



City of Pensacola

Architectural Review Board

Agenda

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

September 18, 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. 25-1111 APPROVAL OF THE AUGUST 21, 2025, ARB MINUTES

Recommendation:

Sponsors:

Attachments: 8-21-25_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 25-1126 510 E. ZARRAGOSSA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Attachments: Images
Application and Materials

3. 25-1253 114 W. DESOTO STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
REPLACEMENT WINDOWS AT A CONTRIBUTING STRUCTURE

Attachments: ES00590
Images
Application and Materials

4. 25-1254 409 N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
FRONT PORCH RECONSTRUCTION AT A CONTRIBUTING STRUCTURE

Attachments: ES01993

Images
Application and Materials

5. 25-1256 900 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
NEW CARPORT AT A CONTRIBUTING STRUCTURE

Attachments: ES00720
Images
Applicatin and Materials

6. 25-1258 118 S. BAYLEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
ALTERATION TO THE SIDE AND FRONT OF A CONTRIBUTING
STRUCTURE

Attachments: ES03699
Images
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

August 21, 2025

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

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

Members Absent:

Also Present: Historic Preservation Planner Walker, Assistant
Planning & Zoning Division Manager Harding,
Deputy City Attorney Kia Goldsmith, Ross Pristera,
Kelly Greene, Chris Carrol, Nathan Ackerman, Chris
Mills, Kathy Tanner, Henry Norris, Cheryl Howard,
Scott Sallis, Susan Senkarik, Christy Emmanuel,
Rick Emmanuel, Leslie Youd, Steve Fluegge, Devan
Dunlap, Richard Bankich, Beverly Edge, Brandon
Sandefur, Wade Wilson, Joseph Youd, Steve and
Tracey Preisser, Kevin Stephens, Rod Magie, Susie
Johnson, Lina Stephens, Christy Cabassa, Toni and
Charlie Spatch, Jay Baynes, Linda Webb

APPROVAL OF MINUTES

1. 25-1049 APPROVAL OF THE JULY 17, 2025, ARB MINUTES.

Board Member Del Gallo made a motion to approve the July 17, 2025, ARB minutes. Board Member Mead seconded the motion, and it passed 6-0 with one vacant board position.

OPEN FORUM

NEW BUSINESS

2. 25-1038 313 W. INTENDENCIA STREET

GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL DISTRICT 7
NEW ACCESSORY STRUCTURE

Jay Baynes is seeking final approval to install a 14 x 24' prefabricated shed with a metal roof, composite siding in the color Navajo Green with two 3 x 3' windows, 6-lite outswing door, and a 9' roll-up garage door.

Jay Baynes presented to the board. Board Member Del Gallo asked staff about material requirements. Historic Preservation Planner Walker answered that the Governmental Center District is focused on compatibility with the district.

Board Member Del Gallo made a motion to approve. Board Member Fisher seconded the motion, and it passed 6-0 with one vacant board position.

3. 25-1040 1011 N. REUS STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
DEMOLITION OF NON-CONTRIBUTING ACCESSORY STRUCTURE

This item was removed from the agenda by the applicant.

4. 25-1041 600 BLK N. 6TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Tim Daniel is seeking final review for new residential construction on a vacant parcel that has been subdivided into two lots. The board provided final approval for new construction on the neighboring lot at the June 2025 ARB meeting. The proposed structure has a finished floor elevation of 18" above grade and is two stories with an attic space with a facade composed of brick veneer skirting with Hardie lap siding with a dimensional shingle roof and detached accessory garage to match the primary.

Steven Sebold presented to the board. Board Members Courtney and Ramos complimented the design. Board Member Ramos asked if Old East Hill Preservation District provided comments, Historic Preservation Planner Walker answered no.

Board Member Ramos made a motion to approve as submitted. Board Member Mead seconded the motion, and it passed 6-0 with one vacant board position.

5. 25-1042 710 N. 7TH AVENUE
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
NEW RESIDENTIAL CONSTRUCTION

Richard Bankich Jr. is seeking final approval of the replacement plans for a contributing structure that was approved for demolition at the June 2025. The replacement plans received conceptual approval at the same meeting. The proposed structure is composed of brick skirting, smooth Hardie lap siding, Pella Reserve aluminum-clad wood windows with six-over-six simulated divided lites, Jeld-Wen wood doors, and a shingle roof.

Richard Bankich presented to the board and noted the board's feedback was incorporated into the final design. The board complimented the application and a usable front porch.

Board Member Courtney made a motion to approve as submitted. Board Member Del Gallo seconded the motion, and it passed 6-0 with one vacant board position.

6. 25-1044 819 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
REAR ADDITION AT A CONTRIBUTING STRUCTURE

SMP Architecture is seeking final approval for a two-story rear addition to a contributing structure consisting of a first floor carport and office above. The addition will have horizontal lap siding to match the existing siding, wood columns and brackets, aluminum-clad wood windows to match what was approved at the March 2025 meeting, and a shingle roof to match the existing.

William Brantley, recused from the board, presented the item. Board Member Courtney complimented the design and Board Member Mead noted his appreciation for the upper story of the carport that fits the character of the structure.

Board Member Fisher made a motion to approve. Board Member Del Gallo seconded the motion, and it passed 5-0 with one board member recused and one vacant board position.

7. 25-1045 N. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
FINAL REVIEW OF NEW COMMERCIAL DEVELOPMENT

Travis Altsman is seeking final approval for a five-story mixed-use building with retail on the first floor facing Jefferson Street with 25 condo units on floors two through five. The building is composed of ground-faced CMU block, flush metal panels, and brick with aluminum storefronts in dark bronze. This project received conceptual approval at the June 2025 ARB meeting.

Travis Altsman presented to the board. Board Member Mead complimented the balcony changes that the board discussed at the previous meeting. Board Member

Ramos noted the solutions were positive and improved the design. Board Member Mead appreciated the massing of the neighboring structure to demonstrate scale.

Board Member Del Gallo made a motion to approve as submitted. Board Member Mead seconded the motion, and it passed 6-0 with one vacant board position.

8. 25-1046 110 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
EXTERIOR IMPROVEMENTS TO A CONTRIBUTING STRUCTURE

Henry Norris is seeking final approval for exterior alterations to a contributing structure, including a new recessed entry on Garden Street, exterior paint, shutters, slate tile treatment, refurbished metal awnings and storefronts, exterior paint, and parking lot striping and landscaping.

Henry Norris presented to the board. Chair Brantley complimented the tower element and asked if the material selections were branded for the tenant. Beverly Edge, the applicant's client, shared that the design is based on a mixture of previous renovations at different locations. Board Member Mead and staff noted the awnings on Tarragona Street may require coordination with CSX.

Board Member Del Gallo made a motion to approve as submitted. Board Member Ramos asked if the refurbished awnings on Garden Street would project further than existing and Mr. Norris answered no. Board Member Fisher seconded the motion, and it passed 6-0 with one vacant board position.

9. 25-1051 627 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
VARIANCE

Brian Spencer is seeking approval to reduce the rear yard setback on Bayfront Parkway from 20' to 9' from the property line to allow a building height of 34' and to reduce the front yard setback on Government Street from 15' to 0' at the street edge. The next agenda item is demolition of the non-contributing structure, followed by conceptual review of the proposed new development.

Chair Brantley recused himself from the item and Vice Chair Mead noted that speakers would have three minutes each. Vice Chair Mead asked for clarification on allowed uses for the zoning in relation to the applicant to demonstrate a hardship. Historic Preservation Planner Walker noted HC-1 commercial zoning allows multifamily as well as single-family and duplexes along with a variety of commercial uses. Brian Spencer noted his preference to review the demolition request as the first item, staff noted a variance request is typically first in the review order, and Vice Chair Mead chose to maintain the order of the agenda with the variance first. Mr. Spencer noted he had letters of support from individuals who

were unable to attend that he would share with the board. Vice Chair Mead noted that variance requests are quasi-judicial, and comments are limited to those factors that speakers can provide evidence on as it relates to the application. The same caution is given to the applicant and providing evidence on behalf of individuals who could not attend.

Mr. Spencer presented to the board. Mr. Spencer noted the irregular shape of the lot in question and the existing non-conforming structure that does not currently meet the land development code. Mr. Spencer noted the request to decrease the front and rear yard setbacks but the sides, to the east and west, do not require a reduction. Mr. Spencer noted the Crown Cove site-specific development (SSD), adjacent to the west, has different setbacks and that the rear yard setback reduction is not much different from the existing structure's siting. Mr. Spencer noted the proposed first floor level is 4' from the edge of the sidewalk and 8' from the street edge and also noted the required 5' landscape buffer was accounted for on the west side. Mr. Spencer pointed to a previous project, Baylen Lofts, as an example of front-facing garage doors that are close to the right of way. Vice Chair Mead asked staff for clarification about the surrounding zoning and staff noted that the property in question is adjacent to SSD zoning and separated by Government Street from other HC-1 zoning. Board Member Ramos asked Mr. Spencer to elaborate on each of the variance criteria. Mr. Spencer noted that criteria one is satisfied because of the peculiar shape of the land and the lot does not have contiguous zoning with the rest of HC-1. Criteria two is satisfied because it is not a result of the applicant's actions. Criteria three is satisfied because the existing building is non-conforming and the proposed project does not provide the applicant with additional privileges. Criteria four is satisfied because the intent of the wood cottage district is being maintained. Criteria five is satisfied because the variance request is the minimum amount to provide reasonable use of the land. Criteria six is satisfied because the proposal does not impede on public access or view corridors and the proposed project is visually pleasing and harmonious to the Seville historic district. Criteria seven is satisfied because air and light will not be reduced, particularly in comparison with newer houses in Crown Cove adjacent to the west, and because it will not create congested streets. The project provides parking on the site and the on-site spaces will be shifted and maintained. The proposal will not cause a fire hazard or diminish property values.

Mr. Spencer shared letters of support from a variety of individuals from the neighborhood who were unable to attend but supported the project based on the variance criteria. The letters were read into the record on behalf of Deedee Davis, a local real estate professional; Rafael Simpson, neighborhood resident; Kim Simpson, neighborhood resident; Robert and Lauren Boothe, neighborhood residents; Blake Rushing, neighborhood resident; Teri Levin, neighborhood resident; and Jordan Yee, local architect. Vice Chair Mead asked if any other letters of support spoke to evidentiary support for the specific variance criteria. Mr. Spencer shared that all the letters specifically state approval of the variance request and each person took time to write the letters. Vice Chair Mead suggested

the letters be entered into the record by staff rather than Mr. Spencer read each letter. Vice Chair Mead asked staff to distribute copies of the variance criteria to the audience so that speakers would be prepared to address evidence as it relates to the specific variance criteria. Board Member Ramos asked if a variance is project or applicant specific. Staff answered that granted variances are project-specific. Board Member Ramos asked if the existing building were to be demolished, would the existing setbacks remain? Historic Preservation Planner Walker answered no. If the existing non-conforming structure were to be demolished, new construction must comply with the current code or a variance would be required to reduce the setbacks. Vice Chair Mead asked the applicant how much footprint would be lost if a variance was not sought to reduce the setbacks. Mr. Spencer answered that a substantial amount of square footage would be lost.

Brandon Sandefur addressed the board on criteria six and noted the neighboring properties would be compromised and would suffer a hardship by the development. Devan Dunlap addressed the board on behalf of Deborah Dunlap who could not attend. Ms. Dunlap identified criteria one, three, and six, stating the variance would diminish property values and impact the historical integrity of the neighborhood. Chris Carroll addressed the board and spoke about parking. Linda Webb, President of the Seville Square Historic District Neighborhood Association, addressed the board and represented roughly 50 members of the neighborhood. Christy Emmanuel addressed the board and noted that the variance request does not satisfy criteria number five and outlined opposition to the request. Rick Emmanuel addressed the board on criteria five, six, and seven and item (b) and spoke about the increase in parking and vehicular traffic. Rod McGee addressed the board and spoke about criteria six and that the proposed variance would be injurious because of the increase in parking. Steven Fluegge addressed the board and noted that variances should not be granted. Lina Stephens addressed the board and noted her home is under construction directly next door to the west. Kevin Stephens addressed the board and stated opposition based on criteria six and seven. Steven Preisser addressed the board and stated opposition based on criteria three, five, and six. Mr. Preisser offered a signed petition. Kia Goldsmith, Deputy City Attorney, noted that a petition is not substantial evidence, which should be limited to statements that can be read into the record. Tracy Preisser addressed the board and stated opposition based on criteria five and six. Kathy Tanner addressed the board and stated her opposition based on criteria number three. Scott Sallis addressed the board and shared support for the proposed variance based on criteria one through three.

Brian Spencer responded to the points raised during public comment. Vice Chair Mead closed the evidence period and the board took to deliberation. Board Member Ramos clarified that the board is tasked with reviewing requests as they relate to the code. Board Member Ramos asked if the variance approval would include any elements of architectural design and outlined reasoning for why the variance request satisfies the criteria. Historic Preservation Planner Walker answered that approval of the variance does not provide automatic approval for the

conceptual design. Board Member Ramos noted support of the rear reduction on Bayfront Parkway but not necessarily the request for reduction on Government Street. Vice Chair Mead noted the irregular shape of the lot forces the setbacks to converge in a triangular shape. Board Member Courtney asked if certain aspects of the request could be approved. Deputy City Attorney Goldsmith answered that the applicant would have to withdraw items from the variance request to have partial approval. Board Member Del Gallo asked about the allowable height for a commercial property. Historic Preservation Planner Walker answered the maximum height is 2.5 stories and 35' and the building height is measured from finished floor to roof peak, not including the parking below, which is not occupiable and not included in the building height.

Board Member Mead noted the proposed development does not expand the existing non-conformity and that the variance criteria have been met because those special conditions that are there are not the fault of the applicant. They do contribute to the character of the neighborhood and to remove them in order to force a setback artificially in this setting, on a non-standard lot unlike any of the other lots surrounding it, and certainly not like the ones that are directly abutting it, would be an exercise of form over substance. In that respect, Board Member Mead stated that this is an appropriate variance because the interpretation of the site and the building, given its history and its place in the historic district, is appropriate. The frontage being pushed back will reduce the existing non-conformity and will benefit pedestrians. Board Member Mead noted that under these circumstances he tends to find that all the criteria have been met by the evidence submitted, and no substantial evidence has been provided that conclusively rebuts that evidence and Board Member Mead is likely to grant the variance request. Board Member Mead shared that the character of the district should be respected and the idiosyncratic things that are consistent with the character should be maintained.

Board Member Mead closed the deliberations. Board Member Courtney asked for clarification on approving the entire request or partial approval and Board Member Mead noted it must be the variance as submitted. Board Member Mead made a motion to approve. Board Member Ramos seconded the motion, and it passed 4-1 with one board position vacant, one board member recused, and one dissent vote from Board Member Del Gallo.

10. 25-1052 627 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
DEMOLITION OF A NON-CONTRIBUTING STRUCTURE

Brian Spencer is seeking approval to demolish a non-contributing structure to allow for the development of a multifamily residential structure. The 6,966 sf. structure was built in 1981 and does not require replacement plans to be provided, but the next agenda item is conceptual review of the proposed multifamily residential

development.

Brian Spencer presented to the board. Mr. Spencer asked Advisor Pristera to share any historical information on the non-contributing structure. Advisor Pristera noted the 1981 construction date and the architectural style fits that genre. Demolition of the structure would not be detrimental to the district and the entire block is composed of non-historic buildings and modern infill. Mr. Spencer noted the building was originally a one-story structure with an added second floor that could not withstand further expansion.

Steven Fluegge addressed the board and shared that the existing building was built prior to 1981, which was the time of a remodeling project, and the building had been standing since at least 1968. Advisor Pristera noted the structure, though now 50 years older, would still be considered non-contributing because of the modifications made in 1981. Kathy Tanner addressed the board and suggested that the structure proposed for demolition at 500 Bayou Boulevard, Item 12 on the agenda, should be moved to the location of 627 E. Government Street. Scott Sallis addressed the board and shared support for the proposed demolition in light of the approved variance request. Robby Youd addressed the board and asked if an asbestos survey had been completed. Historic Preservation Walker Planner noted that an asbestos report would be a matter for Building Inspections during permitting. Board Member Del Gallo shared that asbestos reports are often required for permitting. Mr. Spencer answered that to his knowledge an asbestos report had not been completed. Mr. Youd asked about a tree survey and staff noted that the applicant must coordinate with the city arborist during permitting.

Board Member Del Gallo made a motion to approve. Board Member Fisher seconded the motion, and it passed 4-0 with one board position vacant and one board member recused.

11. 25-1053 627 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
NEW MULTIFAMILY RESIDENTIAL CONSTRUCTION

Brian Spencer is seeking conceptual approval for a new multifamily residential structure composed of first floor parking beneath second and third floor residential space, composed of 10 units.

Brian Spencer presented to the board and shared that future modifications have already been drafted, including the roof form. Board Member Mead asked staff for the review criteria for conceptual. Historic Preservation Planner Walker answered that the board should review the proposal based on massing and scale and if the proposed conceptual development fits the character of the district. Board Member Ramos asked about the garage security screening in the renderings compared to

the traditional garage door product that was included in the application. Board Member Ramos noted that in this district the board has discouraged front-facing garages and wondered if the applicant had thought of other options aside from garage doors. Mr. Spencer answered that options were explored, including open-air garages, and in speaking with local residents, a higher-end carriage house door with a wood finish was the preferred option. Mr. Spencer noted the preference for the vertical window panes versus horizontal and the color choice had not been finalized. Board Member Ramos asked staff about the parking requirement for residential use. Historic Preservation Planner Walker noted the requirement of one space per unit, which was later amended to note the code section 12-3-10(1)e.7.iii., which states that off-street parking is not required in the HC-1 and HC-2 zoning districts. Board Member Fisher asked if additional curb cuts were planned and Mr. Spencer answered that he is coordinating with Brad Hinote, City Engineer, to meet engineering requirements for curb cuts.

Board Member Mead echoed that the final submission must suitably fit the proposed garage door concept and appreciated the masonry base and cantilevered elements in terms of historical inspiration. Board Member Mead noted the gabled dormers do not fit the character and Mr. Spencer clarified that a new roof form is ready for future review. Board Member Mead felt the tower element at the end is a defining feature that could be iconic and needs more attention to be a defining element. Board Member Mead noted the Government Street facade could use a more fitting treatment since it is a prominent facade from 9th Avenue and Bayfront Parkway. Advisor Pristera asked about the power poles and Mr. Spencer noted they must be placed underground.

Linda Webb addressed the board and shared that the project is not suitable for the lot and alters the character of Government Street. Ms. Webb noted the density is inconsistent with the neighborhood's standards and that the new Bayfront project will add a sidewalk to the north where the green space is proposed. Rick Emmanuel addressed the board and shared that ten units on the lot would lead to overcrowding and increased vehicular traffic. Mr. Emmanuel asked that the density be reduced from ten to five units and asked for safety to be considered. Rod McGee addressed the board and noted that the proposed development does not fit the character of the district and would cause increased traffic. Kevin Stephens addressed the board and noted the aesthetic design is fine, but there are concerns about density and the front-facing garages. Mr. Stephens felt that the board did not consider the residents' feelings and that the project was progressing very fast. Mr. Stephens questioned if the board was considering the impacts on the surrounding residents and the human factor. Kathy Tanner addressed the board and noted that residents in the surrounding area have placed signs to designate on-street parking and noted the design is too commercial. Scott Sallis addressed the board and shared that he supports the proposed development as a neighbor. Mr. Sallis noted that something less desirable could be proposed, and the current proposal is code-compliant. Board Member Del Gallo clarified that the board does not dictate density but only the architectural aspect and if something meets code. Board Member

Mead noted his inclination to confine approval to massing and overall configurations, such as the cantilevers, and noted the need for a refined garage door configuration to not actually look like a garage door.

Board Member Del Gallo made a motion to approve the project as submitted. Board Member Mead asked to limit the approval to siting, massing, setbacks, masonry podium with parking below, the roof line, the balconies being appropriate with added design details, and attention to the front facade to make it more compatible with the surroundings. Board Member Del Gallo accepted Board Member Mead's suggestions. Board Member Courtney seconded the motion, and it passed 4-0 with one board position vacant and one board member recused.

12. 25-1047 500 BAYOU BOULEVARD
EAST PENSACOLA HEIGHTS / ZONE R-1AA / CITY COUNCIL DISTRICT 4
HISTORIC STRUCTURE DEMOLITION APPLICATION

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

Wade Wilson and Maverick McCoy presented to the board. Mr. McCoy noted that the structure has been vacant for perhaps 10 years. Chair Brantley noted that a replacement plan is not required, which makes it difficult for the board to make a decision. Without knowing what will replace the structure, it is hard to review a proposed demolition. Board Member Del Gallo noted that the 60-day delay is only effective if someone steps up to save the structure. Board Member Mead noted the structure meets the criteria to be listed in the National Register and meets the code requirements for a delay. There have been success stories of a delay being imposed, and perhaps the structure could be moved. Board Member Mead supported a 60-day delay, echoed by Chair Brantley who noted an idea of replacement would be helpful in making these types of decisions. Board Member Ramos asked Advisor Pristera to share the history. Mr. Pristera noted the house was occupied by a previous mayor and civic-oriented citizens, but the architecture is the most significant feature. Mr. Pristera noted the board meeting is a forum, along with the delay, to provide an opportunity for someone else to step up and preserve the structure. The board discussed the feasibility of moving the structure. Board Member Courtney encouraged the applicant to reconsider demolition and that restoration could be attainable.

Board Member Mead made a motion that the house has historical and architectural significance and meets the requirements of the ordinance. The board should impose a 60-day delay to see if the structure can be salvaged or reconfigure the development to save the structure. Board Member Ramos seconded the motion, and it passed 6-0 with one vacant board position.

ADJOURNMENT

100 Block South Baylen

Precedent Image

Face of garage door
to edge of sidewalk

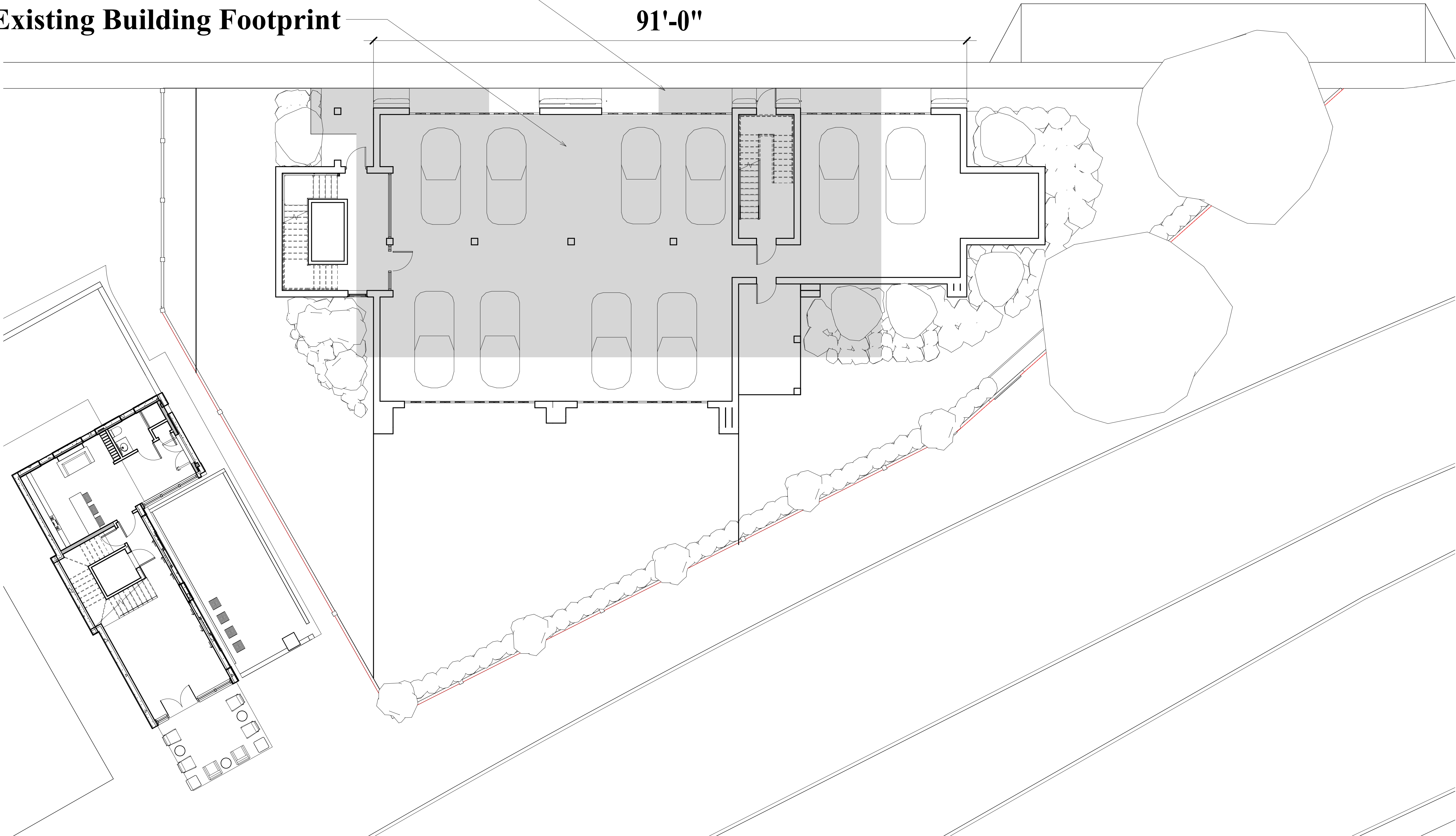


8/21/2025 10:40:29 AM
C:\Users\BlakeSutton\SMP Architecture - Active Projects\2512 Tristan Pointe\06 - BIM\Tristan Pointe - ARCH.rvt

Existing Facade East Government
87' - 6"

Existing Building Footprint

91'-0"



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Seal

Consultant

No.	REVISION	DATE
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Owner

TRISTAN
POINTE

627 EAST
GOVERNMENT,
PENSACOLA,
FLORIDA

Project No. 0000

Date

Drawing Title
SITE PLAN

Drawing No.

A106

No.	REVISION	DATE
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A105

DESIGN DEVELOPMENT - 08-21-2025
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5'-0"

To the Chair and Members of the Architectural Review Board:

My name is Rafael Simpson, and I live at 435 E. Zaragoza St., just a short walk from the project site at 627 E. Government St. In addition to being a neighbor, I am the owner of two Pensacola businesses: Harry Roy, a downtown dining establishment on S. Palafox, and Haus of Hue, a furnishings and design store on N. 9th Avenue.

I support this project because it removes a building that has no historic or architectural value and replaces it with a design that respects the scale and rhythm of the Seville Historic District. The new building will enhance the streetscape of E. Government St. and contribute positively to the neighborhood that I both live in and care about deeply.

Specifically, I support the applicant's request for the stipulated building setback variances, the demolition of the existing non-contributing structure, and the conceptual design approval of the proposed new building.

As a business owner, I understand the importance of maintaining high standards of design in our community. This project does exactly that — it elevates the historic district by introducing architecture that is compatible, thoughtful, and enduring.

I respectfully encourage the Board to approve this application.

Respectfully,

Rafael "Raf" Simpson

Resident, 435 E. Zaragoza St.

Owner, Harry Roy & Haus of Hue

Signature: _____

Date: 8/20/25

Printed Name: Raf Simpson

To the Chair and Members of the Architectural Review Board:

I am **DeeDee Davis, Broker/Owner of NAI Pensacola, located at 24 W. Chase St., Pensacola, FL 32502.** I have worked in the Pensacola real estate market for many years, including downtown and within the Seville Historic District.

I have reviewed the petition circulated in opposition to the project at **627 E. Government St.**, and I feel it is important to correct a false impression that this project would somehow diminish surrounding property values.

Specifically, I support the applicant's request for the **stipulated building setback variances, the demolition of the existing non-contributing structure, and the conceptual design approval** of the proposed new building.

In my professional judgment, replacing a **non-contributing structure** with a new, **architecturally compatible building** will **enhance the overall desirability and value of nearby properties.**

Well-designed infill of this kind is proven to strengthen historic neighborhoods by raising standards of design and contributing to a sense of stability.

Concerns about declining property values are unfounded. The market consistently rewards high-quality architecture, sensitive redevelopment, and investments that improve the streetscape — all of which this project provides.

As a broker who understands both the historic district and the broader Pensacola market, I can state with confidence that this project will **positively impact neighboring values**, not harm them.

Respectfully
submitted,
DeeDee Davis
Broker/Owner,
NAI Pensacola
24 W. Chase St., Pensacola, FL 32502

Signature: 
Printed Name: Dee Dee Davis

Date: 8-20-25

To the Chair and Members of the Architectural Review Board:

I am **Kim Simpson**, a property owner residing at **434 E. Zaragoza St.**, in close proximity to the property at **627 E. Government St.**

As neighbors, we all want what is best for Seville. This project proposes to **demolish** a building that has long been out of place and replace it with one that is designed to fit more naturally into its surroundings. The proposed design is more in keeping with the scale, character, and materials found throughout the district.

I want to clarify something important: I originally signed a petition opposing this project, but that was because I was asked to sign without being shown any images or illustrations and felt pressured to add my name. Once I had the opportunity to see the actual plans and understand what is being proposed, I reconsidered my position. I have since **formally requested that my name be removed from the petition** and asked if I could instead submit this letter of support.

Specifically, I support the applicant's request for the **stipulated building setback variances**, the **demolition of the existing non-contributing structure**, and the **conceptual design approval** of the proposed new building.

The requested setback variances do not introduce new conditions — they reflect a long-standing pattern on this site. Approval of this application means replacing a structure that detracts from the neighborhood with one that is much more appropriate and lasting.

For these reasons, I respectfully encourage you to grant approval for the requested variances.

Sincerely,
Kim Simpson
434 E. Zaragoza St.
Pensacola, FL



Signature: _____

Date: 08202025

Printed Name: Kim
simpson-Browne

To the Chair and Members of the Architectural Review Board:

As residents and property owners of two nearby residential properties (181 S. 9th Ave. and 536 E. Government St., Unit 3), both of which are within walking distance of the proposed project at 827 E. Government St., we wish to express our strong support.

This proposal would replace a structure that has no architectural or cultural significance with a building that has been designed with care and sensitivity to the surrounding historic district. The proposed scale, proportions, and materials are consistent with the neighborhood and will contribute positively to the overall appearance of E. Government St.

Specifically, we support the applicant's request for the stipulated building setback variances, the demolition of the existing non-contributing structure, and the conceptual design approval of the proposed new building.

Approving this project will result in a more compatible and lasting improvement to the historic district and reinforce the character of Seville as one of Pensacola's most treasured neighborhoods.

With respect,
Robert Boothe
Lauren Hayward-Boothe

Signature: _____

Robert E. Boothe

Date: _____

8-13-2025

Printed Name: Robert Boothe

Signature: _____

Lauren Hayward-Boothe

Date: _____

8-13-2025

Printed Name: Lauren Hayward-Boothe

Letter of Support / ARB Application for 627 E. Government Variance

To: City of Pensacola Architectural Review Board Chair & Members

My name is **Blake Rushing**, and I live just a stone's throw from the proposed project site at **627 East Government Street**. My wife and I deliberately chose to make our home in the **Seville Historic District** so that we could live in a walkable, mixed-use neighborhood — close to my downtown restaurant, where I serve as Executive Chef, and close enough that I can be present with my wife and children.

The Seville District offers a unique blend of historic character, neighborhood vitality, and access to public spaces like **Seville Square** and **Admiral Mason Park**, as well as the nearby **Pensacola Bayfront walking and biking paths**. These are the qualities that drew us here — and they are the same qualities that this proposed development will strengthen.

I understand that the applicant is requesting a **setback variance** to allow this project to move forward. I support this request because the design is **thoughtful, compatible with the scale of surrounding structures, and respectful of the historic district's character**. Rather than leaving an **underutilized building** in place, this project will introduce well-designed housing that enhances both the visual and functional fabric of the block.

From the perspective of both a father and a business owner, I see this project as a clear improvement: **more residents living downtown means safer streets, more support for local businesses, and a stronger sense of community**. It is exactly the kind of investment that reinforces Pensacola's long-term vitality while honoring its past.

I am proud to add my name in support of this project, and I respectfully encourage your approval of the **building setback variance request as well as the conceptual design**.

Sincerely,



Blake Rushing (Printed Name)

Date:

8/20/25

I respectfully submit this letter of support to the Chair of the ARB and to all of the ARB members.

If I may introduce myself;

I am a resident of 433 E Zarragoza Street for 2 years, and own a historic building downtown.

I am a resident of Pensacola for 45 years, and have lived in the downtown area for over 10 years.

I also serve on the UWF Historic Board.

In behalf of Brian Spencers submittal today ;

I fully support this submittal and would ask for approval of the building setback variance request, as well as the demolition of the existing building on said property.

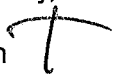
I believe it will be an improvement both aesthetically and will fill the need for more housing downtown for young professionals. I believe this is responsible growth.

I also believe Brian Spencer is a responsible and upstanding citizen and architect, who cares deeply about the historic values of our community and has vision with sensitivity to the current and future needs of Pensacola.

I fully support the conceptual approval of 627 E Government Street.

Respectfully,

Teri Levin

A handwritten signature in black ink, appearing to be 'Teri Levin', written over the printed name.

Dear Brian,

You have my permission to share this letter of support for the Demolition, Building Setback Variances, and Conceptual Approval with the ARB chair and Board members at the ARB meeting on August 21, 2025. I wish I was able to voice my support in person, but I hope my opinion as a former ARB member is helpful for your project.

I believe the proposed project results in new building massing that is substantially similar to the existing non-conformity along the Bayfront frontage and actually reduces the existing non-conformity along the Government frontage.

I also believe the site presents unique conditions unlike any other site in the District and the setbacks as defined by the LDC would preclude the construction of a usable footprint for infill housing, for which the City has expressed an ongoing need. Furthermore, infill housing is the most appropriate use of the site given the residential fabric of this dead end street and the design will be a great addition to the District. Finally, I believe the variance criteria have been demonstrated as outlined by the LDC.

Thanks,

Jordan 

Seville Square Historic District Neighborhood Association

Position on 627 E. Government Street

ARB Meeting – August 21, 2025

OBJECT TO ALL OF THE VARIANCES, INAPPROPRIATE FOR THIS PARCEL

Setbacks & Scale

- Rear setback reduction (20' → 9' on Bayfront) eliminates green buffer and pushes mass directly onto sidewalk (part of new Bayfront redesign); not consistent with intent of district standards for green space and pedestrian scale.
- Front setback reduction (15' → 0' on Government) breaks the established rhythm of the 600 block, where all residences have visible setbacks; overhangs at 0' are not a historic feature of this block.
- Section 12-3-10 requires that setbacks reflect the development pattern of adjacent contributing structures; current proposal introduces an incompatible edge condition.

Density & Use

- Ten-unit multifamily structure (3 stories with first-floor parking) is too dense for the parcel and immediate residential context.
- First-floor parking podium creates an inactive streetscape, inconsistent with historic district's pedestrian scale.
- Section 12-3-10 (1)a: zoning regulations intend to "enhance the pedestrian scale" — podium parking undermines this intent.

Parking & Traffic

- No clear plan for off-street parking to accommodate residents or visitors; street parking in this corridor is already at capacity.
- Proposed development eliminates 62' of designated public parking which is currently located directly in front of the proposed structure.
- Three double garage doors on Government Street immediately open to the sidewalk creates a safety hazard for pedestrians. No visual clearance from the parking garage onto Government Street or view points/mirrors for traffic.
- Increased density without parking relief will negatively affect neighborhood circulation and quality of life.

Green Space & Landscaping

- Concept plan shows no meaningful green space, canopy trees, or landscaped buffers.
- Elimination of tree canopy conflicts with 12-3-10 (1)e(2) which protects shade/flowering trees as defining elements of district character.
- Section 12-3-10(e)(6) requires lots to be landscaped with "trees, shrubbery, or ground cover" — proposal is all paved, failing this requirement.*

City of Pensacola

Letter Opposing Variance Request - 627 East Government Street, Pensacola, FL

We, the undersigned residents and property owners of Seville Place Homeowners Association respectfully oppose the variance request submitted for 627 East Government Street, Pensacola, FL 32502, which seeks to:

1. Reduce the required rear yard setback from 20 feet to 9 feet;
2. Reduce the required front yard setback from 15 feet to 0 feet; and
3. Construct a three story 10-unit condominium complex with 10 parking spaces.

Reasons for Opposition:

1. Excessive Building Scale and Density

- A 34-foot, three story ten unit development squeezed onto a reduced setback lot will overwhelm the scale and character of the surrounding neighborhood.
- The reduced setbacks drastically diminish green space and buffer zones that protect neighboring properties' privacy and enjoyment.

2. Parking Deficiency and Traffic Concerns

- Ten units with only ten parking spaces fails to adequately address resident and visitor parking needs. In addition to increased density, the proposed project eliminates 62 feet of designated public parking on Government Street because of the proposed garage entrances.
- Spillover parking will burden surrounding streets, creating congestion, safety hazards, and diminished access for emergency vehicles.

3. Negative Impact on Community Character and Property Values

- The zero-foot front setback eliminates the streetscape buffer and creates a looming structure directly on the sidewalk, inconsistent with the existing neighborhood pattern.

- These variances, if granted, could set a precedent for overdevelopment in an area not designed to handle it and will adversely affect current residents' property values and the quality of life.

4. Lack of Demonstrated Hardship

- Variances are intended to address unique hardships related to a property's physical characteristics, not to maximize developer profits. This lot is simply too small for the proposed structure.
- In this case, the property can be developed reasonably within existing zoning regulations without these extreme setback reductions. Our you could simply keep the building.

Conclusion

We urge the Board to uphold existing zoning standards by denying the requested variances. These regulations are in place to preserve community character, protect safety, and ensure balanced development. Approving this request would undermine those protections and harm the neighborhood we value.

Respectfully submitted,

The residents of Seville Place Homeowners Association:

612 East Government Street (Chris Carroll)

618 East Government Street (Robby and Leslie Youd)

620 East Government Street (Michael Piper)

622 East Government Street (Christy Nixon)

624 East Government Street (Kelly Greene and Charles Mielke)

626 East Government Street (Stephen and Tracey Preisser)

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LAST NAME—FIRST NAME—MIDDLE NAME Brantley, William		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Review Board	
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CITY Pensacola	COUNTY Escambia	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 8/21/2025		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

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

* * * * *

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APPOINTED OFFICERS (continued)

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

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

☐ inured to my special private gain or loss;

☒ inured to the special gain or loss of my business associate, Randy Maxwell, SMP Architects ;

☐ inured to the special gain or loss of my relative, _____ ;

☐ inured to the special gain or loss of _____, by whom I am retained; or

☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

Agenda Item 6 - 819 E. Jackson Street

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

8/21/25
Date Filed

William Brantley
Signature

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

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Agenda Item 9 - 627 E. Government Street

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Date Filed

8/21/25

Signature

William Brantley

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Agenda Item 10 - 627 E. Government Street

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William Brantley, hereby disclose that on Thursday, August 21, 20 25 :

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

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

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

Agenda Item 11 - 627 E. Government Street

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

8/21/25
Date Filed

William Brantley
Signature

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

**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS DO NOT NEED TO FILL OUT)

BRANDON SANDER
Name (print)

610 E. GOVERNMENT
Address

Please circle an Agenda # below if you desire to address the ARB. Return form to the Board Secretary prior to the start of the meeting.

