



PLANNING SERVICES

Architectural Review Board

TO MEMBERS OF THE ARCHITECTURAL REVIEW BOARD AND APPLICANTS:

The Architectural Review Board will conduct a public hearing at **2:00 p.m. on Thursday, October 17, 2019**, in the Mason Conference Room, Mezzanine Level, Pensacola City Hall, 222 West Main Street, Pensacola, Florida to consider applications for renovations, alterations, demolitions, new construction and/or variances, in one or more of the following districts: Pensacola Historic District, North Hill Preservation District, Old East Hill Preservation District, Palafox Historic Business District, and Governmental Center District. **The applicant(s), or authorized agent, must be present for the public hearing in order for the Board to act upon their request.**

AGENDA

QUORUM / CALL TO ORDER

SWEARING IN MEMBERS

Swearing in NEW appointments (Bianca Villegas) and Re-Appointments (George Mead, Susan Campbell)

APPROVAL OF MINUTES

The Architectural Review Board shall approve, or approve with changes, the minutes from the meeting held on **September 19, 2019**.

OPEN FORUM

NEW BUSINESS

Item 1	435 E. Zarragossa Street	PHD
Contributing Structure		HR-1 / Wood Cottages
Walcott Adams Verneulle (WAV) Architects, Inc., is requesting approval for exterior modifications to a contributing structure.		

Item 2	805 E. Belmont Street	OEHPD
Contributing Structure		OEHC-2
Ivo Alcala, Alcala Architecture, is seeking approval for exterior renovations to a contributing structure.		

Item 3	200 BLK S. 9th Ave	PHD
New Construction		HC-1 / Brick Structures
Allen Bounds, Bounds Architecture Studio, is seeking <i>conceptual</i> approval for a single-family residence.		

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

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

Item 4 **599 E. Romana Street** **PHD**
New Construction **HR-2 / Brick Structures**
Charles Kunze, Artisan's Architecture, is seeking approval for a new single-family residence.

Item 5 **517 N. Baylen Street** **NHPD**
Non-Contributing Structure **PR-2**
Lee's Glass & Windows Works is requesting approval to remove and replace all existing windows of a non-contributing structure.

Item 6 **121 S. Palafox Place** **PHBD**
Contributing Structure **C-2A**
Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications to the rear of a contributing structure.

DISCUSSION

New Sec. 12-12-5(E), City of Pensacola's Historic Building Demolition Review Ordinance, and City Council Resolution No. 2019-57, Creation of a Master List of Historic, Architectural, Cultural or Urban Design Value Structures within the City.

ADJOURNMENT

GENERAL INFORMATION: All persons having an interest in the above are invited to attend. Applicants are hereby notified to be present or have an authorized agent attend the meeting. Any discussions and/or presentations made by an authorized agent shall be binding.

ADA STATEMENT: The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs, and activities. Please call 435-1675 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

APPEAL STATEMENT: If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any such evidence upon which the appeal is to be based.

REVIEW OF BOARD DECISIONS: Any person aggrieved by a decision of the Board may, within fifteen (15) days thereafter, apply to the City Council for review of the Board's decision. A written notice shall be filed with the City Clerk requesting City Council to review said decision. If the applicant obtains a building permit within the fifteen-day time period specified for review of a board decision, said permit may be subject to revocation and any work undertaken in accordance with said permit may be required to be removed.

VARIANCE APPEAL: If denied a variance by the Board, the petitioner has thirty (30) days from the date of the meeting to appeal the decision in accordance with Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally, aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Planning Services Division and Attorney of the City of Pensacola must be notified in writing of an appeal within five (5) days of the application being made to the Circuit Court. If the Planning Services Division and City Attorney have not received a copy of the notice of appeal within thirty-five (35) days of the date of the meeting at which the variance was denied, the petitioner shall be notified by the Building Official that they have ten (10) days to remove or correct the violation.

Sincerely,



Gregg Harding, RPA

Historic Preservation Planner
Secretary to the Board

PLANNING SERVICES

Architectural Review Board

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

September 19, 2019

MEMBERS PRESENT: Chairman Carter Quina, Susan Campbell-Hatler, Derek Salter, George Mead, Anna Fogarty

MEMBERS ABSENT: Michael Crawford

STAFF PRESENT: Gregg Harding, Historic Preservation Planner, Leslie Statler, Senior Planner, Michael Ziarnek, Transportation Planner-Complete Streets, Heather Lindsay, Assistant City Attorney, Ross Pristera, Advisor

OTHERS PRESENT: Scott Brady, Chuck G. Lewis, Christy Cabassa, Ryan Frazier, John Esposito, Robert Davis, Allen Bounds, Eve Herron, Steve Freeman, Paula & Jared Willets, Bianca Villegas, Alistair McKenzie, Jordan Yee, Greg Uzdevenes, Kelly Wieczorek, J. Veal

CALL TO ORDER / QUORUM PRESENT

Chairman Quina called the Architectural Review Board (ARB) meeting to order at 2:01 p.m. with a quorum present and explained the Board procedures to the audience.

APPROVAL OF MINUTES

Mr. Mead made a motion to approve the August 15, 2019 minutes, seconded by Mr. Salter, and it carried unanimously.

OPEN FORUM – Scott Brady addressed the Board concerning 5G towers being placed in the downtown area in every two blocks, varying in height. He explained each cell tower was proprietary for each carrier, with several carriers requesting permits. Legislation allows them to self-approve if they are not reviewed within three weeks. He stated they had been assured the cell towers would be placed on existing poles, and if a new one was necessary, it would be a decorative pole. Instead of co-locating on an existing pole, the contractors were installing new poles. He pointed out a new 40' wooden pole had been installed in the Seville historic district. He was informed this tower's permit had not been approved at that time but it was already installed. He suggested that the ARB take any action it could to protect the aesthetics and characteristics of the neighborhoods.

Eve Herron also addressed the Board and pointed out a 5G pole was being installed on her neighbor's property by an individual with no ID and no state license. They learned that these poles were being installed at every 8 to 10 homes in the historic neighborhood. To date, there were more than 150 existing permits for these cell towers. They had been told the 5G equipment was the size of a backpack and would be located on existing poles; she stated the 40' tall equipment was large and intrusive. She explained the neighborhood would not spend the money for underground equipment when the 5G equipment could be installed in the same place. She also advised homeowners did not like being exposed to excessive radiation and wanted the

City to preserve the safety and integrity of the historic neighborhoods by supporting federal bills that would restore local control and make wireless carriers accountable for their actions.

Chairman Quina advised the Board had not seen any information regarding the 5G poles and shared their concerns. He pointed out we do not want more poles downtown and in the historic districts and this would not be something the Board would recommend. **Ms. Campbell-Hatler made a motion to send a letter to Council to allow the Board more oversight.** Mr. Mead agreed that nothing the City controlled in terms of its appropriateness or appropriate appearance should be going into areas of jurisdiction of the Board by default because the City has not been able to amend their timelines to comply with the statutory changes. Also, with devices installed without permits, there were consequences to that which would be addressed by another department; the Board could not address this.

Mr. Harding could not speak on the department's attitude but explained they were attempting to work with the main cell phone providers in an attempt to have them co-locate on existing Gulf Power poles and existing structures; the potential visual impact was addressed during the review process, and some have already been reviewed in the north sections of the City. He explained he would be working with Council and the FCC and was actually in the process of registering the City with the FCC which would give a more proactive approach in providing our opinions of the impacts of these poles.

Chairman Quina asked about neighborhoods where the cables have already been buried underground and about the necessity of 5G. He advised he would compose a letter to Council to be considered on the next agenda. **The motion was seconded by Mr. Mead and carried unanimously.** Without any speakers, **the motion carried unanimously.**

NEW BUSINESS

Item 1

313 E. Intendencia Street

PHD

Variance

HC-2 / Wood Cottages

Action taken: Approved.

Christy Cabassa is seeking a Variance to increase the minimum required east side yard setback from five (5) feet to three (3) feet, six (6) inches to accommodate an addition. Ms. Cabassa addressed the Board and stated the existing house was built in 1983 and 3.5' off the east property line, and they wanted to build the addition off the east property line, removing an existing storage shed and leaving the existing guest house. Neighbors wrote letters approving the variance. She also explained there was no way to accomplish this request without the variance. Mr. Pristera verified this property was a reconstructed home and not original. Chairman Quina pointed out it would be a non-contributing structure. Mr. Salter stated the land survey clearly established the existing 3.5' setback which was consistent down the entire length of the property; the proposed addition was consistent and in line with that and took the place of one of the buildings being removed. With the approval letters provided, he had no issue with the request. **Mr. Salter then made a motion to approve the variance request, seconded by Ms. Fogarty, and it carried unanimously.**

Item 2

313 E. Intendencia Street

PHD

Non-Contributing Structure

HC-2 / Wood Cottages

Action taken: Approved with abbreviated review.

Ms. Cabassa presented to the Board and stated the entrance would be on the side and explained the modifications. The neighbors to the south were agreeable to the solar panels on the south. Chairman Quina explained the new structure was attempting to replicate a historic cottage and would require wood windows according to the Code. Ms. Cabassa stated they were replacing the existing metal windows with the PGT windows with panes between the glass and applied muntins. They were also removing the vinyl siding. Mr. Harding explained according to the statute, the ARB cannot deny

homeowners from accessing or collecting natural energy; what ARB could do was suggest locations based on aesthetics. Regarding the windows, the Code states all of the buildings will be recognized as products of their own time; streetscape and paint colors shall apply according to contributing structures. Chairman Quina questioned a requirement when a new construction was emulating a historic structure. Mr. Mead explained this was new construction renovating a 1983 building. Mr. Harding pointed out in 12-2-10(A)(8) indicating if new construction is intended to match historical designs, the building elements describe in paragraph (6) A thru L (including windows), should be used as guidelines. It should be decided if the structure was a remodel of a non-contributing or replicating a historic structure.

Ms. Cabassa stated the clients wanted windows with the Bahama shutters off the bedroom which would probably remain closed for privacy. She stated they could place a vertical shutter down the middle to make it look like two shutters. Ms. Campbell-Hatler thought there were too many deviations to look historic. Ms. Cabassa advised the solar panels were not an issue. Mr. Mead explained the porch was a problem. Chairman Quina explained they could have a clad wood window, with the wood window receiving paint or a cladding which would replace the paint. Ms. Cabassa stated they could go to a Jeld-Wen product if that was an issue. Mr. Mead pointed out the major concern was the treatment of the front side. Chairman Quina asked if the compromise would be using appropriate materials on the front porch and allowing secondary materials on the other sides – a fiberglass front door with Jeld-Wen windows on the front. **Mr. Mead made a motion to approve with the following changes in an abbreviated review: 1) use of the Jeld-Wen wood products on the front façade, 2) the allowance of replacement of one window and keeping an operable door, 3) with allowance for an operable gate at the head of the steps if desired, 4) PGT vinyl on the remaining facades, 5) shutters to be two panel. The motion was seconded by Mr. Salter and carried unanimously.**

Item 3	601 N. Palafox Street	NHPD
Contributing Structure		PR-2
Action taken: Approved.		

