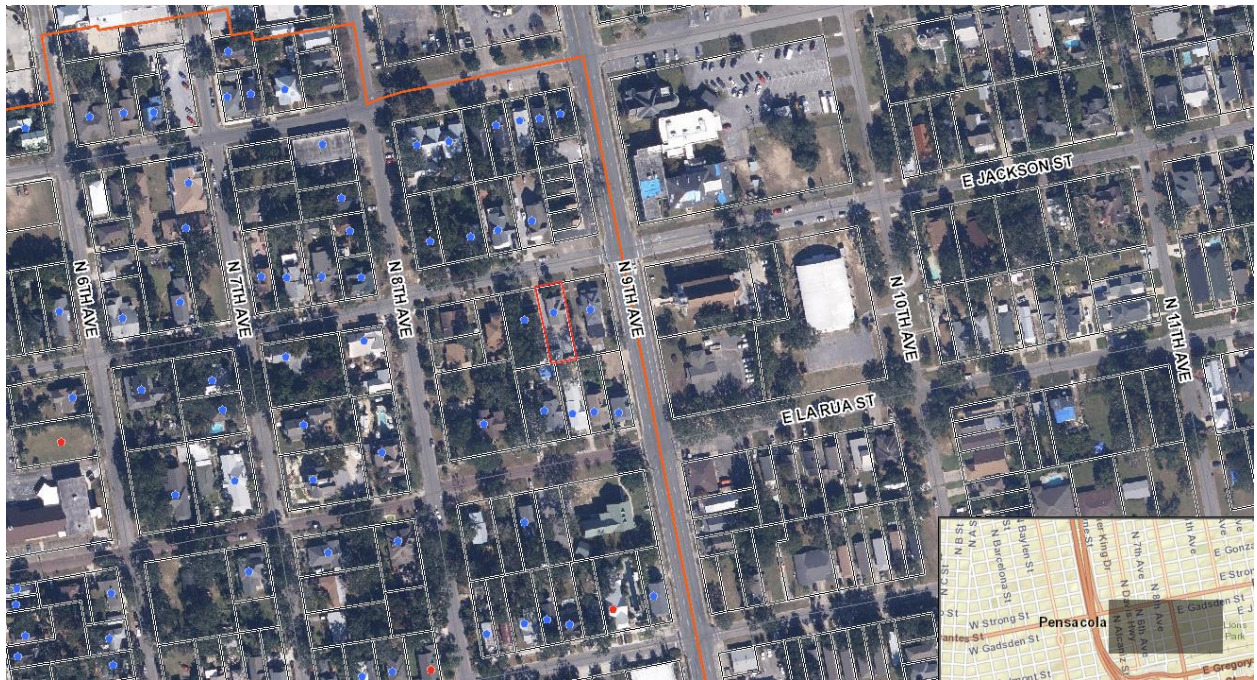
Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



819 E. Jackson Street





**Architectural Review Board Application
Full Board Review**

Application Date: 2/19/25

Project Address: 819 E. Jackson St. Pensacola FL. 32501

Applicant: Highpointe DBR. LLC

Applicant's Address: 913 E. Gonzalez St. Pensacola FL. 32503

Email: dtradin@gmail.com **Phone:** 850-529-8999

Property Owner: EMCIII Land Co. 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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Highpointe DBR LLC. is seeking approval to replace most of the existing wood windows on front and sides of the building with new Jeld Wen Aluminum Clad wood windows. Some original windows to remain. Replace roofing. Paint new board for board replacement siding to match existing as close as possible with historic pallet equivalents.

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

2/19/25
Date

819 E. Jackson St.
Pensacola FL. 32501



Existing



Exterior Colors

Matching Existing

Hawthorne Yellow

HC-4

Siding

SW 7005

Pure White

Interior / Exterior

Location Number: 255-C1

Trim

SW 2860

Sage

Interior / Exterior

Deck

SW 2802

Rookwood Red

Interior / Exterior

Front Door/Accent

Roofing Color

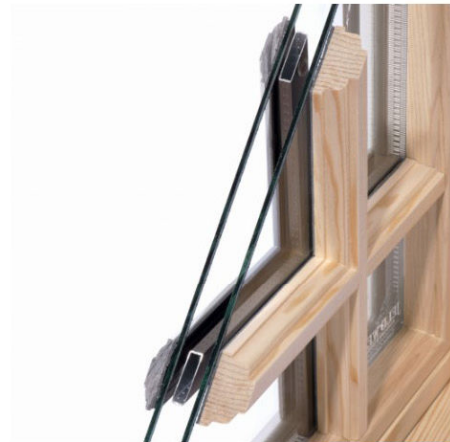
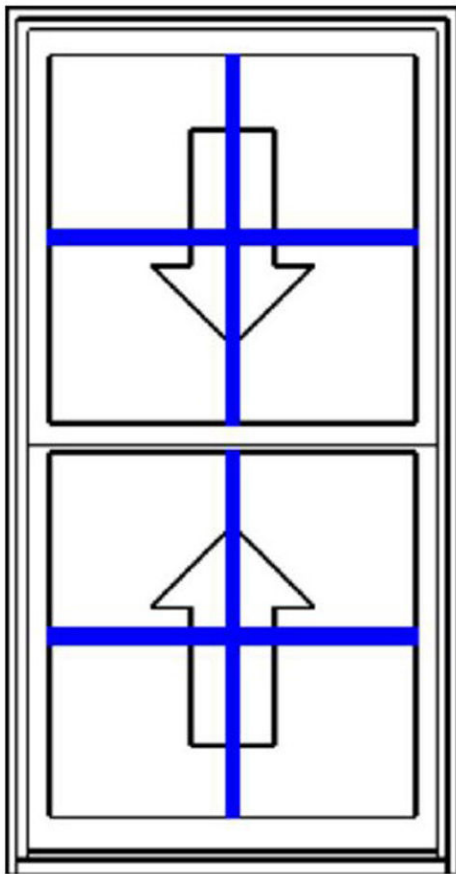


GAF Timberline Pewter Grey



Example

Jeld-Wen Windows



Precise SDL

AuraLast™



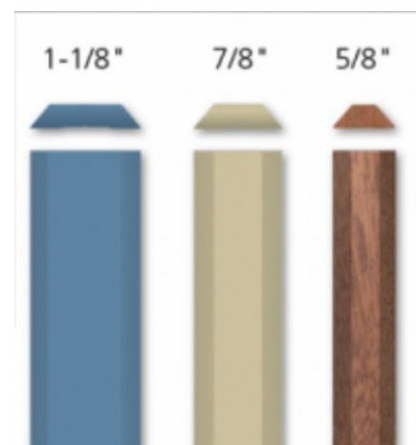
AuraLast Pine Interior

Jeld Wen Custom Clad Wood Window
AuraLast Pine and Precise SDL



Exterior Color:
Bone White

Bone White

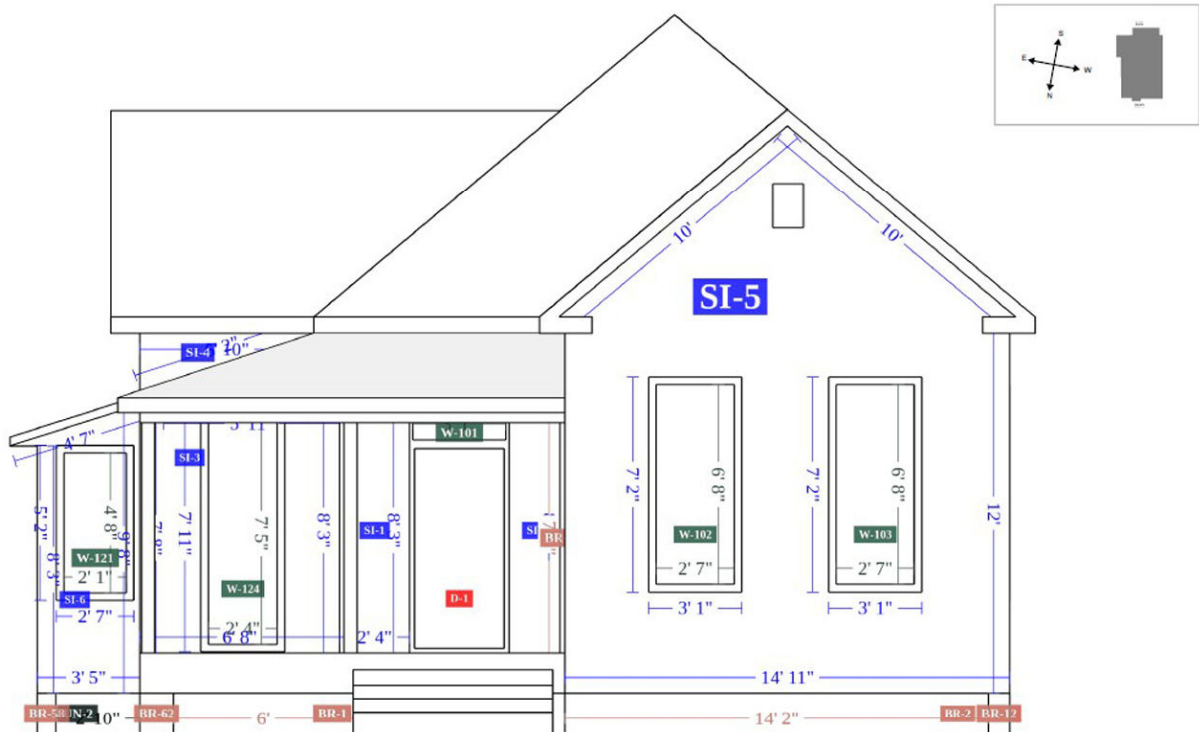


PUTTY

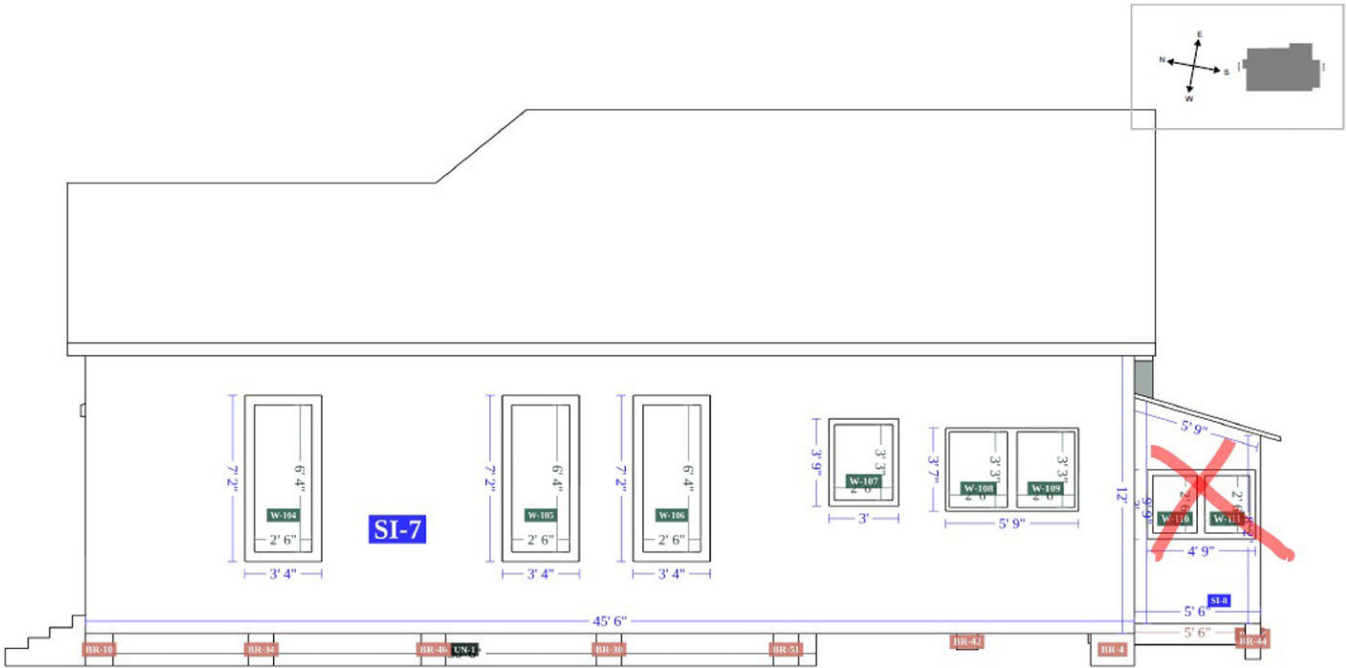
5/8" Putty external Muntin

Front Elevation

Replace all windows.



Right side Elevation
Replace all windows except red X.

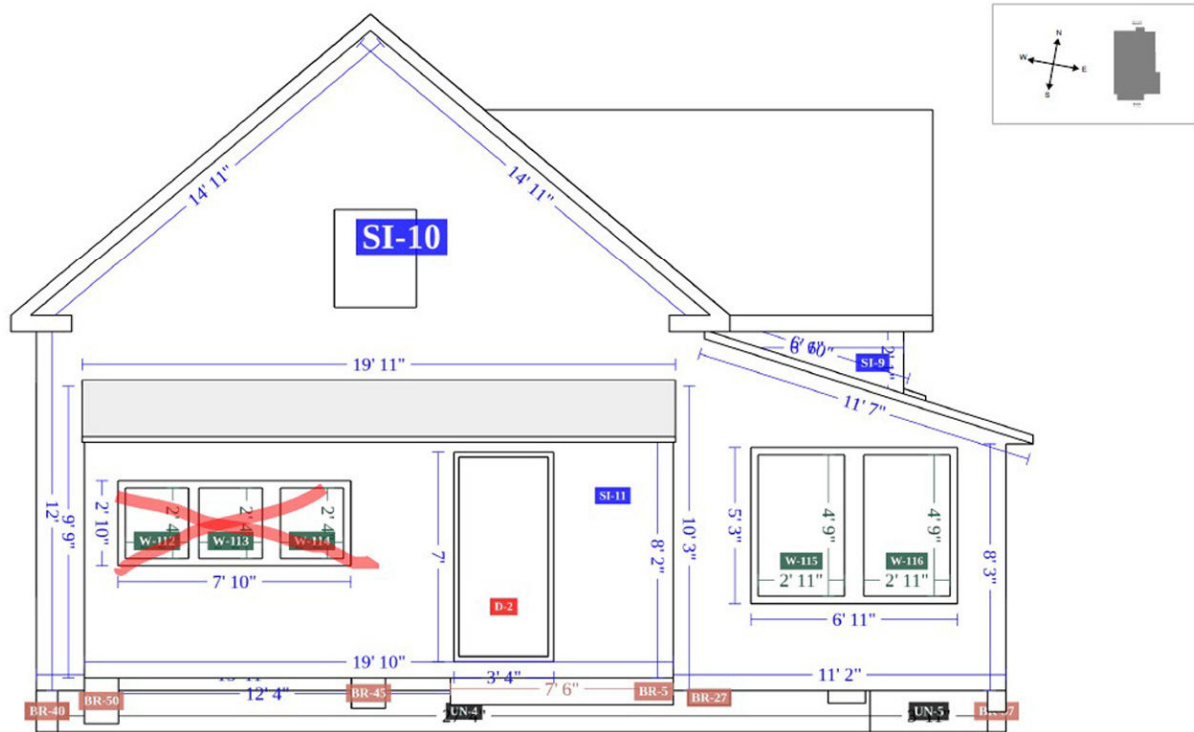


Additional Right Side Pictures



Rear Elevation

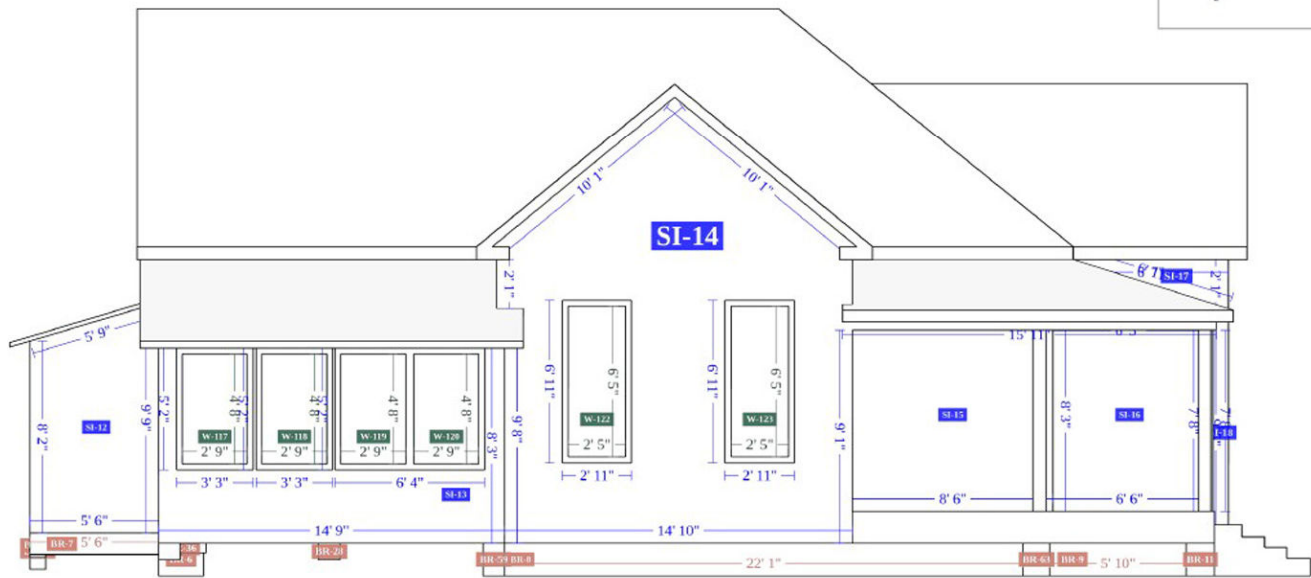
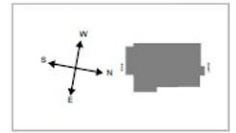
Replace all windows except red X.



Rear Elevation Additional Pictures



Left Side Elevation Replace all windows.



Additional Pictures.



John Smith

QUOTE BY : John Smith

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW250200A50 - Version 0

SHIP TO :

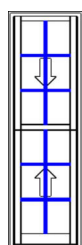
PROJECT NAME : 809 E JACKSON

REFERENCE :

U-Factor Weighted Average: 0.34

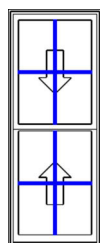
SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	RO Size : 30 1/8 X 96 3/4	Frame Size : 29 3/8 X 96 (Outside Casing Size: 29 3/8 X 96) Custom Epic Clad Double Hung, Auralast Pine, Brilliant White Exterior-AAMA 2605 Finish, Primed Interior, Nail Flange, No Sill Nosing, Standard DripCap, 5 1/2 Jamb, Standard Double Hung, Beige Jambliner, White Hardware, Sash Lock(s), No Finger Lifts, FBC/TDI-WDMA, Wind Zone 3 Rated, PG 55, FL/TDI# 16085.6 Insulated SunResist Impact w/Tempered Out, Neat, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Silver Shadow Bar, Colonial All Lite(s) 2 Wide 3 High Top, 2 Wide 3 High Btm, UltraVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.706(9/32 / 1/8), U-Factor: 0.34, SHGC: 0.16, VLT: 0.34, CPD: JEL-N-789-02212-00005 PEV 2024.4.0.4909/PDV 7.718 (12/01/24)PW	\$3,881.76	1	\$3,881.76



Viewed from Exterior. Scale: 1/2" =1'

Line 2	Rough Opening : 30 1/8 X 76 3/4	SCD2976 Frame Size : 29 3/8 X 76 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, FBC/TDI-WDMA, Wind Zone 3 Rated, PG 50, (+50/-65) FL/TDI# 20118.1 Insulated SunResist Impact w/Annealed Out, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.706(9/32 / 1/8), Clear Opening:25.6w, 34.4h, 6.1 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.34, SHGC: 0.18, VLT: 0.40, Energy Rating: 7.00, CPD: JEL-N- 880-06958-00005 PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW			
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Viewed from Exterior. Scale: 1/2" =1'

cust-58302

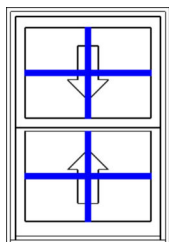
Page 1 of 4 (Prices are subject to change.) JW250200A50 (Ver:0) - 02/13/2025 3:07 PM

Quote Date: 02/13/2025

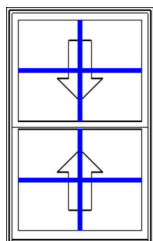
Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 02/13/2025

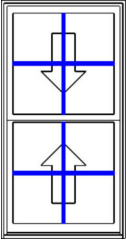
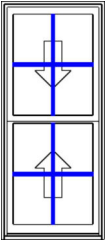
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
			\$1,513.64	7	\$10,595.48
Line 3		Frame Size : 27 3/8 X 40			
	Rough Opening : 28 1/8 X 40 3/4	Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, FBC/TDI-WDMA, Wind Zone 3 Rated, PG 50, (+50/-65) FL/TDI# 20118.1 Insulated SunResist Impact w/Annealed Out, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.706(9/32 / 1/8), Clear Opening:23.6w, 16.4h, 2.6 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.34, SHGC: 0.18, VLT: 0.40, Energy Rating: 7.00, CPD: JEL-N- 880-06958-00005 PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW			
			\$1,179.64	3	\$3,538.92
Line 4		Frame Size : 39 3/8 X 64			
	Rough Opening : 40 1/8 X 64 3/4	Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, FBC/TDI-WDMA, Wind Zone 3 Rated, PG 50, (+50/-65) FL/TDI# 20118.2 Insulated SunResist Impact w/Annealed Out, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.706(9/32 / 1/8), Clear Opening:35.6w, 28.4h, 7 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.34, SHGC: 0.18, VLT: 0.40, Energy Rating: 7.00, CPD: JEL-N- 880-06958-00005 PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW			
			\$1,763.62	2	\$3,527.24



Viewed from Exterior. Scale: 1/2" =1'



Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 5		SCD3364			
	Rough Opening : 34 1/8 X 64 3/4	Frame Size : 33 3/8 X 64 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, FBC/TDI-WDMA, Wind Zone 3 Rated, PG 50, (+50/-65) FL/TDI# 20118.1 Insulated SunResist Impact w/Annealed Out, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.706(9/32 / 1/8), Clear Opening:29.6w, 28.4h, 5.8 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.34, SHGC: 0.18, VLT: 0.40, Energy Rating: 7.00, CPD: JEL-N- 880-06958-00005 PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW			
		Viewed from Exterior. Scale: 1/2" =1'			
			\$1,476.79	4	\$5,907.16
Line 6		Frame Size : 27 3/8 X 64 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, Nail Fin (Standard), Color Match Metal DripCap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, ,Recessed Sash Lock, FBC/TDI-WDMA, Wind Zone 3 Rated, PG 50, (+50/-65) FL/TDI# 20118.1 Insulated SunResist Impact w/Annealed Out, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 2 High Top, 2 Wide 2 High Btm, BetterVue Mesh Brilliant White Screen, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, *Custom-Width*, IGThick=0.706(9/32 / 1/8), Clear Opening:23.6w, 28.4h, 4.6 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.34, SHGC: 0.18, VLT: 0.40, Energy Rating: 7.00, CPD: JEL-N- 880-06958-00005 PEV 2025.1.0.5024/PDV 7.706 (12/01/24)CW			
		Viewed from Exterior. Scale: 1/2" =1'			
			\$1,464.72	1	\$1,464.72
			Total:		\$28,915.28
			Total Units:	18	

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-299

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

820 N. Baylen Street
North Hill Preservation District / Zone PR-2 / City Council District 6
Final Review of a Replacement Accessory Garage at a Contributing Structure

SUMMARY:

Jared and Paula Willets are seeking final review of a replacement garage structure consisting of a carport with a first floor kitchen and bath with a second-story office space. The structure will be made of brick to match the existing home with a matching shingle roof, a 5V panel awning, Hardie trim, a permeable paver driveway, one Andersen aluminum-clad entry door, and Andersen 100 series vinyl windows with full divided lite per Andersen's definition.

Recommended Code Sections:

Sec. 12-3-10(2)d.2.ii.(b). North Hill Preservation District; Procedure for review; Decisions.

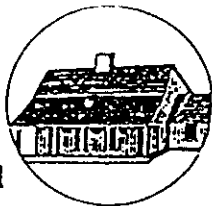
Sec. 12-3-10(2)d.2.iii. NHPD; Procedure for review; Decisions.

Sec. 12-3-10(2)e.6. NHPD; Regulations and guidelines for any development within the preservation district; Residential accessory structures.

Sec. 12-3-10(2)h. NHPD; Regulations for new construction and additions to existing structures in the North Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00893
Recorder #
Field Date 5 / 3 / 95
Form Date 6 / 26 / 95

Original
☒ Update

SITE NAMES (addr. if none) EDITH P. LIONS HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 820 N. BAYLEN ST.
CROSS STREETS nearest/between SE CORNER OF N. BAYLEN AND W. STRONG ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-009-035
SUBDIVISION NAME NORTH HILL BLOCK 35 LOT NO. 9-10
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? ☒ y ☐ n
[UTM: ZONE 16 17 EASTING 111111 NORTHING 111111]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

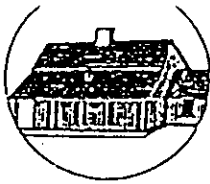
STYLE MASO EXTERIOR PLAN IRRE NO. STORIES 2
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.) CRGA
CHIMNEY: No. 1 Materials BRIC LOCATIONS NORTH EXTERIOR
WINDOWS (types, materials, and placements) DHS; 6/6 WOOD SINGLE AND GROUPED

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations W/2STORY HIPPED PORCHES
Porch roof types AT ENTRANCES
EXTERIOR ORNAMENT BRICK QUOINS POLYCROYMATIC BRICK WORK

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)
EXAMPLE OF 1930s MASONRY VERNACULAR ARCHITECTURE.



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1930+ 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) RESIDENCE
 PRESENT USES (give dates) RESIDENCE
 OWNERSHIP HISTORY (especially original owner) EDITH B. LIONS (ORIGINAL)
WILLIAM BROWN (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. R10, F23-24

RECORDER

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

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

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	y	n	pe	n	Date	/ /
	SEPO-NR ELIGIBILITY	y	n	pe	n	Date	/ /
DELIST DATE	LOCAL DESIGNATION					Date	/ /
	Local office						

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site Name Lions, EdithP. House Site No. ES 893 830 == Survey Date 8009 820 ==
Address of Site: 820 N. Baylen Street, Pensacola, FL 32501 905 ==
Instruction for locating SE corner of N. Baylen Street and W. Strong Street 813 ==

Location: Belmont Tract 35 9,10 868 ==
subdivision name block no. lot no.

County: Escambia 808 ==

Owner of Site: Name: Morris, Billie Jean Stitt
Address: 1103 Beachview Drive, Ft. Walton Beach, FL 32548 902 ==

Type of Ownership private 848 == Recording Date 832 ==

Recorder: Gantzhorn, Alan; Hawley, Nancy

Name & Title: HPPB
Address: 818 ==

Condition of Site: Integrity of Site: Original Use residence 838 ==

Check One Check One or More
☐ Excellent 863 == ☐ Altered 858 ==
☒ Good 863 == ☒ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==

Present Use residence 850 ==
Dates: Beginning +1930 844 ==
Culture/Phase American 840 ==
Period 20th century 845 ==

NR Classification Category: District 916 ==

Threats to Site:

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

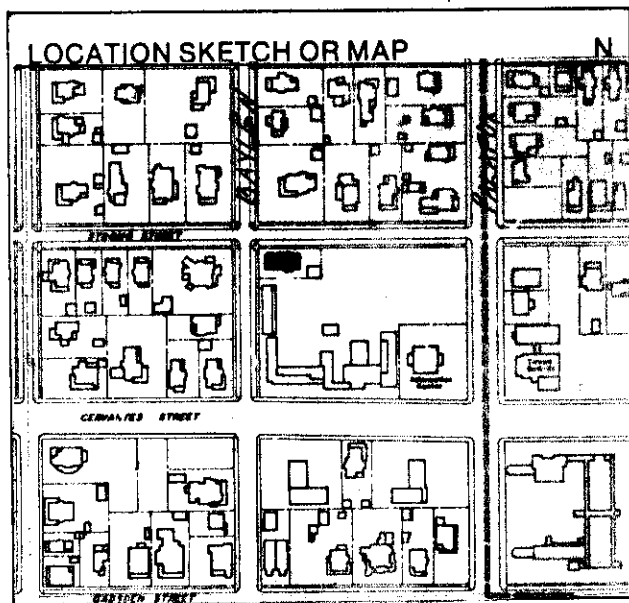
Areas of Significance: Architecture 910 ==

Significance:

An example of 1930s masonry vernacular architecture.

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 W/ 2 -1 story hipped porches over entrances
 942 = =
 FOUNDATION: brick, continuous 942 = =
 ROOF TYPE: gable on hip 942 = =
 SECONDARY ROOF STRUCTURE(S): cross gable 942 = =
 CHIMNEY LOCATION: N exterior 942 = =
 WINDOW TYPE: DHS, 6/6, wood; single and grouped 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: composition shingle, diamond 882 = =
 ORNAMENT EXTERIOR: brick quoins, polychromatic brick work 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS 0 954 = =
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970; North Hill, Gordon Richmond, 1974 809 = =
 Latitude and Longitude: , " , " , " , " 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section	
2S	30W	19	812 = =

UTM Coordinates:

Zone Easting Northing 890 = =

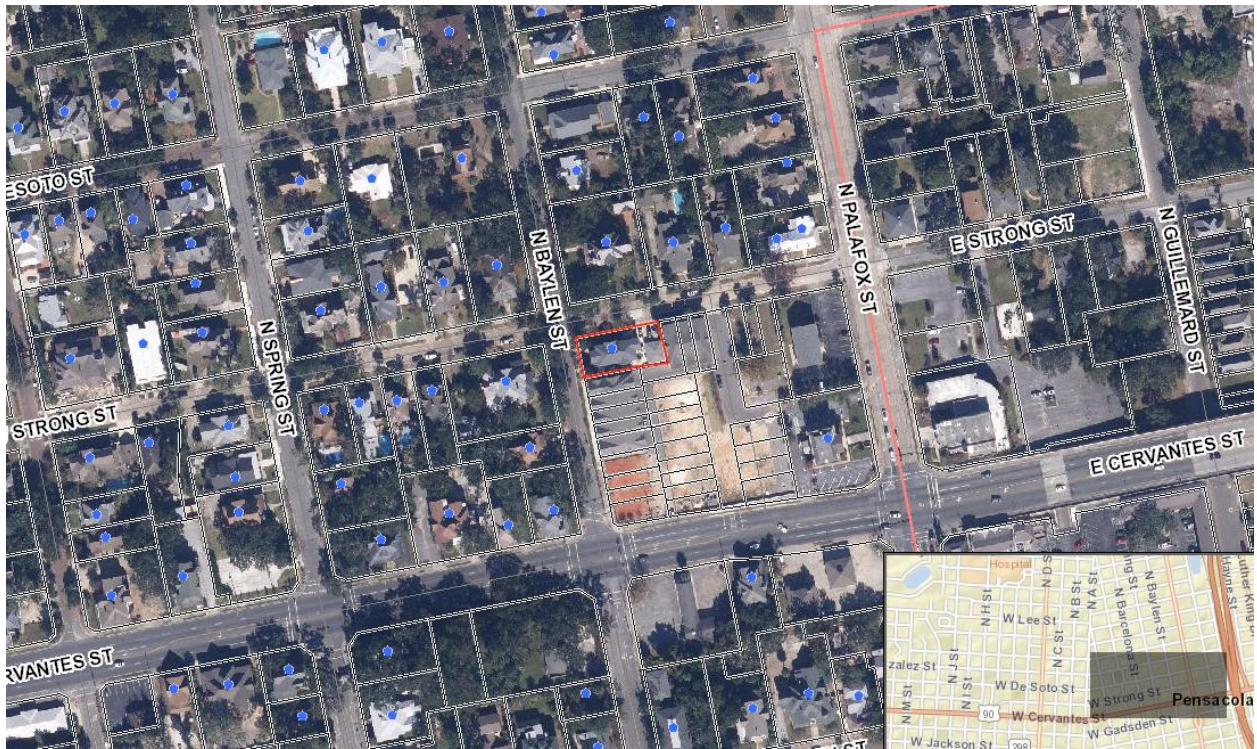
Photographic Records Numbers HPPR P80.31 Fr 26A 860 = =

Contact Print





820 N. Baylen Street





**Architectural Review Board Application
Full Board Review**

Application Date: 02/22/2025

Project Address: 820 N Baylen St

Applicant: Jared & Paula Willets

Applicant's Address: 820 N Baylen St

Email: paula.willets@gmail.com

Phone: 850-516-7914

Property Owner: Jared & Paula Willets

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 six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR **FINAL REVIEW.**

Replacement of existing garage with new structure to be built in same location.

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.

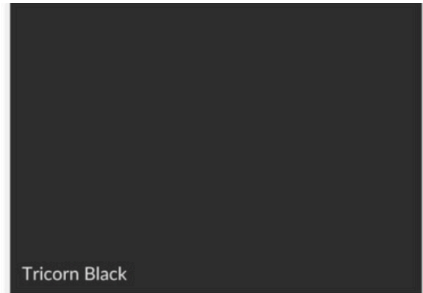
Paula M. Willets

Applicant Signature

02/22/2025

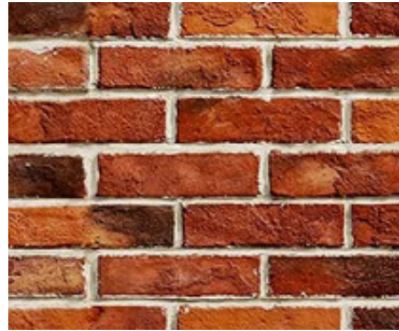
Date

Color



Sherwin William
Tri Corn Black SW6258

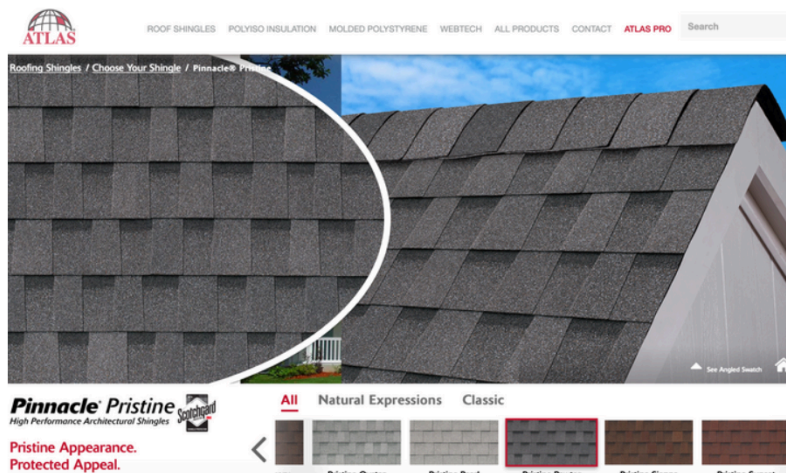
Brick



Red brick to match existing home

Roof

Color: Pristine Pewter
to match roof on home



Sofits

Dufrene Building Materials

Hardisoffit Beaded Porch Panel

SKU: HPBPS



Hardie Soffit Smooth Fiber Cement Vented Soffit Panel has no woodgrain appearance making it ideal for exteriors where a modern wood siding look is desired.

Highlights

- Durable, fiber cement soffit panel withstands the toughest weather conditions, serves as a finish to the underside of roof overhangs and compliments siding and trim design
- Soffit with a smooth texture look resists water absorption to protect against swelling and cracking
- Noncombustible, resists flame spread making for a safer home
- Fiber cement soffit stays strong and does not appeal to woodpeckers, termites and other pests
- Soffit is factory primed using a primer with a gray hue – paint with an acrylic exterior house paint within 180 days of install

Driveway



MUTUALMATERIALS®

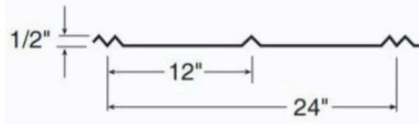
TurfStone Gray Permeable Paver Description



TurfStone is perfect for pedestrian or low-vehicular-use areas that need structural strength but benefit from the lush appearance of green space. Featuring a 40-percent open design, TurfStone pavers allow grass or moss to grow through, preserving the look of a lawn.

Sold by the individual piece.

Each paver weighs 65 lbs.

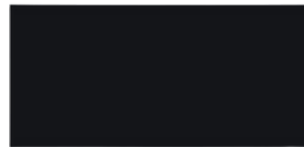


5-V PANEL

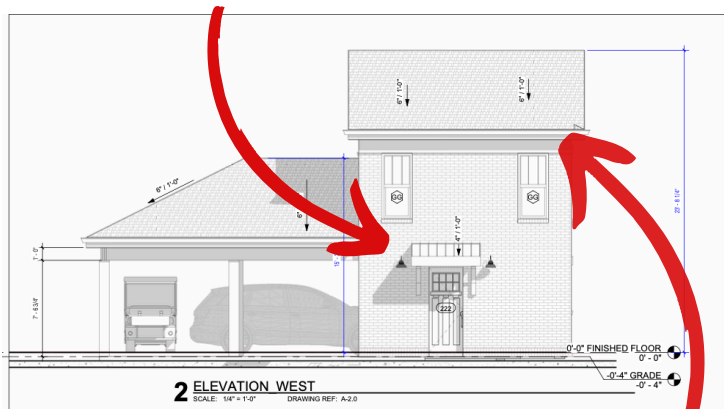
The 5-V Panel has a beautiful and simple design. It's no wonder it's been a popular panel choice for many generations. The aesthetic value of this panel design has given rise to its popularity, especially in coastal homes. Many customers have used it as accent panels in non-structural designs as well. This panel provides 2' of coverage per panel width & can be custom cut to any length. 5-V panels are only available in 26 gauge Galvalume.



Metal Roof over door



BLACK



Exterior light

Black finish



Fascia/Trim board

Hardie Trim HZ10 0.75 in. x 5.5 in. x 12 ft. and 0.75 in. x 12 in. x 12 ft

Primed Smooth Fiber Cement Trim Board



BLACK

Hardie board painted SW Tricorn Black to match existing home



CREATE AN ENTRY DOOR WITH CHARACTER

Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.



- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 11 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available as single-door or double-door configurations and either inswing or outswing operation
- Low-profile sill option available
- Many door styles are available, see andersenwindows.com/entrydoors for options

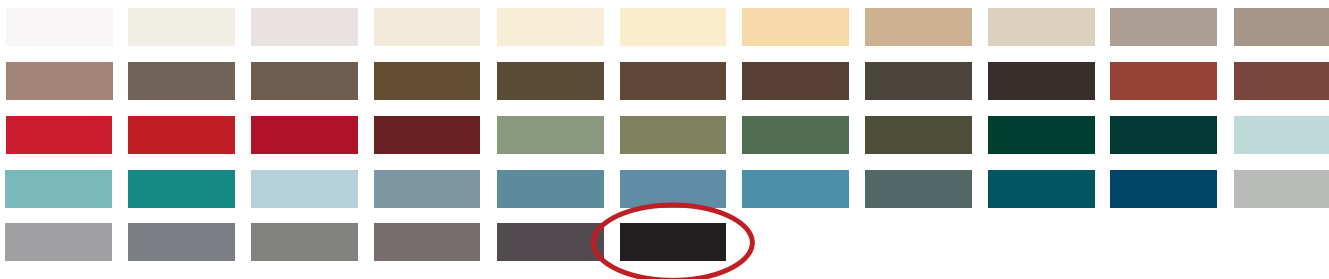
POPULAR DOOR STYLES



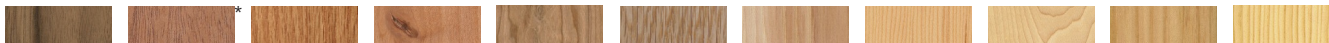
ENTRY DOORS

PRODUCT OPTIONS

EXTERIOR COLORS



EXTERIOR & INTERIOR WOOD SPECIES

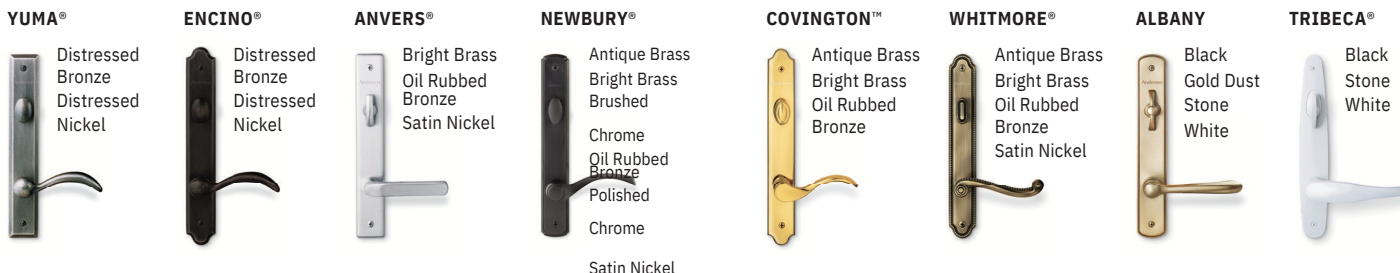


INTERIOR PAINTED OPTIONS



HARDWARE OPTIONS**

Choose from Andersen® hardware or have your door prepped for hardware manufactured by others.



Bold name denotes finish shown. **FSB® HARDWARE**

Durable FSB hardware features clean lines and a sleek finish for a thoroughly modern look.

YALE® ASSURE LOCK® The Yale Assure Lock allows you to monitor, lock and unlock your door from anywhere.



For more information,
visit

andersenwindows.com/entrydoors

**Hardware is sold separately.

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

†FSB style 1102 is not available in black anodized aluminum.

Distressed bronze and oil rubbed bronze are “living” finishes that will change with time and use.

Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty. Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples. All trademarks where denoted are marks of their respective owners. ©2021 Andersen Corporation. All rights reserved. 09/21

100 SERIES

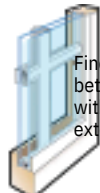


GRILLE OPTIONS

Grilles for Andersen 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



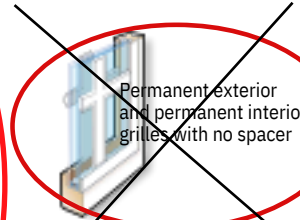
Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior grilles



Permanent exterior and permanent interior grilles with spacer



Permanent exterior and permanent interior grilles with no spacer

FINELIGHT™ GRILLES BETWEEN THE GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

Grille Bar Widths

Actual width shown.



3/4" (19) width grille bar for windows.



1" (25) width grille bar for patio doors.



A 2 1/4" (57) width profile is available for most units to simulate a meeting rail or a multi-unit combination, such as a transom over a window or patio door.

Grille Patterns



Prairie A



Colonial



Tall Fractional



Short Fractional



Specified Equal Light*

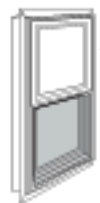


Custom

NEW!

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

INSECT SCREEN OPTIONS



Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.

Windows- divided lights to match existing



100 SERIES SINGLE-HUNG WINDOW

By Anderson

Black to match existing

*Specify number of same-size rectangles across or down. Dimensions in parentheses are in millimeters.

WINDOWS

FEATURES

CASEMENT & AWNING

FRAME

A The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.
B Durable, low-maintenance finish won't fade, flake, blister or peel*.

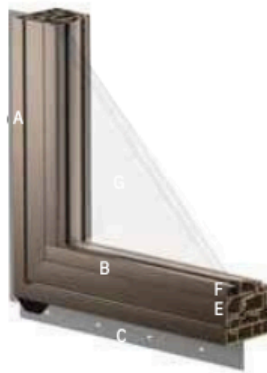
Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.
C Four frame options are available. See "Common Features" for details.

SASH

D Fibrex material construction provides long-lasting performance*. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
E The dual weatherstrip system combines both an exterior watershed design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting*, energy-efficient barrier against wind, water and dust.

GLASS

F A glazing bead and silicone provide superior weathertightness and durability.
G See "Common Features" for details.



HARDWARE Sash operator provides almost effortless opening and closing, regardless of window size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Lock

A single-action lock easily releases all concealed locking points on the casement sash. The color or finish of the lock hardware matches the handle.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.

SINGLE-HUNG

FRAME

A The frame is constructed with Fibrex composite material. This construction produces a rigid frame.
B A durable, side-loaded balancer provides for easy sash opening and closing. The lower sash can be removed without the use of tools.
C Durable, low-maintenance finish won't fade, flake, blister or peel.*
D Four frame options are available. See "Common Features" for details.
E Weep holes are located on the exterior nose of the sill for proper water management.

SASH

The lower sash has a meeting rail cover with a unique raised profile design, allowing the sash to be opened and closed easily.
F Fibrex material construction provides long-lasting performance*. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
G Dual felt weatherstrip provides a long-lasting*, energy-efficient barrier against wind, water and dust.



GLASS

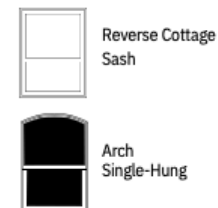
H A glazing bead and silicone provide superior weathertightness and durability.
I See "Common Features" for details.

HARDWARE

Sash Lock

The sash lock engages automatically when the lower sash is closed. The standard sash lock matches the window's interior color.

ADDITIONAL SASH & SHAPE OPTIONS



COMMON FEATURES

FRAME

Four frame options include:

- 3/8" (35) flange setback for siding applications. An integral rigid vinyl flange helps seal the unit to the structure.
- 1" (25) flange setback with stucco key. An integral rigid vinyl flange helps seal the unit to the structure.
- No-flange option for window replacement in an existing framed opening.
- Insert option for window replacement in an existing window frame.

GLASS

High-Performance options include:

- Low-E SmartSun™ glass
- Low-E SmartSun HeatLock® glass
- Low-E glass
- Low-E HeatLock glass
- Low-E Sun glass
- Low-E PassiveSun® glass
- Low-E PassiveSun HeatLock glass
- Clear Dual-Pane glass

Tempered laminated and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

Glass Spacers



Glass spacers are now available in black, in addition to stainless steel, to provide more ways to customize project designs and achieve a contemporary look. (E-Series window is shown above.)

Performance Grade (PG) Upgrades
Optional performance grade upgrades are available for select sizes allowing units to achieve PG50. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. Choosing the PG50 upgrade doesn't change the appearance of the unit.

COLOR OPTIONS

EXTERIOR COLORS



INTERIOR COLORS



*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors. Dimensions in parentheses are in millimeters. Printing limitations prevent exact duplications of colors. See your Andersen supplier for actual color samples.



Front facing Strong St



Back facing south and Covington Place



Side facing west and home



Back east corner



Back facing south and Covington Place



PLANNING SERVICES

August 8, 2023

Jared & Paula Willetts
820 N. Baylen Street
Pensacola, FL 32501

Re: **820 N. Baylen St / Zoning Determination**

Dear Jared & Paula:

Thank you for the inquiry about your property located at 820 N. Baylen Street and identified by parcel number 000S009010009035. This property lies within the City of Pensacola's PR-2 zoning district. As discussed, this property contains a non-conforming structure which has been degraded due to water intrusion as a result of the slab constructed at-grade. Staff has determined it may be replaced since the non-conformity is being decreased during the reconstruction of the structure. The purpose of the reconstruction is to allow for the slab to be built up to eliminate the water intrusion at grade, which has been the cause of the wood rot in the structure. The existing setbacks, as discussed, are:

Front yard:	15'
Rear yard (EAST):	0.7'
Side yard (SOUTH):	1.2'
Secondary Side yard:	7.5'

Please retain this letter for your records. A copy will need to be included with future building permits. If you have any comments or questions, please call the City of Pensacola Planning Services at 850-435-1670.