OPEN FORUM

NEW BUSINESS

- 2. 313 W. Intendencia Street
- 3. 1011 N. Reus Street
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- 12. 500 Bayou Boulevard

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The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable

**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS **DO NOT** NEED TO FILL OUT)

DEVAN DUNLAP
Name (print)

Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (**APPLICANTS DO NOT NEED TO FILL OUT**)

CHRIS CARROL

Name (print)

612 E Government St

Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (**APPLICANTS DO NOT NEED TO FILL OUT**)

Linda Webb
Name (print)

206 S. Florida Blanca
Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS **DO NOT** NEED TO FILL OUT)

Christy Emmanuel 313 S. Florida Blaven
Name (print) Address

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ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS **DO NOT** NEED TO FILL OUT)

Rick Emmanuel
Name (print)

313 S. Florida Blanca St
Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS DO NOT NEED TO FILL OUT)

RODERIC MAGIE
Name (print)

609 Crown Cove 32502
Address

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ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (**APPLICANTS DO NOT NEED TO FILL OUT**)

Stephen Fluegge
Name (print)

555 E. Government
Address

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August 21, 2025**

REGISTRATION TO ADDRESS ARB (**APPLICANTS DO NOT NEED TO FILL OUT**)

Lina Stephens
Name (print)

607+617 Gown Cove
Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS **DO NOT** NEED TO FILL OUT)

Kevin Stephens

Name (print)

603 + 605 E Government St

Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS **DO NOT** NEED TO FILL OUT)

Stephen Preisser
Name (print)

626 E. Government Street
Address

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REGISTRATION TO ADDRESS ARB (APPLICANTS DO NOT NEED TO FILL OUT)

Tracey Reisser
Name (print)

626 E Government St
Address

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS **DO NOT** NEED TO FILL OUT)

Scott Galks
Name (print)

6303 E Government St
Address

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} speak once

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**CITY OF PENSACOLA
ARCHITECTURAL REVIEW BOARD
August 21, 2025**

REGISTRATION TO ADDRESS ARB (APPLICANTS DO NOT NEED TO FILL OUT)

Pybby Yared 618 E gov
Name (print) Address

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1126

Architectural Review Board

9/18/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

510 E. Zarragossa Street
Pensacola Historic District / Zone HC-1 / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Katie and Carl Spear are seeking approval for exterior alterations at a non-contributing structure. Changes to the windows and doors were approved by the Board in January 2025. The current request includes renovation of the front porch with a design that enhances both safety and aesthetics while remaining consistent with the architectural character of the neighborhood. The porch's footprint will remain the same, and the applicant has provided a detailed list of construction components, design details, and materials for the board's review. The application also includes the addition of a rear porch, patio, and a new in-ground pool. The rear addition and its materials coordinate with the front porch with similar materials and design.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

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

12-3-10(1)g. PHD; Renovation, alterations and additions to noncontributing and modern infill structures within the historic district.

ATTACHMENTS:

1. Images
2. Application and Materials

510 E. Zarragossa Street





**Architectural Review Board Application
Full Board Review**

Application Date: 8/28/2025

Project Address: 510 E Zarragossa Street

Applicant: Carl and Katie Spear

Applicant's Address: 414 Bayfront Parkway

Email: chspear@gmail.com **Phone:** 850-393-6953

Property Owner: Carl and Katie Spear

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.

Request for the replacement of front porch. (see attached)

Reuest for the addition of a back patio. (see attached)

Request Addition of Back Porch (see attached)

Request Addition of Pool (see attached)

Paint Colors; Exterior Exterior Paint Light French Gray (SW0055)

Trim: Cloud White (OC-130)

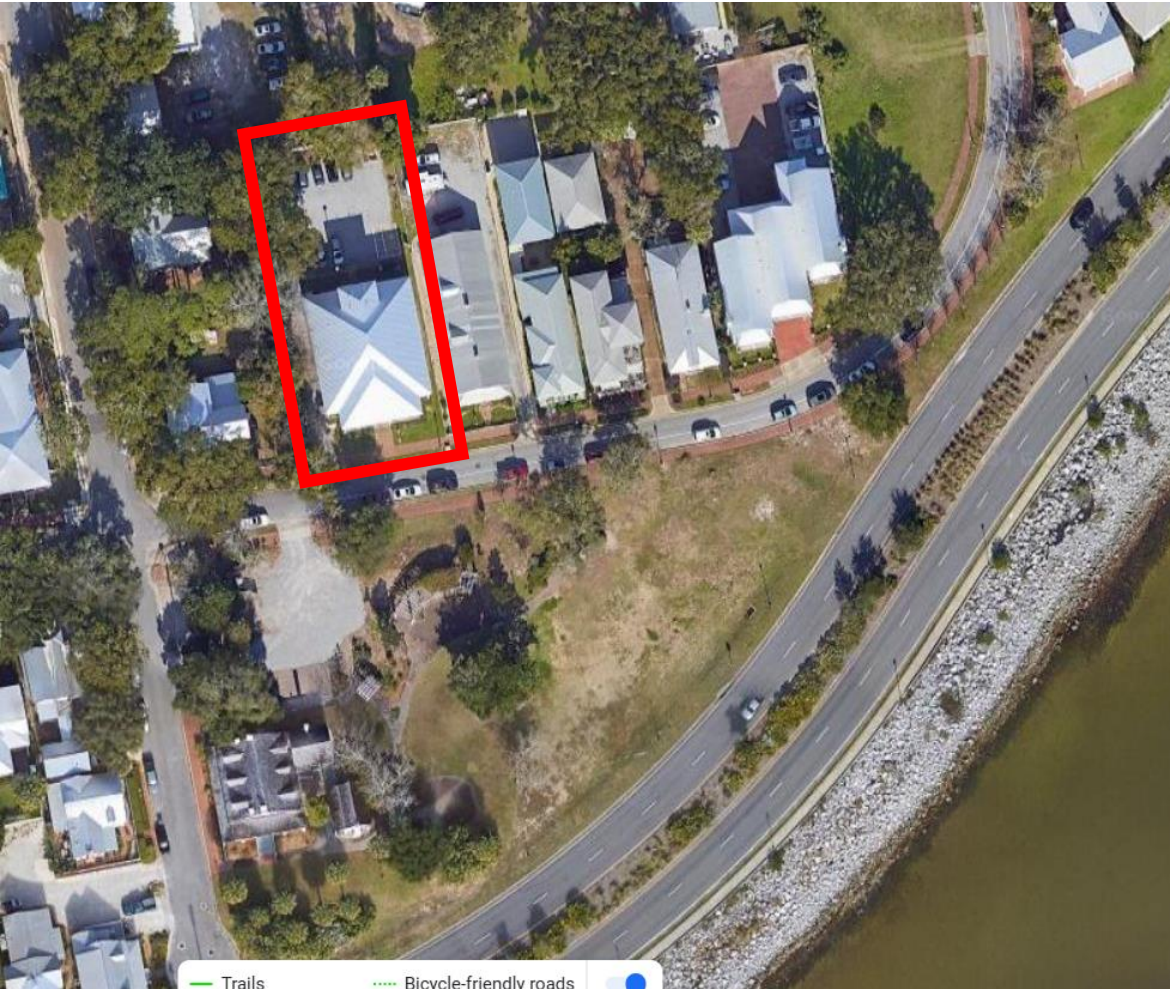
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

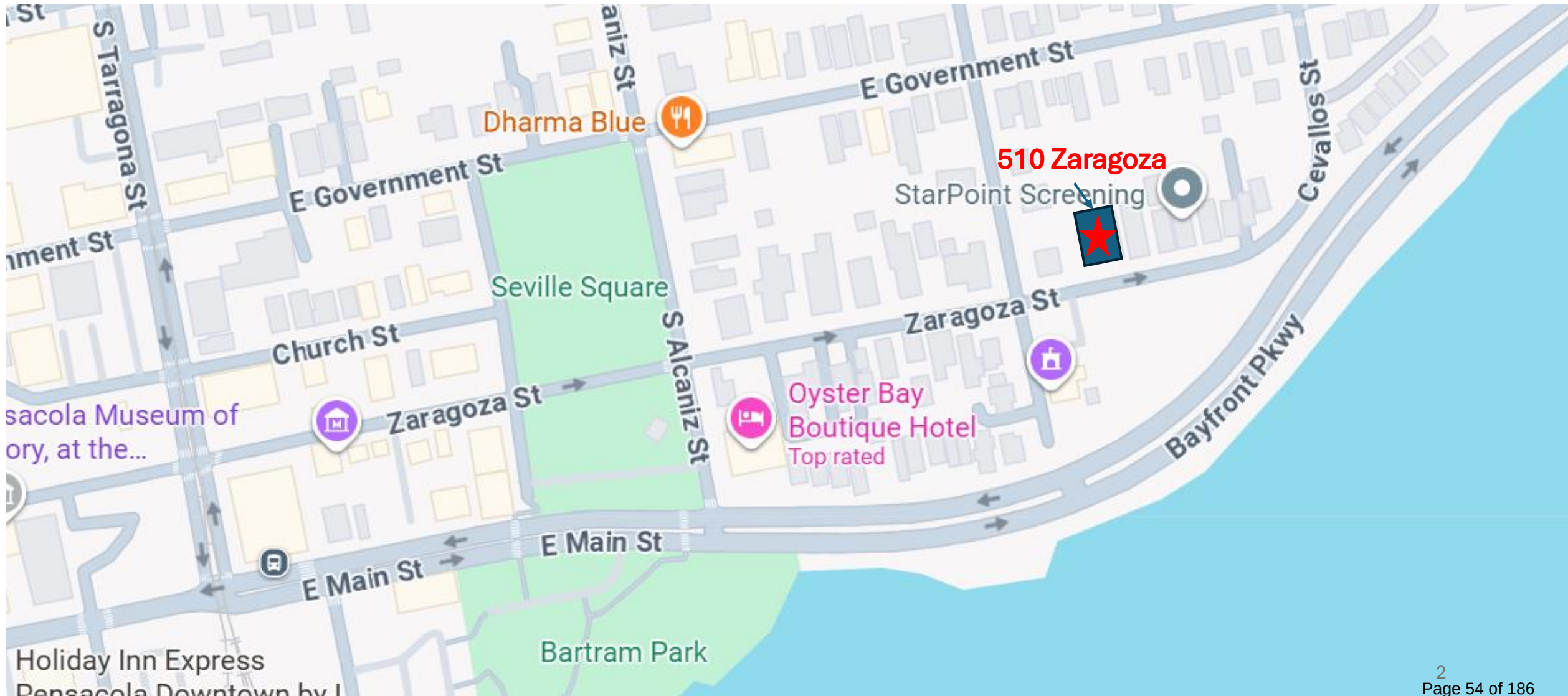
8/28/2025

Date

Property Overview 510 E Zarragossa



Property Overview 510 E Zarragossa



Address: 510 E ZARRAGOSSA ST, Improvement Type: SINGLE FAMILY CUSTOM, Year Built: 1994, Effective Year: 2015, PA Building ID#: 17016

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-LVP/LVT

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-DECORATIVE

NO. PLUMBING FIXTURES-41

NO. STORIES-2

ROOF COVER-ENAMELED METAL

ROOF FRAMING-HIP

STORY HEIGHT-10

STRUCTURAL FRAME-WOOD FRAME



Areas - 8424 Total SF

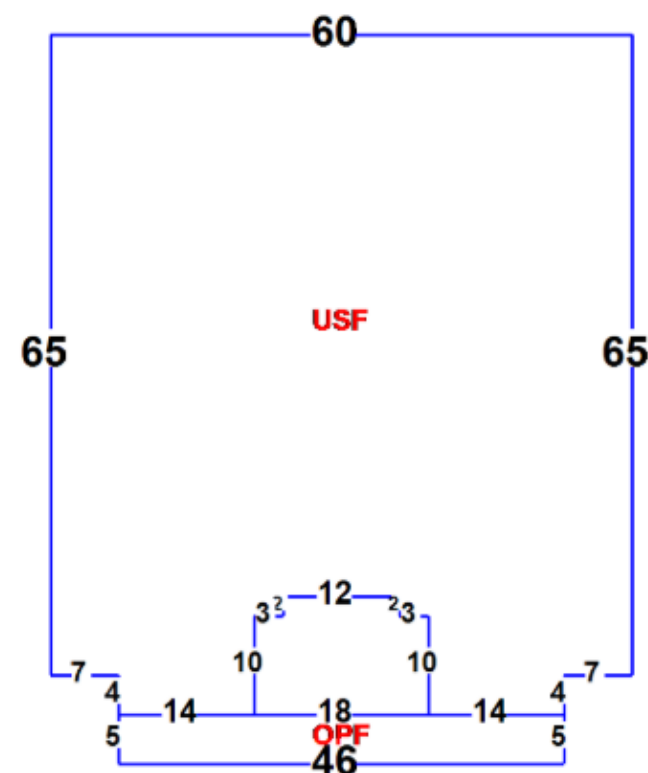
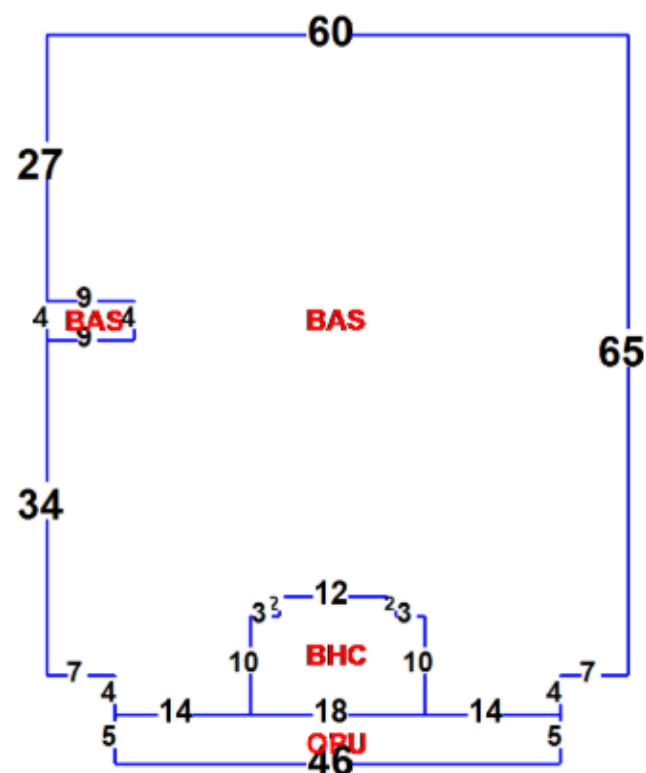
BASE AREA - 3880

BASE HIGH CEILING - 204

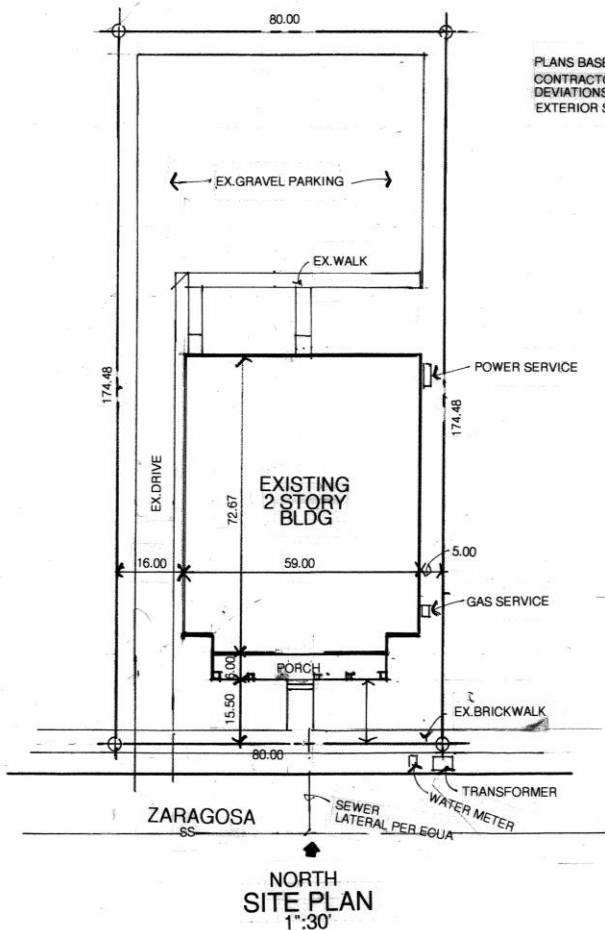
OPEN PORCH FIN - 230

OPEN PORCH UNF - 230

UPPER STORY FIN - 3880



Site Plan



APPLICABLE CODES

FBC 2023-8TH EDITION
FBC 2023-RESIDENTIAL
FBC 2023-PLUMBING
FBC 2023-HVAC
NEC-2020
FLA FIRE PREVENTION CODE

CODE CRITERIA
OCCUPANCY R3
PREVIOUS OCCUPANCY TYPE VB
EXISTING AREA 7500 SF
ADDED AREA 6750 SF
REQUIRED RATED ELEMENTS-0

PRODUCT APPROVALS

ITEM	MANUFACTURER	FPA#
WINDOWS	PGT	FL1435.2

INDEX

- 1 SITE PLAN
- 1A EXISTING/DEMO PLAN
- 2 1ST FLOOR PLAN
- 3 2ND FLOOR PLAN
- 4 ELEVATIONS
- 5 DETAILS
- 6 PLUMBING PLAN
- 7 HVAC PLAN
- 8 ALTERNATE HVAC PLAN
- 9 ELECTRICAL PLAN

PENSACOLA, FLA.

ALTERATIONS TO 510 E. ZARAGOSA ST
GREGORY R. UZDEVENES, ARCHITECT, P.A.

MATERIAL SPECS

I. GENERAL CONDITIONS

- Permit
- Insurance
- Temporary Facilities
- Temporary Equipment
- Cleanup

II. SITEWORK

III. CONCRETEWORK

- Concrete- 3000 psi, plant mixed
- Rebar- ASTM A615, grade 60

IV. MASONRY

V. METALS

- Misc Steel- ASTM A36

VI. CARPENTRY

- Rough

- Studs- Lodge pole pine
- Plates- Lodge Pole Pine
- Stress Grade Lumber- #2 SYP
- Subfloor- 3/4" T&G

- Finished- see owner

VII. INSULATION

- Sound Batts- R-11
- Foam- R-30 attic

VIII. DOORS/WINDOWS/HARDWARE

- Windows- Vinyl framed, impact glass
- Interior Doors- SC Wood Paneled
- Hardware- Cash Allowance \$2,050 (material only)

IX. FINISHES

- Drywall

- Walls- 1/2" regular
- Ceilings- 5/8" Ltwt.
- Finish- See Owner

- Painting

- Exterior- Prep, 2 coats acrylic latex.
- Interior
 - Walls/Ceilings- 2 coats latex
 - Doors/Trim- 2 coats

- Flooring/Tile

- Wood- Cash Allowance \$67,000
- Tilework- Cash Allowance \$15,000
 - Second Floor Substrate- cement board

B. Shower Substrate- Schluter membrane over moisture resistant drywall per manufacturer's spec. Floor to receive sloped grout to drain prior to installing membrane.

X. SPECIALTIES

- Cabinetry- Cash Allowance \$ 62,500
- Granitetops- Cash Allowance of \$14,000

XIV. CONVEYING SYSTEM

- Emi Porta Overhead Winding Drum by Panhandle Elevator, Inc. or equal

XV. MECHANICAL

- Plumbing

- Water Piping- Cooper
- Waste Piping- DWV PVC
- Fixtures- Cash Allowance \$25,000

- HVAC

- Rigid Ductwork- 1" Fiberglass
- Flex Ductwork-
- Diffusers- Aluminum
- Equipment- Existing

XVI. ELECTRICAL

- Devices- UL Listed
- Wiring- Romex
- Fixtures- Cash Allowance \$4,000.

Last Approval on Windows Elevations



3/2/2024
03:00
03:00
03:00
GREGORY R. UZDEVENES ARCHITECT, P.A.
1818 E. CERVANTES ST. #200A, F.T. 33611
850-433-8804 FAX: 433-1486 GLZD-BELLS-UPUNET

ADDITION TO
510 L. ADAGOSA

DATE: 3/2/24
JOB: 2024
REVISION:
4
SHEET

510 E Zarragossa

ARB Review:

Front Porch Replacement
Back Patio Addition
Back Porch Addition
Pool Addition
Paint Color Approval





Before and After Proposal For Front Deck/Porch at 510 Zarragossa

Deck Replacement at 510 E Zarragossa

From: Carl and Katie Spear

Subject: Front Porch Replacement at 510 E Zarragossa

Architectural Review Board,

We submitting this request for approval to replace the existing front porch/deck at 510 E Zarragossa. The property is classified as non-contributory structure built in 1994 with effective date 2015 located within the historic district zoned HC-1.

The current deck/porch has deteriorated due to improper installation, including the absence of flashing, resulting in wood rot and structural instability. For safety and compliance reasons, we are undertaking a full replacement.

The new deck will match the original footprint, measuring 46 feet wide by 5 feet deep, and will be constructed using high-performance, low-maintenance materials listed on next slide:

Construction Components

Component	Material & Size	Notes
Ledger Board	2x 8 PT lumber	Anchored to house with structural screws; flashed with galvanized metal
Joists	2x 8 PT lumber @ 16" OC	Spanning 5'; attached to ledger with joist hangers
Beam	5-ply built-up beam: 3 × 2x 8 + 1 × 2x 8 on back side Facing 2 X 12 all sides	Laminated and through-bolted for strength; supported by existing galvanized posts
Posts	Existing metal poles	Cleaned, rust-treated, and structurally sound
Column Wraps	14" x 14" decorative sleeves	Built around metal posts for architectural appeal
Footings	Existing concrete bases	Verified for structural integrity
Blocking	2x 8 PT lumber	Mid-span blocking for lateral stability
Decking	Trex Enhance® Composite	Grooved edge boards with hidden fasteners
Railing	Trex Signature® Metal	Powder-coated aluminum, 36" high, balusters spaced less than 4 inches apart

Front Porch Replacement at 510 E Zarragossa

Construction Detail

- Framing: Pressure-treated 2x 8 joists @ 16" OC for added strength
- Beam: 5-ply built-up beam: 3 × 2x 8 + 1 × 2x 8 on back side Facing 2 X 12 all sides
- Decking: Trex Enhance® composite boards with hidden fasteners and drainage
- Railing: Trex Signature® powder-coated aluminum railing system, 36" high with balusters spaced less than 4 inches apart
- Posts: Existing metal steel posts, structurally sound and visually enhanced
- Column Wraps: 14" x 14" decorative sleeves on both upper and lower levels
- Waterproofing: Copper flashing at ledger board to prevent future rot
- Code Compliance: All work will meet or exceed the 2023 Florida Building Code and local Pensacola regulations

Design Highlights

We will reuse the existing metal posts, which have been cleaned and treated for rust as directed by engineer and will be dressed as 14" x 14" architectural columns to enhance curb appeal and maintain neighborhood character.

For visual symmetry and architectural continuity, we will also install matching Trex Signature® railing and column wraps on the lower level, creating a cohesive façade that complements the upper deck.

The composite decking and metal railing materials are consistent with other non-contributory structures in the district. Specifically, metal railings are present at 516, 520, and 534 Zaragoza Street, reinforcing compatibility with the surrounding streetscape.



516 Zarragossa



520 Zarragossa



534 Zarragossa

Existing Aluminum/Metal Porch Railings at Properties on E Zarragossa

Trex Decking and Railing



Trex® Deck Railing

PRICE RANGE
\$\$\$\$\$

LIMITED RESIDENTIAL
WARRANTY 50
YEAR

Signature® Aluminum Railing

Add effortless style to any outdoor space with our Signature aluminum railing.

- WHERE TO BUY
- FIND A BUILDER



Color: Charcoal Black

Porch Ceiling Painted Wood Tongue and Groove

Trex Enhance® Composite Deck Foggy Bottom Color



1” Grooved Edge Board

Our grooved edge boards install with our Hidden Fastening System beneath the deck surface, leaving a tidy finish free of screw holes.

Actual Dimensions

- .94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)
- .94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)
- .94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)

Front Porch Lights and House Colors

Exterior Paint Light French Gray (SW0055)
Trim: Cloud White (OC-130)

Sconces



Paint Colors



Classic French 6 Lite Quarter Circle Arched Glass Double Doors

Masterpiece Doors

- Door 127
 - Frosted Glass



Porch Column Dimensions

The proposed porch columns will be constructed as non-structural wraps around a central metal support post. Each column wrap will measure **14 inches by 14 inches square**, consistent across both upper and lower porch levels to maintain architectural symmetry.

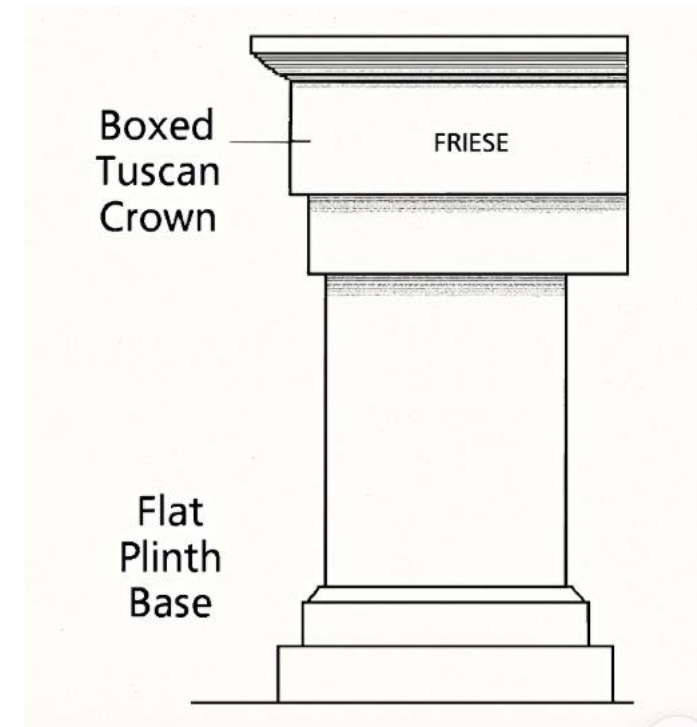
The column wraps will be fabricated from waterproof **composite boards (MiraTEC)**

Top Molding (Capital)

- Type:** *Boxed Tuscan Crown*
- Details:** The top of each column has a flat entablature with minimal projection. It appears to be a squared-off molding stack—likely a flat frieze and cornice with no ornate volutes or fluting.

Bottom Molding (Base)

- Type:** *Flat Plinth Base*
- Details:** The base is squared and slightly wider than the column shaft, with no stepped or coved detailing. It's likely a simple trim board or block that grounds the column visually.



MiraTEC Treated Exterior Composite Trim



The Original TEC Trim™, MiraTEC Treated Exterior Composite trim is manufactured through the original TEC process and combines the eye-catching beauty of authentic woodgrain with the long-lasting performance of an engineered product. Because it is not hardboard, MiraTEC trim will not delaminate, is moisture, rot and termite resistant, and is backed by a 50-year limited warranty.

MiraTEC Treated Exterior Composite Trim is the first wood composite trim to earn an evaluation report from ICC Evaluation Service (ICC-ES). To view ESR-3043, visit the ICC website at: http://www.icc-es.org/reports/pdf_files/ICC-ES/ESR-3043.pdf

Competitive and long term performance testing shows MiraTEC resists moisture, rot and termites and outperforms the competition in several key areas:

- **Moisture resistant:** As measured by ASTM D1037 for water absorption and thickness swelling.
- **Rot resistant:** Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Group Contact: Horizontal Lap-Joint Method.
- **Termite resistant:** As measured by AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.

Front Porch Soft Soffit Lights

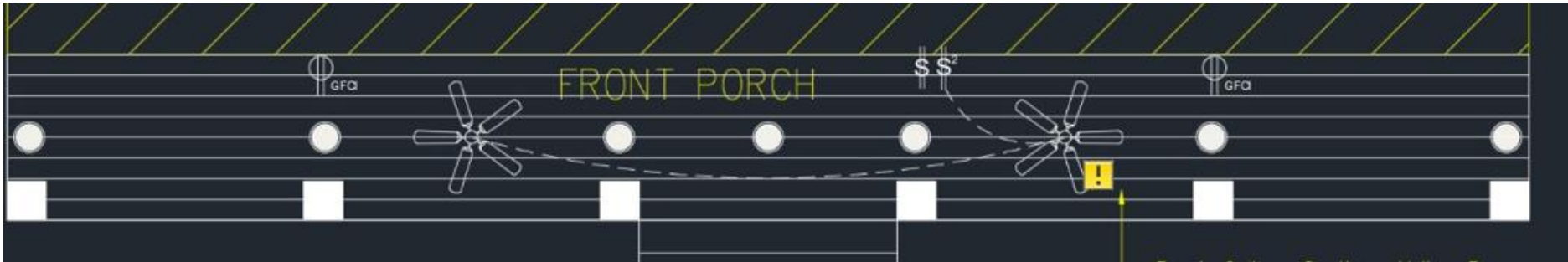
Lighting Type: HALO HLB series of can less recessed LED downlights matte finish low profile. Ceiling Upstairs and Downstairs Ceiling

- Total Fixtures:** 7
- Spacing:** See Below
- Offset:** See Below
- Beam Spread:** Wide-angle (90°–120°) for soft, even coverage



Front Porch Ceiling Fans

Hunter 52 inch Outdoor or Indoor Ceiling Fan No Light - Black Ceiling Fan



Back Patio and Porch Addition

Architectural Review Board Submission – Rear House and Yard Improvements

Property Address: 510 E Zaragossa Street, Pensacola, FL

Applicant: Carl and Katie Spear, Owners

Project Type: Rear Patio, Porch Cover, and Pool Installation

Project Overview

This submission proposes a cohesive rear yard improvement plan for the historic residence at 510 E Zaragossa Street. The scope includes the construction of an elevated patio, installation of a porch cover, and integration of a swimming pool (this may be phase 2 just based on timing). All designed to complement the architectural character of the home and comply with historic district guidelines.

Patio Installation

- **Location:** Rear elevation of residence
- **Dimensions:** 60 feet (length) × 15 feet (width)
- **Elevation:** Raised 12 inches above existing grade to align with the rear threshold of the residence
- **Design Intent:** The patio spans the full rear width of the home, providing a functional and aesthetically refined outdoor living space. A handicap-accessible ramp integrated into design on the west end, leading to the adjacent rear entry.

Architectural Review Board Submission – Rear House and Yard Improvements

Property Address: 510 E Zaragossa Street, Pensacola, FL

Applicant: Carl and Katie Spear, Owners

Project Type: Rear Patio, Porch Cover, and Pool Installation

Materials and Construction

- **Surface Finish:** Premium Select White Ivory Travertine Pavers, laid in a French pattern for visual interest and historic compatibility
- **Base Preparation:** Pavers will be installed over compacted aggregate material to ensure proper drainage and long-term structural integrity
- **Retaining Wall:** A low-profile retaining wall constructed of white ivory-toned concrete block will border the patio, accommodating the 12-inch elevation change and providing lateral support with a step down
- **Structural Footers:** Concrete footers will be integrated into the patio layout to support a future vertical load-bearing porch cover. These footers are positioned to align with the anticipated column placement and will not interfere with the travertine pattern

Architectural Review Board Submission – Rear House and Yard Improvements

Property Address: 510 E Zaragossa Street, Pensacola, FL

Applicant: Carl and Katie Spear, Owners

Project Type: Rear Patio, Porch Cover, and Pool Installation

Pool Installation Phase II

- **Location:** Rear yard, adjacent to the new patio
- **Design:** A rectangular in-ground swimming pool with an elevated spa section at the north end, as depicted in the attached concept rendering
- **Surrounding Hardscape:** Pool deck will match the travertine patio finish for continuity. Lounge seating and shade structures will be incorporated into the layout
- **Fencing and Landscaping:** Existing wood privacy fencing will remain. Supplemental landscaping and tree preservation measures will be implemented to maintain neighborhood character and screening

Accessibility and Historic Compatibility

All proposed improvements are designed with sensitivity to the historic district's aesthetic standards. The travertine finish, low-profile retaining wall, and integrated ramp ensure ADA accessibility while preserving architectural integrity. The concept drawing illustrates the spatial relationships and material palette in context.

Back Patio Addition Request

- **Proposed Rear Patio Installation – ARB Submission**
- **Location:** Rear elevation of residence **Dimensions:** 60 feet (length) × 15 feet (width)
- **Elevation:** Raised 12 inches above existing grade to match with back house elevation
- **Scope of Work:** The proposed project involves the construction of an elevated rear patio spanning the full width of the residence. The patio will be bordered by a retaining wall to accommodate the 12 inch elevation change and ensure structural stability. We will install a handicap ramp on the west end of the patio leading to the door on that side.
- **Materials and Finish:**
 - **Surface:** White ivory travertine pavers laid in a French pattern
 - **Retaining Wall:** Matching block material in white ivory tone to complement the travertine finish
 - **Base Preparation:** Travertine will be installed over compacted aggregate material to ensure proper drainage and long-term stability
 - **Structural Considerations:** As a permanent patio cover is proposed, concrete footers will be installed to support future vertical load-bearing elements. These footers will be integrated into the patio layout and positioned to align with the anticipated cover structure.

Materials and Finish Schedule – Rear Patio Installation

Component	Material	Color / Finish	Installation Details / Notes
Patio Surface	Travertine (French pattern)	White Ivory	Installed over compacted base with edge restraint; non-slip surface
Retaining Wall	Concrete block or stone veneer	White Ivory (matching)	Surrounds patio perimeter; height varies with grade; capped finish
Footer Piers	Poured Concrete	Natural Gray	Set below grade; sized for future patio cover posts
Joint Filler	Polymeric Sand	Neutral Beige	Stabilizes joints; water-permeable
Drainage Layer	Crushed Limestone Base	N/A	Compacted in layers; ensures proper runoff and stability
Capstones (optional)	Travertine or matching block cap	White Ivory	Provides finished edge to retaining wall

Premium Select French Pattern Tumbled Ivory Travertine Pavers

Stairs down from 12” elevated patio

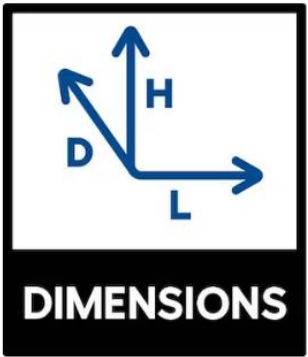
DECK SPECIFICATIONS:

Ivory Travertine deck set in a French pattern, installed over a compacted base material



3.0-Inches H x 8.2-Inches L x 4.0-Inches D Veranda Concrete Retaining wall block

Item #477120 | Model #308610



8.2-in L

3-in H

4-in D

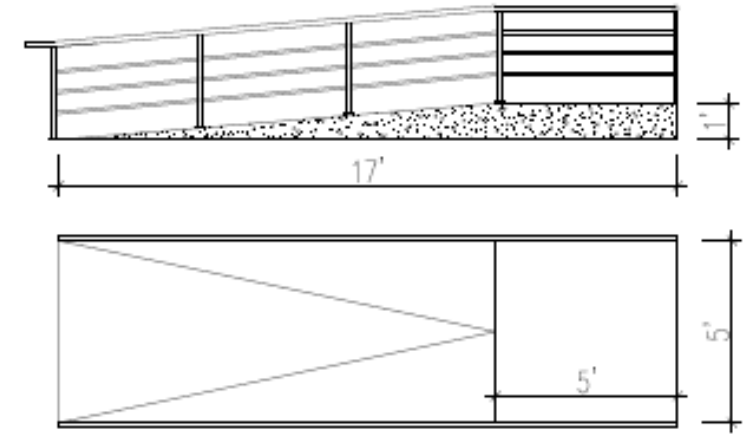
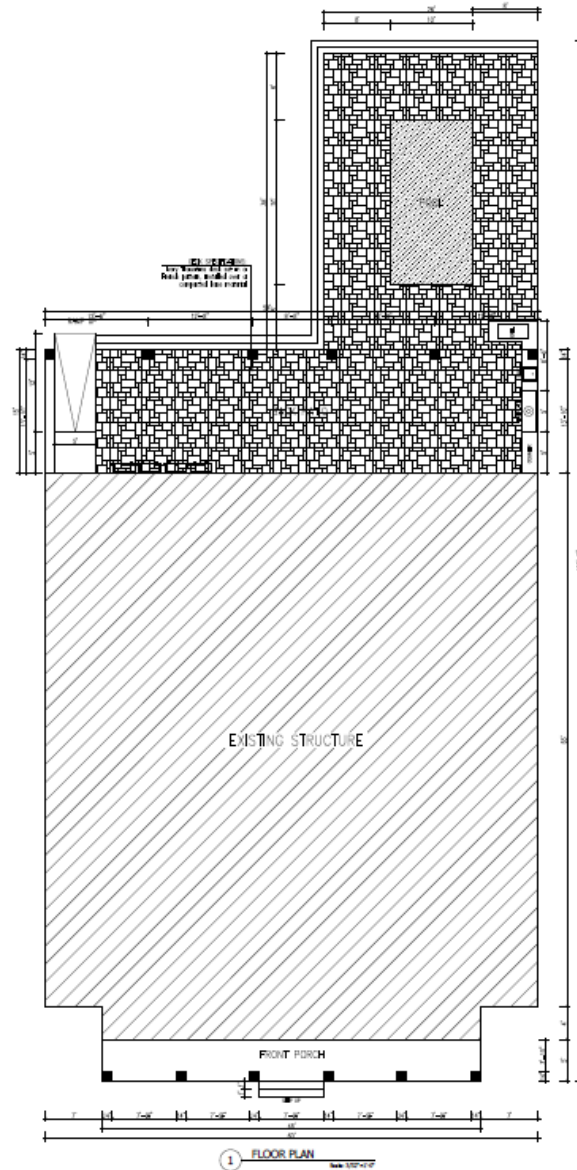
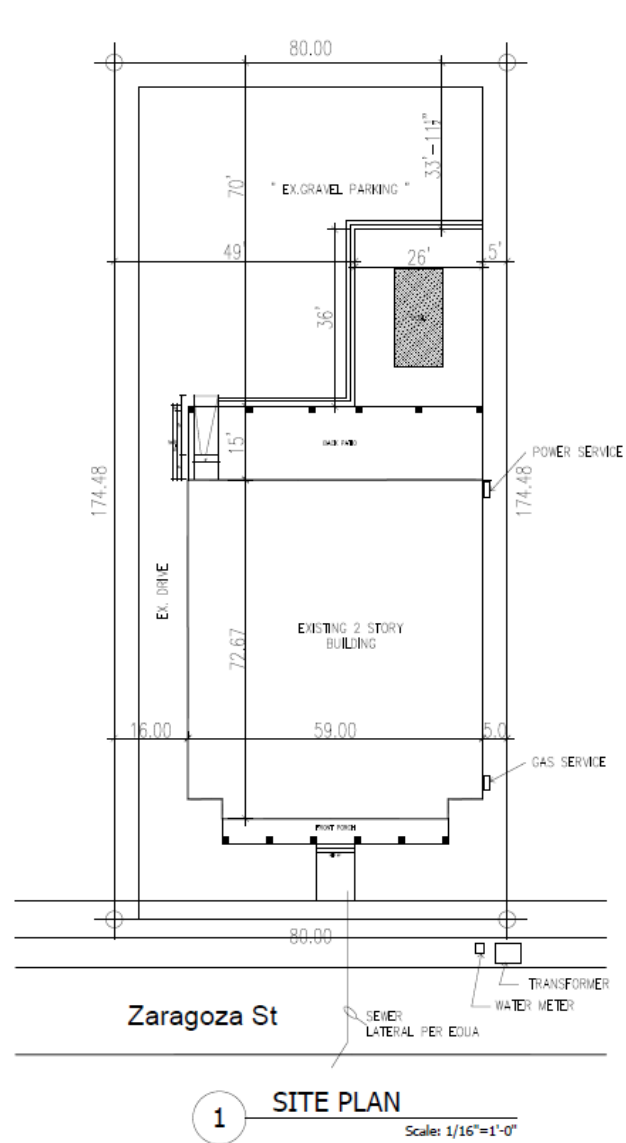
Large Rectangle	16" × 24"
Medium Rectangle	16" × 16"
Small Rectangle	8" × 16"
Square	8" × 8"

These sizes are designed to fit together in a repeating pattern that covers exactly 8 square feet per set. That makes estimating material quantities straightforward.