The Episcopal Day School is requesting approval for an outdoor seating structure. Mr. Frazier presented to the Board and stated the structure would be mounted to the ground and would be treated wood lumber. It would also be an amphitheater type bench. Chairman Quina noted that North Hill had no objections. Mr. Frazier explained it would also be naturally stained and sealed wood. **Mr. Salter made a motion to approve, seconded by Mr. Mead. With no speakers, the motion carried unanimously.**

Item 4	820 E. LaRue Street	OEHPD
Contributing Structure		OECH-1
Action taken: Approved with comments.		

Alicia and Daniel Ahern are requesting *FINAL* approval for exterior modifications to a contributing structure including a rear addition, a detached garage, and replacement fencing. Revised elevations as well as comments from Old East Hill were provided to the Board. Mr. Veal presented to the Board and advised he might switch to slab on grade at the north end of the structure because of the upward slope of the land. Mr. Salter addressed the garage with the plain, flush door and believed it should be something more appropriate to the style of the house. Mr. Veal stated since it was on the back side, he thought this would blend in better, and it was low on the priority list. Mr. Salter indicated a fiberglass could be used, and Mr. Veal agreed he would do a 6-panel. Mr. Salter then addressed the west elevation showing a horizontal window and asked if that could be broken into two square windows. Mr. Veal agreed that could work; Mr. Salter suggested bringing the trim around and identifying them as two square windows to keep with the theme. Mr. Mead pointed out the house was fairly obscure and

asked about the foundation skirting. Mr. Veal explained this was shown as a mortar wash – cement to stucco type. **Mr. Mead made a motion to approve as submitted, seconded by Ms. Campbell-Hatler. Mr. Salter felt strongly about the west elevation window being broken into two square windows, and Mr. Mead accepted the amendment. With no speakers, the motion carried unanimously.**

Item 5

1400 N. Spring Street

NHPD

Non-Contributing Structure

PR-1AAA

Action taken: Denied.

John and Ashley Esposito are requesting approval for exterior modifications to a non-contributing structure (built in 1951) including replacement windows and a change of paint color. Comments from North Hill were provided to the Board. Mr. Harding advised the property was renovated in 1980.

Mr. Esposito presented to the Board and explained the current windows were painted shut and non-operable, and they desired to replace them with upgraded vinyl. He explained the windows were not rotting. Chairman Quina explained removing operable, non-rotting wood windows was not a recommendation from the Secretary of State Guidelines for historic preservation. He indicated if there was a new survey performed, this would be a contributing structure since it was over 50 years old and of a style that would contribute to the standard of historic buildings in North Hill; North Hill was fine with the paint colors, questioned if the structure was non-contributing or contributing based on 1951, and were concerned with the windows. They suggested replacing the wood windows with the same kind. Chairman Quina pointed out the Board had not approved vinyl windows in a contributing structure. Mr. Esposito spoke of a gentleman who had gone through this process to replace his wood windows with vinyl windows and had submitted a presentation showing those which had been approved and those that were installed without approval. Ms. Statler remembered the incident but did not remember all of the structures submitted. Mr. Truluck replaced his wood windows on a ranch style structure after two denials by the Board; he was granted approval on the third submittal for vinyl. Chairman Quina understood the basis for allowing vinyl on a non-contributing structure. Ms. Statler explained this particular property was on the end of the block that bordered North Hill.

Mr. Mead asked about the muntin profile, and Mr. Esposito provided a sample window. Chairman Quina pointed out the muntins were buried in the glass, and the requirements were for the muntins to be exposed on the outside. Mr. Mead stated the overall profile of the window did not match the historical version. Chairman Quina stated the PGT version of the vinyl window came close to matching, and that this home would be listed as contributing if resurveyed; he suggested maintaining the existing wood windows. Mr. Mead suggested researching clad windows which would meet the historic profile. Ms. Statler offered vinyl windows at 420 N. Reus were approved on a non-contributing renovation in December 2014, one over one with no mullions. Also at 421 W. Blount non-impact vinyl windows were approved on a non-contributing renovation in January 2016. Chairman Quina pointed out the only way to approve vinyl was to determine this was a non-contributing structure, using a vinyl product as appropriate as possible. Mr. Pristera explained in a project he was performing, renovating the wood windows cost the same and possibly was cheaper than replacing depending on the window size. He pointed out that unlike wood windows, you cannot repair vinyl, and they would be replaced at some point. Fabric shields were an option for weather protection. Chairman Quina explained a vinyl clad wood window would be approved. There were no speakers from the audience. Mr. Salter advised the house being as old as it was and being a nice example of style, even though it was listed as non-contributing, did have value and should be preserved; he pointed out the window provided was not acceptable but did not know if the Board could mandate the restoration of the wood windows since they had allowed certain clad windows on contributing structures; he was not willing to approve as submitted.

Mr. Salter made a motion to deny as submitted on the grounds that the proposed window was not an acceptable profile, (Sec. 12-2-10(B)(7)) using a product of its own time, and that the style of the proposed

window, profile, and view from the street was not in keeping with the theme of the neighborhood. Ms. Campbell-Hatler seconded, and it carried unanimously.

Item 6	820 N. Baylen Street	NHPD
Contributing Structure		PR-2

Action taken: Approved with comments.

Paula and Jared Willets are requesting approval to add a rear porch and staircase to a contributing structure. Comments from North Hill were commendable.

Mr. Salter liked the back porch and addressed the CMU columns being 6x6x12. Mr. Willets stated the ones on the front were constructed of cinderblock, and they also preferred to use them on the rear. Mr. Mead asked if they considered a different roofline to keep the integrity of the symmetry of the porch. Ms. Willets did not know if there was enough room in between the eave and where it starts to make it separate; on the front of the house it comes off the second story. Chairman Quina advised one easy way would be to have the extension stop just short of the primary façade, so it would return first and then extend down, which would give cover and maintain the balance. **Mr. Mead made a motion to approve with tracking the stairway cover extension back to the line of the column, seconded by Ms. Fogarty. With no speakers, the motion carried unanimously.**

Item 7	514 E. Government Street	PHD
New Construction		HC-1 / Wood Cottages

Action taken: Approved with comments.

Greg Uzdevenes is requesting approval for a new single family residence with an attached carport. Mr. Uzdevenes presented to the Board and stated Ms. Fetterman asked Mr. Quina to design a house for her in 2017, but the construction costs exceeded her budget. Mr. Uzdevenes had been retained to construct the house within their financial limits. Mr. Salter pointed out Type I and Type II in this district limit the setbacks to 15' from the street. This setback is 32' from the sidewalk which is a significant difference; he was concerned this would not maintain the streetscape. Mr. Harding advised streetscape for Type I was a setback of 15' from the street edge; he thought this would be intended as a minimum. Mr. Salter noted most of the structures at this location were closer to the street. Ms. Fetterman stated the original photograph of the house showed it was set back far enough for two cars in front of it. Mr. Salter pointed out according to the minutes, it was farther back than the previously approved house. Mr. Quina's setback was at 22.9' and the current setback was at 32'. Ms. Fetterman indicated she was not opposed to bringing the house closer to the street.

Mr. Salter asked if they would oppose one additional window on the front. Ms. Fetterman explained because of the tiny little room behind those windows, they were going to place a bookshelf at this location, and she preferred fewer windows in the house for security reasons. Chairman Quina pointed out the Board had approved front shutters, and what they were proposing was a door, a blank (shutter), and a window and the shutters would be closed. He confirmed the previous setback was approved at 22.9'. With no speakers, Mr. Salter asked about the City's stance on the 15' setback (minimum or set). Mr. Harding stated historically, they had considered it a minimum because it dictates where the buildable area begins in the PHD. Mr. Pristera felt the current setback was too far back from the street, and it should match the neighboring properties or at least be close to them. Since the applicant already had a previous approval for 22.9' **Mr. Salter made a motion to approve with no greater setback than 22.9'. Ms. Fogarty seconded the motion, and it carried unanimously.**

Item 8	200 BLK S. 9th Avenue	PHD
New Construction		HC-1 / Brick Structures

Action taken: Denied as submitted.

Allen Bounds, Bounds Architecture Studio, is seeking final approval for a single-family residence. This project was previously presented to the ARB in May 2018 and in November and December 2017. Mr. Bounds presented to the Board and stated he was hired to begin from scratch on this project. He presented the structure as Type III, and stated the property was unique. He explained the intent was to hold down the street front on 9th Avenue, sliding the structure up to the sidewalk and providing the mass that would continue with the adjacent lot owners. The ECUA pumping facility is located on the far west side, with an easement consisting of an asphalt drive. Chairman Quina asked what was proposed in the rear yard, and Mr. Bounds indicated landscaping was proposed in the back section, and there was a chain link fence between this property and the ECUA property. Chairman Quina advised the north elevation where they indicated a garage and concrete fence would be highly visible from 9th Avenue. Mr. Bounds stated the fence would not enclose the remaining portion of the property.

Mr. Mead addressed the overall massing roofline, the hips mixing with the New Orleans type body. Mr. Bounds stated they wanted the massing as close to the front setback as possible, and as it proceeds to the rear, it would have a more traditional roof shape which would be akin to some of the structures which have a brick façade and a traditional V-shaped roof in the cottage district. He pointed out the property was surrounded by wood cottages on the rear side. Mr. Mead suggested dealing with the townhouse motif and carrying the hip forward. Chairman Quina offered it appeared to be two houses on the east and west side, with the balconies, gardens and landscaping having more importance than the main elevation. He inquired about the brick, and Mr. Bounds stated the property had terrible soils with a piling structure and garage underneath. Taking the brick up higher would subject it to cracking, and Chairman Quina suggested using stucco instead. Ms. Statler confirmed the entire structure could be stucco to meet the guidelines.

Ms. Campbell-Hatler advised the windows on the east and west elevation were nice and suggested continuing to develop that language with a warehouse feel. She did suggest reconsidering the rear and the proportion of the stairs and placing the masonry all the way down. Mr. Mead suggested using scribed stucco below the line and smooth above which would be very appropriate. Mr. Salter had the same concerns. He pointed out to the north of the property was Privateers Alley and asked if they had considered setting the structure back. He said that did not seem to work, but changing the materials could make it possible. Chairman Quina explained bringing the structure forward would create a storefront feel. He suggested the entrance from the street through the lower garden with a door leading up to the foyer, but the scale needed to be proportional and suggested softening the garden with railings. Ms. Fogarty echoed everything but asked about the Cypress trellis at the north, and Mr. Bounds stated it bumped out as far as the extension, and the idea was to repeat this around the house with the Cypress brackets. Ms. Fogarty suggested this treatment be on the same scale.

Chairman Quina explained the item was for final approval, but the level of detail was not adequate for final approval in terms of the drawings, and more detail information was needed for the portion facing 9th Avenue, paying attention to the wall on 9th Avenue since there were very few fences on the street in the downtown district. **Mr. Mead made a motion to deny as submitted and encouraged the applicant to resubmit with response to the Board's comments. Ms. Campbell-Hatler seconded.** Steven Steck, the owner, addressed the Board and stated they really liked the brick on the bottom and liked stucco on the front but asked that the houses to the north not define what the rest of them were trying to do. Since there was so much stucco to the north, they were trying for a little more diverse material. Chairman Quina explained they could do the whole building in brick but be cognizant of how that detail would work with brick transitioning to stucco. Mr. Mead stated the issue was the way the materials were mixed and needed to be integrated more. Since they had started the process over again, Mr. Steck thanked the Board for their consideration and patience. **The motion then carried unanimously. Mr.**

Mead clarified his motion was that the proposal was inconsistent with 12-2-10(A)(8) and 12-2.2 with regard to integration and consistency with the standards set forth in PHD.