Sincerely,

Leslie Statler
Development Services Coordinator

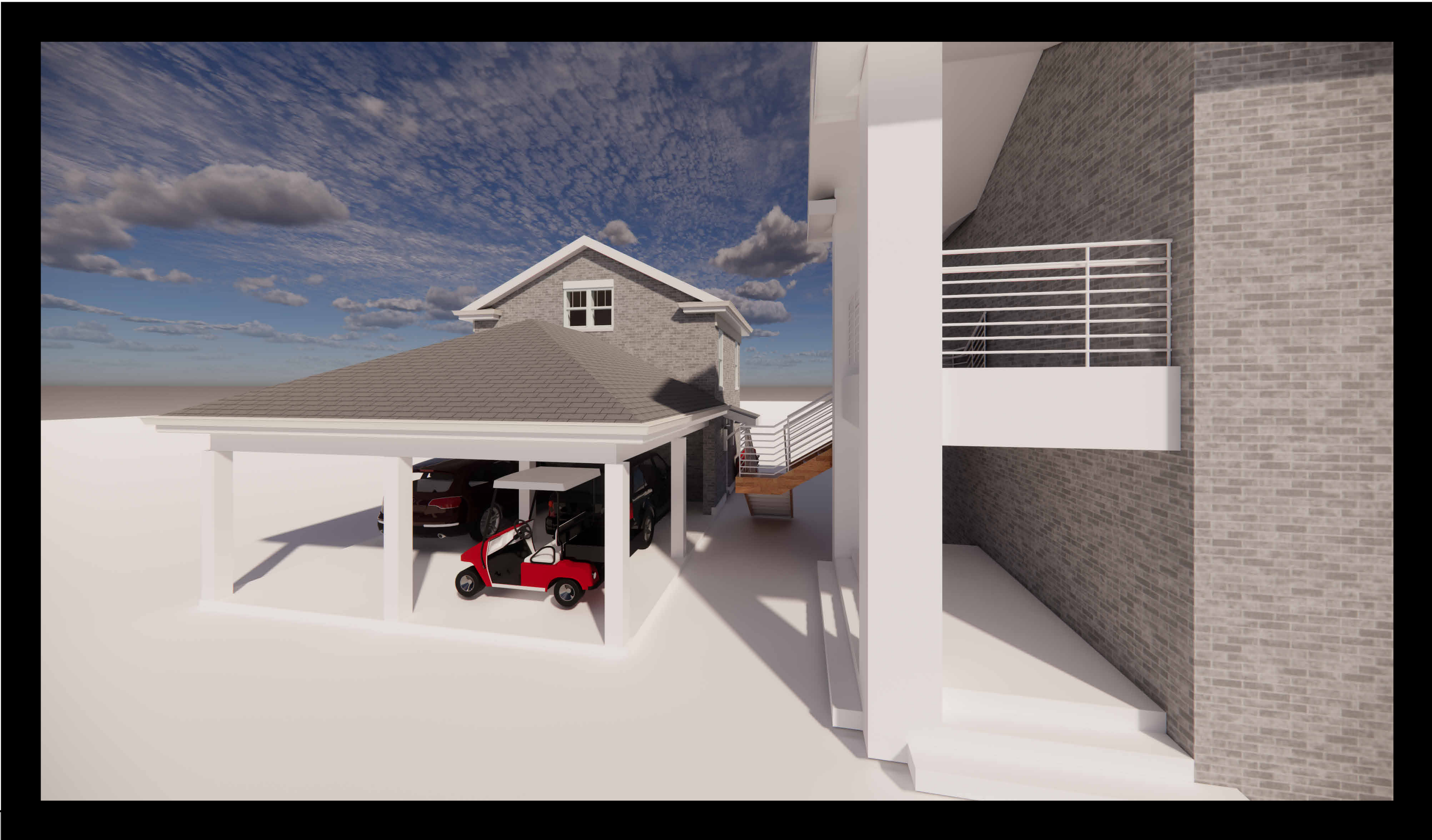
EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

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

WILLETS GARAGE OFFICE

820 N BAYLEN ST, PENSACOLA, FL 32501

PROGRESS SET 02-05-2025



1 RENDER - FOR REFERENCE ONLY
NOT TO SCALE

RESIDENTIAL PLANS

ZIELARCH
706 NAGEL DRIVE
PENSACOLA, FL 32503
CONTACT: JJ ZIELINSKI
850.602.8455 PHONE
JJ@ZIELARCH.COM EMAIL

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

DEAN A. SPENCER ENGINEERING, INC. CA #9070
FL #88877
1197 TIGER TRACE
GULF BREEZE, FL 32563
CONTACT: MAX SPENCER
T (850) 932-8730
E dean.spencer.pe@gmail.com

DESIGN PARAMETERS

WIND SPEED RISK CATEGORY = II
DESIGN WIND SPEED = 160MPH
EXPOSURE CLASS = C
ENCLOSURE CLASS= ENCLOSED

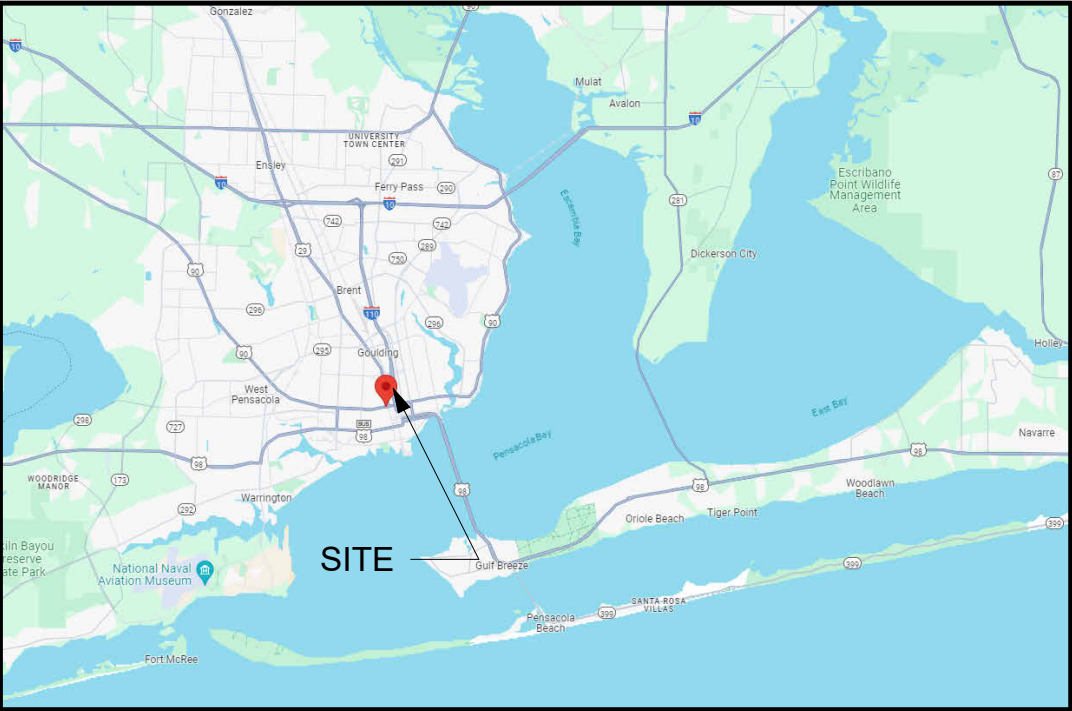
STRUCTURE HAS BEEN DESIGNED TO CONFORM TO THE WIND PROVISIONS OF ASCE 7-22.
THESE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC 2023

TABLE OF CONTENTS

REV. DATE	ISSUE DATE	SHEET NO	SHEET TITLE
01-TITLE / COVER SHEET			
		A-0.0	COVER SHEET
		A-1.0	CONCEPTUAL PERSPECTIVES
		A-1.1	AERIAL PERSPECTIVES
01-TITLE / COVER SHEET: 3			
07 - ARCHITECTURAL			
		A-2.0	SITE PLAN, FLOOR PLANS
		A-3.0	ELEVATIONS
		A-3.1	SECTIONS
07 - ARCHITECTURAL: 3			
Grand total: 6			

SITE LOCATION MAP

SITE: 820 N BAYLEN ST, PENSACOLA, FL 32501



ZIELARCH
DESIGN + PLANNING
JJ ZIELINSKI

WILLETS GARAGE OFFICE
820 N Baylen St, Pensacola, FL 32501

No.	Description	Date

NOT FOR
CONSTRUCTION

COVER SHEET

Date02/05/2024

Drawn By

Checked By

A-0.0



WILLETS GARAGE OFFICE

820 N Baylen St, Pensacola, FL 32501

No.	Description	Date

NOT FOR
CONSTRUCTION

CONCEPTUAL
PERSPECTIVES

Date	02/05/2024
Drawn By	-
Checked By	-

A-1.0

WILLETS GARAGE OFFICE

820 N Baylen St, Pensacola, FL 32501

No.	Description	Date

NOT FOR
CONSTRUCTION

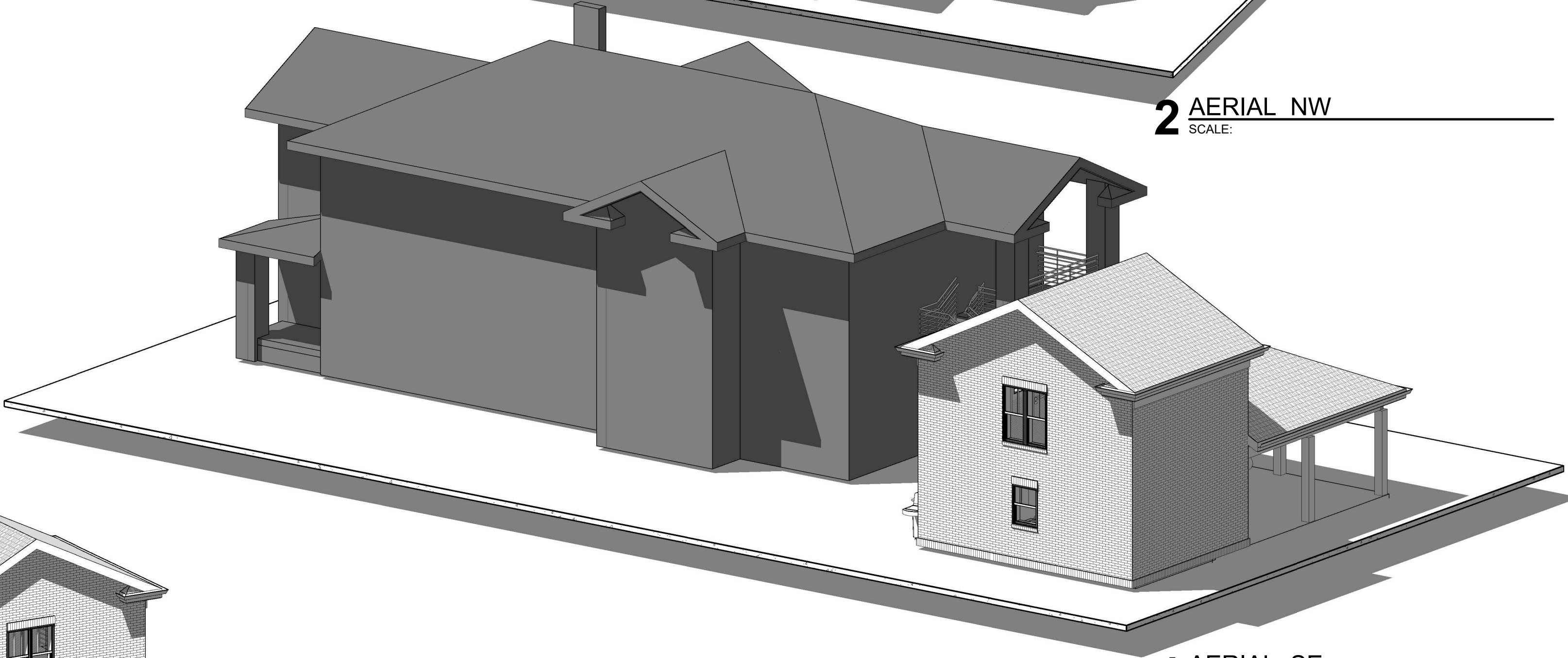
AERIAL
PERSPECTIVES

Date	02/05/2024
Drawn By	-
Checked By	-

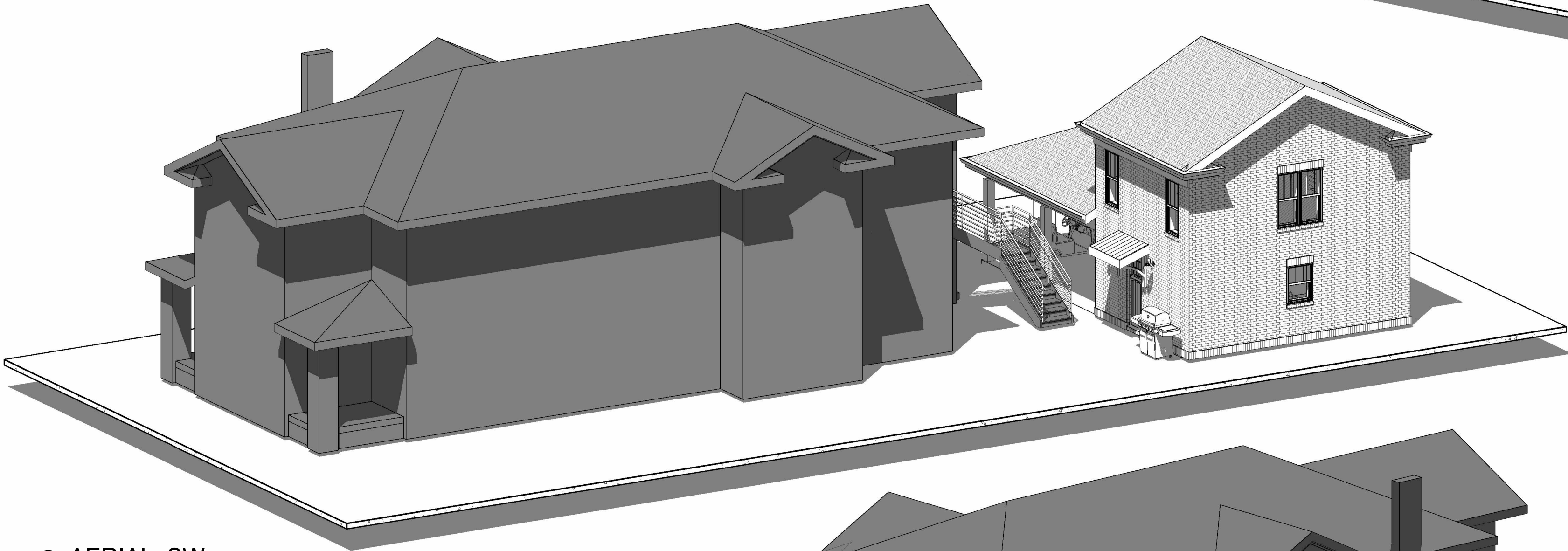
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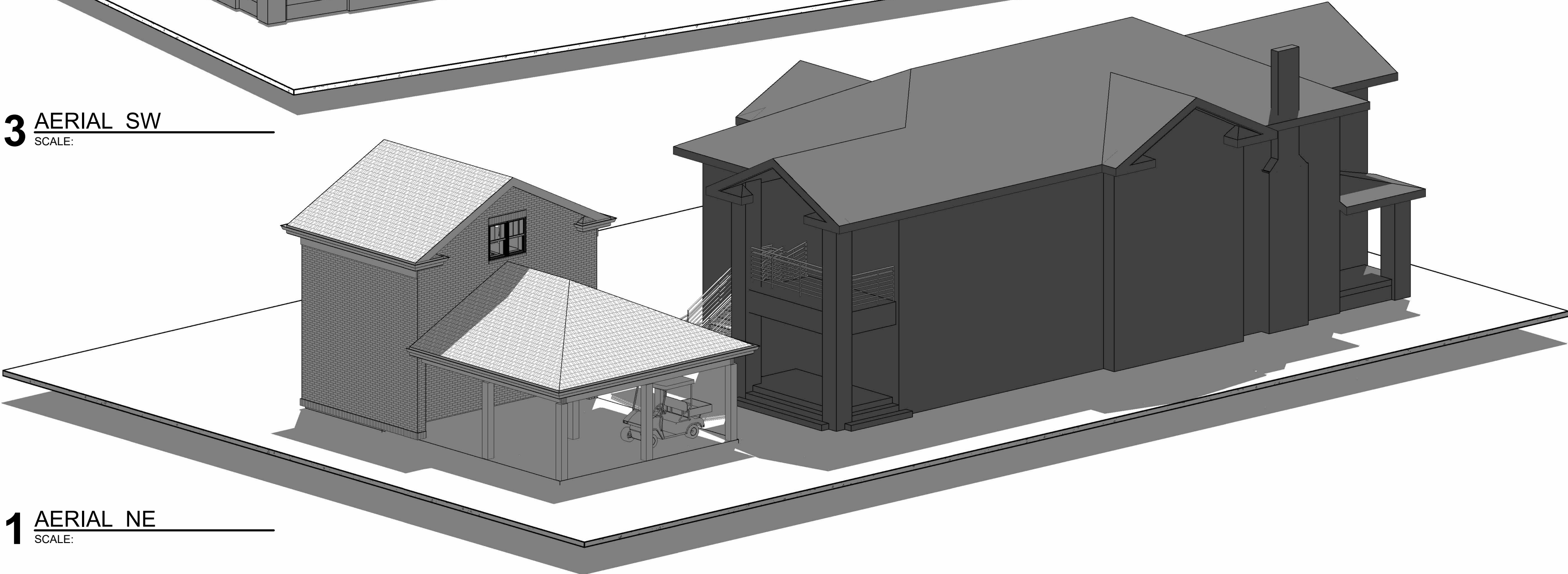
2 AERIAL NW
SCALE:



4 AERIAL SE
SCALE:



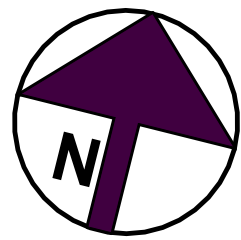
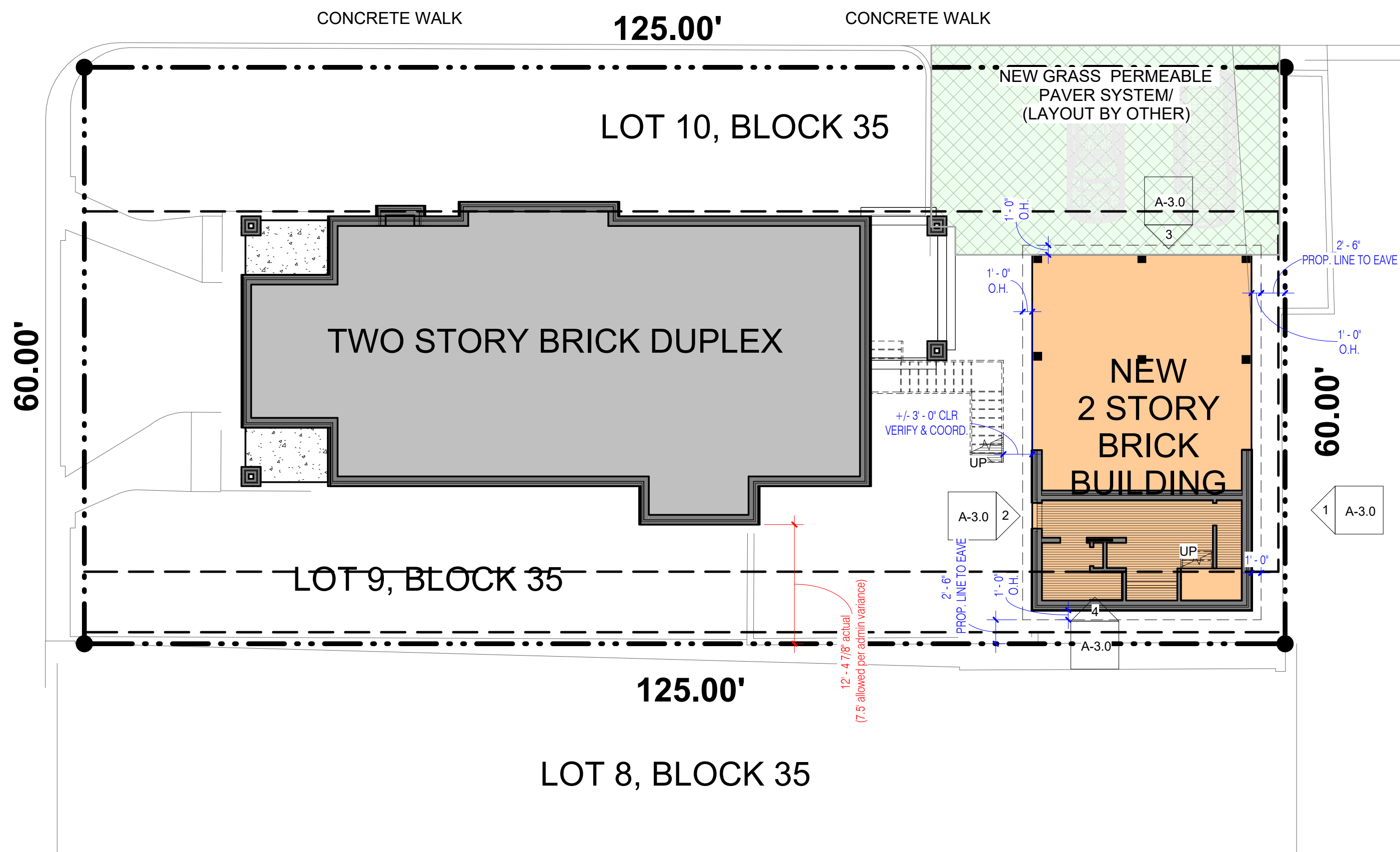
3 AERIAL SW
SCALE:



1 AERIAL NE
SCALE:

STRONG STREET 50' R/W

BAYLLEN STREET 50' R/W



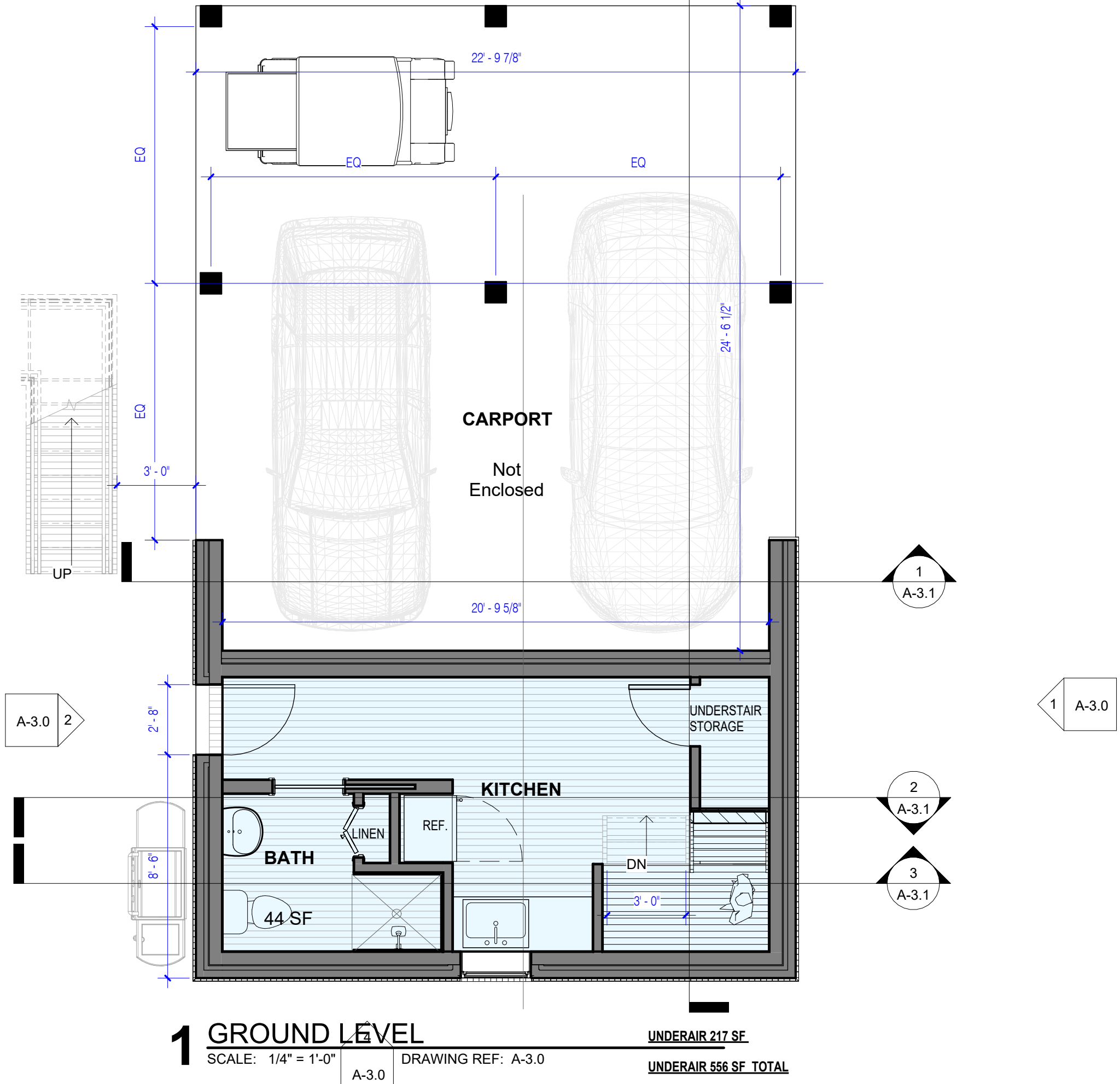
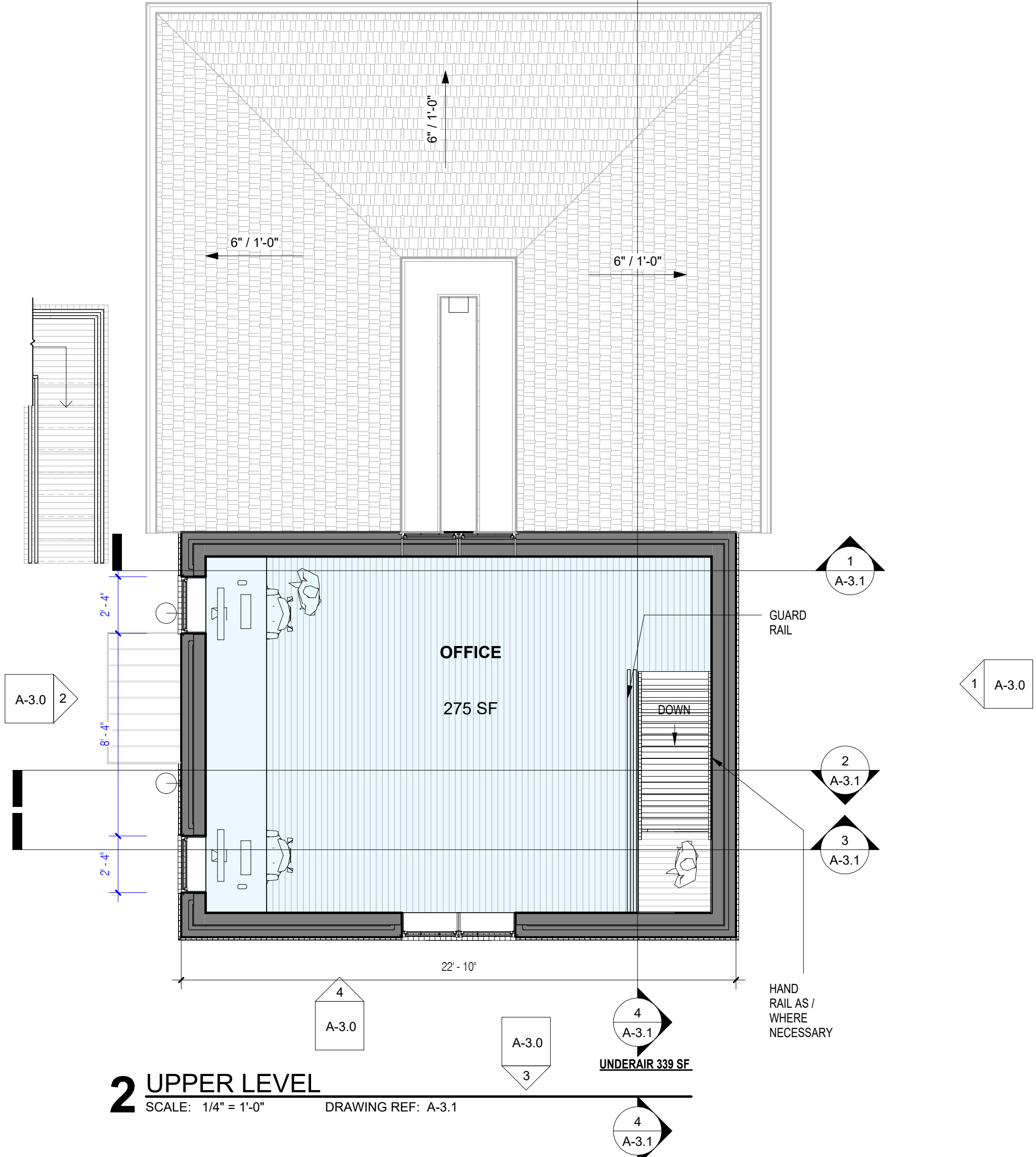
SITEPLAN NOTES/SYMBOLS:

- PROPERTY BOUNDARY LINE
- - - SET BACK LINE

- GENERAL NOTE:
- ARCHITECTURAL SITE PLAN IS FOR REF. ONLY - DO NOT SCALE FROM DRAWING
 - V.I.F. & COORDINATE ALL DIMENSIONS WITH CIVIL / SURVEY DRAWINGS
 - VERIFY & MAINTAIN ALL REQUIRED SETBACKS

CERVANTES STREET STATE ROAD #10-A 80'R/W

3 PROPOSED SITE PLAN
SCALE: 1" = 10'-0" DRAWING REF: A-3.0



No.	Description	Date

NOT FOR CONSTRUCTION

SITE PLAN, FLOOR PLANS

Date	02/05/2024
Drawn By	-
Checked By	-

A-2.0



WILLETS GARAGE OFFICE

820 N Baylen St, Pensacola, FL 32501

WILLETS GARAGE OFFICE

820 N Baylen St, Pensacola, FL 32501

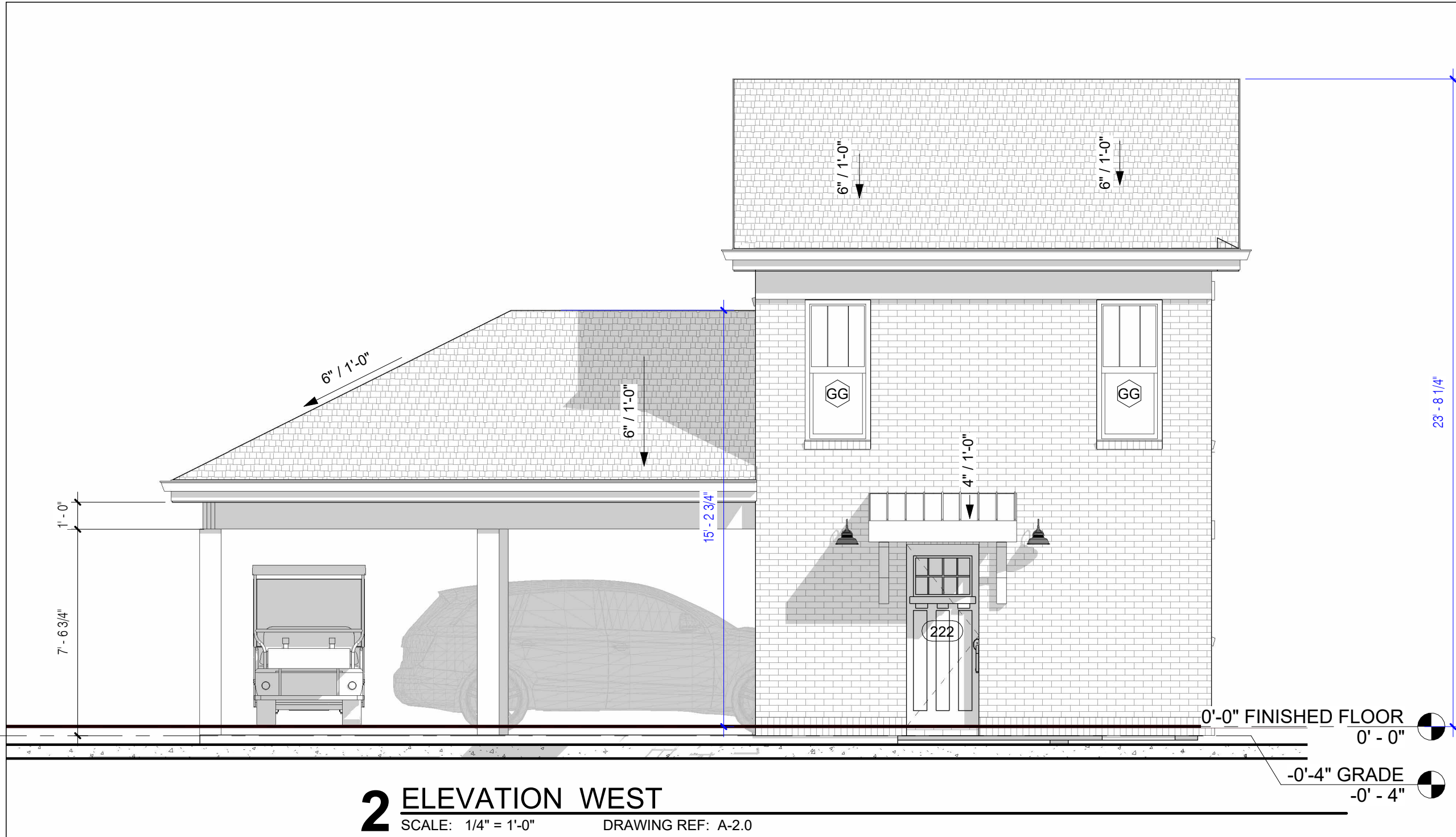
No.	Description	Date

NOT FOR
CONSTRUCTION

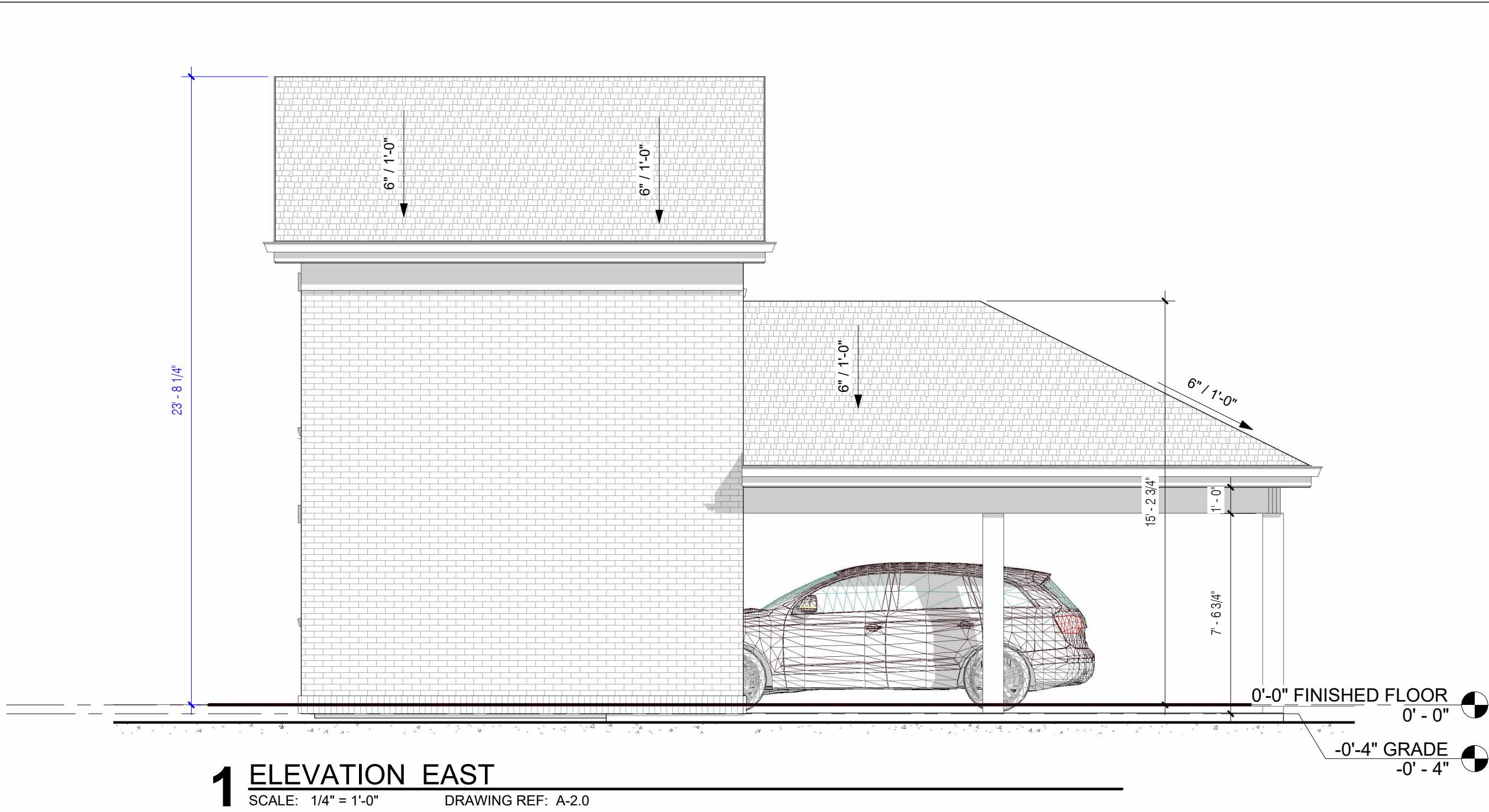
ELEVATIONS

Date	02/05/2024
Drawn By	-
Checked By	-

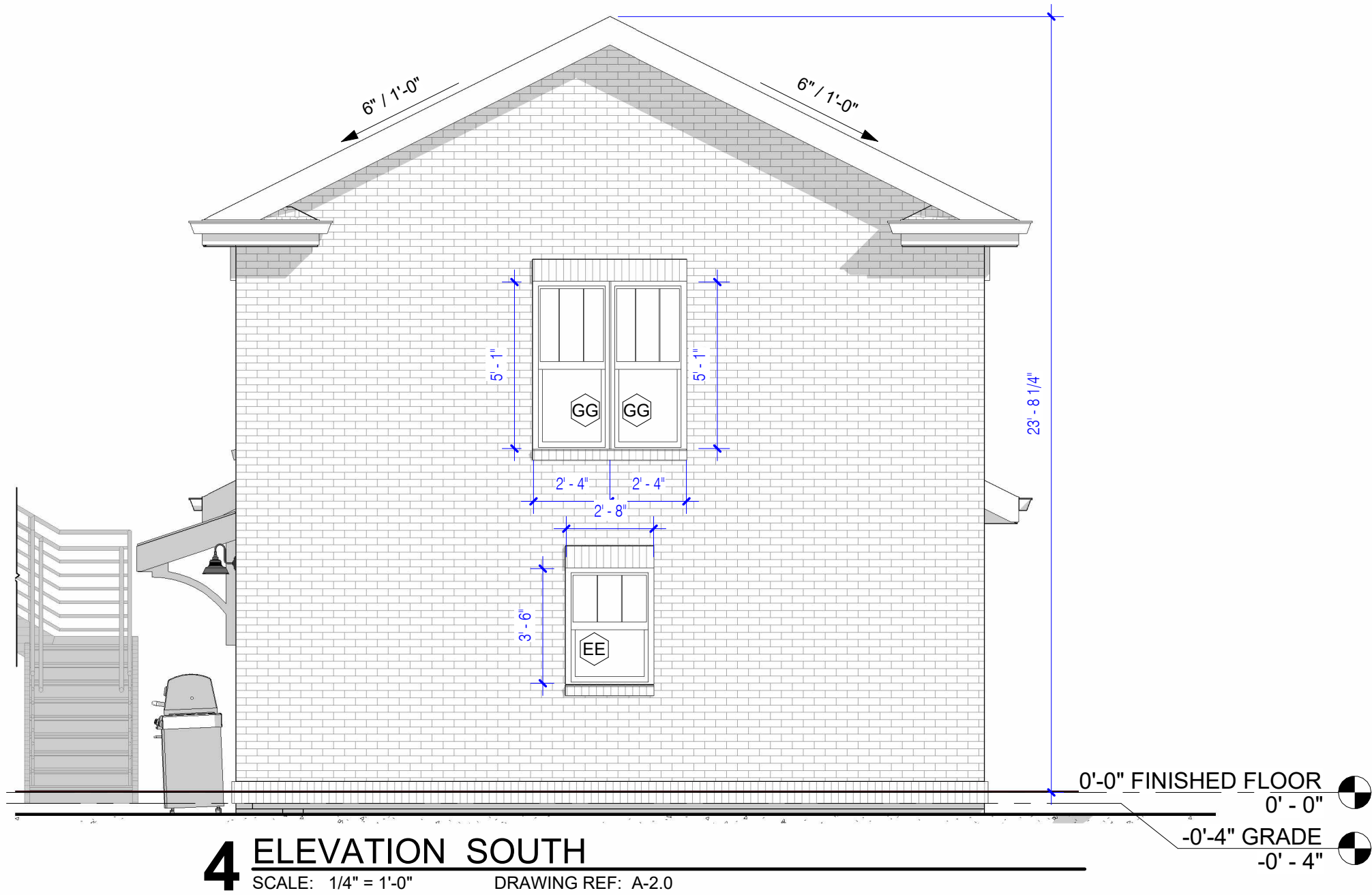
A-3.0



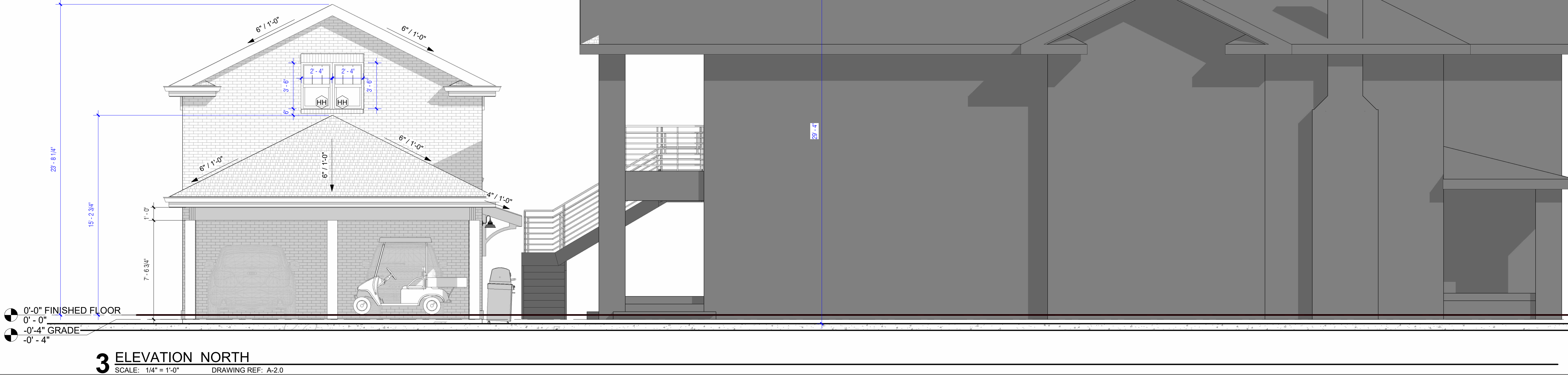
2 ELEVATION WEST
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



1 ELEVATION EAST
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



4 ELEVATION SOUTH
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



3 ELEVATION NORTH
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0

WILLETS GARAGE OFFICE

820 N Baylen St, Pensacola, FL 32501

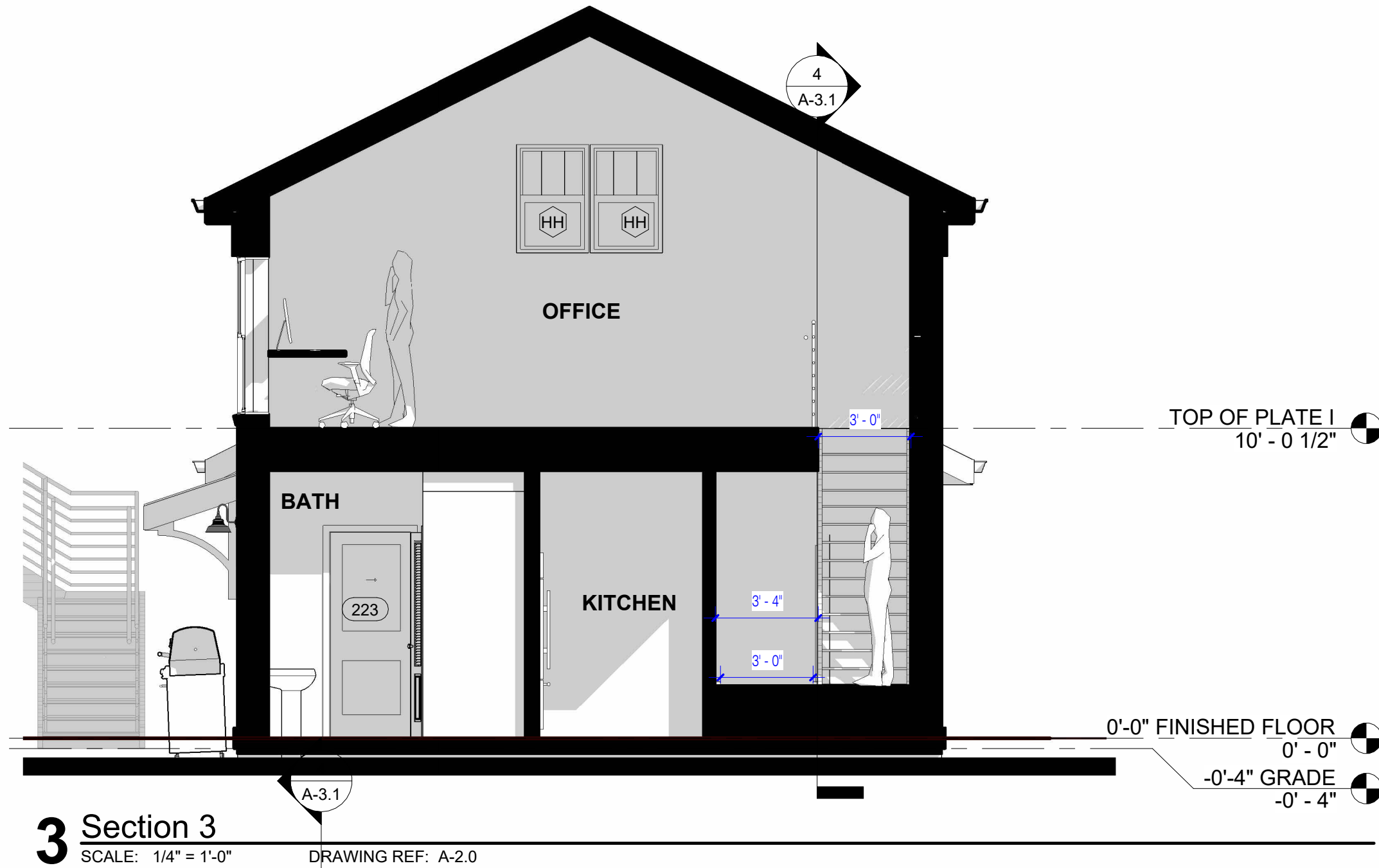
No.	Description	Date

NOT FOR
CONSTRUCTION

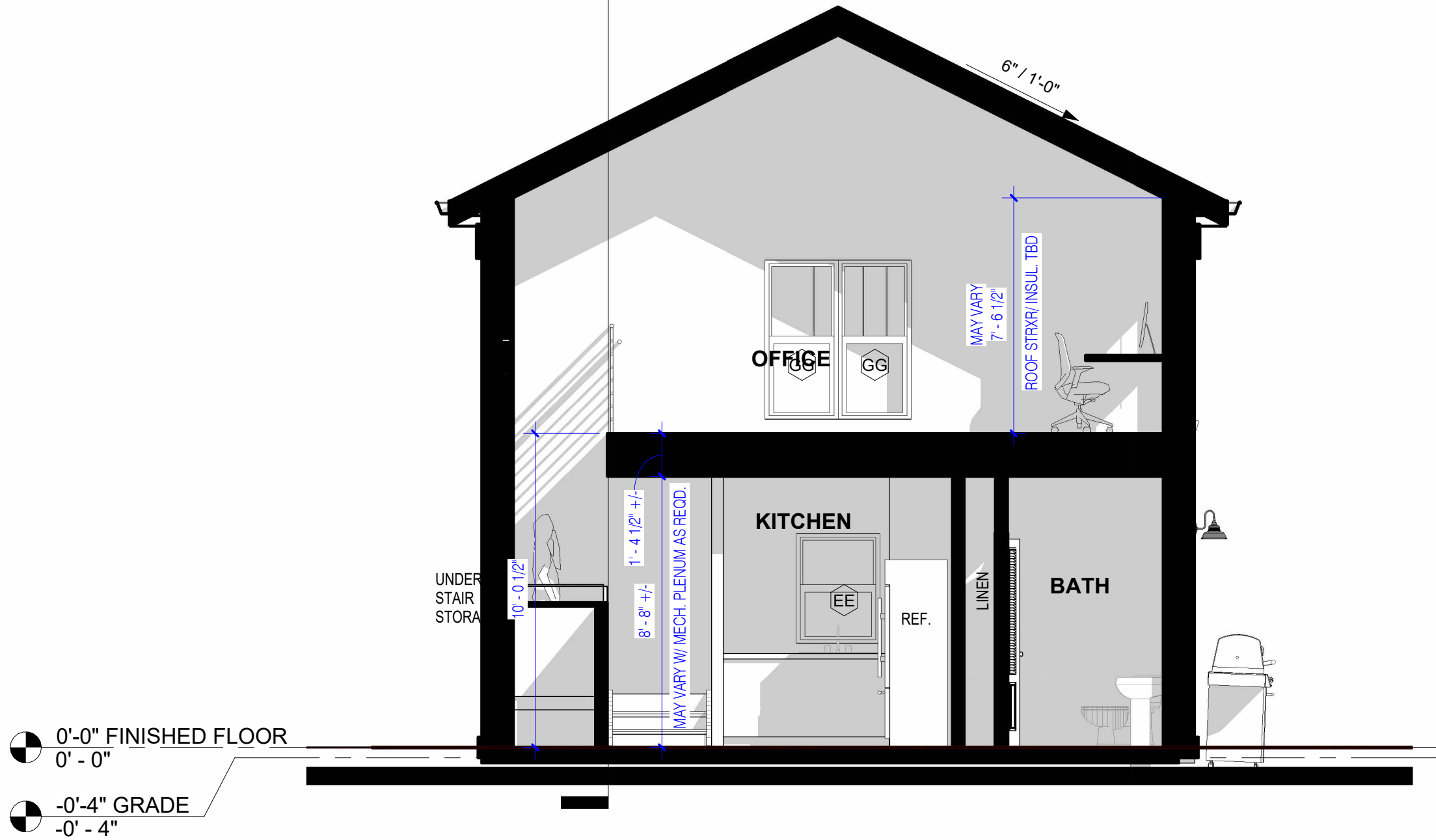
SECTIONS

Date	02/05/2024
Drawn By	-
Checked By	-

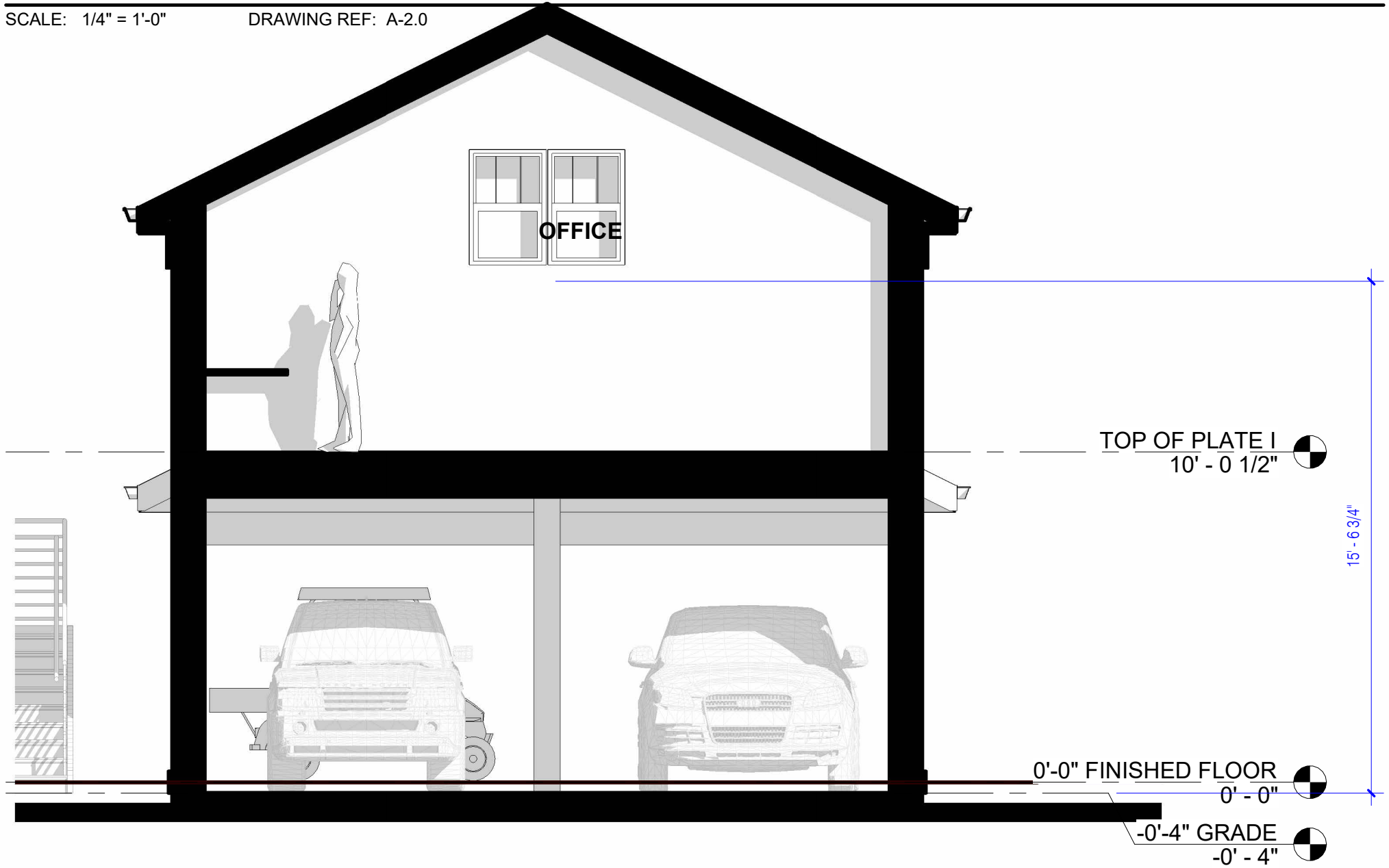
A-3.1



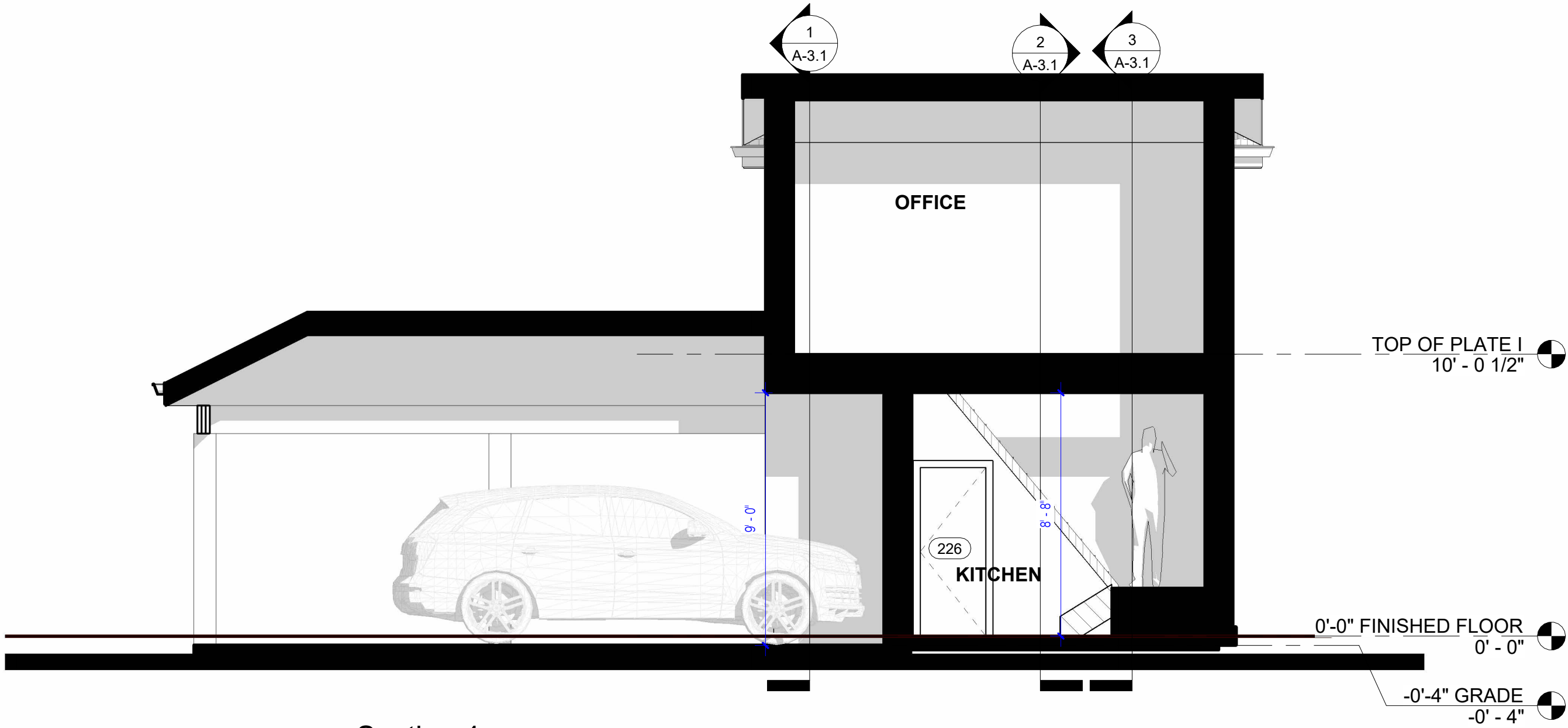
3 Section 3
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



2 Section 2
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



1 Section 1
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



4 Section 4
SCALE: 1/4" = 1'-0" DRAWING REF: A-2.0



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-300

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

1015 N. Reus Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Final Review of Exterior Alterations at a Contributing Structure

SUMMARY:

Martin Mullin is seeking final approval for exterior alterations to a contributing structure. This property received final approval for a different proposal for alterations at the March 2024 ARB. The current plan includes changes to the site plan and landscaping, changes to the fenestration including new window openings, a reworked addition to the rear, and stucco on the front gable rather than vertical Hardie siding.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.i-ii.(a)(b) North Hill Preservation District; Procedure for review; Decisions; General considerations and Rules governing decisions.

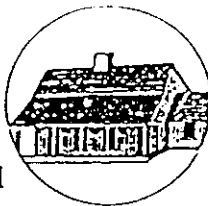
Sec. 12-3-10(2)e.5. NHPD; Regulations and guidelines for any development within the preservation district; Paint colors.