Sketch and Elevations Patio



Site Plan New Patio, Porch and Pool



HANDICAP RAMP DETAILS

Rear Porch Materials

- **All Materials, Fixtures and Finishes Match Front:**
 - **Lighting same recessed lights**
 - **Ceiling Fans Same**
 - **Sconces Same**
 - **Tongue and Groove Painted Ceiling**
 - **Framing and Roof Construction as shown to meet building code**
 - **Silver Standing Seam Metal Roof to match existing roof**



Rear Porch Column Dimensions (same as Front)

The proposed porch columns will be constructed as non-structural wraps around a central metal support post. Each column wrap will measure **10 inches by 10 inches square**, consistent across both upper and lower porch levels to maintain architectural symmetry.

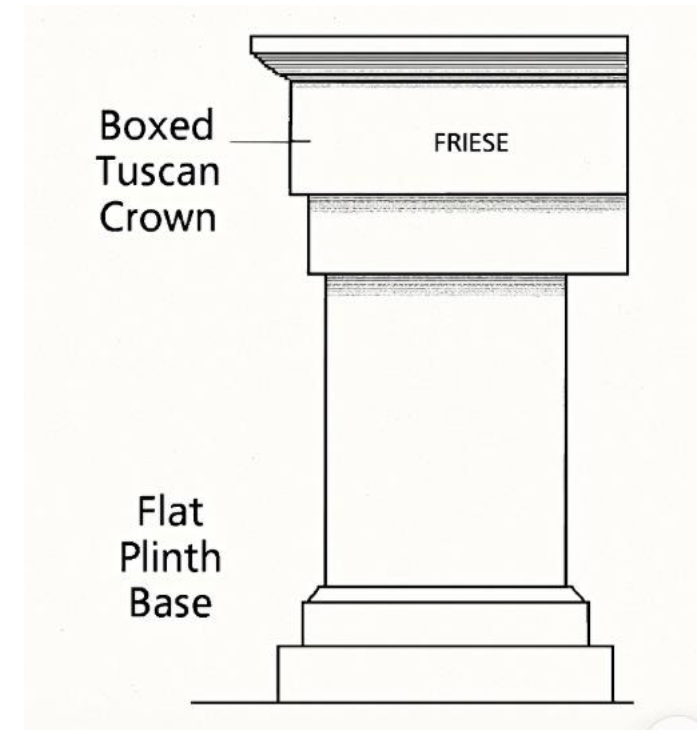
The column wraps will be fabricated from waterproof **composite boards (MiraTEC)**

Top Molding (Capital)

- Type:** *Boxed Tuscan Crown*
- Details:** The top of each column has a flat entablature with minimal projection. It appears to be a squared-off molding stack—likely a flat frieze and cornice with no ornate volutes or fluting.

Bottom Molding (Base)

- Type:** *Flat Plinth Base*
- Details:** The base is squared and slightly wider than the column shaft, with no stepped or coved detailing. It's likely a simple trim board or block that grounds the column visually.



Rear Porch Soft Soffit Lights

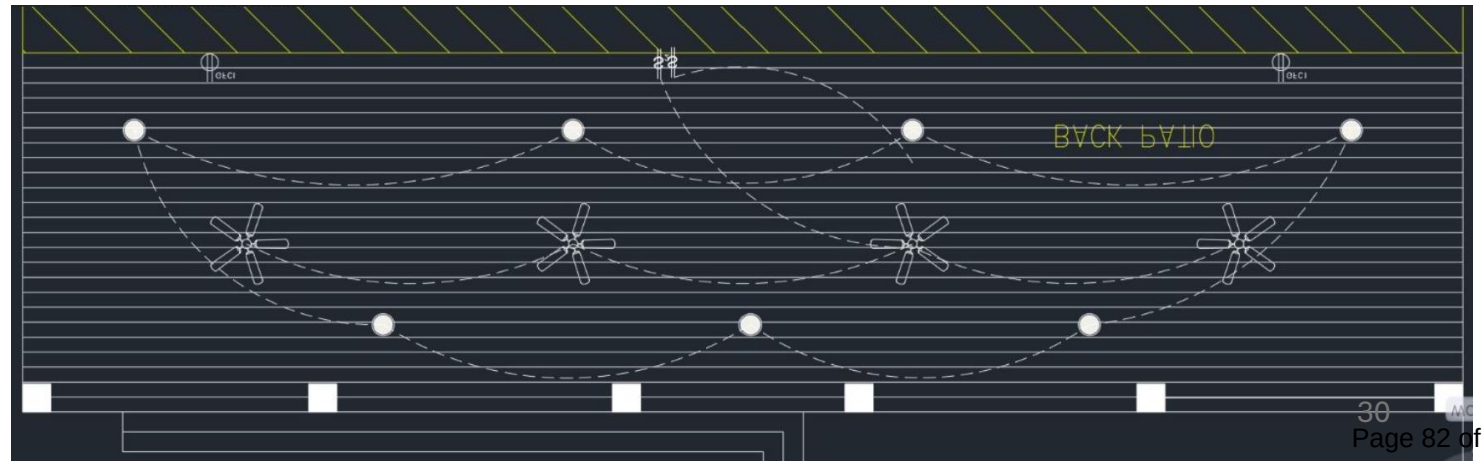
Lighting Type: HALO HLB series of can less recessed LED downlights matte finish low profile. Ceiling

- Total Fixtures:** 7
- Spacing:** See Below
- Offset:** See Below
- Beam Spread:** Wide-angle (90°–120°) for soft, even coverage

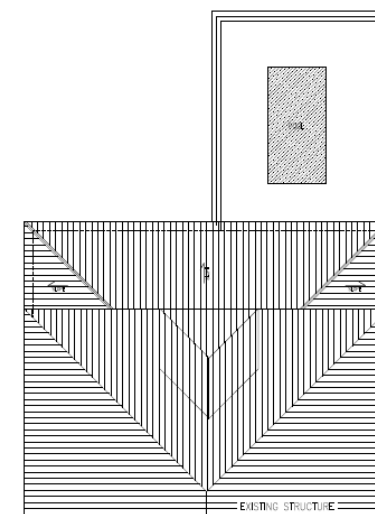
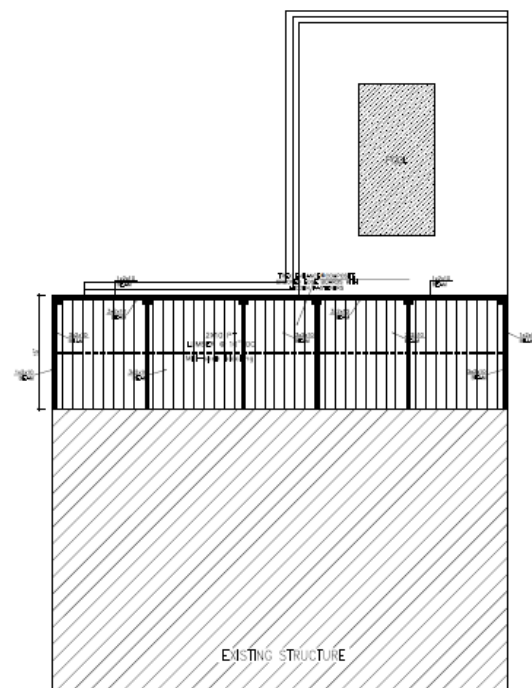
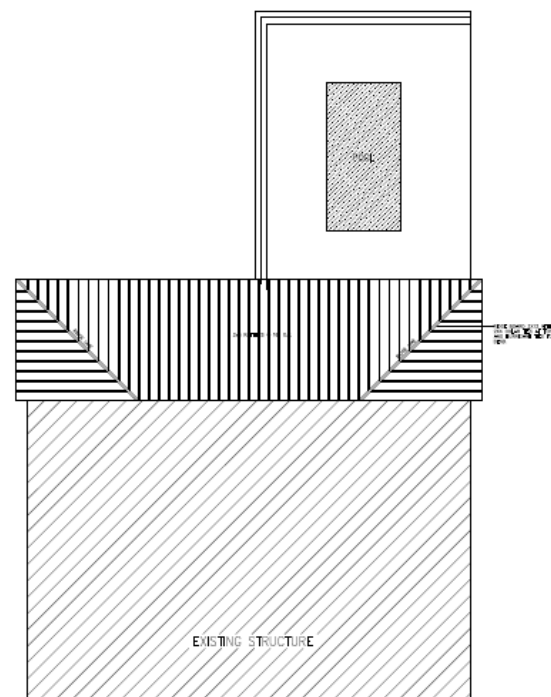


Rear Porch Ceiling Fans

Four Hunter 52 inch Outdoor or Indoor Ceiling Fan No Light - Black Ceiling Fan



Rear Porch Roof Layout and Framing Plan



New Elevations

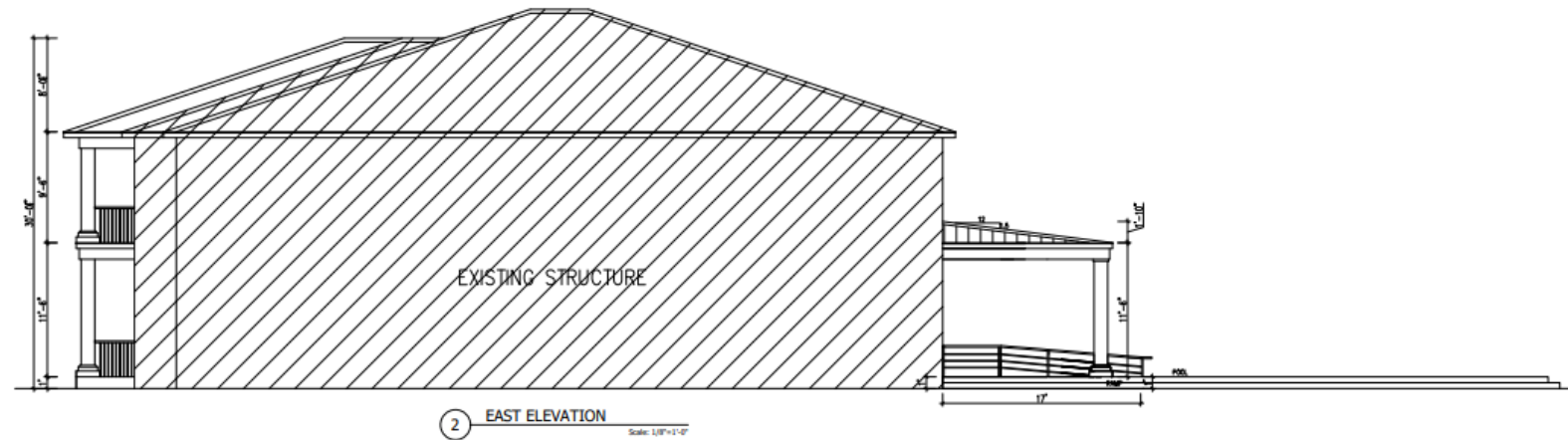
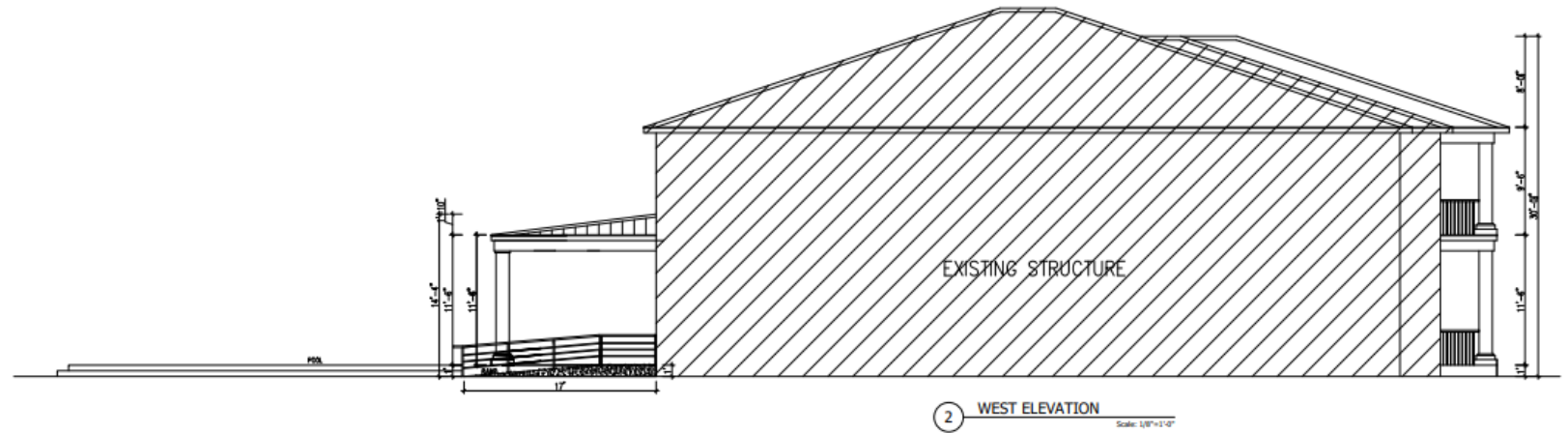


Front



Rear

New Elevations



Contacts

Carl Spear

850-393-6953

chspear@gmail.com

Katie Spear

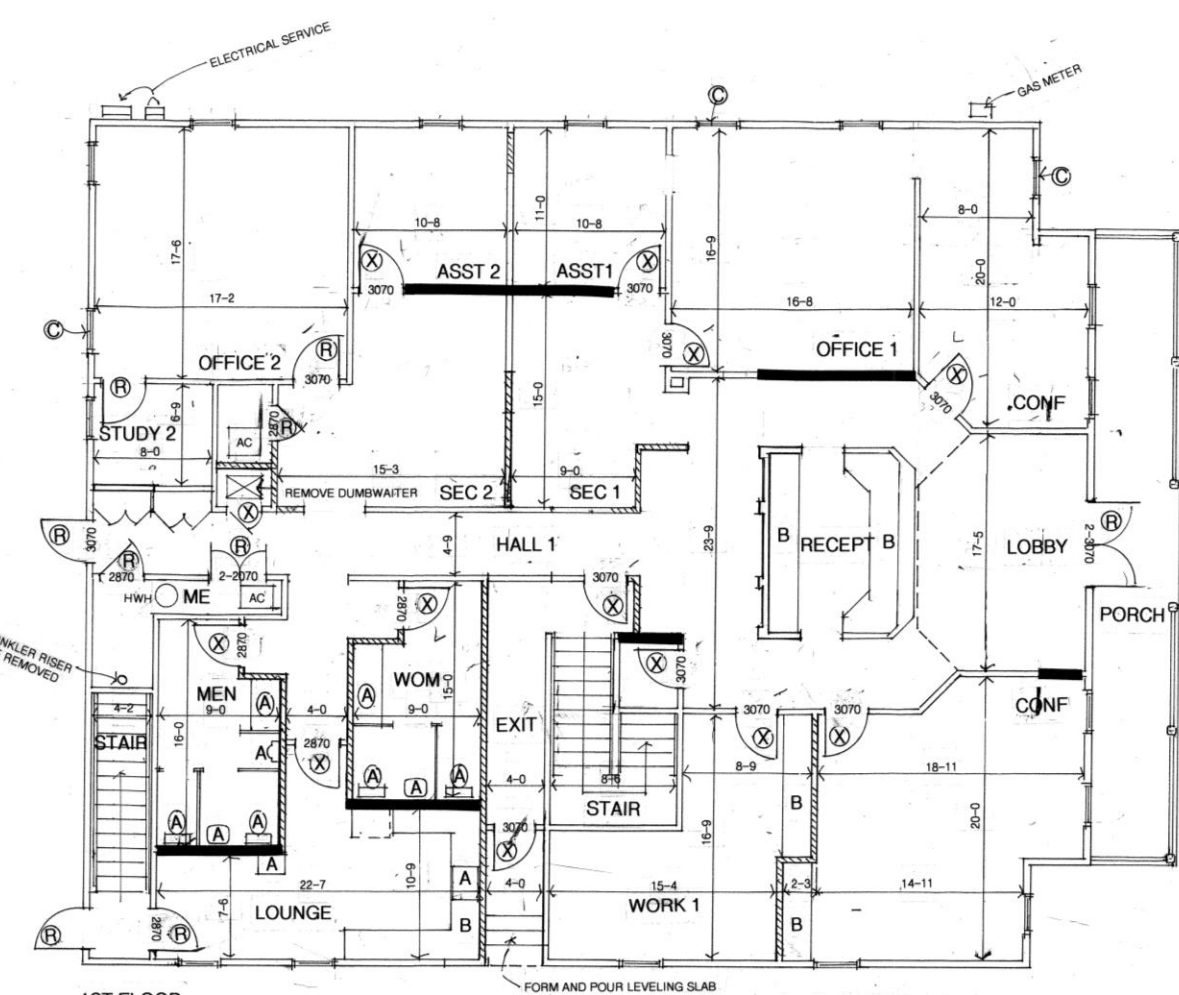
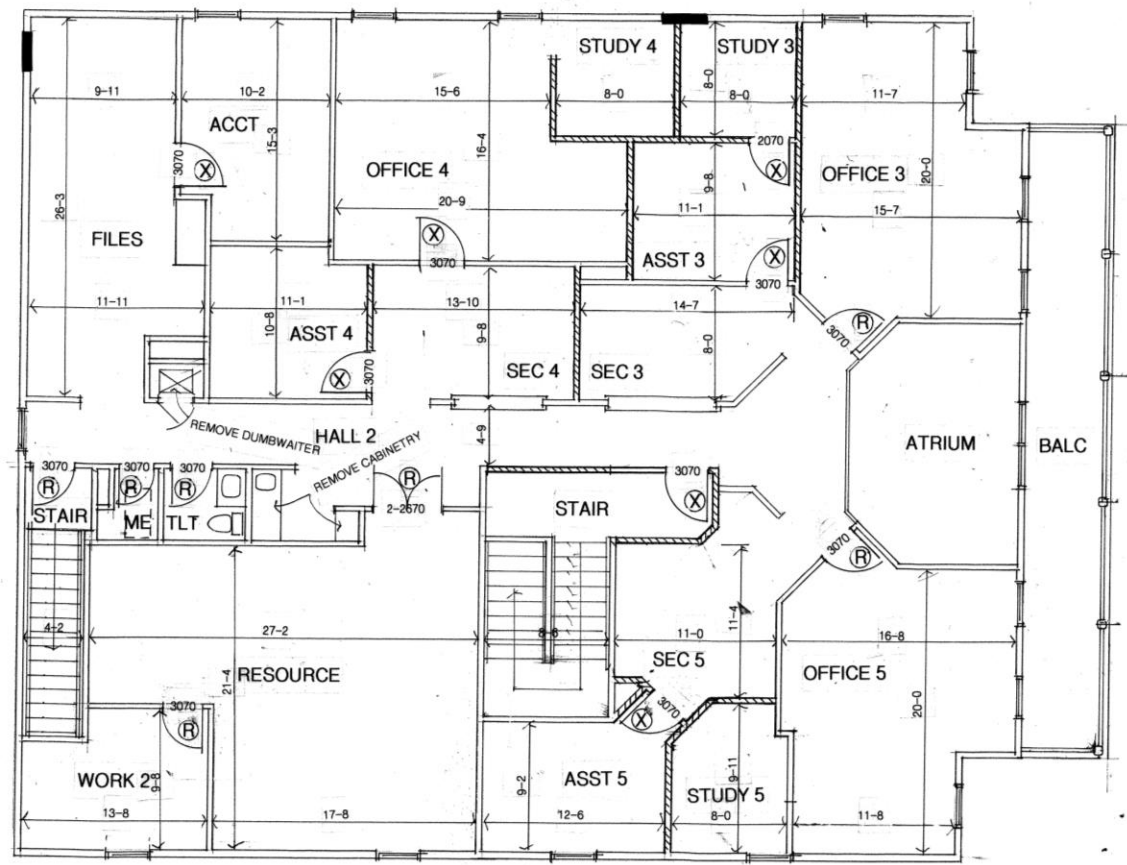
850-207-2080

kjgilbert77@gmail.com

Concept Only with Patio, Porch and Pool



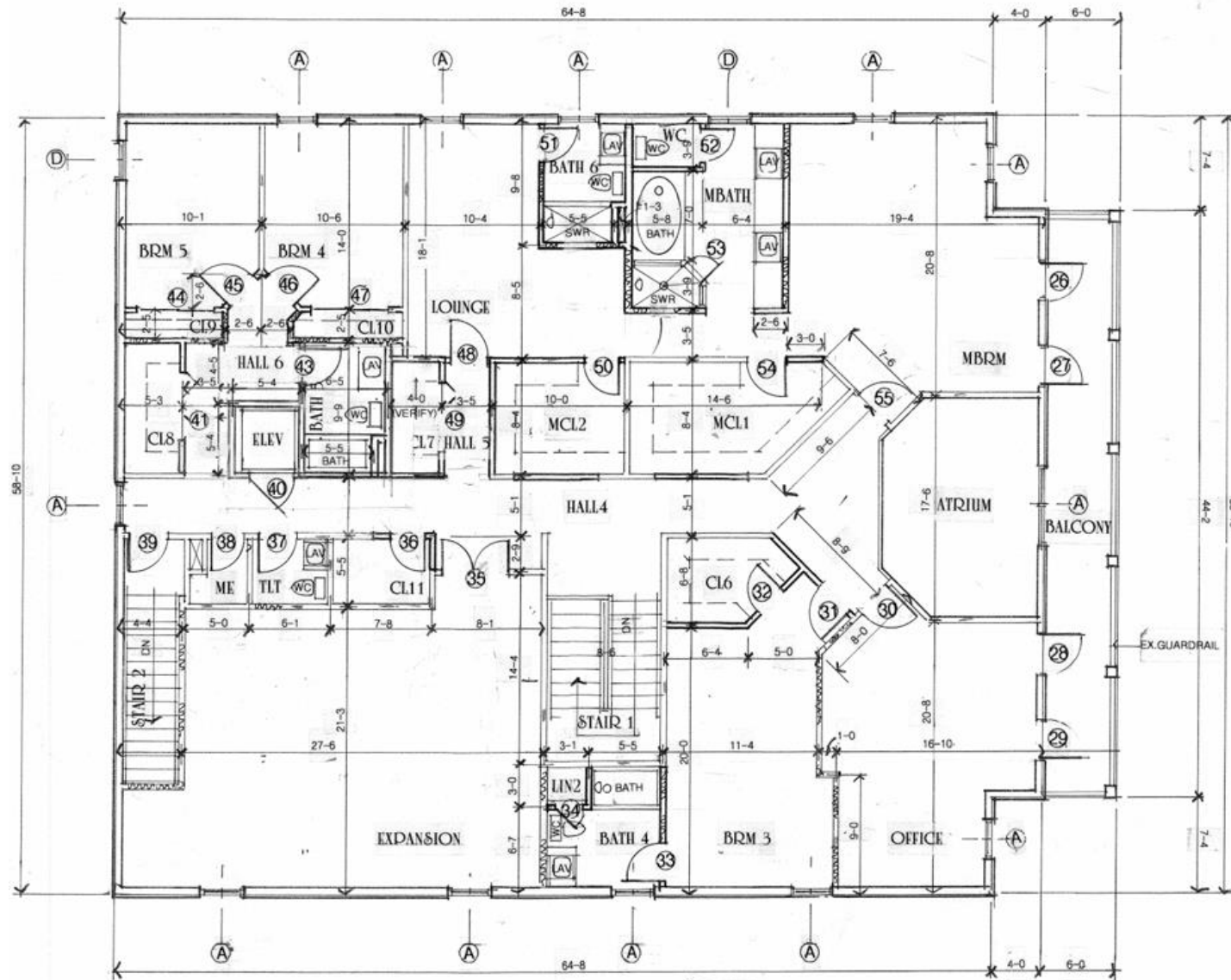
Appendix



DEMOLITION/
EXISTING PLANS
3/16-1'-0"

- DOOR SIZE → 3070
- ⊗ REMOVE DOOR
 - Ⓡ DOOR TO REMAIN
 - A REMOVE FIXTURE/PIPING
 - B REMOVE BUILTINS
 - C REMOVE/RELOCATE OR REPLACE WINDOW
- PARTITION TO BE REMOVED
--- LOAD BEARING WALL TO BE REMOVED-SEE SHEET 5

- NOTES
- REMOVE ALL FLOORING
 - REMOVE ALL DRYWALL
 - REMOVE ALL ACOUSTICAL CEILINGS
 - REMOVE ALL LITE FIXTURES/RECEPTACLES/WIRING
 - REMOVE ALL AC DIFFUSERS
 - REMOVE/RELOCATE DOORS
 - REMOVE PLUMBING FIXTURES/PIPING
 - REMOVE BUILTINS
 - REMOVE NOTED PARTITION FRAMING
 - REMOVE EXISTING FIRE SUPPRESSION SYSTEM



2ND FLOOR PLAN
3/16":1'-0"

R-11, 1/2"GB
EX. 2X4 @ 6"
1/2"GB
2X4 @ 16"
(NEW PARTITION)
2X4 @ 16" EX. PARTITION
EX. EXTERIOR WALL
EX. SHEATHING/SIDING

67 REG
6869
GREGORY R. UZDEVENES, ARCHITECT, P.A.
918 E. CERVANTES ST., PENSACOLA, FLA. 32501
850-432-9304 FAX: 438-4946 GUZD@BELLSOUTH.NET

ALTERATION TO
510 E. PARAGOSA

DATE: 2DEC24
JOB: 0624
REVISIONS:
3
SHEET

South Elevation



West Elevation



North Elevation



East Elevation





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1253

Architectural Review Board

9/18/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

114 W. DeSoto Street
North Hill preservation district / Zone PR-1AAA / City Council District 6
Replacement Windows at a Contributing Structure

SUMMARY:

Doug Campbell is requesting approval to replace 8 wood windows on the back of a contributing structure. The proposed windows are from the Acclaim Anderson line which is made from a composite Fibrex material. The products will be a mix of double-hung, casement, and picture windows to match the existing window type with a dark bronze exterior. The proposed double-hung windows will not have an exterior grille, though all are located at the back of the property.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(2)d.ii.(a) North Hill preservation district; Procedure for review; Decisions; Rules governing decisions
12-3-10(2)f. North Hill preservation district; Alterations to existing contributing structures

ATTACHMENTS:

1. ES00590
2. Images
3. Application and Materials

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. ES 590
Site Name Sublette, Robert W. House 830 == Survey Date 8005 820 ==
Address of Site: 114 W. DeSoto Street, Pensacola, FL 32501 905 ==
Instruction for locating W side of W. DeSoto Street between N. Baylen Street and
N. Spring Street 813 ==
Location: Belmont Tract 50 W 90' of E 186' 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Sublette, Hortensia
Address: 114 West Desoto Street, Pensacola, FL 32501 902 ==
Type of Ownership private 848 == Recording Date 832 ==
Recorder:
Name & Title: Guedez, Susan; Gantzhorn, Alan
Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use residence 838 ==
Check One Check One or More Present Use residence 850 ==
☐ Excellent 863 == ☐ Altered 858 ==
☒ Good 863 == ☒ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==
916 ==

NR Classification Category: District

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 ==

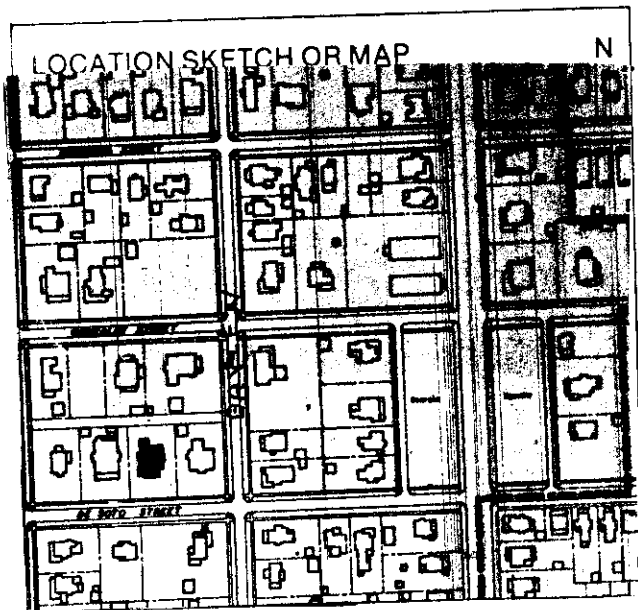
Areas of Significance: Architecture, History 910 ==

Significance:

The Sublette family built and currently owns this house. Robert Sublette, the original owner, sold real estate. His daughter lives in the house today.

SEE SITE FILE & TAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Classical Revival 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) wood, novelty siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES s/ 2 tiered portico w/ 6 massive columns extending through 2nd tier;
2nd tier with spindle and spool baluster; 3 bay; access from S 942 ==
 FOUNDATION: brick pier 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): S gabled dormer 942 ==
 CHIMNEY LOCATION: E lat slope; W lat slope 942 ==
 WINDOW TYPE: DHS, 1/1, wood 942 ==
 CHIMNEY: brick, stuccoed, scored 882 ==
 ROOF SURFACING: composition shingle, butt 882 ==
 ORNAMENT EXTERIOR: architrave trim 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 1/2 950 ==
 NO. OF DORMERS 1 954 ==
 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:

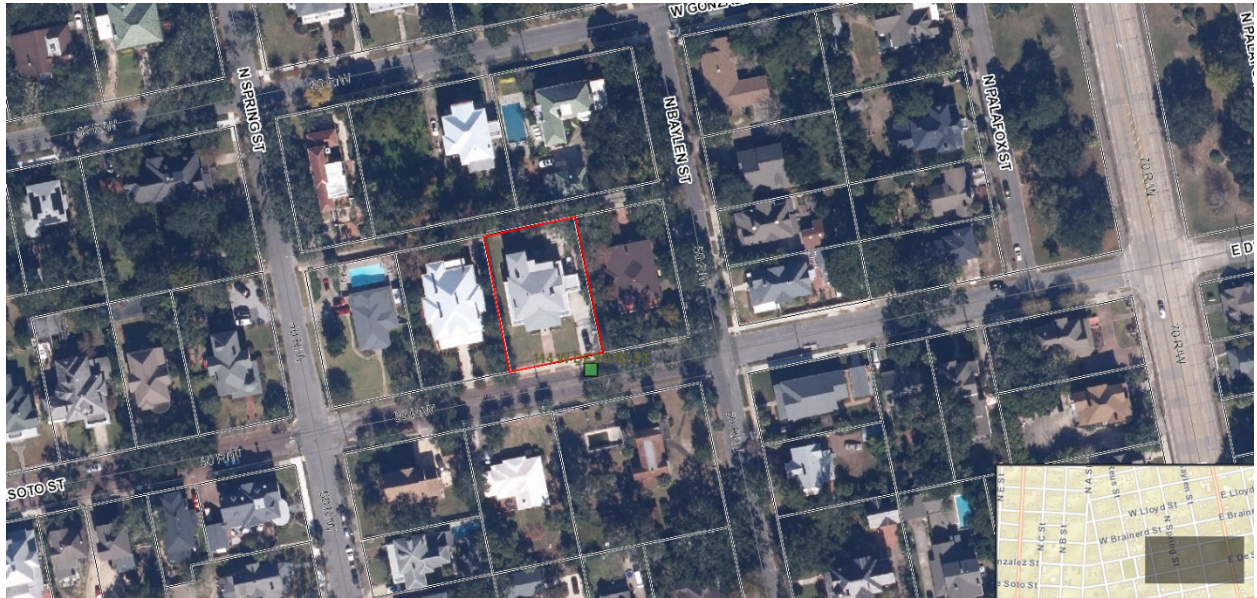
Zone Easting Northing

Photographic Records Numbers HPPB P80.10 Fr 32; NH 23-23, 24

Contact Print



114 W. DeSoto Street





**Architectural Review Board Application
Full Board Review**

Application Date: 8/21/25

Project Address: 114 West De Soto St

Applicant: Doug Campbell

Applicant's Address: 114 West De Soto St

Email: e_motionpictures@mac.com **Phone:** 850-261-5128

Property Owner: Doug and Alice Campbell

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. We are looking to replace 3 kitchen windows which are currently fixed picture windows. The two facing north we are planning to put in casement windows that will open the third over the sink facing east will be a picture window. The missing window in the butler pantry facing west will be a picture window. Upstairs we are replacing 2 windows in the rear facing North with double hung windows, one window back east side double hung, one window above the missing butler pantry window on the west side. double hung.

8 windows total. All existing windows are wood.

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.

Doug Campbell

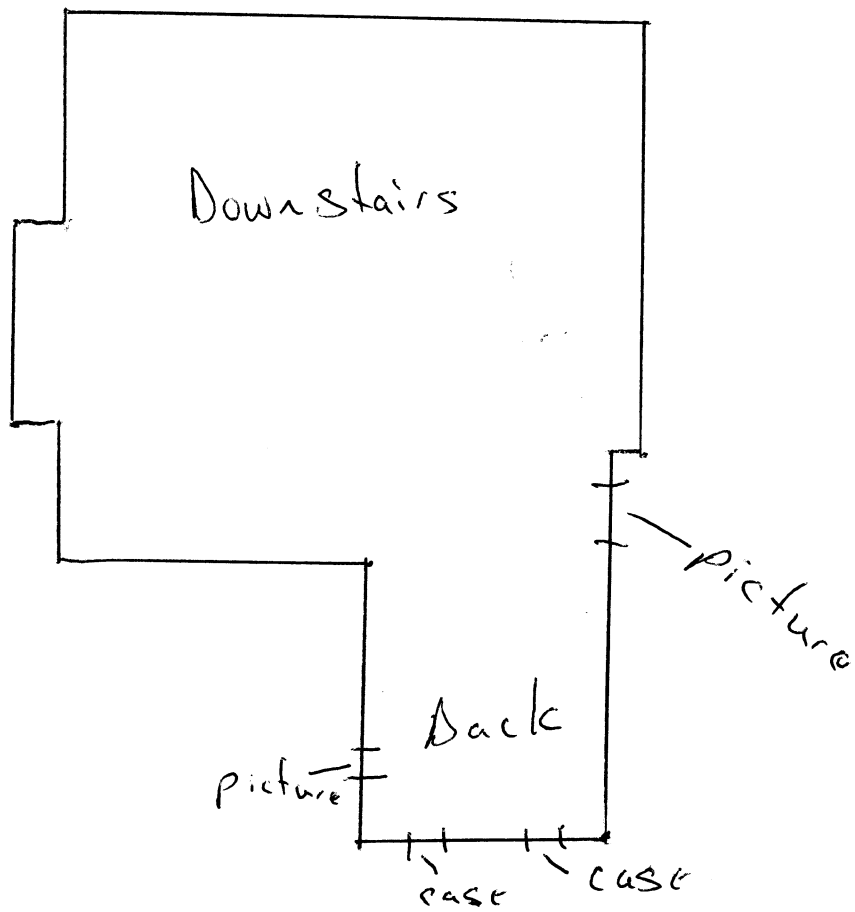
Applicant Signature

8/21/25

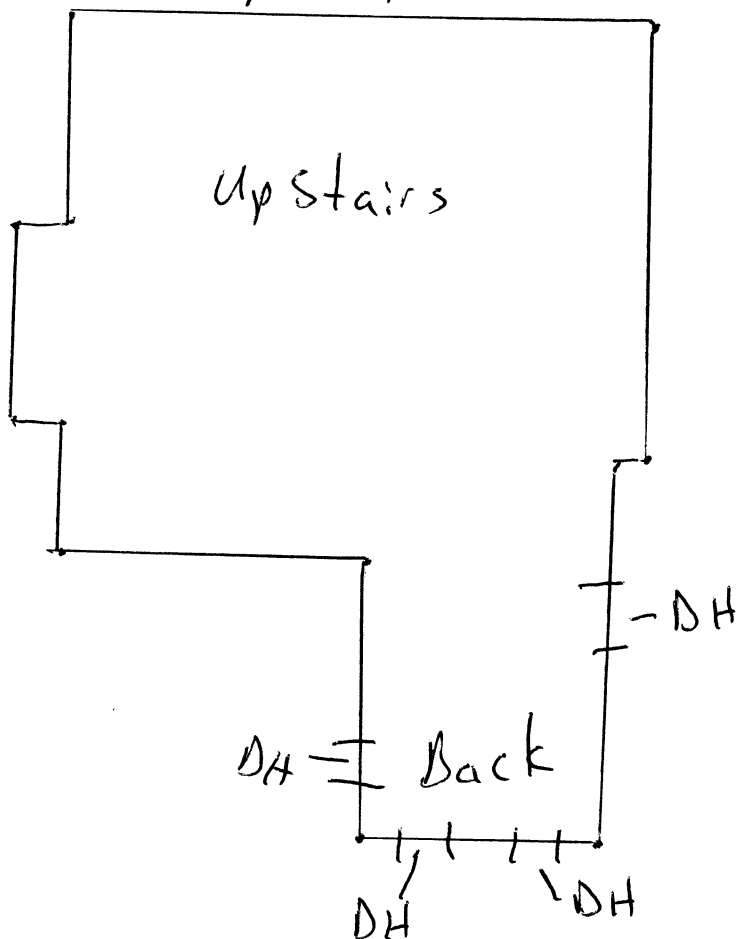
Date

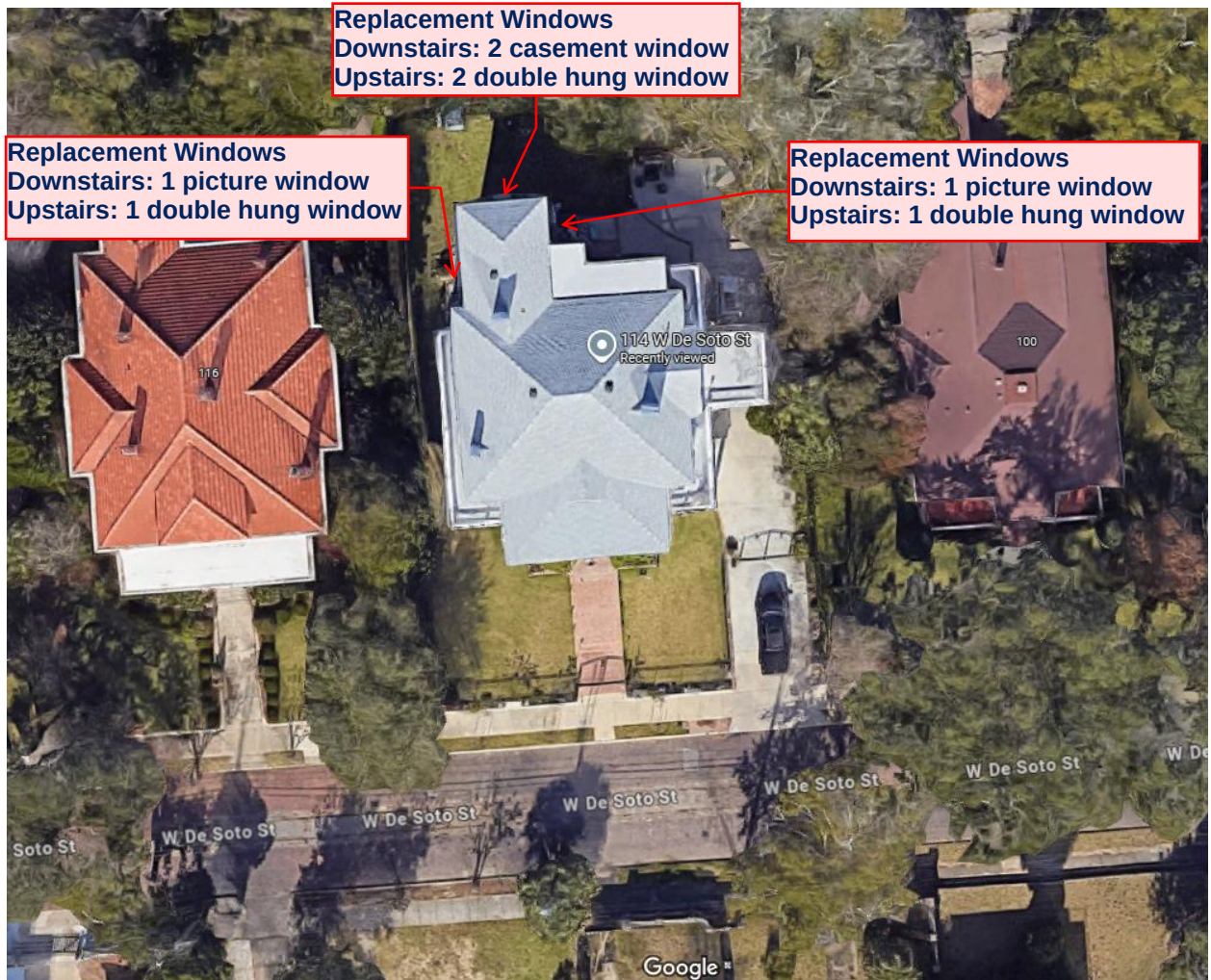
Front

114 W De Soto St



Front





Street view



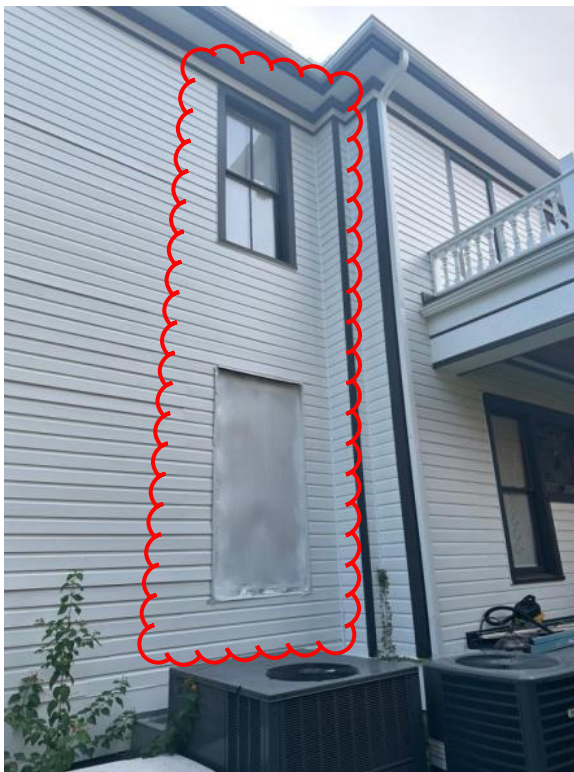
East side view back



Back view east



West back side showing missing window



West side view



East side view front



West side view back



Rear north view



Deteriorated condition of the windows





Partial

DBA: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC
CGC1527613
6020 Enterprise Dr. | Pensacola , FL 32505
Audra Thompson (850)712-7959

Alice Campbell
114 W De Soto St
Pensacola, FL 32501
Year Built: 1908
(850)261-5128

ID#:	ROOM:	SIZE:	IMAGE:	DETAILS:	PRICE:
106	Butler’s Pantry	40 W 84 H		Window: Acclaim™ Impact Picture , Base Frame, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 60 DP Rating: + 60 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Grille Style: No Grille Misc: None	\$7,745 \$5,744
107	Kitchen	35 W 33 H		Window: Acclaim™ Impact Casement Single , Left, Base Frame, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 60 DP Rating: + 60 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White , Corrosion Resistant Hardware Screen: Enhanced Visibility High Corrosion Resistant , Full Screen Grille Style: No Grille Misc: Misc project , Wood Window Sill	\$5,275 \$3,912
108	Kitchen	35 W 33 H		Window: Acclaim™ Impact Casement Single , Right, Base Frame, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 60 DP Rating: + 60 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White , Corrosion Resistant Hardware Screen: Enhanced Visibility High Corrosion Resistant , Full Screen Grille Style: No Grille Misc: Misc project , Wood Window Sills	\$5,275 \$3,912
109	Kitchen	24 W 45 H		Window: Acclaim™ Impact Picture , Base Frame, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 60 DP Rating: + 60 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Grille Style: No Grille Misc: Misc project , Wood Window Sills	\$4,585 \$3,401

205	Office	35 W 76 H		Window: Acclaim™ Impact Double-Hung (DG) , 1:1, Limited Travel Reduced 4.625, Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White , Corrosion Resistant Hardware, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant , Full Screen Grille Style: No Grille Misc: None	\$8,376 \$6,213
206	Office Bath	33 W 76 H		Window: Acclaim™ Impact Double-Hung (DG) , 1:1, Limited Travel Reduced 1.625, Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White , Corrosion Resistant Hardware, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant , Full Screen Grille Style: No Grille Misc: None	\$7,509 \$5,569
207	School Room	33 W 76 H		Window: Acclaim™ Impact Double-Hung (DG) , 1:1, Limited Travel Reduced 1.625, Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White , Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant , Full Screen Grille Style: No Grille Misc: None	\$7,509 \$5,569
208	School Room	33 W 76 H		Window: Acclaim™ Impact Double-Hung (DG) , 1:1, Limited Travel Reduced 1.625, Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior White Performance Calculator: Winde , Wind Speed 151, Zone 4, PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun Glass, No Pattern Hardware: White , Corrosion Resistant Hardware, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant , Full Screen Grille Style: No Grille Misc: None	\$7,509 \$5,569



Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA
Legal Name: JLM Windows, LLC | License # CGC1527613
6020 Enterprise Dr. | Pensacola , FL 32505
Phone: 850-546-4722 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Audra Thompson , (850)712-7959

Alice Campbell
114 W De Soto St
Pensacola, FL 32501
Year Built: 1908
H: (850)261-5128
C: 8505256608

FLOORPLAN - 1ST FLOOR



UNIT NOTES

FLOORPLAN - 2ND FLOOR



UNIT NOTES

JOB PHOTOS



Performance Report

DBA: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC

CGC1527613

6020 Enterprise Dr. | Pensacola, FL 32505

Phone: 850-546-4722 | Fax: 407-386-8262 | Customerservice@rbafla.com

Alice Campbell

114 W De Soto St

Pensacola, FL 32501

Year Built: 1908

H: (850)261-5128

C: 8505256608

The following table identifies fenestration performance requirements using the listed code, values, and coefficients. Calculation is based on the Winde application if the Zone and GCp values are populated to the individual unit calculations table. If GCp and Zone are listed as N/A, required unit performance rating was manually defined. When manual entries occur, it is Renewal by Andersen of Florida's responsibility to ensure the state, county, and/or municipality receives the proper data for state and local code requirements. A manually entered report will only be used in accordance when state and local building codes are met or exceeded.