Item 9	1304 N. Barcelona Street	NHPD
Contributing Structure		PR-1AAA

Action taken: Approved with abbreviated review.

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications and additions to a contributing structure. Mr. Sallis presented to the Board and stated that North Hill appreciated the design and detail of the proposed renovations. Mr. Pristera addressed the gothic fencing, and Mr. Sallis advised a document from the City had indicated among the styles to choose from, Gothic was the most decorative that matched. Ms. Shadiya pointed out the adjacent property also had the Gothic fencing, and they wanted to maintain that style. Mr. Salter pointed out the horizontal pool house fencing, and Mr. Sallis advised his client's style was contemporary, and anything inside the fence, they wanted contemporary. He clarified there were different types of fencing on the property, with a high budget main fence on the corner that consists of masonry pylons and metal, and the picket style fence matches the windows. All of the fencing along Barcelona would not be visible because of existing vegetation. The painted wooden fence was at the rear property line and not on the corner. He explained the side yard and pool area was constructed for entertainment with the idea that a significant amount of guests would come from street parking directly to the pool yard, so they wanted to make that entrance clear. Mr. Mead stated with the gate, to possibly use some kind of return like the rear yard view where the door drops into the window band. Chairman Quina suggested making it more contemporary. Mr. Pristera asked about the lot coverage and setbacks, and Mr. Harding explained everything was in compliance. **Mr. Mead made a motion to approve with an abbreviated review on the gate element. Mr. Salter seconded the motion, and with no speakers, the motion carried unanimously.**

Item 10	109 W. Romana Street	PHBD / GCD
Contributing Structure		C-2A

Action taken: Approved with abbreviated review.

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval of exterior modifications to a contributing structure including a change of paint color, the installation of windows on the front and side elevations, and replacement side doors. Mr. Sallis presented to the Board and stated new clients would operate their businesses within this warehouse. He explained they wanted more light with more windows; the two main window additions would be along the Romana street front; they also wanted two additional windows along the west façade which faces the parking lot and the One Pensacola Plaza building. He explained they would continue to paint the building white, with the doors and windows being dark bronze to contrast the white. Mr. Salter addressed the window muntins on Romana Street and was not sure the windows needed more division for this building style. **Mr. Mead made a motion to approve as revised with the addition of a paint treatment to make the front façade on the Romana door more visually harmonious with the new window treatments and remove the muntins which can go through an abbreviated review. Ms. Fogarty seconded the motion, and with no speakers, it carried unanimously.**

Item 11	30 W. Garden Street	PHBD
New Construction		C-2A

Action taken: Conceptual Approval with comments.

George Williams is seeking *conceptual* approval for a new two story bank building on the corner lot currently occupied by the Beach Bank drive-through lanes. Ms. Wieczorek addressed the Board and

stated they preferred to push the building to the property line and create a bookend for the block. She stated parking was on the back side, so the entry would be on the south side. There is an egress door on the north side of the building, but no entry on Garden Street. The bank wanted the control point to be on the parking side. There will be sidewalks on Garden and Baylen with plantings and a bus stop. The structure would be brick and glass, with the north and west sides being a more modern look. She furnished a canopy illustration. Mr. Salter pointed out they were placing the final piece in this block, and there was the opportunity to do something which does not have to relate to other buildings and encouraged more exploration into what this could mean to this block. With every building in the block having an entrance on Garden Street, it was a concern that this one did not, and he asked as the project developed to reconsider since downtowns were established for walking; he encouraged moving the entrance back to Garden Street. Chairman Quina appreciated the bank locating at this corner but agreed that this could be a flashier bookend. He also pointed out common lines with the adjacent buildings that could apply to the windows and the brick. Ms. Campbell-Hatler agreed with reconsidering the entry on the front. Ms. Wiczorek indicated she could pass along the comments of the Board. Depending on how this project moves forward, Mr. Harding explained the Board would also have to approve the demolition of the existing structure. **With no speakers, Mr. Salter made a motion for conceptual approval with comments noted to be considered as the project is developed. Mr. Mead seconded the motion, and it carried unanimously.**
(Item 12 was pulled and the Board moved to Item 16 to accommodate Mr. Yee in Item 13)

Item 16

217 E. Zaragoza Street

PHD

Contributing Structure

HC-1 / Brick Structures

Action taken: Approved with abbreviated review.

The UWF Historic Trust is requesting approval to build a 12'x16' storage shed adjacent to the Quina-Singh House. Mr. Pristera explained the shed would accommodate gasoline-powered equipment which could be a temporary solution until they find another location. This would allow easy access to the equipment and would not be visible from the Historic Village but would be visible from Main Street. Even though the shed would not have deep foundations, the archaeologists suggested keeping it close to Main Street. He also explained they wanted to match the Quina-Singh property. Ms. Campbell-Hatler indicated the shed was lovely. Ms. Fogarty asked about the elevation on Main Street, and Mr. Pristera advised they could use faux shutters with the metal roof. **Mr. Mead made a motion to approve with the addition of the metal roof consistent with the Quina-Singh House with the addition of two faux dual-leaf shutters on the Main Street facing side and otherwise details to match the Quina-Singh House to be submitted in an abbreviated review. Mr. Salter stated regarding the window proportion between the proposed design and the example, he felt that the example shed was more in keeping with the style of the area. Mr. Mead agreed but also thought they needed to make sure they were tying into the Singh structure, and this could be in an abbreviated review. Mr. Salter seconded the motion, and it carried unanimously.**

Item 13

100 BLK W. Garden Street

PHBD

New Construction

C-2A

Action taken: Conceptual Approval with comments.

Jordan Yee is requesting *conceptual* approval for a two-story commercial development. The future site will be located in the south half of an existing parking lot on the northeast corner of Garden and Spring Streets. Mr. Salter recused himself from the item since he was involved with the project. Mr. Yee presented to the Board and stated they wanted conceptual approval for a food hall to be located in a vacant parking lot. He pointed out the adjacent buildings were built in the 1970s, and this was an urban

corner. The structure would front both Garden and Spring. Mr. McKenzie stated the concept was the same as European markets. It would house local artisan restaurants and local boutiques. It would also have an entertainment element. Mr. Yee had provided supplemental information but stated the plan was essentially the same. He clarified there would be 10 to 11 vendors with different types of food, and the food hall was a low entry for new businesses in Pensacola. Chairman Quina preferred the new version of the Spring Street entry presenting more of a shade structure and thought it was very appropriate for that corner. Mr. Yee indicated they wanted a fenced children's area for families. Mr. Mead suggested pines along the Spring Street side. Ms. Campbell-Hatler suggested a playground in the center with the tables surrounding so parents could watch their children. Mr. Mc Kenzie advised they wanted to use more sculpture rather than regular playground equipment. He also indicated the second floor could be used for meeting purposes. Ms. Fogarty indicated this was a great concept for that corner. **Mr. Mead made a motion to approve conceptually, seconded by Ms. Campbell-Hatler, and it carried 4 to 1 with Mr. Salter abstaining.**

OPEN FORUM – None

DISCUSSION – None

ADJOURNMENT – With no further business, the meeting adjourned at 5:03 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'G. Harding', written in a cursive style.

Gregg Harding
Secretary to the Board



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: **New Business - Item 1**
435 E. Zarragossa Street
PHD~~y~~ / HR-1 / Wood Cottages
Contributing Structure

BACKGROUND

Walcott Adams Verneuille (WAV) Architects, Inc., is requesting approval for exterior modifications to a contributing structure. The changes include the enclosure of the rear porch and the installation of French and folding doors. Infill areas will be covered in Hardie Cedarmill and will be painted to match the existing structure. The exterior of the French and folding doors will have an aluminum exterior and a wood interior. The door finish color will be "Stone White" which closely resembles the Benjamin Moore historic paint color, "Monterey White".

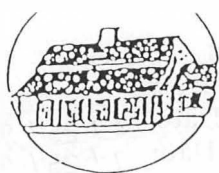
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(A)(6) *PHD, Restoration, rehabilitation, alterations or additions to contributing structures*

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

222 West Main Street Pensacola, FL 32502 / T: 850.435.4670 / F: 850.595.1143 / www.cityofpensacola.com



HISTORY

CONSTRUCTION DATE 1890 CIRCA ☒yes ☐no

ARCHITECT: (last name first) UNKNOWN

BUILDER: (last name first) UNKNOWN

MOVES ☐yes ☐no Dates _____ Orig. addr. _____ALTERATIONS ☐yes ☐no Dates _____ Nature _____ADDITIONS ☐yes ☐no Dates _____ Nature _____

ORIGINAL USES (give dates) RESIDENCE

INTERMEDIATE USES (give dates) _____

PRESENT USES (give dates) RESIDENCES

OWNERSHIP HISTORY (especially original owner) GEORGE AND MARY NEELY (ORIGINAL),

CHARLES S. LIBERIS (CURRENT) Roberta Schaffner

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☐yIndividually elig. for Nat. Register? ☐yPotential contributor to NR district? ☐y

HISTORICAL ASSOCIATIONS (ethnic heritage) _____

EXPLANATION OF EVALUATION (required) _____

BIBLIOGRAPHIC REFERENCES (Author give FSF Manuscript Number, or location) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R8, F21-22

RECORDER

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

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

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE	KEEPER NR ELIGIBILITY	y	n	pe	n	Date	1/1/1
1/1/1	SHPO NR ELIGIBILITY	y	n	pe	n	Date	1/1/1
DELIST DATE	LOCAL DESIGNATION					Date	1/1/1
1/1/1	Local office						

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

REQUIRED:

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

435 E. Zarragossa Street





WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

One South School Street
Fairhope, AL 36532
251-928-6041
FAX 251-928-6045
www.wavarchitects.com

September 24, 2019

Gregg Harding
Planning Services, City of Pensacola
222 W. Main St.
Pensacola, FL 32502

Re: MacQueen Residence 435 Zarragossa St.
Application for ARB Review

Dear Gregg:

Please find enclosed the application for ARB review for the rear porch enclosure for the MacQueen Residence, located at 435 Zarragossa St. Fourteen copies of the schematic plans are included for the Board's review.

Should you need any additional information such as material specifications, please do not hesitate to contact our office.

We look forward to working with you through this process.

Sincerely,

WALCOTT ADAMS VERNEUILLE ARCHITECTS, INC.



Diosdado Perera

**Architectural Review Board Application
Full Board Review**

Application Date: 9/23/19

Project Address: Or "Zarragossa"
435 E Zaragoza St., Pensacola, Florida 32502

Applicant: Walcott Adams Verneuille Architects, Inc. - Diosdado Perera

Applicant's Address: 1 S School Street, Fairhope, Alabama 36532
diosdado@wavarchitects.com

Email: missouri@wavarchitects.com **Phone:** 251-928-6041

Property Owner: Kim and Julian MacQueen

(If different from Applicant)

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

Application is hereby made for the project as described herein:

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

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Enclosing a rear porch and including operable folding door. Refer to enclosed drawings.