Sec. 12-3-10(2)f.1-3. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

Sec. 12-3-10(2)h. NHPD; Regulations for new construction and additions to existing structures in the North Hill preservation district.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. June 2024_Application and Materials
4. June 2024_ARB minutes
5. March 2025_Application and Materials



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00715
Recorder #
Field Date 5 / 3 / 95
Form Date 7 / 7 / 95

Original
☒ Update

SITE NAMES (addr. if none) JACOB KUGELMAN HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 1015 N. REUS ST.
CROSS STREETS nearest/between SW CORNER OF REUS AND GONZALEZ
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-110-053
SUBDIVISION NAME NORTH HILL BLOCK 53 LOT NO. 11-13
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

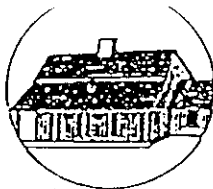
STYLE MASO EXTERIOR PLAN IRRE NO. STORIES 1
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types FLAT Materials BUIL
Secondary strucs. (dormers etc.) TWO-STORY HIPPED ADDITION
CHIMNEY: No. 2 Materials BRIC LOCATIONS NORTH EXTENSION, SOUTH
WINDOWS (types, materials, and placements) EXTENSION
DHS, 6/1, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations EAST, ONE STORY GABLE PORCH ON BRICK
Porch roof types PTERR, ONE BAY, ACCESS FROM EAST
EXTERIOR ORNAMENT

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

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

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

**HISTORY**CONSTRUCTION DATE 1927 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____ADDITIONS ☐ yes ☐ no Dates _____ Nature _____ORIGINAL USES (give dates) RESIDENCEINTERMEDIATE USES (give dates) RESIDENCEPRESENT USES (give dates) RESIDENCEOWNERSHIP HISTORY (especially original owner) JACOB KUGELMAN (ORIGINAL)MYRTLE J. SCOTT (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. R14, F13-14

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

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

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 ==
☐ Good 863 == ☐ Unaltered 858 ==
☒ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==
Present Use residence 850 ==
Dates: Beginning +1925 844 ==
Culture/Phase American 840 ==
Period 20th century 845 ==

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 ==

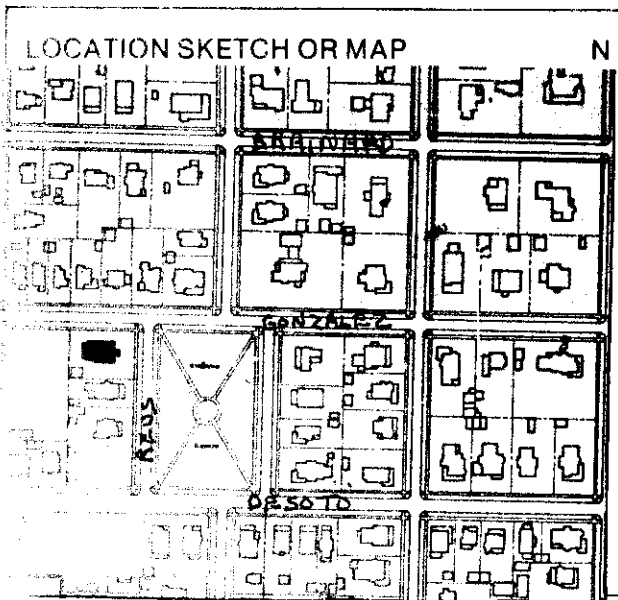
Areas of Significance: Architecture, History 910 ==

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:

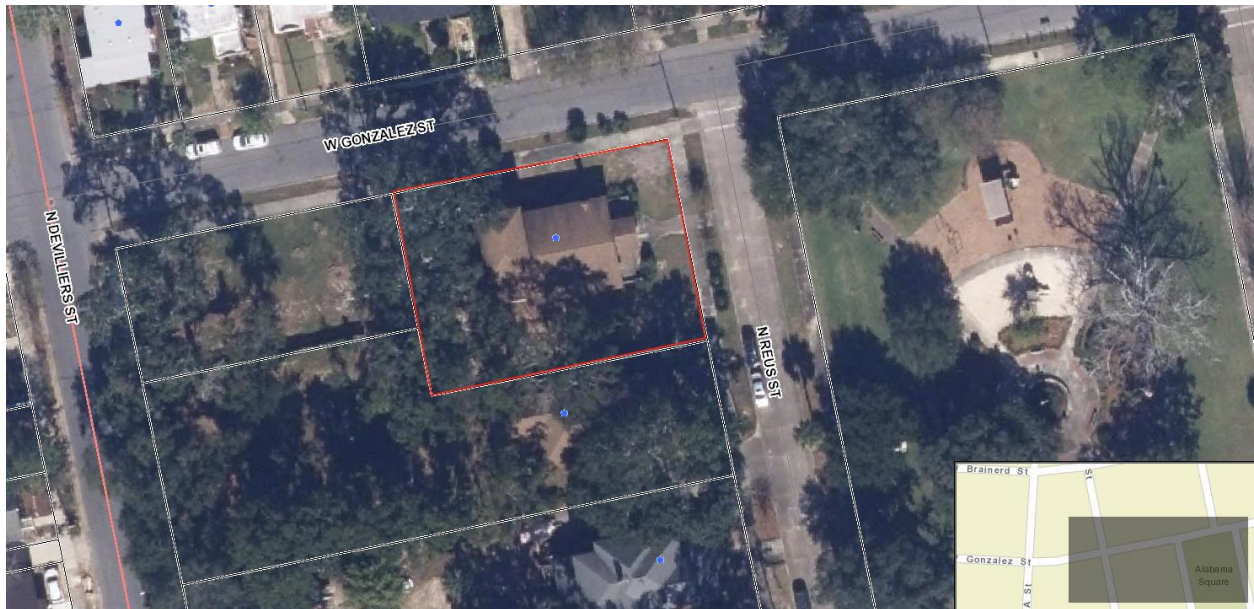
Zone Easting Northing 890 ==

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

Contact Print



1015 N. Reus Street



Architectural Review Board Application
Full Board Review



Application Date: 5-24-24

Project Address: 1015 N. Rues Street

Applicant: Martin Mullin

Applicant's Address: 405 E. Sunset Ave.

Email: Marty @ mullin architects. com Phone: 850-857-9925

Property Owner: Becky and Sean Mick

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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Final Review:

Replace existing roof w/ new metal roofing, repair existing brick and stucco, replace existing windows with new impact rated windows. Remove old construction at SW corner for new proposed entry and new construction. Add new swimming pool and metal fencing.

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.

Martin Mullin
Applicant Signature

5-24-24
Date

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

Mick Residence

Historic Restoration & Renovation

Pensacola, Florida
1015 North Reus Street

INDEX TO DRAWINGS	
	COVER SHEET
A 1.00	ARCHITECTURAL SITE PLAN
A 1.01	EXISTING FLOOR PLANS
A 1.02	PROPOSED FIRST FLOOR PLAN
A 1.03	PROPOSED SECOND FLOOR PLAN
A 1.04	POWER & LIGHTING PLANS
A 2.00	EXISTING ELEVATIONS
A 2.01	PROPOSED ELEVATIONS
A 2.02	PROPOSED ELEVATIONS
A 3.00	TYPICAL WALL SECTIONS
A 4.00	DOOR AND WINDOW SCHEDULES
SP-1	SPECIFICATION NOTES

STRUCTURAL DETAILS MEET
ALL REQUIREMENTS OF
2023 FLORIDA BUILDING CODE

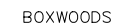
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ARCHITECTS

P.O. Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-9925
Cell: 404-643-3128

Construction Documents
May 24, 2024



- A. ARBORVITAE EVERGREENS
- B. BOXWOODS
- C. HYDRANGEAS
- D. GOLDEN JAPANESE YEWS



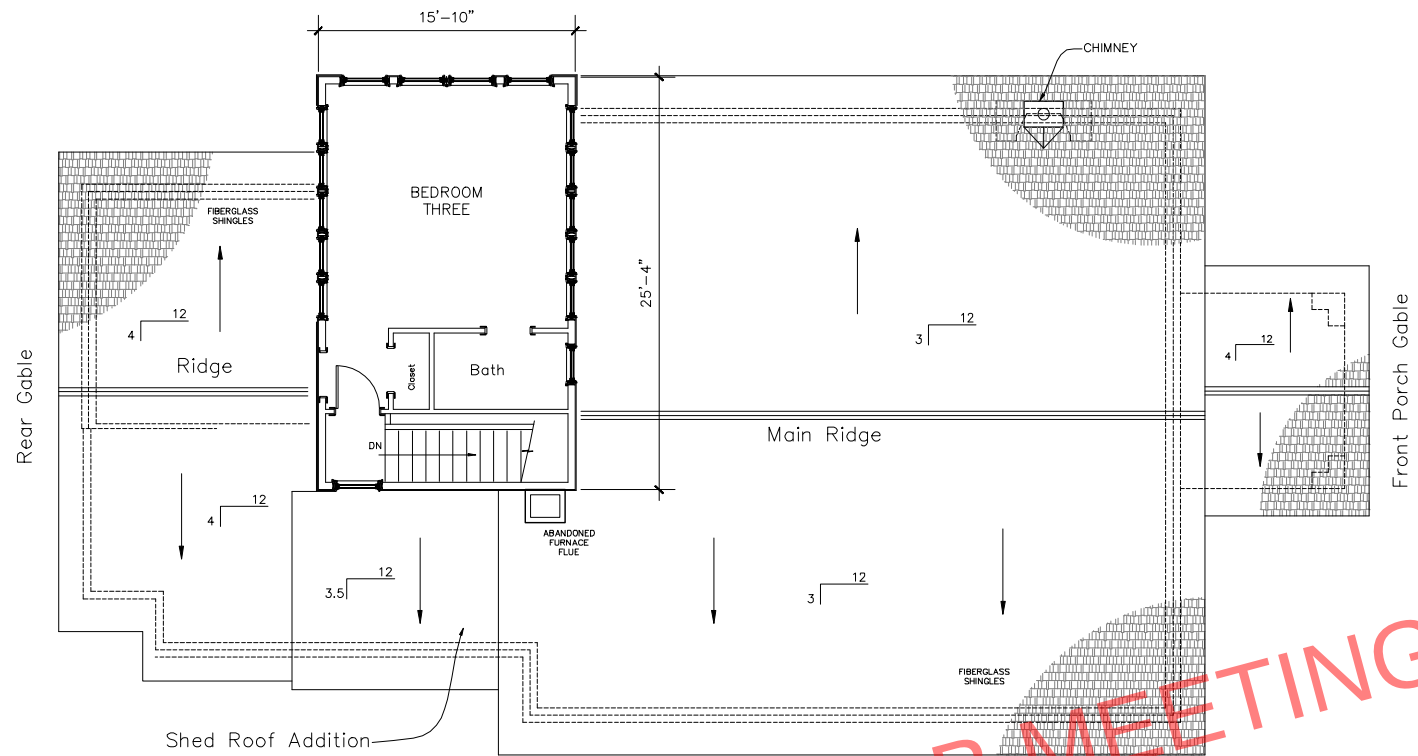
WEST GONZALEZ STREET



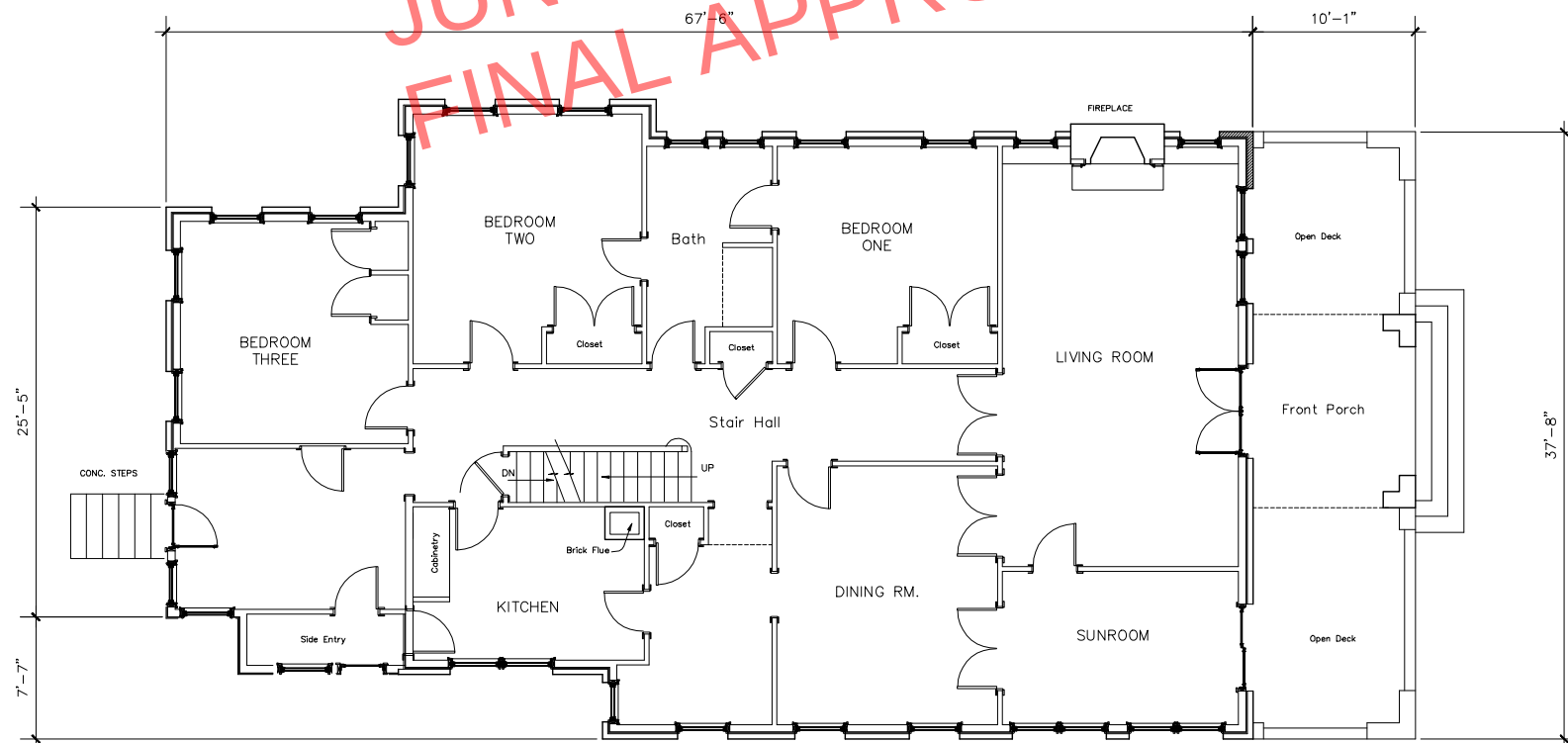
VICINITY MAP



Page 94 of 233



B EXISTING SECOND FLOOR PLAN
A-1.01 Scale: 3/16" = 1'-0"



A EXISTING MAIN FLOOR PLAN
A-1.01 Scale: 3/16" = 1'-0"

SQUARE FOOTAGE	
HEAT/COOLED SPACE	
FIRST FLOOR	2332
SECOND FLOOR	400
TOTAL.....	2732
PORCHES	
COVERED FRONT PORCH	120
TOTAL UNDER ROOF.....	2852

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P.O. Box 18328
 Pensacola, Florida 32523
 maryl@mullinarchitects.com
 Phone: 850-857-9925

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MICK RESIDENCE
 HISTORIC RESTORATION
 1015 NORTH REUS STREET
 PENSACOLA, FLORIDA

FOR:

REV: DATE:

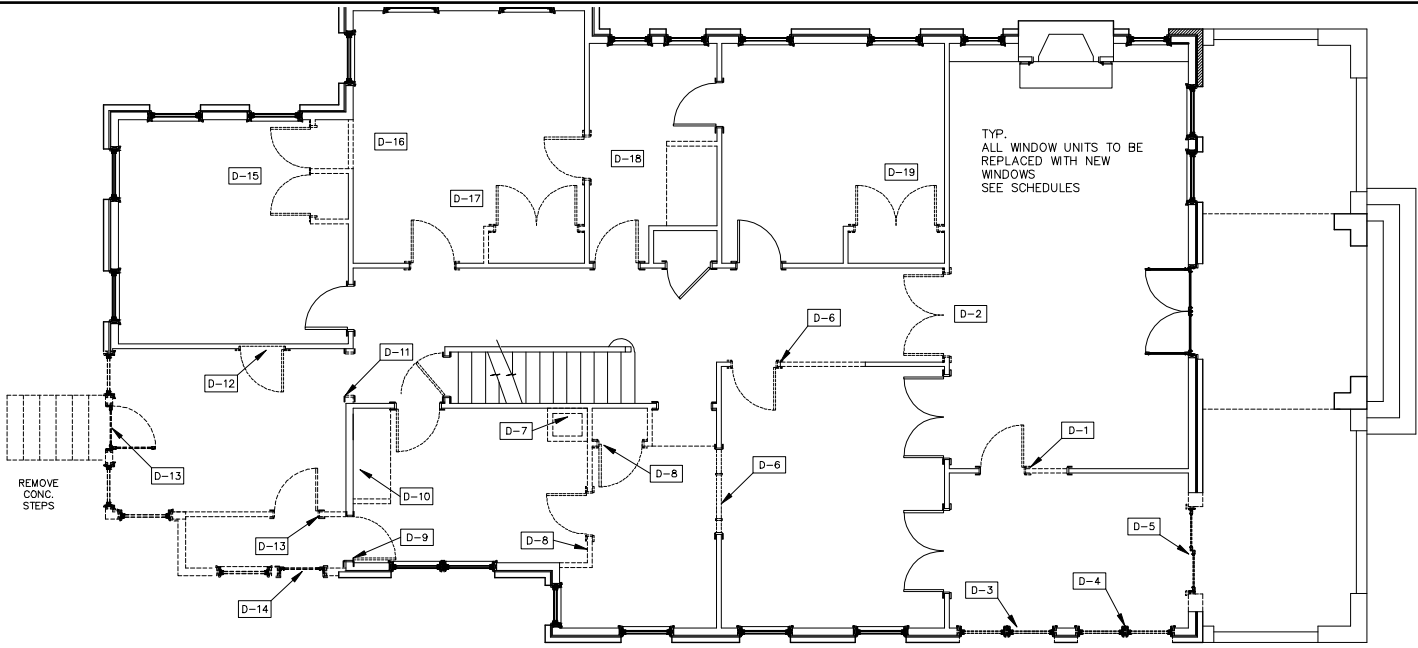
Construction Documents

May 24, 2024

Existing Floor Plans

A-1.01

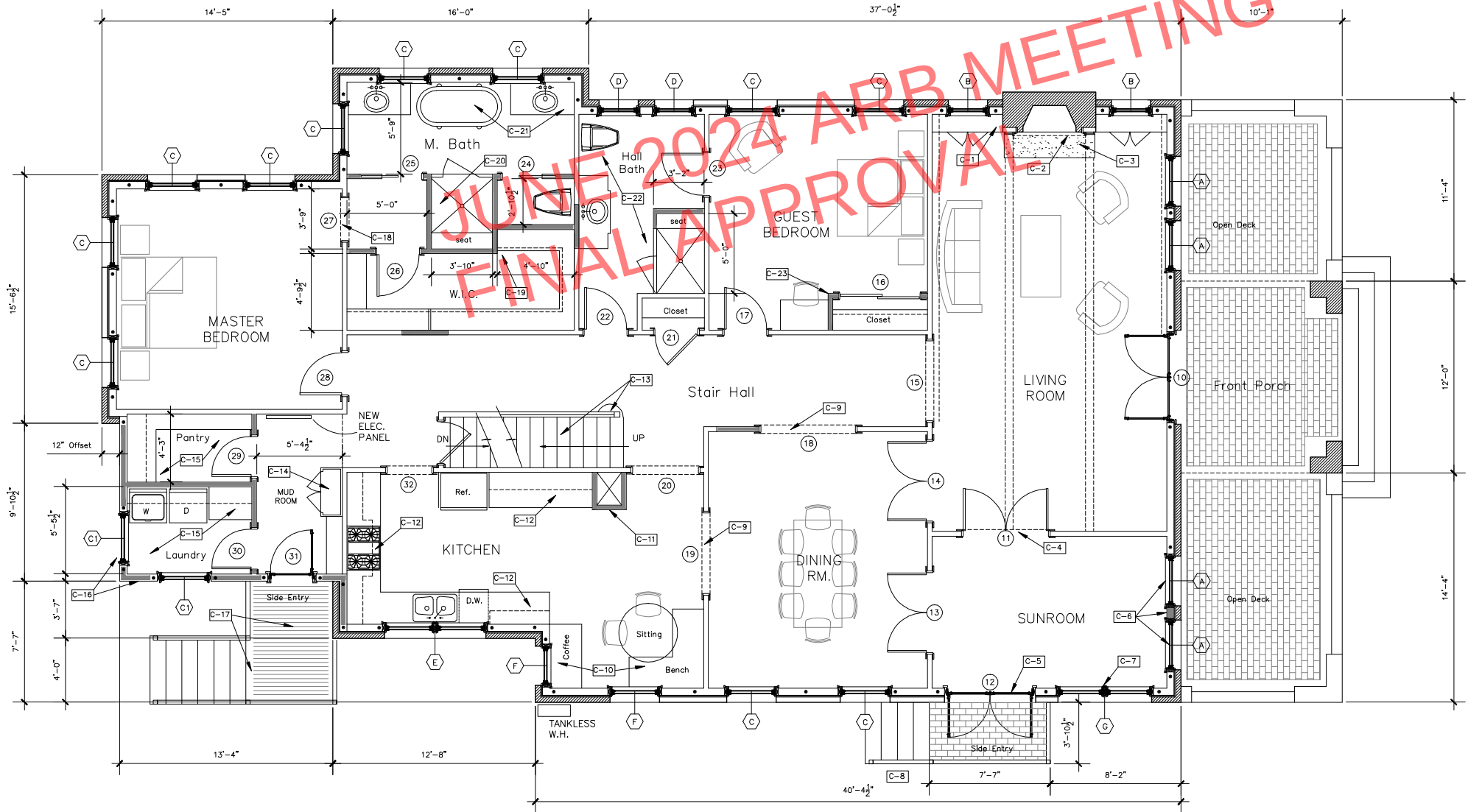
- DEMOLITION NOTES:
- D-1 REMOVE DOOR AND WALL FOR NEW OPENING. SEE SCHEDULES.
 - D-2 REMOVE DOOR UNITS ONLY FOR CASED OPENING.
 - D-3 REMOVE WINDOW UNITS AND WALL CONSTRUCTION BELOW FOR NEW DOOR OPENING. SEE ELEVATIONS AND SCHEDULES
 - D-4 REMOVE WINDOW UNITS FOR NEW. SEE SCHEDULES
 - D-5 REMOVE SLIDING DOOR UNIT AND WALL SECTIONS FOR NEW CONSTRUCTION. SEE EXTERIOR ELEVATIONS & SCHEDULES.
 - D-6 REMOVE WALL FOR NEW CASED OPENING
 - D-7 REMOVE BRICK WALL FOR NEW DUCT CHASE
 - D-8 REMOVE INTERIOR WALL AND CABINETRY
 - D-9 REMOVE EXTERIOR DOOR COMPLETE FOR NEW CONSTRUCTION
 - D-10 REMOVE KITCHEN CABINETRY FOR NEW CONSTRUCTION
 - D-11 REMOVE DOOR OPENING FOR NEW CONSTRUCTION
 - D-12 REMOVE CABINET NICHE AT INTERIOR WALL
 - D-13 REMOVE EXTERIOR WALL, WINDOWS, DOORS COMPLETE FOR ALL NEW CONSTRUCTION
 - D-14 REMOVE WALL, WINDOW AND DOOR OPENINGS COMPLETE
 - D-15 REMOVE CLOSET CABINETRY FOR NEW CONSTRUCTION
 - D-16 CUT EXISTING WALL FOR NEW CONSTRUCTION OPENING
 - D-17 REMOVE CLOSET WALLS
 - D-18 REMOVE DOORS FOR NEW CONSTRUCTION
 - D-19 REMOVE CLOSET WALLS



- NEW 5/8" THREADED ROD HOLD-DOWN SYSTEM:
LOCATE AT EACH SIDE OF ALL OPENINGS
LOCATE 6" FROM EACH BUILDING CORNER
LOCATE AT 48" O.C. MAX.

- CONSTRUCTION NOTES:
- C-1 PREPARE EXISTING CABINET BASE FOR NEW FINISHES, OPERABLE DOORS, HARDWARE, ETC.
 - C-2 RESTORE EXISTING MANTLE AND ADD NEW FINISHES. SEE DETAILS
 - C-3 INSTALL NEW STONE HEARTH, COORDINATE WITH FINISH FLOOR.
 - C-4 NEW INTERIOR DOOR OPENING SIZE. SEE SCHEDULES
 - C-5 NEW EXTERIOR DOOR OPENING AT EXISTING WINDOW LOCATION, SEE DOOR SCHEDULE.
 - C-6 NEW FRONT WINDOWS AND BRICK WALL TO MATCH OPPOSITE SIDE, SEE EXTERIOR ELEVATIONS.
 - C-7 NEW WINDOW UNITS AT EXISTING BRICK OPENINGS, SEE SCHEDULE.
 - C-8 NEW EXTERIOR BRICK LANDING, SEE DETAILS
 - C-9 NEW CASED OPENING SIZES, SEE SCHEDULES
 - C-10 NEW CABINETRY AND BENCH CONSTRUCTION, SEE INTERIORS
 - C-11 NEW PARTITION WALLS FOR DUCT CHASE FROM BASEMENT
 - C-12 ALL NEW CABINETRY, COUNTER TOPS, APPLIANCES, ETC. SEE INTERIORS
 - C-13 PREPARE INTERIOR STAIRS (RISERS, TREADS, BALUSTRADE, ETC. FOR NEW FINISHES.
 - C-14 NEW MUDROOM AREA WITH CABINETRY, SEE INTERIORS
 - C-15 NEW INTERIOR WALL PARTIONS FOR LAUNDRY ROOM AND PANTRY, SEE INTERIORS.
 - C-16 NEW EXTERIOR WALL CONSTRUCTION AT EXISTING FOUNDATION
 - C-17 NEW EXTERIOR ENTRY DECK AND STEPS TO GRADE.
 - C-18 NEW CASED OPENING AT EXISTING WALL
 - C-19 NEW PARTITION WALLS FOR W.I.C. AREA
 - C-20 NEW PARTITION WALLS FOR MASTER BATH AREA
 - C-21 NEW M. BATH CABINETRY, COUNTER TOPS AND PLUMBING FIXTURES. SEE INTERIORS
 - C-22 NEW SHOWER AREA, CABINETRY, COUNTER TOPS, FIXTURES, ETC. SEE INTERIORS
 - C-23 NEW CLOSET AND DESK SITTING AREA.

DEMOLITION PLAN



NOTE:
CONTRACTOR TO COORDINATE WITH OWNER FOR REMOVING OF EXISTING AND ABANDONED COAL FURNACE LOCATED AT BASEMENT AREA

NOTE:
NEW AHU FOR THE FIRST FLOOR AREA TO BE LOCATED AT THE EXISTING BASEMENT. SUPPLY AND RETURN AIR TO BE HANDLED WITH NEW VERTICAL DUCT CHASE LOCATED AT KITCHEN AREA

SQUARE FOOTAGE	
HEAT/COOLED SPACE	
FIRST FLOOR	2332
SECOND FLOOR	400
TOTAL.....	2732
PORCHES	
COVERED FRONT PORCH	120
TOTAL UNDER ROOF.....	2852

A PROPOSED MAIN FLOOR PLAN
A-1.02 Scale: 1/4" = 1'-0"

MULLIN ARCHITECTS

P.O. Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-9925

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MICK RESIDENCE
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1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

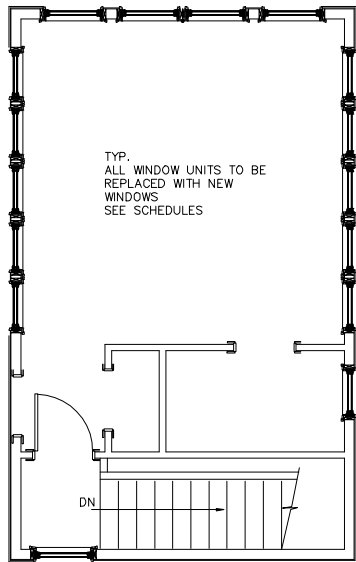
REV:	DATE:

Construction Documents

May 24, 2024

Main Floor Plan

A-1.02

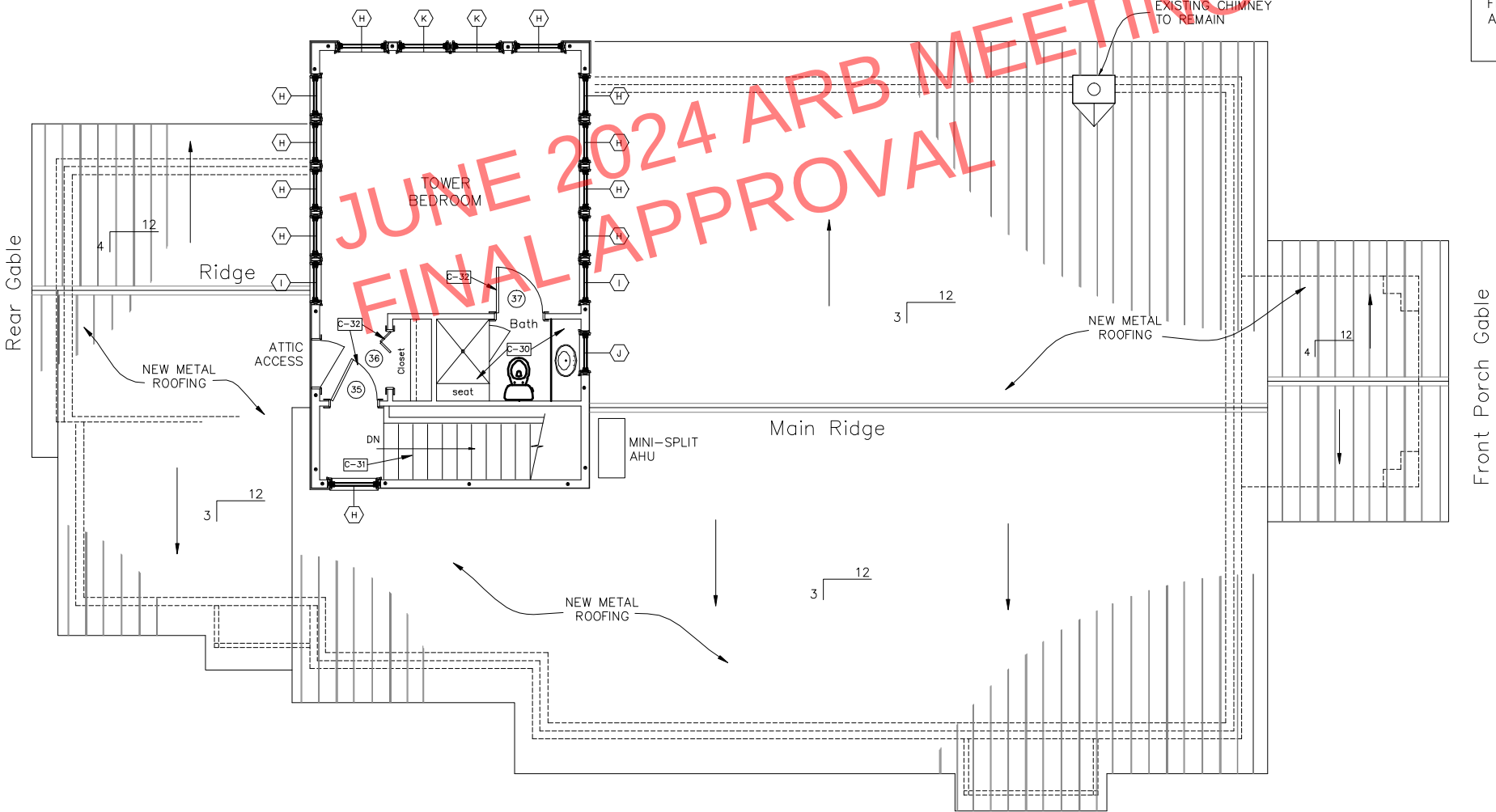


DEMOLITION PLAN

- NEW 5/8" THREADED ROD HOLD-DOWN SYSTEM:
LOCATE AT EACH SIDE OF ALL OPENINGS
LOCATE 6" FROM EACH BUILDING CORNER
LOCATE AT 48" O.C. MAX.

CONSTRUCTION NOTES:
C-30 ALL NEW SHOWER, CABINETRY AND FITTINGS
C-31 NEW FINISHES AT STAIR TREADS, RISERS AND GUARD RAILING
C-32 NEW DOOR UNITS, SEE SCHEDULES

NOTE:
NEW SEPARATE MINI-SPLIT
SYSTEM FOR THE SECOND
FLOOR AREA TO BE LOCATED
AT THE EXISTING ATTIC.



A
A-1.03 **PROPOSED SECOND FLOOR PLAN**
Scale: 1/4" = 1'-0"

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ARCHITECTS

P.O. Box 18328
Pensacola, Florida 32523
mary@mullinarchitects.com
Phone: 850-857-9925

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Pensacola, Florida 32523
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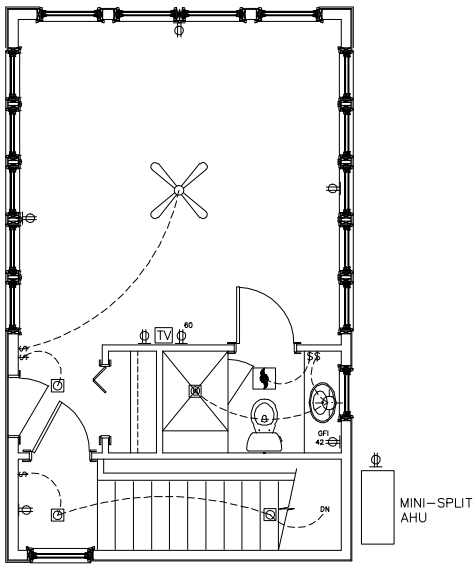
REV: DATE:

Construction Documents

May 24, 2024

Power & Lighting Plan

A-1.04



NEW SEPARATE MINI-SPLIT SYSTEM FOR THE SECOND FLOOR AREA TO BE LOCATED AT THE EXISTING ATTIC.

NOTE:
NEW AHU FOR THE FIRST FLOOR AREA TO BE LOCATED AT THE EXISTING BASEMENT. SUPPLY AND RETURN AIR TO BE HANDLED WITH NEW VERTICAL DUCT CHASE LOCATED AT KITCHEN AREA

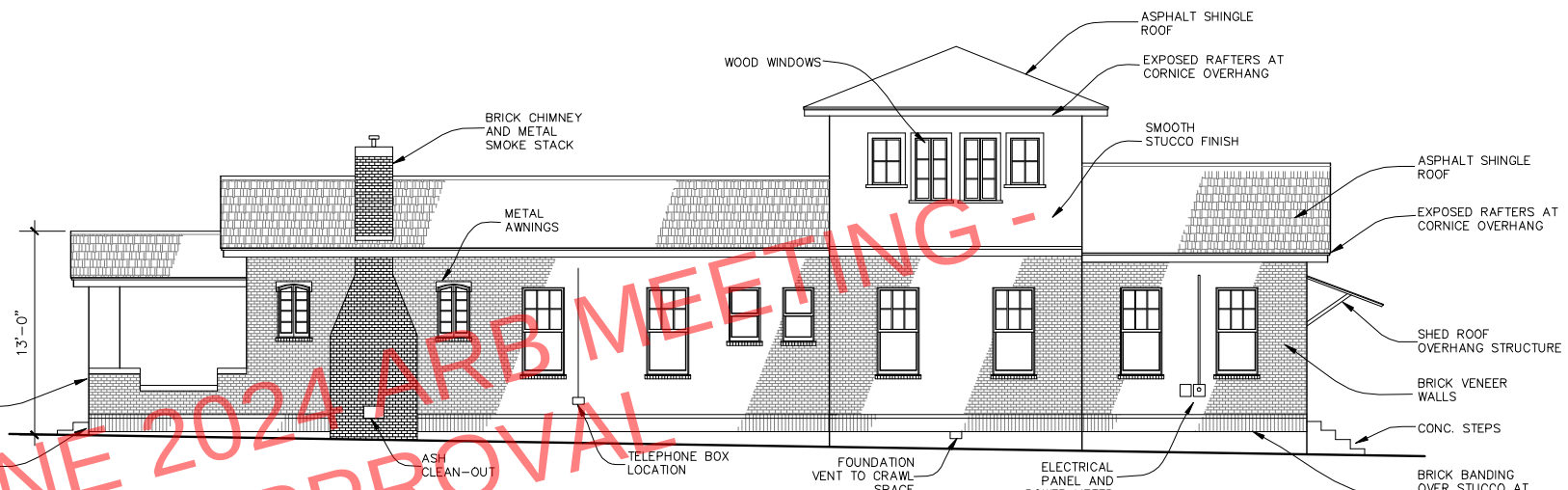
LEGEND

- RECESSED PANEL
- DISCONNECT SWITCH
- EXHAUST FAN
- SINGLE POLE TOGGLE SWITCH
- 3-WAY TOGGLE SWITCH
- SWITCH W/ DIMMER
- DUPLEX RECEPTACLE
- RECEPTACLE HALF SWITCH
- GROUND FAULT RECEPTACLE
- WEATHER PROOF RECEPTACLE
- TELEPHONE OUTLET
- COMPUTER OUTLET
- TELEVISION CABLE OUTLET
- FLUORESCENT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED C.L.S. LIGHT FIXTURE
- SMOKE DETECTOR

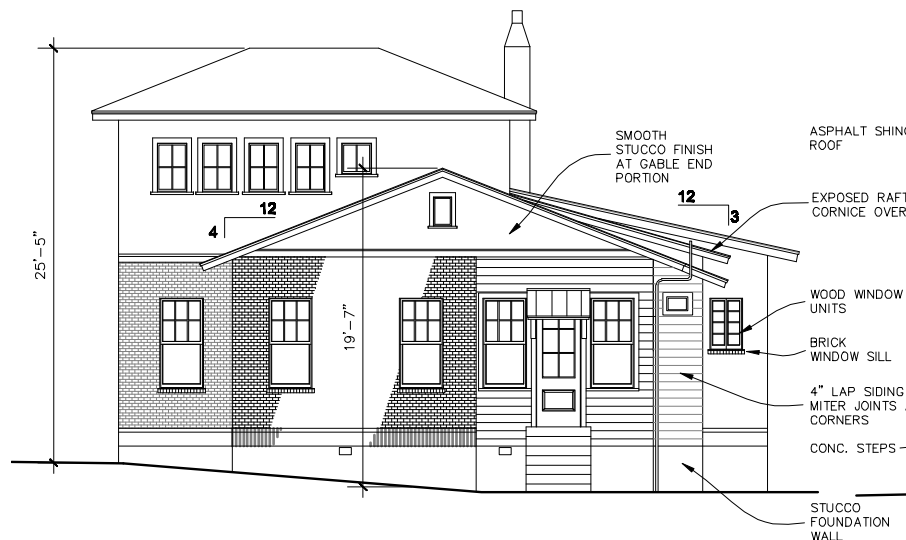
A POWER & LIGHTING PLAN
A-1.04 Scale: 1/4" = 1'-0"



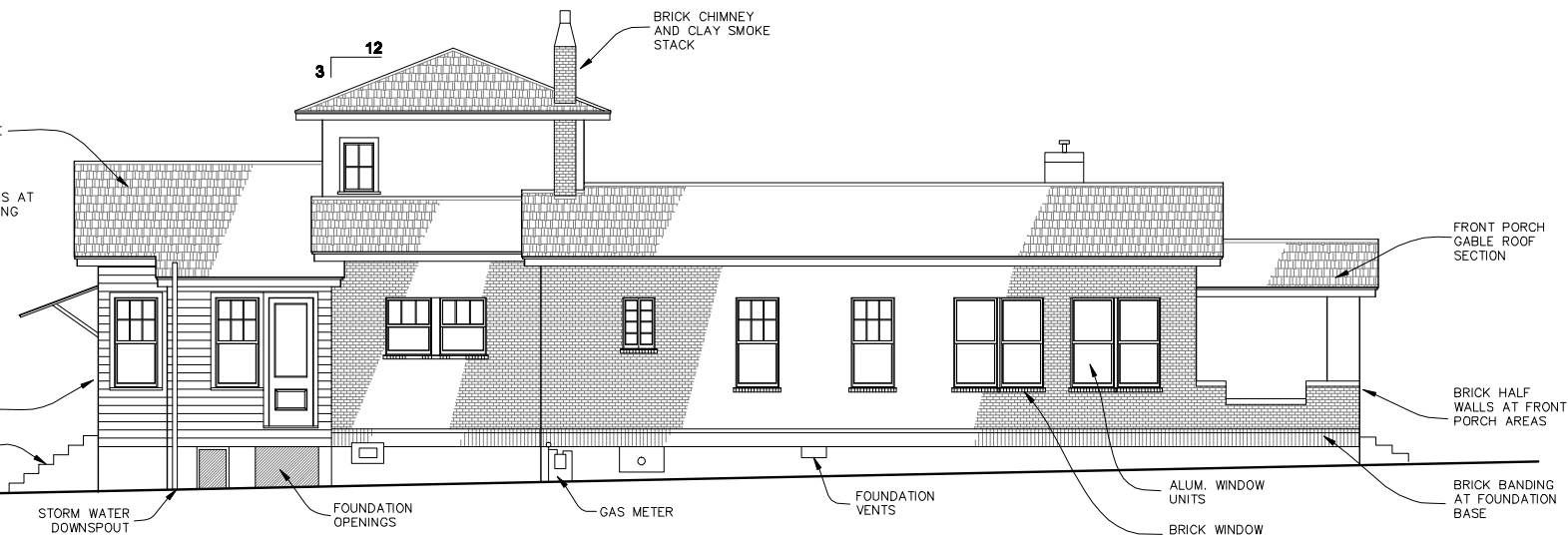
A EXISTING FRONT ELEVATION
A-2.00 Scale: 3/16" = 1'-0"



B EXISTING RIGHT SIDE ELEVATION
A-2.00 Scale: 3/16" = 1'-0"



C EXISTING REAR ELEVATION
A-2.00 Scale: 3/16" = 1'-0"



D EXISTING LEFT SIDE ELEVATION
A-2.00 Scale: 3/16" = 1'-0"

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P.O. Box 18328
Pensacola, Florida 32523
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Phone: 850-857-9925

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MICK RESIDENCE HISTORIC RESTORATION 1015 NORTH REUS STREET PENSACOLA, FLORIDA

FOR:

REV:	DATE:

Construction Documents

May 24, 2024

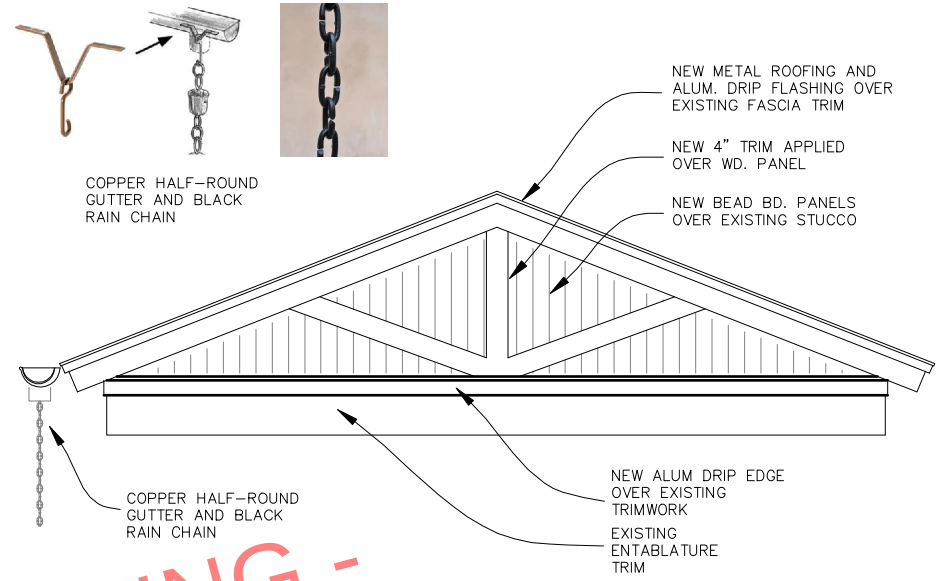
Exterior Elevations

A-2.00

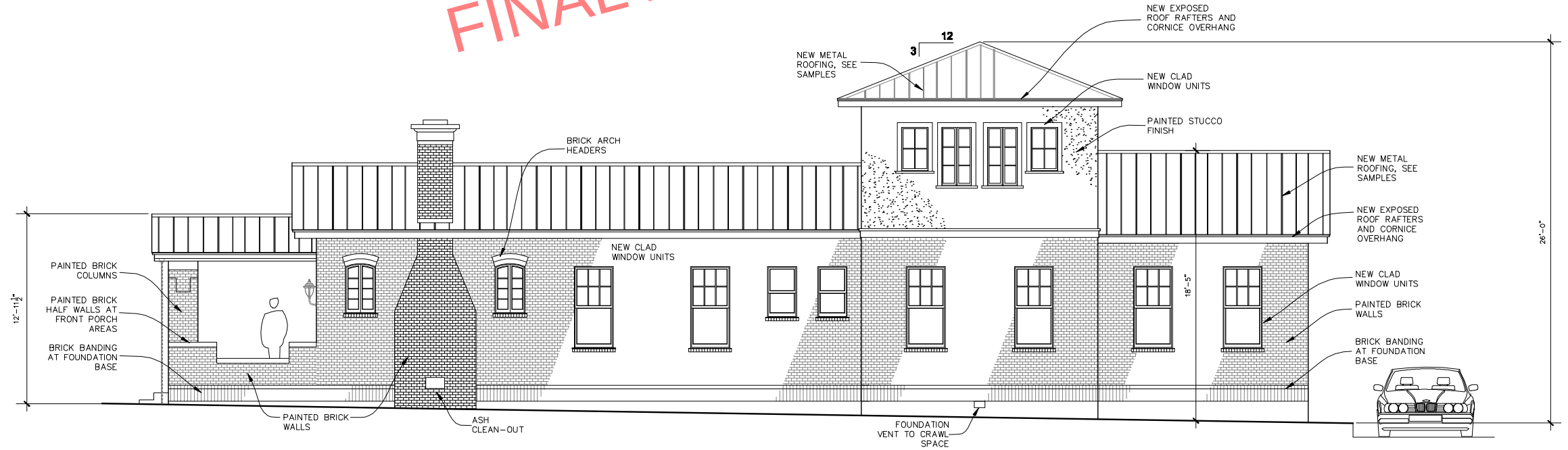
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A
A-2.01 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

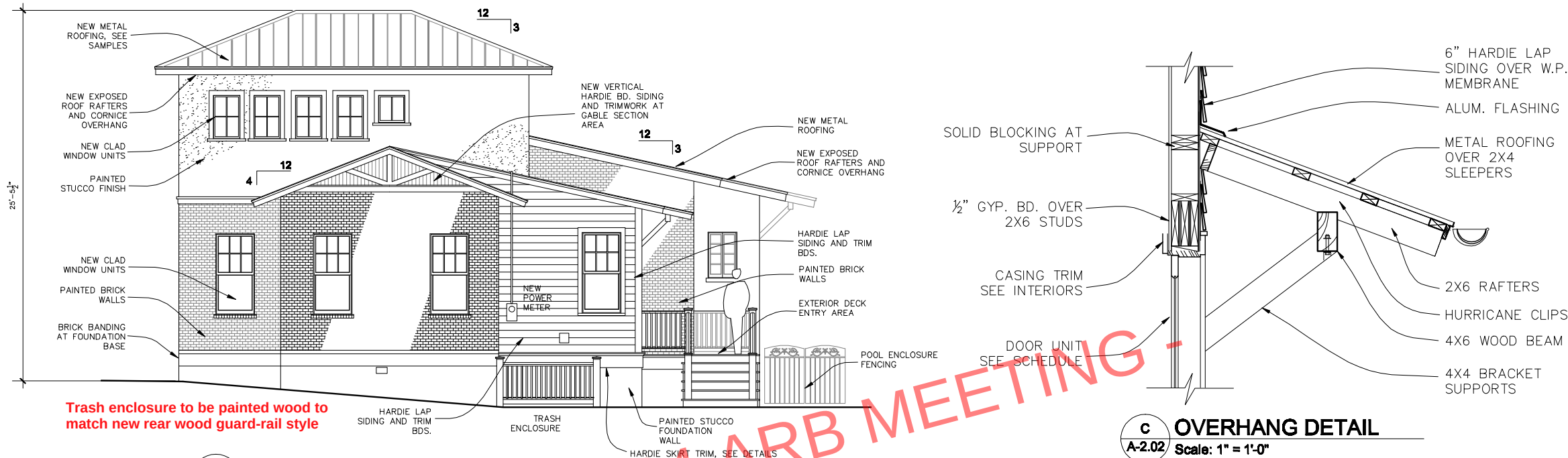


C
A-2.01 TYPICAL ENTABLATURE TRIMWORK
Scale: 1" = 1'-0"

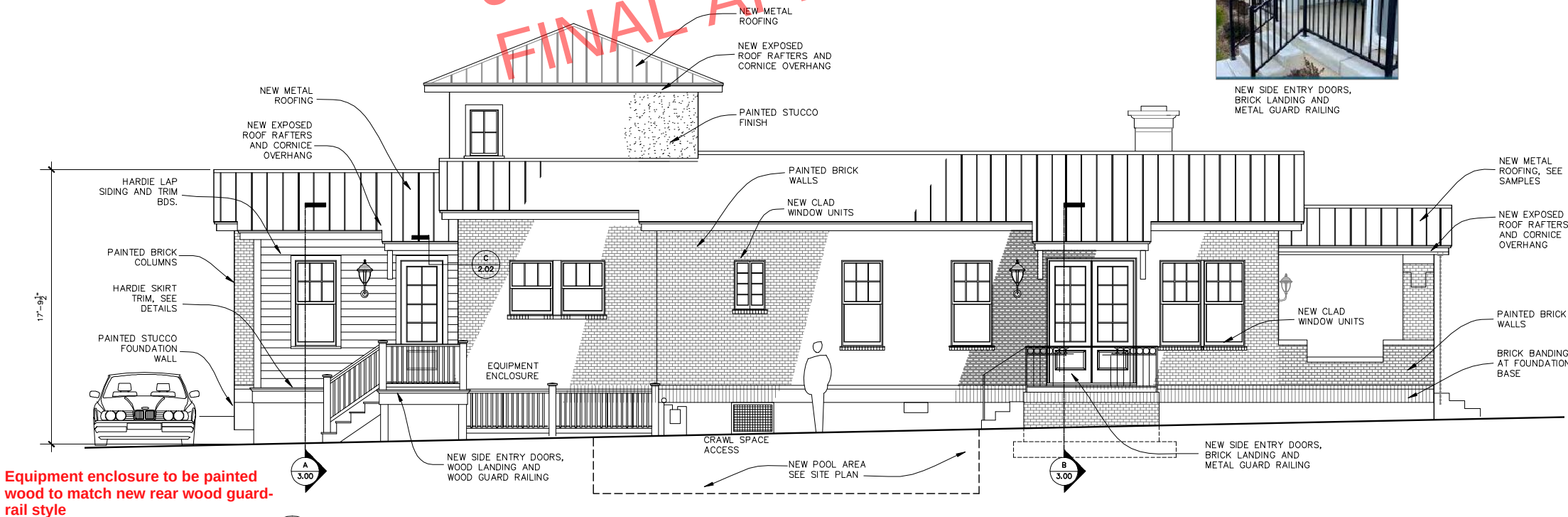


B
A-2.01 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

JUNE 2024 ARB MEETING -
FINAL APPROVAL



A
A-2.02 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"



B
A-2.01 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

Equipment enclosure to be painted wood to match new rear wood guard-rail style

JUNE 2024 ARB MEETING
FINAL APPROVAL

MICK RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

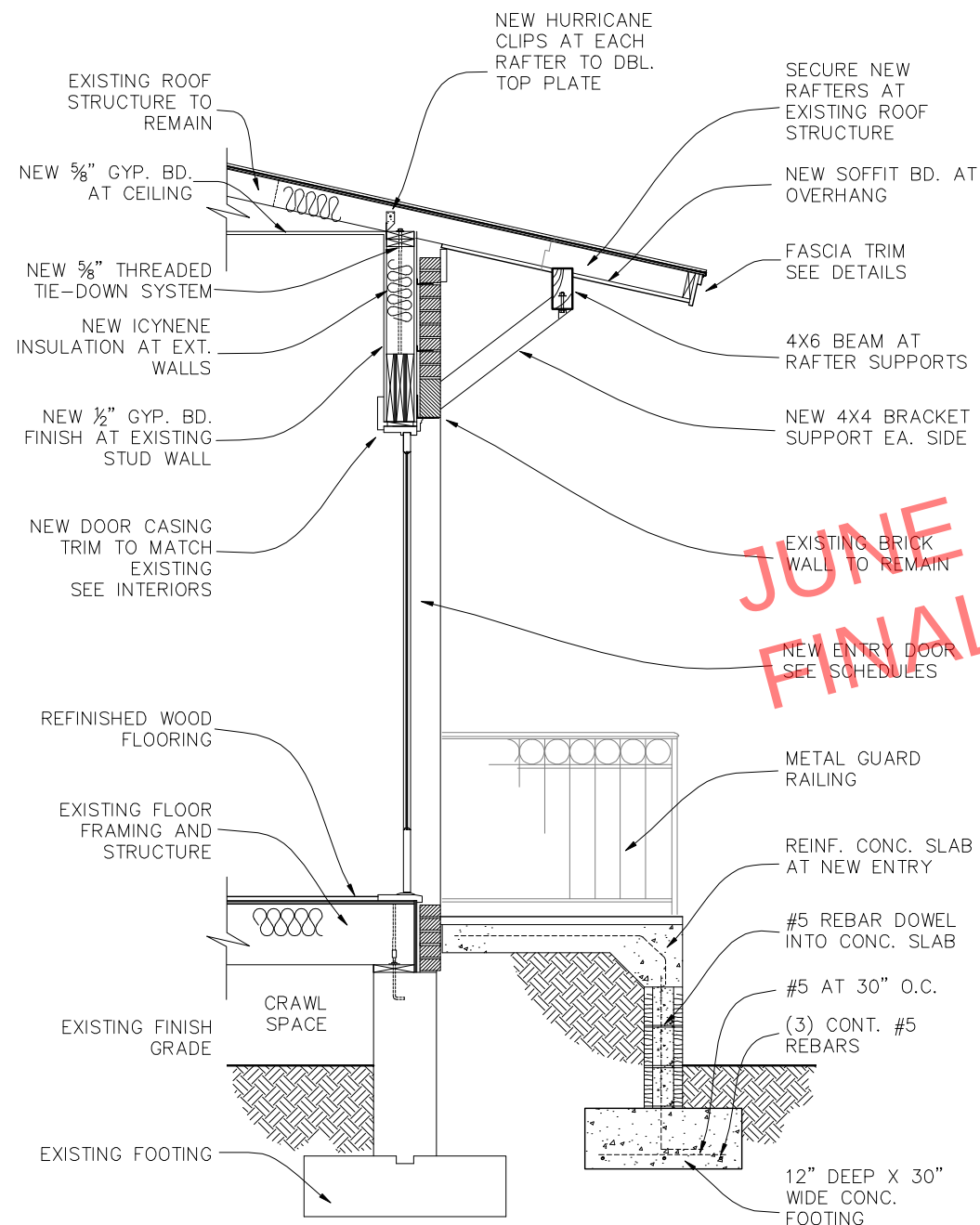
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Construction Documents

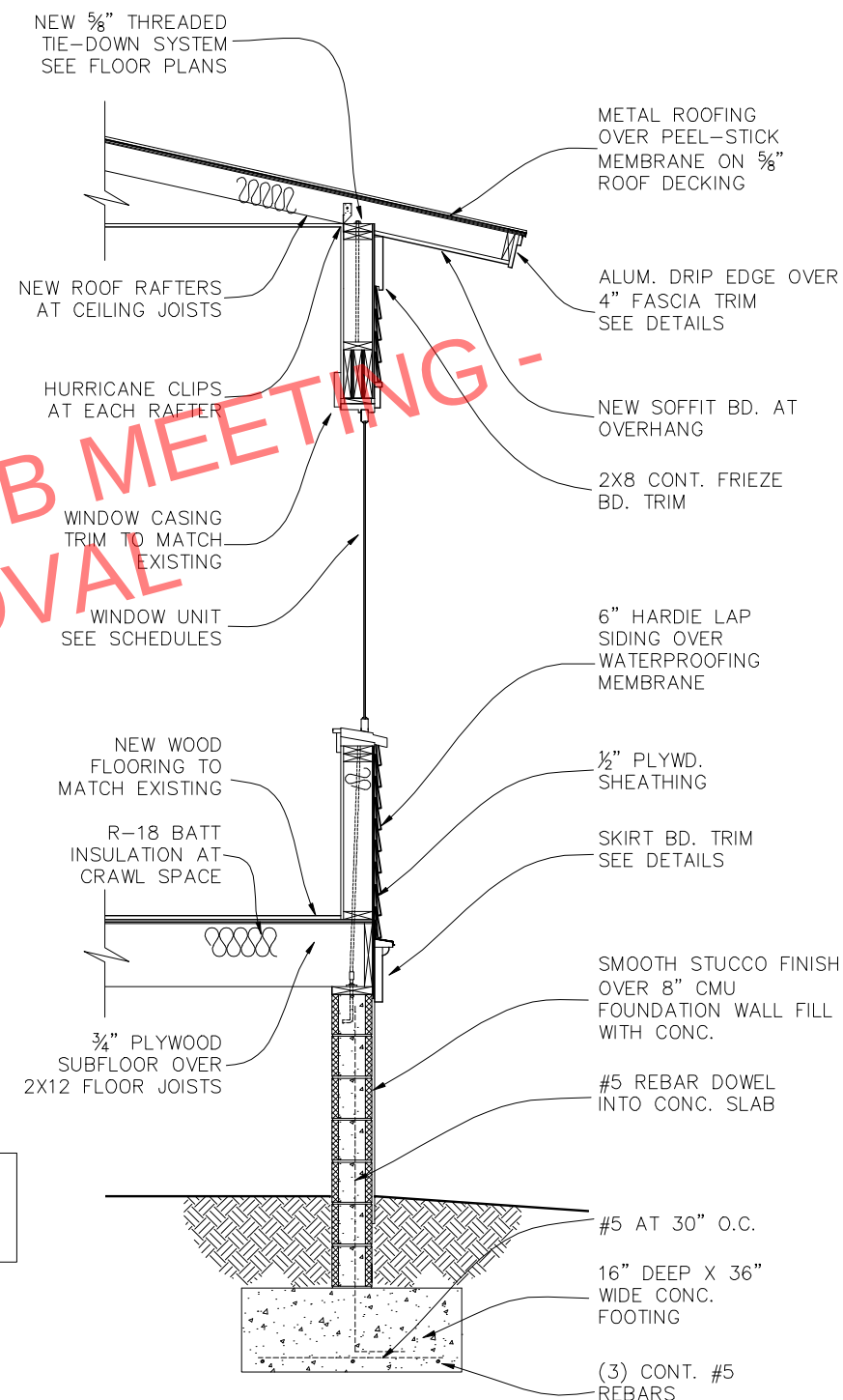
May 24, 2024

Building Sections

A-3.00



B WALL SECTION at NEW ENTRY
A-3.00 Scale: 1/2" = 1'-0"



A NEW WALL SECTION
A-3.00 Scale: 1/2" = 1'-0"

DOOR SCHEDULE										
NO	ELEV. TYPE	SIZE			TYPE	THRES / TRANSITION	FINISH		HW	REMARKS
		WIDTH	HEIGHT	THK			DOOR	FRAME		
10	A	5'-0"	6'-8"	1-3/4"	DBL. IN-SWINGING	ALUM.	WOOD	PREHUNG	LOCKSET	EXISTING ENTRY DOOR
12	C	5'-0"	8'-0"	1-3/4"	OUT SWINGING	ALUM.	WOOD CLAD	PREHUNG CLAD	LOCKSET	NEW ENTRY DOOR
31	F	2'-8"	8'-0"		IN-SWINGING	ALUM.	WOOD CLAD	PREHUNG CLAD	LOCKSET	NEW ENTRY DOOR

DOOR SCHEDULE NOTES:

1. EXTERIOR DOOR HARDWARE TO BE LEVER TYPE, INTERIOR STANDARD KNOBS
2. EXTERIOR DOORS, BRONZE COLOR HARDWARE
3. EXTERIOR DOORS CLAD, 7/8" COLONIAL SDL
- 4.