SITE-SPECIFIC CONDITIONS

ASCE STANDARD	WIND ZONE (MPH)	EXPOSURE	MEAN ROOF HEIGHT (FT)	K _Z VALUE	RISK CATEGORY	WIND-BORNE DEBRIS REGION
Wind Speed: 7-16 Performance: 7-16	151	B	30	+ 0.7 / - 0.7	II	YES

INDIVIDUAL UNIT CALCULATIONS

ID	ROOM	PRODUCT TYPE	UNIT SIZE (in)	UNIT/TWA AREA (ft²)	ZONE	GCp	REQUIRED UNIT PERFORMANCE RATING	ACTUAL UNIT PG	ACTUAL UNIT DP	UNIT IMPACT RATED	APPROVAL NUMBER(S)
106	Butler's Pantry	Impact Picture	40 x 84	23.33	Zone 4	+ 0.93 / - 1.03	+ 23.2 / - 25.3	60	+ 60 / - 70	YES	N/A
107	Kitchen	Impact Casement -	35 x 33	8.02	Zone 4	+ 1 / - 1.1	+ 24.5 / - 26.6	60	+ 60 / - 70	YES	N/A
108	Kitchen	Impact Casement -	35 x 33	8.02	Zone 4	+ 1 / - 1.1	+ 24.5 / - 26.6	60	+ 60 / - 70	YES	N/A
109	Kitchen	Impact Picture	24 x 45	7.50	Zone 4	+ 1 / - 1.1	+ 24.5 / - 26.6	60	+ 60 / - 70	YES	N/A
205	Office	Impact Double-Hung (DG)	35 x 76	18.47	Zone 4	+ 0.95 / - 1.05	+ 23.6 / - 25.6	50	+ 50 / - 70	YES	N/A
206	Office Bath	Impact Double-Hung (DG)	33 x 76	17.42	Zone 4	+ 0.95 / - 1.05	+ 23.7 / - 25.7	50	+ 50 / - 70	YES	N/A
207	School Room	Impact Double-Hung (DG)	33 x 76	17.42	Zone 4	+ 0.95 / - 1.05	+ 23.7 / - 25.7	50	+ 50 / - 70	YES	N/A
208	School Room	Impact Double-Hung (DG)	33 x 76	17.42	Zone 4	+ 0.95 / - 1.05	+ 23.7 / - 25.7	50	+ 50 / - 70	YES	N/A

Values and assumptions used for Design Pressure Calculations:

- Design Pressure calculations are based on ASCE 7-16.
- No topographical effects (K_{zt} at 1.0)
- Velocity pressure exposure coefficient (K_z) is captured per site specific conditions
- Directionally factor K_d of 0.85
- Velocity Pressure (PSF) based on all selection building and site conditions
- Internal pressure coefficient (GCpi) is +/- 0.18
- External pressure coefficient (GCp) is captured on individual unit calculations

Windborne Debris Regions require that window and door openings have opening protection via:

- An impact rated window or door, or
- An impact rated shutter or other impact rated coverings, or
- Wood structural panels of a certain type, thickness, and fasteners, etc.

This Performance Report and the information within this Performance Report may only be used in connection with Renewal by Andersen products, only at the address listed above, only for the products identified above, and only for the homeowner listed above. Performance of other units not listed may vary. The information in this Performance Report must be confirmed by the local Renewal by Andersen retailer with your local building code official. This Performance Report is issued solely by the legal entity listed under "Legal Name" above.

FEEL CONFIDENT TRUST YOUR HOME TO THE MASTERS

By working with the best people across the board, we're able to push industry installation standards to new heights. Our Certified Master Installers are the best team for the job – the team we trust to handle the windows built just for you. Rigorously trained, respectful, and friendly, you'll see why we're proud to call them Certified Master Installers.



A quality experience is in the details

We've long understood that all the care, pride, and craftsmanship we put into our products would mean little without professional installation. It's from these standards that we created our Certified Master Installer program.



Our standards are tough

Prior to certification, we require all trainers and installers at our certified locations to demonstrate their knowledge of construction materials, building codes, and installation methods. We understand you work hard for your home, and we want you to be as comfortable as possible throughout the installation process.



We take a unique approach

Not only do we provide a professional process from start to finish, our Certified Master Installer program takes this to the next level by placing your new windows and patio doors in the hands of skilled master installers with years of experience.



Only the best people make the cut

We take pride in setting the highest standards in the market, with no stone left unturned. This includes the people installing your windows. We're proud to put our name in their hands.



Made from the material that outperforms all others.

All of our Acclaim® windows are made of Fibrex® material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, or corrode.² It is also two times stronger than vinyl and resists warping and bowing. So, you'll never need to scrape or paint your Acclaim replacement windows.

ENGINEERED WITH
FIBREX
MATERIAL



Smart Materials

Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.

Color Choice

Our unique process fuses color to Fibrex material for long-lasting beauty. And it offers dark exterior colors not available on most other replacement windows.

Exceptional Comfort

Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.

Outstanding Durability

Fibrex material retains its stability and rigidity in all climates.²

	FIBREX MATERIAL	VINYL	ALUMINUM	WOOD
Insulating Properties	✓	✓		✓
Low Maintenance	✓	✓	✓	
Resistance to Decay/Corrosion	✓	✓		
Structural Rigidity	✓		✓	✓
Durability	✓		✓	✓
Color Choices	✓			✓
Dark Color Performance	✓		✓	✓

DOUBLE-HUNG WINDOWS

This classic window style is an excellent choice no matter where you live. Choose gently curved contemporary or squared traditional check Rails.

CONVENIENT

Both top and bottom sash tilt in for easy cleaning.

ELEGANT

Traditional look of mortise-and-tenon joints styling.

ACCURATE

Fits perfectly in many restoration and renovation projects.



Double-Hung Equal Window



Double-Hung Cottage Style Window



Double-Hung Reverse Cottage Style Window



Combination Window

EXPRESS YOUR STYLE

Check Rail Options



Contemporary



Traditional



“My new windows look beautiful and can be opened from the bottom or top.”

CAROL P.

Acclaim Double-Hung Windows / White Interior



Acclaim Double-Hung Windows / White Interior / Colonial Grilles



Acclaim Double-Hung Windows / Maple Interior / Colonial Grilles



Acclaim Double-Hung Windows / White Interior



Acclaim Double-Hung Windows / Black Interior



Acclaim Double-Hung Windows / White Exterior / Colonial Grilles

CASEMENT AND AWNING WINDOWS

Our casement windows catch a breeze and direct fresh air indoors, allowing the most ventilation of any window style. Acclaim awning windows let in fresh air, even on rainy days!

EASY

Casement windows open wide to allow easy cleaning of outside glass from the inside® and can be hinged from the right or left.

SECURE

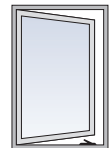
One lever positioned in an easy-to-reach location securely locks the casement window at multiple points for a weathertight seal.

CONVENIENT

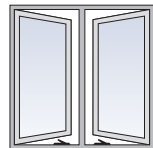
Awning windows are recommended for use over cabinets, counters, or areas where opening and closing require a reach.

EFFICIENT

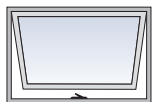
Casement and awning windows are our most energy-efficient ventilating window styles.



Casement Window



Casement Double Window



Awning Window



Combination Window

EXPRESS
YOUR
STYLE



“Renewal by Andersen was by far the best investment I’ve ever made for my home.”

PAUL M.

Acclaim Casement and Picture Combination Windows / Oak Interior



Acclaim Casement and Specialty Equal Leg Arch Combination Window / Oak Interior / Colonial Grilles



Acclaim Casement Windows / White Interior / Simulated 2¼" Double-Hung Check Rail / Modified Colonial Grilles



Acclaim Awning Window / Pine Interior



Acclaim Casement and Picture Windows / White Interior

PICTURE WINDOWS

Transform your home with Acclaim picture replacement windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

ADAPTABLE

Match or change your home's appearance by combining picture windows with other windows.

STRONG

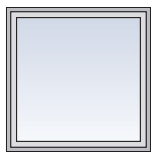
Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.

VERSATILE

Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



Picture Window



Fixed Picture Window



Combination Window

EXPRESS
YOUR
STYLE



Acclaim Picture and Specialty Windows / Terratone Exterior



Acclaim Picture Windows / Pine Interior

“The new windows are gorgeous and receive rave reviews from our visitors.”

ROBERT R.



Acclaim Picture Window / White Interior

Schedule Your free In-Home Consultation



Call

your local Renewal by Andersen representative



Click

over to
RENEWALBYANDERSEN.COM



Visit

your local Renewal by Andersen showroom



Acclaim Picture Window / White Interior



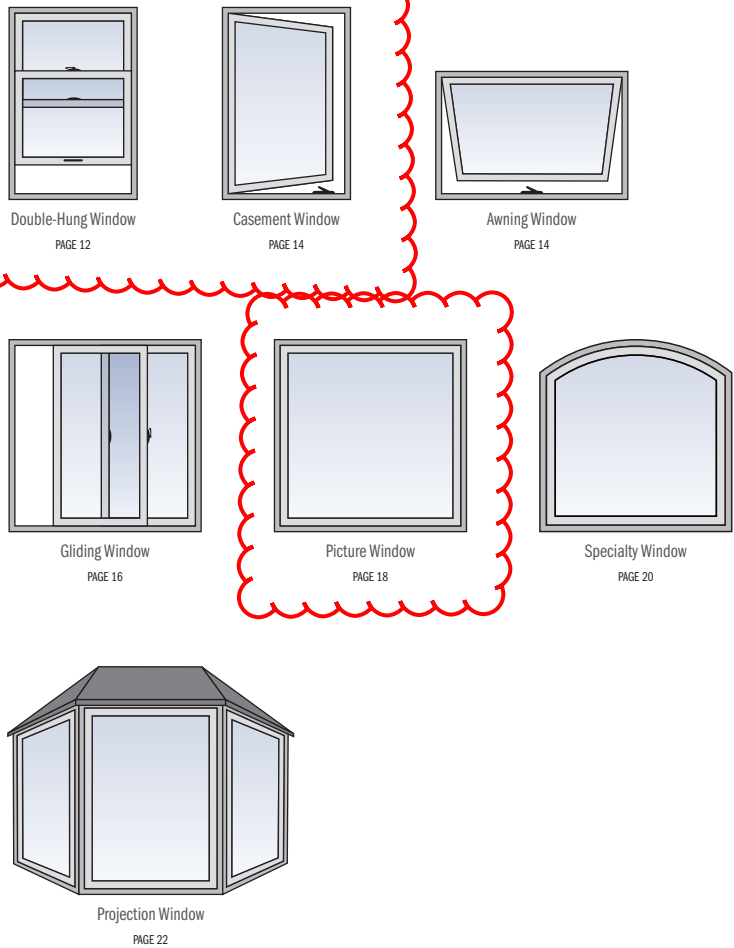
Acclaim Picture and Specialty Equal Leg Arch Combination Window / Oak Interior

CHOOSING ACCLAIM® REPLACEMENT WINDOWS IS EASY...

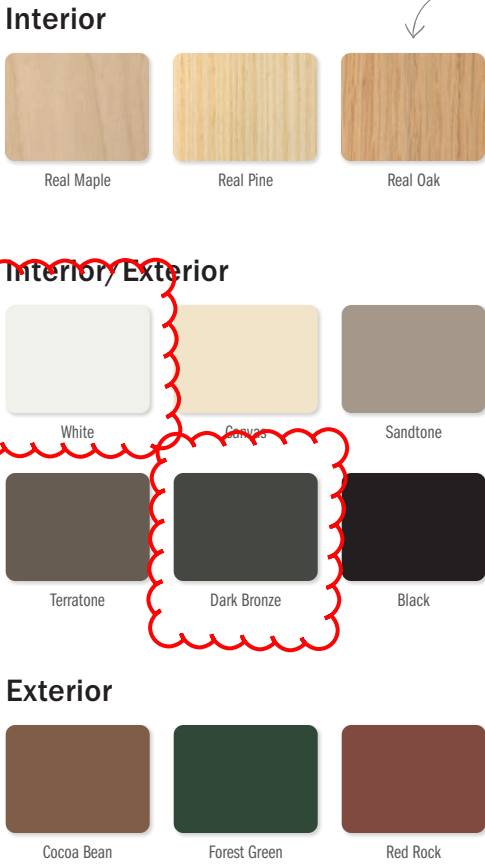
WE MAKE IT EASY SO YOU CAN SIT BACK AND RELAX, KNOWING YOU'VE SELECTED A PROFESSIONAL, START-TO-FINISH WINDOW AND DOOR REPLACEMENT COMPANY.

The Renewal by Andersen process starts with our consultative sales approach. Our experienced sales representatives will work with you to find solutions to enhance your home's functionality, energy efficiency, and beauty.

1 Select Window Styles



2 Select Colors⁵

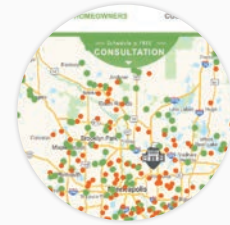


3 Select Hardware and Options



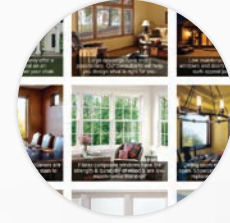
ACCLAIM®
REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

Visit Us Online at
RENEWALBYANDERSEN.COM



See independent homeowner reviews and completed projects from your neighborhood.

Explore how new windows will look in your home.



Get ideas and be inspired by our window options.

Five Key Environmental and Energy Solutions

While we care about you and your home, we also care deeply for the world in which we all live.

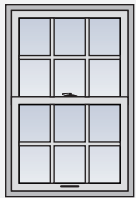


Customize Your Windows

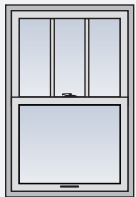
Renewal by Andersen offers a wide range of creative grille patterns to enhance the look of your home.

All of our grilles are designed to be long lasting¹² with low-maintenance performance. With such a broad range of high-profile grille options, you can match your home’s current architecture, change the look and style of your home, or incorporate them into a renovation project for historical accuracy.

Patterns



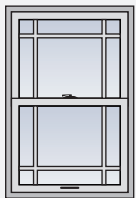
Colonial
Specified number of squares per sash.
Double-hung window shown



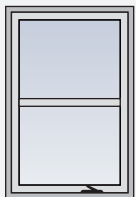
Farmhouse
Two vertical bars meet a wider horizontal rail or bar at the center of the window.
Casement window shown



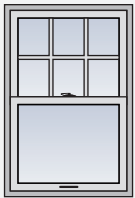
Prairie
Two vertical and two horizontal bars per sash to form 4-inch corner squares.
Double-hung window shown



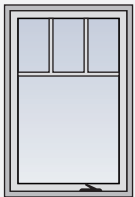
Modified Prairie
Two vertical bars and one horizontal bar per sash.
Double-hung window shown



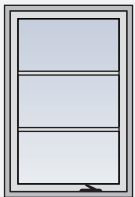
Simulated Double-Hung
Preserve the look of a traditional window.
Casement window shown



Modified Colonial
Specified number of squares on one sash.
Double-hung window shown



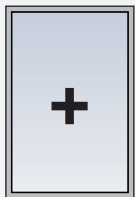
Fractional
Specified number of vertical bars meet a horizontal bar.
Casement window shown



Equal Light
Specified number of horizontal bars, equal distance apart.
Casement window shown

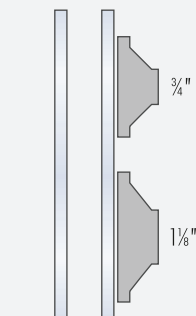
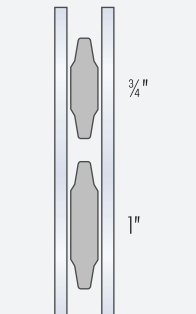
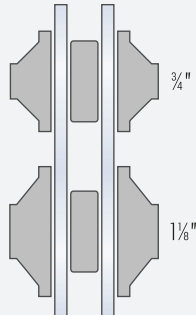


Custom
Create a new pattern or revive one from the past.
Casement window shown



More
Ask your design consultant for more grille options.
Picture window shown

Profiles



Home Exterior
Between Glass
Home Interior

Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.

Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.

Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.



Acclaim Casement and Picture Windows / Black Interior / Fractional Grilles



Acclaim Casement Window / White Interior / Prairie Grilles



Acclaim Double-Hung Window / Black Exterior / Custom Grilles



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1254

Architectural Review Board

9/18/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

409 N. 6th Avenue
Old East Hill preservation district / Zone OEHR-2 / City Council District 6
Front Porch Reconstruction at a Contributing Structure

SUMMARY:

Grant and Lisa Nooe are requesting approval reconstruct the existing porch along the front and side of a contributing structure. The existing porch is reported to have significant wood rot and damage caused by water intrusion. The new porch will match the existing footprint, and it will be covered by a roof which is consistent with historic records for the structure. The existing brick skirting is planned to remain, and the columns will be 6x6 posts wrapped with Hardie and painted white. The porch decking is planned to be composite TimberTech in a dark hickory color.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(3)e.3.ii.(a) Old East Hill preservation district; Procedure for review; Decisions; Rules governing decisions.

12-3-10(1)g. Old East Hill preservation district; Renovation, alterations and additions to existing contributing structures

ATTACHMENTS:

1. ES01993
2. Images
3. Application and Materials

Page 1

☒ original
☐ updateHISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES 01993

Recorder #

SITE NAME James F. Mozley, HouseHISTORIC CONTEXTS Spanish-American WarNAT. REGISTER CATEGORY DistrictOTHER NAMES OR MSF NOS NoneCOUNTY EscambiaOWNERSHIP TYPE Private - IndividualPROJECT NAME West-East Hill

Survey; S&R

DHR NO 3226

LOCATION (Attach copy of USGS map, sketch-map of immediate area)

ADDRESS 409 North 6th Ave.CITY PensacolaVICINITY OF / ROUTE TO West-East Hill Neighborhood, W side of N 6th Ave.
between E. LaRue St. and E. Belmont St.SUBDIVISION East King TractBLOCK NO 4 LOT NO 11PLAT OR OTHER MAP County Appraiser's Sheet #68TOWNSHIP 2SRANGE 30WSECTION 191/41/4-1/4IRREGULAR SEC? ☒ Y ☐ N LAND GRANTUSGS 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 UnknownBUILDER: F M L UnknownCONST DATE 1910 CIRCA C RESTORATION DATE(S): MODIFICATION DATE(S): MOVE: DATE ORIG LOCATION ORIGINAL USE(S) PRESENT USES(S)

DESCRIPTION

STYLE Frame VernacularPLAN: EXTERIOR IrregularINTERIOR NO.: STORIES 1 OUTBLDGS 0 PORCHES 1 DORMERS 0STRUCTURAL SYSTEM(S) Ballon Wood FramingEXTERIOR FABRIC(S) Asbestos Shingles covering drop sidingFOUNDATION: TYPE pier MATLS brickINFILL NonePORCHES E & N porch/turned wood columns/5/NROOF: TYPE Cross hipSURFACING Asbestos shinglesSECONDARY STRUCS. porch, shedCHIMNEY: NO 2 MTLS brickLOCNS S: offset, lateral N: offset,WINDOWS DHS, 2/2; DHS, 4/1; sliding, 2; transom over door; DHS, 1/1; lateralDHS, 1/1; upper light is decorative stained glassEXTERIOR ORNAMENT none observedCONDITION FairSURROUNDINGS residential

NARRATIVE (general, interior, landscape, context; 3 lines only)

door has four lights half way down; typical house in comparison to those around it.

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? xy n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? xy n likely, need info insf inf

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

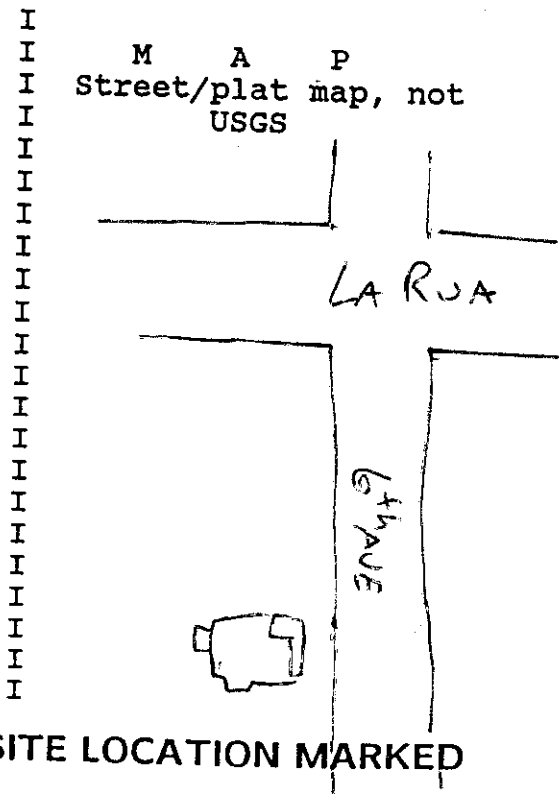
* * *DHR USE ONLY* * * * * DHR USE ONLY * *
*
* DATE LISTED ON NR *
* KEEPER DETERMINATION OF ELIG.(DATE): -YES -NO *
* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES -NO *
* LOCAL DETERMINATION OF ELIG.(DATE): -YES -NO *
* OFFICE *
* * *DHR USE ONLY* * * * * DHR USE ONLY * *

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

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N102WEH (Frames 7-8)

P H O T O G R A P H

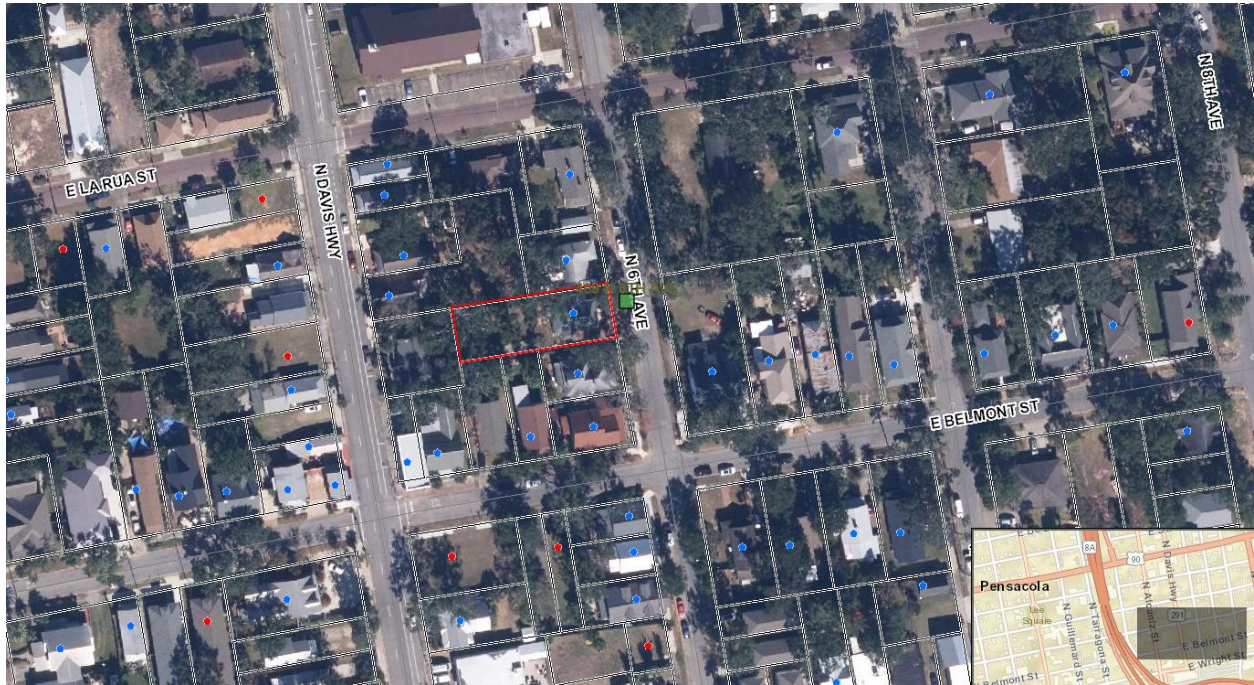
Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



409 N. 6th Avenue



**Architectural Review Board Application
Full Board Review**

Application Date: 8/20/2025

Project Address: 409 N. 6th Avenue
Applicant: Grant & Lisa Nooe
Applicant's Address: 409 N. 6th Avenue
Email: grantnooe@gmail.com **Phone:** (601) 291-1339
Property Owner: _____

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

Application is hereby made for the project as described herein:

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

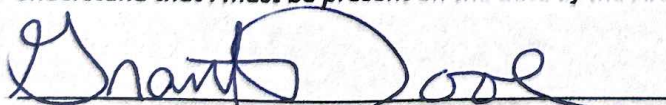
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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

1. Replace existing portico with new porch covering along front and side of existing structure.
2. Replace rotten 1x6x6.5 decking and truss supports.
3. Replace existing porch posts with new treated 6"x6" posts wrapped with white hardie board and trim.
4. Replace aging roof (>15 years old) on entire home, to include new covered porch area.

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

August 20, 2025
 Date

409 N 6th Ave



WOOD ROT & DAMAGE CAUSED BY WATER INTRUSION







EXCERPT FROM OCTOBER 2024 HOME INSPECTION

Defects or deficiencies

3.2.1 Porch, Patio, Decking, Steps, & Balcony

-DAMAGE OR DETERIORATION

FRONT PORCH

Further deterioration from roof run off may occur if not corrected.

Recommend a qualified person or contractor evaluate and correct all as necessary.





grant nooe <grantnooe@gmail.com>

409 N. 6th Avenue - porch inquiry

Adrianne Walker <AWalker@cityofpensacola.com>

To: "grantnooe@gmail.com" <grantnooe@gmail.com>

Tue, Aug 12, 2025 at 10:00 AM

Cc: "jasmineabgfl@gmail.com" <jasmineabgfl@gmail.com>

Good morning,

The historic photograph included in the Florida Master Site File form (attached) confirms that a porch covering was original to the structure which can be restored per 12-3-10(3)e.3.iii. - No provision of this section shall be interpreted to prevent the restoration or reconstruction of any historic building or feature (as listed by West Florida Historic Preservation, Inc.) in its original style, dimensions or position on its original structural foundation.

A porch covering must be reviewed at a monthly meeting of the Architectural Review Board. The next meeting is September 18 at 2 pm with a deadline to submit one pdf application via email to me by EOB on August 28.

Please provide the following information in one pdf—

- Application (pg. 1 only)
- Photographs of the structure (all four sides and photos of front porch)
- Plans for porch covering with dimensions and setbacks marked
 - Front yard setback – 15' from property line
 - Side yard setback – 5' from property line
- Details for materials, colors, textures, etc.
 - Provide product info for materials, light fixtures, etc.

I will review the application for completeness before requesting the hard copies and fee payment (\$50). You or a representative must attend the meeting to answer questions. Please let me know if you have any questions.

Thanks,

Adrianne

Adrianne Walker, M.A., RPA
Historic Preservation Planner

Visit us at <https://cityofpensacola.com/>

222 W Main St.

Pensacola, FL 32502

Office: 850.435.1671

awalker@cityofpensacola.com

**IMAGES OF
409 N 6TH AVE
OBTAINED FROM
HISTORICAL ARCHIVES**



ENGINEER DRAWINGS FOR FRONT PORCH COVER

Grant Nooe Porch Roof

409 N 6th Ave
Pensacola, FL 32501

MATERIAL PROPERTIES:

Where applicable, and unless otherwise noted, the following material properties were assumed in this design and shall be verified by a qualified professional.

Soil bearing capacity (lateral)	400 psf/ft
Soil bearing capacity (vertical)	1,500 psf
Concrete strength @ 28 days	3,000 psi
Structural steel	36 ksi
Concrete reinforcement bars	60 ksi
Bolts	Grade A325
Anchor bolts	Grade F1554
Threaded rod	Grade A307 SAE 1018

All wood framing shall be visually graded nominal lumber, Southern Pine #2, unless otherwise specified.

DESIGN LIVE LOADS

- Floor = 40 psf
- Roof = 20 psf
- Uninhabitable attic w/o storage = 10 psf
- Uninhabitable attic w/ storage = 20 psf
- Habitable attics & sleeping areas = 30 psf

PROJECT NARRATIVE:

- Classification of Work: Addition
- Demo of existing front porch and addition of new porch along front and side of existing structure.

EXISTING CONDITIONS:

- The design contained in these plans is based on certain assumptions about the underlying structure that could not be verified during initial site visits without removing functioning components of the building. It is recommended that the Engineer of Record be notified after the underlying structure has been exposed in order to ensure compatibility with the design.
- Photographic documentation of demolition and construction shall be maintained by the contractor throughout the project and submitted to the owner upon completion.
- Existing conditions shall be verified by the Contractor. Any deviations shall be communicated to the Engineer of Record to ensure compatibility with the design.

BASIS OF DESIGN:

- Florida Building Code 2023 (8th Edition)
- ASCE 7-22: Minimum Design Loads and Associated Criteria for Buildings and Other Structures
- NDS 2018: National Design Specification for Wood Construction
- ACI 318-19: Building Code Requirements for Structural Concrete
- TMS 403-17: Direct Design Handbook for Masonry Structures

GENERAL NOTES:

- The design contained in this drawing applies only to the address shown. Installation at any other location must be approved in writing by the engineer of record.
- It is the responsibility of the contractor to notify the Engineer of Record, in the event that any existing conditions are found to be contrary to those shown in this drawing.
- All construction shall be in accordance with all applicable state and local building codes or standards.
- No changes or deviations from these plans shall be authorized without written approval from the Engineer of Record. The Engineer assumes no responsibility whatsoever for any unauthorized modifications or alterations to the design contained in this drawing.
- Contractor shall be responsible for following all applicable federal, state, and local regulations regarding job site safety and worker protection.
- Contractor shall be responsible for complying with state and local laws and ordinances including, but not limited to, zoning regulations, building setback boundaries, etc.
- Contact Sunshine State One Call of Florida, Inc., (SSOCOF) a minimum of two (2) full business days before excavation or demolition. If the job site is under water, notify SSOCOF a minimum of ten (10) full business days prior to excavation. They can be contacted by calling 1-800-432-0877.

FLASHING NOTE:

- Flashing shall be installed in a manner that prevents moisture from entering the wall and roof through openings or joints, through moisture permeable materials, and at intersections with parapet walls and other penetrations through the roof plane.

TREATED WOOD:

- The American Wood Protection Association (AWPA) has identified Use Category designations (UC) for wood treatment chemicals based on protection of the wood material.
- Where treated wood is required in this design, it shall conform to the AWPA Standard U1-15 shown in the table below.
- Metal fasteners in contact with preservative-treated wood shall be hot-dip galvanized following ASTM A153, Class D.
- Metal connectors in contact with preservative-treated wood require a minimum ASTM A653, Type G185 zinc-coated galvanized steel, or equivalent.