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

9/23/19

Date

ARB Set
October 17, 2019

Index of Drawings

T1.1	Title
C1.1	Survey of Record
C1.2	Architectural Site Plan
A1.1	Partial Floor Plans
A3.1	Building Elevations
A3.2	Building Elevations
A4.1	Folding Door Specs

For ARB
Review

W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

GENERAL NOTES

- DO NOT SCALE ANY DRAWING.
- The Architect shall be consulted in the event any item of work necessary for the proper completion of the Project which is not specifically covered in the drawings and/or specifications.
- All work performed by the Contractor and all Sub-Contractors shall be of superior quality performed in a manner consistent with industry standards, all building code requirements and in a professional manner by mechanics skilled and licensed in their respective trades.
- All manufactured articles, materials and equipment shall be applied, installed, erected and connected in accordance with manufacturer's directions and recommendations.
- Any discrepancies between drawings and/or specifications, local codes, building inspector requirements and/or existing conditions shall be referred to the Architect for resolution. All Contractors shall check all dimensions and conditions prior to commencement of construction or the work of their specific trade.
- The Contractor shall verify and be responsible for all dimensions and conditions for the Project. Where job conditions prevent obtaining dimensions or results as shown or specified, the Contractor shall consult the Architect for resolution.
- All Work performed by the Contractor and all Sub-Contractors shall conform to the requirements of municipal, local, federal and state laws, as well as any other governing requirements, and conventional guidelines, whether or not specified on the drawings.
- These Plans may be used only under such conditions in which all applicable laws, rules and regulations is the sole responsibility of the Contractor.
- Where the contract, notes or drawings call for any work of a more stringent nature than that required by the building code or any other department having jurisdiction over the work, the work of the more stringent nature called for by the contract, construction notes or drawings shall be furnished in all cases.
- The Architect shall be provided with shop drawings or samples of custom fabricated items prior to construction.
- Reasonable allowances shall be provided for all items not specified in the drawings, materials list, notes and specifications.
- Substitutions for specified items shall be permitted only upon written consent from the Architect.
- Written dimensions have precedence over scaled dimensions. Larger scale details have precedence over smaller scale details.
- The Contractor shall be responsible for prompting owner to obtain builders risk insurance prior to construction. The Contractor shall be responsible for obtaining all permits and approvals, all fees and taxes necessary to the construction of the Project.
- The Contractor shall be fully and solely responsible for the removal, replacement and rectification of all damaged and defective material and workmanship in connection with the contract work.
- The Contractor and all Sub-Contractors shall obtain and apply for all legally required approvals and permits necessary for the execution and completion of his work.
- The Contractor is responsible that easements and setbacks are not encroached.
- The Contractor shall coordinate all tie-ins and all utility services with the respective utility companies.
- The Contractor shall remove all construction debris and leave the site uniformly graded.
- The Contractor shall protect from damage all existing trees, shrubs, vegetation and landscape elements or features adjacent to and in the vicinity of the building pad and staging areas during the entire period of construction.

Project Information

Property Address:

435 east Zarragossa st.
Pensacola, FL 32502

Owner/ Contacts

Contacts:

Julian and Kim MacQueen
435 east Zarragossa st.
Pensacola, FL 32502

850-291-2773
julian@innisfreehotels.com

Architectural

Walcott Adams Verneuille Architects
One South School Street
Fairhope, Alabama 36532

Contacts:
Gina Walcott
Dio Perera

Phone: 251-928-6041
Fax: 251-928-6045

Gina@wavarchitects.com
Dio@wavarchitects.com

General Contractor

Not Yet Selected

Structural

Barton & Shumer Engineering, LLC
3213 Midtown Park South
Mobile AL 36606

Contact:
Russell Barton

Phone: 251-219-4942
Fax: 251-219-4074

russell@bartoneng.com
www.bartoneng.com

A Back Porch Renovation for the
MacQueen Residence
435 East Zarragossa Street
Pensacola, Florida 32502

A Renovation for
Kim and Julian MacQueen
435 east Zarragossa St.
Pensacola, FL

Date	October 17, 2019
Revised	
Revised	
Revised	
Drawn	
Checked	
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T1.1

Title Sheet

W

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EAST ZARRAGOSSA STREET (36.5' R/W)

LOT 23

SCALE 1"=20'

ONE STORY WOOD RESIDENCE (1.5 BAYES)

LOT 24

BLOCK 5

FLATTED WESTERLY R/W LINE

RECORDED LOT LINE 50°03'50"E 268.00(F) 268.00(P) FLORIDA BLANCA STREET (56' R/W)

BAYFRONT PARKWAY (R/W VARIES)

DESCRIPTION SEE SHEET 2 OF 2

ESCAMBIA COUNTY, STATE OF FLORIDA SEC. 46 TWP. 2S RGE. 30W

RECORDED BOOK PAGE ENCROACHMENTS AS SHOWN

NOT VALID UNLESS



*A Renovation for
Kim and Julian MacQueen*
435 east Zarragossa St.
Pensacola, FL

Date	October 17, 1919
Revised	
Revised	
Revised	
Drawn	
Checked	

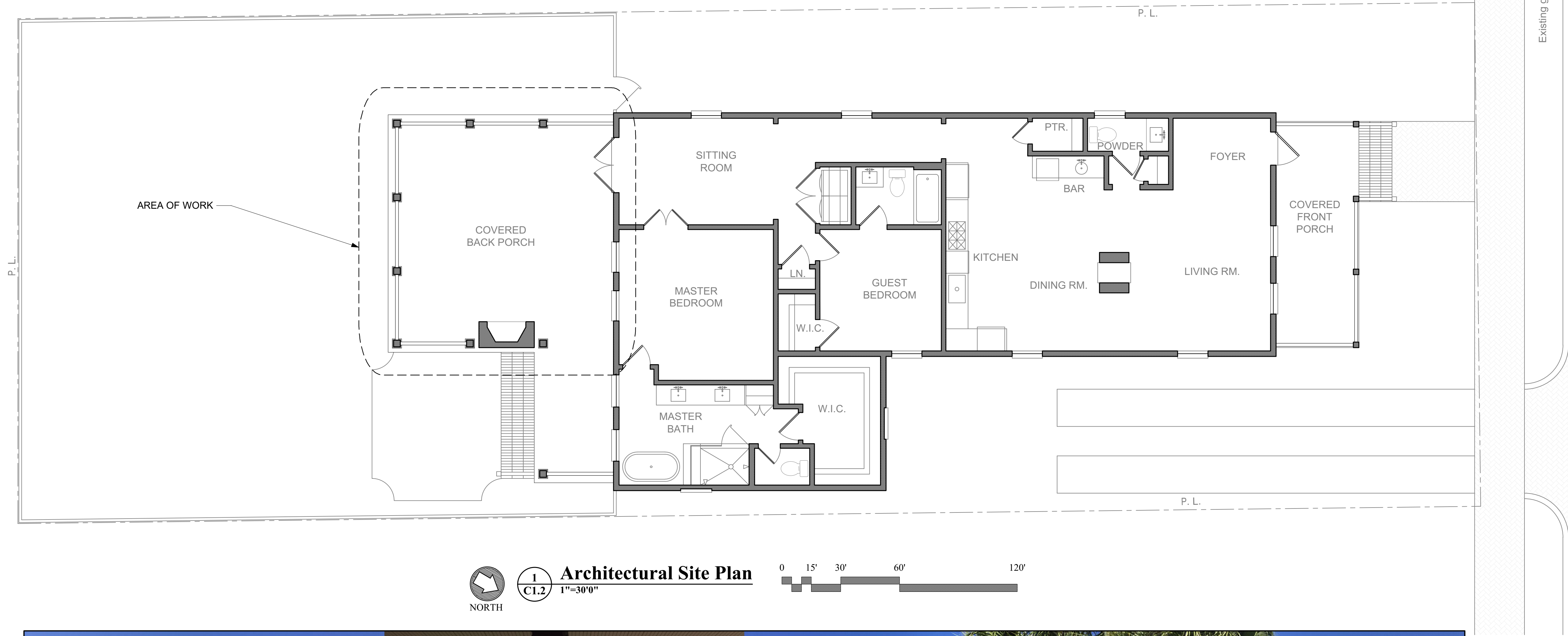
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Walcott Adams Verneuille
Architects, Inc.

Survey of Record

[illegible]



Images of Existing Back Porch



Images of Neighboring Back Porches

W
WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

STATE OF ALABAMA
For ARB
Review
REGISTERED ARCHITECTS
C.M. Walcott 3584
V.H. Walcott 8079
D. Verneuille 6327
A.B. Davis 8269

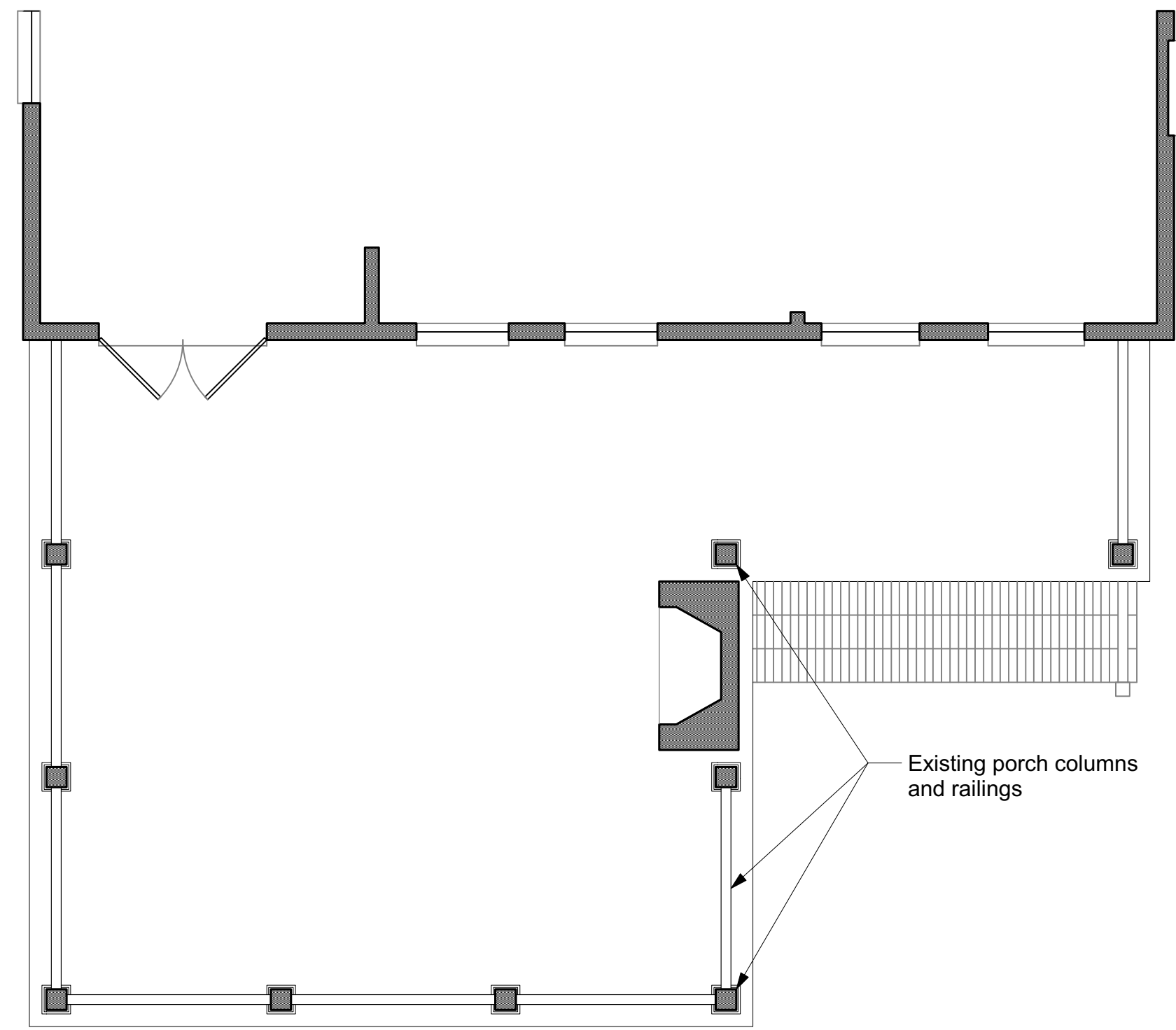
A Renovation for
Kim and Julian MacQueen
435 east Zarragossa St.
Pensacola, FL