WINDOW SCHEDULE						
TAG	FRAME SIZE		MATERIAL	TYPE	REMARKS	NOTES
	WIDTH	HEIGHT				
A	2'-6"	5'-6"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	ARCH TOP TO MATCH EXISTING
B	2'-0"	3'-4"	WOOD/CLAD	CASEMENT	MARVIN SIGNATURE COLLECTION	DBL. SWINGING TO MATCH EXISTING
C	2'-6"	5'-6"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	BRICK VENEER & HARDIE SIDING WALL DETAILS
D	2'-0"	3'-4"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	BRICK VENEER WALL DETAILS
E	2'-8"	3'-6"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	WINDOW GROUPING SET
F	2'-0"	3'-4"	WOOD/CLAD	CASEMENT	MARVIN SIGNATURE COLLECTION	DBL. SWINGING TO MATCH EXISTING
G	2'-6"	5'-6"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	WINDOW GROUPING AT BRICK VENEER OPENING
H	1'-8"	3'-0"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	STUCCO FINISH WALL DETAILS
I	1'-8"	1'-8"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	STUCCO FINISH WALL DETAILS
J	1'-8"	1'-0"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	STUCCO FINISH WALL DETAILS
K	2'-0"	4'-0"	WOOD/CLAD	CASEMENT	MARVIN SIGNATURE COLLECTION	DBL. SWINGING TO MATCH EXISTING

WINDOW SCHEDULE NOTES:

1. WHITE CLAD FINISH COLOR, NO SCREENS
HARDWARE: WHITE
2. 7/8" STANDARD SDL WITH DIVIDER BAR
3. NO SCREENS
- 4.

SECTION 08212 - PANEL WOOD DOORS

Exterior Doors: NEUMA fiberglass smooth face, insulated Low-E Impact glass, 7/8" SDL
a. Multi point locksets, Satin Nickel Hardware and stainless steel hinges. Must meet Florida Building Code for design pressure requirements and large missile requirements.

Panel Configuration: Raised. 1 3/4" thickness at exterior, Glazed Openings: Trim glazed openings with solid PVC moldings. (Note: Mullions in vision panels must match in shape and size with the selected window manufacturer's mullion) Glaze with insulated Low E glass units or tempered as noted on drawings and per local code requirements.

Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard and as indicated. Align and fit doors in frames with uniform clearances and bevets. Machine doors for hardware. Seal cut surfaces after fitting and machining.

END OF SECTION 08212

SECTION 08610 - WINDOW UNITS

1. Comply with ANSI/NWMA "Industry Standard for Wood Clad Window Units I.S. 2_80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements are indicated.

1. Clad Windows: Comply with door and window manufacturer's clad, wood or primed window typical specifications. Windows to be provided by MARVIN, manufactured to sizes as indicated on the drawings.

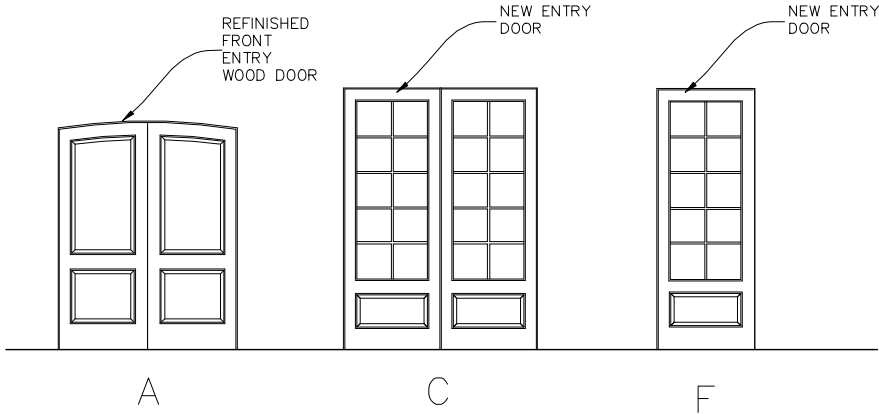
- a. Casings not to be provided by manufacturers but by General Contractor per drawings.
- b. Manufacturer's standard Low-E clear insulating glazing system for both operable and fixed glass units.
- c.
- d. Finish: factory applied clad components (exterior only).
- e. Frame: Provide manufacturer's jamb width extensions to accommodate stud walls as indicated. Provide frames without standard brick mold.
- f. Sills: Provide sills with extensions on either side to receive casing by general contractor. Sills must be 2" thick, minimum. Manufacturer shall provide extended sills to receive the jamb casings where indicated. Provide jamb extensions where required for 2 X 6 wall Construction.
- g. Hardware: Manufacturer standard. Color to be selected by Owner from manufacturer's standard finishes.
- h. Manufacturer shall provide typical screen sashes with charcoal color fiberglass screen mesh. Color of metal screen sash to be selected by Owner from manufacturer standard color line.
- i. Windows, transom and sidelights must meet Florida Building Code for design pressure requirements and large missile requirements.

2. Glazing: Provide simulated divided lite units. Provide tempered glass where required by code. Provide glazing replacement warranty as per manufacturer's warranty. Muntins are to be SDL (simulated divided lites).

3. Each operating sash shall be equipped with a pair of counter balancing mechanisms, latch at meeting rail. Sashes are not to have finger routes.

4. Weather-stripping: Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.

END OF SECTION 08610



A
A-4.00 EXTERIOR DOOR TYPES
Scale: 3/8" = 1'-0"

MULLIN ARCHITECTS

P.O. Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-9925

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MICK RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

REV:	DATE:

May 24, 2024

Door & Window Schedules

A-4.00

SPECIFICATIONS

SECTION 02515 – UNIT BRICK PAVERS

Submit paver and mortar samples indicating full range of color and texture to be expected in completed work.

Brick pavers: Provide Class SX, Type I, ASTM C902; solid (uncored) pedestrian and light traffic paving brick of size and application indicated.

Setting materials for sand bed applications:
Graded Aggregate for base: ASTM D 2940
Sand for Leveling Course: Fine aggregate, ASTM C 33
Sand for Joints: ASTM C 144

Portland Cement Applications:
Aggregate: ASTM C 144 with fineness module of 2.25
TA 660 Joint Filler Floor Grout: H.B. Fuller Co.

Provide edging as indicated. Install edging prior to placing masonry paving units.

END OF SECTION 02515

SECTION 03310 – CONCRETE

1.Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings"; ACI 318, "Building Code Requirements for Reinforced Concrete"; comply with applicable provisions for highest quality except as otherwise indicated.

1.Concrete is to be 3,000 psi concrete. Specified compressive strength at 28 days. Slump shall be between 2" and 6".

2.Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement, and curing. Concrete should be cured slowly and wetted if necessary in hot weather. In cold weather comply with ACI 305.

3.Expansion joints are to be manufactured galvanized steel tongue and groove key joint detail system, if shown on drawings.

4.Reinforcement Bars: Intermediate grade ASTM A–615, grade 60 as indicated in the drawings. Splices of all indicated reinforcing shall be 48 bar diameters overlap minimum.

5.Reinforcement steel shall be placed and firmly wired before concreting starts. Steel shall be isolated from the earth by 3" minimum of concrete. Comply with SSBCC requirements for placement of reinforcement on "chairs" with non–ferrous separation from the earth.

Wall footings: Length, width, and depth as indicated in the drawings. Continuous reinforcing bars, cross bars, and vertical reinforcing bars as indicated in the drawings.

END OF SECTION 03310

SECTION 07410 – METAL ROOFING

Standing seam metal roof: To be installed in accordance with SMACNA "Architectural Sheet Metal Manual (Fifth Edition)" guidelines. Material to be one of the following or as indicated on drawings:

Materials: Provide complete standing seam roof by SNAP CLAD 16" wide roof panel. Base metal shall be 26 Ga. Galvalum steel, with custom ridge cap & flashings, closure strips and accessories as manufactured by SNAP CLAD, Inc. or approved equal.

Color finishes if selected shall be Kynar 500. (Painted both sides when exposed on underside at porches.)

Roofing material shall be continuous from the ridge to the eave without intermediate seams.

Workmanship: Handle sheets and formed shapes in a manner to reduce scratches, dents, etc. Pad or tape tables, beds, brakes, and other surfaces on or over which prepainted surface may be moved or placed during fabrication.

END OF SECTION 07410

SECTION 09900 – PAINTING

Samples for verification purposes: Provide samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrate; define each separate coat, including fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.

Final acceptance of colors will be from job applied samples.

Material Quality: Provide the manufacturer's best quality trade sale type paint/opaque stain material of the various coating types specified. Paint or stain material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

Pittsburgh Paints
Benjamin Moore Paints
Duron Paints
Sherwin_Williams Co.

Preparation: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted or stained, or provide protection prior to surface preparation and painting or staining. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.

Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.

Application: Apply paint or stain in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.

Minimum Coating Thickness: Apply materials at the manufacturer's recommended spreading rate.

Anti-mildew agent shall be used at all exterior locations.

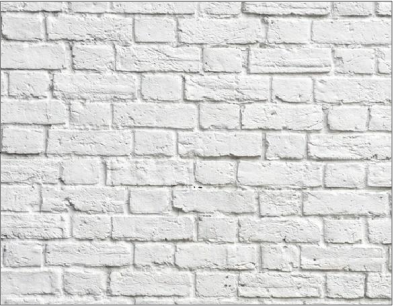
Exterior Wood Trim: Use two coats of semi-gloss latex over one coat of primer.

Exterior Wood Siding: Prime all edges, sides and cut ends before installation with primer undercoat.

END OF SECTION 09900



Existing Brick Veneer Walls
Sherwin Williams
Dover White SW 7008



Metal Roofing
Manufacturer – PAC–CLAD
Profile – Snap–Clad Panels
Standard Color – Medium Bronze



New Hardie Siding and Trimwork
6" Lap Siding, 6" Corner Bds.
Sherwin Williams
Dover White SW 7008



Existing Stucco Walls and
Stucco Foundation
Sherwin Williams
Dover White SW 7008

New Windows and Side Entry Doors
Marvin Portfolio – Coastline Series
Extruded Aluminum at Exterior Cladding
Sash Color –Sierra White
Brick Mould Casing – Sierra White



Front Entry Door
Cabot Stains
Dark Mahogany

Hardscape Paving
Brick Pavers, Pool Coping
Color – Firestone



Exterior Light Fixtures
Manufacturer – TBD
Color – Black or Dark Bronze

New Entry Decks
Sherwin Williams
Railings – Dover White SW 7008
Deck Boards – Rookwood Dark Green

MULLIN ARCHITECTS

P.O. Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-6925
Cell: 404-643-3128

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ARCHITECT'S SEAL

MICK RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

REV: DATE:

Construction Documents

May 24, 2024

Specifications

SP-1

THE MARVIN PORTFOLIO

MARVIN®

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



ULTIMATE

Most extensive selection of features, options, and product types

MARVIN SIGNATURE™ COLLECTION

MODERN

Design flexibility in a subtly modern aesthetic available exclusively at Marvin Modern dealers

COASTLINE

Custom windows and doors for high-velocity hurricane zones in the coastal Southeast

ELEVATE

Wide range of options and product types

MARVIN ELEVATE™ COLLECTION

ESSENTIAL

Curated options and product types

MARVIN ESSENTIAL™ COLLECTION

INTERIORS

WOOD

6 species options + custom
2 painted or primed options
6 stains + clear coat

EXTRUDED ALUMINUM

5 color options

EXTRUDED ALUMINUM

6 solid colors, 4 woodgrain finishes

WOOD

Bare pine, painted Designer Black, painted White, or clear coat

FIBERGLASS

4 color options

EXTERIORS

EXTRUDED ALUMINUM

19 colors + custom

OR

WOOD

3 species + custom

FIBERGLASS

5 color options

EXTRUDED ALUMINUM

6 solid colors, 4 woodgrain finishes

FIBERGLASS

6 color options

FIBERGLASS

6 color options

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

Custom sizing for remodeling or new construction

Custom sizing for replacement, remodeling, or new construction

Standard + custom sizing for replacement, remodeling, or new construction

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

Minimalist hardware for modern design aesthetic

Available in multiple styles, sizes, and finishes to complement the window + door aesthetics

Available in 6 finish options with 2 door handle styles

Available in 6 finish options with 1 door handle styles

COASTAL + WATERFRONT

Hurricane Impact Zones 3 and 4, + PG 50 Products

All products rated for High Velocity Hurricane Zone (IZ4)

Hurricane Impact Zone 3, + PG 50 Products

SIGNATURE ULTIMATE COLLECTION

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking. Color options span from muted, earthy tones to bold, rich colors and include three pearlescent finishes. Custom color matching is also available to meet any design vision.

AAMA awards certifications to materials that pass numerous, rigorous tests that simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Achieving AAMA verification provides independent verification that Marvin finishes are best-in-class.

Extruded Aluminum Colors

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability.

Select from a variety of colors, or work with us to create a custom color.



Wood Exteriors

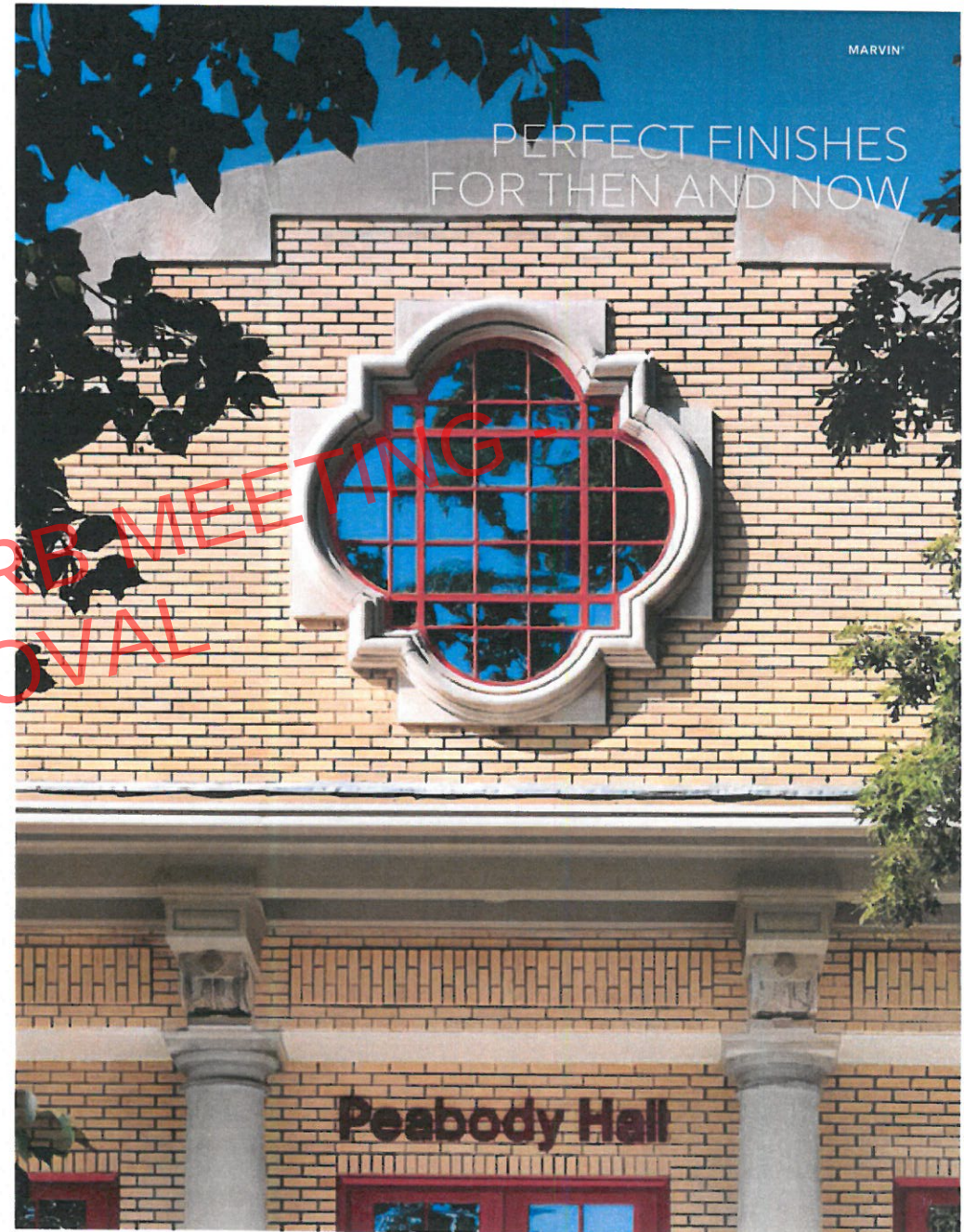
Wood is a premium material for windows and doors, offering classic aesthetic appeal, customization, and design versatility.

Choose from four exterior options, ready to be finished to match your project's exacting requirements.



Wood Interiors

Before assembling windows and doors, each individual piece of wood is sanded, conditioned, stained, and oven-cured. Finished pieces are clear-coated and then sanded and coated again, providing an ideal finish.



DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Essential windows and doors have a durable, strong Ultrex® fiberglass interior and exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Choose from a variety of colors and Exterior Trim configurations to match your style.

FIBERGLASS INTERIOR COLORS

STONE WHITE

Available with your choice of exterior finish colors

BRONZE

Available when paired with Bronze exterior finish

EBONY

Available when paired with Ebony exterior finish

FIBERGLASS EXTERIOR COLORS

STONE WHITE

CASHMERE

PEBBLE GRAY

EVERGREEN

BRONZE

EBONY

GRILLES

GRILLES-BETWEEN-THE-GLASS (GBG)

Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Evergreen, Bronze, or Ebony exterior.*



GLASS OPTIONS

Glass is available with Dual Pane. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones.

DECORATIVE GLASS



ACCESSIBILITY OPTIONS

OPENING CONTROL DEVICE

Limits opening to 4", while providing for full egress. ASTM F2090-10 compliant. Available on Casement, Double Hung, Single Hung, and Glider Windows.

SLIM HANDLE

Handle provides a 32" net clear opening on Sliding Patio Doors in certain configurations.

SASH LIMITER

Permanently limits sash movement for safety and security.

NON-OPERABLE LOCK

Renders sash inoperable when security is a paramount concern.

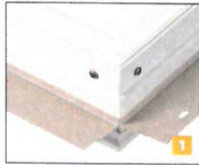


INSTALLATION MADE SIMPLE AND EFFICIENT

INSTALLATION OPTIONS AND ACCESSORIES

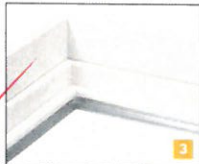
1. NAILING FIN

Pre-attached folding nailing fin and drip cap for easier installation. Available through-jamb and installation bracket options.



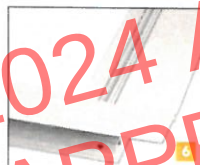
2. FACTORY-INSTALLED SCREENS

Factory-installed screens are a standard offering with operating windows. At no extra cost, we can ship your screens separately to reduce on-site damage prior to installation.



3. FACTORY-APPLIED JAMB EXTENSIONS

Factory-applied jamb extensions save time and labor. We supply 4 9/16" and 6 9/16" jamb depth.



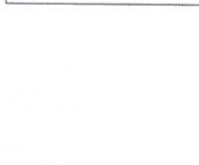
4. FACTORY-APPLIED SHEETROCK RETURN

Factory-applied sheetrock return accommodates 1/2" to 5/8" drywall, while the 3/4" receiver accommodates box jams and thicker installation methods.



5. FACTORY MULLED ASSEMBLIES

Available standard factory mulling, reinforced factory mulling, or field mulling kits. The reinforced mull meets AAMA 450 specifications and performs up to a PG40 assembly rating.



6. FRAME EXPANDERS

3" and 1" frame expanders provide installation flexibility, while our frame filler increases the frame depth to 3 1/4" for a seamless replacement installation.

7. SPECIAL SIZES

Special sizes are available on windows and doors in 1/64" increments for the perfect fit every time.

8. J-CHANNEL

J-channel installs easily with various installation applications, while the detailed profile provides a more dramatic finished appearance.

EXTERIOR TRIM

Ultrex® Exterior Trim is offered with all rectangular Essential products in the same six exterior finishes. The durability, performance, and look of Marvin Essential windows and doors can be extended to the trim.

BRICK MOULD

2" Brick Mould is available with or without 2 1/8" sill nosing.

FLAT

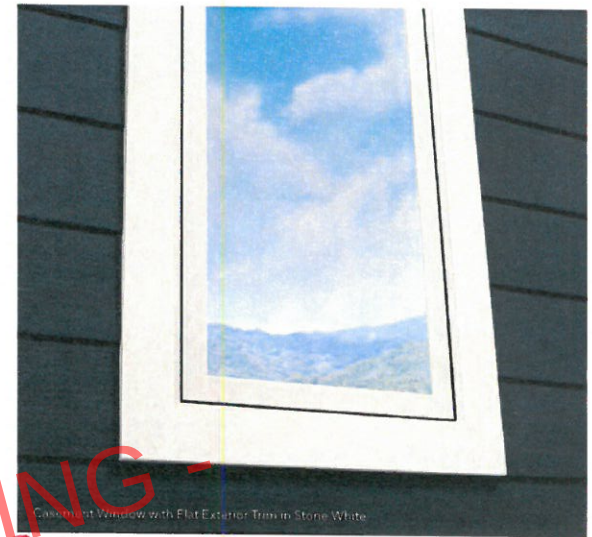
3 1/2" Flat Trim is available in Flat and Flat Ranch configurations with or without 2 1/8" sill nosing.

SILL NOSE

2 1/8" Sill Nose provides authentic sill appearance.

CONNECTION BARB

Barb and receiver attachment method provides for quick, secure installation.



BRICK MOULD

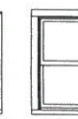
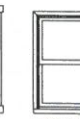
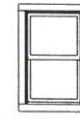
FLAT

SILL NOSE

CONNECTION BARB

TRIM CONFIGURATIONS

Multiple configurations are available in lineal lengths and factory pre-cut kits in all of the Essential Collection exterior colors.



BRICK MOULD*

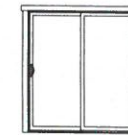
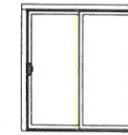
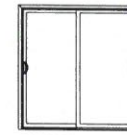
FLAT*

FLAT RANCH*

BRICK MOULD WITH SILL NOSE

FLAT WITH SILL NOSE

FLAT RANCH WITH SILL NOSE



BRICK MOULD*

FLAT*

FLAT RANCH*

* Brick Mould, Flat, and Flat Ranch profiles are available on doors. Sill profiles are not included for door trim sets.

MARVIN ELEVATE[®] AND ESSENTIAL[™]

Window & Door Exterior Trim

Get the performance of Ultrex[®] fiberglass in convenient, factory-cut exterior casing made for easy on-site installation. A long-lasting and strong alternative to wood, vinyl or composite, Ultrex pultruded fiberglass casing features our low-maintenance AAMA-verified acrylic finish that resists fading, chalking, and peeling over time. Multiple trim configurations are available in all of our exterior colors. Choose flat-style for a clean, simple look and brick mold-style for a more traditional look on any door or rectangular window, and enjoy faster installation time with factory pre-cut kits that provide a precise fit for your windows. Three aesthetic styles are available, with or without a sill nose (a flat-style bottom sill that offers a slightly different aesthetic effect).



PRODUCTS

- Our Collections
- All Windows
- All Doors
- Skylights
- Spaces

SOLUTIONS

- Coastal & Impact
- Historic Design
- Replacement
- Marvin Connected Home

DESIGN & INSPIRATION

DOUBLE HUNG - TRANSOMS AND MULTIPLE ASSEMBLIES

Transom Muller Over Double Hung

MO (mm)	2' - 6" (762)
RO (mm)	2' - 6" (762)
FS (mm)	2' - 5 1/2" (749)



Transom Muller Over Double Hung 2 Wide

MO (mm)	5' - 0" (1524)
RO (mm)	5' - 0" (1524)
FS (mm)	4' - 11 1/2" (1511)



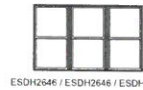
Double Hung Flankers with Center Picture*

MO (mm)	10' - 0" (3048)
RO (mm)	10' - 0" (3048)
FS (mm)	9' - 11 1/2" (3035)

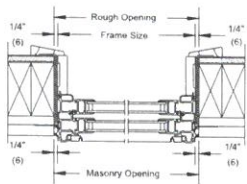


Double Hung Flankers with Center Operator

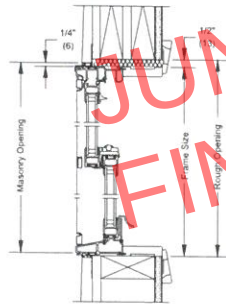
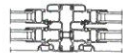
MO (mm)	7' - 6" (2286)
RO (mm)	7' - 6" (2286)
FS (mm)	7' - 5 1/2" (2273)



Construction Details



Jamb

Head Jamb
& Sill

Vertical Mullion

Horizontal Mullion
Transom/Operator

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory muller.

MAXIMUM ROUGH OPENING not to exceed 114" x 78". Maximum up to 6 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 96" x 96". Maximum up to 5 units wide by 5 units high.

Field mull kits are available. Structural mull reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

* This product is only available field muller. Details and Elevations not to scale.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available on 20, 60, and 66 call number heights.

Obscure Glass option available on all units.

Special sized units available within product size matrix. See your Marvin retailer.

Units may optionally include a window opening control device tested to ASTM F2090-10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation.

See page 52 for specific PG Ratings.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

GLIDER

MARVIN™

MO (mm)	2' - 6" (762)	3' - 0" (914)	3' - 6" (1067)	4' - 0" (1219)	4' - 6" (1372)	5' - 0" (1524)	6' - 0" (1829)
RO (mm)	2' - 6" (762)	3' - 0" (914)	3' - 6" (1067)	4' - 0" (1219)	4' - 6" (1372)	5' - 0" (1524)	6' - 0" (1829)
FS (mm)	2' - 5 1/2" (749)	2' - 11 1/2" (902)	3' - 5 1/2" (1054)	3' - 11 1/2" (1207)	4' - 5 1/2" (1359)	4' - 11 1/2" (1511)	5' - 11 1/2" (1816)
DLO (mm)	11 5/16" (287)	14 5/16" (363)	17 5/16" (440)	20 5/16" (516)	23 5/16" (592)	26 5/16" (668)	32 5/16" (821)
ESGL2616	ESGL3016	ESGL3616	ESGL4016	ESGL4616	ESGL5016	ESGL6016	
ESGL2620	ESGL3020	ESGL3620	ESGL4020	ESGL4620	ESGL5020	ESGL6020	
ESGL2626	ESGL3026	ESGL3626	ESGL4026	ESGL4626	ESGL5026	ESGL6026 E	
ESGL2630	ESGL3030	ESGL3630	ESGL4030	ESGL4630	ESGL5030 E	ESGL6030 E	
ESGL2636	ESGL3036	ESGL3636	ESGL4036	ESGL4636 E	ESGL5036 E	ESGL6036 E	
ESGL2640	ESGL3040	ESGL3640	ESGL4040 E	ESGL4640 E	ESGL5040 E	ESGL6040 E	
ESGL2646	ESGL3046	ESGL3646	ESGL4046 E	ESGL4646 E	ESGL5046 E	ESGL6046 E	
ESGL2650	ESGL3050	ESGL3650	ESGL4050 E	ESGL4650 E	ESGL5050 E	ESGL6050 E	

GBG available in standard Rectangular lite cut, shown. Other GBG lite cuts shown on page 3.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Details and Elevations not to scale.

XO operation standard, OX operation optional.

Obscure Glass option available on all units.

Units may optionally include a window opening control device tested to ASTM F2090-10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation.

Special sized units available within product size matrix. See your Marvin retailer.

See page 52 for specific PG Ratings.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

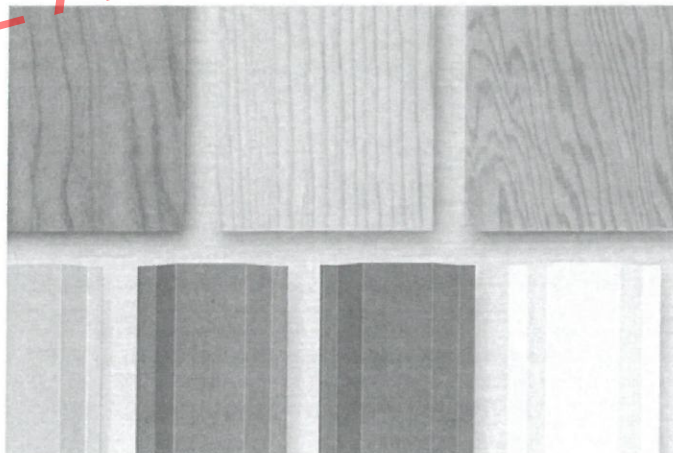
SIGNATURE

COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

Learn More →



Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

Learn More →



Ultimate Double Hung G2

The Ultimate Double Hung G2 window blends traditional beauty with state-of-the-art window performance. Customize your design with round top styles or single hung operation with optional bottom rail locking mechanism for easy operation.

- Extruded aluminum exterior and wood interior
- Fits openings up to 5.5 feet wide by 10.5 feet high
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy

Find Marvin products in your area and request a price quote.
Connect with a dealer near you to get started.

[FIND A DEALER](#)

WHY YOU'LL LOVE IT



Designed for Performance + Quality



Expansive Views

Exterior is made with extruded aluminum for proven strength and versatility. Available in widths up to 5.5 feet and heights up to 10.5 feet.



Flexible Styling

Choose from a wide array of finish, color, hardware, glass, and glazing profile options to complement any architectural style or design vision.



Smart Home Security

Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



MARVIN

Products ▾

Solutions ▾

Inspiration ▾

Why Marvin ▾

For Pros



ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do.
- Standard finish on extruded aluminum is commercial-grade and warranted for 20 years, ensuring a smooth, beautiful finish that lasts.
- Choose from a selection of high-quality interior standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, Vertical Grain Douglas Fir, and Black Walnut.
- Available with the same features in a single hung style, with optional Lift Lock.
- Additional configurations include round top, stationary transom or picture window.
- Available with IZ3 coastal/hurricane certification.

- Available with Commercial Windows Performance certification.

DESIGN OPTIONS

Exterior Finish



Clad Color Options



Stone White

A high-quality window deserves a dependable finish. Our low-maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.



**Custom Colors: Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.*

Interior Finish



Glazing Profile



Hardware



Glass



JUNE 2024 ARB MEETING -
FINAL APPROVAL

Decorative Glass



Bronze Tint

A variety of decorative glass options are available to meet the unique needs of each project, and laminated glazing is also available in clear, bronze, gray, or green with tinted interlayers.



**Not all decorative glass is compatible with all products. Check with your dealer for a recommendation on which glass is right for your project. Images may not be an accurate representation.*

Color tint images represent color tint example only. Please inquire about obscure glass treatments separately.

Energy Efficiency

Glass is an important aspect for managing the energy efficiency of your home. Our standard glazing is dual pane: two panes of glass with Low E coatings and argon insulating gas. We offer variations to help meet climate and code requirements across the country, described in more detail on our [glass page](#).

Specialty Glass Options

Our specialty glass options include glass for unique project needs like sound management (STC/OITC), high altitudes, Sea Turtle Conservation Codes and California fire zones. We also offer laminated glass in products designed specifically for hurricane zones.

Screens



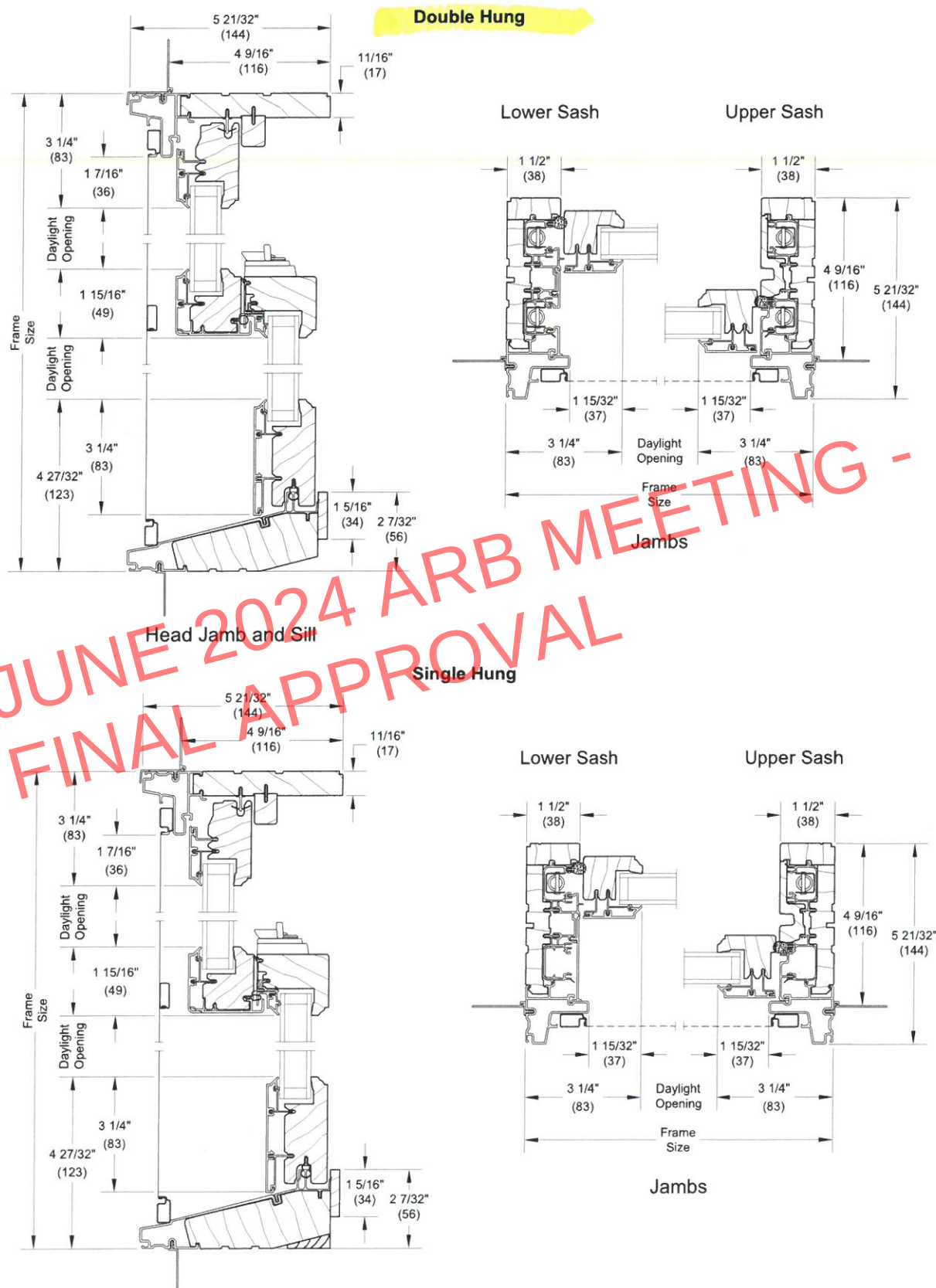
Divided Lites



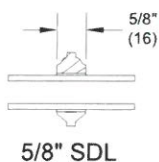
Casings

Section Details: Operating

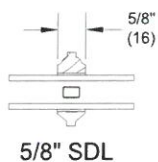
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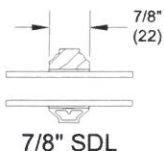
Lite Options



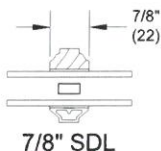
5/8" SDL



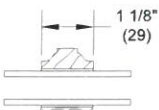
5/8" SDL
W/Spacer



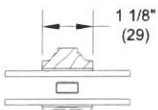
7/8" SDL



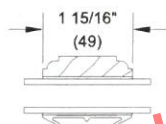
7/8" SDL
W/Spacer Bar



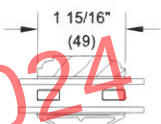
1 1/8" SDL



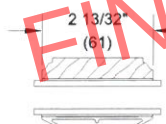
1 1/8" SDL
W/Spacer Bar



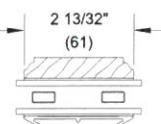
1 15/16" SDL



1 15/16" SDL
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL
W/Two Spacer Bars

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

SNAP-CLAD PANEL

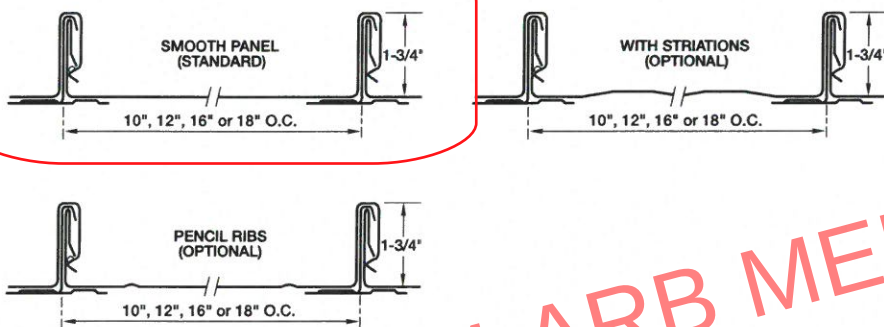
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

Premium Colors



Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors \$ Pricing ▲ Cool Colors ★ Premium Colors

See back for color availability chart.

Standard Colors



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 WA: 253 501 2450

PAC-CLAD.COM

divided lites are more appropriate and were originally on 108 S. Tarragona Street before it was changed.

Chair Salter made a motion to approve the application as submitted. Board Member Courtney seconded the motion, and it passed 5-1 with Board Member Ramos dissenting.

4. 24-559 223 W. LLOYD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
WINDOW REPLACEMENT AT A CONTRIBUTING STRUCTURE

Paul Jansen is seeking approval to replace one second floor wood window with a ViWinTech 3100 series Shoreline single hung vinyl window with a six over one simulated divided lite pattern that matches the existing windows. The window is located in the existing shower tub that will be replaced with a walk-in shower.

Paul Jansen presented to the board. Mr. Jansen noted the window is covered by a storm window on the exterior and is difficult to see from the street. The storm window will be reinstalled, so the exterior will not be exposed to the elements. The proposed window is vinyl to avoid the wet elements of the new shower. North Hill Preservation District expressed concerns about a vinyl window not upholding the standards of the city and the Secretary of the Interior. Mr. Jansen shared that wood windows are not used in shower stalls unless they are outside the water line. Board Member Mead noted his home has a wood window in the shower that works fine.

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

5. 24-573 1015 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
FINAL REVIEW FOR EXTERIOR ALTERATIONS AT A CONTRIBUTING
STRUCTURE

Martin Mullin is seeking final approval for exterior alterations to a contributing structure including replacing the existing Terra cotta tile roof with a smooth Snap-Clad metal panel roof in red; repairing existing brick and stucco; replacing existing windows; altering the southwest corner for a new side entry; and adding a new swimming pool, fencing, hardscaping, and landscaping. This project received conceptual approval at the March 2024 ARB meeting.

Martin Mullin presented to the board. Mr. Mullin clarified that the proposed windows are the Marvin Ultimate series aluminum-clad wood windows with simulated divided lites with the internal spacer bar and exterior muntin. Chair Salter shared North Hill Preservation Association's concerns about the window proposed in the

application, but that has been resolved by Mr. Mullin's clarification. North Hill also expressed concerns about the green tinted glass. Mr. Mullin noted the glass will be clear, not green. Mr. Mullin asked the board about being open to vinyl windows. Chair Salter noted contributing structures require replication of original materials, which are typically wood windows, though the board is open to quality clad wood windows. Non-contributing and new construction have less stringent criteria for materials.

Board Member Ramos made a motion to approve the application as submitted and clarified. Board Member Mead seconded the motion, and it passed 5-0 with Board Member Courtney not present to vote.

6. 24-576 903 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
VARIANCE

Townes Plus Architects are seeking approval to reduce the rear yard setback from the required 25 feet to 20 feet and to reduce the interior side yard setback from 7.5 feet to 4 ft. 3 in. to accommodate a garage addition on the rear of the primary structure. An existing enclosed porch and deck will be removed to accommodate the addition which will align with the plane of the primary structure on the north side. The next agenda item is conceptual review of the proposed addition.

Ben Townes presented to the board. Chair Salter asked staff if the variance is required because the proposed work is an addition to the existing structure. If this was considered an accessory structure, would a variance be required? Historic Preservation Planner Walker answered no, an accessory structure would not require a variance. Mr. Townes stated that the height of an accessory would be restricted to 14 ft. Board Member Yee noted that an accessory dwelling unit is allowed above a garage so long as the structure is 5 ft. from the rear property line and meets the side yard setback of the primary. Historic Preservation Planner Walker noted an accessory dwelling unit above a garage can be up to 30 ft. in height if it meets the setbacks outlined by Board Member Yee. Mr. Townes shared that the applicant preferred to seek a variance for an addition rather than build an accessory in the rear that would take up the entire backyard. Board Member Ramos noted that either option would be appropriate but questioned the proposal to maintain the existing driveway in addition to a new driveway. Historic Preservation Planner Walker noted that the applicant was instructed to coordinate with engineering about the proposed curb cut and make sure hardscaping is code compliant.

Board Member Mead noted that of the variance criteria, the encroachment on the rear yard setback is due to the configuration of the stairs. Mr. Townes noted the placement of the a/c units dictated the configuration. Board Member Mead asked if the layout could be adjusted to avoid the encroachment on the rear yard setback.



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

Architectural Review Board Application
Full Board Review

Application Date: 2-24-25

Project Address: 1015 N. Rues Street

Applicant: Martin Mullin

Applicant's Address: 1621 E. Brainerd St. 32503

Email: Martye.mullin.architects.com Phone: 850.857.9925

Property Owner: Adam Gill

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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Final Review:

Replace roof w/ new metal in lieu of shingles.

Repair existing brick & stucco

Replace existing windows w/ Marvin impact ratings.

Remove old construction @ SW corner for new addition and entry.

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.

Martin Mullin
Applicant Signature

2-24-25
Date

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

Adam Gill Residence

Historic Restoration & Renovation

Pensacola, Florida
1015 North Reus Street

INDEX TO DRAWINGS	
COVER SHEET	
A 1.00	ARCHITECTURAL SITE PLAN
A 1.01	EXISTING FLOOR PLANS
A 1.02	PROPOSED FIRST FLOOR PLAN
A 1.03	PROPOSED SECOND FLOOR PLAN
A 1.04	POWER & LIGHTING PLANS
A 2.00	EXISTING ELEVATIONS
A 2.01	PROPOSED ELEVATIONS
A 2.02	PROPOSED ELEVATIONS
A 3.00	TYPICAL WALL SECTIONS
A 4.00	DOOR AND WINDOW SCHEDULES
SP - 1	SPECIFICATIONS
SP - 2	SPECIFICATIONS
SP - 3	SPECIFICATIONS
SP - 4	SPECIFICATIONS

STRUCTURAL DETAILS MEET
ALL REQUIREMENTS OF
2023 FLORIDA BUILDING CODE

MULLIN
ARCHITECTS

P.O. Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-9925
Cell: 404-643-3128

Construction Documents
February 24, 2025

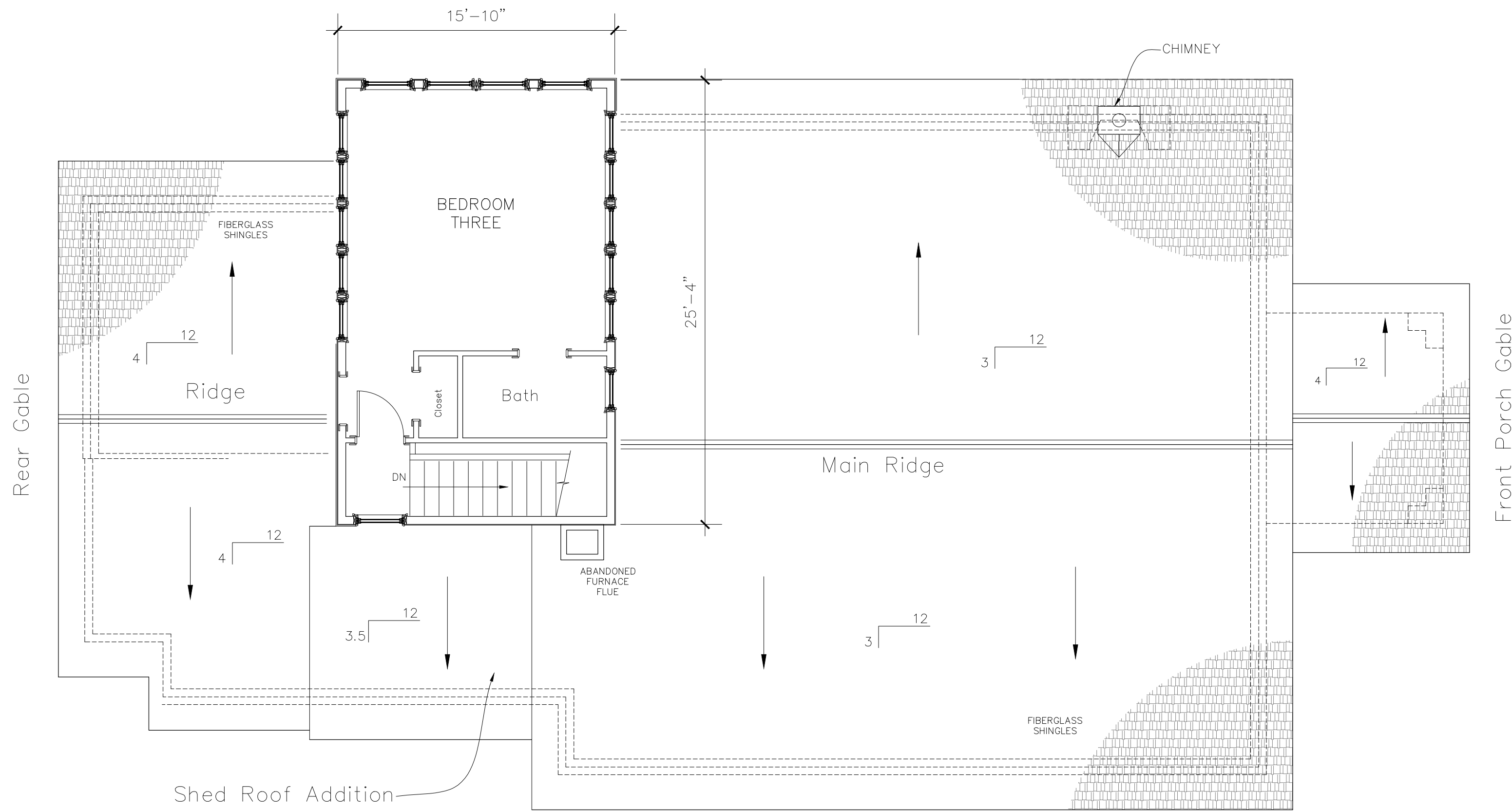
SQUARE FOOTAGE

HEAT/COOLED SPACE	
FIRST FLOOR	2332
SECOND FLOOR	400

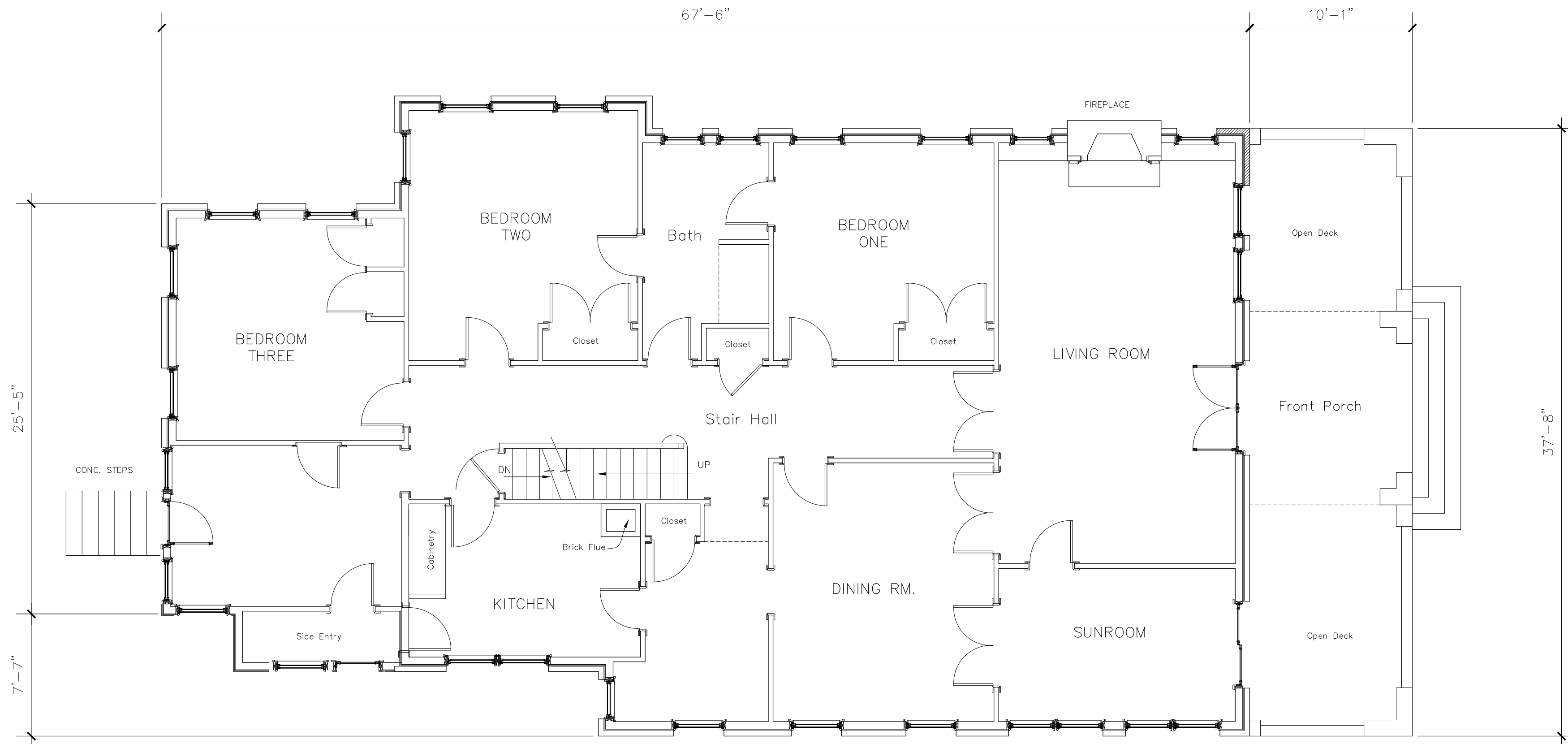
TOTAL..... 2732

PORCHES	
COVERED FRONT PORCH	120

TOTAL UNDER ROOF..... 2852



B
EXISTING SECOND FLOOR PLAN
A-1.01 Scale: 3/16" = 1'-0"



A
EXISTING MAIN FLOOR PLAN
A-1.01 Scale: 3/16" = 1'-0"

GILL RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

REV:	DATE:

Construction Documents

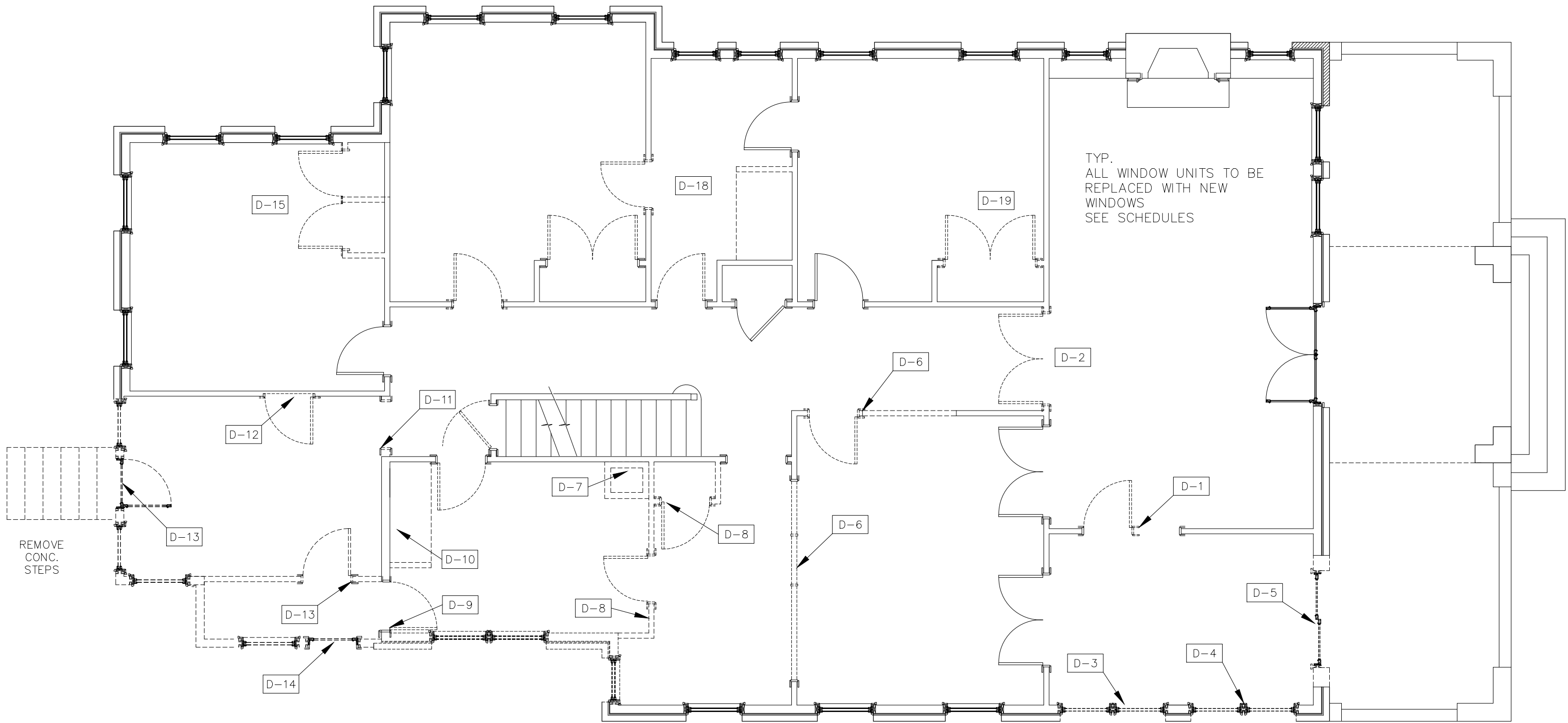
February 24, 2025

Existing Floor Plans

A-1.01

- DEMOLITION NOTES:
- D-1 REMOVE DOOR AND WALL FOR NEW OPENING, SEE SCHEDULES.
 - D-2 REMOVE DOOR UNITS ONLY FOR CASSED OPENING.
 - D-3 REMOVE WINDOW UNITS AND WALL CONSTRUCTION BELOW FOR NEW DOOR OPENING, SEE ELEVATIONS AND SCHEDULES
 - D-4 REMOVE WINDOW UNITS FOR NEW, SEE SCHEDULES
 - D-5 REMOVE SLIDING DOOR UNIT AND WALL SECTIONS FOR NEW CONSTRUCTION, SEE EXTERIOR ELEVATIONS & SCHEDULES.
 - D-6 REMOVE WALL FOR NEW CASSED OPENING
 - D-7 REMOVE BRICK WALL FOR NEW DUCT CHASE
 - D-8 REMOVE INTERIOR WALL AND CABINETRY
 - D-9 REMOVE EXTERIOR DOOR COMPLETE FOR NEW CONSTRUCTION
 - D-10 REMOVE KITCHEN CABINETRY FOR NEW CONSTRUCTION
 - D-11 REMOVE DOOR OPENING FOR NEW CONSTRUCTION
 - D-12 REMOVE CABINET NICHE AT INTERIOR WALL
 - D-13 REMOVE EXTERIOR WALL, WINDOWS, DOORS COMPLETE FOR ALL NEW CONSTRUCTION
 - D-14 REMOVE WALL, WINDOW AND DOOR OPENINGS COMPLETE
 - D-15 REMOVE CLOSET CABINETRY FOR NEW CONSTRUCTION
 - D-16 CUT EXISTING WALL FOR NEW CONSTRUCTION OPENING
 - D-17 REMOVE CLOSET WALLS
 - D-18 REMOVE DOORS FOR NEW CONSTRUCTION
 - D-19 REMOVE CLOSET WALLS

- NEW 5/8" THREADED ROD HOLD-DOWN SYSTEM:
LOCATE AT EACH SIDE OF ALL OPENINGS
LOCATE 6" FROM EACH BUILDING CORNER
LOCATE AT 48" O.C. MAX.