U1-15 USE CATEGORYSYSTEM: USER SPECIFICATION FOR TREATED WOOD

	Use Category	Service Conditions	Use Environment	Typical Applications
Interior	UC1 Dry	Above Ground / Dry	Continuously protected from weather or other sources of moisture	Interior construction and furnishings
	UC2 Damp	Above Ground / Damp	Protected from weather, but may be subject to sources of moisture	Interior construction
Exterior	UC3A Protected	Above Ground Coated & rapid water runoff	Exposed to all weather cycles, not exposed to prolonged wetting	Coated millwork, siding, and trim
	UC3B Exposed	Above Ground Uncoated or poor water run-off	Exposed to all weather cycles, including prolonged wetting	Decks, fence pickets, uncoated millwork
Ground Contact or Fresh Water	UC4A General Use	Non-critical components (low decay areas)	Exposed to all weather cycles, normal exposure conditions	Fence / deck / guardrail posts Crossties, utility poles
	UC4B Heavy Duty	Critical components, difficult to replace (high decay areas)	Exposed to all weather cycles, decay potential, includes salt water splash	Permanent wood foundations, building poles, and crossties
	UC4C Extreme Duty	Critical structural components (severe decay areas)	Exposed to all weather cycles, severe environments, extreme decay potential	Land / freshwater pilings, crossties, foundation pilings, utility poles
Marine Use	UC5C Southern Waters	Salt or brackish water and adjacent mud zone Gulf Coast	Continuous marine exposure (salt water)	Piling, bulkheads, bracing
Fire Retardant	UCFA Interior	Fire protection as required by codes. Above ground / Interior construction.	Continuously protected from weather or other sources of moisture.	Roof sheathing, roof trusses, studs, joists, paneling
	UCFB Exterior	Fire protection as required by codes. Above ground / Exterior construction.	Subject to wetting	Vertical exterior walls, inclined roof surfaces, quickly draining construction

FLORIDA PRODUCT APPROVAL NUMBERS

Product Description	Approval
Exterior doors and windows	Provided by Contractor
Roof covering	
Exterior wall cladding	
J-Bolts	ASTM F1554
Threaded rod	ASTM A307
Nuts	ASTM A563
Washers	ASTM F463
Simpson Strong-Tie: TTN-SS	FL2355-R8
Simpson Strong-Tie: SSW, SSWAB, SSWHS, WSW, WSWH	FL5113-R9
Simpson Strong-Tie: SD, SDCF, SDCP, SDHR, SDS, SDWF	FL9589-R9
Simpson Strong-Tie: ATR, ATUD, BP, CNW, CTUD, RTUD, TUD, TUW, URS	FL10007-R11
Simpson Strong-Tie: DTT, HDC, HDQ, HDU, HPA, LSTH, MASA, MPAL, PA, PAI, STHD	FL10441-R8
Simpson Strong-Tie: A, APA, APV, APB, APVB, APDJT, APVDJT, APHH, APL, APT, APVL, APVT, APLH, BVLZ, CBT, CJT, DJT, DS, FC, FWANZ, GA, H, HCJTZ, HH, KBS, L, LCE, LS, LSCZ, LSSJ, LSSR, LTP, ML, MMH, MMHC, MMLU, RBC, RST, RTC, STC, DTC, HTC, TJC, Z	FL10446-R7
Simpson Strong-Tie: AHEP, DSC, GBC, HCP, HHRC, HRC, LRU, LSU, TBE, TC, THA, THAI, THAL, THAR, THJ, LTHJA, LTHMA, TSB, VPA, VTOR	FL10447-R8
Simpson Strong-Tie: BT, BTB, BTH, CMST, CS, CSHP, CTS, DSP, SSP, TSP, H, HGT, HS, HSS, HST, HTS, HTSQ, LFTA, LSTA, LSTI, MGT, MST, MSTA, MSTC, MSTI, MTS, NCA, RCWB, RPS, RSP, SP, SPH, SS, ST, TB, TWB, VGT, WB	FL10456-R8
Simpson Strong-Tie: CBH, DU, DHU, DHUTF, HGU, HGUS, HHGU, HHUS, HSU, HTU, HU, HUC, HUCQ, HUS, HUSC, IUS, LGU, LU, LUC, LUS, MGU, MIU, MUS, SUR, SUL, U	FL10531-R7

FLORIDA PRODUCT APPROVAL NUMBERS

Product Description	Approval
Simpson Strong-Tie: BA, DGBF, DGF, DGHF, EG, EQG, GLS, GLTV, HB, HGLS, HGLT, HIT, HUSTF, HUTF, HUCTF, HWP, ITS, JB, JBA, LB, LBAZ, LEG, MEG, MIT, PF, RR	FL10667-R8
Simpson Strong-Tie: ABA, ABU, ABW, AC, ACE, BC, BCS, CB, CBS, CBSQ, CC, ECC, ECCU, CCQ, ECCQ, CPT, EPB, EPS, LCB, LPC, MPB, PB, PBS, PBV, PC, EPC, PPB, RPBZ	FL10860-R8
Simpson Strong-Tie: FJA, FSA, FRFP, GH, GLB, GLBT, HGLB, HGT, UFP, URFP	FL10866-R7
Simpson Strong-Tie: HHUS, HRS, HUQ, THGB, THGQ, THGW	FL11468-R6
Simpson Strong-Tie: DETAL, FGTR, H, HETA, HETAL, HGAM, HM, HHETA, LGT, LTA, META, MSTAM, MTSM	FL11473-R6
Simpson Strong-Tie: DTT, HD, HTT, LTT	FL11496-R7
Simpson Strong-Tie: SB, SSTB	FL13628-R7
Simpson Strong-Tie: CMST, HRS, FHA, MSTI, S/MST, HTS, LSTA, LSTI, MSTA, ST, LSUBH, SUBH, MSUBH, LTP, LTS, MSTC, MTS, S/B, S/H, S/HD, S/HDU, S/JCT, S/JUCT, S/LBV, S/LTT, S/DTT, S/HTT, HTT, S/MST, SP, SSP, DSP, TSP, STC, DTC, TBD, TJC	FL13872-R5
Simpson Strong-Tie: CCQM, ECCLO, HGUM, LGUM, MBHA, MBHU	FL13904-R6
Simpson Strong-Tie: SDW, SDWC, SDWH, SDWS, SDWV, STN	FL13975-R7
Simpson Strong-Tie: AS, ASHP	FL15363-R5
Simpson Strong-Tie: ET, GAC, GDP, GW, GTH, PDPA, PINW, PSVL, SET, STB, THD, VA	FL15730-R9
Simpson Strong-Tie: AT, ET, SET, STB, TTN, THD, TNT	FL16230-R9

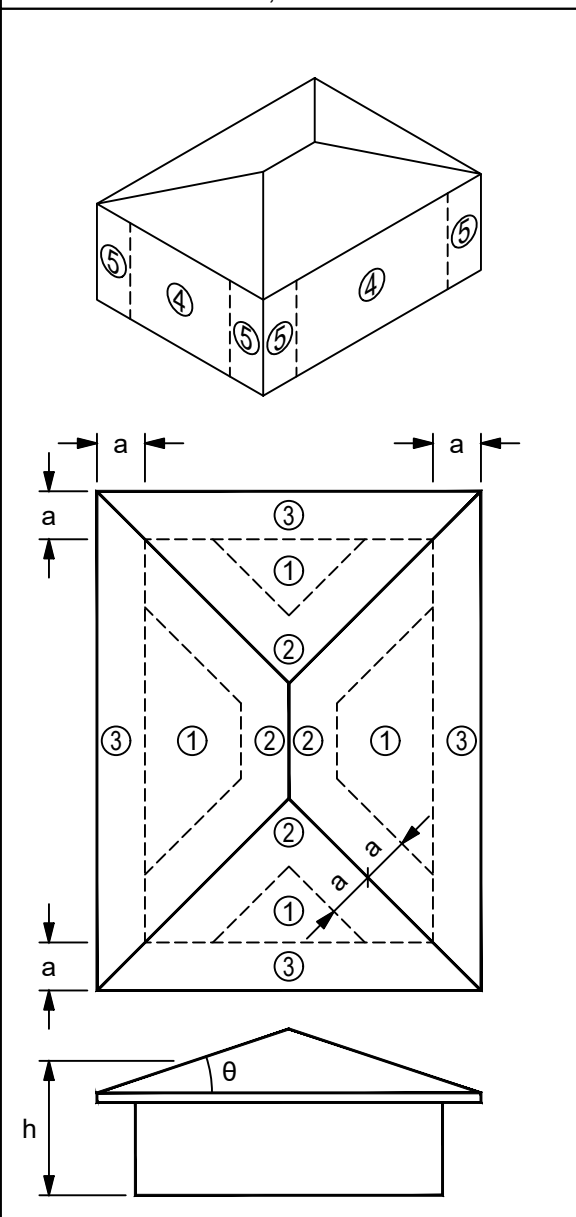
WIND DESIGN CRITERIA

EXISTING STRUCTURE	
Basic Wind Speed, Vult	160 mph
Nominal Wind Speed, Vasd	124 mph
Risk Category	II
Exposure Category	C
Internal Pressure Coefficient (GCpi)	±0.18
Roof Slope	5:12
Roof Angle, θ	22.6°
End Zone, a	3.2 ft

C&C PRESSURE (psf)

ZONE	LRFD		ASD	
	+	-	+	-
Roof - 1	41.6	-74.7	25.0	-44.8
Roof - 2	41.6	-103.1	25.0	-61.9
Roof - 3	41.6	-103.1	25.0	-61.9
Soffit - 3	55.8	---	33.5	---
Wall - 4	55.8	-60.5	33.5	-36.3
Wall - 5	55.8	-74.7	33.5	-44.8

HIP ROOF, 20° < θ ≤ 27°



ASAP Engineer Partner:

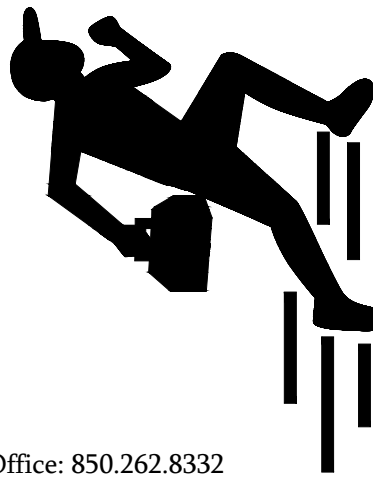
HUBER
ENGINEERING LLC

PO Box 36205 / Pensacola, FL 32516

Project Name:
Grant Nooe Porch Roof

Project Location:
409 N 6th Ave
Pensacola, FL 32501

ASAP
ENGINEER



Office: 850.262.8332

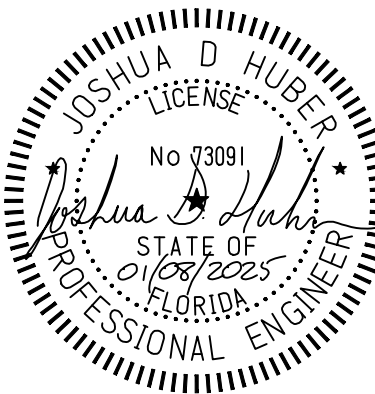
Cover Page

Date

Revision

Draftsman:	ATH
Engineer:	JDH
Project #:	2024-008
Sheet:	G1

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Joshua D. Huber FLPE 73091

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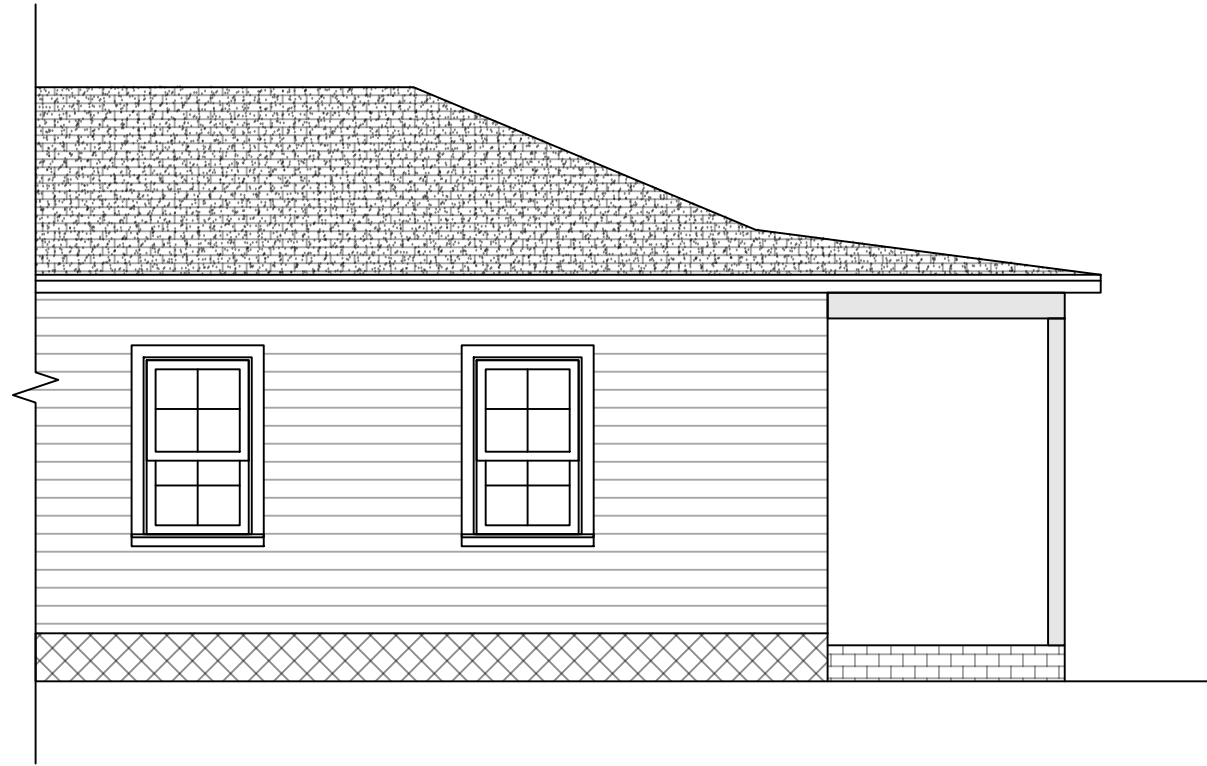
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Joshua
D Huber

Digitally signed by
Joshua D Huber
Date: 2025.01.08
08:33:15 -06'00'



1 Existing
Not to Scale



2 South Elevation
Scale: 3/16" = 1'-0"



3 East Elevation
Scale: 3/16" = 1'-0"

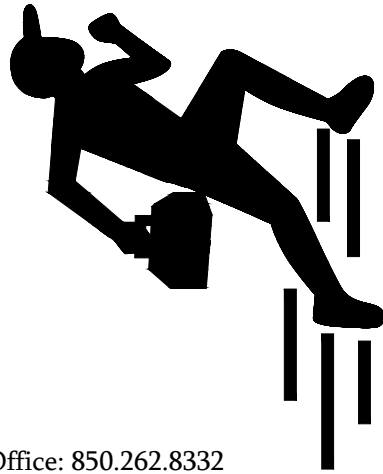


4 North Elevation
Scale: 3/16" = 1'-0"

Project Name:
Grant Nooe Porch Roof

Project Location:
409 N 6th Ave
Pensacola, FL 32501

**ASAP
ENGINEER**



Office: 850.262.8332

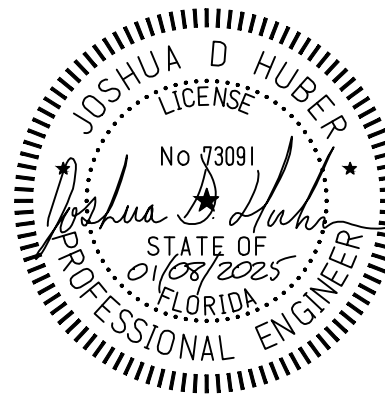
Elevations

Date

Revision

Draftsman: ATH
Engineer: JDH
Project #: 2024-008
Sheet: **A1**

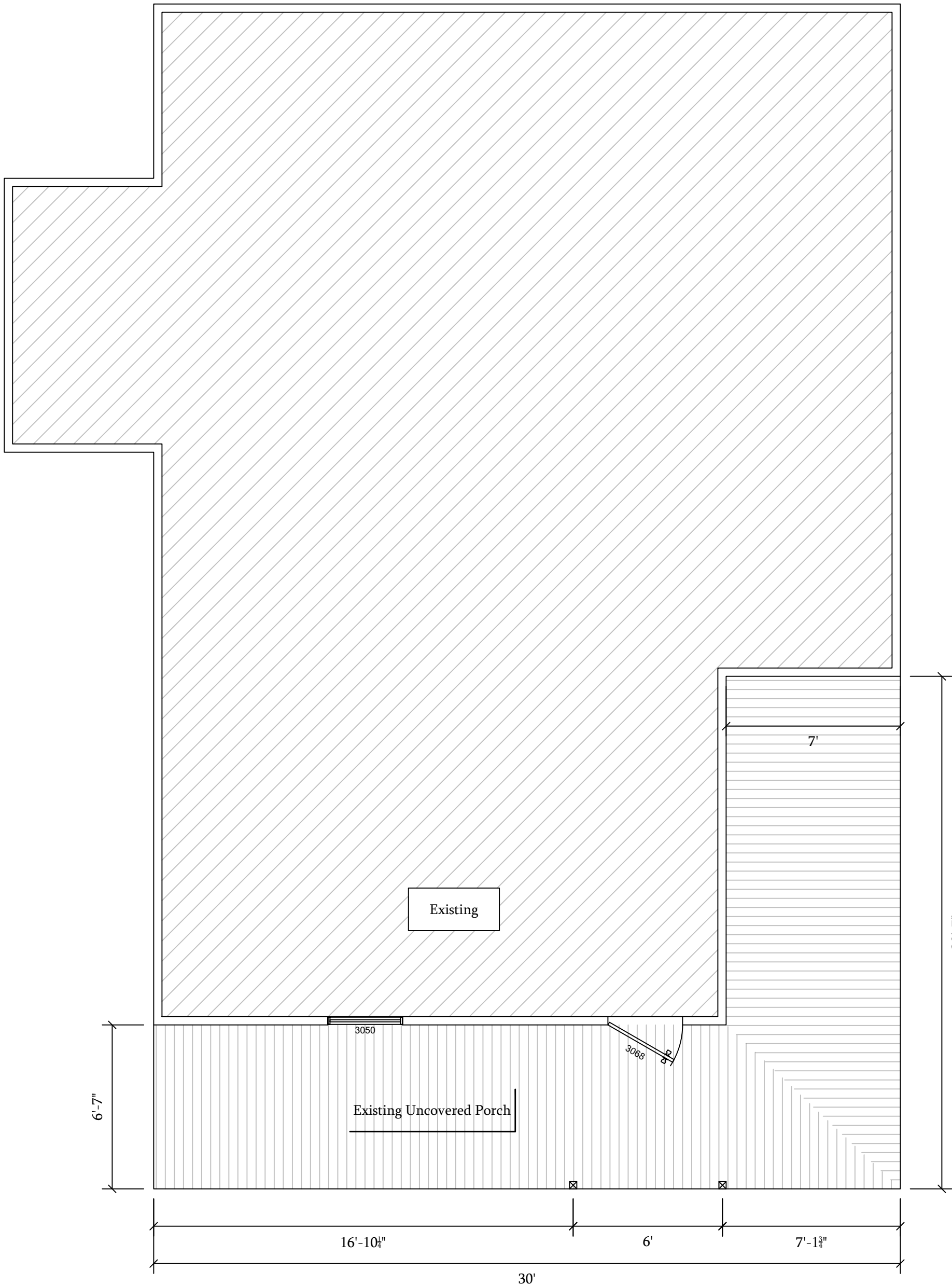
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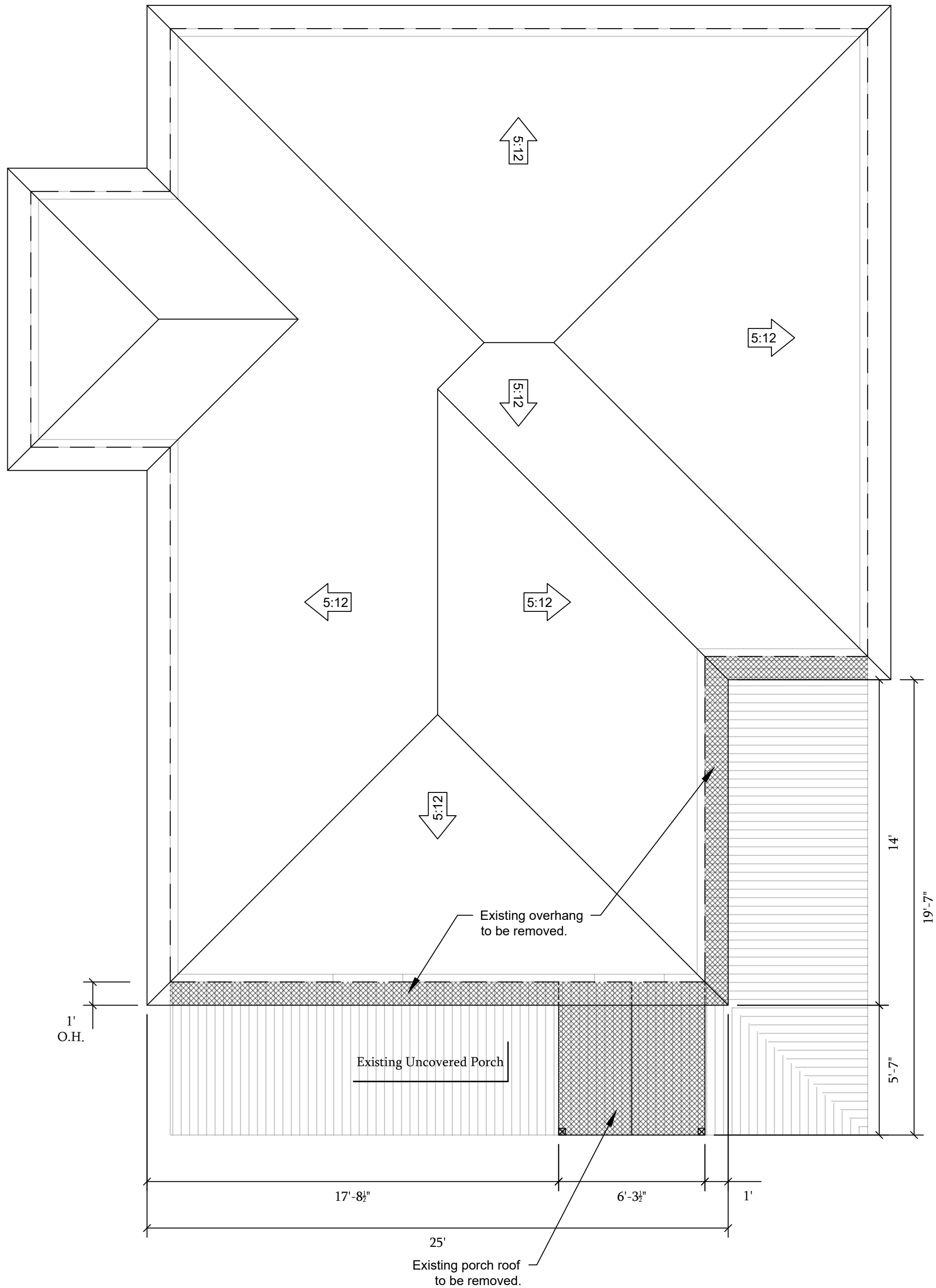
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1 Existing Layout
Scale: 1/4" = 1'-0"

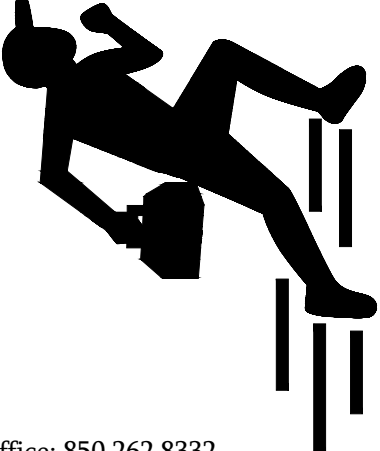


2 Existing Roof
Scale: 1/4" = 1'-0"

Project Name:
Grant Nooe Porch Roof

Project Location:
409 N 6th Ave
Pensacola, FL 32501

ASAP
ENGINEER

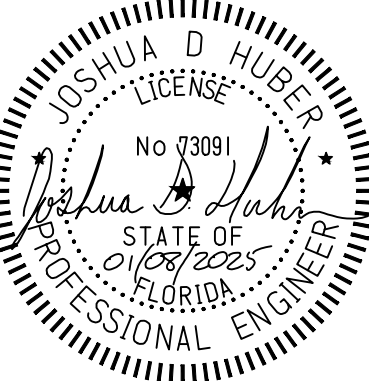


Office: 850.262.8332

Existing	Revision		Date	

Draftsman:	ATH
Engineer:	JDH
Project #:	2024-008
Sheet:	A2

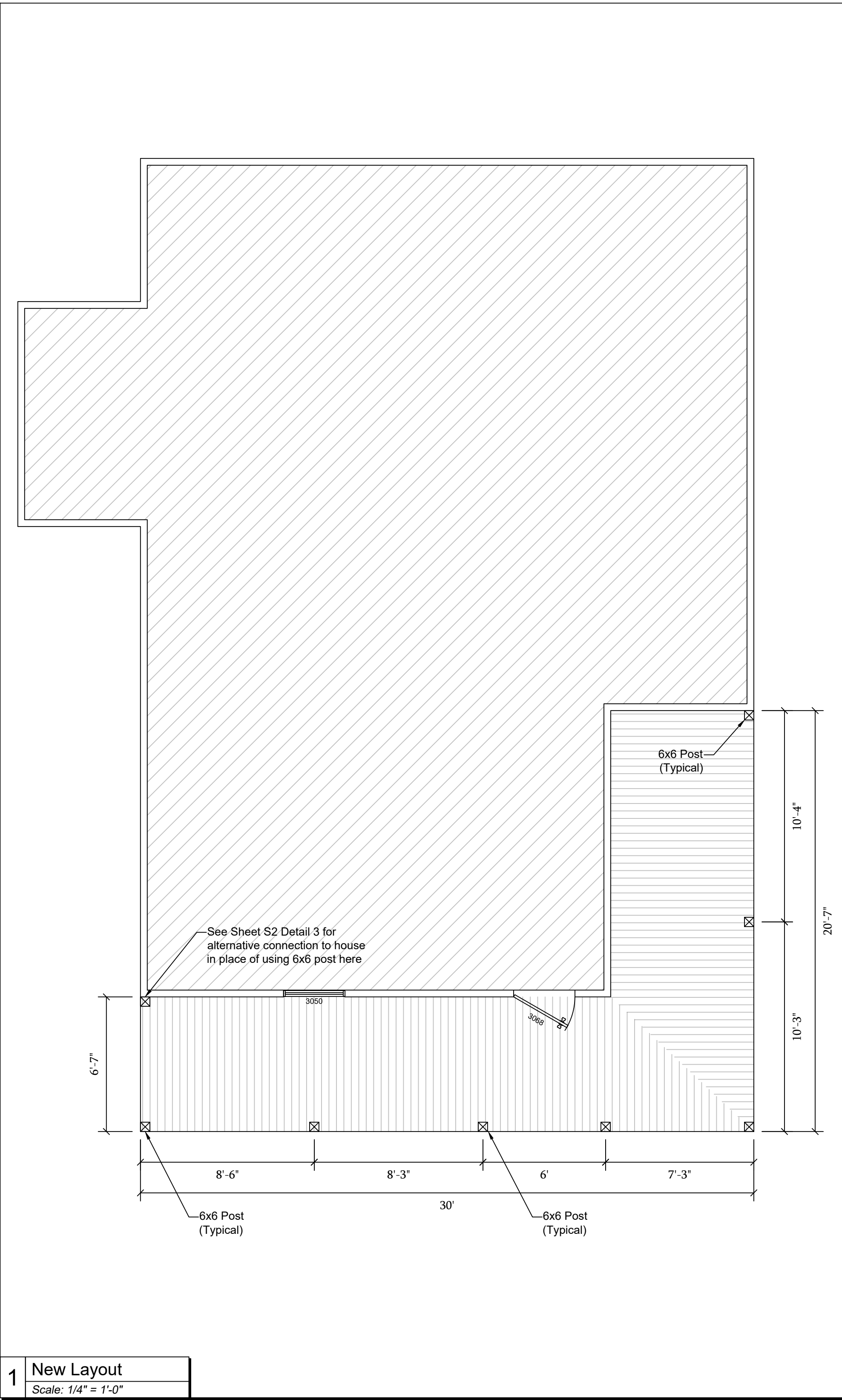
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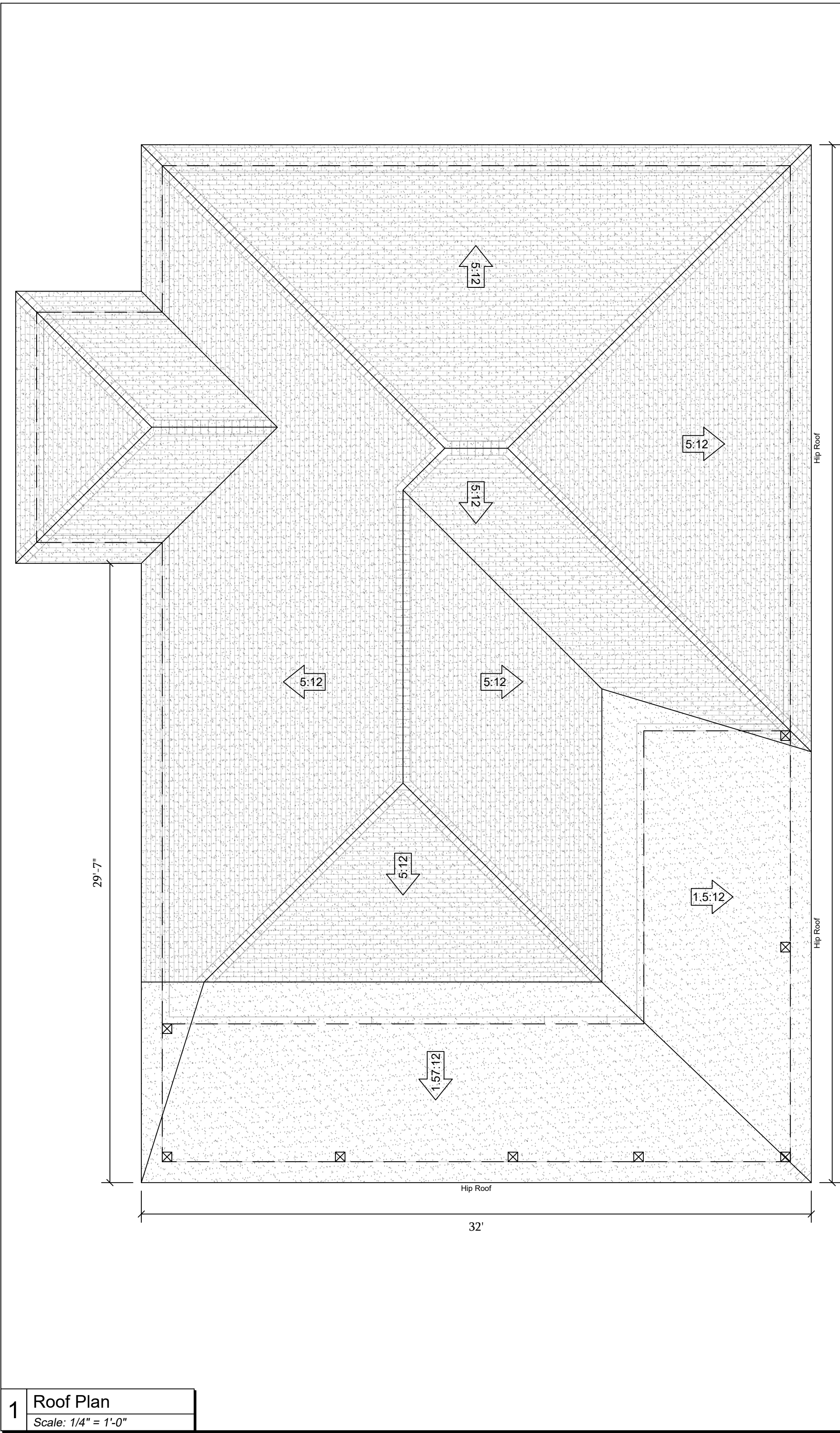
Joshua D. Huber
FLPE 73091

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



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

ASAP Engineer Partner:
HUBER
ENGINEERING LLC
PO Box 36205 / Pensacola, FL 32516

Project Name:
Grant Nooe Porch Roof

Project Location:
409 N 6th Ave
Pensacola, FL 32501

ASAP
ENGINEER

Office: 850.262.8332

New Floor Plan

Revision

Date

Draftsman: ATH

Engineer: JDH

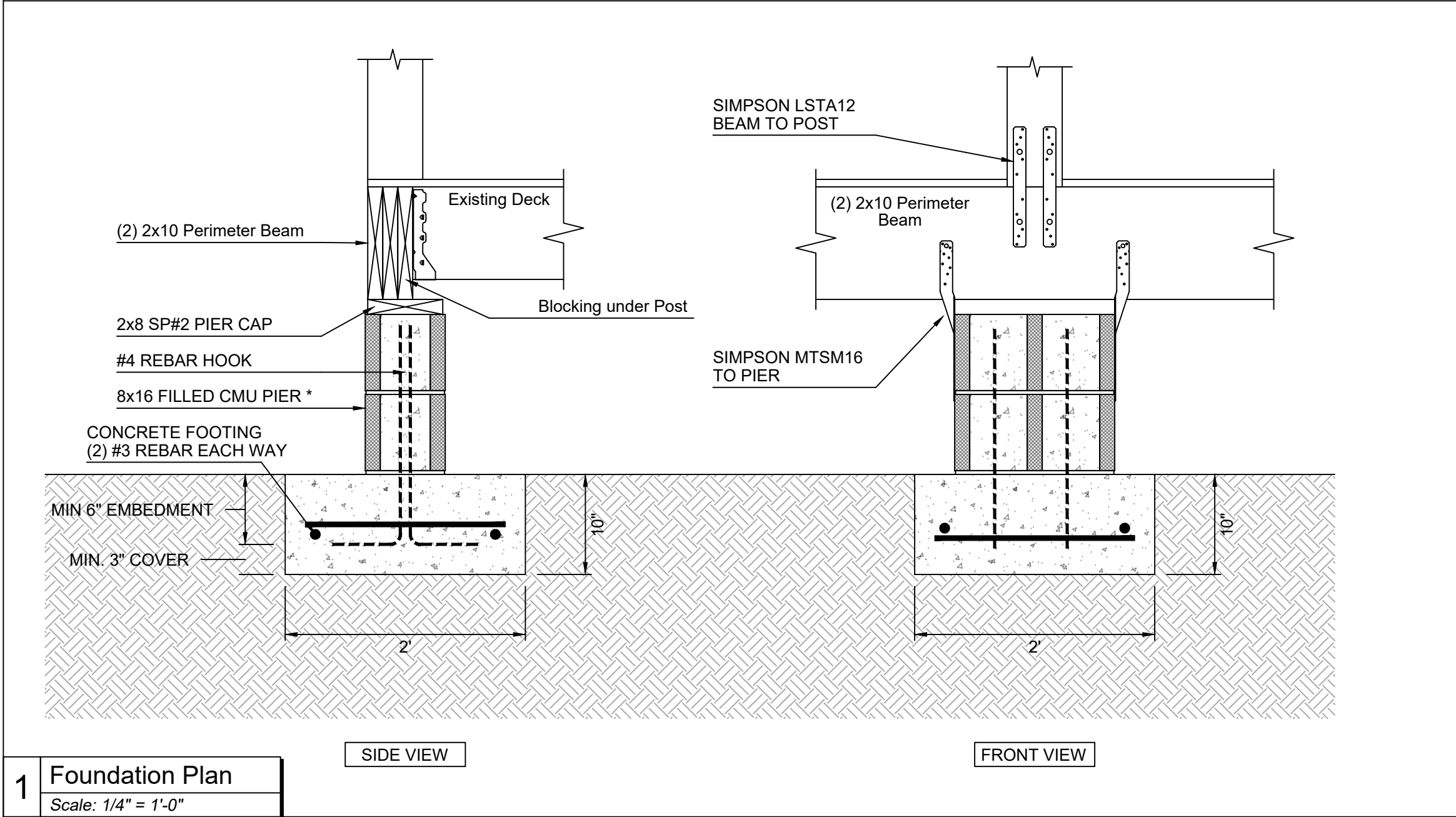
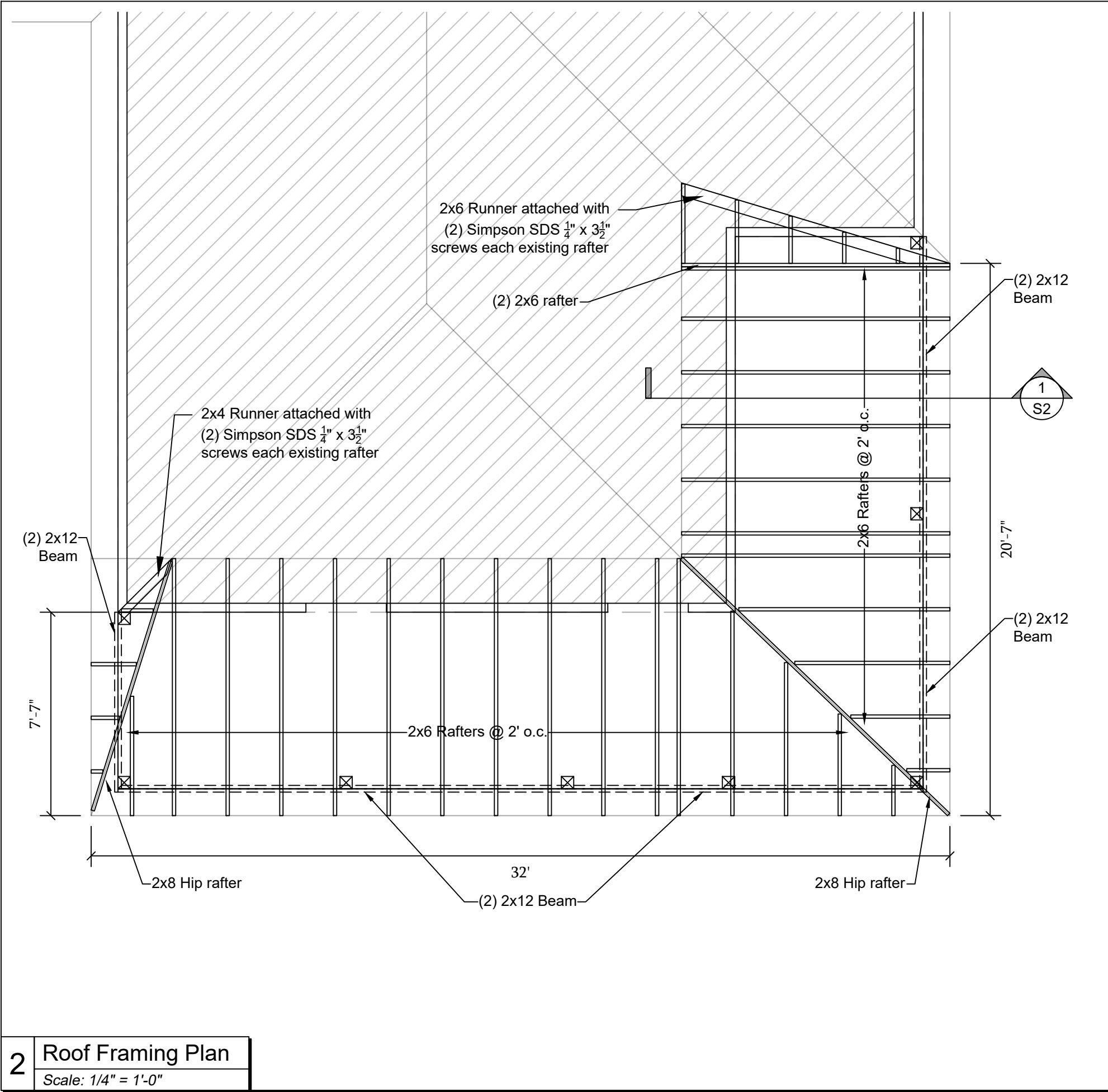
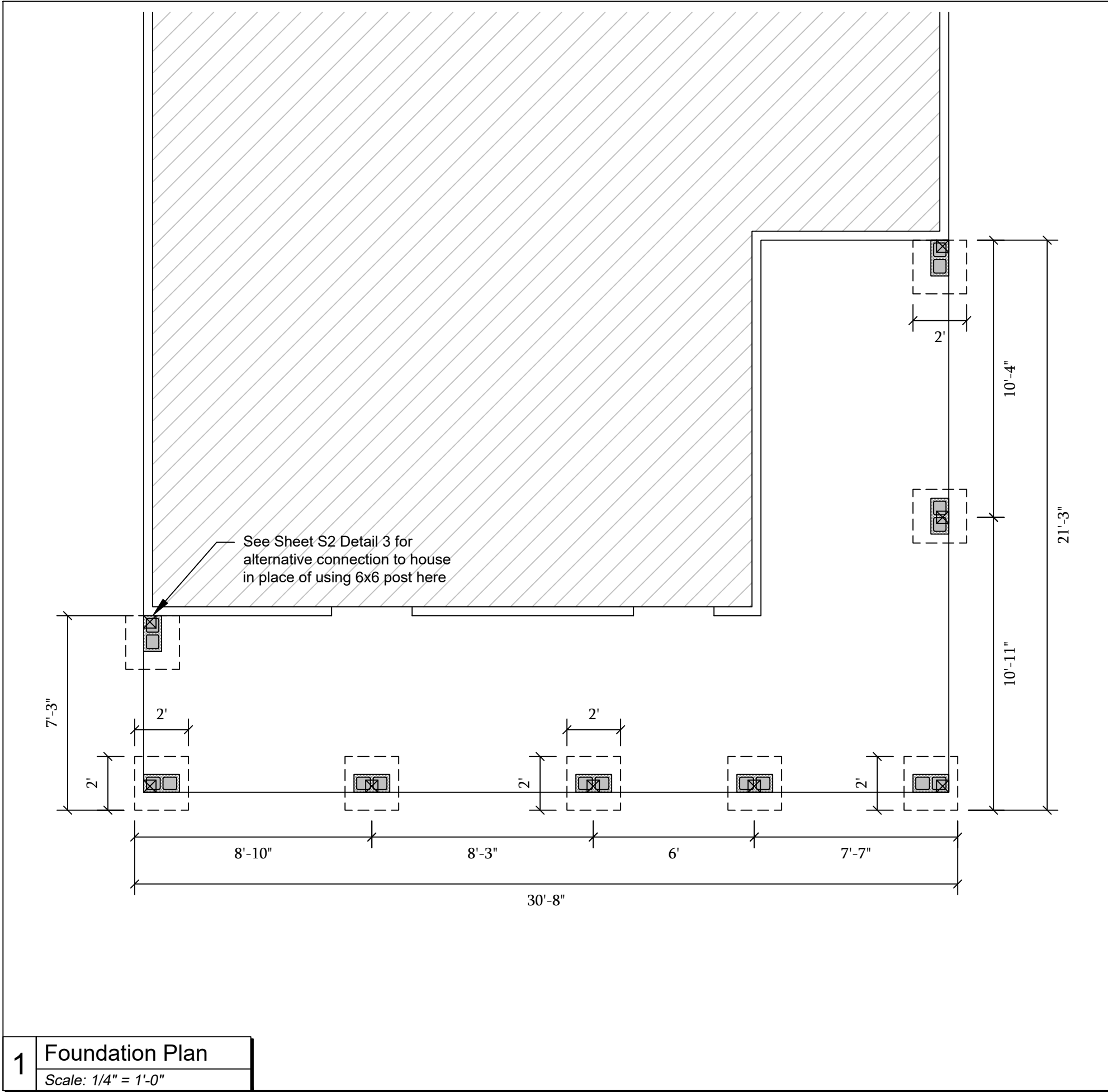
Project #: 2024-008

Sheet: A3

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TYPICAL FASTENER SCHEDULE		
CONNECTION	FASTENING	LOCATION
Joist to sill or girder	3-8d common	Toenail
Bridging to joist	2-8d common	Toenail each end
Sole plate to joist or blocking	16d @ 16" o.c.	Typical face nail
Sole plate to joist or blocking at braced wall panel	3-16d @ 16" o.c.	Braced wall panels
Top plate to stud	2-16d common	End nail
Stud to sole plate	4-8d common 2-16d common	Toenail End nail
Double studs	16d @ 24" o.c.	Face nail
Double top plates	16d @ 16" o.c. 8-16d common	Typical face nail Lap splice
Blocking b/w joists or rafters to top plate	3-8d common	Toenail
Blocking b/w studs	3-8d common 2-16d common	Toenail End nail
Rim joist to top plate	8D @ 6" O.C.	Toenail
Top plates, laps, and intersections	2-16d common	Face nail
Continuous header, two pieces	16d common	16" o.c. along edge
Ceiling joist to plate	3-8d common	Toenail
Continuous header to stud	4-8d common	Toenail
Ceiling joists, laps over partitions	3-16d common	Face nail
Ceiling joists to parallel rafters	3-16d common	Face nail
Rafter to plate	3-8d common	Toenail
1" diagonal brace to each stud and plate	2-8d common	Face nail
1x8 sheathing to each bearing	3-8d common	Face nail
Wider than 1x8 sheathing to each bearing	3-8d common	Face nail
Built-up corner studs	16d common	24" O.C.
Built-up girder and beams	20d common @ 32" o.c. 2-20d common	Face nail at top and bottom Stagger on opposite sides Face nail at ends and at each splice
2" planks	16d common	At each bearing
Collar tie to rafter	3-10d common	Face nail
Jack rafter to hip	3-10d common 2-16d common	Toenail Face nail
Roof rafter to ridge beam	2-16d common 2-16d common	Toenail Face nail
Joist to band joist	3-16d common	Face nail
Ledger strip	3-16d common	Face nail at each joist

Note: Fastener schedule shall be minimum requirements for each type of connection unless noted otherwise in plans.