Date	October 17, 2019
Revised	
Revised	
Revised	
Drawn	
Checked	
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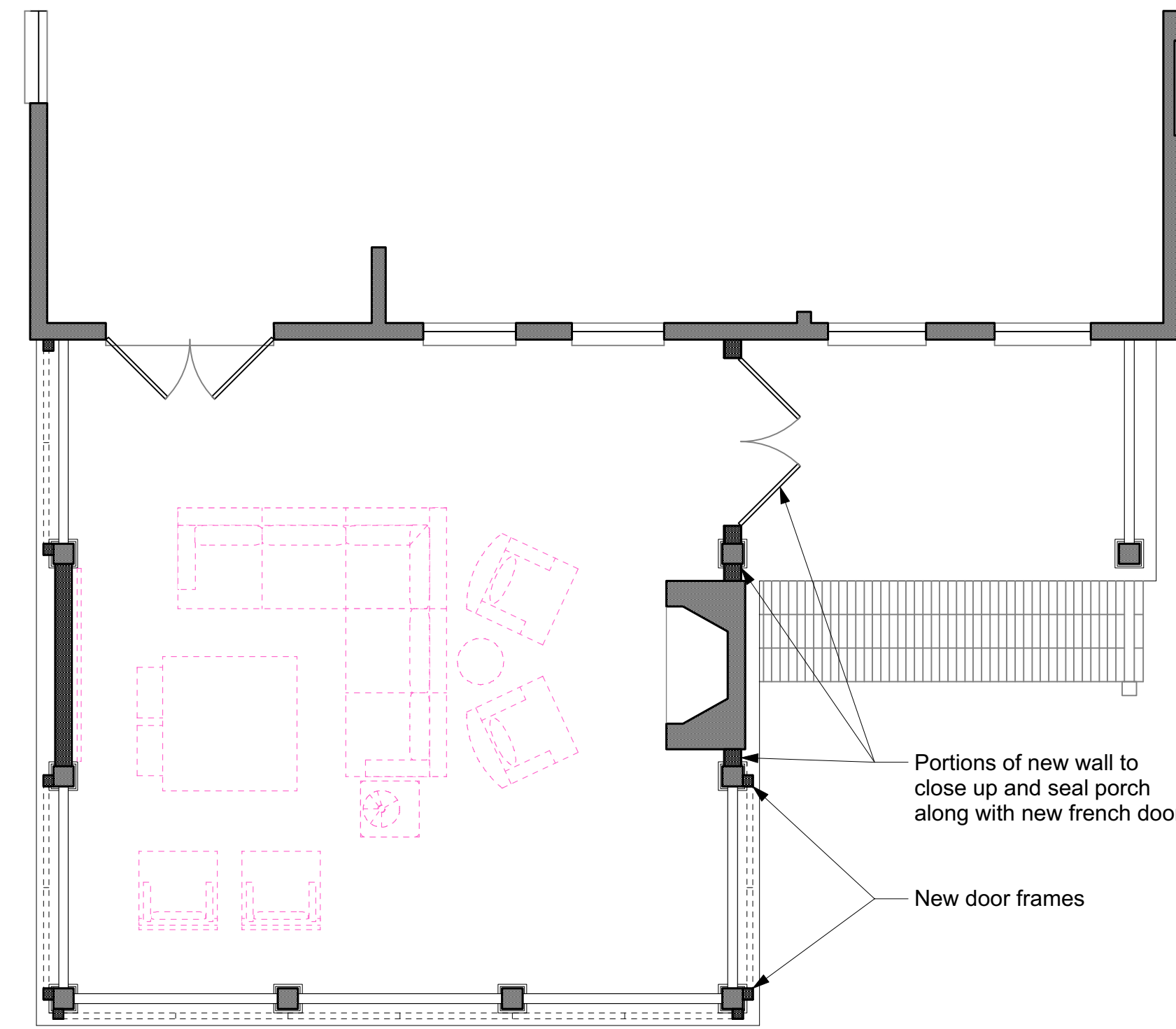
C1.2
Architectural Site Plan

W

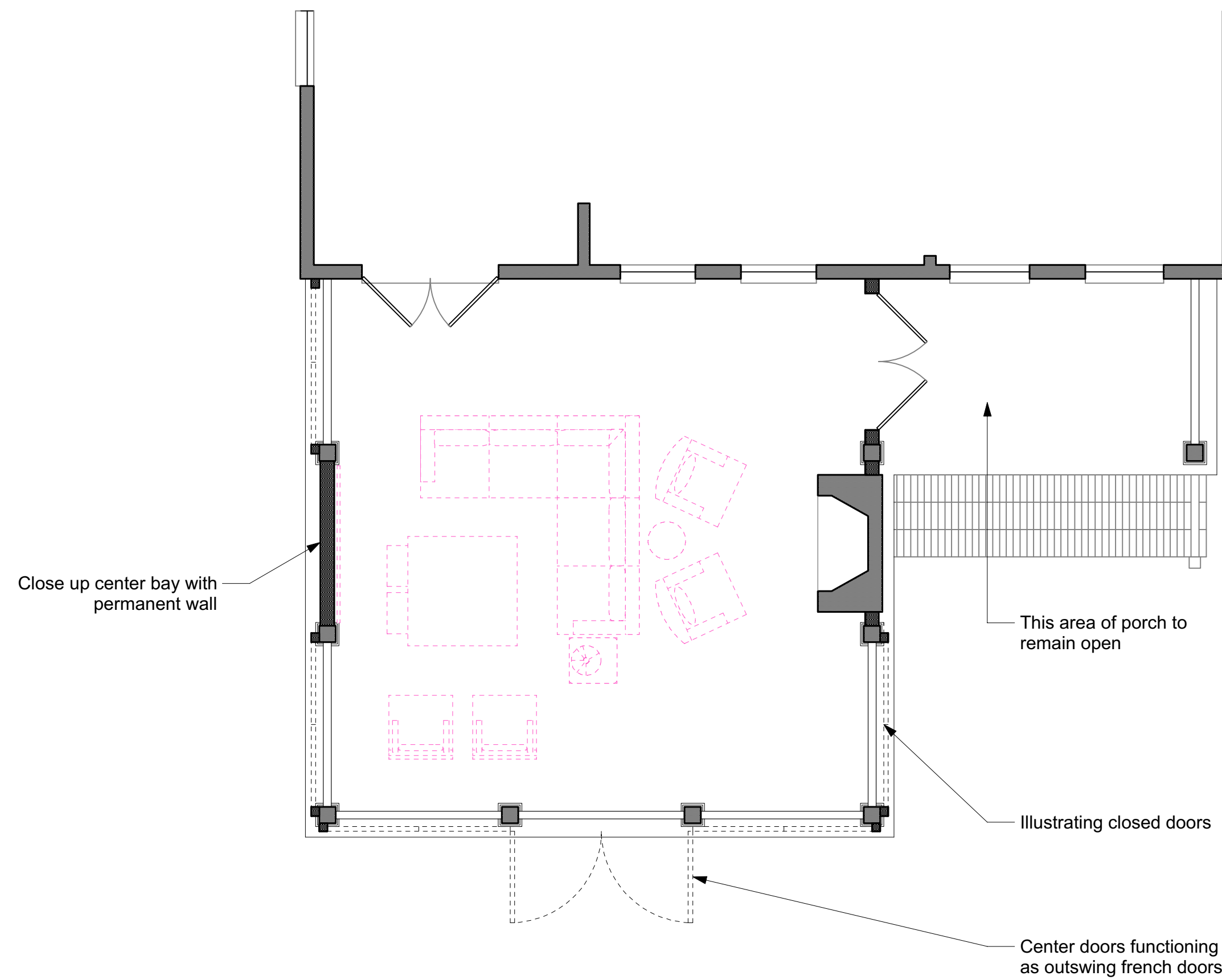
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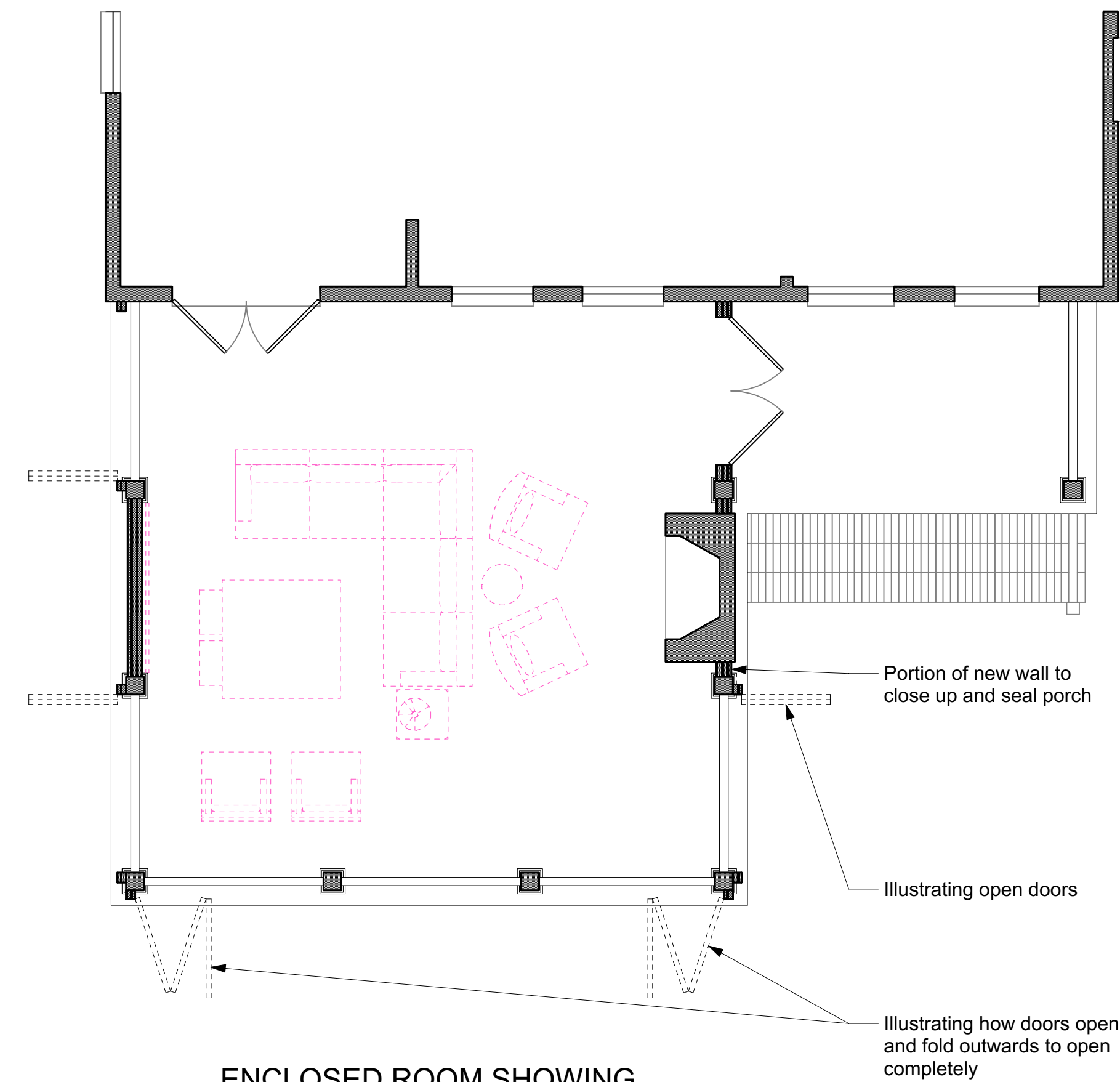
EXISTING OPEN BACK PORCH