CONSTRUCTION NOTES:

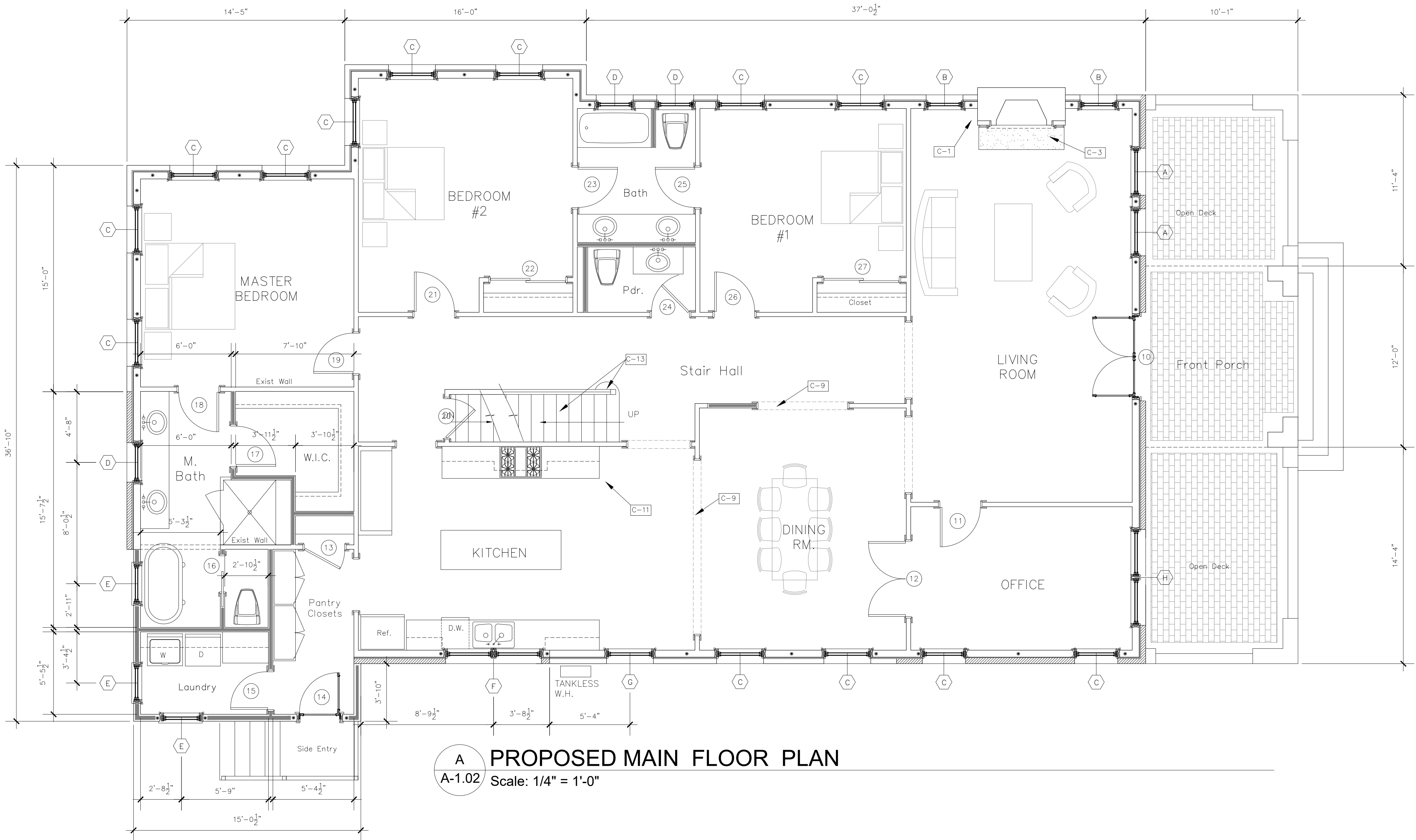
- C-1 PREPARE EXISTING CABINET BASE FOR NEW FINISHES, OPERABLE DOORS, HARDWARE, ETC.
- C-2 RESTORE EXISTING MANTLE AND ADD NEW FINISHES, SEE DETAILS
- C-3 INSTALL NEW STONE HEARTH, COORDINATE WITH FINISH FLOOR.
- C-4 NEW INTERIOR DOOR OPENING SIZE, SEE SCHEDULES
- C-5 NEW EXTERIOR DOOR OPENING AT EXISTING WINDOW LOCATION, SEE DOOR SCHEDULE.
- C-6 NEW FRONT WINDOWS AND BRICK WALL TO MATCH OPPOSITE SIDE, SEE EXTERIOR ELEVATIONS.
- C-7 NEW WINDOW UNITS AT EXISTING BRICK OPENINGS, SEE SCHEDULE.
- C-8 NEW EXTERIOR BRICK LANDING, SEE DETAILS
- C-9 NEW CASSED OPENING SIZES, SEE SCHEDULES
- C-10 NEW CABINETRY AND BENCH CONSTRUCTION, SEE INTERIORS
- C-11 NEW PARTITION WALLS FOR DUCT CHASE FROM BASEMENT
- C-12 ALL NEW CABINETRY, COUNTER TOPS, APPLIANCES, ETC. SEE INTERIORS
- C-13 PREPARE INTERIOR STAIRS (RISERS, TREADS, BALUSTRADE, ETC. FOR NEW FINISHES.
- C-14 NEW MUDROOM AREA WITH CABINETRY, SEE INTERIORS
- C-15 NEW INTERIOR WALL PARTIONS FOR LAUNDRY ROOM AND PANTRY, SEE INTERIORS.
- C-16 NEW EXTERIOR WALL CONSTRUCTION AT EXISTING FOUNDATION
- C-17 NEW EXTERIOR ENTRY DECK AND STEPS TO GRADE.
- C-18 NEW CASSED OPENING AT EXISTING WALL
- C-19 NEW PARTITION WALLS FOR W.I.C. AREA
- C-20 NEW PARTITION WALLS FOR MASTER BATH AREA
- C-21 NEW M. BATH CABINETRY, COUNTER TOPS AND PLUMBING FIXTURES. SEE INTERIORS
- C-22 NEW SHOWER AREA, CABINETRY, COUNTER TOPS, FIXTURES, ETC. SEE INTERIORS
- C-23 NEW CLOSET AND DESK SITTING AREA.

MULLIN ARCHITECTS

P.O.Box 18328
Pensacola, Florida 32523
mary@mullinarchitects.com
Phone: 850-857-9925

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DEMOLITION PLAN



A PROPOSED MAIN FLOOR PLAN
A-1.02 Scale: 1/4" = 1'-0"

SQUARE FOOTAGE	
HEAT/COOLED SPACE	
FIRST FLOOR	2556
SECOND FLOOR	400
TOTAL..... 2956	
PORCHES	
COVERED FRONT PORCH	120
TOTAL UNDER ROOF.....3,076	

GILL RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

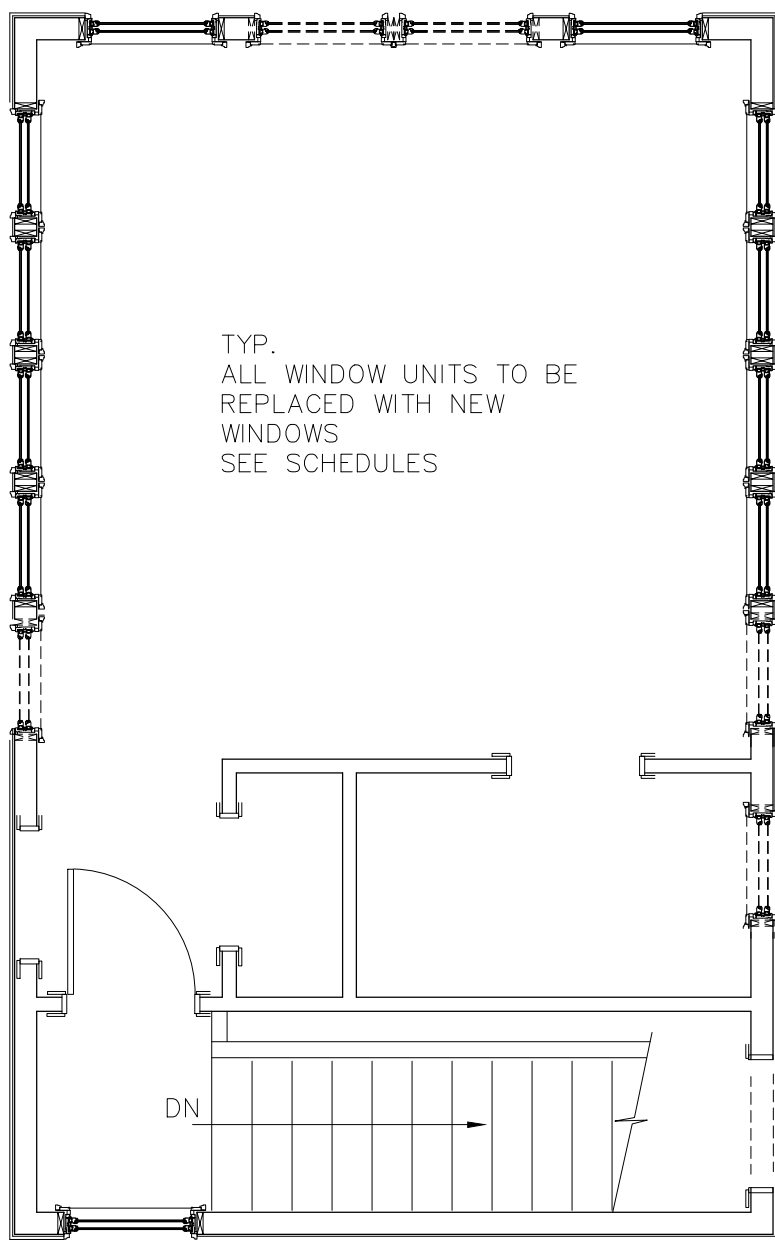
REV:	DATE:

Construction Documents

February 24, 2025

Main Floor Plan

A-1.02



DEMOLITION PLAN

TYP.
ALL WINDOW UNITS TO BE
REPLACED WITH NEW
WINDOWS
SEE SCHEDULES

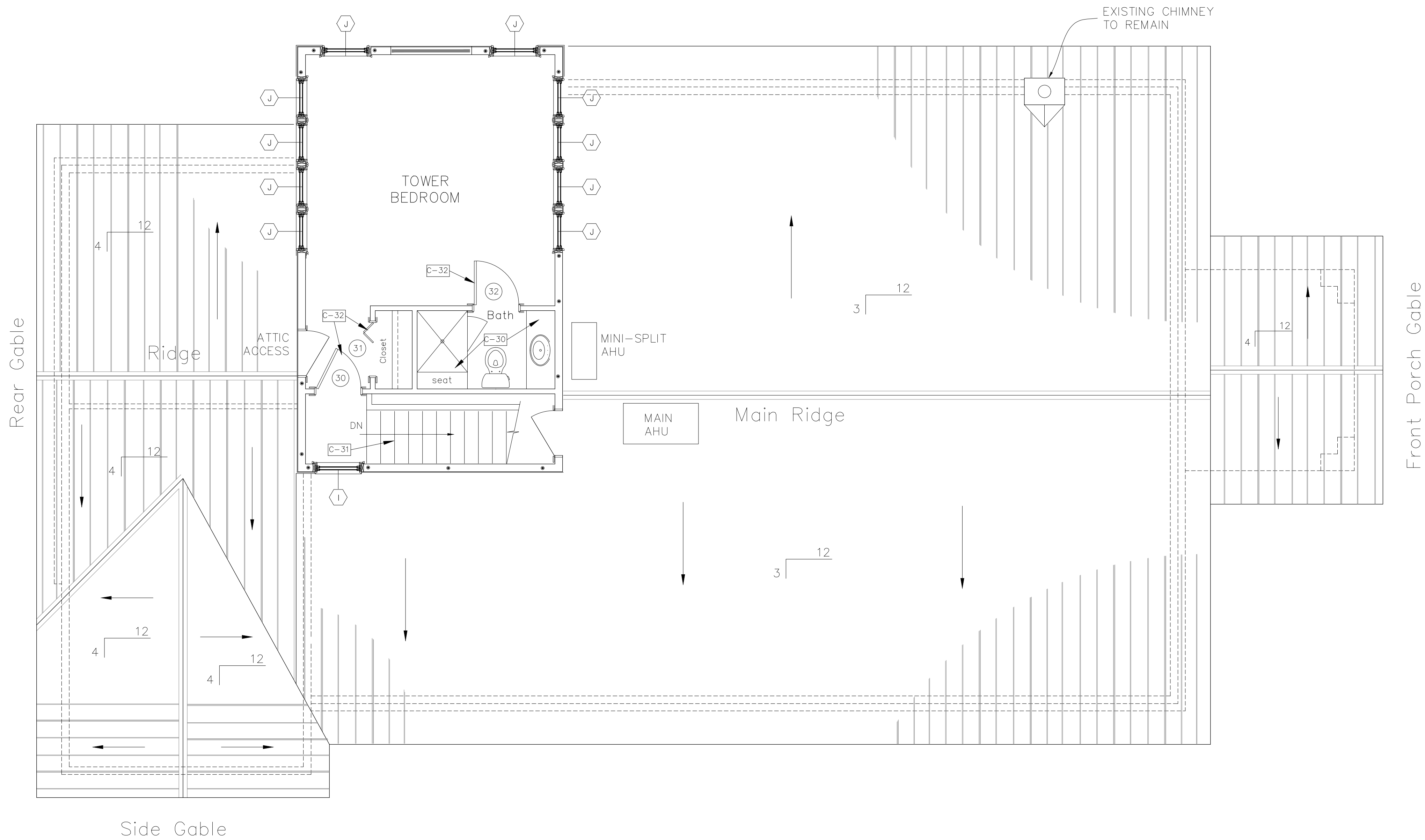
- NEW 5/8" THREADED ROD HOLD-DOWN SYSTEM:
LOCATE AT EACH SIDE OF ALL OPENINGS
LOCATE 6" FROM EACH BUILDING CORNER
LOCATE AT 48" O.C. MAX.

CONSTRUCTION NOTES:

- C-30 ALL NEW SHOWER, CABINETRY AND FITTINGS
- C-31 NEW FINISHES AT STAIR TREADS, RISERS AND GUARD RAILING
- C-32 NEW DOOR UNITS, SEE SCHEDULES

NOTE:

NEW SEPARATE MINI-SPLIT
SYSTEM FOR THE SECOND
FLOOR AREA TO BE LOCATED
AT THE EXISTING ATTIC.



A
A-1.03

PROPOSED SECOND FLOOR PLAN

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

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ARCHITECTS

P.O.Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-9925

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PENSACOLA, FLORIDA

FOR:

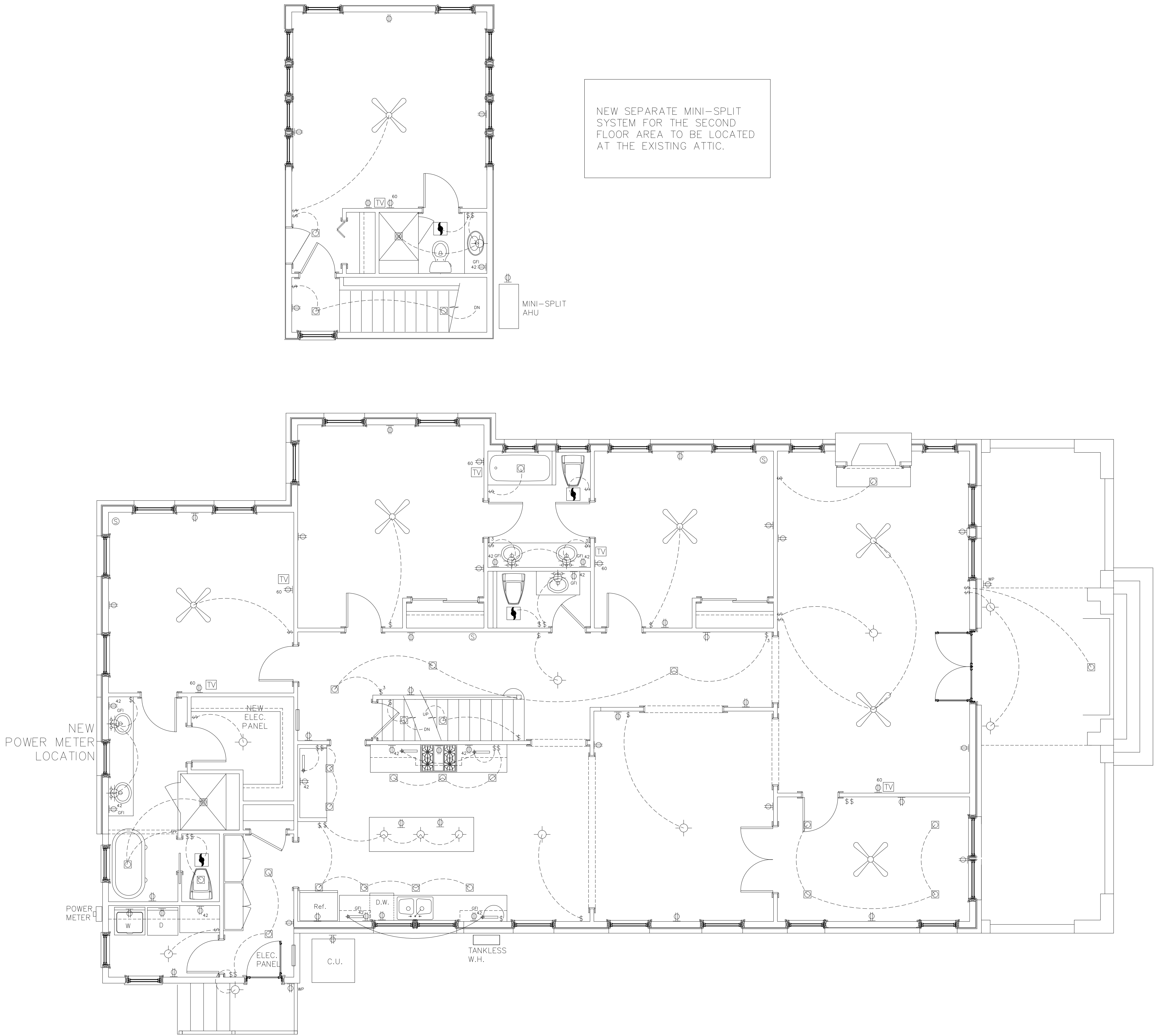
REV:	DATE:

Construction Documents

February 24, 2025

Second Floor Plan

A-1.03



NOTE:
NEW AHU FOR THE FIRST
FLOOR AREA TO BE LOCATED
AT THE EXISTING BASEMENT.
SUPPLY AND RETURN AIR TO
BE HANDLED WITH NEW
VERTICAL DUCT CHASE
LOCATED AT KITCHEN AREA

LEGEND

- RECESSED PANEL
- DISCONNECT SWITCH
- EXHAUST FAN
- SINGLE POLE TOGGLE SWITCH
- 3-WAY TOGGLE SWITCH
- SWITCH W/ DIMMER
- DUPLEX RECEPTACLE
- RECEPTACLE HALF SWITCH
- GROUND FAULT RECEPTACLE
- WEATHER PROOF RECEPTACLE
- TELEPHONE OUTLET
- COMPUTER OUTLET
- TELEVISION CABLE OUTLET
- FLUORESCENT LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED CLG. LIGHT FIXTURE
- SMOKE DETECTOR

A
A-1.04 POWER & LIGHTING PLAN
Scale: 1/4" = 1'-0"

FOR:

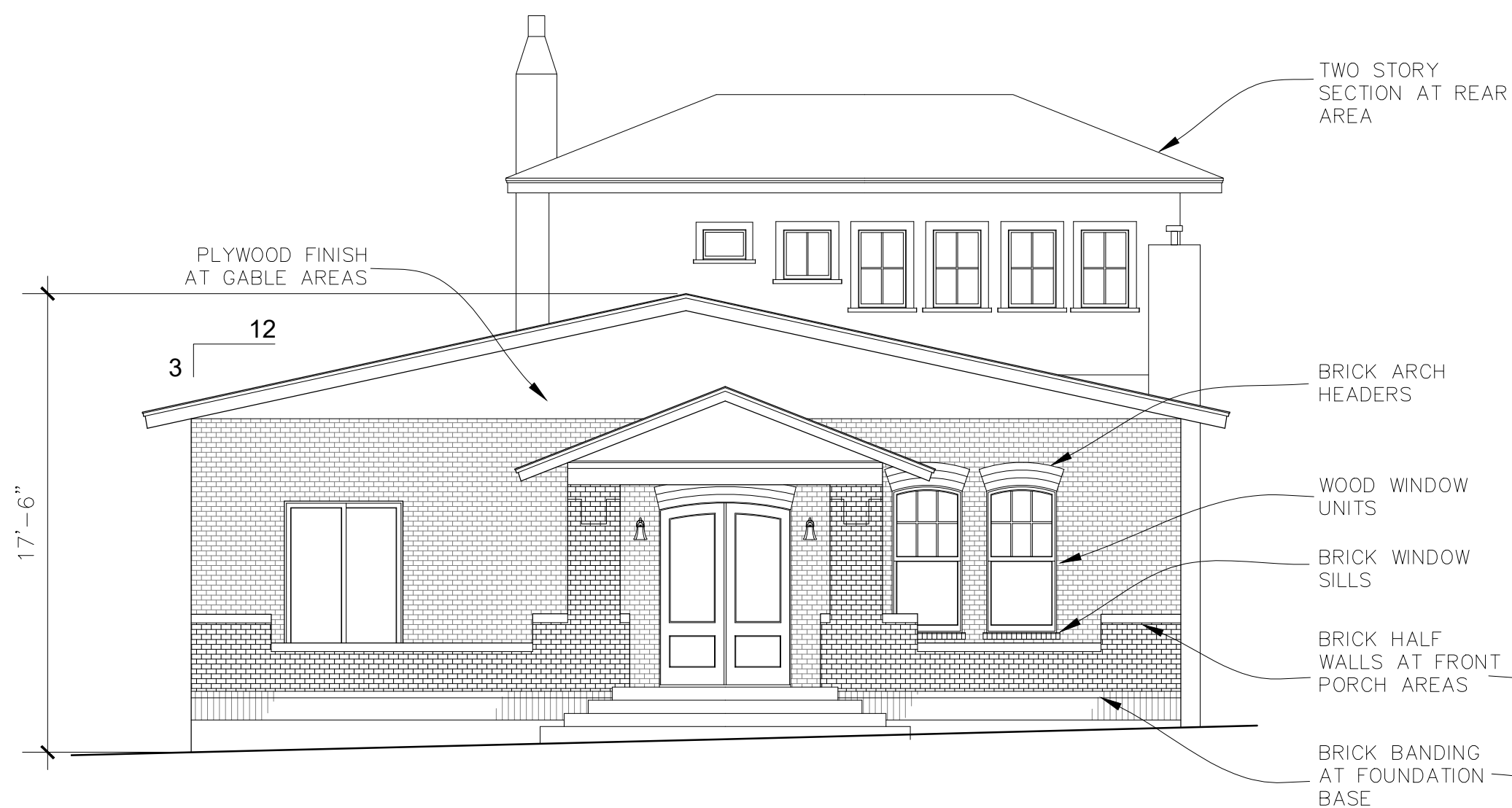
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Construction Documents

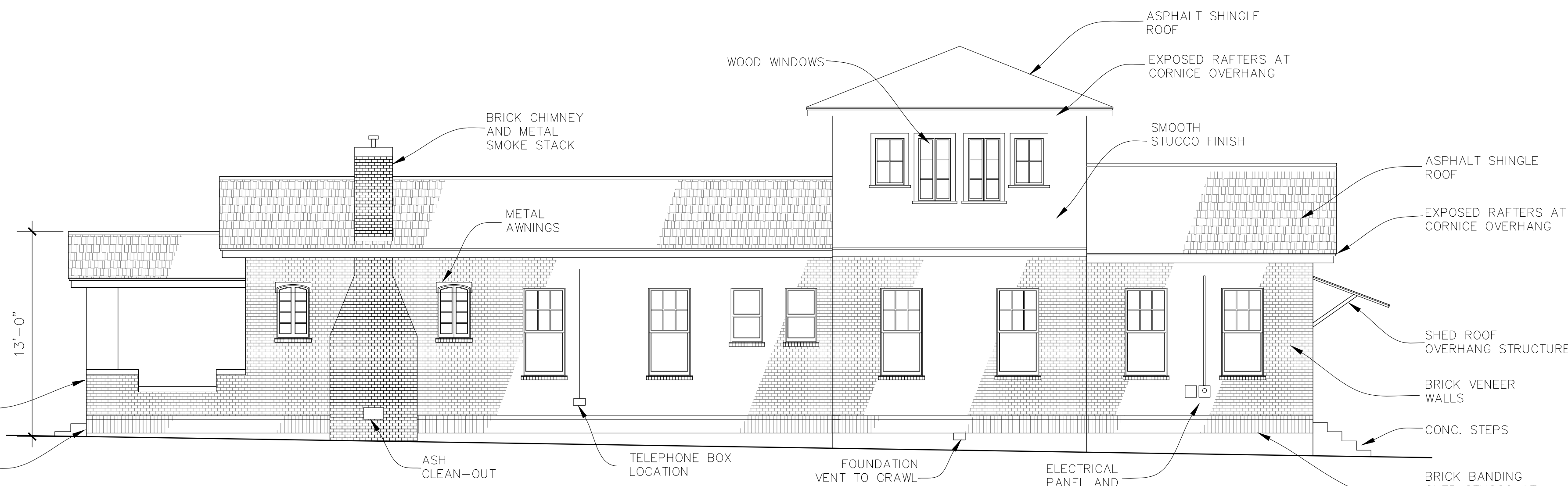
February 24, 2025

Power & Lighting Plan

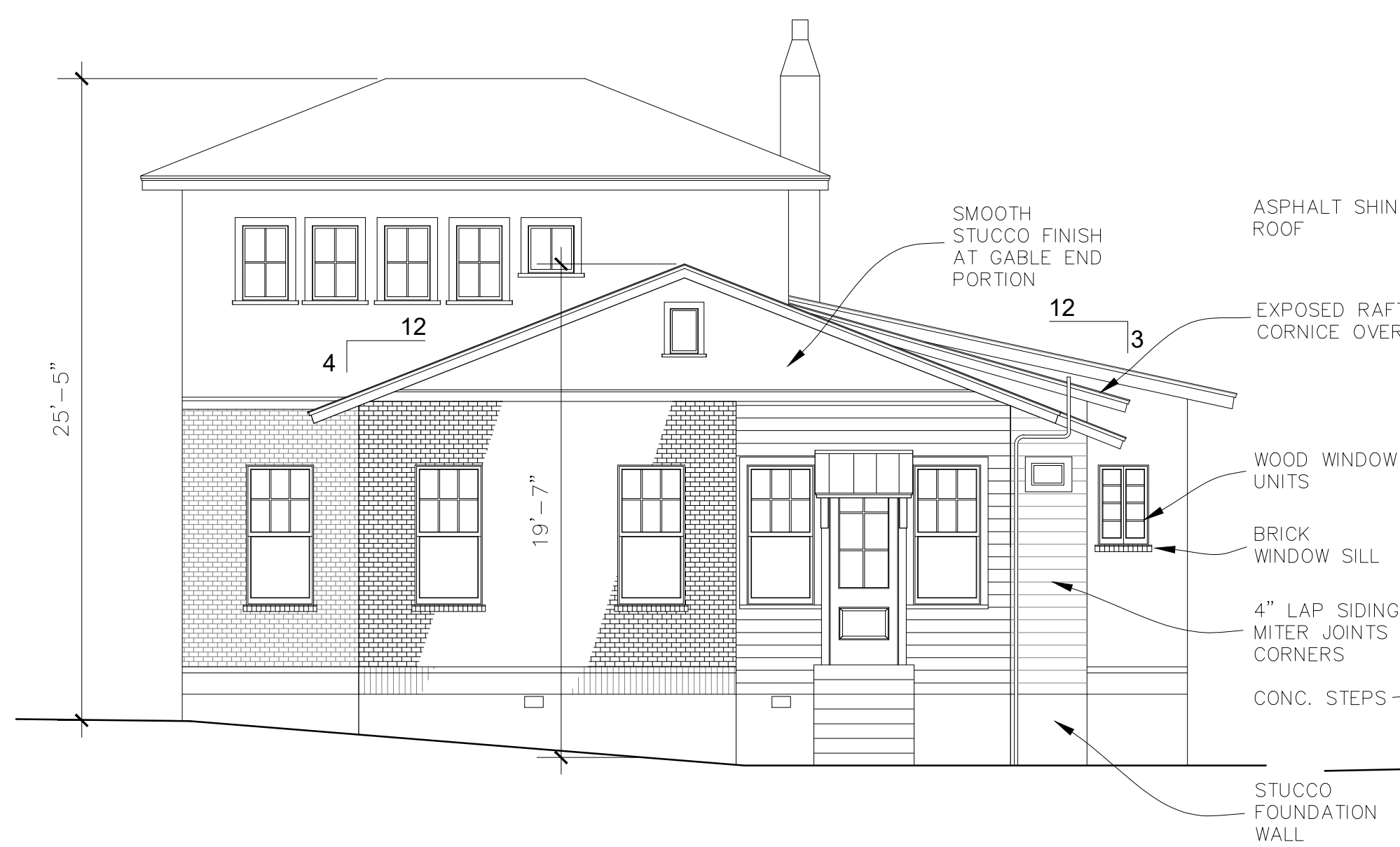
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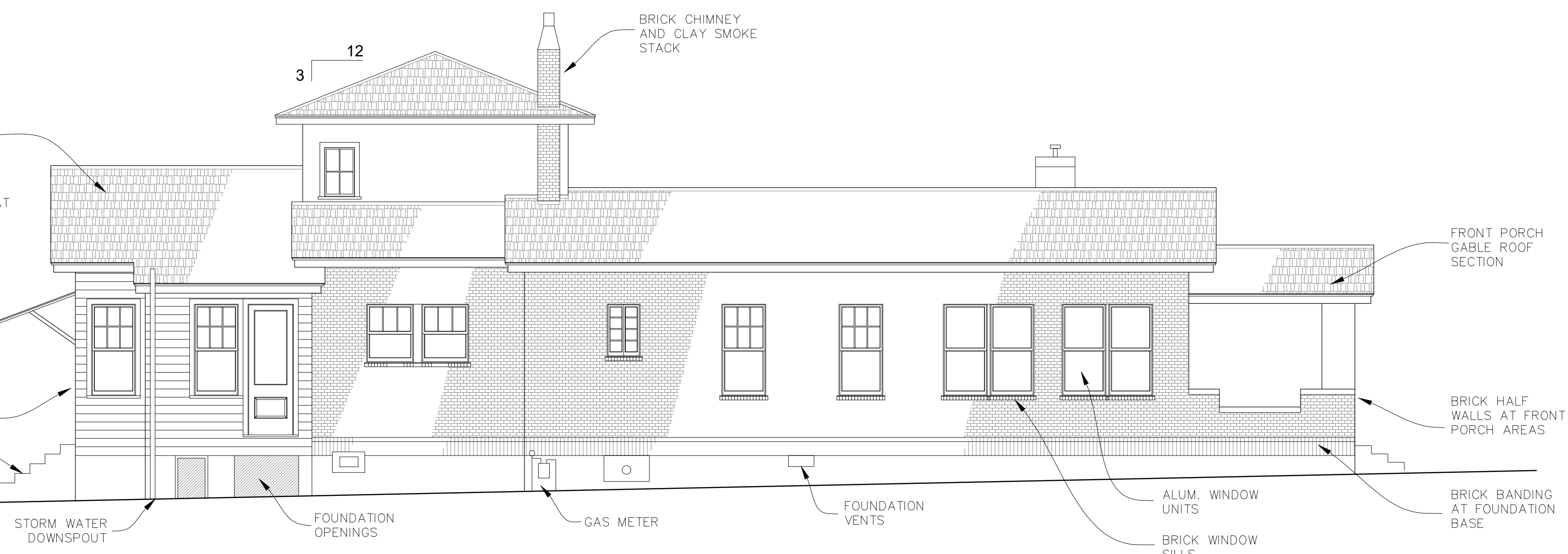
A
EXISTING FRONT ELEVATION
A-2.00 Scale: 3/16" = 1'-0"



B
EXISTING RIGHT SIDE ELEVATION
A-2.00 Scale: 3/16" = 1'-0"



C
EXISTING REAR ELEVATION
A-2.00 Scale: 3/16" = 1'-0"



D
EXISTING LEFT SIDE ELEVATION
A-2.00 Scale: 3/16" = 1'-0"

GILL RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

REV:	DATE:

Construction Documents

February 24, 2025

Existing Elevations

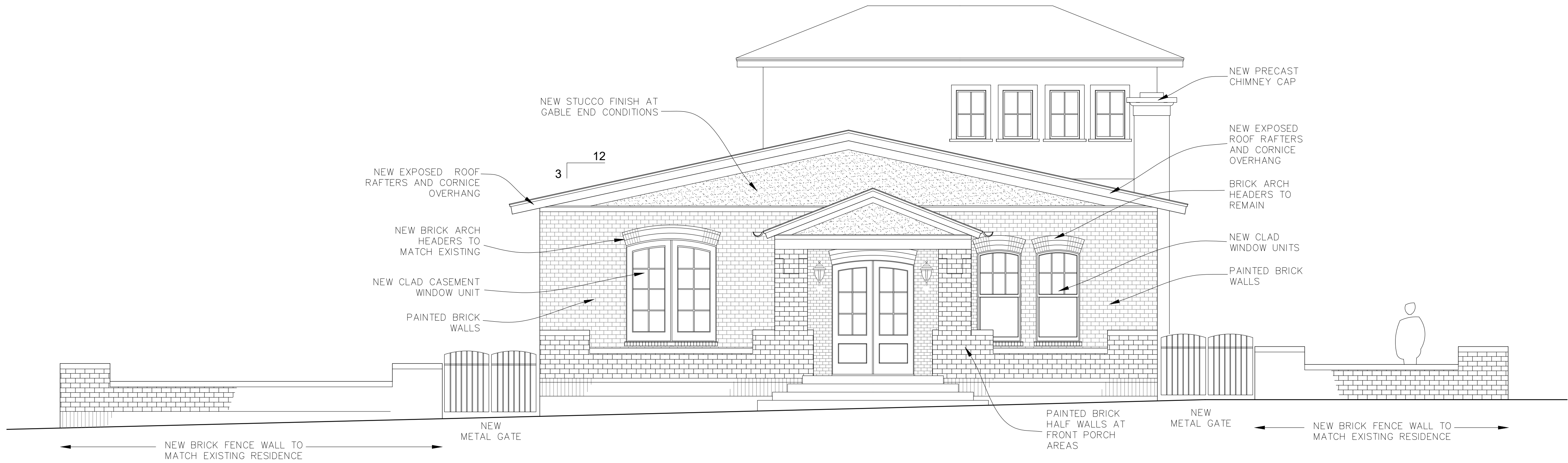
A-2.00



GILL RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

REV:	DATE:



A
A-2.01 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"



B
A-2.01 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

GILL RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

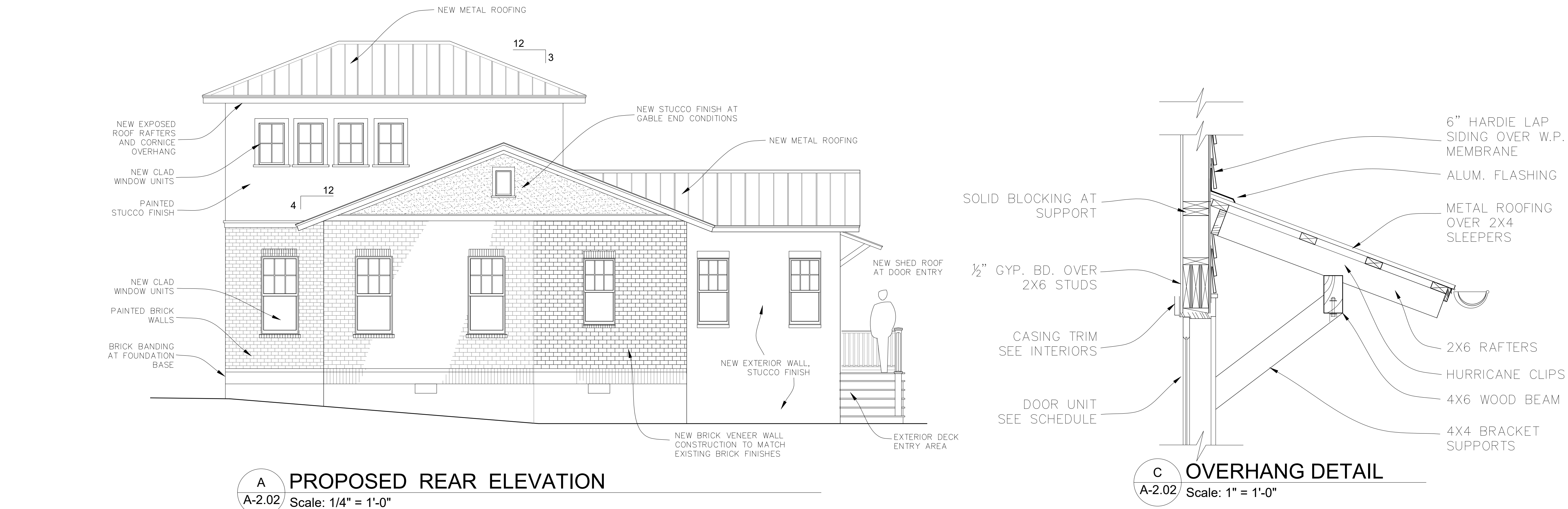
REV:	DATE:

Construction Documents

February 24, 2025

Proposed Elevations

A-2.01



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GILL RESIDENCE
HISTORIC RESTORATION
1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

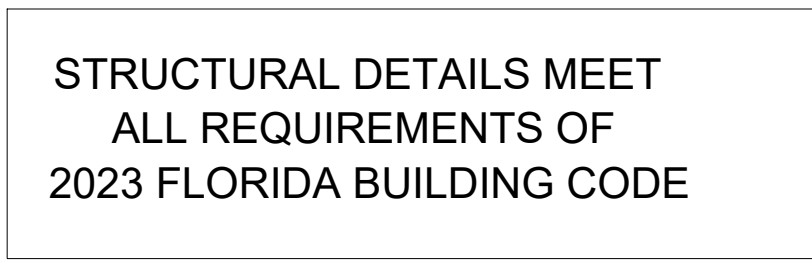
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Construction Documents

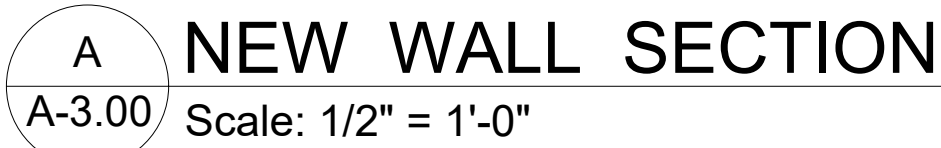
February 24, 2025

Building Sections

A-3.00



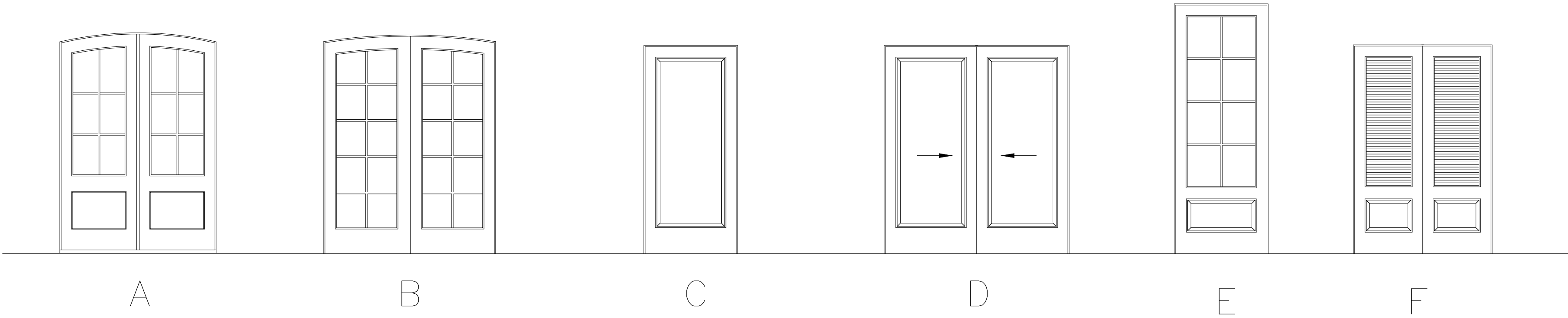
B WALL SECTION at NEW ENTRY
A-3.00 Scale: 1/2" = 1'-0"



DOOR SCHEDULE										
NO	ELEV. TYPE	SIZE			TYPE	THRES / TRANSITION	FINISH		HW	REMARKS
		WIDTH	HEIGHT	THK			DOOR	FRAME		
10	A	5'-0"	6'-8"	1-3/4"	DBL. IN-SWINGING	ALUM.		PREHUNG	LOCKSET	NEW FRONT ENTRY DOOR
11	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PASSAGE	
12	B	5'-0"	6'-8"	1-3/8"	DBL. SWINGING				PASSAGE	EXISTING
13	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PASSAGE	
14	C	2'-8"	8'-0"	1-3/4"	IN-SWINGING	ALUM.	WOOD CLAD	PREHUNG CLAD	LOCKSET	NEW ENTRY DOOR
15	C	2'-8"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
16	C	2'-6"	6'-8"	1-3/8"	POCKET		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
17	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
18	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
19	C	2'-8"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
20	C	2'-4"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
21	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
22	D	5'-0"	6'-8"	1-3/8"	DBL. SLIDING		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
23	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
24	C	2'-4"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
25	C	2'-6"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
26	C	2'-8"	6'-8"	1-3/8"	SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
27	D	5'-0"	6'-8"	1-3/8"	DBL. SLIDING		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
30	C	2'-8"	6'-8"		SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR
31	F	3'-0"	6'-8"		SWINGING		MASONITE	WOOD	PASSAGE	NEW SOLID CORE DOOR
32	C	2'-6"	6'-8"		SWINGING		MASONITE	WOOD	PRIVACY	NEW SOLID CORE DOOR

DOOR SCHEDULE NOTES:

1. VERIFY ALL DOOR TYPES, HARDWARE, ETC. W/ ARCHITECT & CLIENT.
2. EXTERIOR DOOR HARDWARE TO BE LEVER TYPE, INTERIOR STANDARD KNOBS
3. NICKEL AND STAINLESS STEEL HARDWARE
4. EXTERIOR DOORS WHITE CLAD, 7/8" COLONIAL SDL



A

A-4.00

DOOR TYPES

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

WINDOW SCHEDULE						
TAG	FRAME SIZE		MATERIAL	TYPE	REMARKS	NOTES
	WIDTH	HEIGHT				
A	2'-6"	5'-6"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	ARCH TOP TO MATCH EXISTING
B	2'-0"	3'-4"	WOOD/CLAD	CASEMENT	MARVIN SIGNATURE COLLECTION	DBL. SWINGING TO MATCH EXISTING
C	2'-6"	5'-6"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	BRICK VENEER WALL DETAILS
D	2'-0"	3'-4"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	BRICK VENEER WALL DETAILS
E	2'-4"	4'-6"	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	STUCCO FINISH WALL DETAILS
F	2'-6"	**	WOOD/CLAD	DOUBLE HUNG	MARVIN SIGNATURE COLLECTION	PAIRED WINDOWS
G	2'-0"	3'-0"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	BRICK VENEER WALL DETAILS
H	2'-6"	**	WOOD/CLAD	DBL. CASEMENT	MARVIN SIGNATURE COLLECTION	ARCH TOP W/ 2" MULL BETWEEN
I	1'-8"	2'-8"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	STUCCO FINISH WALL DETAILS
J	1'-8"	3'-0"	WOOD/CLAD	FIXED	MARVIN SIGNATURE COLLECTION	STUCCO FINISH WALL DETAILS

WINDOW SCHEDULE NOTES:

1. WHITE CLAD FINISH COLOR, NO SCREENS
HARDWARE: WHITE
2. 7/8" STANDARD SDL WITH DIVIDER BAR
3. NO SCREENS
4.

MULLIN

ARCHITECTS

P.O.Box 18328
Pensacola, Florida 32523
marty@mullinarchitects.com
Phone: 850-857-9925

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GILL RESIDENCE

HISTORIC RESTORATION

1015 NORTH REUS STREET
PENSACOLA, FLORIDA

FOR:

REV:	DATE:

Construction Documents

February 24, 2025

Door & Window Schedules

A-4.00

MULLIN ARCHITECTS

ARCHITECTURE & PLANNING

EXTERIOR COLOR SCHEDULE

Existing Brick Veneer Walls

Sherwin Williams
Dover White SW 7008

Metal Roofing

Manufacturer – PAC-CLAD
Profile – Snap-Clad Panels
Standard Color – Medium Bronze

New Hardie Siding and Trimwork

Sherwin Williams
Dover White SW 7008

Existing Stucco Walls and Stucco Foundation

Sherwin Williams
Dover White SW 7008

Front Entry Door

Cabot Stains
Dark Mahogany

New Windows and Side Entry Doors

Marvin Portfolio – Coastline Series
Extruded Aluminum at Exterior Cladding
Sash Color – Sierra White
Brick Mould Casing – Sierra White

Hardscape Paving

Brick Pavers
Color – Firestone

Exterior Light Fixtures

Manufacturer - TBD
Color - Black or Dark Bronze

New Entry Decks

Sherwin Williams
Railings - Dover White SW 7008
Deck Boards – Rookwood Dark Green

THE MARVIN PORTFOLIO

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.

	 ULTIMATE Most extensive selection of features, options, and product types	 MODERN Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers	 COASTLINE Custom windows and doors for high velocity hurricane zones in the coastal Southeast	 ELEVATE Wide range of options and product types	 ESSENTIAL Curated options and product types
	MARVIN SIGNATURE COLLECTION			MARVIN ELEVATE™ COLLECTION	MARVIN ESSENTIAL™ COLLECTION
INTERIORS	WOOD 6 species options + custom 2 painted or primed options 6 stains + clear coat	EXTRUDED ALUMINUM 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	WOOD Bare pine, painted Designer Black, painted White, or clear coat	FIBERGLASS 4 color options
EXTERIORS	EXTRUDED ALUMINUM 19 colors + custom OR WOOD 3 species + custom	FIBERGLASS 5 color options	EXTRUDED ALUMINUM 6 solid colors, 4 woodgrain finishes	FIBERGLASS 6 color options	FIBERGLASS 6 color options
SIZING	Standard + custom sizing for replacement, remodeling, or new construction	Custom sizing for remodeling or new construction	Custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction	Standard + custom sizing for replacement, remodeling, or new construction
HARDWARE	Extensive selection including Marvin Gallery Hardware	Minimalist hardware for modern design aesthetic	Available in multiple styles, sizes, and finishes to complement the window + door aesthetics	Available in 6 finish options with 2 door handle styles	Available in 6 finish options with 1 door handle styles
COASTAL + WATERFRONT	Hurricane Impact Zones 3 and 4, + PG 50 Products		All products rated for High Velocity Hurricane Zone (IZ4)	Hurricane Impact Zone 3, + PG 50 Products	

Premium Colors



Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

● Metallic Colors \$ Pricing ▲ Cool Colors ▲ Premium Colors

See back for color availability chart.