GENERAL FOUNDATION NOTES:

- Materials shall be as follows:
 - Concrete strength: 3,000 psi @ 28 days
 - Reinforcement: Grade 60
 - Welded wire fabric: ASTM 185
- Where concrete is placed through a funnel hopper, the concrete mix shall be designed and proportioned so as to produce a cohesive workable mix having a slump of not less than 4 inches and not more than 8 inches. Where concrete is to be pumped, the mix design including slump shall be adjusted to produce a pumpable mixture.
- A plasticizer may be used as an admixture to facilitate finishing. Concrete shall be air entrained and the design mix shall contain 4% air with a maximum allowable air entrainment of 6%. Concrete shall be consolidated by vibration, but it shall not be moved horizontally by vibration.
- A geotechnical report was not provided as a basis for this design. Footings shall rest on compacted soil capable of supporting 1,500 psf. It is the responsibility of the Contractor to verify soil bearing capacity.
- Fill and backfill material shall be compacted in 12-inch lifts to 95% of Modified Proctor density, or as recommended by site-specific geotechnical investigation.
- All reinforcement shall be placed in accordance with ACI 318. All bars shall be tied in place and positioned on concrete bricks or chairs. Welding of reinforcement is strictly prohibited.
- Termite protection shall be provided by registered termiticides, including soil applied pesticides, baiting systems, and pesticides applied to wood, or other approved methods of termite protection labeled for use as a preventative treatment to new construction. Upon completion of the application of the termite protective treatment, a certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

ASAP Engineer Partner:
HUBER
ENGINEERING LLC
PO Box 36205 / Pensacola, FL 32516

Project Name:
Grant Nooe Porch Roof

Project Location:
409 N 6th Ave
Pensacola, FL 32501

ASAP
ENGINEER

Office: 850.262.8332

Structural Details

Date

Revision

Draftsman: ATH

Engineer: JDH

Project #: 2024-008

Sheet: S1

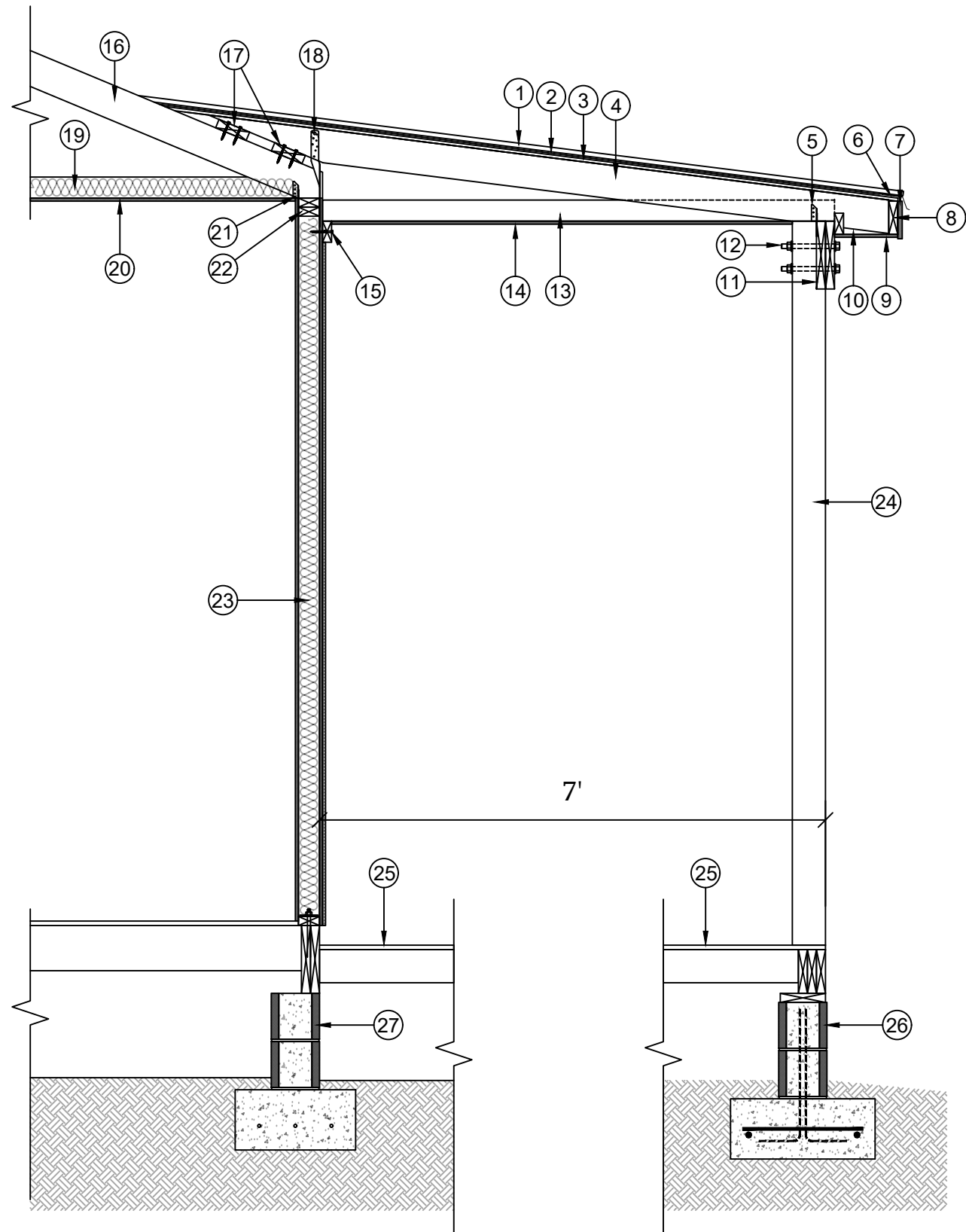
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JOSHUA D HUBER
LICENSE
No 73091
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Joshua D. Huber

FLPE 73091

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Tag	Description	Existing
1	Approved roof covering	
2	Self-adhered waterproofing membrane	
3	5/8" 4-ply APA rated plywood or 7/16" OSB sheathing	
4	2x6 Rafter	
5	Simpson H2.5a hurricane strap	
6	Continuous metal drip edge flashing	
7	Fiber-cement board fascia cladding	
8	2x6 fascia framing	
9	Approved vented soffit	
10	2x4 soffit framing	
11	Beam (See Plan)	
12	Attached to post with (2) Ø1/2" bolts.	
13	2x4 Ceiling Joist	
14	1/2" plywood or approved vented soffit	
15	2x4 ledger attached to each existing stud with (1) Simpson SDS 1/4" x 3-1/2" screw	
16	Existing Rafter	x
17	2x6 Nailer attached to existing rafters with (2) Simpson SDS 1/4" x 3-1/2" screw	
18	Simpson HTSM16 attached to each rafter and exterior wall surface	
19	Insulation	x
20	Ceiling joist	x
21	Hurricane Strap	x
22	Double 2x4 top plate	x
23	2x4 Stud wall	x
24	6x6 Post	
25	Front Porch deck	x
26	New post foundation (See Sheet S1, Detail 1)	
27	Existing foundation	x

- ROOF SHEATHING
- Wood structural panel sheathing shall be fastened to roof framing in accordance with the table below.
 - Where the sheathing thickness is 15/32 inches and less, sheathing shall be fastened with ASTM F1667 RSRs-01 (23/8" × 0.113") nails.
 - Where the sheathing thickness is greater than 15/32 inches, sheathing shall be fastened with ASTM F1667 RSRs-03 (21/2" × 0.131") nails or ASTM F1667 RSRs-04 (3" × 0.120") nails.
 - RSRs-01, RSRs-03 and RSRs-04 are ring shank nails meeting the specifications in ASTM F1667.

Wind Speed	Sheathing & Nailing Pattern	Exposure Category		
		B	C	D
140 mph	Thickness	7/16"	19/32"	19/32"
	Span Rating	24/16	40/20	40/20
	Edge Nail	6" o.c.	4" o.c.	4" o.c.
	Field Nail	6" o.c.	4" o.c.	4" o.c.
150 mph	Thickness	15/32"	19/32"	19/32"
	Span Rating	32/16	40/20	40/20
	Edge Nail	6" o.c.	4" o.c.	4" o.c.
	Field Nail	6" o.c.	4" o.c.	4" o.c.
160 mph	Thickness	19/32"	19/32"	19/32"
	Span Rating	40/20	40/20	40/20
	Edge Nail	4" o.c.	4" o.c.	3" o.c.
	Field Nail	4" o.c.	4" o.c.	3" o.c.
170 mph	Thickness	19/32"	19/32"	23/32"
	Span Rating	40/20	40/20	48/24
	Edge Nail	4" o.c.	3" o.c.	3" o.c.
	Field Nail	4" o.c.	3" o.c.	3" o.c.
180 mph	Thickness	19/32"	23/32"	23/32"
	Span Rating	40/20	48/24	48/24
	Edge Nail	4" o.c.	3" o.c.	3" o.c.
	Field Nail	4" o.c.	3" o.c.	3" o.c.

Notes:
1) Max truss/rafter spacing = 24" o.c.
2) Truss/rafter material = Southern Pine #2 (min)
3) Ref: FBC-R Tables R803.2.2 and R803.2.3.1

ROOF SHEATHING RING SHANK NAILS

$D+0.005\text{ in.} \leq T1 \leq D+0.012\text{ in.}$		$0.05\text{ in.} \leq P \leq 0.077\text{ in.}$		
Nail Designation	D	L	TL	H
RSRS-01	0.113	2-3/8	1-1/2	0.281
RSRS-02	0.120	2-1/2	1-1/2	0.281
RSRS-03	0.131	2-1/2	1-1/2	0.281
RSRS-04	0.120	3	1-1/2	0.281
RSRS-05	0.131	3	1-1/2	0.281

Project Name:

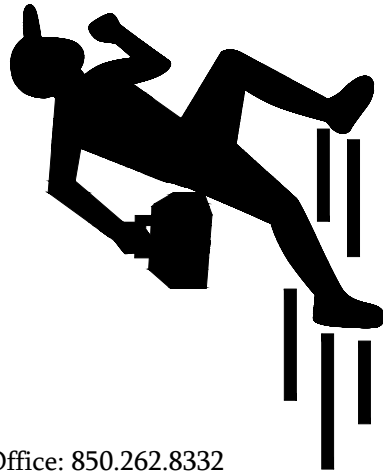
Grant Nooe Porch Roof

Project Location:

409 N 6th Ave
Pensacola, FL 32501

ASAP

ENGINEER



Office:

850.262.8332

Structural Details

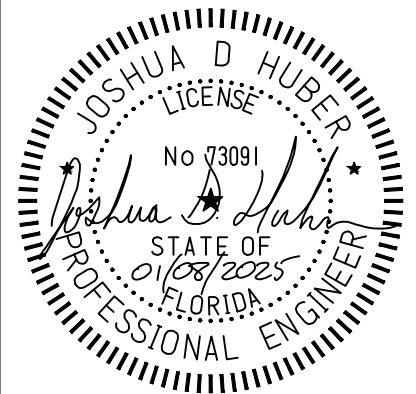
Date

Revision

Draftsman:	ATH
Engineer:	JDH
Project #:	2024-008
Sheet:	S2

FOR REVIEW ONLY

WITHOUT SIGNATURE AND SEAL



Joshua D. Huber

FLPE 73091

This item has been digitally signed and sealed by Joshua D. Huber, PE on the date adjacent to the seal.

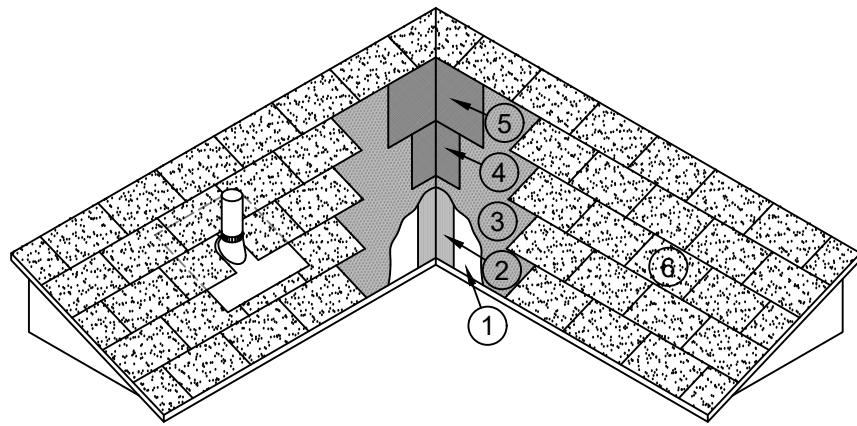
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies. (FAC 61G15-23.004)

1

Porch Section Detail

Scale: 1/2" = 1'-0"

1	Roof sheathing as spec'd
2	Metal flashing (full length of valley)
3	Self-adhering underlayment (lap 4")
4	18" wide mineral roll roofing (full length of valley)
5	36" wide mineral roll roofing (full length of valley)
6	Asphalt shingles



2

Waterproofing

Not to Scale

Allowable Negative Pressure on Roof Sheathing (psf)									
Truss Spacing	Fastener Spacing	Sheathing Material	Sheathing Thickness (inches)						
			7/16	15/32	1/2	19/32	5/8	23/32	3/4
16 in. on center	3 in.	OSB	185	185	185	185	185	185	185
		Plywood	141	151	161	185	185	185	185
	4 in.	OSB	138	138	138	138	138	138	138
		Plywood	106	113	121	138	138	138	138
	6 in.	OSB	92	92	92	92	92	92	92
		Plywood	71	76	81	92	92	92	92
	8 in.	OSB	69	69	69	69	69	69	69
		Plywood	53	57	60	69	69	69	69
	12 in.	OSB	46	46	46	46	46	46	46
		Plywood	35	38	40	46	46	46	46
24 in. on center	3 in.	OSB	123	123	123	123	123	123	123
		Plywood	94	101	107	123	123	123	123
	4 in.	OSB	92	92	92	92	92	92	92
		Plywood	71	76	81	92	92	92	92
	6 in.	OSB	62	62	62	62	62	62	62
		Plywood	47	50	54	62	62	62	62
	8 in.	OSB	46	46	46	46	46	46	46
		Plywood	35	38	40	46	46	46	46
	12 in.	OSB	31	31	31	31	31	31	31
		Plywood	24	25	27	31	31	31	31

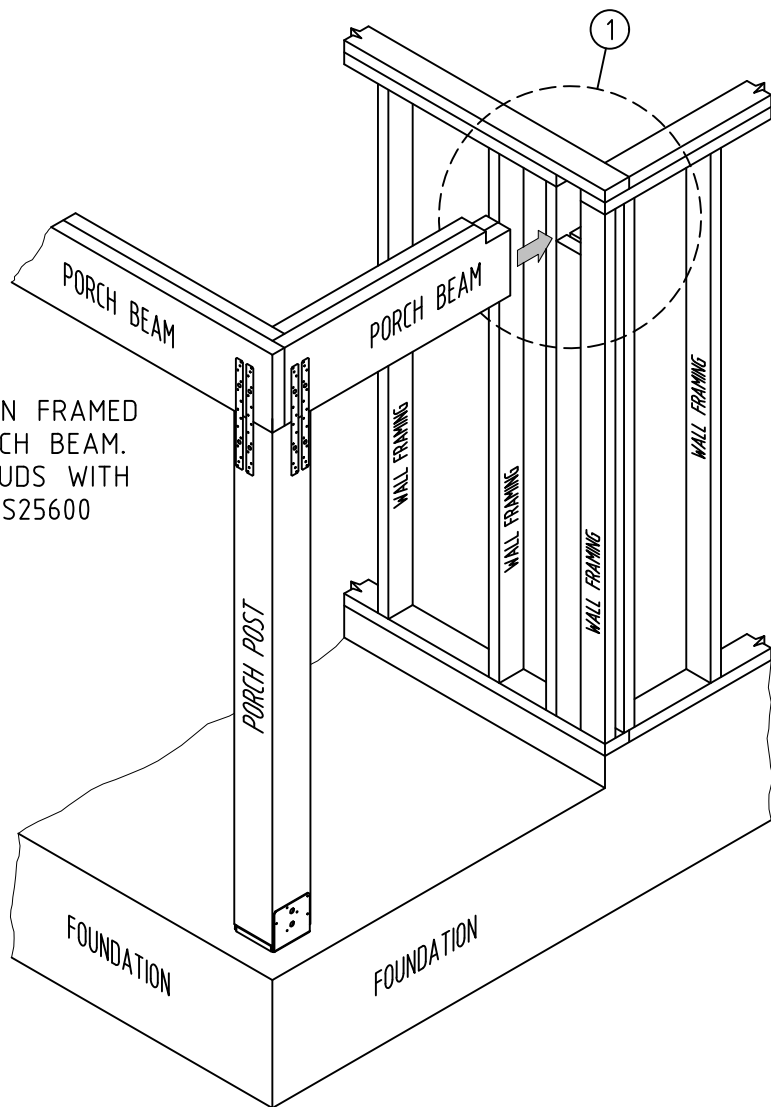
ALLOWABLE FLOOR JOIST SPAN TREATED FLOOR/DECK JOISTS (40 psf Live Load, 10 psf Dead Load, L/360 Deflection, MC > 19%)			
NOMINAL SIZE	SPACING Inches on center	VISUALLY GRADED	
		SP #1	SP #2
2x6	12	10'-4"	9'-11"
	16	9'-5"	9'-0"
	24	8'-2"	7'-7"
2x8	12	13'-8	13'-1"
	16	12'-5"	11'-10"
	24	10'-4"	9'-8"
2x10	12	17'-5"	16'-2"
	16	15'-10"	14'-0"
	24	13'-1"	11'-5"
2x12	12	21'-2"	19'-1"
	16	19'-1"	16'-6"
	24	15'-7"	13'-6"
NOTE: FOR CANTILEVERED JOISTS, ALLOWABLE SPAN IS 1/2 x SPAN SHOWN IN TABLE.			

3

Beam to Wall

Not to Scale

- 1) BEAM POCKET IN FRAMED WALL FOR PORCH BEAM. ATTACH TO STUDS WITH (6) SIMPSON SDS25600 SCREWS.



EXAMPLES OF SQUARE COLUMNS ON OUR STREET/BLOCK



601 E Belmont



405 N 6th Ave



**600 E Belmont /
608 E Belmont**



401 N 6th Ave

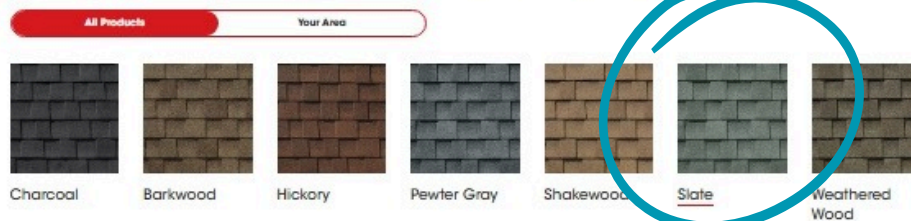
SHINGLES

Roofing Materials > Residential Roofing Materials > Shingles > Timberline® NS

Timberline® NS

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.

★★★★★ 4.8 (602) [WRITE A REVIEW](#)



Applicable Standards & Protocols

- Fire - UL Listed to ANSI/UL 790 Class A
- Wind - ASTM D7158, Class H
- Wind - ASTM D3161, Class F
- National - ASTM D3018, Type 1
- National - ASTM D3462**
- National - Classified in accordance with ICC-ES AC438
- Regional - Miami-Dade County Product Control Approved***
- Regional - State of Florida Approved
- Regional - Texas Department of Insurance Listed
- Regional - ICC-ES ESR- 1475****
- Regional - ICC-ES ESR- 3267
- Regional - CSA A123.5*****
- Special Feature / Regional - City of LA / LA County*****

Outer Soffit



[Our Products](#)

[Project Resources](#)

[Design Guidance](#)

[About James Hardie](#)



Your home is a blank canvas. Experiment with a variety of Hardie® Soffit styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture



VentedPlus®
Cedar mill®



Non-Vented
Cedar mill®



Vented Cedar mill®



VentedPlus®
Smooth



Vented Smooth

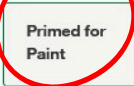


Non-Vented Smooth

Select your color collection



Statement
Collection®



Primed for
Paint

Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.

Composite Decking by TimberTech

Vintage Collection®



8110-2042:0001
SFM 12-7A-4A

Make every outdoor living space a unique masterpiece with our most complex, multi-color board variegation. This sophisticated collection features the most natural colors with a low-gloss, wire-brushed finish. Every board in this collection meets criteria for a Class A on the Flame Spread Index.



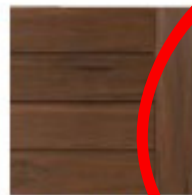
COASTLINE®



ENGLISH
WALNUT™



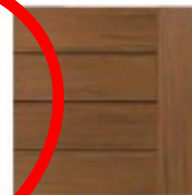
WEATHERED
TEAK™



MAHOGANY



DARK HICKORY



CYPRESS®

I have attached our revised application, which includes additional information on materials to be used. Our response to your inquiries are listed below in **red**:

Please be aware that the column shape may be a topic of discussion and the board may encourage a rounded column as shown in the historic photographs.

The engineer who drew the porch plans recommended we use treated 6x6 posts that will not only be hurricane-rated, but will also deter termites. These will then be wrapped with Hardie board and painted white (photos of homes on our street/block with square columns are included with application).

Please clarify the following via email no later than Thursday, August 28—

Will the entire porch be removed including the brick skirting? It's implied that it will be fully replaced with a new foundation / footers but just wanted to clarify.

Yes, the entire porch will be removed, but the brick skirting will remain.

What is the proposed deck material e.g. wood, composite, etc?

Composite. The brand is TimberTech, and the color is dark hickory. (photo included with application)

Is the intent to cover the rafters with ½” plywood as a soffit? Will there be paint or some other treatment?

The ceiling rafters will be covered with natural stained bead board.

The outer soffit (#9 on sheet S2) states “approved vented soffit”—what is the material?

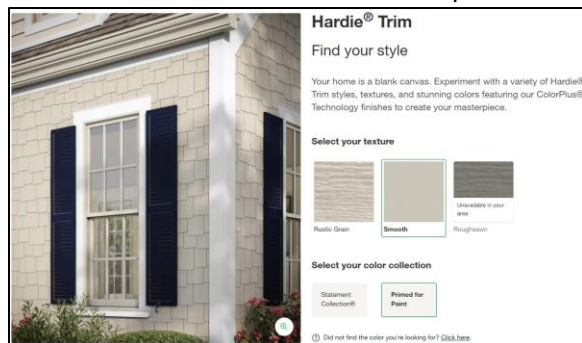
½” vented Hardie soffit painted the same green color as the existing soffit (photo included with application)

Provide manufacturer and color name for porch paint.

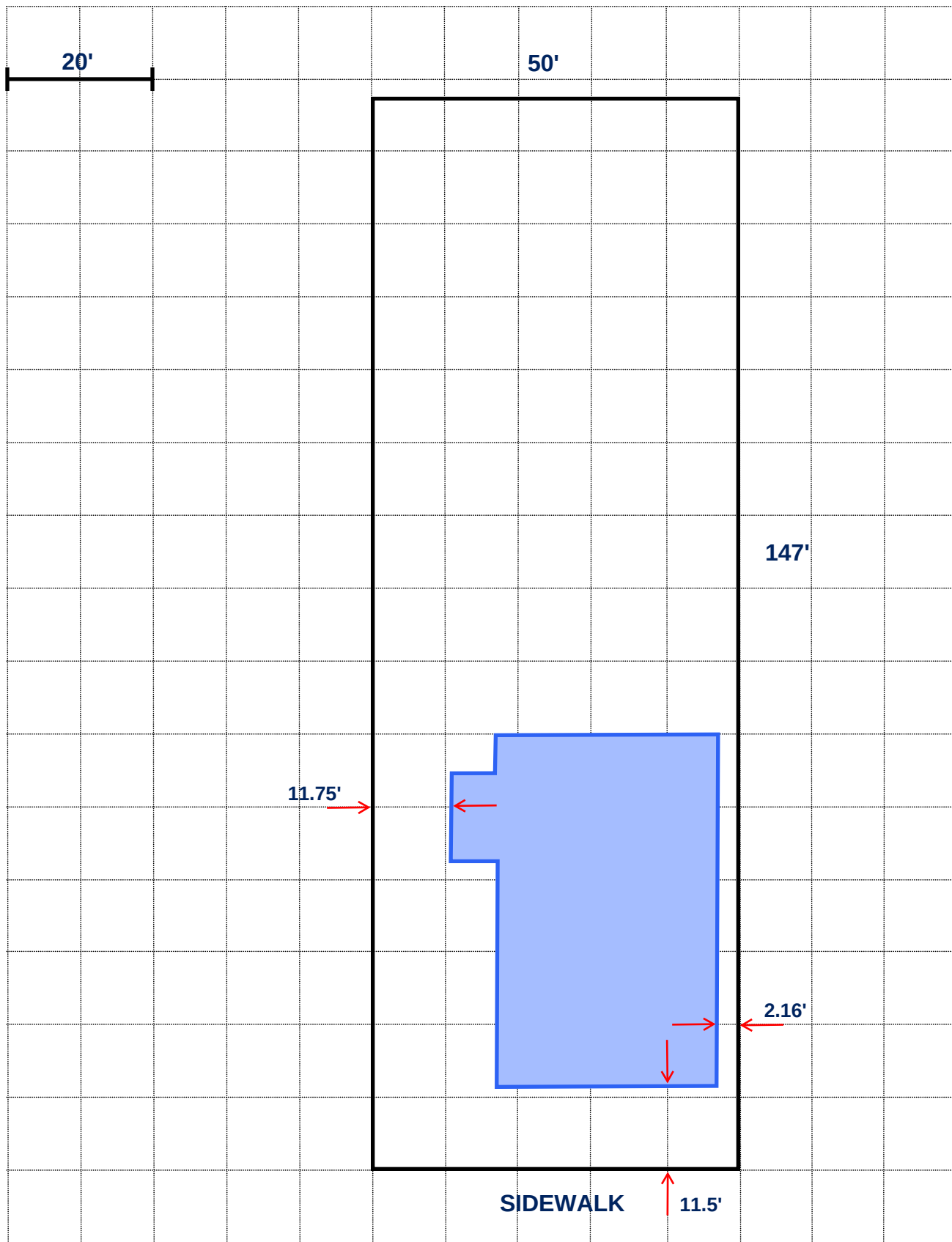
Sherwin-Williams Pure White SW 7005



Hardie Trim Smooth for column wraps



Site plan for 409 N. 6th Avenue





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1256

Architectural Review Board

9/18/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

900 N. Spring Street
North Hill preservation district / Zone PR-2 / City Council District 6
New Carport at a Contributing Structure

SUMMARY:

Scott and Lindsey McIntosh are requesting approval for a new detached carport along the side of a contributing structure. Construction on the carport has begun and a stop work order was issued by Inspection Services. The carport is constructed of wood and the application includes proposed elevations, a site plan, and information on the building's finishes. The building will remain open-sided and covered with traditional 5v-crimp panels and a 5 over 12 gable roof.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(2)d.2.ii.(b) North Hill preservation district; Procedure for review; Decisions; Rules governing decisions

12-3-10(2)h. North Hill preservation district; Regulations for new construction

ATTACHMENTS:

1. ES00720
2. Images
3. Applciatin and Materials

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 720
Site Name McGaughy, J.S. House 830 = = Survey Date 8005 820 = =
Address of Site: 900 N. Spring St. Pensacola, FL 32501 905 = =
Instruction for locating on NE corner of SN. Spring St. and 813 = =
W. Strong St. 868 = =
Location: Belmont Tract 43 1-3 lot no. 808 = =
County: Escambia
Owner of Site: Name: Hopkings, G.J. & Arkie Dell
Address: 900 N. Spring St. 902 = =
Pensacola, FL 32501 832 = =
Type of Ownership private 848 = = Recording Date
Recorder:
Name & Title: Gantzhorn, Alan, Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 = =
838 = =
Check One Check One or More
☐ 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 + 1902 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =
916 = =

NR Classification Category: district

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 = =

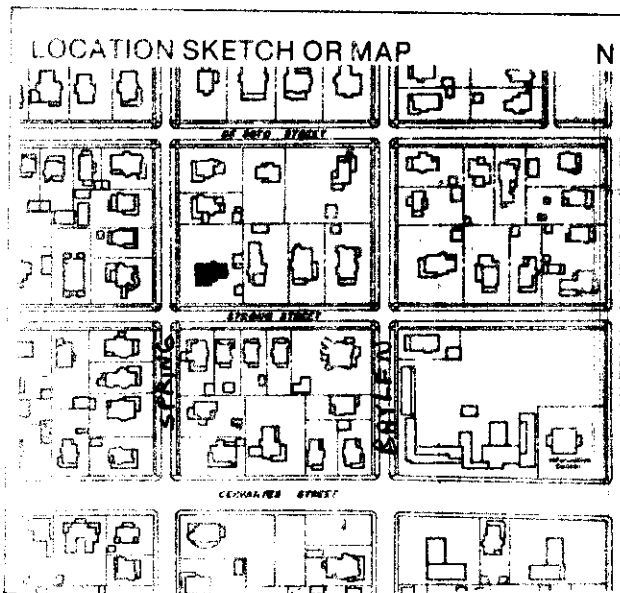
Areas of Significance: Architecture; History 910 = =

Significance:

This large frame vernacular was built by J. Stormie McDaughy, who at the time of construction was a timber inspector for a large lumber exporting firm. He later started his own timber inspection and shipping firm. His widow, Irene, lived in the home until 1951. It is now the last surviving boarding house in North Hill.

SEE SITE FILE STAFF 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, novelty & butt sh. 854 = =
 STRUCTURAL SYSTEM(S) wood frame 856 = =
 PORCHES W & S/2 tiered verandah upper tier enclosed; 7 bay
 access from W 942 = =
 FOUNDATION: pier; brick; stone, continuous 942 = =
 ROOF TYPE: gable on hip 942 = =
 SECONDARY ROOF STRUCTURE(S): gable dormer E & W 942 = =
 CHIMNEY LOCATION: S slope; 2 on N slope 942 = =
 WINDOW TYPEDHS; 3/2, 6/6,; wood; bay (semi-octagonal) 942 = =
 CHIMNEY brick 882 = =
 ROOF SURFACING: composition shingle; butt 882 = =
 ORNAMENT EXTERIOR: dentils 882 = =
 NO. OF CHIMNEYS 3 952 = = NO. OF STORIES 2½ 950 = =
 NO. OF DORMERS 2 954 = =
 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 = =

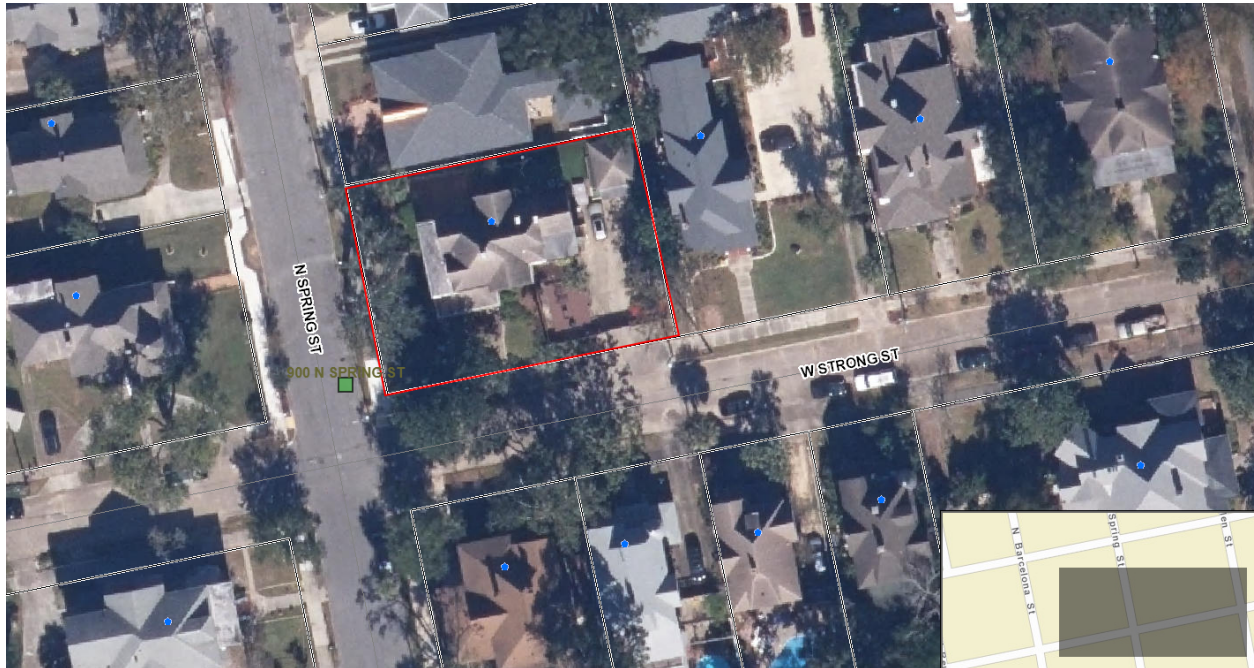


Township	Range	Section	
2S	30W	19	812 = =
UTM Coordinates:			
Zone	Eastings	Northings	890 = =

Photographic Records Numbers HPPB P. 80.22 Fr. 7 860 = =
 NH 7-9A, 10A

Contact Print

900 N. Spring Street





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

Architectural Review Board Application
Full Board Review

Application Date: 8/21/25

Project Address: 900 N. Spring St.

Applicant: Scott and Lindsey McIntosh

Applicant's Address: 900 N. Spring St.

Email: lindsey.h.mcintosh@gmail.com

Phone: 918-906-2208

Property Owner: Scott and Lindsey McIntosh

(If different from Applicant)

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

Application is hereby made for the project as described herein:

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

* An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include 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.

Victorian carport/veranda – details and colors
to match home. 17'x17' and 13 ft tall.
/ post to post

with roof overhang it is 20'x19'.

All materials are wood except for the metal roof & PVC scroll.

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.