ENCLOSED ROOM SHOWING
FOLDING DOOR SYSTEM
WITH ALL FOLDING DOORS CLOSED



ENCLOSED ROOM SHOWING
FOLDING DOOR SYSTEM
WITH ONLY FRENCH DOORS OPEN



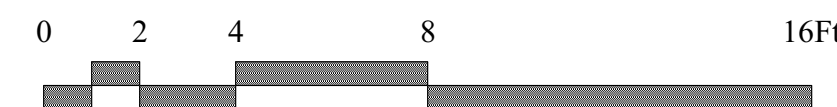
ENCLOSED ROOM SHOWING
FOLDING DOOR SYSTEM
WITH ALL FOLDING DOORS OPEN



1
A1.1

Partial Floor Plans

1/4"=1'-0"



SQUARE FOOTAGE:	
Existing Living	1,627 SF.
Existing Front Porch	154 SF.
Existing Rear Porch	525 SF.
New Living	2,051 SF.
New Rear Porch	88 SF.

W
WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

**For ARB
Review**

A Renovation for
Kim and Julian MacQueen
435 east Zarragossa St.
Pensacola, FL

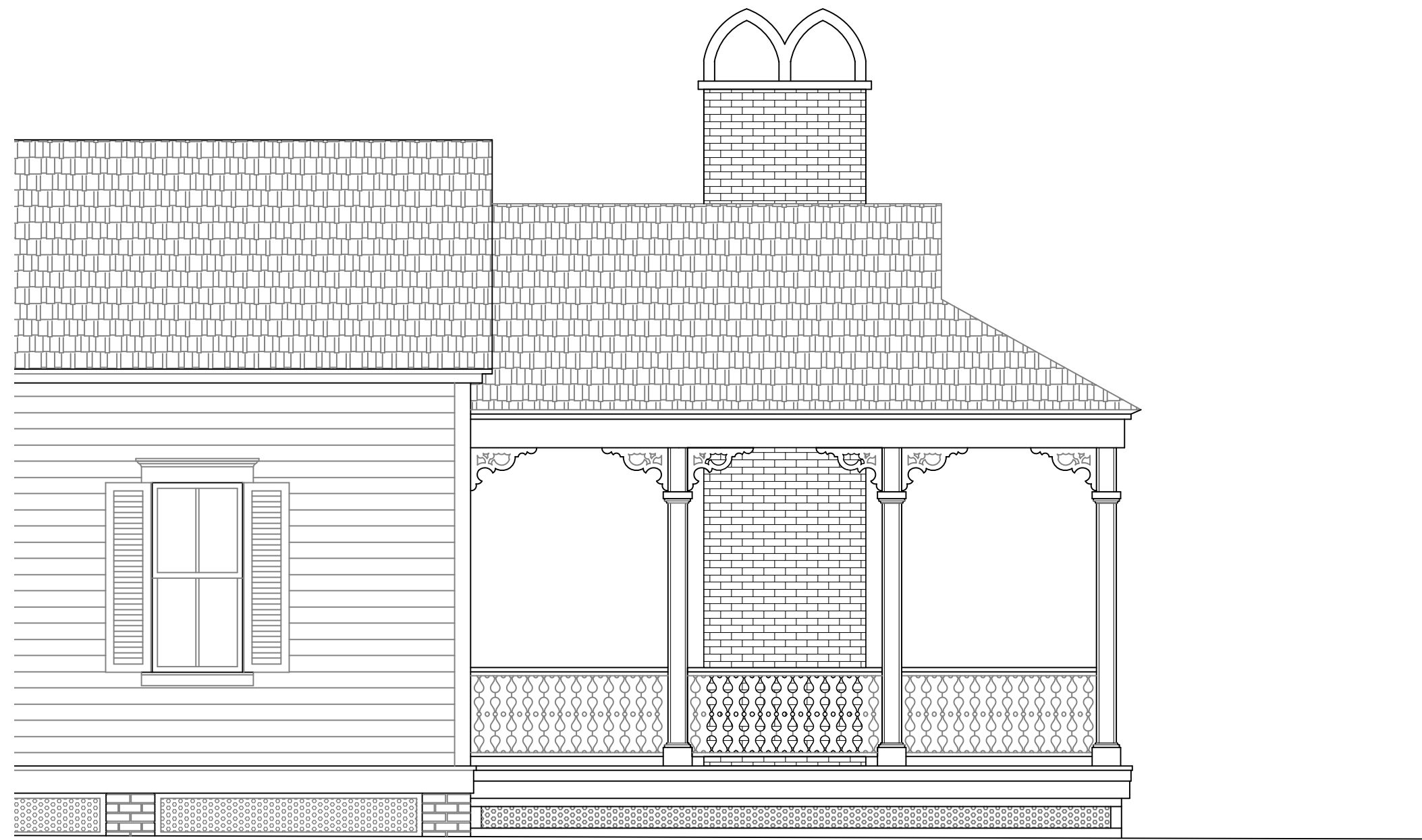
Date	October 17, 2019
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Revised	
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A1.1

Partial Floor Plans



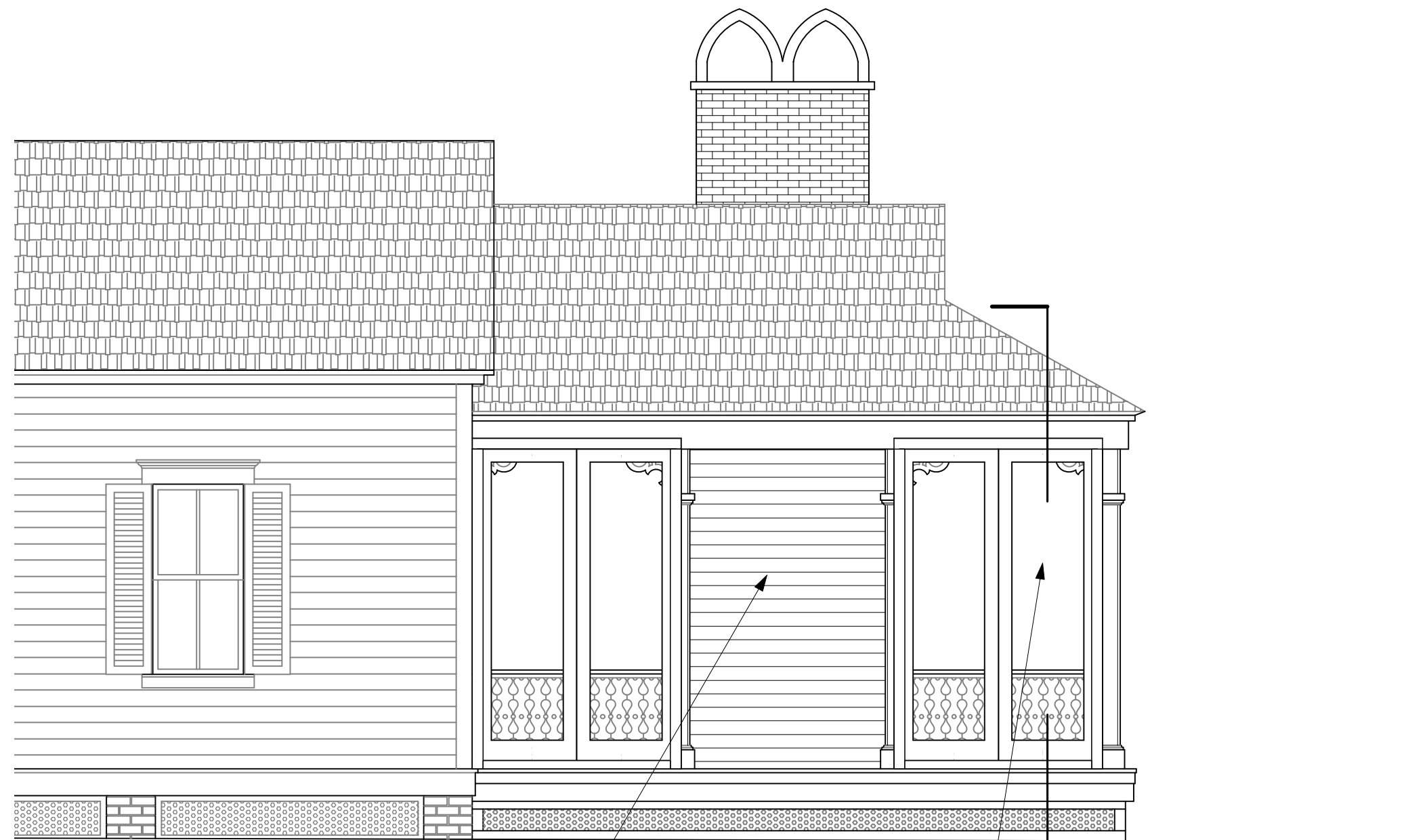
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EXISTING WEST ELEVATION