Standard Colors



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 WA: 253 501 2450

PAC-CLAD.COM

SNAP-CLAD PANEL

MATERIALS

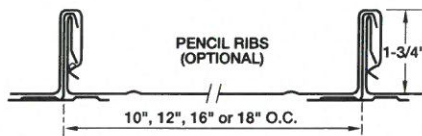
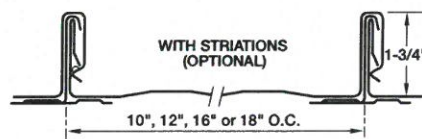
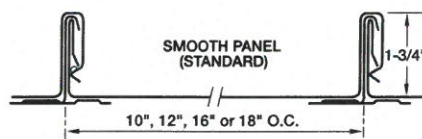
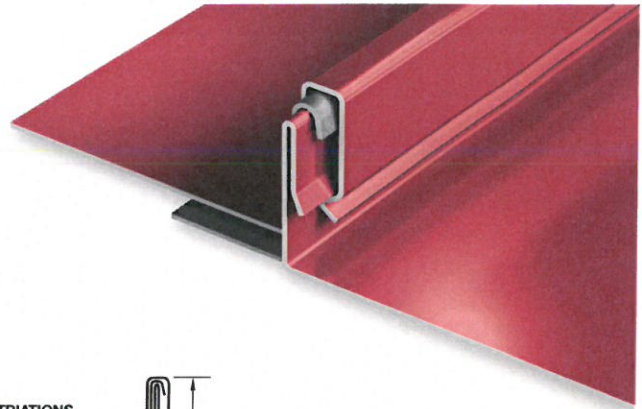
.032 aluminum 24 gauge steel

.040 aluminum 22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High

UL-90



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year-non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 Stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

SPECIFICATIONS

SECTION 02515 – UNIT BRICK PAVERS

Submit paver and mortar samples indicating full range of color and texture to be expected in completed work.

Brick pavers: Provide Class SX, Type I, ASTM C902; solid (uncored) pedestrian and light traffic paving brick of size and application indicated.

Setting materials for sand bed applications:
Graded Aggregate for base: ASTM D 2940
Sand for Leveling Course: Fine aggregate, ASTM C 33
Sand for Joints: ASTM C 144

Portland Cement Applications:
Aggregate: ASTM C 144 with fineness module of 2.25
TA 660 Joint Filler Floor Grout: H.B. Fuller Co.

Provide edging as indicated. Install edging prior to placing masonry paving units.

END OF SECTION 02515

SECTION 03310 – CONCRETE

1.Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings"; ACI 318, "Building Code Requirements for Reinforced Concrete"; comply with applicable provisions for highest quality except as otherwise indicated.

1.Concrete is to be 3,000 psi concrete. Specified compressive strength at 28 days. Slump shall be between 2" and 6".

2.Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement, and curing. Concrete should be cured slowly and wetted if necessary in hot weather. In cold weather comply with ACI 305.

3.Expansion joints are to be manufactured galvanized steel tongue and groove key joint detail system, if shown on drawings.

4.Reinforcement Bars: Intermediate grade ASTM A-615, grade 60 as indicated in the drawings. Splices of all indicated reinforcing shall be 48 bar diameters overlap minimum.

5.Reinforcement steel shall be placed and firmly wired before concreting starts. Steel shall be isolated from the earth by 3" minimum of concrete. Comply with SSBCC requirements for placement of reinforcement on "chairs" with non-ferrous separation from the earth.

Wall footings: Length, width, and depth as indicated in the drawings. Continuous reinforcing bars, cross bars, and vertical reinforcing bars as indicated in the drawings.

END OF SECTION 03310

SECTION 07410 – METAL ROOFING

Standing seam metal roof: To be installed in accordance with SMACNA "Architectural Sheet Metal Manual (Fifth Edition)" guidelines. Material to be one of the following or as indicated on drawings:

Materials: Provide complete standing seam roof by SNAP CLAD 16" wide roof panel. Base metal shall be 26 Ga. Galvalum steel, with custom ridge cap & flashings, closure strips and accessories as manufactured by SNAP CLAD, Inc. or approved equal.

Color finishes if selected shall be Kynar 500. (Painted both sides when exposed on underside at porches.)

Roofing material shall be continuous from the ridge to the eave without intermediate seams.

Workmanship: Handle sheets and formed shapes in a manner to reduce scratches, dents, etc. Pad or tape tables, beds, brakes, and other surfaces on or over which prepatinated surface may be moved or placed during fabrication.

END OF SECTION 07410

SECTION 09900 – PAINTING

Samples for verification purposes: Provide samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrate; define each separate coat, including fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.

Final acceptance of colors will be from job applied samples.

Material Quality: Provide the manufacturer's best quality trade sale type paint/opaque stain material of the various coating types specified. Paint or stain material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

Pittsburgh Paints
Benjamin Moore Paints
Duron Paints
Sherwin-Williams Co.

Preparation: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted or stained, or provide protection prior to surface preparation and painting or staining. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.

Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.

Application: Apply paint or stain in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.

Minimum Coating Thickness: Apply materials at the manufacturer's recommended spreading rate.

Anti-mildew agent shall be used at all exterior locations.

Exterior Wood Trim: Use two coats of semi-gloss latex over one coat of primer.

Exterior Wood Siding: Prime all edges, sides and cut ends before installation with primer undercoat.

END OF SECTION 09900



Existing Brick Veneer Walls
Sherwin Williams
Dover White SW 7008



Metal Roofing
Manufacturer – PAC-CLAD
Profile – Snap-Clad Panels
Standard Color – Medium Bronze



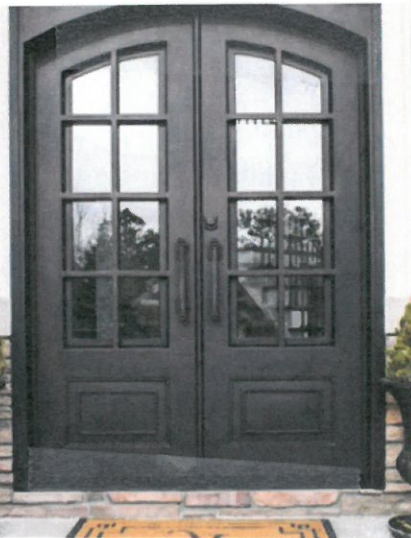
New Hardie Siding and Trimwork
6" Lap Siding, 6" Corner Bds.
Sherwin Williams
Dover White SW 7008



Existing Stucco Walls and
Stucco Foundation
Sherwin Williams
Dover White SW 7008

New Windows and Side Entry Doors
Marvin Portfolio – Coastline Series
Extruded Aluminum at Exterior Cladding
Sash Color –Sierra White
Brick Mould Casing – Sierra White

Front Entry Door
Cabot Stains
Dark Mahogany



Hardscape Paving
Brick Pavers, Pool Coping
Color – Firestone



Exterior Light Fixtures
Manufacturer – TBD
Color – Black or Dark Bronze

New Entry Decks
Sherwin Williams
Railings – Dover White SW 7008
Deck Boards – Rookwood Dark Green

SIGNATURE ULTIMATE COLLECTION

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking. Color options span from muted, earthy tones to bold, rich colors and include three pearlescent finishes. Custom color matching is also available to meet any design vision.

AAMA awards certifications to materials that pass numerous, rigorous tests that simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Achieving AAMA verification provides independent verification that Marvin finishes are best-in-class.

Extruded Aluminum Colors

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability.

Select from a variety of colors, or work with us to create a custom color.



Wood Exteriors

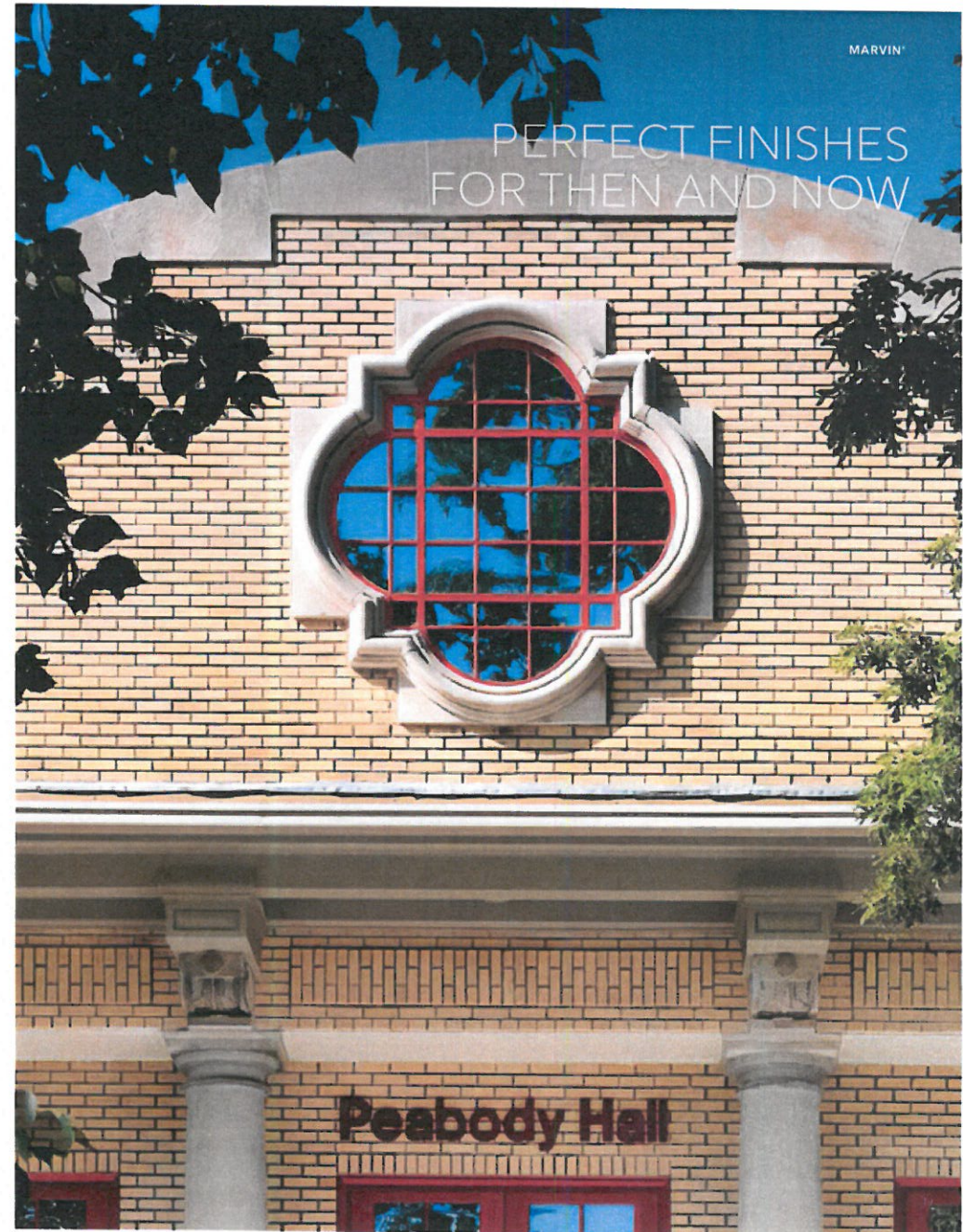
Wood is a premium material for windows and doors, offering classic aesthetic appeal, customization, and design versatility.

Choose from four exterior options, ready to be finished to match your project's exacting requirements.



Wood Interiors

Before assembling windows and doors, each individual piece of wood is sanded, conditioned, stained, and oven-cured. Finished pieces are clear-coated and then sanded and coated again, providing an ideal finish.





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-301

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

33 E. Gregory Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review of Replacement Stairs at a Non-Contributing Structure

SUMMARY:

Timothy DuFrain is seeking final review for an exterior stair replacement consisting of an aluminum powder-coated stair in the color oil-rubbed bronze on the east side of the Rox Cowley Building.

Recommended Code Sections:

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

ATTACHMENTS:

1. Images
2. Application and Materials

This aerial map displays a section of Pensacola, Florida, with various streets and landmarks labeled. A red-outlined area is visible in the upper left quadrant, and a blue-outlined area is visible in the lower right quadrant. The map includes labels for streets such as N Palatka St, E Chase St, E Garden St, and E Intendencia St. Landmarks like W.D. Childers Plaza and a large stadium are also shown. An inset map in the bottom right corner provides a broader geographical context, showing the location of the main map area within the state of Florida.





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

**Architectural Review Board Application
Full Board Review**

Application Date: 02-17-2025

Project Address: 33 E Gregory Street

Applicant: Timothy F DuFrain

Applicant's Address: 6295 Winona Dr. Pensacola FL 32504

Email: dufraincon@cox.net **Phone:** 850-336-7845

Property Owner: First Presbyterian Church

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 seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

~~CONCEPTUAL REVIEW~~ Final Review

EXTERIOR STAIR REPLACEMENT

DETAIL DISCRIPTION ATTACHED

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

02/17/2025

Date

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

DuFrain Construction Inc.

6295 Winona DR
Pensacola, FL 32504
850-336-7845 fax
FL# CBC017240

2/15/2025

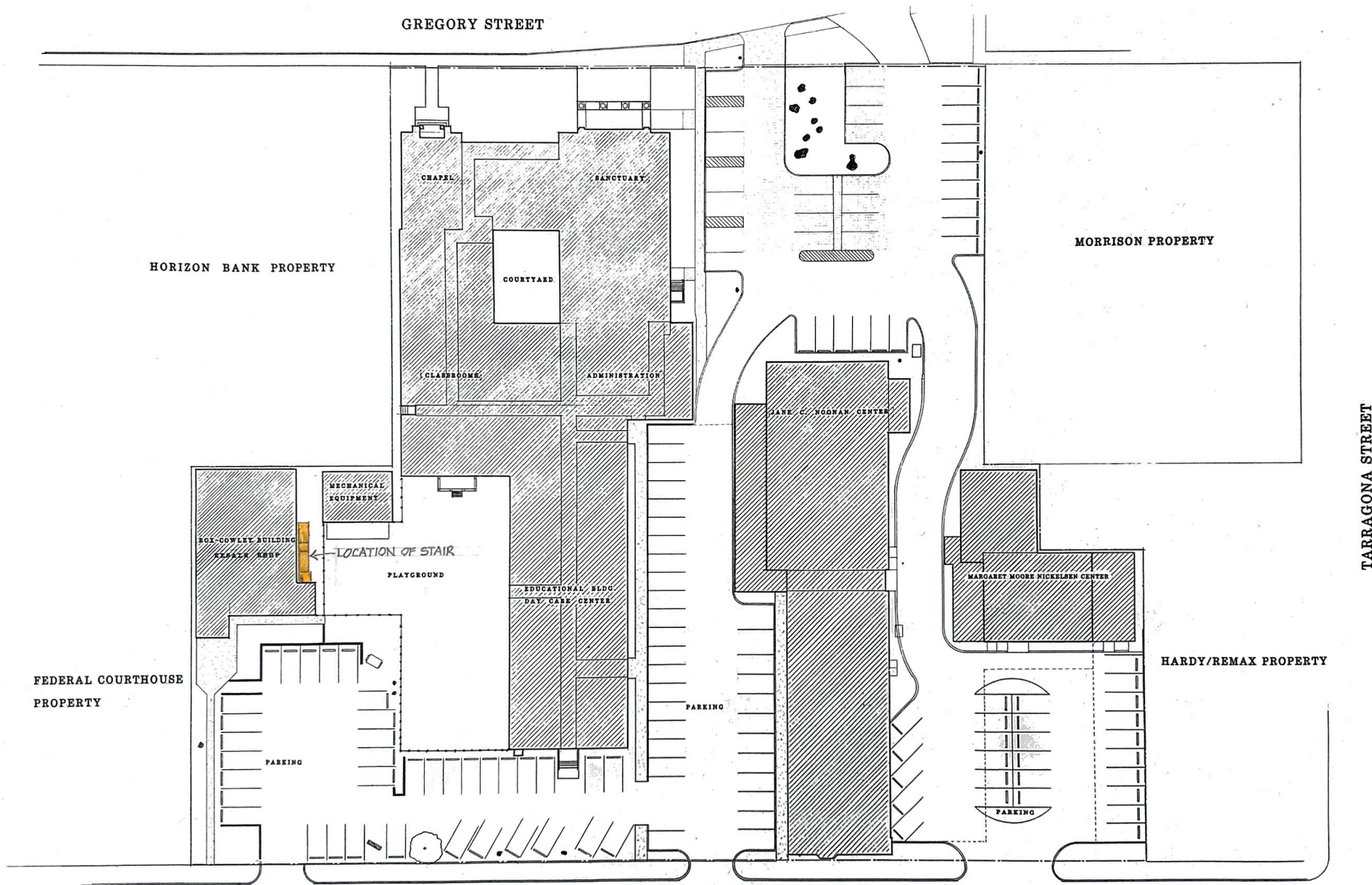
City Of Pensacola
P.O. Box 12919
Pensacola FL 32521

Request approval for removing an existing heavily deteriorated exterior painted steel stair and replacing it with a new powder coat painted aluminum exterior stair which will be located in the exact same position as the original stair. Powder coat to be light bronze in color.

The dimensions and railing detail will be similar, but slightly different in order to comply with current building codes. Attached please find an image of the plans for the new aluminum stair along with a photograph of the side

view of the existing deteriorated steel stair. Also attached is a photograph of the building facing Chase Street which shows that the stairs is not visible from that street frontage.

Attached is a second photograph taken from Gregory St. which does show a small amount of the upper portion of the stair to be visible from a long distance away.



GREGORY STREET

HORIZON BANK PROPERTY

MORRISON PROPERTY

TARRAGONA STREET

HARDY/REMAX PROPERTY

FEDERAL COURTHOUSE
PROPERTY

CAMPUS PLAN FOR FIRST PRESBYTERIAN CHURCH

CHASE STREET

SITE PLAN

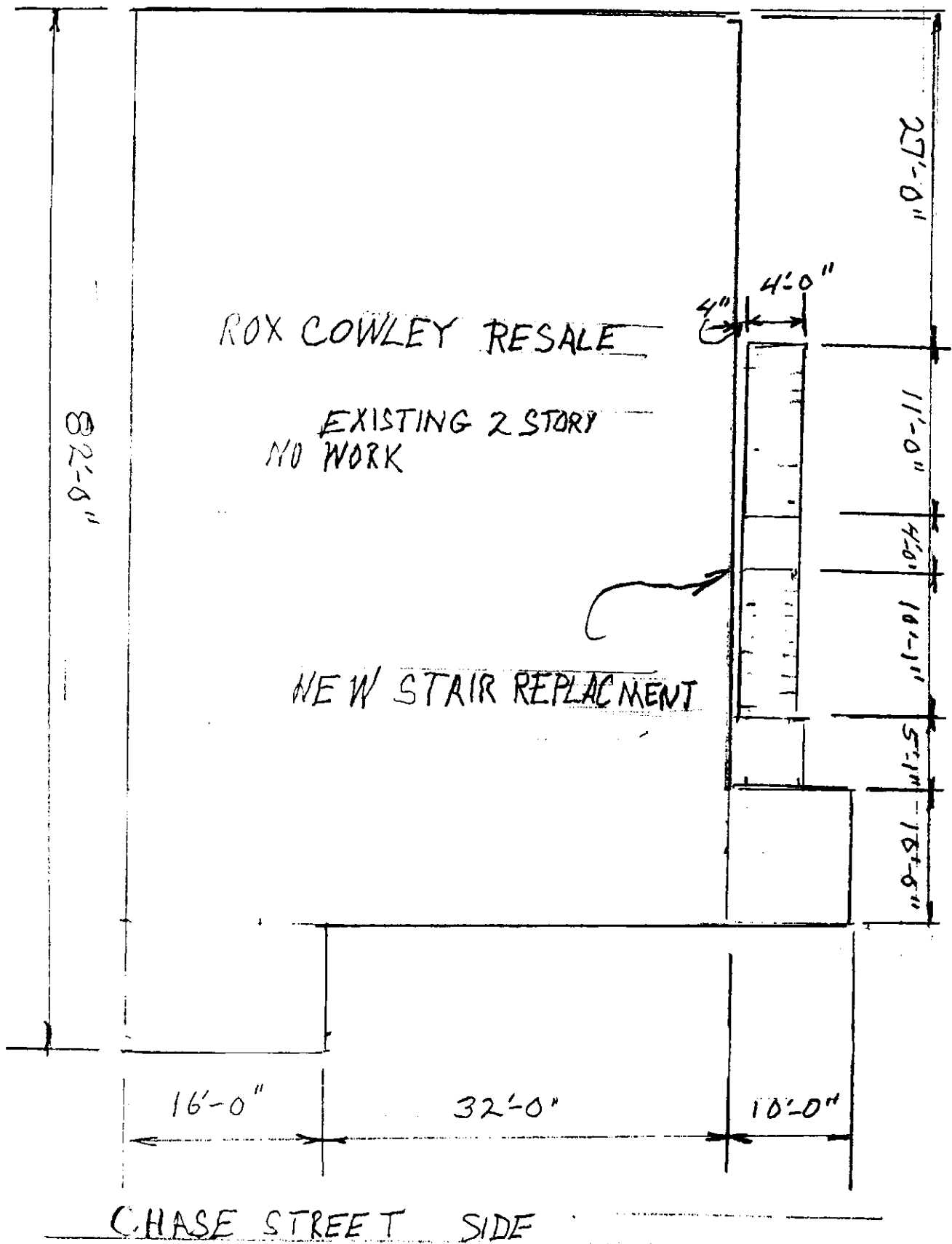
SCALE: 1"=20'-0"



DONALD R. LINDSEY ARCHITECT
 POST OFFICE BOX 2493
 PENSACOLA, FLORIDA
 Drawn: LAB Project: **FIRST PRESBYTERIAN CHURCH**
 Checked: _____
 Proj. No.: _____ Address: _____
 Revised: _____

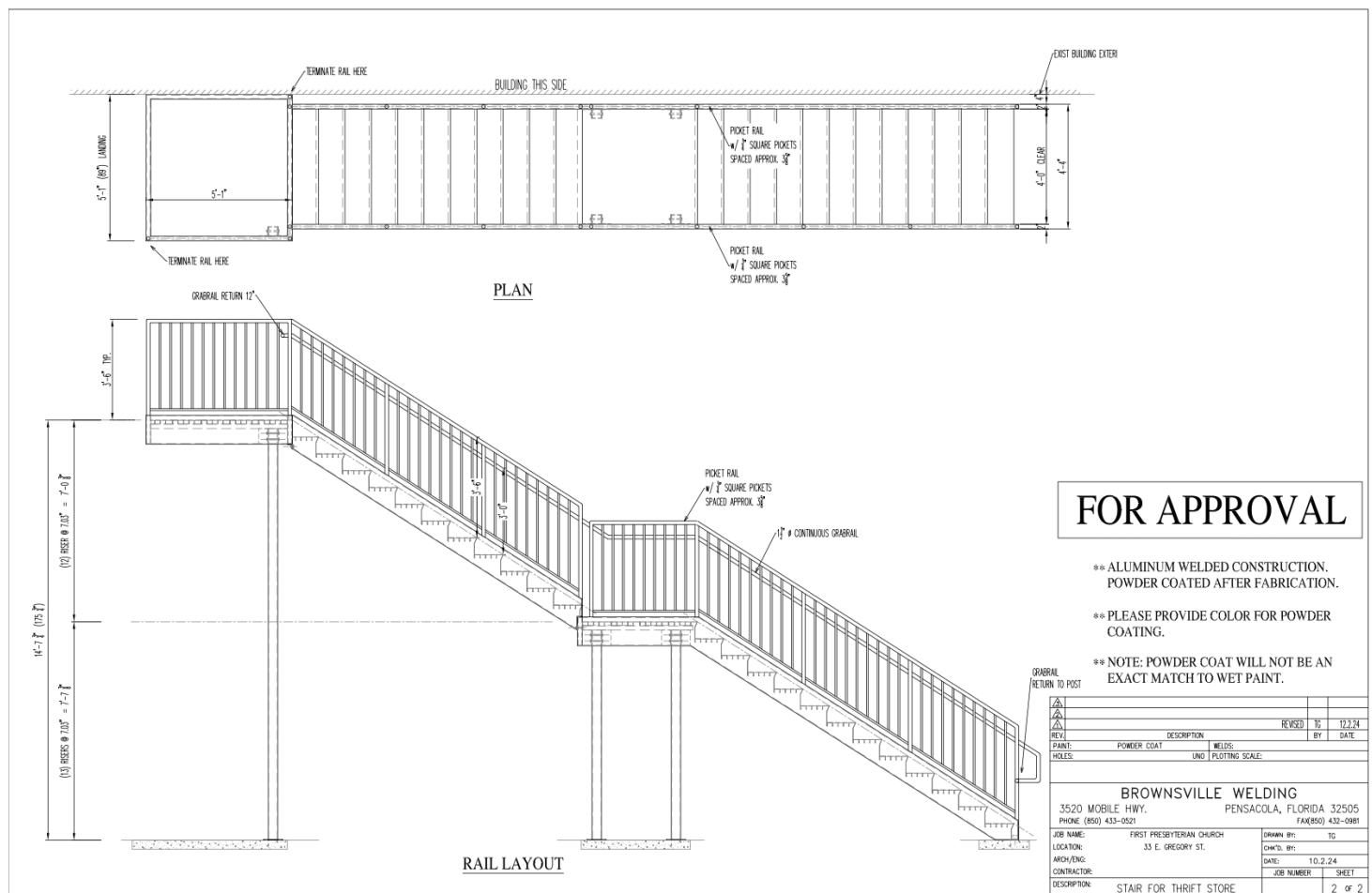
Date: 1997
 Sheet: 1

DATE: 01/19/2025
BY TIM DUFRAIN





Side of existing stair





Chase Street View



Gregory Street View

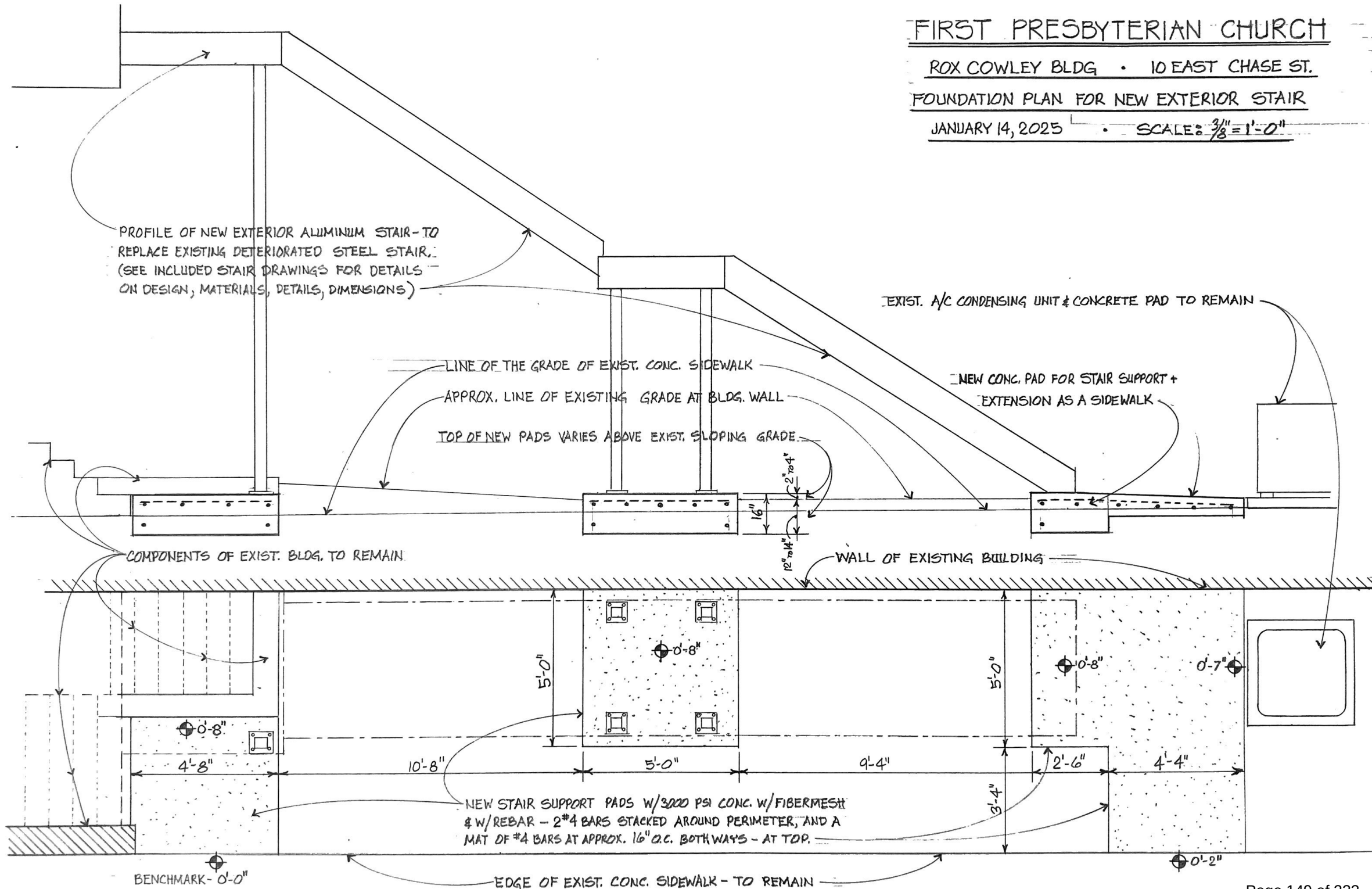
FIRST PRESBYTERIAN CHURCH

ROX COWLEY BLDG • 10 EAST CHASE ST.

FOUNDATION PLAN FOR NEW EXTERIOR STAIR

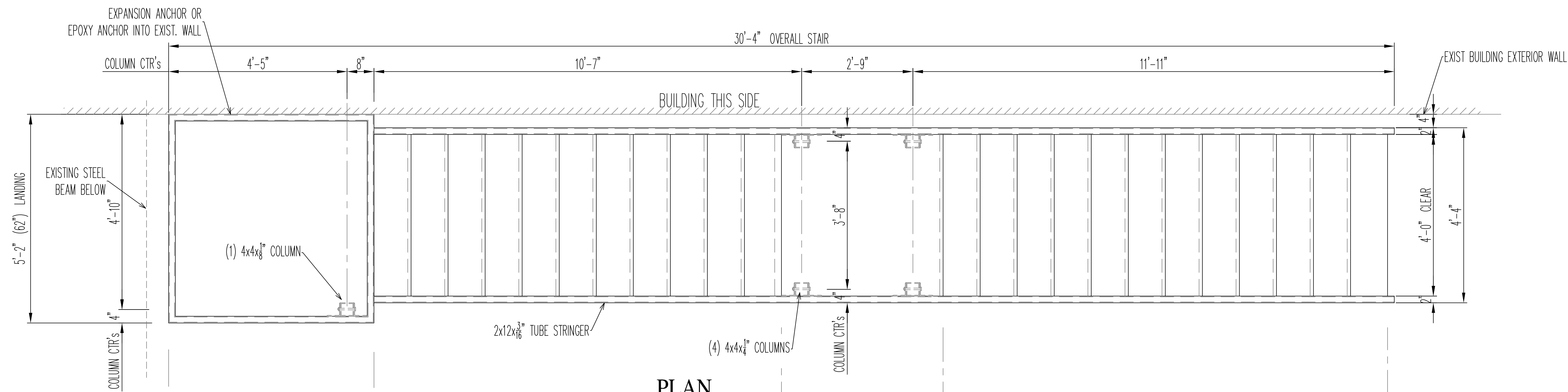
JANUARY 14, 2025

SCALE: $\frac{3}{8}" = 1'-0"$



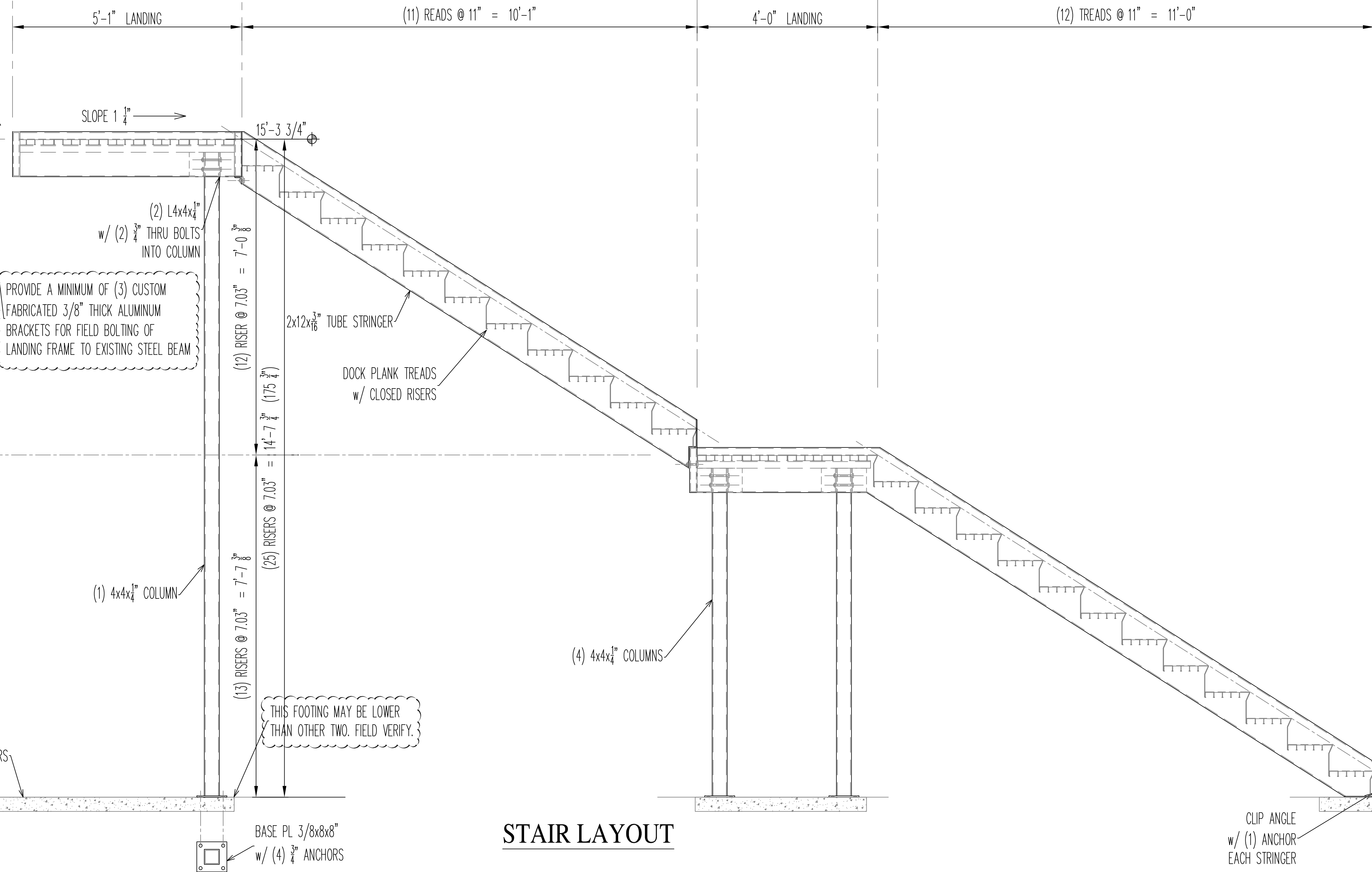


**** NOTE: POWDER COAT WILL NOT BE AN EXACT MATCH TO WET PAINT.**



NOTE: ELEVATION OF EXISTING DECK IS 15'-5"

TOP OF STAIR LANDING TO BE FLUSH w/ TOP OF EXISTING CONCRETE DOOR SILL AT FACE OF BLDG.



FOR APPROVAL

** ALUMINUM WELDED CONSTRUCTION. POWDER COATED AFTER FABRICATION.

** PLEASE PROVIDE COLOR FOR POWDER COATING.

** NOTE: POWDER COAT WILL NOT BE AN EXACT MATCH TO WET PAINT.

					
			ADDED MORE NOTES	TG	1.14.24
			REVISED	TG	12.2.24
REV.	DESCRIPTION			BY	DATE
PAINT:		POWDER COAT	WELDS:		
HOLES:		UNO	PLOTING SCALE:		
BROWNSVILLE WELDING					
3520 MOBILE HWY.			PENSACOLA, FLORIDA 32505		
PHONE (850) 433-0521			FAX(850) 432-0981		
JOB NAME: FIRST PRESBYTERIAN CHURCH			DRAWN BY: TG		
LOCATION: 33 E. GREGORY ST.			CHK'D. BY:		
ARCH/ENG:			DATE: 10.2.24		
CONTRACTOR:			JOB NUMBER		SHEET
DESCRIPTION: STAIR FOR THRIFT STORE					1 OF 2

From: Tim DuFrain
To: City of Pensacola Architectural Review Board

27 Feb 2025

Subj: EXTERIOR STAIR PROJECT PROPOSAL AT THE ROX COWLEY BUILDING OF
FIRST PRESBYTERIAN CHURCH OF PENSACOLA IN THE HISTORIC PALAFOX
BUSINESS DISTRICT

Displayed in the photo below is a piece of powder coated aluminum from Brownsville Welding that is coated with Oil Rubbed Bronzed paint. This is the proposed color of the powder coated aluminum exterior stairs that are to be installed to replace the existing severely deteriorated steel stairs. (The felt tip pen is included in the photo to provide comparison with a true black colored object.)





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-302

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

10 Palafox Place
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review of Exterior Modifications at a Contributing Structure

SUMMARY:

Bavaria Pensacola is seeking final review for the installation of a two-sided cover and roof for an existing walk-in cooler and coverage of mechanical units in the rear of 10 Palafox Place. The enclosure was constructed without a permit or ARB approval, resulting in a stop worker order. The cover is designed to portray a faux German cottage.

Recommended Code Sections:

Sec. 12-3-27(c) Palafox Historic Business District; Historic theme area.

Sec. 12-3-27(f)(2)b - c. PHBD; Architectural review of proposed exterior development; Decision guidelines.

Sec. 12-3-27(f)(4)b. PHBD; Architectural review of proposed exterior development; Board review standards; Building fronts, rears, and sides abutting streets and public areas.

Sec. 12-3-27(f)(4)h. PHBD; Architectural review of proposed exterior development; Board review standards; Landscaping and screening.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ 830 = = Site No. ES 1162
Address of Site: 10-12 Palafox Place, Pensacola, FL 32501 Survey Date 8210 820 = =
Instruction for locating E side of Palafox Place between E. Garden 905 = =
St. and E. Romana St. 813 = =
Location: Old City Tract 30 port. It. 262 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Senkarik, John M., Jr. & Susan G. ;
Address: 1370 Bakalane Ct.
Pensacola, FL 32504 902 = =
Type of Ownership Private 848 = = Recording Date _____ 832 = =
Recorder:
Name & Title: Campbell, D. L. ;
Address: HPPB

Condition of Site: Integrity of Site: Original Use Commercial 818 = =
838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = = Present Use Commercial 850 = =
☒ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning C+ 1912 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: Building 916 = =
Threats to Site:

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

Areas of Significance: Architecture 910 = =

Significance:

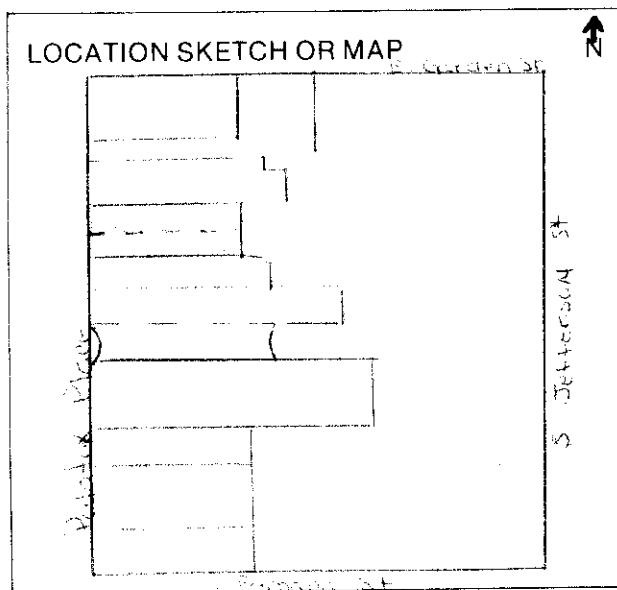
Built in about 1912 by Harriet S. Keyser, this two story commercial building contributes significantly to the Palafox streetscape. It was first occupied by W. C. Diffenderfer's Jewelry Store and the Southern Express Company. The building is typical of commercial structures built during the first decades of the twentieth century.

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 Rectangular 966 ==
 EXTERIOR FABRIC(S) Brick: Flemish, common # brick veneer: 854 ==
 STRUCTURAL SYSTEM(S) Masonry: brick 856 ==
 PORCHES W/gallery with deck, wrought iron railing, post,
brackets # E/deck, 2nd floor, metal railing, iron post 942 ==
 FOUNDATION: Continuous: brick 942 ==
 ROOF TYPE: Flat: built-up with parapet 942 ==
 SECONDARY ROOF STRUCTURE(S): W/canvas awning 942 ==
 CHIMNEY LOCATION: - 942 ==
 WINDOW TYPE: Fixed # transoms over doors with canvas 942 ==
 CHIMNEY: - 882 ==
 ROOF SURFACING: Built-up 882 ==
 ORNAMENT EXTERIOR: Corbelled parapet 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 ==

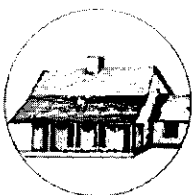
Photographic Records Numbers HPPB P.83.4 Frame 3 860 ==

Contact Print

CONTINUATION SHEET

EXTERIOR FABRIC(S): Flemish 854==
WINDOW TYPE: awnings # DHS, 9/9, metal, fixed
transom, relieving arch, 4/4, transom, 4 lights 942==

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **ES01162**
 Field Date 8-21-2011
 Form Date 9-20-2011
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 10-12 Palafox Place Pensacola, FL Multiple Listing (DHR only) _____
 Survey Project Name Downtown Pensacola Historic Business District Survey # (DHR only) _____
 National Register Category (please check one) ☐ building ☐ structure ☒ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 10 Direction S Street Name Palafox (Place) Street Type Street Suffix Direction _____
 Address: 10 S Palafox (Place)
 Cross Streets (nearest / between) E. side between E. Garden St. and E. Romana St.
 USGS 7.5 Map Name PENSACOLA USGS Date 2009 Plat or Other Map _____
 City / Town (within 3 miles) Pensacola In City Limits? ☒ yes ☐ no ☐ unknown County Escambia
 Township 2S Range 30W Section 46 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 000S009001021262 Landgrant _____
 Subdivision Name Old City Tract Block 30 Lot 262
 UTM Coordinates: Zone ☒ 16 ☐ 17 Easting 479323 Northing 3364564
 Other Coordinates: X: 30.4129464 Y: -87.2152799 Coordinate System & Datum NAD83/WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1912 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Harriet S. Keyser built this commercial building in 1912. It was first occupied by W.C. Diffenderfer's Jewelry Store and the Southern Express Co.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe HPBD Architecture Review Board

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. _____ 3. Brick Veneer
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. w/ parapet
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed # Transoms over doors with canvas.
 Distinguishing Architectural Features (exterior or interior ornaments) Corbelled parapet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) w/ canvas awning

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init. _____		
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____			
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)				

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. _____
 Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) W/gallery with deck, wrought iron railing, post, brackets # E/ deck, 2nd floor, metal railing, iron post. Iron balcony provides a roof over street level sidewalk and a porch for second floor.

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Masonry vernacular structure built circa 1912 by local businesswoman Harriet S. Keyser. Dentil brick course matches up to the adjacent 6-8 S Palafox building. The first floor is commercial space the second floor is residential

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|---|--|---|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☒ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>WFHPI and PHBD Architectural Review Files</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Photographic reference numbers:

HPPB P.83.4 frame 3

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Commercial vernacular structure typical in size and scale.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--------------------|----------|----------|
| 1. <u>Commerce</u> | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|---|--------------------------------|
| 1) Document type <u>All materials at one location</u> | Maintaining organization _____ |
| Document description <u>PHBD Architectural Review Files</u> | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Cynthia A. Catellier (850) 288-0189 Affiliation City of Pensacola/University of West Florida

Recorder Contact Information 222 Main St Donald W Kelly Planning Services Coordinator (850) 436-5655
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

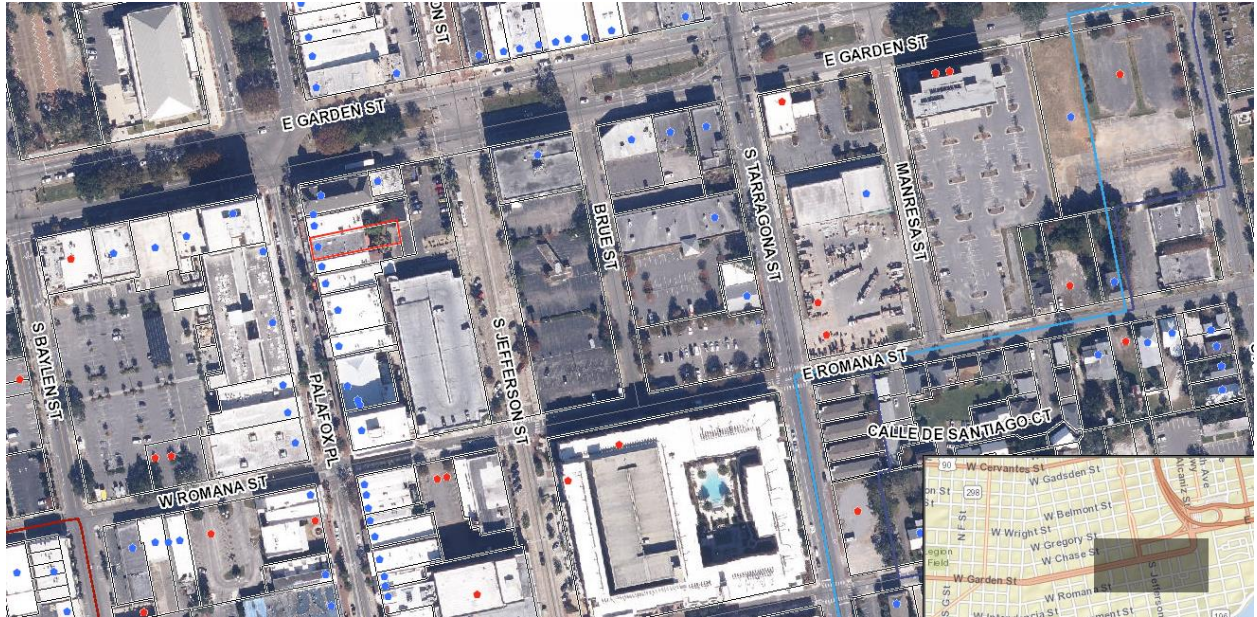
② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



10 Palafox Place





**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: 10 South Palafox Street, Pensacola, FL 32502

Applicant: Bavaria Pensacola

Applicant's Address: 10 South Palafox Street, Pensacola, FL 32502

Email: info@bavariapensacola.com **Phone:** 978-580-7605 (GM)

Property Owner: Pensacola Debut 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 six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Installation of a (2) sided cover and Roof for the protection of existing walk-in cooler and

**coverage of existing unsightly A/C equipment seen from Jefferson Street. Ultimate goal is to
create a "Faux" German cottage look to enhance the building's curb appeal.**

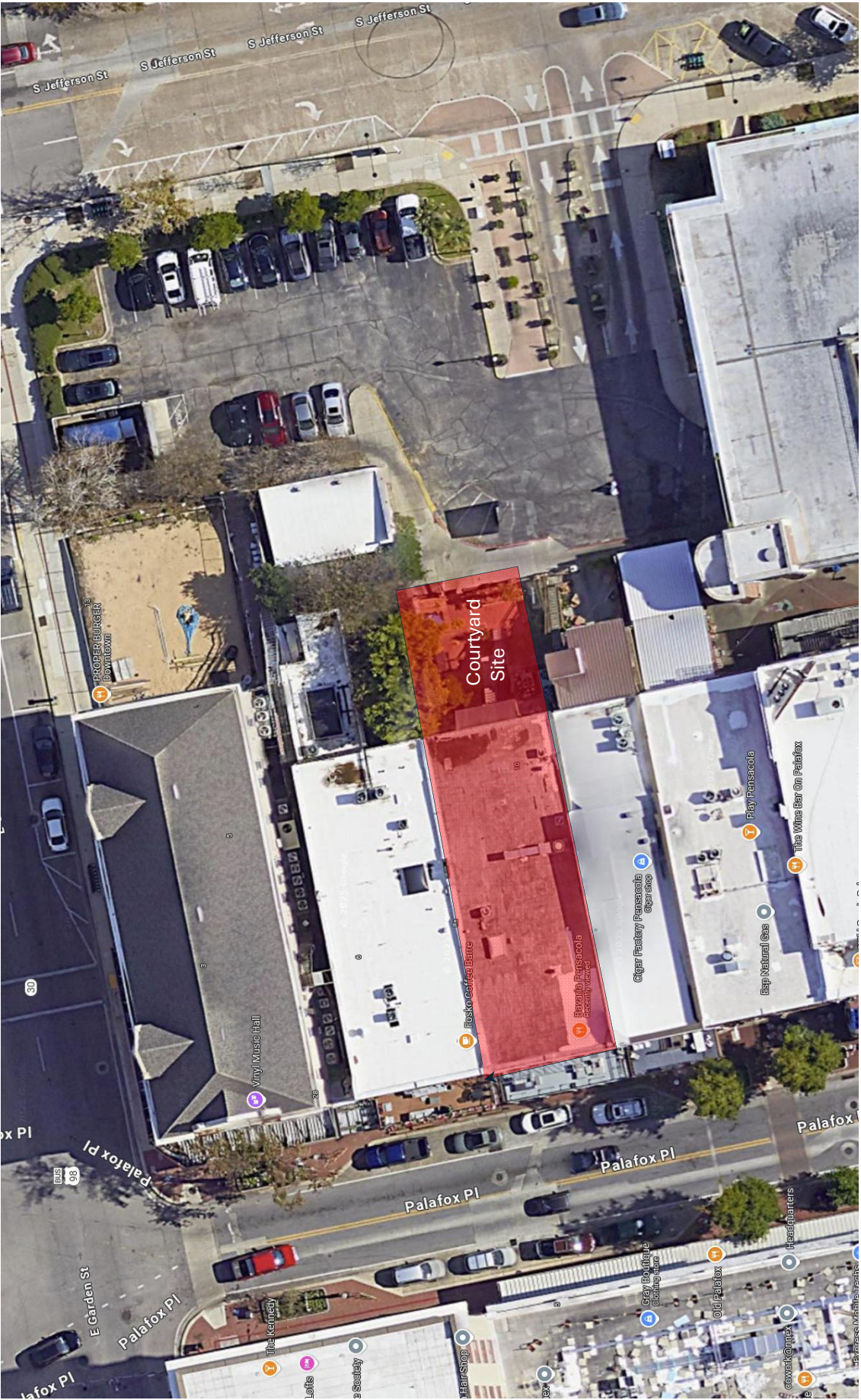
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

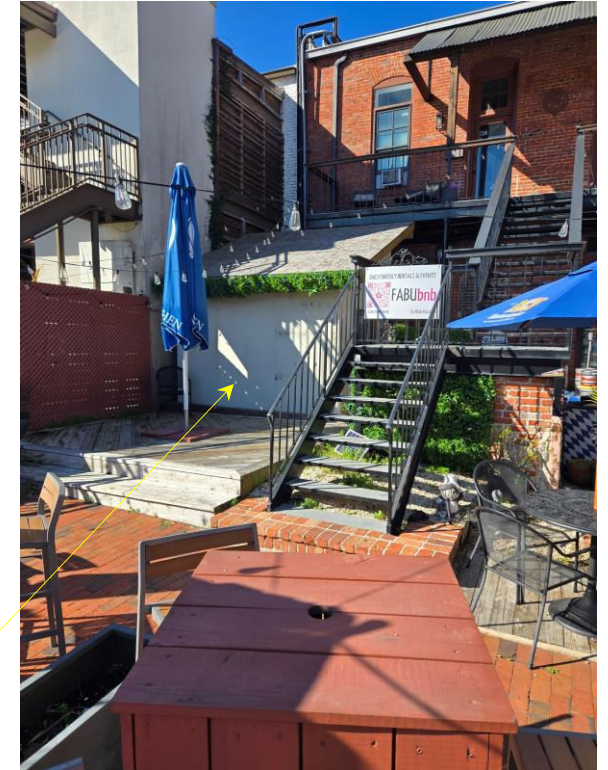
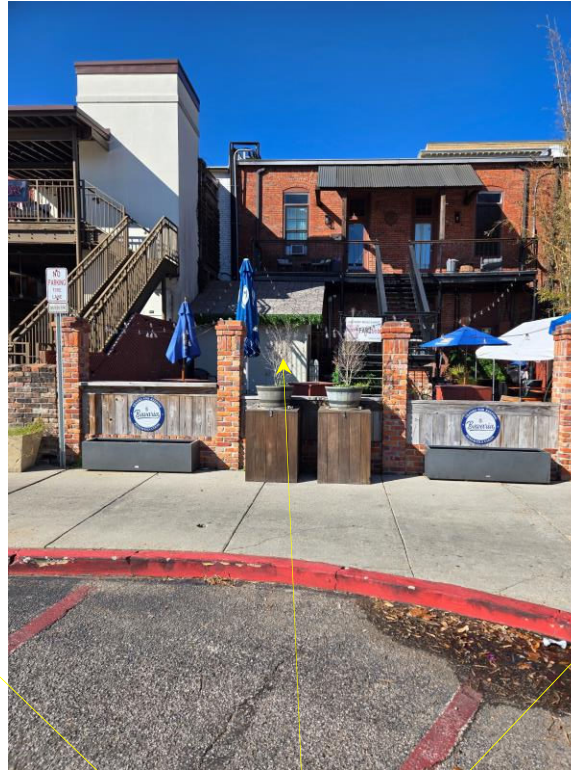
Date

Project: Bavaria Pensacola
10 South Palafox Street

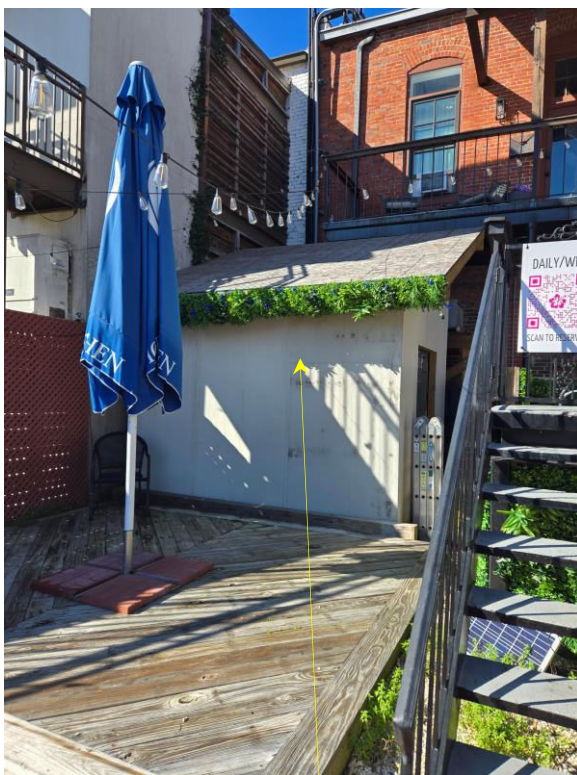
Existing Site



Looking From Jefferson Street to South Palafox.
This is the Courtyard Area.