Lindsey McIntosh
Applicant Signature

8/21/25
Date

SKAL
3783
GNS

BASE BEARING:
(P) 300.00' (F) 299.98'
(ASSUMED) N10°00'00"W

SPRING STREET
(50' R/W)

EASTERLY R/W LINE
(P) N10°00'00"W 120.00'
(F) N09°57'30"W 120.17'

LOT 4
(P) N80°00'00"E 125.00'
(F) N80°02'14"E 125.20'

BLOCK "43"

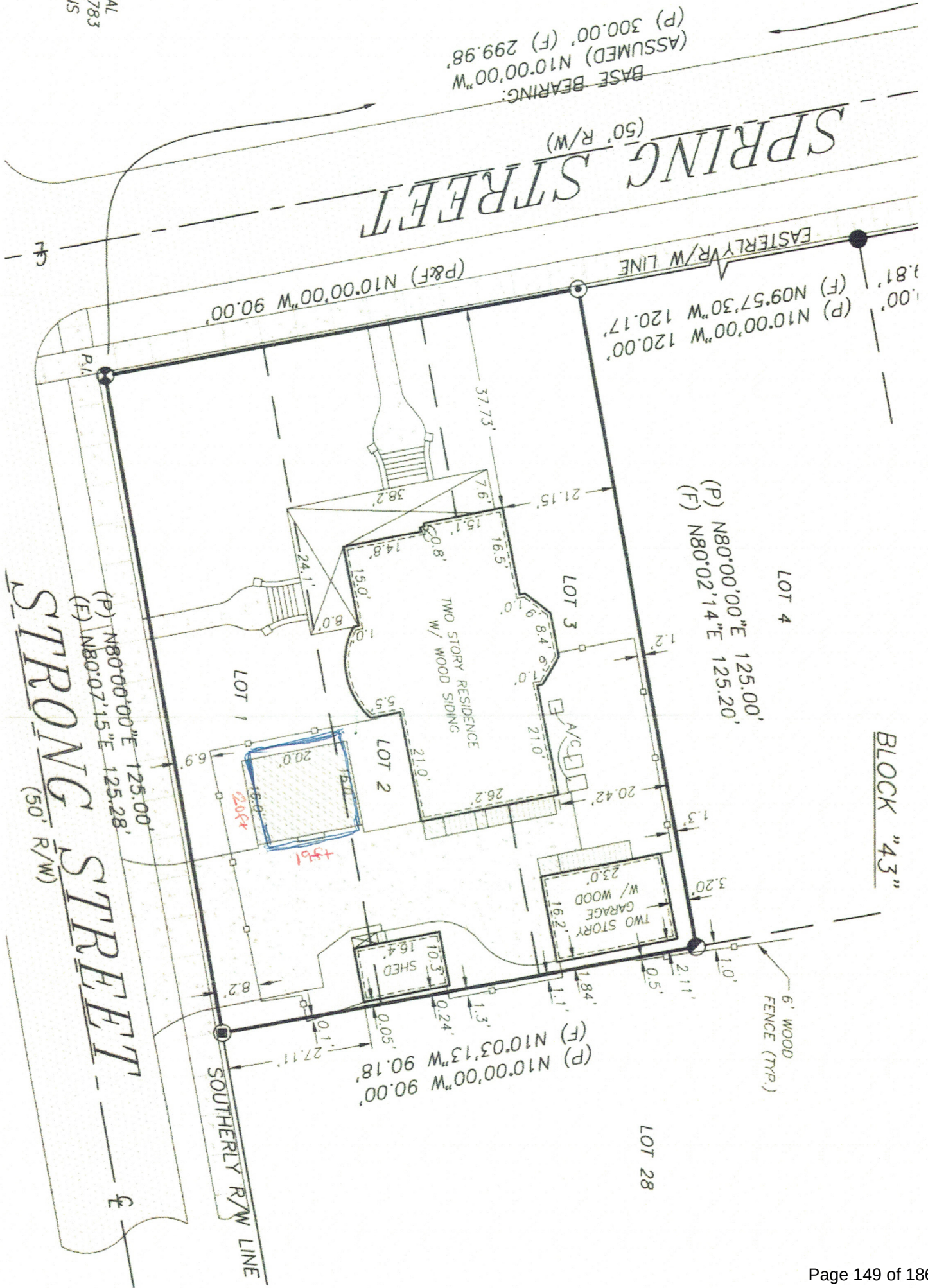
LOT 28

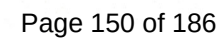
(P) N10°00'00"W 90.00'
(F) N10°03'13"W 90.18'

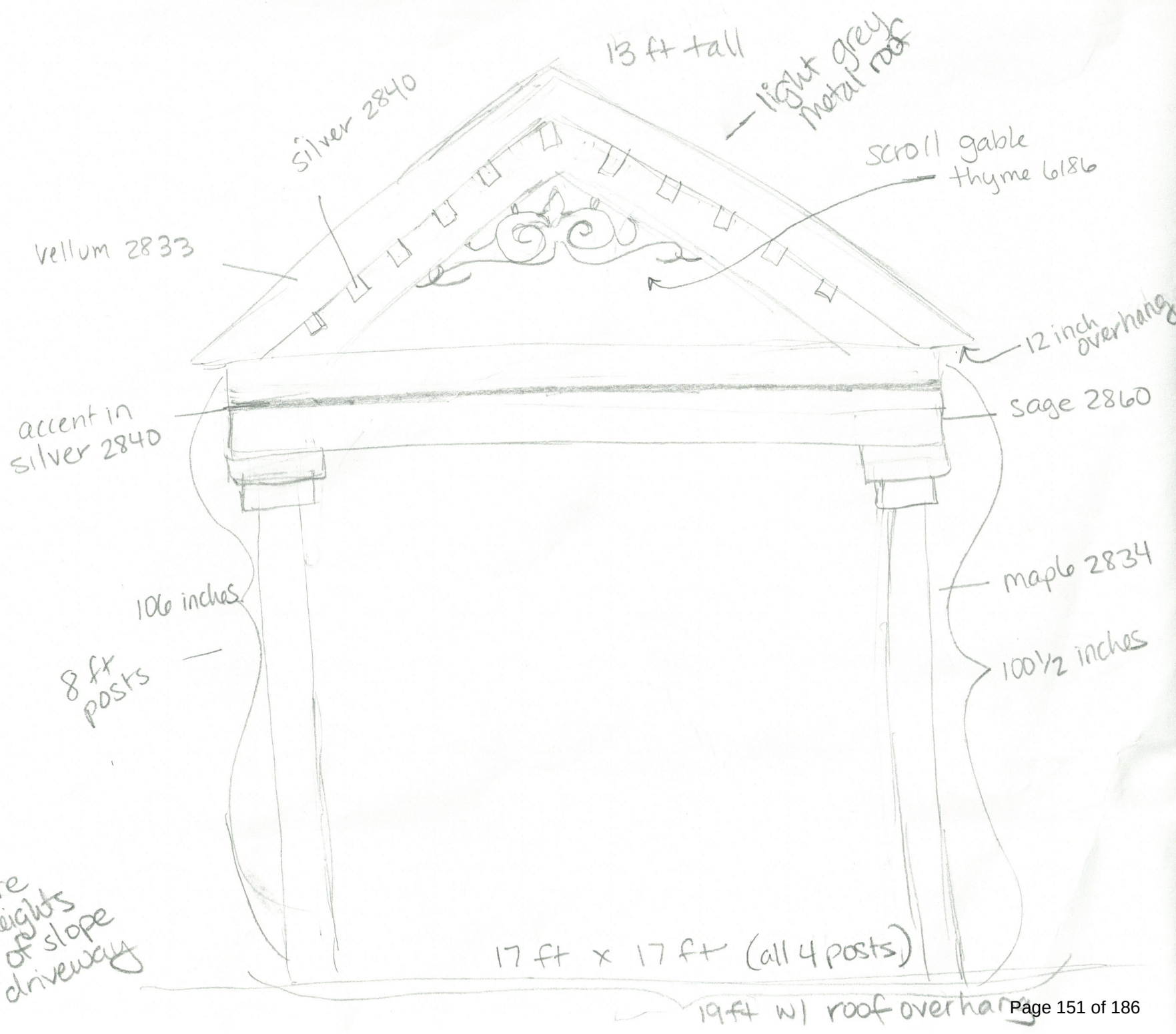
SOUTHERLY R/W LINE

STRONG STREET
(50' R/W)

(P) N80°00'00"E 125.00'
(F) N80°07'15"E 125.28'







20 ft

metal roof
5v traditional
(crimp) in
light gray

sage painted
board w/
silver accent
in the middle
(as on the front
and back view)

maple ^{wooden}
painted
wooden
posts

106"

101 1/2"

17 ft

it a favorite among architects and designers who seek to incorporate both functionality and beauty into their projects.

Each 5-V Panel provides an impressive 2 feet of coverage per panel width, ensuring efficient and straightforward installation. Moreover, these panels can be custom cut to any length, offering flexibility to meet the specific requirements of any project. This feature is particularly beneficial for those looking to create a tailored look without the constraints of standard panel sizes.

Exclusively available in 26-gauge Galvalume, the 5-V Panel offers durability and longevity. Galvalume's superior resistance to corrosion and weathering ensures that the panels maintain their integrity and appearance over time, even in harsh coastal environments. This combination of aesthetic value and performance has solidified the 5-V Panel's reputation as a reliable and attractive choice for a wide range of applications. Whether for traditional homes or modern designs, the 5-V Panel continues to be a trusted option, admired for its elegance and practicality.

Roofing Applications:

Roof slope must be a minimum of a 2/12 pitch to use this product. For slopes lower than a 3/12 pitch, lap sealant is suggested on the side laps of the panel. Substrate needs to be a minimum of 15/32" plywood that is APA rated. The use of 30# felt or synthetic underlayment is needed to provide adequate thermal and moisture barrier protection. Batten strips can also be used to attach this product. Should the building parameters differ from the parameters stated in the fastening schedule, then the fastening calculations must be computed by an engineer to meet the specific wind requirements. If you are unsure of your roofing requirements please contact one of our sales staff to better assist you with your needs.

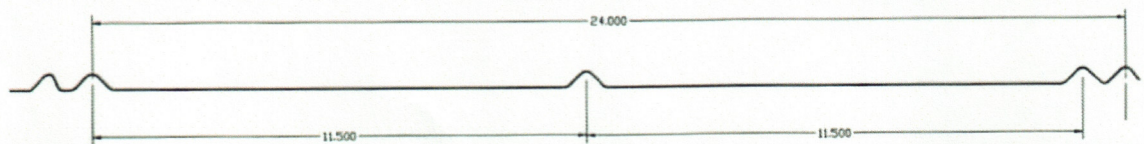


INSTALLATION GUIDE



5V PANEL - TRADITIONAL - Same as crimp

26 GA only; 24" roof coverage



Roof pitch 5/12 gable

Current roof pitches on property:

House 10/12 gable

Front porch of house 5/12 hip

Carriage house 5/12 hip

Cottage 4/12 hip



29 & 26 Gauge Siliconized Polyester Standard Color Selection Chart • www.bakermetalworks.com



BONE WHITE



LIGHT GRAY



SHADOW GRAY



BLACK



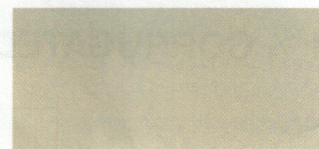
CLAY



SIERRA TAN



COCOA BROWN



SAND WHITE



IVORY



RED



DARK GREEN



MARINA BLUE*



LIGHT STONE



LIGHT BROWN



BERRY



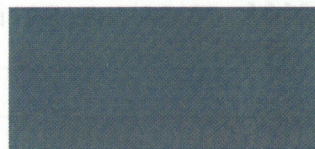
BRONZE



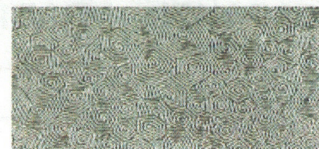
PATINA GREEN



COPPER METALLIC*



HAWAIIAN BLUE



GALVALUME

*Custom Trim Available in all stocked colors
Paint by*

SHERWIN-WILLIAMS.
Coil Coatings



Sherwin-Williams® and WeatherXL™ are trademarks of SWIMC LLC.

*Premium colors may differ in price from standard. Please ask an associate for details. Colors of painted metal may vary slightly from color shown.

Available in both 29 & 26 gauge Tuff Rib® and R-Panel, otherwise available in 26 gauge only.
Some colors may be subject to availability. Please ask the sales representative for availability.

4 LOCATIONS • BAKER METAL WORKS

5846 HWY 189
BAKER, FL 32531
850-537-2010
850-537-1707 FAX

109 INDUSTRIAL BLVD.
TROY, AL 36081
334-566-7615
334-566-0459 FAX

475 S. HWY 29
CANTONMENT, FL 32533
850-679-6788
850-679-6786 FAX

18601 HWY 231
FOUNTAIN, FL 32438
850-722-6882
850-722-6883 FAX

Sherwin Williams colors

silver 2840

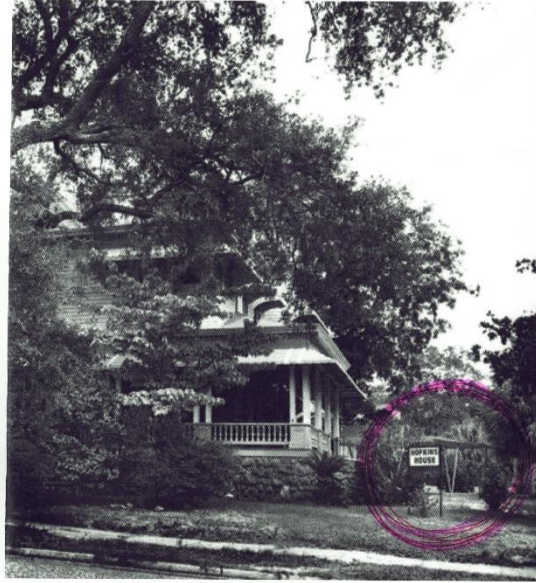
sage 2860

maple 2834

vellum
2833

porch = thyme 6186
floor





former
carport

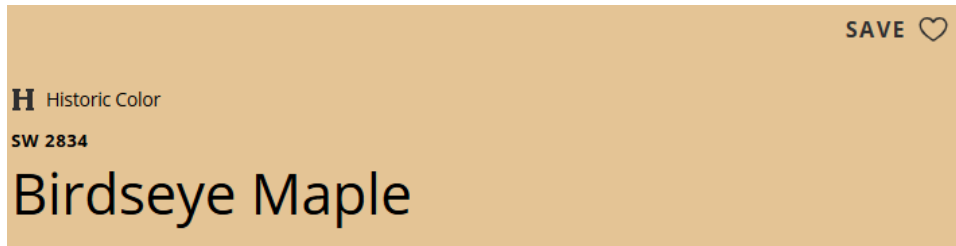






Proposed paint colors

Maple 2834



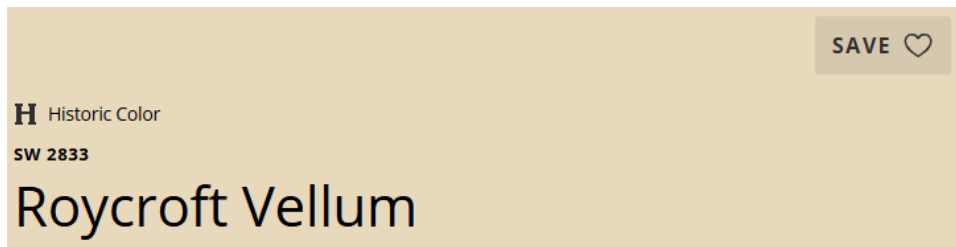
Sage 2860



Silver 2840



Vellum 2833



Thyme 6186





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1258

Architectural Review Board

9/18/2025

LEGISLATIVE ACTION ITEM

SUBJECT:

118 S. Baylen Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Alteration to the Side and Front of a Contributing Structure

SUMMARY:

Ian Kaple is requesting approval for exterior modifications to a contributing commercial building. The proposed changes include the addition of two aluminum storefront doors on the courtyard side and to facade the side wall with a new stucco system in a "French Vanilla" color. Additionally, the top half of the front elevation is planned to be painted "Restoration Ivory" to match the lower half of the building which is currently painted brick.

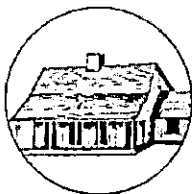
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

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

ATTACHMENTS:

1. ES03699
2. Images
3. Application and Materials

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8: **ES03699**
 Field Date: **8-21-2011**
 Form Date: **8-29-2011**
 Recorder # _____

Site Name(s) (address if none) 118 S. Baylen St Pensacola, FL 32501 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 118 Direction S Street Name Baylen Street Type Street Suffix Direction _____
 Address: 118
 Cross Streets (nearest / between) E. Side between W. Intendencia St and W. 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 # 000S009001002179 Landgrant _____
 Subdivision Name Old City Tract Block 26 Lot pt 179
 UTM Coordinates: Zone ☒ 16 ☐ 17 Easting 479178 Northing 3364303
 Other Coordinates: X: 30.410584 Y: -87.2167879 Coordinate System & Datum NAD83/WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1946 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: _____ From (year): _____ To (year): _____
 Current Use: _____ 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.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☐ unknown Describe _____

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed, single light, metal

Distinguishing Architectural Features (exterior or interior ornaments) _____

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

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. _____

KEEPER - Determined eligible: ☐ yes ☐ no

Date _____

☐ Owner ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. _____ 2. _____
 Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) _____

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

Narrative Description of Resource One and a half story masonry vernacular commercial building built 1946

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) _____ | | | |

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

HPPB P.82.34 Frame 24

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. Commerce 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 All materials at one location Maintaining organization _____
 Document description Architectural Review Board Files 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.



118 S. Baylen Street





**Architectural Review Board Application
Full Board Review**

Application Date: 8/25/2025

Project Address: 118 S BAYLEN ST

Applicant: IAN KAPLE

Applicant's Address: 1408 E BELMONT ST

Email: IANKAPLE@GMAIL.COM

Phone: 8502663527

Property Owner: KAPLE HOLDINGS

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.

INSTALL TWO SETS OF 351 IMPACT COMMERCIAL OUTSWING DOORS IN NORTH SIDE OF 118 S BAYLEN ST.

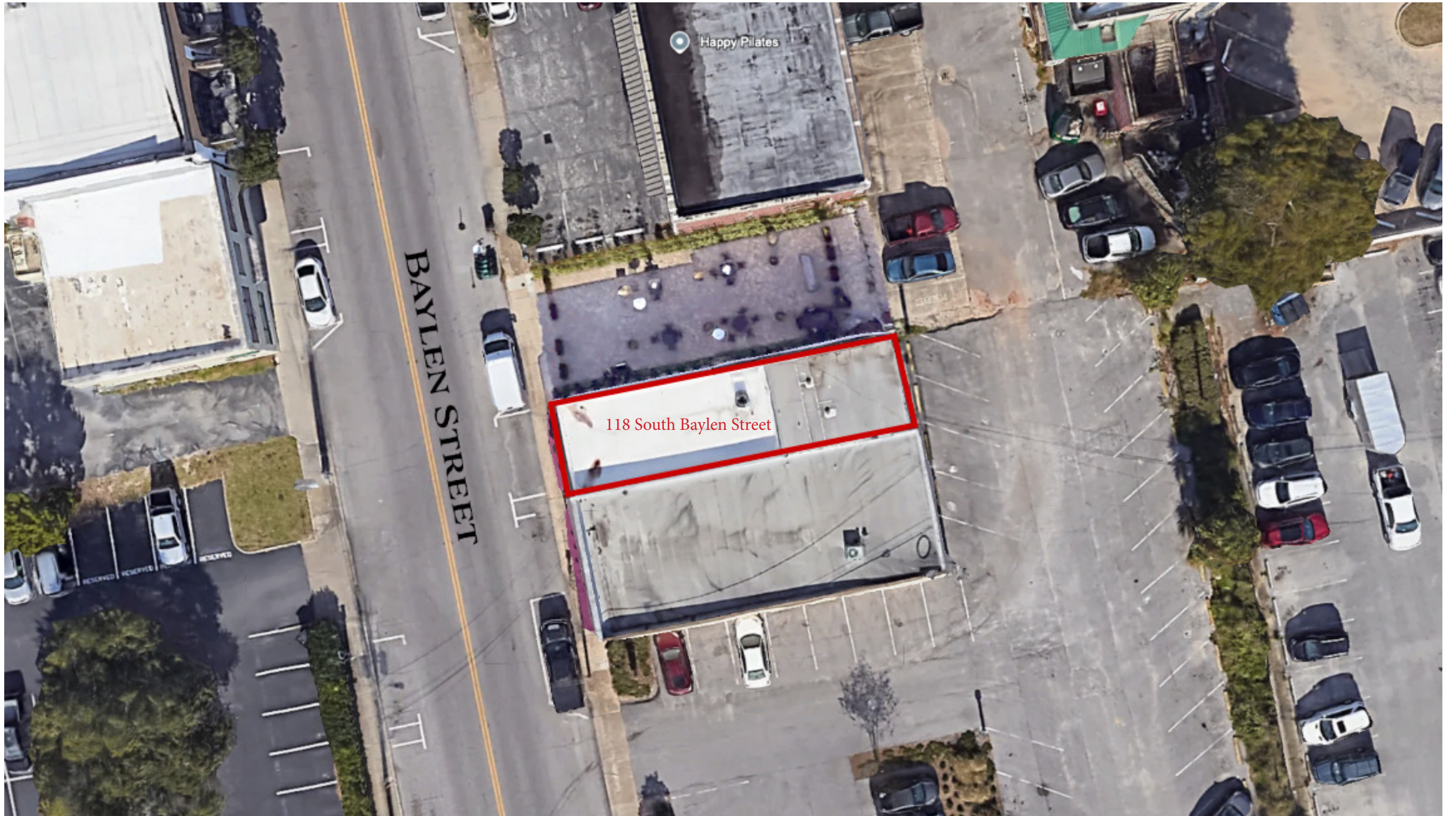
STUCCO NORTH SIDE OF 118 S BAYLEN. SHERWIN-WILLIAMS RESTORATION IVORY SW 6413 AND PAINT WEST SIDE OF BUILDING TO MATCH

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

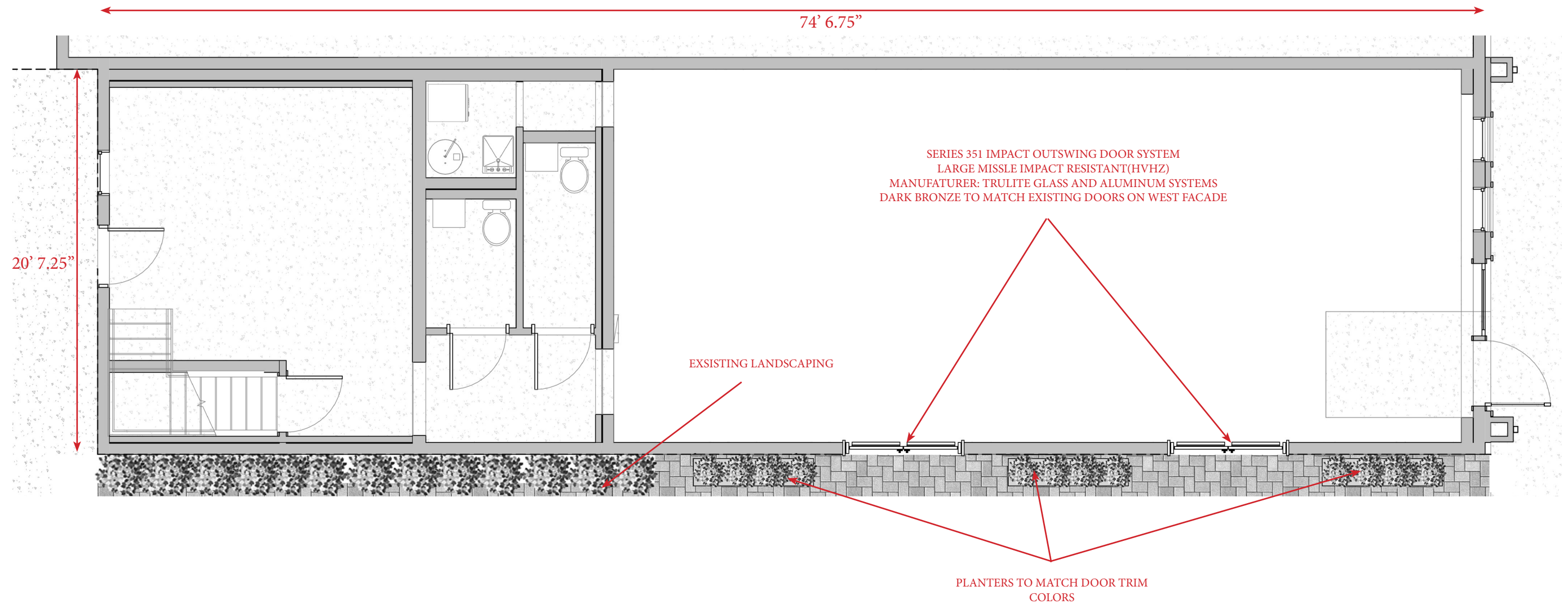
8/25/2025
Date

118 South Baylen Street Site Map



118 South Baylen Street

Site Plan



6311 Vicksburg Drive
Pensacola, FL 32503
Tel: (850) 516-8608
Email: grissett-eng@cox.net

Bobby G. Grissett, P.E., SECB
Structural Engineer

Structural Design & Inspection Services
(Including Hurricane Engineering)

Registrations: FLA, ALA, MISS, GA, TENN, ARK, TX

STRUCTURAL MEMO

May 2, 2025

RE: Structure
118 S. Baylen St.
Pensacola, FL

1. To whom it may concern, I met with Mr. Ian Kapel, owner, on April 30, 2025 at the above referenced property (Photo 1) concerning adding two 6' wide double doors equally spaced along the wall shown (Photo 3). The total width of the two new openings shall not exceed 6' wide each.

A. The new exterior doors will need a 1"thick x 8" wide ASTM A36 steel plate lintel installed and extended a min. of 8" past the opening. Grout the lintel in with high strength, non shrink, epoxy grout. The existing cmu bearing on each side will also need to be fully grouted.

2. Additional Notes and Material Specifications:

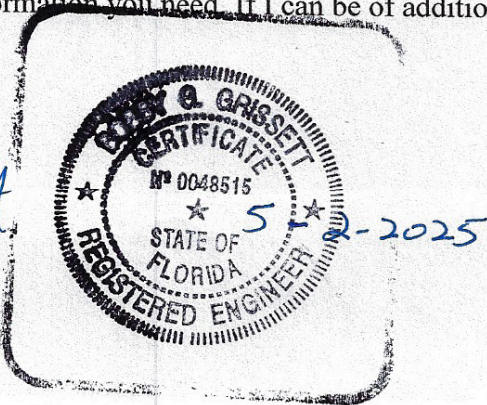
- A. Contractor shall verify all dimensions and job conditions on site before beginning work. If there is a conflict Engineer shall be notified before beginning work.
- B. All windows and doors used shall have a Fla. Product Approval No.
- C. All temporary shoring is the responsibility of the contractor.
- D. All work shall meet the 2023 Florida Building Code, 8th Ed.

3. I hope this provides the information you need. If I can be of additional assistance, please give me a call.

Respectfully,

Bobby G. Grissett

Bobby G. Grissett, P.E., LLC
FL Reg. # 48515



118 S. Baylen St., Pensacola, FL



Photo 1-Front

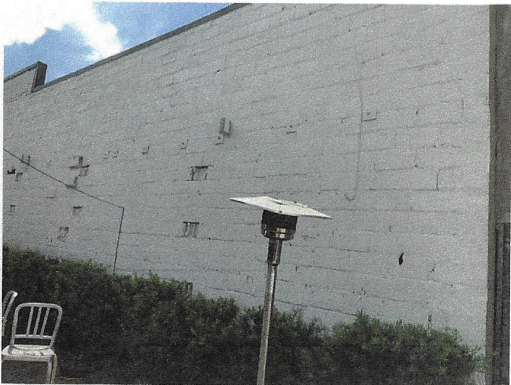


Photo 2
Outside of
North Wall



Photo 3-Inside

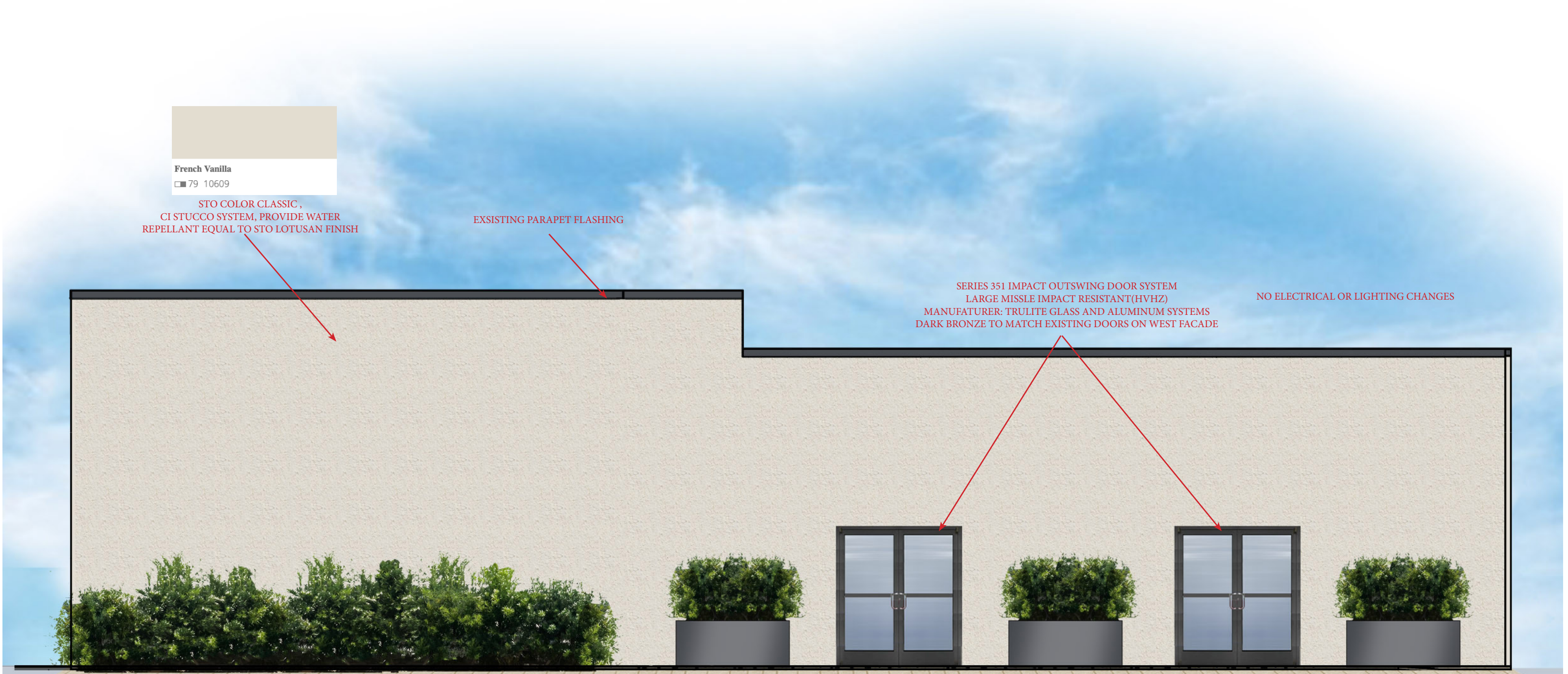
118 South Baylen Street
Existing North Elevation



118 South Baylen Street
Proposed North Elevation



118 South Baylen Street
Proposed North Elevation



118 South Baylen Street

Existing West Elevation



Proposed West Elevation

SW 6413
Restoration Ivory

PAINT FACADE BRICK SHERWIN WILLIAMS SW
6413 RESTORATION IVORY TO MATCH STO
CLASSIC STUCCO COLOR FRENCH VANILLA

EXISTING AWNING





118 South Baylen Street

West Facade Paint Color



⊕ Order samples

⊕ Order samples

⊕ Order samples

⊕ Order samples

⊕ Order samples

⊕ Order samples

⊕ Order samples

⊕ Order samples

Explore the color wall

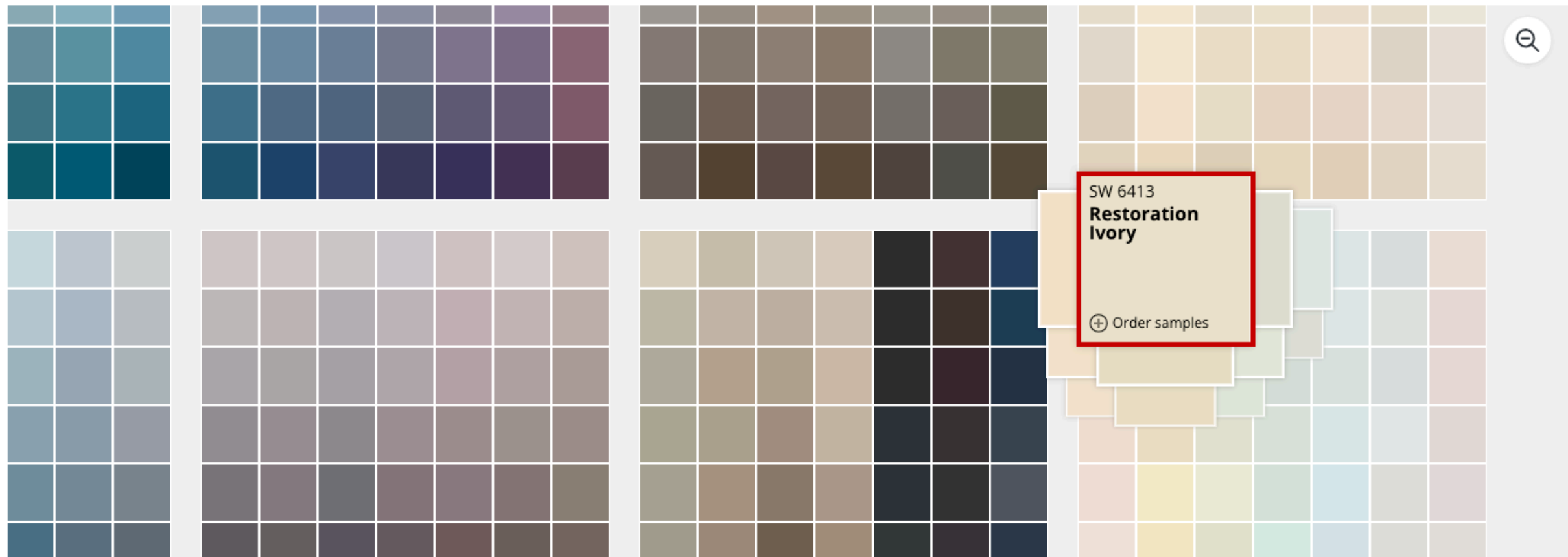
☐ See all colors available in peel & stick

🔍 Search for a color

Explore color families ▾

Explore collections ▾

View entire color wall

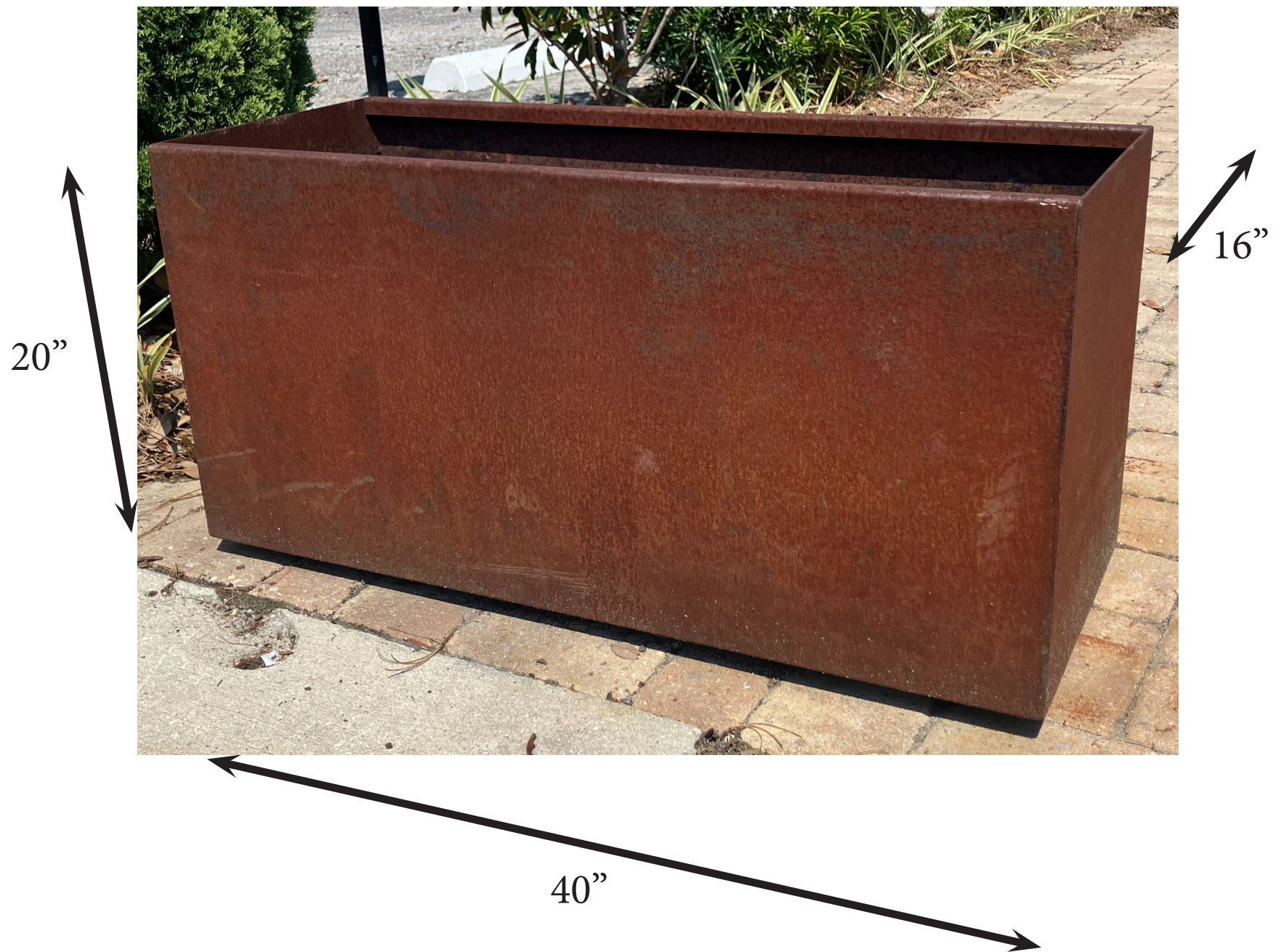


Actual color may vary from on-screen representation. Please use your color samples to confirm your paint choices prior to purchase.

Have questions about color samples? [Visit FAQs](#)

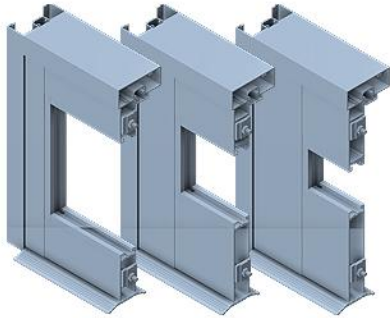
118 South Baylen Street
With Adjacent Building





<https://www.trulite.com/product/hurricane-resistant-systems-351-impact-doors/>

Product brochure on file with Planning & Zoning



SERIES 200, 300, 400

MAGNUM SERIES

VARSITY SERIES

SERIES 702

PRODUCT DESCRIPTION

PRODUCT DETAILS

TECHNICAL DATA

Standard Entrances - Series 200, 300 & 500

Trulite Glass & Aluminum Solution's 200, 300 & 500 Entrances are engineered to provide simple fabrication, easy assembly and problem free installation in an easy to use, economical entrance system. The 1-3/4" 200 narrow stile (light commercial traffic), 300 medium stile (heavy commercial traffic) and 500 wide stile doors (abusive commercial traffic) are assembled with tie rod construction and are dry glazed with 1/4", 5/8" or 1" glazing infill. These doors are available with framing from the CG400, CG450/CG451, CT451 and WW450 systems among others, allowing the doors to be easily integrated in any application. This creates the unique ability for Trulite to produce and furnish a complete storefront system and glazing, which is an added convenience for the building team. All Trulite entrance doors can be modified to accommodate ADA codes and can accommodate many hardware requirements lending themselves to the varying needs of our customers.

TRULITE GLASS & ALUMINUM SOLUTIONS

SERIES 351 IMPACT OUTSWING DOOR SYSTEM - LMI (HVHZ)

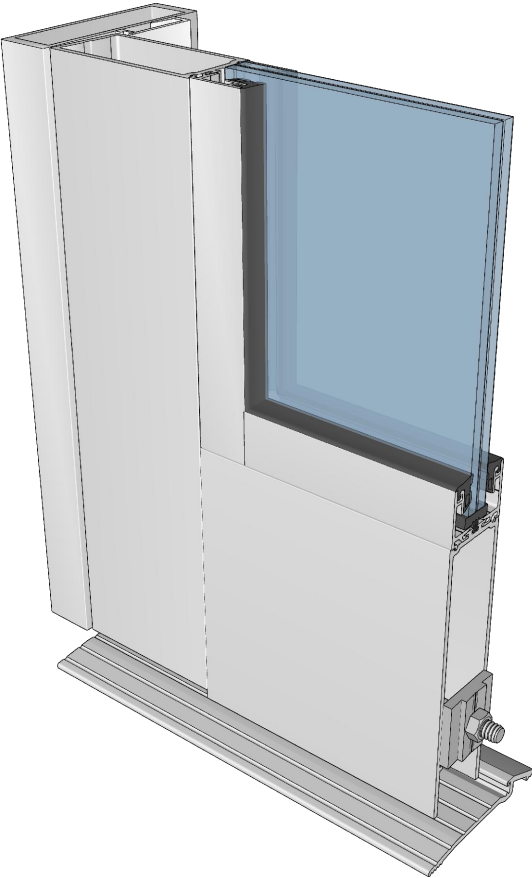
(For use with Trulite's Impact Resistant Storefront/Curtainwall Systems)

GENERAL NOTES:

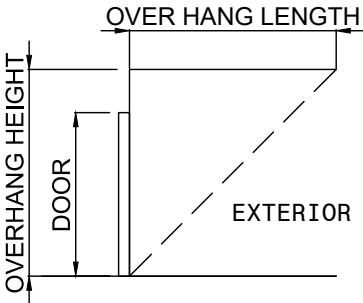
1. THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ) AND HAS BEEN TESTED TO THE FOLLOWING STANDARDS:
- TAS202-94 (ASTM E283, ASTM E330)
 - TAS201-94 (ASTM E1996)
 - TAS203-94 (ASTM E1886)
 - AAMA 1304

DOORS ARE TESTED TO COMPLY WITH MISSILE LEVEL "D" (50FT/SEC) IMPACT AND QUALIFIED FOR USE ON ESSENTIAL FACILITIES FOR THE FOLLOWING WIND ZONE LOCATIONS:

- WIND ZONE 1: 130MPH-139MPH
 - WIND ZONE 2: 140MPH TO 149MPH (AT GREATER THAN 1 MILE FROM COASTLINE)
 - WIND ZONE 3: 140MPH TO 170MPH (AT ELEVATION GREATER THAN 30FT AND WITHIN 1 MILE OF THE COAST LINE (EXCLUDING HVHZ))
2. DOORS ARE RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.
3. CODE REQUIREMENTS FOR SAFEGUARDS MUST BE OBSERVED.
4. THE MAIN STRUCTURE WHERE THIS DOOR SYSTEM WILL BE INSTALLED MUST BE CAPABLE OF SUPPORTING ALL THE LOADS IMPOSED BY THIS DOOR SYSTEM.
5. ANCHORS SHALL BE AS LISTED. SPACED AS SHOWN ON DETAILS. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS REQUIRED. ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. FOR INSTALLATION THROUGH METAL FRAME, PROVIDE 3 THREADS MINIMUM PENETRATION BEYOND METAL FRAME SUBSTRATE. FOR GROUTED FILLED BLOCK (CMU), DO NOT INSTALL ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS REFERENCED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT IN FACE SHELL OF BLOCK. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. INSTALLATION ANCHORS MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.