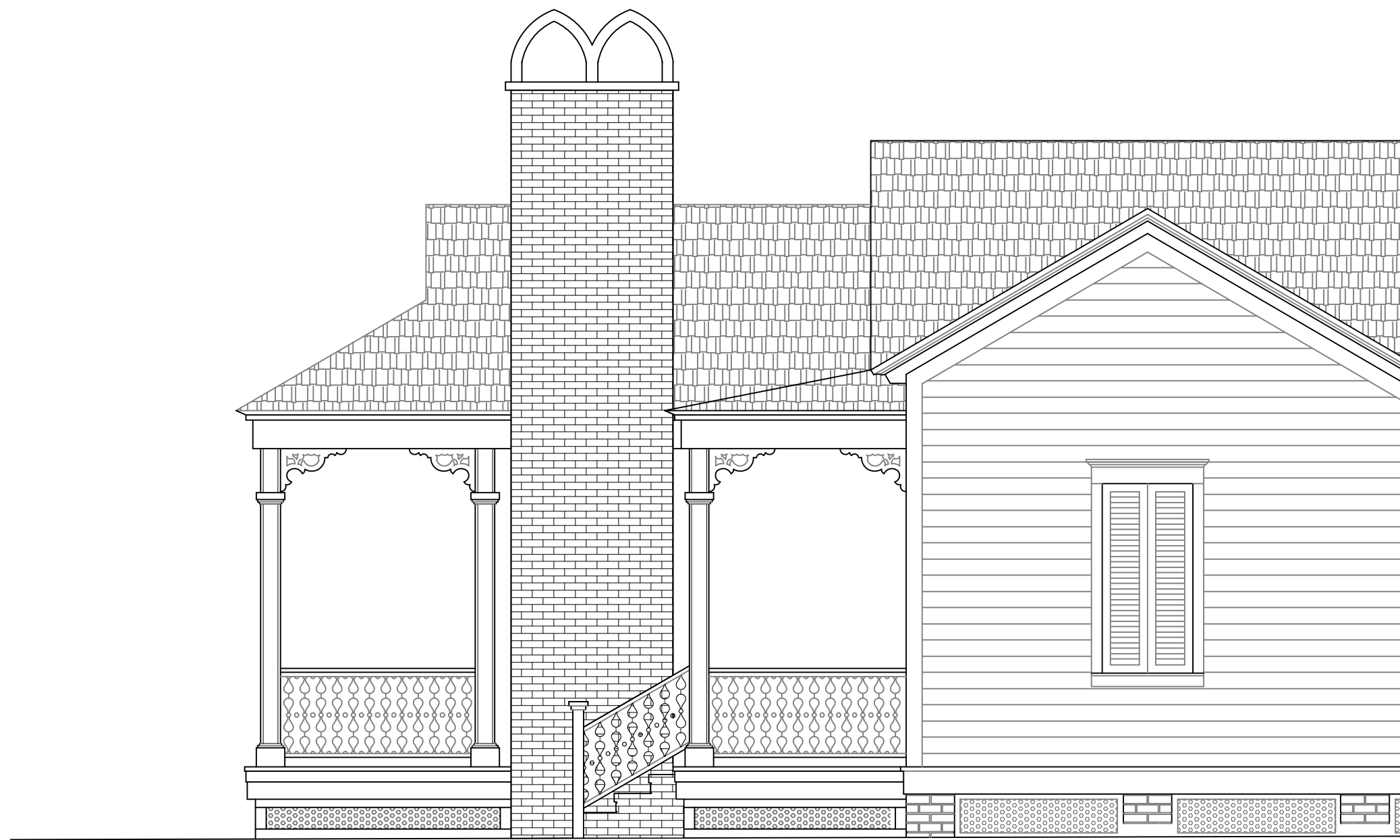
EXISTING SOUTH ELEVATION



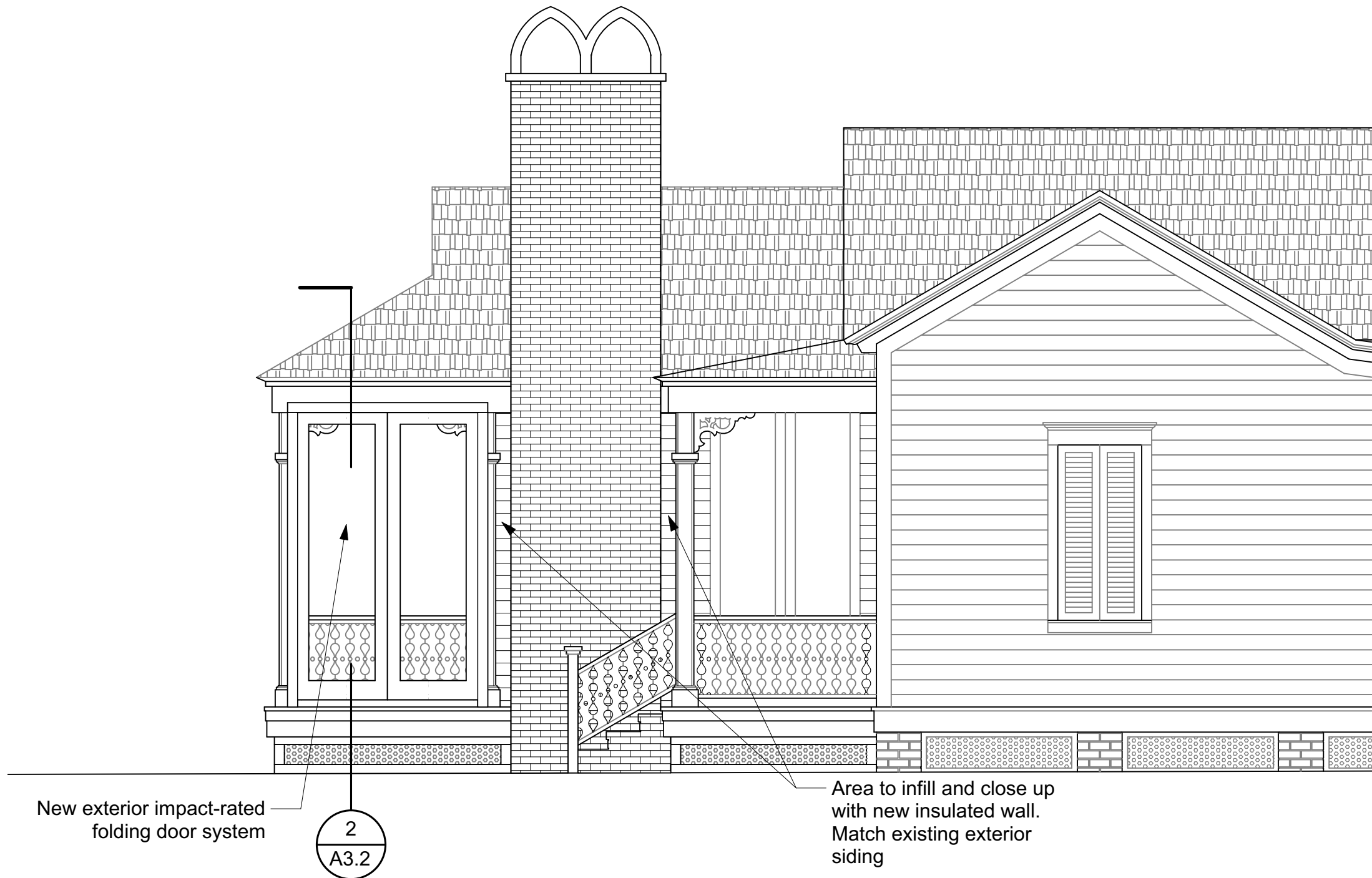
WEST ELEVATION SHOWING
FOLDING DOOR SYSTEM
WITH ALL FOLDING DOORS CLOSED



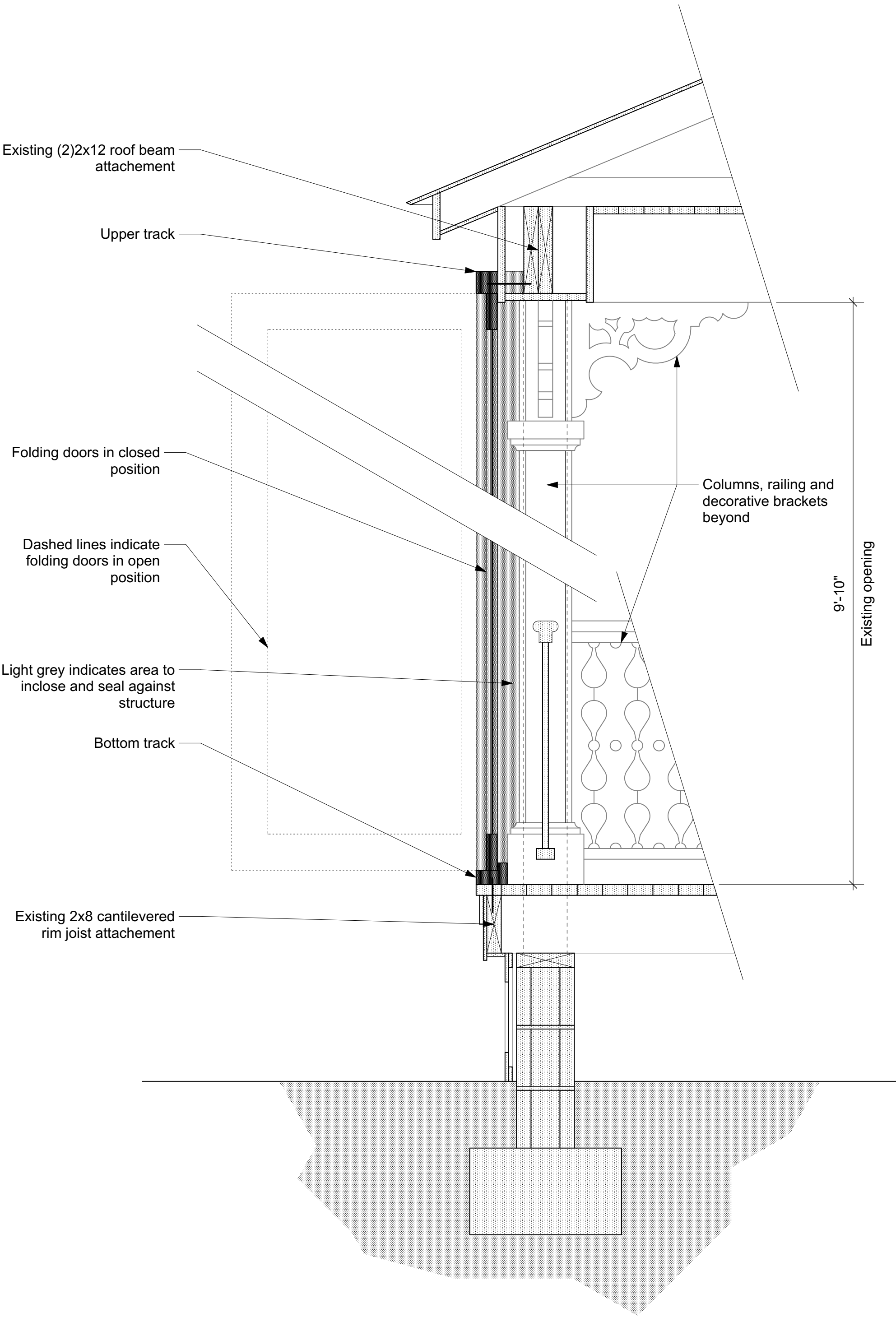
SOUTH ELEVATION SHOWING
FOLDING DOOR SYSTEM
WITH ALL FOLDING DOORS CLOSED



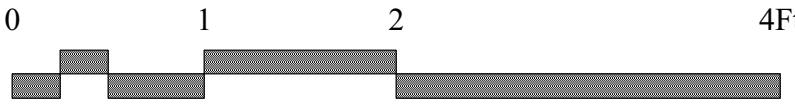
EXISTING EAST ELEVATION



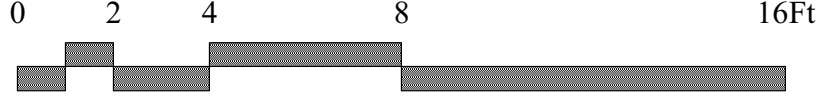
EAST ELEVATION SHOWING FOLDING DOOR SYSTEM WITH ALL FOLDING DOORS CLOSED



Section Detail
1"=1'-0"



Back Porch Elevations
1/4"=1'-0"