Cover for Cooler

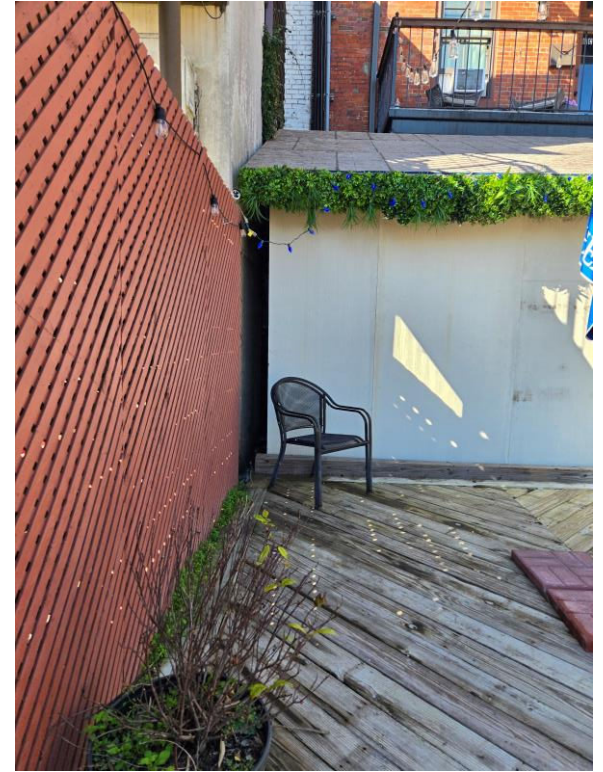


Cover for Cooler

In Courtyard looking South

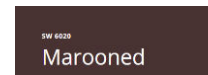
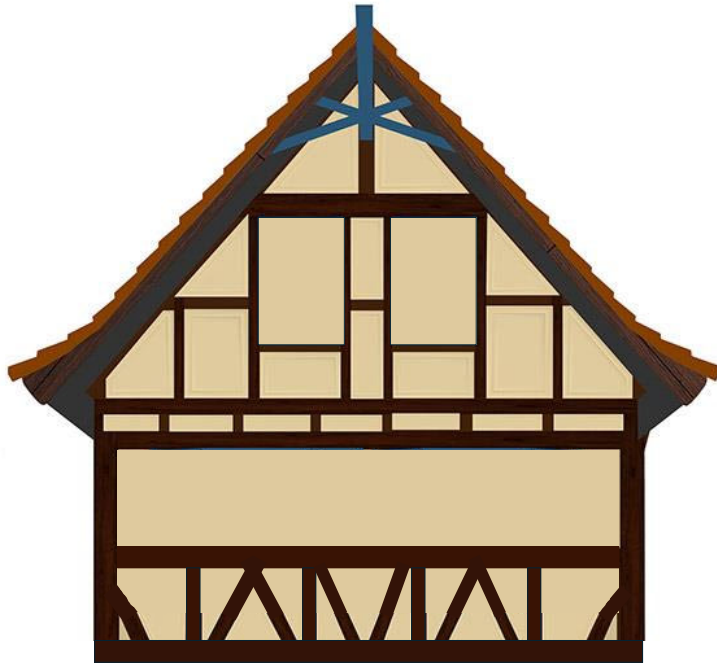


In Courtyard looking West
Towards building

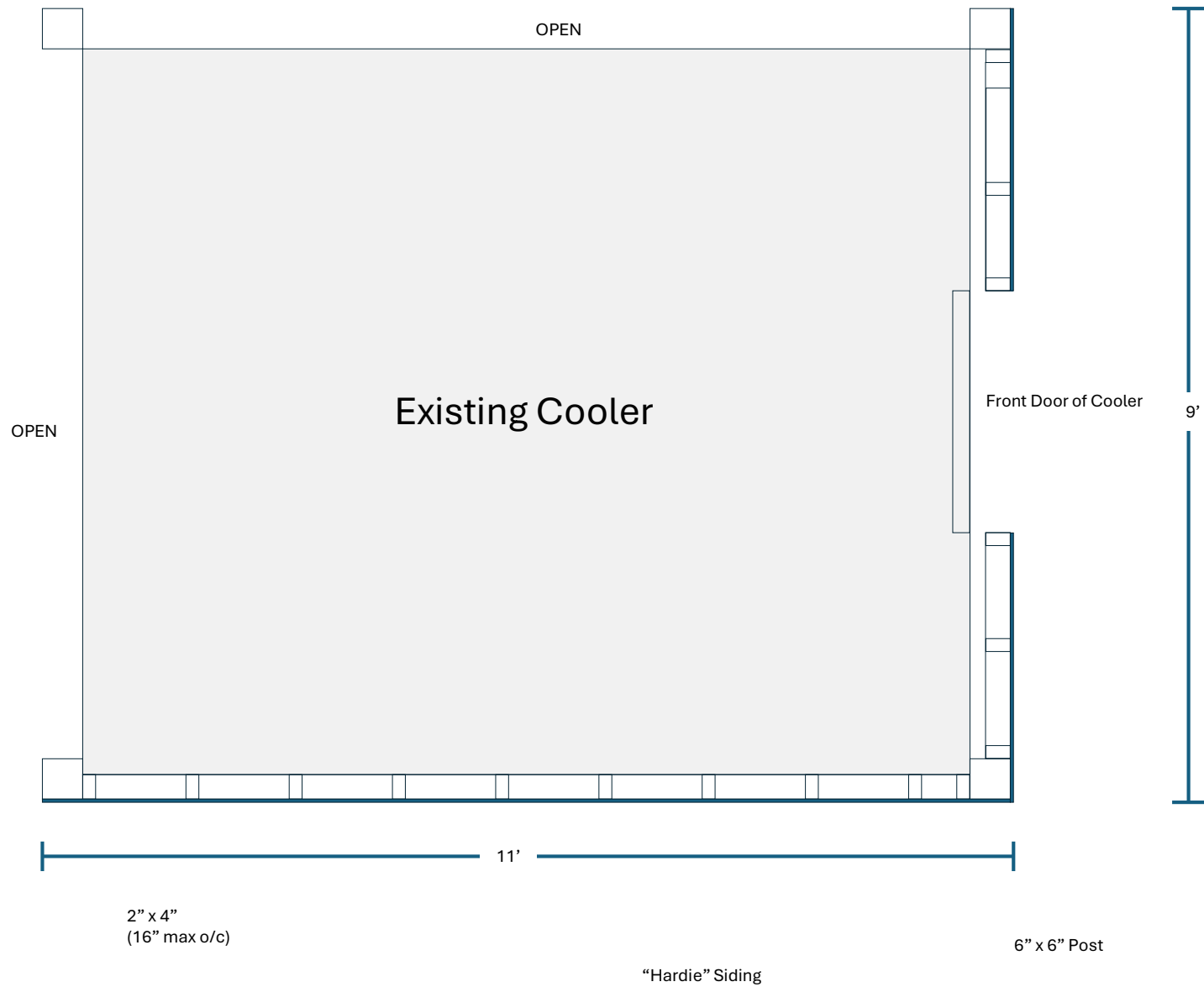


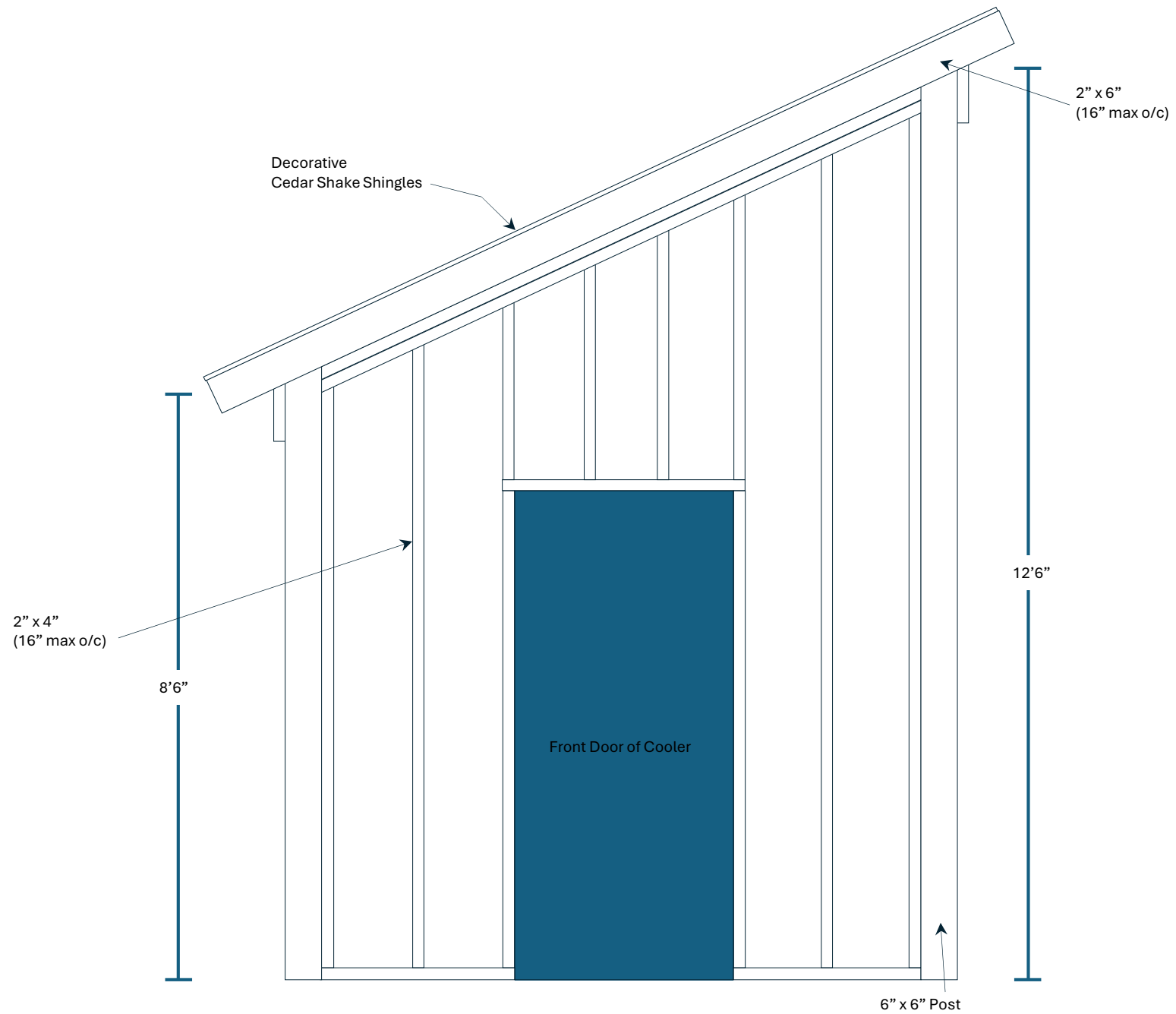
Only (2) sides exist to provide coverage for cooler
and coverage for Unsightly A/C Equipment seen from Jefferson Street.

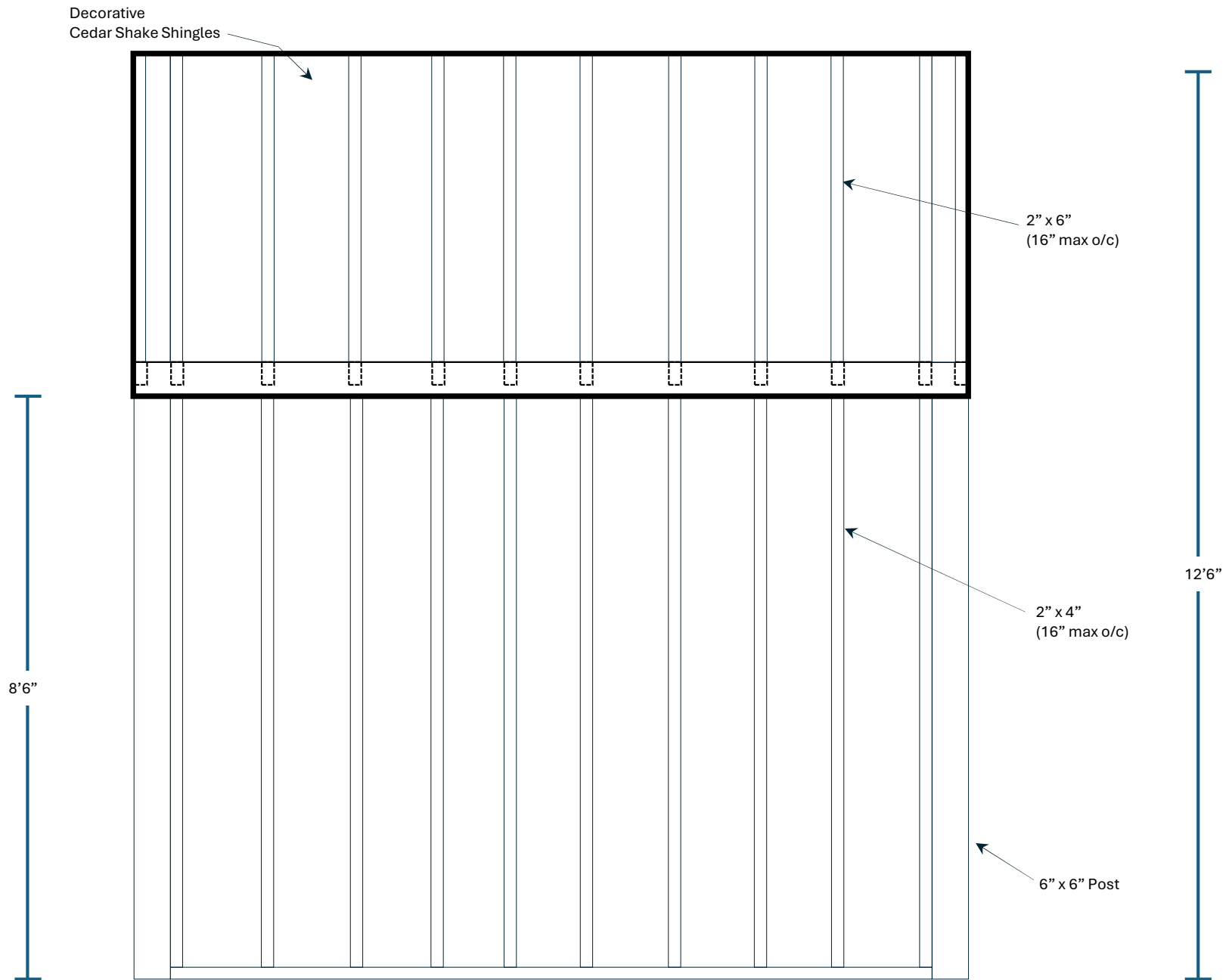
General look we are trying to Achieve. “German Cottage”



Architectural Element	Manufacturer	Color
Siding	Sherwin Williams	SW 6128 “Blonde”
Trim	Sherwin Williams	SW 6020 “Marooned”
Roofing	Cedar	Light Brown Stain







GARDEN STREET 150' R/W
(PUBLIC)

LEGEND:
R/W Right of way
P.O.B. Point of beginning
P.O.C. Point of commencement
X 'X' found in brick/concrete
⊙ Nail and disk found #T073
⊙ Nail and disk found #noted
⊙ 1x1' Column
⊙ 0.7' Wall
⊙ Wood fence

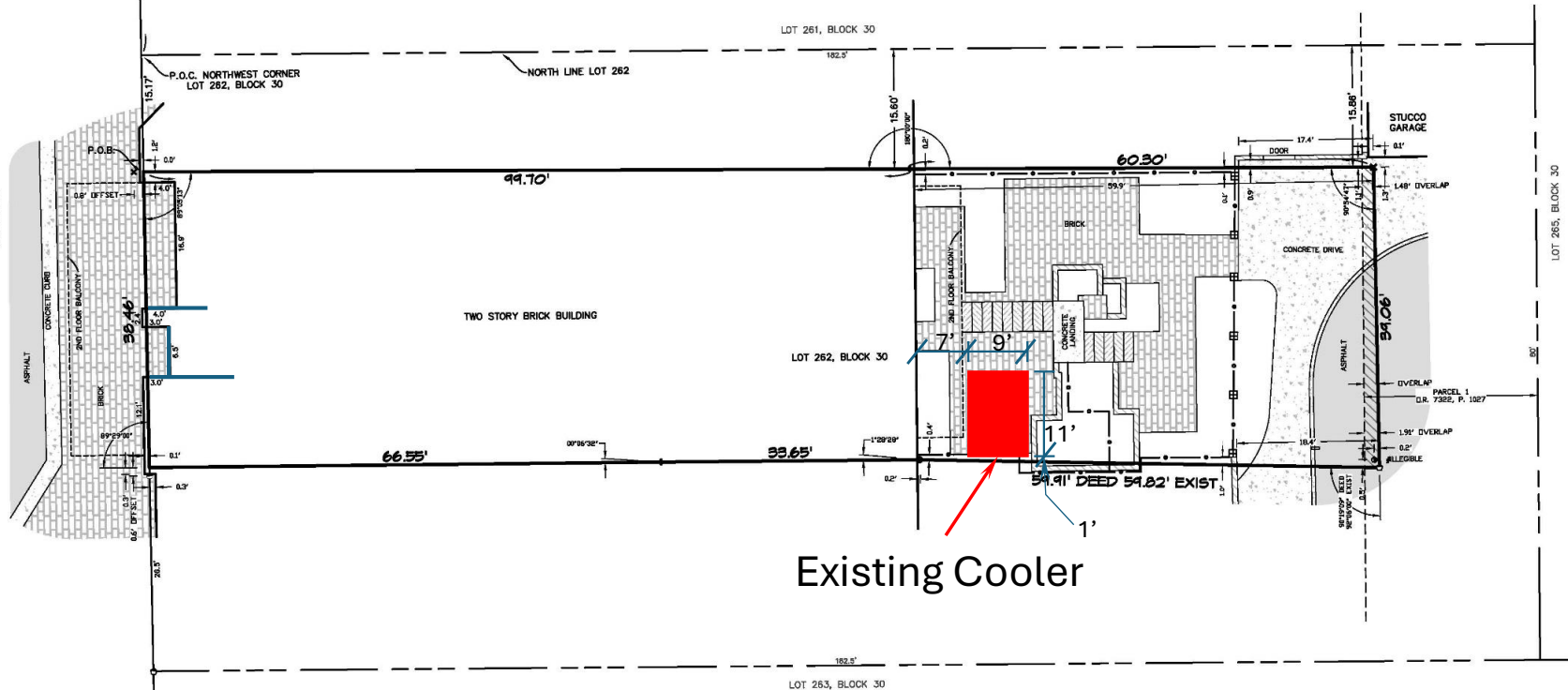
SURVEYOR'S NOTES:
1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This property may be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.
6. Legal description for subject parcel does not form a mathematically closed figure.

STREET ADDRESS: 10 South Palafox Street

LEGAL DESCRIPTION: (O.R. 4733, page 1653)
Commencing at a point on the west line of Lot 262, Block 30, Old City Tract 15.17 feet south of the north line; thence Easterly on a line 0.64 feet north of and parallel to the south line of wall for 99.70 feet to a point lying 15.60 feet south of the north line of Lot 262; thence continue East along the south line of a wall for 60.3 feet to a point 15.66 feet south of the north line of Lot 262; thence South parallel to west line of Lot 262 for 39.06 feet; thence 90 degrees 19'09" right for 54.91 feet to the east line of a wall for 33.65 feet; thence left 00 degrees 06'32" continuing along the centerline of said line for 66.55 feet to the west line of Block 30; thence 84 degrees 24' right and along the said west line of Block 30 for 38.46 feet to the point of beginning.

A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS

PALAFOX STREET R/W VARIES
(PUBLIC)



Measurements made in accordance with United States Standards.

Bearing Reference: N.A.
Ordered By: MR. DAVID SHARRIF
Elevation Reference:
Encroachments: BUILDING, FENCE, WALL, CONCRETE, BRICK

Source of Information: CITY ATLAS #15, PUBLIC RECORDS, MAP OF PENSACOLA BY T.C. WATSON (1906), SURVEYS BY THIS FIRM

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

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.
LB No. 7073

David D. Glaze
☐ PSM #5605
Walter J. Glaze
☒ PSM #6190

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

**NOT VALID
WITHOUT
SEAL AND
SIGNATURE**

SHEET **1** OF **1**

File No. E-4751
Job No. 32403-19
Scale: 1" = 10'
Date of Survey: 9-24-2019
Date of Plot: 9-24-2019
Date of Revision:
FB: 1690 PG: 22-27
FB: PG:
Drawn by: PMJ
Checked By: PMJ



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-303

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

260 S. Tarragona Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Conceptual Review of Exterior Alterations at a Contributing Structure

SUMMARY:

Brian Spencer is seeking a conceptual review of exterior alterations consisting of replacement stairs and new window openings on the north elevation, new stairs with a metal awning and new window openings on the south elevation, new skylights, and new windows and doors on the front elevation with a second-story balcony.

Recommended Code Sections:

Sec. 12-3-10(1)d.2.ii.(a) Pensacola Historic District; Procedure for review; Decisions.

Sec. 12-3-10(1)f.5. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Doors.

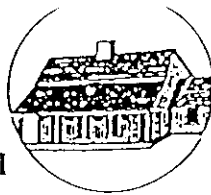
Sec. 12-3-10(1)f.6. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Windows.

Sec. 12-3-10(1)f.9. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Trim and miscellaneous ornament.

Sec. 12-3-10(1)f.11. PHD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Accessibility ramps and outdoor stairs.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES01121
Recorder #
Field Date 5 / 2 / 95
Form Date 7 / 14 / 95

Original
☒ Update

SITE NAMES (addr. if none) 200 E. GOVERNMENT 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.) 200 E. GOVERNMENT ST.
CROSS STREETS nearest/between NW CORNER OF E. GOVERNMENT ST. AND S. TARRAGONA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-001-279
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 17 LOT NO. 279,280,294
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 [] [] [] [] NORTHING [] [] [] []]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

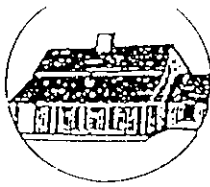
STYLE MASO EXTERIOR PLAN RECT NO. STORIES 2
STRUCTURAL SYSTEMS MASO/BRIC
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types FLAT Materials BUIL
Secondary strucs. (dormers etc.) METL
CHIMNEY: No. Materials LOCATIONS
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD, LOUVERED SHUTTERS, FIXED

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations S/ 3 CENTERED ARCH, N/FLAT
Porch roof types ARCHES
EXTERIOR ORNAMENT CORBELLED/RELIEVING ARCH OVER WINDOW

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 _____

HISTORYCONSTRUCTION DATE 1905 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) COMMERCIAL

INTERMEDIATE USES (give dates)

PRESENT USES (give dates) COMMERCIAL - OFFI

OWNERSHIP HISTORY (especially original owner) LEWIS BEAR COMPANY (ORIGINAL),
WILLIAM D. PASCO AND ROBERT D. CRAMMER (INTERMEDIATE), KENNETH R. SPENCER (CURRENT)**SURVEYOR'S EVALUATION OF SITE**

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

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. R4, F23-24

RECORDER

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

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

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

REQUIRED:

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 1121
Site Name _____ 830 = = Survey Date 8210 820 = =
Address of Site: 200 E. Government St., Pensacola, FL 32501 905 = =
Instruction for locating NW corner of E. Government St. and S.
Tarragona St. 813 = =
Location: Old City Tract 17 279, 280, 294, & 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Crammer, Robert D. and Pasco, William ;
Address: 200 E. Government St.
Pensacola, FL 32501 902 = =
Type of Ownership Private 848 = = Recording Date _____ 832 = =
Recorder:
Name & Title: Campbell, D. L. ;
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 C+ 1905 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:

This two story masonry vernacular building was constructed in about 1905 as a warehouse for the Lewis Bear Company. It supports the historic and architectural character of the Pensacola Historical District.

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 Rectangular 966 = =
 EXTERIOR FABRIC(S) Brick: common 854 = =
 STRUCTURAL SYSTEM(S) Masonry: brick # tierod 856 = =
 PORCHES Passage-way, N to S center, S-3-centered arch
N: flat arches 942 = =
 FOUNDATION: Continuous: brick 942 = =
 ROOF TYPE: Flat: built-up 942 = =
 SECONDARY ROOF STRUCTURE(S): Pent roof, over landing, metal: 942 = =
 CHIMNEY LOCATION: - 942 = =
 WINDOW TYPE: DHS, 6/6, wood, louvered shutters # fixed 942 = =
 CHIMNEY: - 882 = =
 ROOF SURFACING: Built-up 882 = =
 ORNAMENT EXTERIOR: Corbelled # relieving arch over windows 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 = =

LOCATION SKETCH OR MAP

N

Township	Range	Section	
2S	30W	46	812 = =

UTM Coordinates:

Zone Easting Northing 890 = =

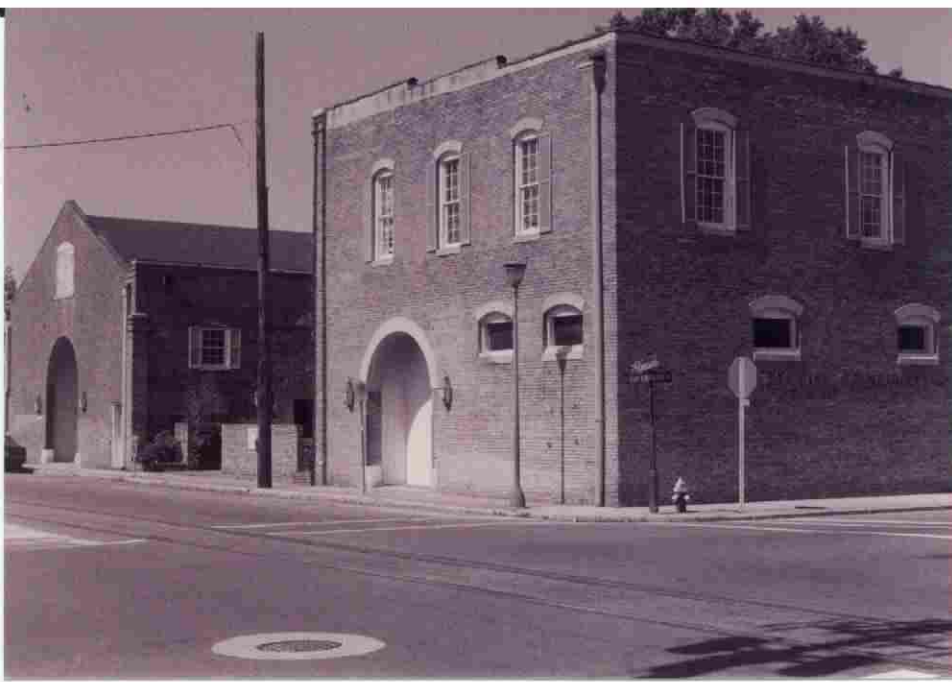
Photographic Records Numbers HPPB P.82.32 Frame 19; 860 = =
HPPB P.82.39 Frame 25

Contact Print

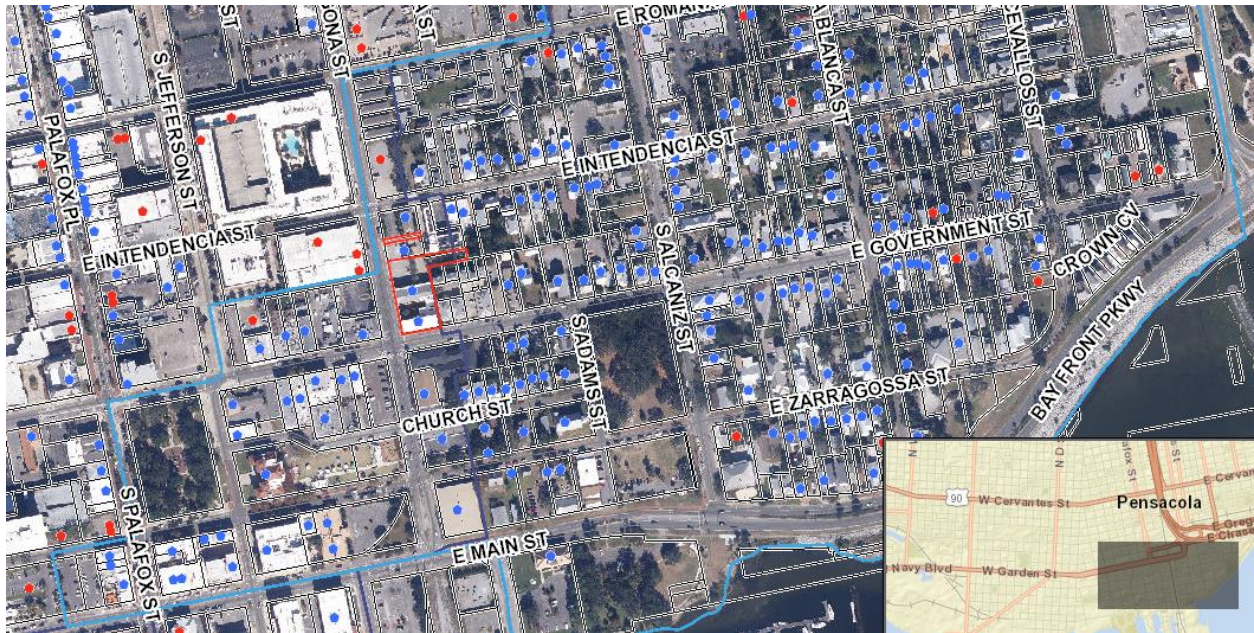
CONTINUATION SHEET

LOCATION: port. 281 868==
Lot No. _____

SECONDARY ROOF STRUCTURES: standing seam 942==



260 S. Tarragona Street





**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: 260 S. Tarragona St.

Applicant: Brian Spencer

Applicant's Address: 205 E. Intendencia St.

Email: brian@smp-arch.com **Phone:** 850-712-2612

Property Owner: Brian Spencer

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 seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

FOR CONCEPTUAL REVIEW

Remodel of existing two story brick structure to include:

Add new windows at the south and north building sides.

Add new steel stairs and entry doors at second floor of south and north sides.

Add new operable glass door and windows at first floor west side.

Add new windows at second floor west side.

Add skylights at roof.

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

2/27/25

Date

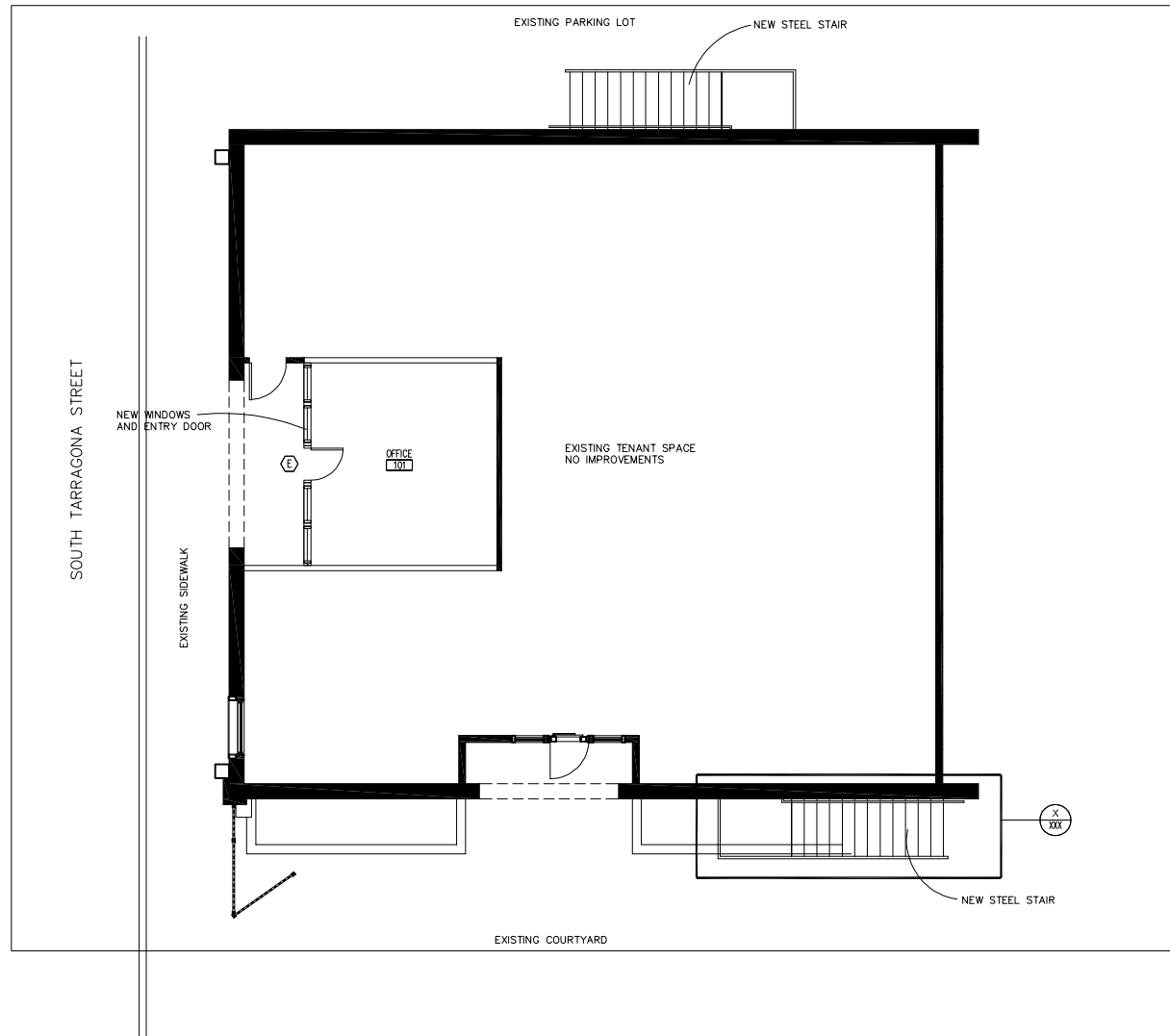
PROPOSED EXTERIOR MODIFICATIONS TO 260 S. TARAGONA STREET



NORTHWEST VIEW FROM TARAGONA STREET



SOUTHWEST AERIAL VIEW



smp.

SMP Architecture P.A.
205 S. WILSON BLVD. ST.
PENSACOLA, FLORIDA 32507
P 850.432.7772
www.smparch.com - 1A0201028

Listen. Interpret. Translate.

CERTIFICATION :

SMP
ARCHITECTURE
OFFICES

260 S. TARRAGONA ST.
PENSACOLA, FL

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

ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2413

DATE : 2/25/25

SHEET TITLE :

FIRST
FLOOR
PLAN

SHEET NO. :

A-101

©2025 SMP ARCHITECTURE

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CERTIFICATION :

**SMP
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PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.
ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2413

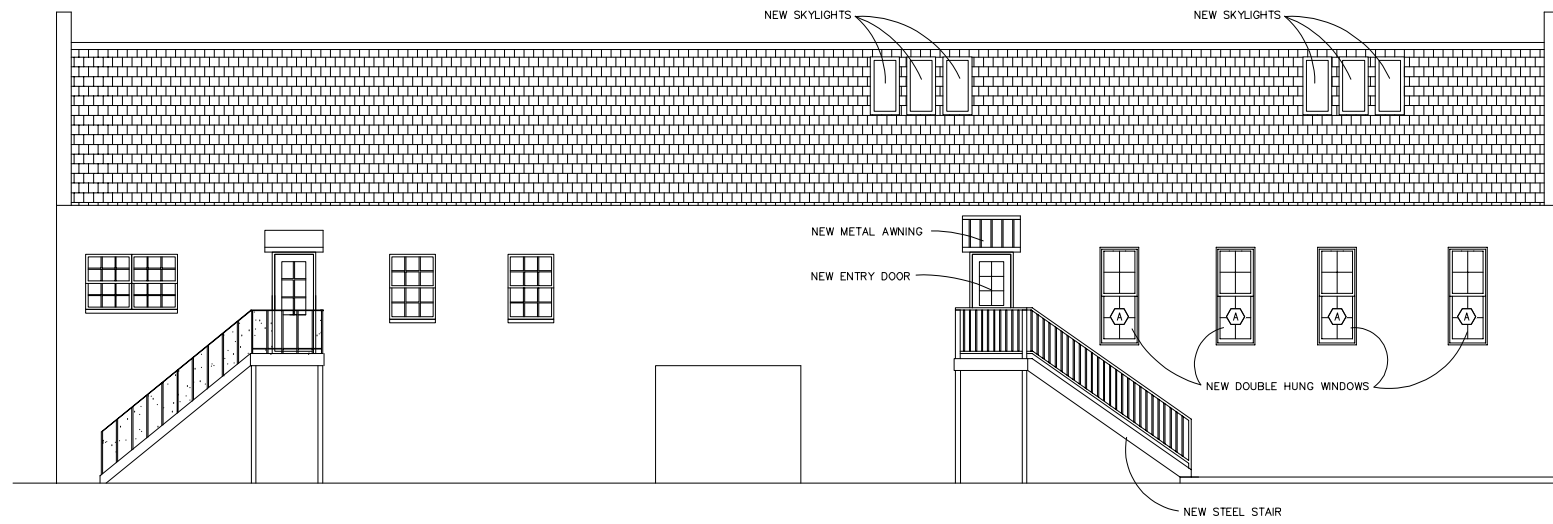
DATE : 2/25/25

SHEET TITLE :
**EXTERIOR
ELEVATIONS**

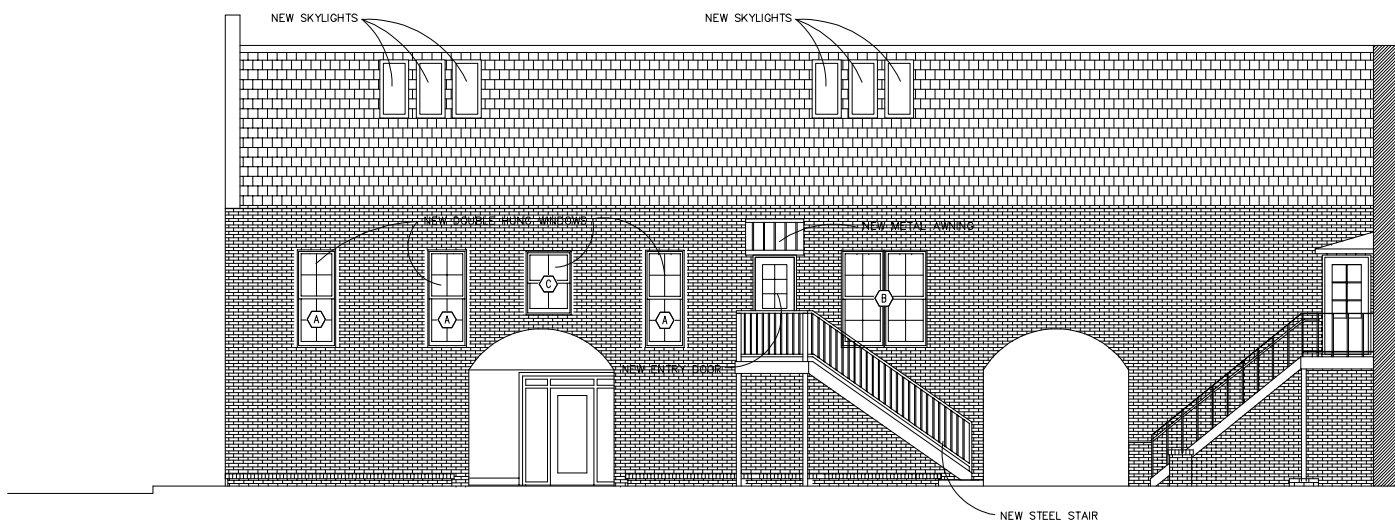
SHEET NO. :

A-201

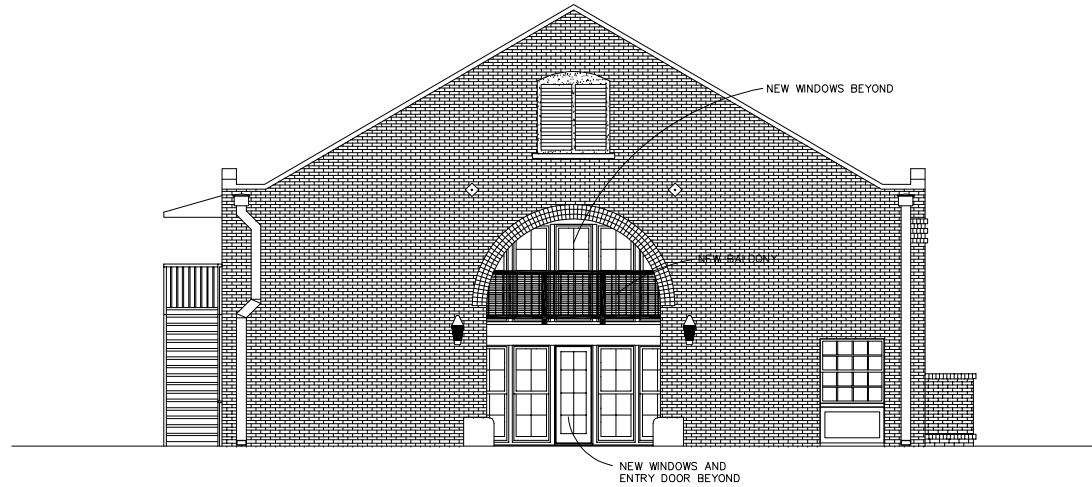
©2025 SMP ARCHITECTURE



1
A-201
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A-201
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A-202
WEST ELEVATION
SCALE: 1/4" = 1'-0"

smp.

SMP Architecture P.A.
260 S. TARRAGONA ST.
PENSACOLA, FLORIDA 32502
P 850.432.2772
www.smparchitecture.com

Listen. Interpret. Translate.

CERTIFICATION :

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260 S. TARRAGONA ST.
PENSACOLA, FL

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PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2413

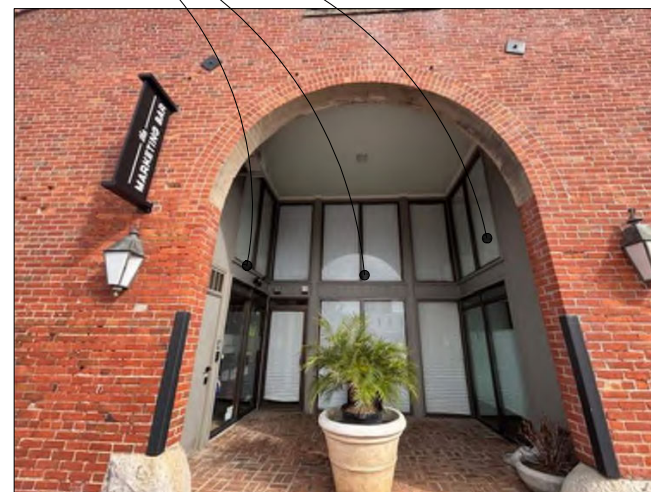
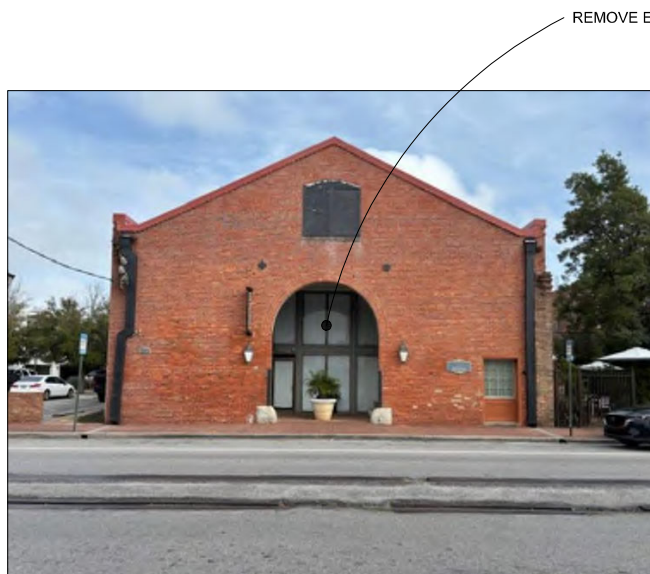
DATE : 2/25/25

SHEET TITLE :
**WEST
ELEVATION**

SHEET NO. :

A-202

©2025 SMP ARCHITECTURE



Listen. Interpret. Translate.
CERTIFICATION :

**SMP
ARCHITECTURE
OFFICES**

260 S. TARRAGONA ST.
PENSACOLA, FL

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

ISSUE DATE :

DRAWN BY : X

CHECKED BY : X

PROJECT NO. 2413

DATE : 2/25/25

SHEET TITLE :
**PRODUCT
DATA**

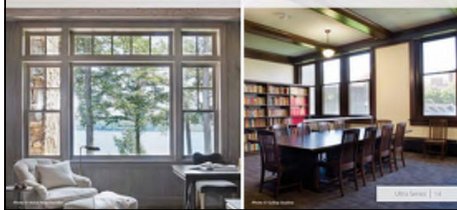
SHEET NO. :



Double Hungs

Quality details adorn the classic design of Ultra Series double hung windows. Sterling double hung sash can be removed from the inside of the home for easy cleaning. Replace old windows with unique cottage-style, radius-top or XL Sterling units, choosing options like divided lites, hardware, screens, or triple pane glass, to enhance style or performance.

Sterling Double Hungs | XL Sterling Double Hungs | Cottage Style & Reverse Cottage Style Units
Double & Tripartite Units | Picture Combination Units | Segment Head & Half Circle Top Units | Single Units



KOLBE & KOLBE
STERLING ULTRA SERIES DOUBLE HUNG WINDOWS
ALUMINUM CLAD WOOD WINDOWS

Sterling Double Hungs

Imagined double hung windows blend aluminum with the grandeur of a painted interior wood cover conceals the perimeter, giving the windows a rich, all-wood appearance. The award-winning XL Sterling double hung expands the architectural-correct design and high performance of a Sterling double hung. Quality components combined with thoughtful product design allow the XL Sterling double hung to be the perfect fit for any intended commercial or residential opening. Prices: 7,250.00 | 7,490.00 | 8,190.00 | 8,420.00



Standard Features - Sterling Double Hung

- 1-3/4" thick sash
- Overall jamb depth is 4-5/16" (see section 1)
- Frame thickness is 3/8" at side joints and head
- Sill thickness is 1-3/16" (side is 1/4")
- Constructed of pine, with pine interior stops and wood mull casings on muller units
- Exterior wood parts are treated
- Finished aluminum exterior finished with a 70% PVDF fluoropolymer coating (see performance section)
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Wood interior head parting stop
- Clay-colored heavy duty Signature sash lock
- Spring loaded back and inside mechanical balances to carry the sash weight
- Concealed balance system
- Painted wood wrapped jambliner closure on the interior (see section 1) (performance on paint see section 1)
- Painted wood wrapped jambliner closure on the exterior (into the balance system)
- Painting fins with head drip cap

Standard Features - XL Sterling Double Hung

- Overall jamb depth is 5" (see section 1)
- Class 5 balances capable of carrying heavier loads

Options - Sterling Double Hung/XL Sterling Double Hung

- Class 5 balances - available for commercial specifications or larger units
- Exterior paint - available for larger units
- Segment head, cottage style segment head
- Segment head, cottage style half circle top unit
- Soft liners for safety
- Galvanized steel insulation clips
- Full or half aluminum insect screen with aluminum, Beemaster® or UltraStar® fiberglass mesh, non-scrubbable insect screen kit with beveled or square clip
- Factory installed Window Opening Control Device (WOCED)
- High performance or impact performance modifications

Style Options & Technical Data

(Click to view features, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All physical measurements taken on application per the way and the way the unit is installed, unless otherwise noted.
*Available only for Sterling Double Hung.
†Performance and specification details.
‡Performance and specification details.
§Performance and specification details.
||Performance and specification details.
|||Performance and specification details.
||||Performance and specification details.
|||||Performance and specification details.

Swinging Doors

Whether it's an interior door or a patio door, Ultra Series swinging doors provide convenient access between spaces. Available as inswing or outswing. For swing with indoor space constraints, these doors are offered as single, double or French units, and can be customized with a corresponding radius, transom or side lite to allow even more illumination.



Standard Features - Inswing Doors

- 1-3/4" thick panel, pinning in a 1-5/16" frame
- Overall jamb depth is 4-5/16"
- Sides and top rails are a nominal 4-5/16" wide; bottom rail is a nominal 3-5/16" high
- Constructed of pine, with pine interior stops and wood mull casings on muller units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (see performance section)
- Energy efficient, tempered Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Toronto handle set in a Bright Brass PVDF finish
- Stainless steel multi-point locking hardware on single door panels. French doors have a 3-point lock on the active panel and a 2-point lock on the inactive panel
- Adjustable, 4" x 1-1/4" hinges with 5/8" radius corners in a Gold-Plated finish
- 1/4" sliding insect screen with Beemaster® fiberglass mesh and extruded aluminum frame
- Bronze anodized aluminum weep sill with an oak interior threshold
- Painting fins with head drip cap
- Painted doors and/or glass tops

Standard Features - Outswing Doors

- 1-3/4" thick panel, pinning in a 1-5/16" frame
- Non-adjustable, residential, 4" x 1-1/4" top bearing hinges with 1/8" radius corners in a Bright Brass finish

Options - Inswing/Outswing Doors

- 1-3/4" thick panel
- 1-5/8" or 1-3/4" side and top rail
- 4-5/16" or 1/8" bottom rail
- Top panel
- Double Dutch door with 1-3/4" or 1-5/8" thick panels
- Exterior paint - available for larger units
- Galvanized steel insulation clips
- Hardware group available for hardware by others
- Self-closing, aluminum swinging insect screen with spring loaded lock and a mesh of aluminum, Beemaster® or UltraStar® fiberglass mesh (see section 1)
- Clear anodized aluminum weep sill with oak interior threshold. Oak or Mahogany sill, ADA-compliant sill
- High performance or impact performance modifications

Style Options & Technical Data

(Click to view features, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All physical measurements taken on application per the way and the way the unit is installed, unless otherwise noted.
*Available only for Sterling Double Hung.
†Performance and specification details.
‡Performance and specification details.
§Performance and specification details.
||Performance and specification details.
||||Performance and specification details.
|||||Performance and specification details.

KOLBE & KOLBE
STERLING ULTRA SERIES ENTRY DOORS
ALUMINUM CLAD DOORS

FS Fixed Skylight Technical Product Data Sheet



Description

- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazing, is manufactured with a white finished (optional extra priced) pine frame, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, everlunder, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings

- EDL - Engineered neutral gray flashing for single installation with thin roofing material (2" max) for roof pitches from 14-85 degrees.
- EDR - Engineered neutral gray flashing for single installation with the (over 1/2") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof (1/2"-1/2" max profile) for roof pitches from 14-85 degrees.
- EDU - Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14-85 degrees.
- EDW - Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 7/16") on roof pitches from 14-85 degrees.
- Applications less than 14-degree roof pitch - Flashing provided by others.

Interior Accessories

- FSCH - Solar powered Room darkening - double pleated shade.
- FSHL - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: FS C01 004E 018A05
- Located on bottom of interior frame.



Standard Sizes

- A06, C01, C04, C06, C08, C12, C22, D06, M02, M04, M06, M08, S01, S05
- No custom sizes available.

Warranty

- Installation - 10 years from the date of purchase. VELUX No Leak Warranty warrants airtight installation. Must be installed with VELUX Flashings and included adhesive underlayment.
- Skylight - 10 years from the date of purchase. VELUX warrants that the skylight will be free from defects in material and workmanship.
- Glass Seal - 20 years from the date of purchase. VELUX warrants that the insulated glass panel will not develop a material distribution of stress due to failure of the glass seal.
- Heat Warranty - 10 years from the date of purchase. VELUX warrants only laminated glass panes against heat breakage.
- Accessories and Electrical Components - 5 years from the date of purchase. VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-304

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

520 N. 6th Avenue
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
Demolition of a Contributing Structure

SUMMARY:

aDoor Properties is requesting approval for demolition of a contributing structure and an accessory building. The building in question is the Gates / Daniell house, a Second Empire structure that was built in 1892 by the general manager of the Muscogee Lumber Company. Several nonconforming architectural features were added during a restoration project ca. early 1990s. Since the building is a contributing structure, per Sec. 12-3-10(1)i., the applicant must demonstrate to the board clear and convincing evidence of unreasonable hardship. When the owner fails to prove unreasonable economic hardship, the applicant may provide the board with additional information that may show unusual and compelling circumstances in order to receive board recommendation for demolition of the contributing structure. The board shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular structure against the special merit of the proposed replacement project. The applicant intends to create two new lots with new residential construction on each; conceptual review of the two replacement structures will be considered in the next two agenda items.

Recommended Code Sections:

12-3-10(3)j. Old East Hill Preservation District; Demolition of structures within the Old East Hill preservation district.