NOTE:
DOOR ASSEMBLIES SHOULD BE INSTALLED IN LOCATIONS WHERE THEY WILL BE PROTECTED BY AN OVERHANG FROM WATER INFILTRATION. OVERHANG MUST MEET THE OVERHANG RATIO OF 1 OR MORE (REFER TO ILLUSTRATION BELOW) OR IN NON-HABITABLE AREAS WHERE WATER INFILTRATION IS ACCEPTABLE.



$$\text{OH RATIO} = \frac{\text{OVERHANG LENGTH}}{\text{OVERHANG HEIGHT}} \geq 1$$

ABBREVIATIONS:

DLO - DAYLIGHT OPENING
TYP. - TYPICAL
FH - FRAME HEIGHT
DOW - DOOR OPENING WIDTH
DOH - DOOR OPENING HEIGHT
DP - DESIGN PRESSURE
N.T.S. - NOT TO SCALE
FPA - FLORIDA PRODUCT APPROVAL
FBC - FLORIDA BUILDING CODE

LIMITATION OF USE

- A. THIS PRODUCT APPROVAL DOCUMENT IS GENERIC AND DOES NOT PROVIDE INFORMATION OF A SITE SPECIFIC PROJECT OR WHERE THE SITE CONDITIONS DEVIATE FROM THIS DOCUMENT.
- B. FOR CONDITIONS THAT DEVIATE FROM THE PRODUCT APPROVAL DOCUMENTS, THIS SHALL BE REVIEWED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD FOR THE PROJECT.



<http://www.trulite.com>

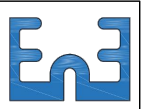
403 West Park Court, Suite 201
Peachtree City, GA 30269
p. 800-432-8132

PRODUCT:

**351 Series
Alum Outswing
Doors**
HVHZ - LMI

REVN	DATE/REMARKS

ENGINEER:

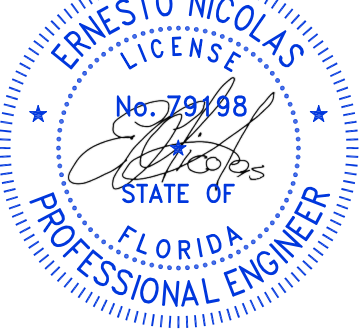


En3 Engineering & Consultancy

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876

Email: en3.engconsul@gmail.com

STAMP:



FLORIDA PRODUCT APPROVAL:

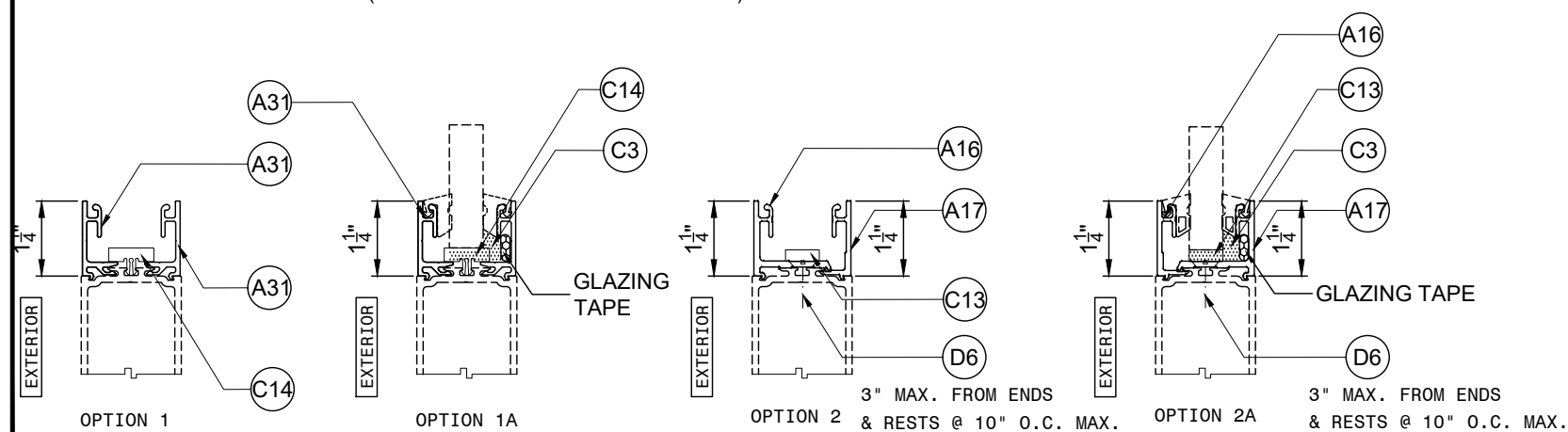
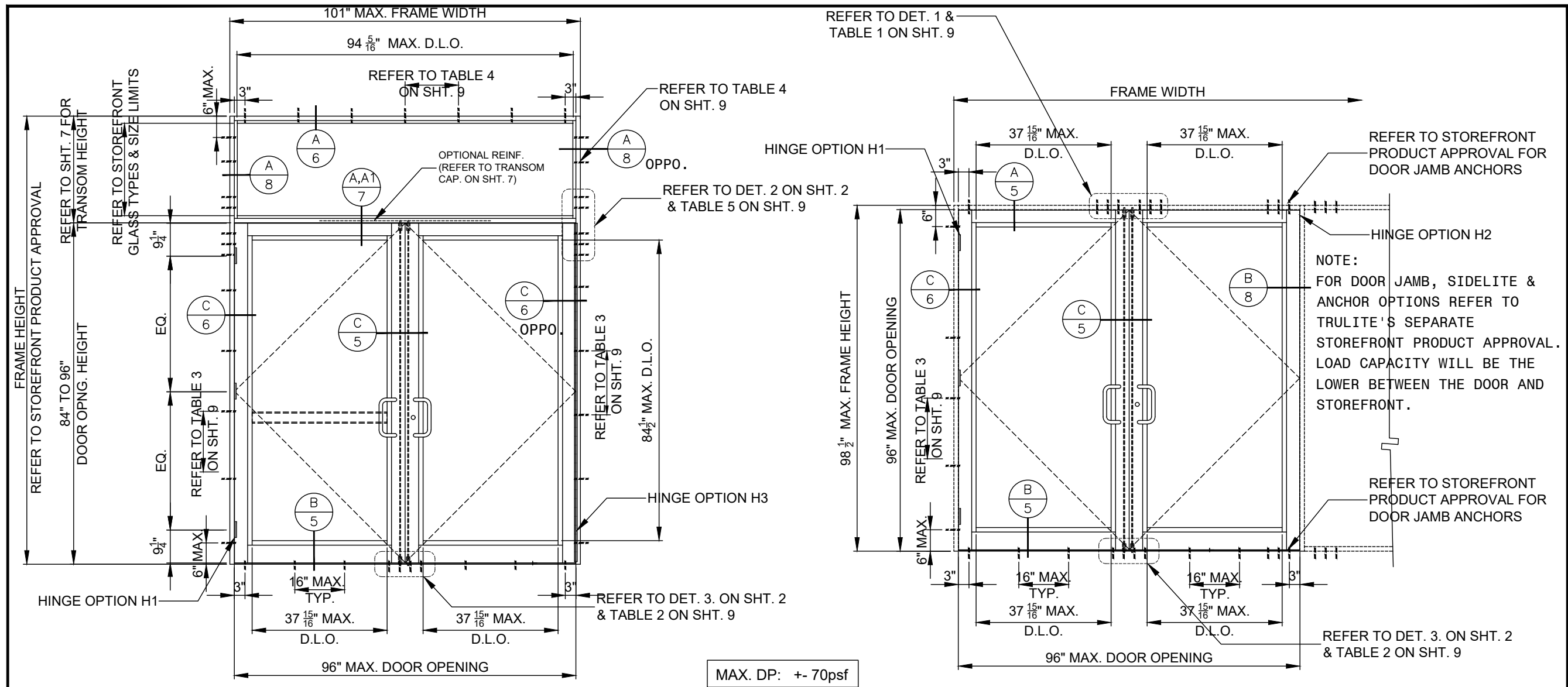
FL # 42671

DATE: SEPT. 27, 2023

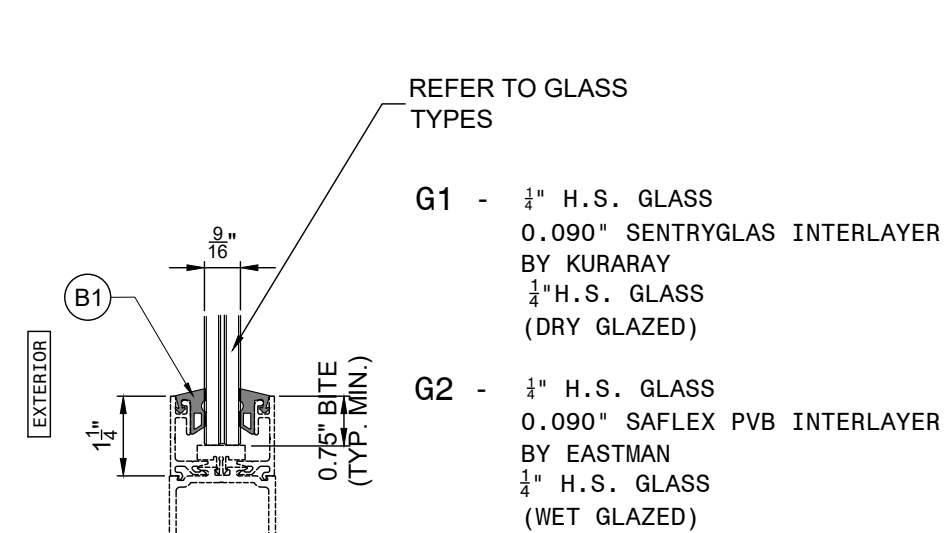
Drwn: Erick	CHK: ESN
Drwg. No: 23FL-106	SCALE: N.T.S.

SHEET NO.:

1 OF 14



- NOTES: - GLASS STOP OPTIONS 1 & 2 ARE NOT APPLICABLE TO GLASS TYPE G2
- GLASS STOP OPTION 1 & 1A ARE LIMITED TO 36" MAX. DOOR PANEL WIDTH
- SETTING BLOCKS TO MEET FBC CHAPTER 24



DOOR GLASS TYPES



<http://www.trulite.com>

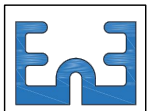
403 West Park Court, Suite 201
Peachtree City, GA 30269
p. 800-432-8132

PRODUCT:

351 Series Alum Outswing Doors HVHZ - LMI

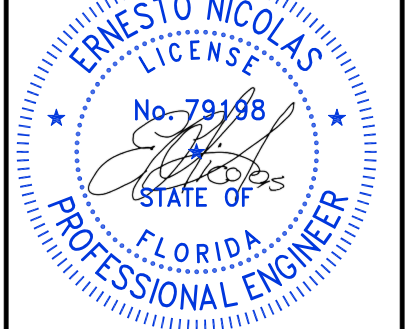
REVN	DATE/REMARKS

ENGINEER:



En3 Engineering & Consultancy
950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:



FLORIDA PRODUCT APPROVAL:

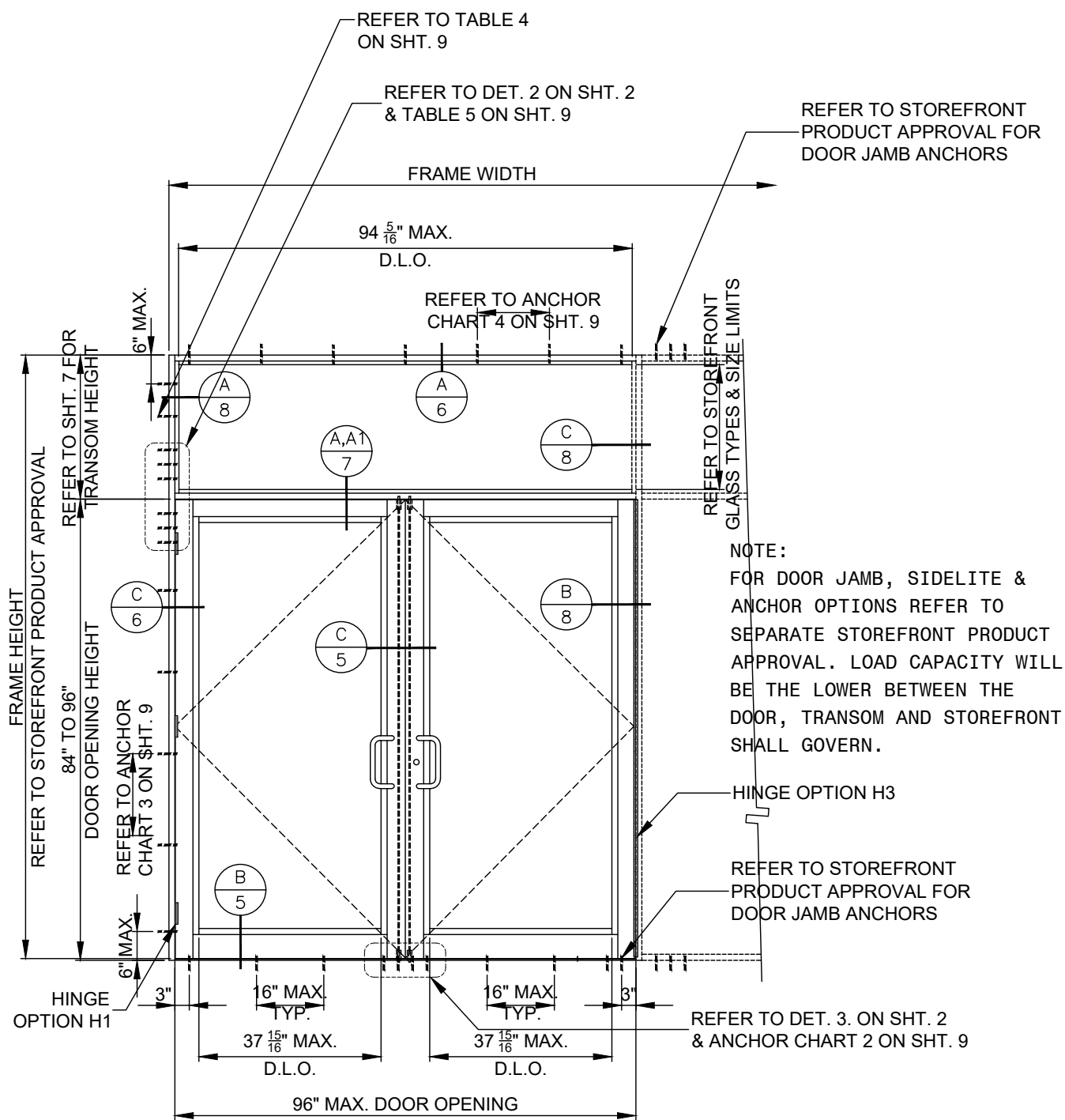
FL # 42671

DATE: SEPT. 27, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-106	SCALE: N.T.S.

SHEET NO.:

3 OF 14

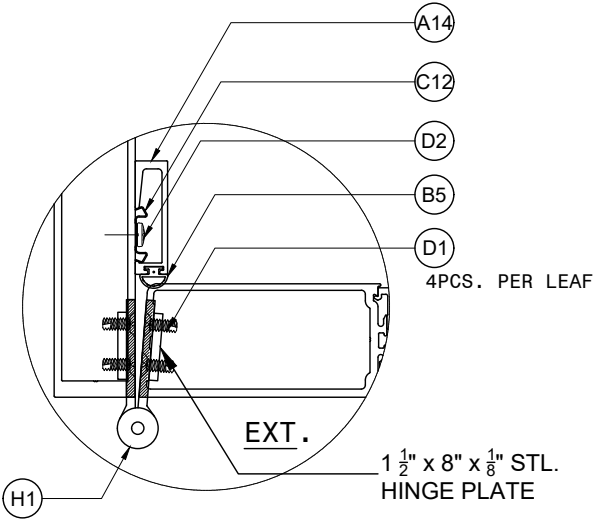


MAX. DP: +/- 70psf

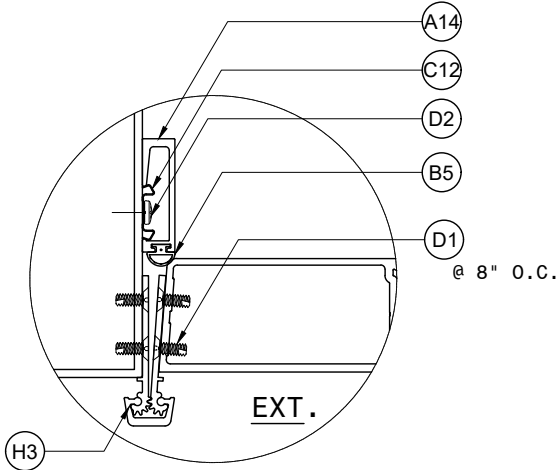
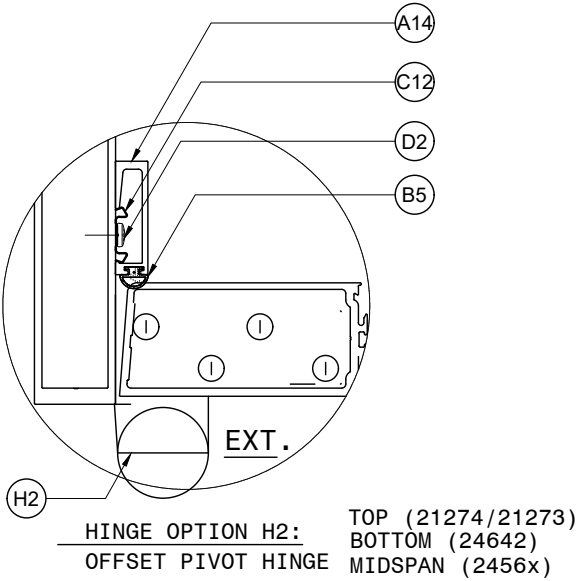
DOUBLE DOOR WIDTH SIDELITE & TRANSOM

(REFER TO TRANSOM CAP. ON SHT. 7)

LOCK OPTIONS (APPLICABLE TO SINGLE AND DOUBLE DOOR)		
	MANUFACTURER	DESCRIPTION
1	AHT 8000	CONCEALED VERTICAL ROD EXIT DEVICE TWO POINT LOCK SYSTEM
2	DOR-O-MATIC (FALCON) 1690	
3	VON DUPRIN 9947	
4	REGENT 5770	
5	ADAMS RITE MS1880, MS1881, ILCO 1880 (INACTIVE DOOR PANEL)	CONCEALED TWO POINT LOCK SYSTEM (CANNOT BE USED ON SINGLE PANEL DOOR)
6	REGENT ML-207-TT-2PT (INACTIVE DOOR PANEL)	
7	ILCO HB185 FIVE PLY HOOK LOCK WITH KEY CYLINDER ON THE EXTERIOR & THUMB TURN ON THE INTERIOR. ADAMS RITE 4016 TOP ROD & 4015 OR ILCO 4015 BOTTOM ROD (ACTIVE DOOR PANEL)	CONCEALED THREE POINT LOCK SYSTEM
8	REGENT ML-207-012 WITH FIVE PLY HOOK LOCK AND KEY CYLINDER ON THE EXTERIOR & THUMB TURN ON THE INTERIOR (ACTIVE DOOR PANEL)	



HINGE OPTION H1: (26298)
4-1/2" STEEL BUTT HINGE



NOTE: HINGES SHOWN ARE IMAGE ONLY.
ACTUAL PRODUCT MAY VARY.

HINGE OPTIONS		
	MANUFACTURER	DESCRIPTION
H1	HAGER / IMPERIAL USA (GLOBAL DOOR)	4 1/2" x 4" STANDARD NRP BUTT HINGE
H2	DOOR-O-MATIC 1690	OFFSET PIVOT HINGE (TOP, BOTTOM & MID-SPAN)
H3	HAGER	CONTINUOUS GEARED HINGE



GLASS & ALUMINUM SOLUTIONS™

<http://www.trulite.com>

403 West Park Court, Suite 201
Peachtree City, GA 30269
p. 800-432-8132

PRODUCT:

351 Series

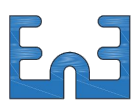
Alum Outswing

Doors

HVHZ - LMI

REVN	DATE/REMARKS

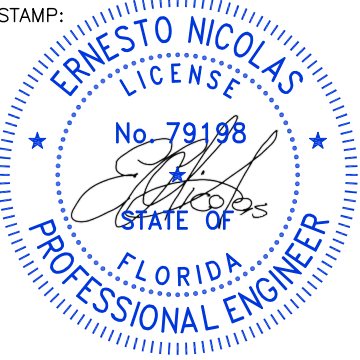
ENGINEER:



En3 Engineering & Consultancy

950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:



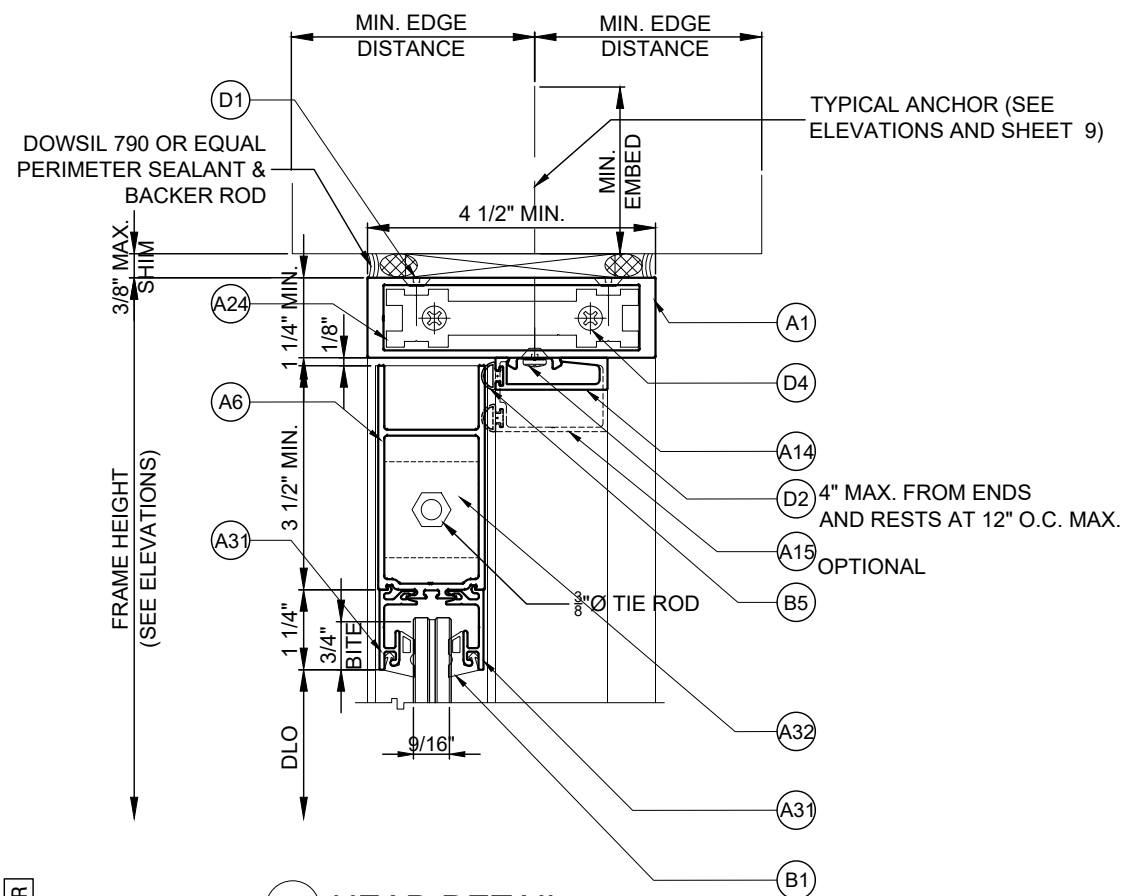
FLORIDA PRODUCT APPROVAL:

FL # 42671

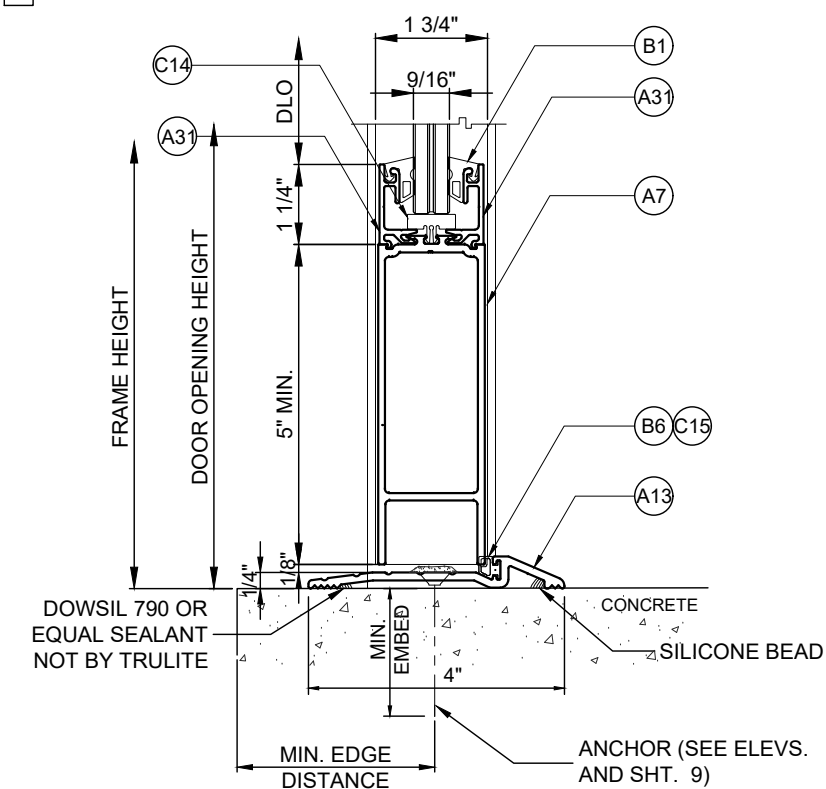
DATE: SEPT. 27, 2023	
Drwn: Erick	CHK: ESN
Drwg. No: 23FL-106	SCALE: N.T.S.

SHEET NO.:

4 OF 14

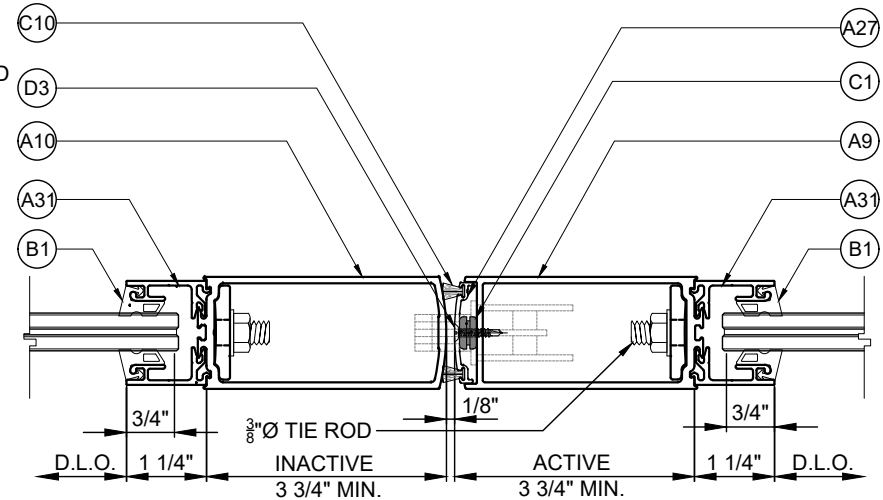


A HEAD DETAIL

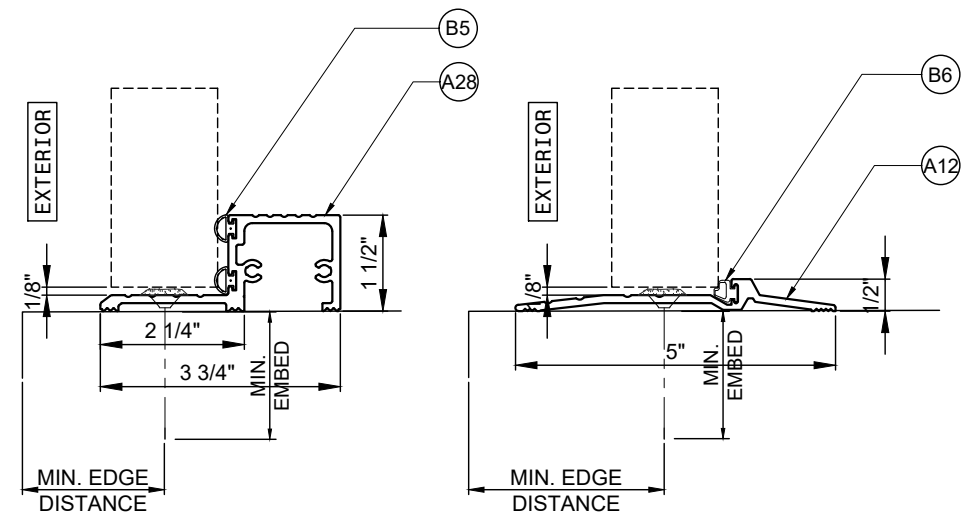
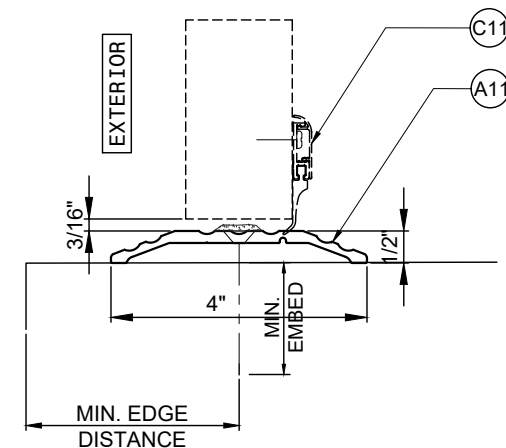


B SILL DETAIL

4" MAX. FROM ENDS AND
RESTS @ 12" O.C. MAX.



C MEETING STILE DETAIL



THRESHOLD OPTIONS



GLASS & ALUMINUM SOLUTIONS™

<http://www.trulite.com>

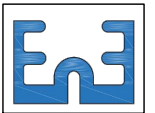
403 West Park Court, Suite 201
Peachtree City, GA 30269
p. 800-432-8132

PRODUCT:

351 Series Alum Outswing Doors HVHZ - LMI

REVN	DATE/REMARKS

ENGINEER:



En3 Engineering & Consultancy
950 SW 135th Way Sunrise,
FL 33325 P. 786 474 3876
Email: en3.engconsul@gmail.com

STAMP:



FLORIDA PRODUCT APPROVAL:

FL # 42671

DATE: SEPT. 27, 2023

Drwn: Erick	CHK: ESN
Drwg. No: 23FL-106	SCALE: N.T.S.

SHEET NO.:

5 OF 14



Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

► OFFICE OF THE
SECRETARY

FL #	FL42671																		
Application Type	New																		
Code Version	2023																		
Application Status	Approved																		
Comments																			
Archived	☐																		
Product Manufacturer	Trulite Glass & Aluminum Solutions																		
Address/Phone/Email	403 Westpark Ct #201 PEACHTREE CITY, GA 30269 (305) 712-8749 Ext 155 bdeato@trulite.com																		
Authorized Signature	Ernesto Nicolas enicolas1000@gmail.com																		
Technical Representative	Bong Deato																		
Address/Phone/Email	800 Fairway Drive Suite 200 Deerfield Beach, FL 33441 (800) 432-8132 bdeato@trulite.com																		
Quality Assurance Representative																			
Address/Phone/Email																			
Category	Exterior Doors																		
Subcategory	Swinging Exterior Door Assemblies																		
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received																		
Florida Engineer or Architect Name who developed the Evaluation Report	Ernesto Nicolas																		
Florida License	PE-79198																		
Quality Assurance Entity	Keystone Certifications, Inc.																		
Quality Assurance Contract Expiration Date	01/31/2033																		
Validated By	Steven M. Urich, PE ☒ Validation Checklist - Hardcopy Received																		
Certificate of Independence	FL42671_R0_COI_351 - Certificate of Independence - SIGNED.pdf																		
Referenced Standard and Year (of Standard)	<table> <thead> <tr> <th>Standard</th><th>Year</th></tr> </thead> <tbody> <tr><td>AAMA 1304</td><td>2018</td></tr> <tr><td>ASTM E1886</td><td>2013</td></tr> <tr><td>ASTM E1996</td><td>2017</td></tr> <tr><td>ASTM E283</td><td>2012</td></tr> <tr><td>ASTM E330</td><td>2014</td></tr> <tr><td>TAS201</td><td>1994</td></tr> <tr><td>TAS202</td><td>1994</td></tr> <tr><td>TAS203</td><td>1994</td></tr> </tbody> </table>	Standard	Year	AAMA 1304	2018	ASTM E1886	2013	ASTM E1996	2017	ASTM E283	2012	ASTM E330	2014	TAS201	1994	TAS202	1994	TAS203	1994
Standard	Year																		
AAMA 1304	2018																		
ASTM E1886	2013																		
ASTM E1996	2017																		
ASTM E283	2012																		
ASTM E330	2014																		
TAS201	1994																		
TAS202	1994																		
TAS203	1994																		

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted 10/16/2023
Date Validated 10/21/2023
Date Pending FBC Approval 11/01/2023
Date Approved 12/13/2023

Summary of Products

FL #	Model, Number or Name	Description
42671.1	351 Series Impact Doors	Aluminum Outswing Doors w/ or w/o Transom and Sidelite - LMI
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +70/-70 Other: For door sizes, lock options & transom types vs. design pressure, see Installation Drawings		Installation Instructions FL42671_R0_II_351 Door FL42671 - Installation Dwg SIGNED.pdf Verified By: Architectural Testing, Inc. (an Intertek company) - West Palm Beach, FL Created by Independent Third Party: Yes Evaluation Reports FL42671_R0_AE_351- Product Evaluation SIGNED.pdf Created by Independent Third Party: Yes

[Back](#)

[Next](#)

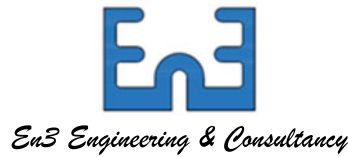
[Contact Us](#) :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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Product Approval Accepts:





Date: October 14, 2023

State of Florida
Florida Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

Product: **SERIES 351 IMPACT OUTSWING DOOR SYSTEM**
Large Missile Impact Resistant (HVHZ)

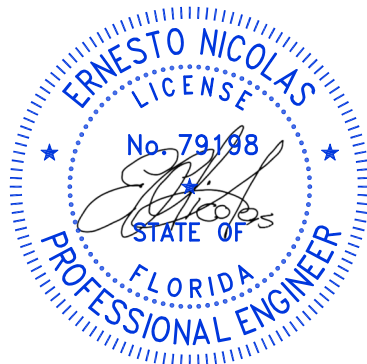
Manufacturer: **Trulite Glass and Aluminum Solutions**
403 West Park Court, Suite 201
Peachtree City, GA
P (800) 432-8132

To whom it may concern,

As the Florida registered engineer retained by Trulite Glass & Aluminum Solutions on the above reference product. I hereby certify that I do not have, nor intend to acquire or will acquire a financial interest in Trulite Glass & Aluminum Solutions or in any other entity involved in the approval process nor the laboratories that have performed the tests on the above referenced product.

If I can be of further service, please contact the undersigned.

Yours truly,



Ernesto
Nicolas

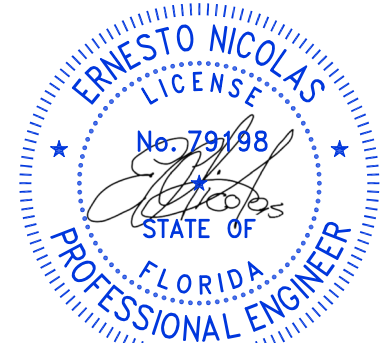
Digitally signed
by Ernesto Nicolas
Date: 2023.10.16
14:47:38 -04'00'

PRODUCT EVALUATION REPORT

Date: October 20, 2023

Product: **SERIES 351 IMPACT OUTSWING DOOR SYSTEM**
Large Missile Impact Resistant (HVHZ)

Manufacturer: **Trulite Glass and Aluminum Solutions**
403 West Park Court, Suite 201
Peachtree City, GA
P (800) 432-8132



Ernesto Nicolas
Digitally signed by Ernesto Nicolas
Date: 2023.10.20 18:21:24 -04'00'

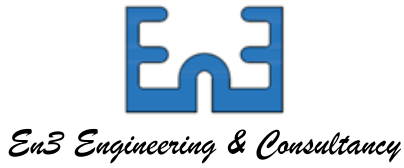
Prepared by: Ernesto Nicolas, P.E. FL #79198

Scope: This report evaluates the above listed product per the requirements of FAC Product Approval Rule Chapter 61G20-3.005, using Method 1-D (Engineering Evaluation). This product complies with the requirements of the 2023 Florida Building Code 8TH Edition, both inside and outside of the High Velocity Hurricane Zone.

Test Reports:

Tested in accordance with Florida Building Code Test Protocols

Test Laboratory	Report Number	Test Report Date	Test Standard
Intertek	P5421.01-450-18 R0, signed and sealed by Tanya Dolby, P.E. FL#93536	03/31/23	TAS 202, TAS 201, TAS 203
QAI Company (FTL)	12025, signed and sealed by Idalmis Ortega, P.E. FL#76905	05/05/2020	TAS 202, TAS 201, TAS 203
Fenestration Testing Laboratory	9867, signed and sealed by Idalmis Ortega, P.E. FL#76905	04/04/2018	TAS 202, TAS 201, TAS 203
Fenestration Testing Laboratory	9378, signed and sealed by Idalmis Ortega, P.E. FL#76905	06/09/2017	TAS 202, TAS 201, TAS 203
Fenestration Testing Laboratory	8757, signed and sealed by Idalmis Ortega, P.E. FL#76905	01/10/2017	TAS 202, TAS 201, TAS 203
Fenestration Testing Laboratory	9689, signed and sealed by Idalmis Ortega, P.E. FL#76905	10/09/2017	TAS 202, TAS 201, TAS 203
Fenestration Testing Laboratory	7458, signed and sealed by Marlin Brinson, P.E. FL#60749	10/21/2013	TAS 202, TAS 201, TAS 203



Technical Documentation:

- 1) Installation Drawings #23FL-106, Signed and Sealed by Ernesto Nicolas, P.E. (FL# 79198)

Limitations of Use for this product:

- See Installation Drawings #23FL-106 for approved anchor methods and spacing.
- Product is impact rated and does not require the use of shutters in windborne debris regions.
- May be used inside and outside the High Velocity Hurricane Zone.
- See Installation Drawings #23FL-106 for size and design pressure limitations.
- Site conditions that deviate from the Installation Drawings #23FL-106 require further engineering analysis by a licensed engineer or registered architect.