12-3-10(1)i.- k. Pensacola Historic District; Demolition of contributing structures.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Demolition_Application and Materials

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 8 Es 962
Site Name Gates/ Daniell house 830 = = Survey Date 8110 820 = =
Address of Site: 520 N. 6th Ave. Pensacola, FL 32501 905 = =
Instruction for locating on SE corner of E. Jackson St. and N. 6th Ave. 813 = =
Location: East King Tract 8 4, 5 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Bruington, Lola D.
Address: 520 N. 6th Ave.
Pensacola, FL 32501 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Gantzhorn, Alan
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 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 residence 850 = =
Dates: Beginning c+1892 844 = =
Culture/Phase American 840 = =
Period 19th century 845 = =

NR Classification Category: building 916 = =
Threats to Site:

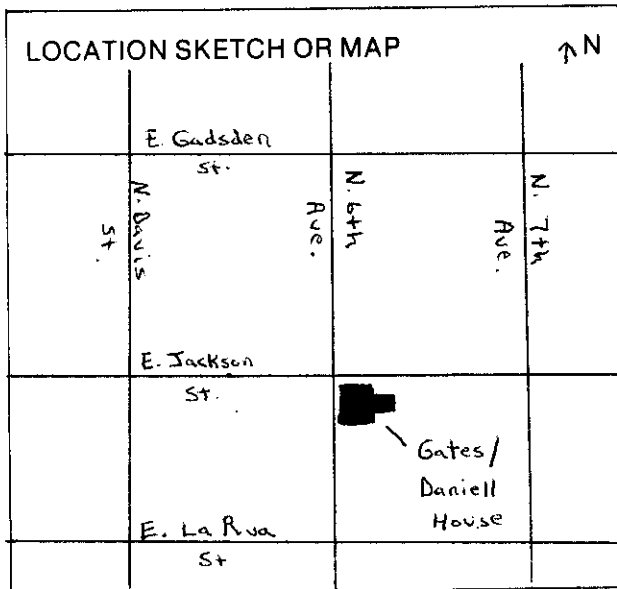
Check One or More
☐ Zoning () 878 = = ☐ Transportation () 878 = =
☐ Development () 878 = = ☐ Fill () 878 = =
☐ Deterioration () 878 = = ☐ Dredge () 878 = =
☐ Borrowing () 878 = =
☐ Other (See Remarks Below): 878 = =

Areas of Significance: architecture 910 = =

Significance: Built in 1892 by George P. Gates, general manager of Muscogee Lumber Company, this frame vernacular dwelling is distinctive for its broad-eaved modified mansard roof. From 1898 until 1960, it was the home of Lee and Lola Daniell, two prominent Pensacola realtors. A recent restoration of the house resulted in the addition of several non-conforming architectural features such as the glass inset under the gable, the shingle-enclosed chimnies, and the wood privacy fence behind the building.

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

ARCHITECT unknown 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) wood ; novelty siding and butt shingles 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES N,S,W/ 1 story apron porch, 8 bay, access from W #
E/ 1 story apron enclosed with latticework 942 ==
 FOUNDATION: pier ; brick ; brick ; continuous 942 ==
 ROOF TYPE: modified mansard 942 ==
 SECONDARY ROOF STRUCTURE(S): 3 gable dormers W # 2 gable dormers 942 ==
 CHIMNEY LOCATION: center; E end ; E ridge of addition 942 ==
 WINDOW TYPE: DHS, 1/1 wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: composition shingle ; butt 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 3 952 == NO. OF STORIES 1 1/2 950 ==
 NO. OF DORMERS 6 954 ==
 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	22	812 ==

UTM Coordinates:

Zone Easting Northing
 890 ==

Photographic Records Numbers HPPB P. 81.36 Fr 2,4 860 ==

Contact Print

CONTINUATION SHEET

Secondary Roof Structures :

E # N flat roofed enclosed porch on second level #
1 story gabled addition E # shed dormer S 942 ==

Page 1

☒ original
☐ updateHISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES 01996

Recorder # _____

SITE NAME Gates/Daniell, House
 HISTORIC CONTEXTS Post Reconstruction
 NAT. REGISTER CATEGORY Building
 OTHER NAMES OR MSF NOS None
 COUNTY Escambia OWNERSHIP TYPE Private - Individual
 PROJECT NAME West-East Hill Survey: S&R DHR NO 3226
 LOCATION (Attach copy of USGS map, sketch-map of immediate area)
 ADDRESS 520 North 6th Ave. CITY Pensacola
 VICINITY OF / ROUTE TO West-East Hill Neighborhood, NE corner of N 6th Ave.
between E. Jackson St. and E. LaRue St.
 SUBDIVISION East King Tract BLOCK NO 8 LOT NO 30
 PLAT OR OTHER MAP County Appraiser's Atlas Sheet #68
 TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
 IRREGULAR SEC? x y n LAND GRANT _____
 USGS 7.5' MAP Pensacola 1970 PR 1987
 UTM: ZONE _____ EASTING _____ NORTHING _____
 COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L Unknown
 BUILDER: F _____ M _____ L Unknown
 CONST DATE 1892 CIRCA c. RESTORATION DATE(S): _____
 MODIFICATION DATE(S): _____
 MOVE: DATE _____ ORIG LOCATION _____
 ORIGINAL USE(S) residence - private
 PRESENT USES(S) residence - private

DESCRIPTION

STYLE Second Empire
 PLAN: EXTERIOR Rectangular
 INTERIOR _____
 NO.: STORIES 2 OUTBLDGS 2 PORCHES 2 DORMERS 6
 STRUCTURAL SYSTEM(S) Ballon wood framing
 EXTERIOR FABRIC(S) drop siding, vertical board
 FOUNDATION: TYPE pier MATLS brick
 INFILL brick
 PORCHES WNS/porch/round doric columns/11/W EN/porch square columns /3/N
 ROOF: TYPE mansard SURFACING composition shingles
 SECONDARY STRUCS. gable, porch, shed
 CHIMNEY: NO 3 MTLS brick LOCNS w: offset, int; S:offset, lateral
 WINDOWS DHS, 1/1; DHS, 1/2 floor length; DHS, 2/2; E: extend, lateral
awning, 2; casement, 5
 EXTERIOR ORNAMENT spindle work, wood - square picket & lattice rear porch
 CONDITION fair SURROUNDINGS residential
 NARRATIVE (general, interior, landscape, context; 3 lines only)
Bay, operative wood shutters on windows, gabled dormers, pair of french doors 15 lights
transom 5 lights, camelias, oaks, magnolia

ARCHAEOLOGICAL REMAINS AT THE SITE

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

AREAS OF SIGNIFICANCE Local Community development
Social History

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

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

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

DATE LISTED ON NR _____

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

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

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

OFFICE _____

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

RECORDER INFORMATION: NAME F Richard M T L Brosnahan
DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES

LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS

P H O T O G R A P H

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

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

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M A P
Street/plat map, not
USGS

A hand-drawn sketch showing a street intersection. The vertical street is labeled "Cave" written vertically. The horizontal street is labeled "Jackson". At the corner where the two streets meet, there is a drawing of a building or structure consisting of several rectangular outlines.

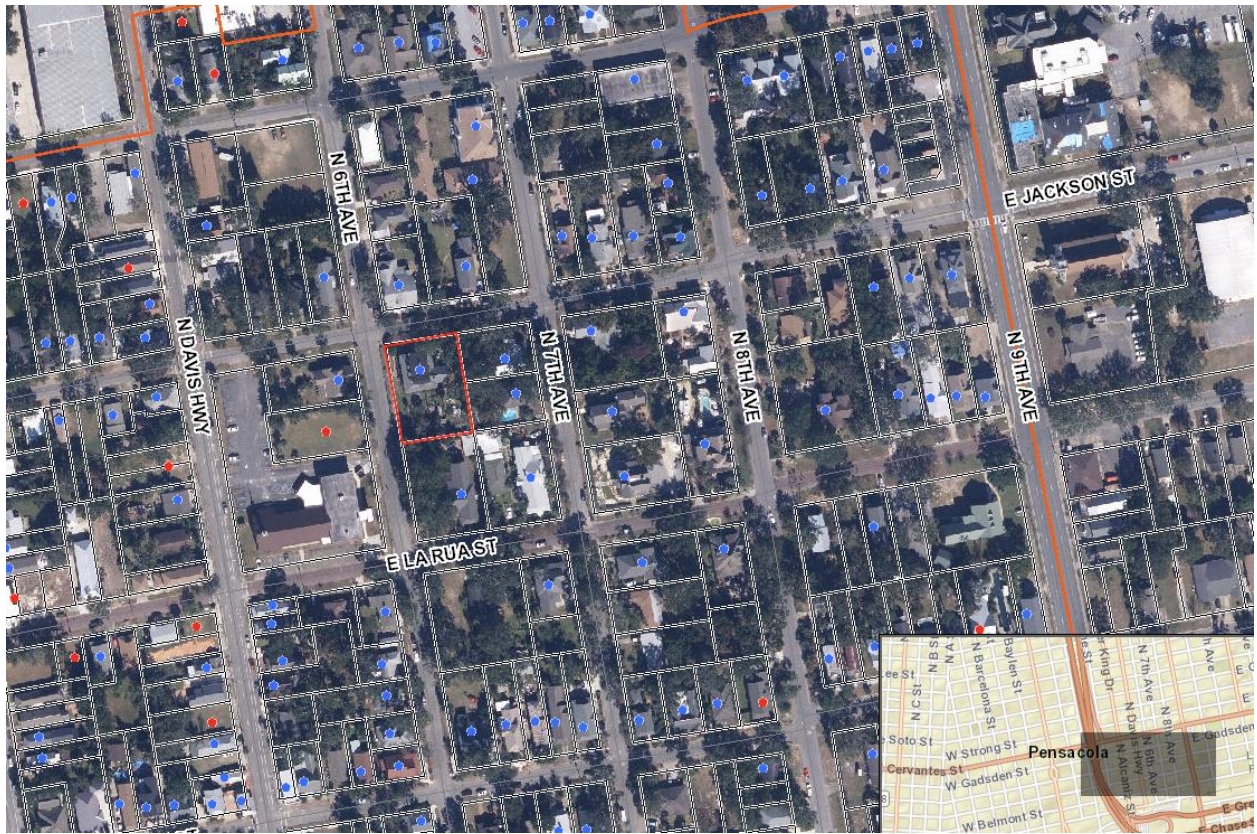
REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED







520 N. 6th Avenue





**Architectural Review Board Application
Full Board Review**

Application Date: 32502

Project Address: 520 N. 6th Ave Pensacola, FL 32502

Applicant: aDoor Properties

Applicant's Address: 401 E Chase St Ste 100 Pensacola, FL 32502

Email: steven.sebold@adoorproperties.com **Phone:** 850-529-5175

Property Owner: aDoor Development

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 seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Final Review for demolition

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

2-27-25

Date

Planning Services

**222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670**

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

520 N. 6TH AVENUE
pensacola, florida



aDoor Properties, LLC

OUR TRACK RECORD



Renovation and Rehabilitation

Since aDoor's start in 2012, it has experienced every type of residential construction. We've , Built on water, downtown, East Hill, North Hill .. **we have , Built townhomes, new homes, and most importantly, we've rehabilitated homes.**

As a local builder and local business, we know the importance of preserving the first settlement better than most. We are individually involved and are the current presidents of both First City Arts Center, and the local chapter of HBA, and sit on the city's Zoning Board of Adjustments. Additionally we donate to local charities, and sponsor local schools and events. We are deeply involved in our community, and that includes the homes encompassed in it. With that being said, **when homes can be renovated, we do just that! When financially and structurally we cannot, we blend the new with the old, and help preserve Pensacola one lot at a time.**



Blending New Construction

Not all new construction has to be stark, white, and an eye sore. New construction can mean architectural elements, flavors of the original homes of Pensacola, but updated for safety and longevity. **Because 520 N 6th Ave has been compromised by fire, has broken floor joists, and rotten wood throughout, its rehabilitation would not only be extensive, it would be financially irresponsible.** Evidence of this is found in the fact it was on the market for over a year with 7 offers that fell through. If responsible rehabilitation was an option, it would have been snagged up over the 14 months it sat, exposed to the elements.

Instead, our two proposed house plans blend the old with the new. One house plan is an ode to the existing home: low brow lines, light and airy, porches for sitting, and reminiscent of old Pensacola homes. The second house plan brings a wow-factor to the area. Like other new builds in the area, it has striking lines, texture for interest, and drastic curb appeal for those looking for the fresh flavors of modern Pensacola.



2020 N. 14th Ave
Built in 1938



WE ARE MORE MORE THAN SHOTGUN HOMES

We love to provide affordable homes for young couples, young professionals, growing families, and often that means creating simple house plans that work for every need. That is not ALL we provide. We have provided rehabilitations all over the downtown, East Hill, and North Hill areas.

1507 E Gadsden Street, Built in 1916

2020 N 14th Avenue, Built in 1938

2021 E Scott Street, Built in 1953

2115 N 12th Avenue, Built in 1938

2121 N 12th Avenue, Built in 1938

418 E Intendencia Street, Built in 1938

1605 E Avery Street, Built in 1923

1712 E Avery Street, Built in 1938

1100 E Hayes Street , Built in 1960

1903 E Hernandez Street, Built in 1930

1913 E Scott Street, Built in 1946

1770 E Baars Street, Built in 1961

1531 E Cross Street, Built in 1968

771 Woodmere Drive, Built in 1958

756 Woodmere Drive, Built in 1958





While sales advertising may have 520 N 6th look like a hidden gem, this unfortunately, is no diamond.

The home has structural damage that makes it unsafe, and the home has been in a fire, which would require demolishing part of the home. There is a high level of moisture present, creating a dangerous environment, and a need for a fresh start. The home has been exposed to the elements for over a year, making it far too physically or financially demanding to renovate. For these reasons and many others, we believe this poses not only a unreasonable economic hardship but also poses unusual and compelling circumstances.





This is not an issue of demolition vs preservation, rather preservation is unfortunately not an option with this specific home. We have had 2 licensed contractors walk the property and an independent inspector who all came to the same conclusion, this home is not salvageable. At this point we have reached out to the city to conduct an inspection to see if this home would be deemed unsafe.

A local contractor who specializes in old and historic renovations reached out to us to purchase the property, which we agreed to. This contractor had put an offer on this property initially when it hit the market. When they walked it again they committed that this house is in too bad of a shape to be renovated. Since their initial offer and while the house was on the market, it was not locked and many of the period pieces have been removed. We are willing to give any materials from this property that can be saved to any local builders to use in the rehab of other homes.









City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-305

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

520 N. 6th Avenue
Old East Hill Preservation District / Zone OEHR-2 / City Council District
Conceptual Review of Replacement Plans for Lot A

SUMMARY:

aDoor is seeking conceptual review of replacement plans for Lot A where a contributing currently sits. The applicant is proposing a 2,541 sf. two-story residential structure with a 400 sf. garage accessory dwelling unit in the rear.

Recommended Code Sections:

Sec. 12-3-10(3)j. Old East Hill Preservation District; Demolition of structures within the Old East Hill preservation district.

Sec. 12-3-10(1)i.1.i.(h) Pensacola Historic District; Demolition of contributing structures; unreasonable economic hardship.

Sec. 12-3-10(1)i.3.iii. PHD; Demolition of contributing structures; Recommendation of demolition.

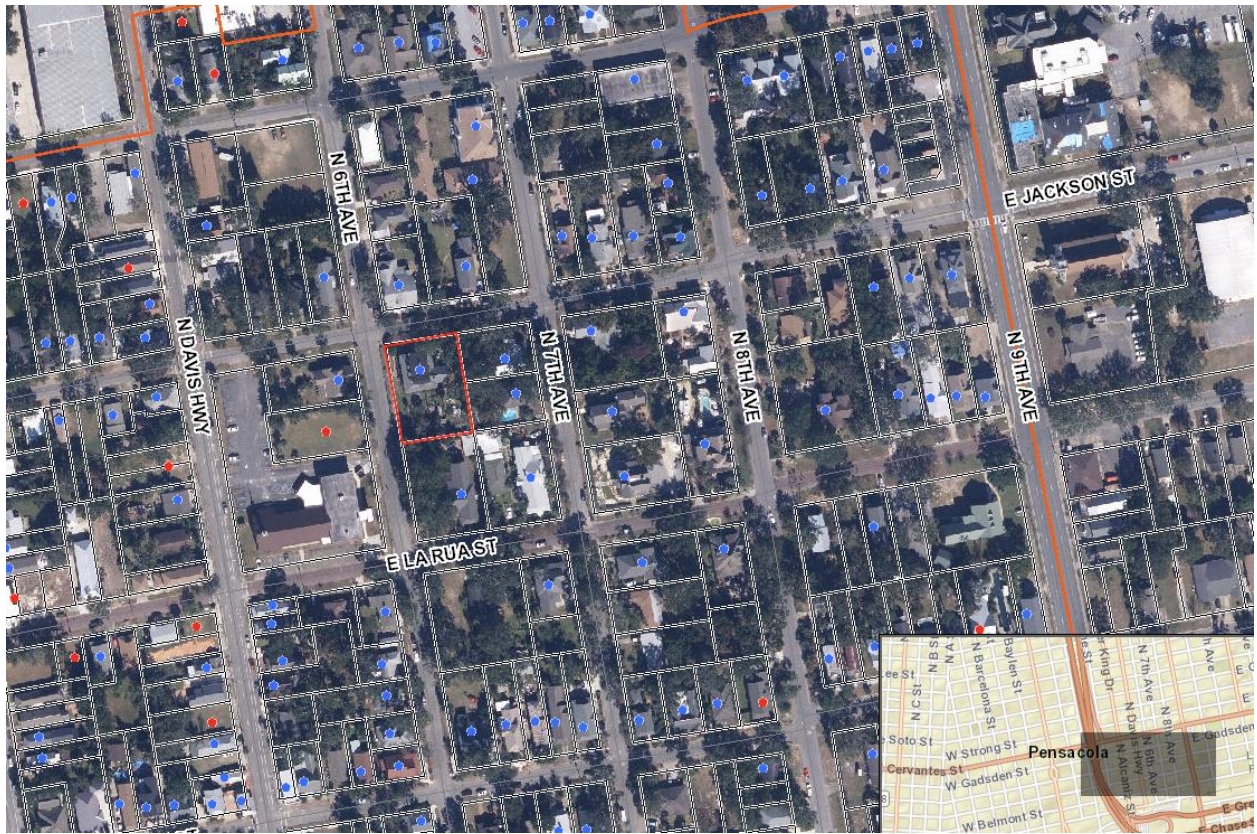
Sec. 12-3-10(1)i.4.i. PHD; Demolition of contributing structures; Prevention of demolition by neglect.

Sec. 12-3-10(3)i. Old East Hill Preservation District; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Lot A_Application and Materials

520 N. 6th Avenue





**Architectural Review Board Application
Full Board Review**

Application Date: 2-27-25

Project Address: 520 N. 6th Avenue Lot "A"
Applicant: aDoor Properties
Applicant's Address: 401 E Chase St St 100 Pensacola, FL 32502
Email: steven.sebold@adoorproperties.com **Phone:** 850-529-5175
Property Owner: aDoor Development

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 seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Conceptual 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.


 Applicant Signature

2-27-25

Date

520 N. 6TH AVENUE
LOT "A"
pensacola, florida



aDoor Properties, LLC

HOUSE PLAN 2

Just like downtown Pensacola, this house plan is a perfect reminder that Pensacola is melting pot of people, flavors, and art. With extreme curb appeal, a fresh façade, and modern lines, this house plan mirrors how diverse our city and its architecture can be.

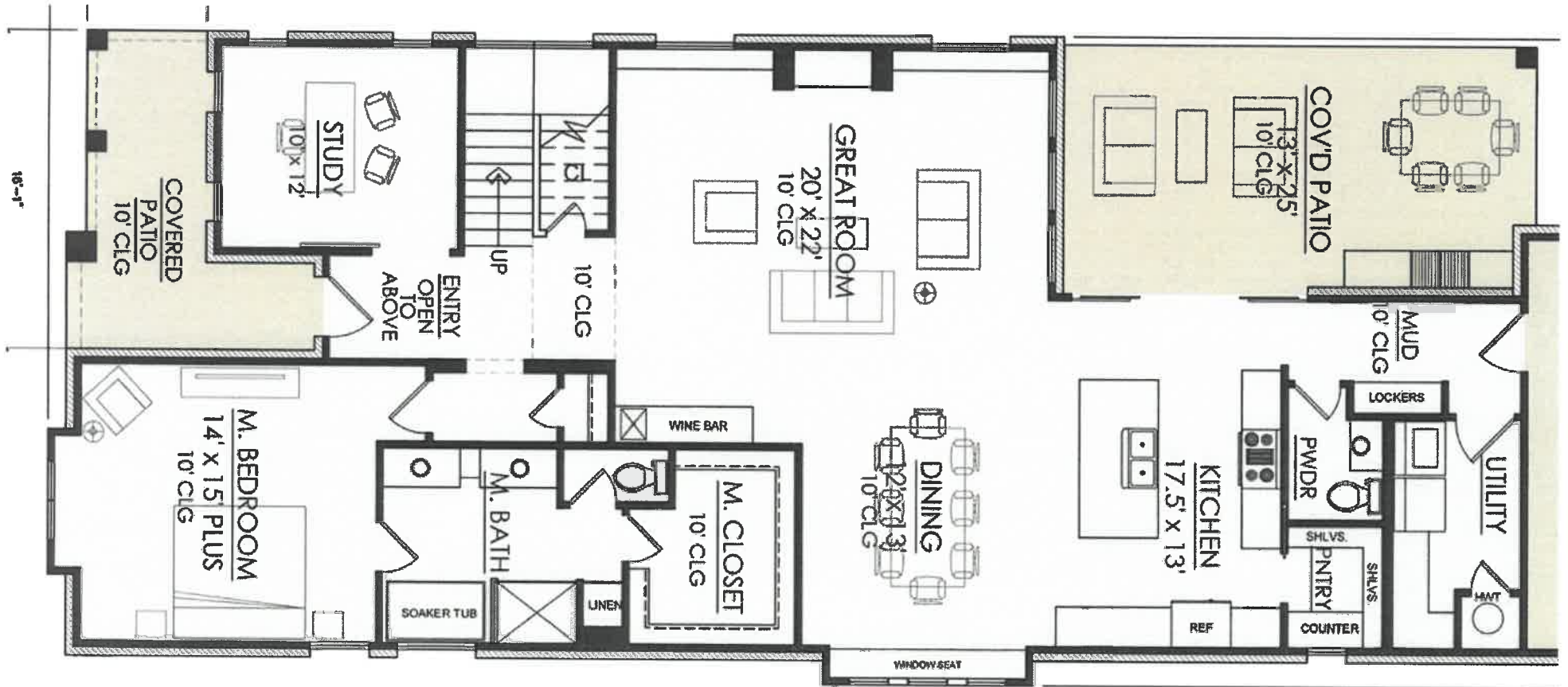


Neutral but Modern Color Palette



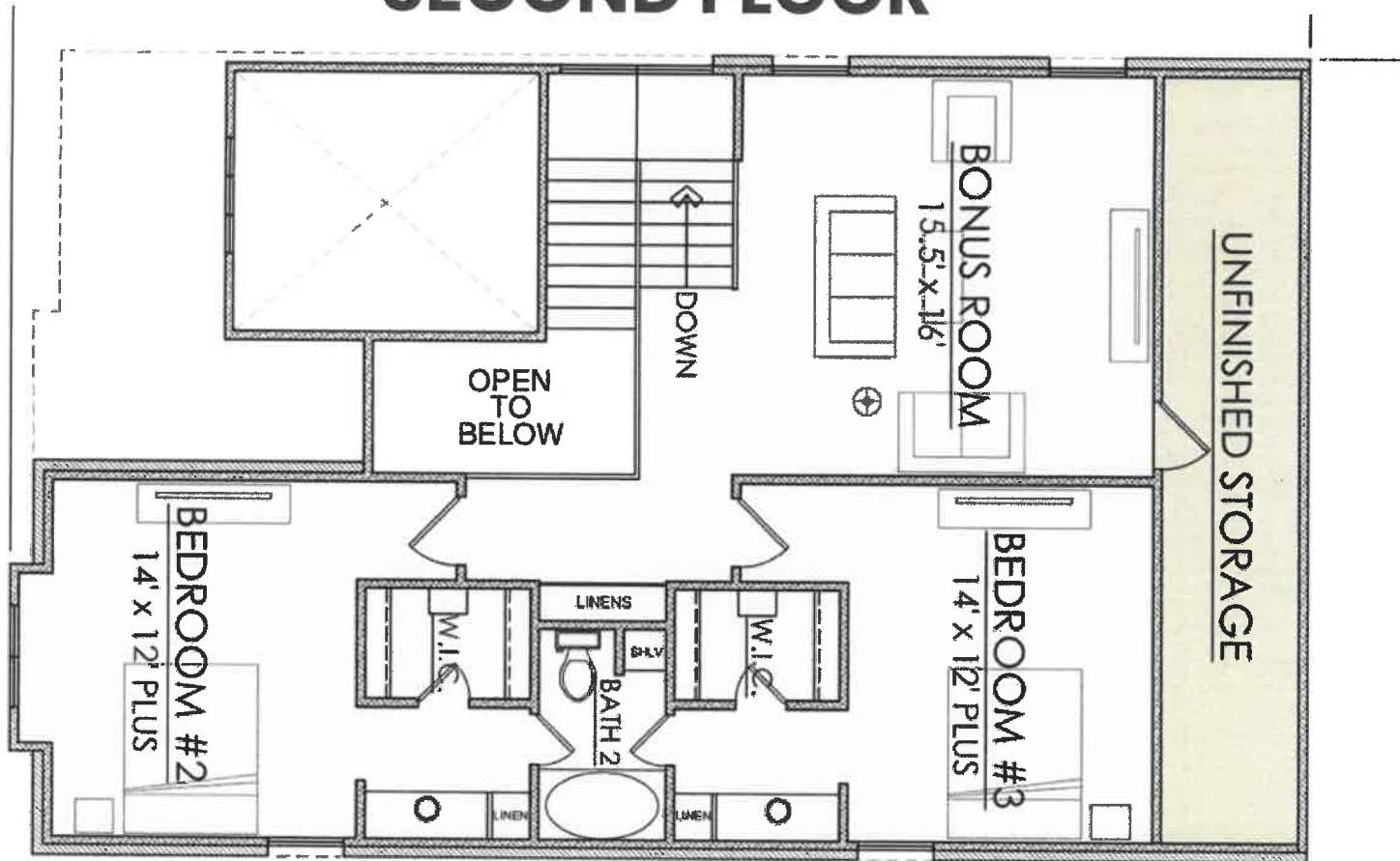


FIRST FLOOR



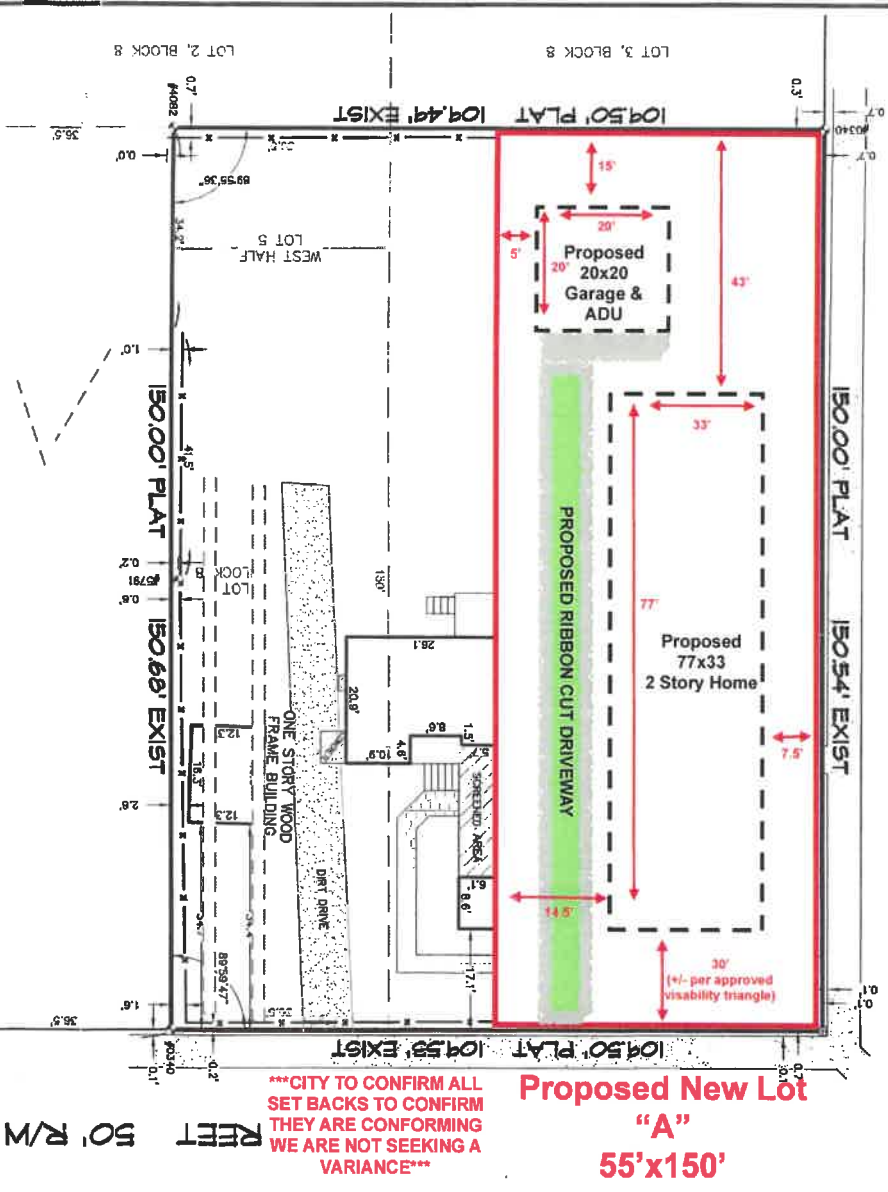
HOUSE LAYOUT TO NOT EXCEED OHER-2 REQUIREMENTS

SECOND FLOOR



HOUSE LAYOUT TO NOT EXCEED OHER-2 REQUIREMENTS

6TH AVENUE 50' R/W (PUBLIC)



Proposed New Lot "A" 55'x150'

CITY TO CONFIRM ALL SET BACKS TO CONFIRM THEY ARE CONFORMING WE ARE NOT SEEKING A VARIANCE

REET 50' R/W (PUBLIC)

A BOUNDARY SURVEY AND LOCATION OF IMPROVEMENTS

LEGAL DESCRIPTION:
Lot 4 and the West Half of Lot 5, Block 8, East King Tract, as per the map of the City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906.

STREET ADDRESS: 520 North 6th Avenue

LEGEND:
R/W Right of way
1/2" Capped iron rod found & noted
1/2" Iron rod found
Chain link fence

SURVEYOR'S NOTES:

1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.

7TH AVENUE 50' R/W (PUBLIC)

PUBLIC RECORDS: CITY ATLAS #68, MAP OF PENSACOLA SURVEYS BY T.C. WATSON (1906)

Checked By: PMJ Drawn By: PMJ Encroachments: PG Date of Revision: 7-8-20 Date of Plat: 9-23-2023 Date of Survey: 9-23-2023 Scale: 1" = 20' Job No.: 40128-23 File No.: B-13216		SHEET 1 OF 1
PUBLIC RECORDS: CITY ATLAS #68, MAP OF PENSACOLA SURVEYS BY T.C. WATSON (1906)		
Measurements made in accordance with United States Standards. Bearing Reference: N.A.		
Ordered By: TOMMY BOATRIGHT Elevation Reference 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 24-17.050, 24-17.051 and 24-17.052, pursuant to Section 476.027 Florida Statutes. LA No. 7078		
This survey is valid only if it contains the original seal and original signature of the signing surveyor.		

PITMAN, GLAZIE AND ASSOCIATES, INC.
 LAND SURVEYORS
 5200 N. DAVIS HIGHWAY, SUITE 3
 PENSACOLA, FL 32503
 Phone: (850) 434-6666
 Fax: (850) 434-6661
 Email: pgsurvey@boltoncuba.net

WATER & GLAZIE
 No. 6190
 STATE OF FLORIDA
 SURVEYOR & MAPPER



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-306

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

520 N. 6th Avenue
Old East Hill Preservation District / Zone OEHR-2 / City Council District
Conceptual Review of Replacement Plans for Lot B

SUMMARY:

aDoor is seeking conceptual review of replacement plans for Lot B, a proposed new lot to be created if the existing lot is subdivided. The applicant is proposing a 2,496 sf. two-story residential structure with a 400 sf. garage accessory dwelling unit in the rear.

Recommended Code Sections:

Sec. 12-3-10(3)j. Old East Hill Preservation District; Demolition of structures within the Old East Hill preservation district.

Sec. 12-3-10(1)i.1.i.(h) Pensacola Historic District; Demolition of contributing structures; unreasonable economic hardship.

Sec. 12-3-10(1)i.3.iii. PHD; Demolition of contributing structures; Recommendation of demolition.

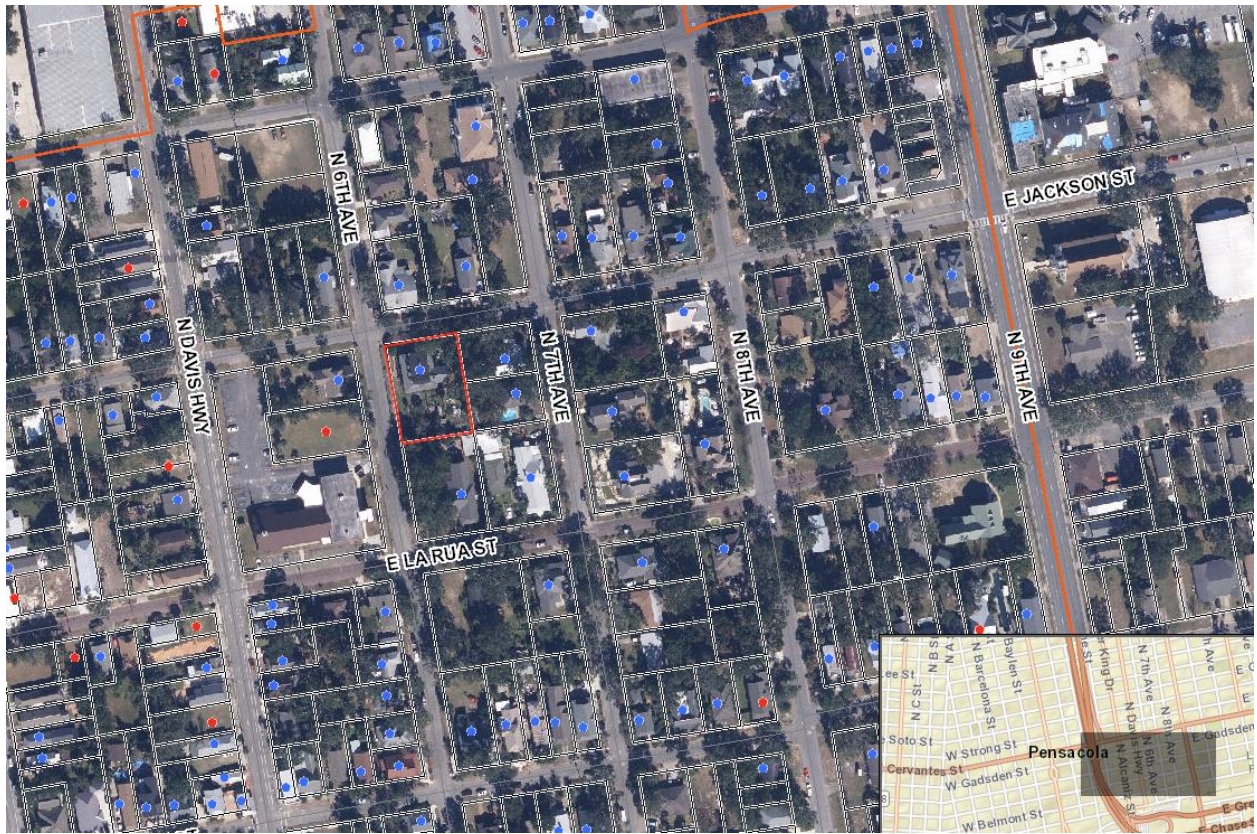
Sec. 12-3-10(1)i.4.i. PHD; Demolition of contributing structures; Prevention of demolition by neglect.

Sec. 12-3-10(3)i. Old East Hill Preservation District; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Lot B_Application and Materials

520 N. 6th Avenue





**Architectural Review Board Application
Full Board Review**

Application Date: 2-27-25

Project Address: 520 N. 6th Ave Lot "B"
Applicant: aDoor Properties
Applicant's Address: 401 E Chase St Ste 100 Pensacola, FL 32502
Email: steven.sebold@adoorproperties.com **Phone:** 850-529-5175
Property Owner: aDoor Development

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 seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
 Conceptual 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.


 Applicant Signature

2-27-25
 Date

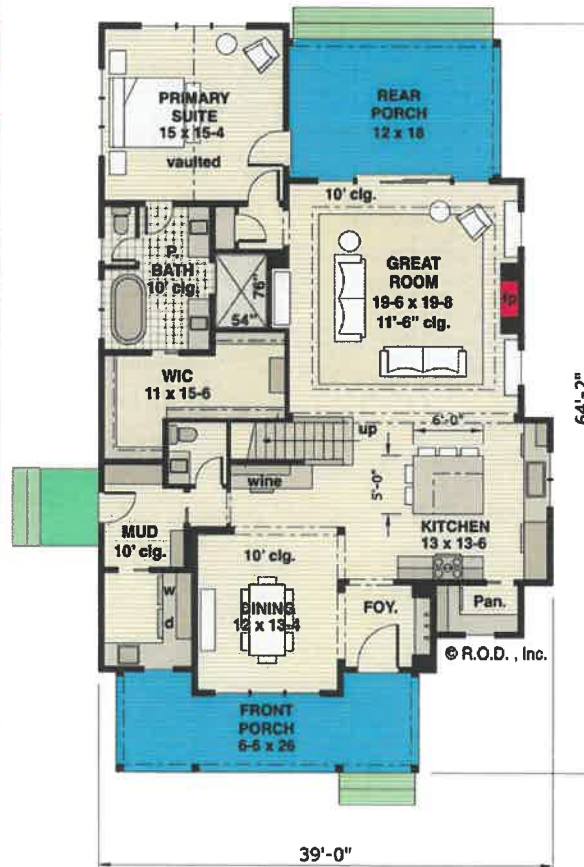
520 N. 6TH AVENUE
LOT "B"
pensacola, florida



aDoor Properties, LLC

HOUSE PLAN 1

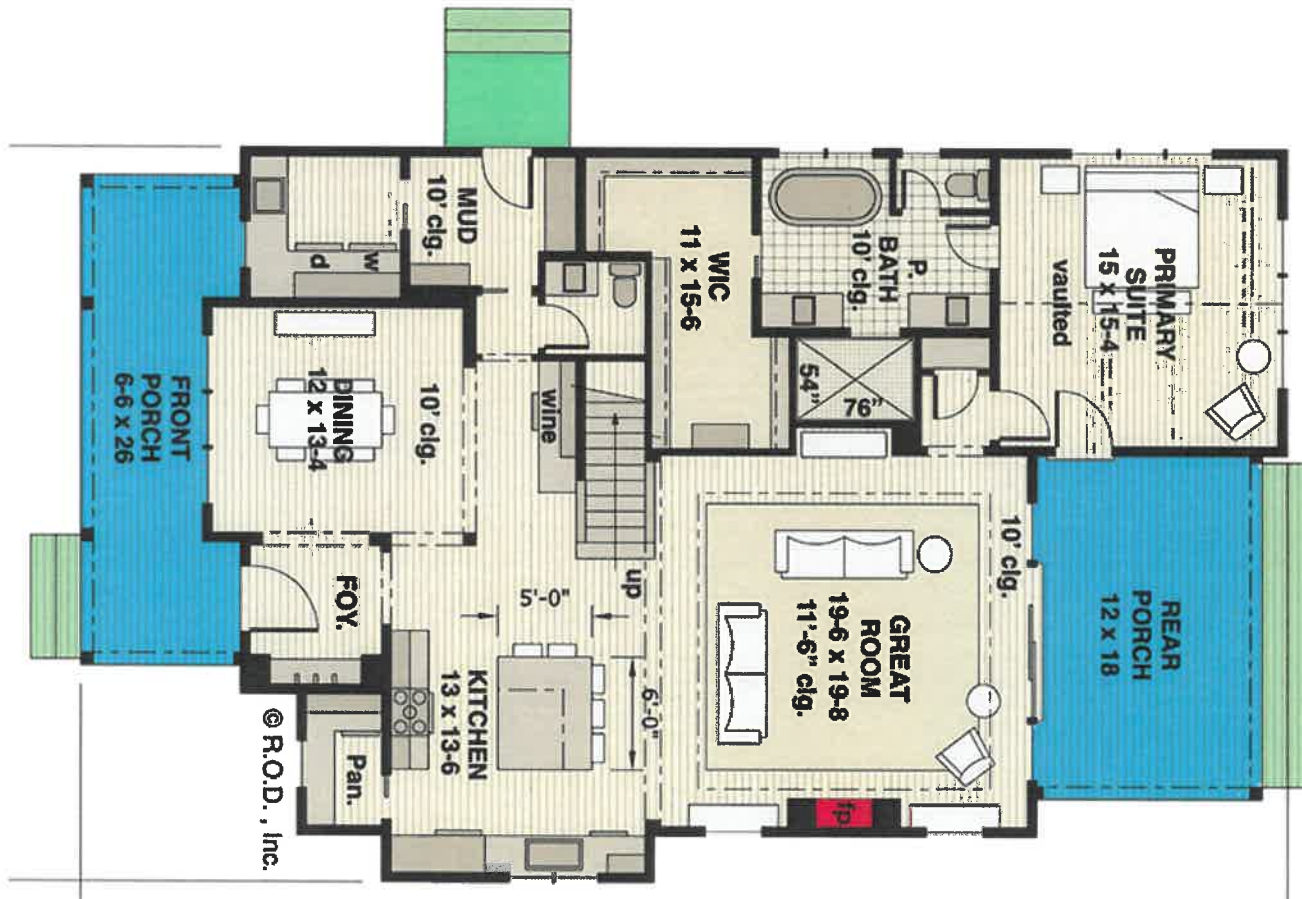
Paying respect to the original architecture of the address. Porches, front lines, seamless integration.







FIRST FLOOR



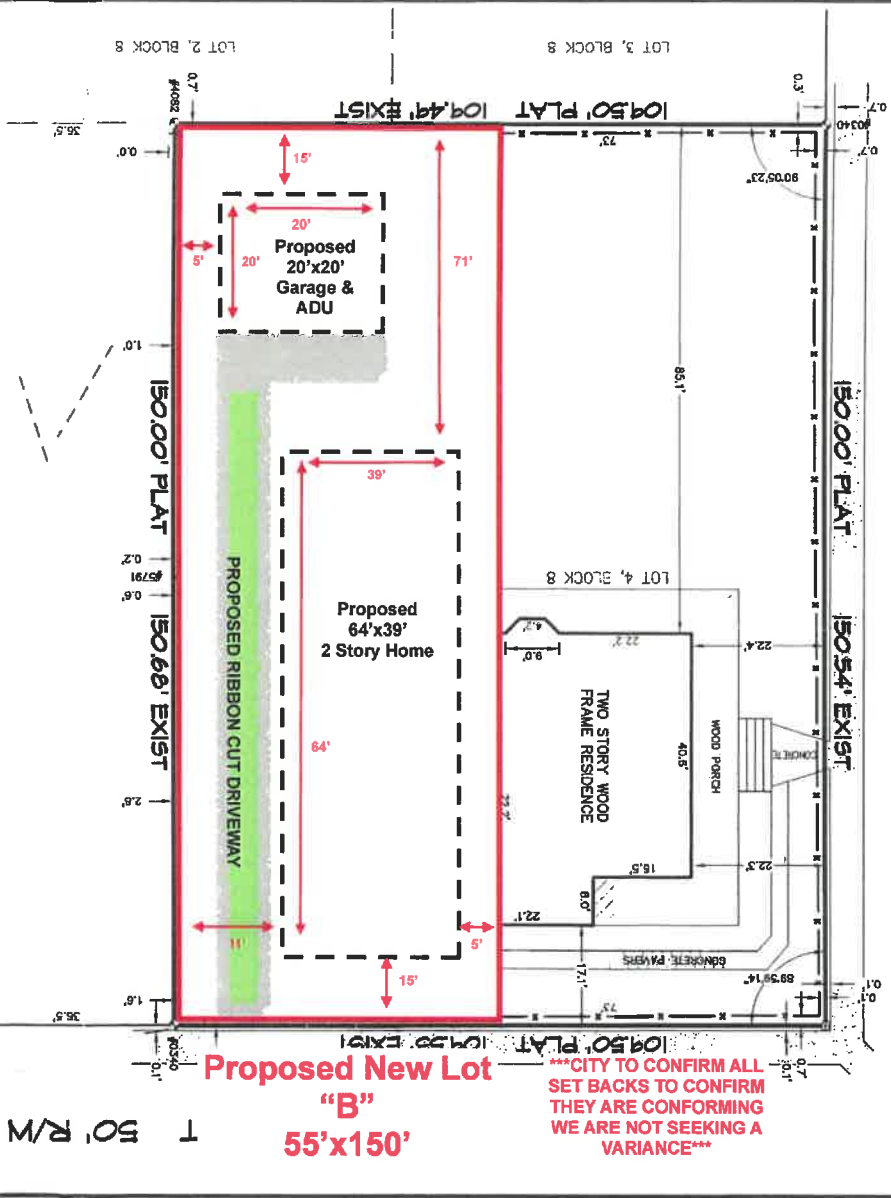
HOUSE LAYOUT TO NOT EXCEED OHER-2 REQUIREMENTS

SECOND FLOOR



HOUSE LAYOUT TO NOT EXCEED OHER-2 REQUIREMENTS

6TH AVENUE 50' R/W (PUBLIC)



LEGAL DESCRIPTION:
Lot 4 and the West Half of Lot 5, Block B, East King Tract, as per the map of the City of Pensacola, Escambia County, Florida, copyrighted by Thomas C. Watson in 1906.

STREET ADDRESS: 520 North 6th Avenue

LEGEND:
e e Right of way
1/2" capped iron rod found
Chain link fence

SURVEYOR'S NOTES:
1. Subject to setbacks, easements and restrictions of record.
2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.
3. This survey does not reflect or determine ownership.
4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.
5. Sub-surface improvements, if any, not located.

LOCATION OF IMPROVEMENTS

7TH AVENUE 50' R/W (PUBLIC)

PUBLIC RECORDS: CITY ATLAS #65, MAP OF PENSACOLA
Source of Information: By T.C. WATSON (1906), SURVEYS BY THIS FIRM

Measurements made in accordance with United States Standards.	
Bearing Reference N.A.	
Ordered By: TOMMY BOATRIGHT Elevation Reference	
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 5A-17.050, 5A-17.051 and 5A-17.052, pursuant to Section 476.027 Florida Statutes.	
LB No. 7078	
David D. Giza, PSM #5505	
Walter J. Giza, PSM #5150	
This survey is valid only if it contains the original and my original signature of the signing surveyor.	
PITMAN, GILAZZ AND ASSOCIATES, INC. LAND SURVEYORS	
5700 N. DAVIS HIGHWAY, SUITE 3 PENSACOLA, FL 32503	
Phone: (850) 434-6666 Fax: (850) 434-6661	
Email: pgasurvey@bellsouth.net	
No. 6190	
STATE OF FLORIDA	
PITMAN, GILAZZ AND ASSOCIATES, INC. LAND SURVEYORS	
SHEET 1 OF 1	
File No. 40128-23	
Job No. 40128-23	
Scale 1" = 20'	
Date of Survey 9-23-2023	
Date of Plat 9-23-2023	
Date of Revision 7B-80	
FB 7B-80	
PG 7B-80	
Enforcements 7B-80	
Checked By MJS	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-307

Architectural Review Board

3/20/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

312 E. La Rua Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Variance

SUMMARY:

Nannette Chandler is seeking a variance to reduce the minimum floor area for multifamily developments from 600 sf. per dwelling unit to 500 sf. Per Sec. 12-3-10(3)i. Table 3-10.10, Regulations for new construction in the Old East Hill preservation district, OEHC-1 zoning requires a minimum floor area of 600 sf. per dwelling unit for multifamily developments. The applicant is proposing an apartment complex composed of 24 - 30 affordable housing units utilizing Florida Statute 166.04151, or the Live Local Act, that provides incentives for the development of affordable housing with statutory parameters for density, height, floor area ratio, and parking.

Per the Live Local Act, a municipality must administratively approve increases in density, floor area ratio, and height, changes to land use, and reductions to parking for eligible projects. Administrative approval is limited to those provisions and does not address minimum floor area per dwelling unit per the city's Land Development Code.

The proposed site plan depicts a mix of ground-level parking with two residential stories above and three-story residential structures. The board must determine if the proposed variance to reduce the minimum floor area to 500 sf. meets the criteria outlined in Sec. 12-11-2(a)(2) and 12-12-3(5)b.1.i. – ii.

Recommended Code Sections:

12-11-2(a)(2) Appeals, modifications, and variances; variances.

12-12-3(5)b.1.i. – ii. Architectural review board; Duties; Conditions for granting a zoning variance.

12-13-1 Definitions; Variance.

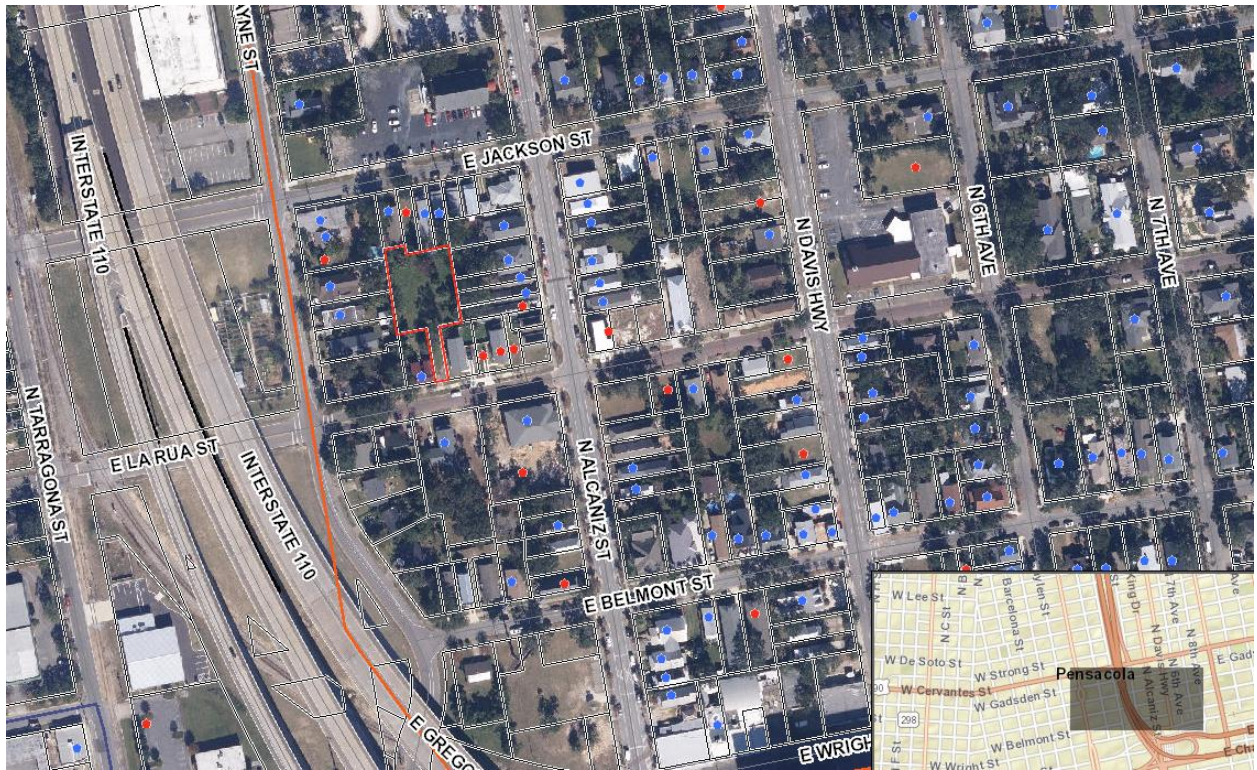
12-3-10(3)i. Old East Hill Preservation District; Regulations for new construction in the Old East Hill preservation district.

ATTACHMENTS:

1. Images

2. Variance Application and Materials

312 E. La Rua Street



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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
 Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

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

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

(To be Completed by Applicant)

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

Property Address: 312 E. La Rua, 311 E. Jackson St

Current use of property: Vacant land

1. Describe the requested variance(s): Applicant requests reduction in required unit sqft from 600 to 500 sqft per unit.

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

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

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:

The square footage of an apartment has no impact on other property owners.

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

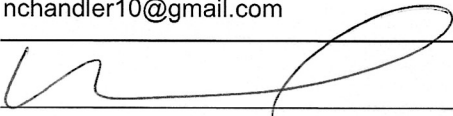
See attached

Application Date: 2/25/2025

Applicant: Nannette Chandler

Applicant's Address: 1100 N Davis Hwy, Pensacola, FL 32503

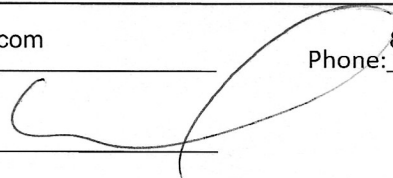
Email: nchandler10@gmail.com Phone: 850.516.3863

Applicant's Signature: 

Property Owner: Chandler Prospecting, LLC

Property Owner's Address: 1100 N Davis Hwy, Pensacola, FL 32503

Email: nchandler10@gmail.com Phone: 850.516.3863

Property Owner's Signature: Nannette Chandler 

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

Site Photos

RE: Zoning Variance

312 E. La Rua St

Driveway Entrance from La Rua St



Looking towards La Rua St from Property



Looking from top of Driveway into Buildable Area



**ARB Variance Request
Q&A Addendum**

2/25/2025

RE: 312 E. La Rua St, and 311 E Jackson St., Pensacola, FL

Chandler Prospecting, LLC

Responses to Questions 2, 3, and 5

Part 1 of Variance Request: Reduction of required square footage for apartment units

The goal with this development is to provide 24-30 affordable housing units for people who make 75-80% of the median income for our area. This range fits the income demographics of the neighborhood and the potential candidates that live and work in downtown Pensacola. In order to provide these types of units and achieve the desired aesthetic for our historic district, a unique approach to design and efficiency of the building footprint is required.

In the OEH District, the current land development code allows for single family dwellings, lodging houses, and all other housing units to be built without a restriction on the square footage; however, for long-term apartment rentals there's a minimum square footage requirement of 600 sqft. per unit. With this development, our units are almost exclusively 1-bedroom and range from 505-595 square feet. With the cost of construction at present, it's important to ensure that there is no "wasted square footage" or spaces within a unit that are not really usable and don't add value because wasted space drives up the construction costs unnecessarily. When those costs are passed to the consumer, that means higher rent and less affordability.