W

WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

STATE OF ALABAMA

For ARB Review

REGISTERED ARCHITECTS

A Renovation for
Kim and Julian MacQueen
435 east Zarragossa St.
Pensacola, FL

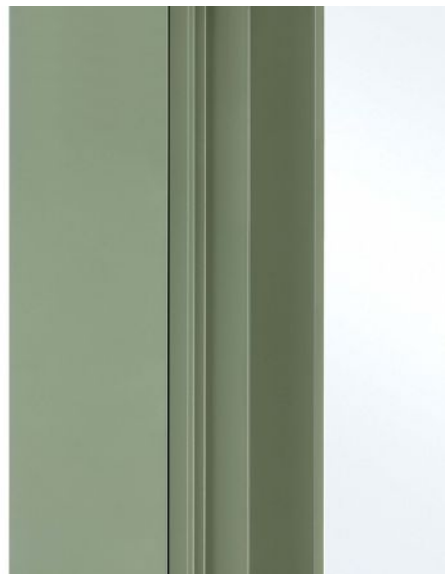
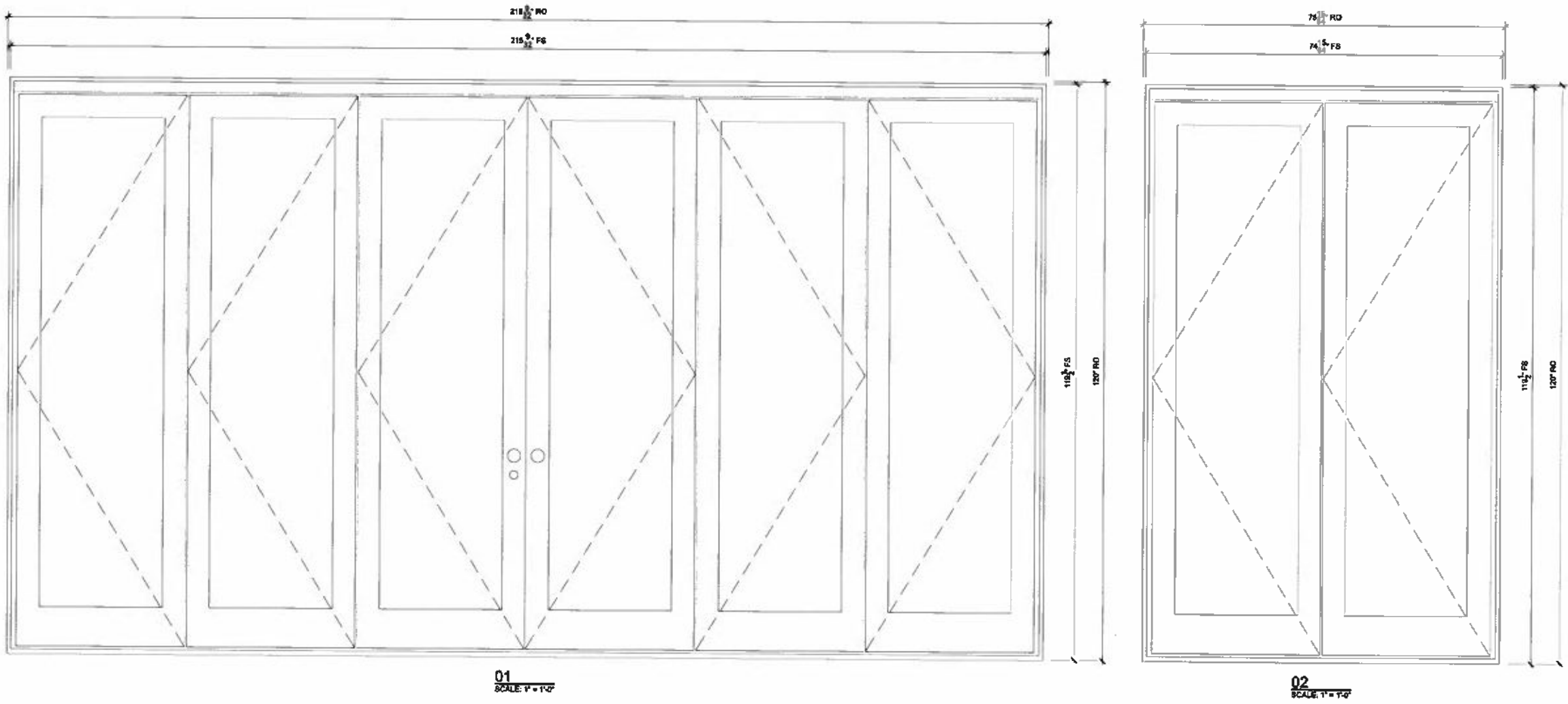
Date	October 17, 2019
Revised	
Revised	
Revised	
Drawn	
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A3.2

Building Elevations

W

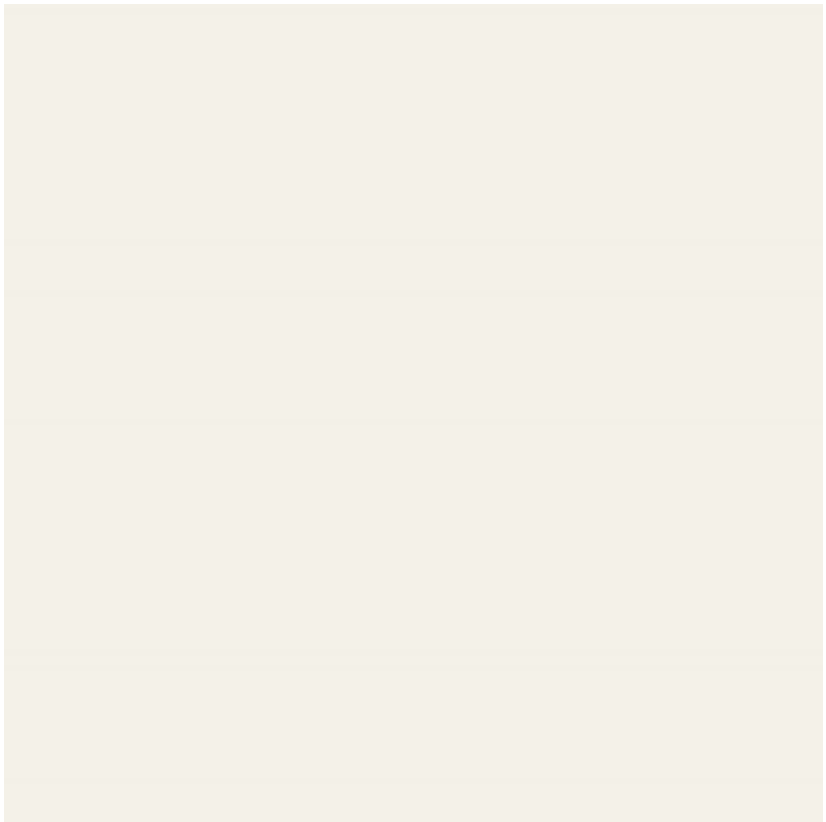
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DOOR FRAME PROFILE



EXTERIOR DOOR HARDWARE



DOOR FINISH COLOR: STONE WHITE



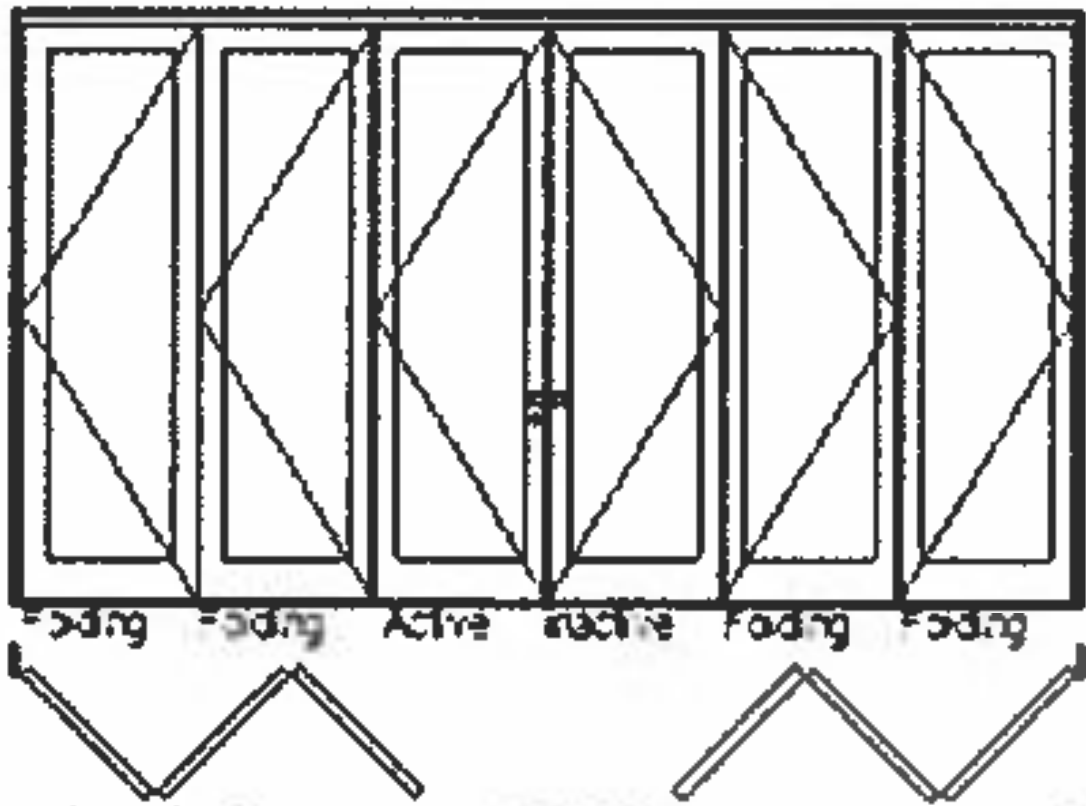
IMAGES OF MARVIN BI-FOLDING DOORS IN DIFFERENT PLACEMENTS

Ultimate Bi-Fold Door by MARVIN
with IZ3 Coastal/Hurricane Certification.

Florida approval number for the bifolding doors is 4809.11:

4809.11
CMOBFD IZ3 180100
Clad 2 1/4" Ultimate Bi-Fold Door StormPlus IZ3 407-H-1146
Limits of Use ☐ Approved for use in HVHZ: No ☐ Approved for use outside
HVHZ: Yes ☐ Impact Resistant: Yes ☐ Design Pressure: +50/-50 ☐ Other: Max Size:
5467mm x 3035mm (215 1/4" x1191/2") Max Panel Width: 35 1/16" Wind Zone
3 Missile Level D. Glass makeup; insulating glass consisting of a 4.7 mm
(0.185") tempered exterior lite, 9.3 mm (0.366") stainless steel spacer and a
8.4mm (.331") laminated interior lite. The laminated interior lite was comprised
of two 3.1 mm (.122") annealed sheets with a 2.2 mm (.090") SGP interlayer.
Glass complies with ASTM E1300. Hardware: Multi point lock w/deadbolt.
Certification Agency Certificate [FL4809_R20_C_CAC_CCL for Marvin 1146.06,
.07, .08.pdf](#) Quality Assurance Contract Expiration Date ☐ 06/19/2027 ☐ Installation
Instructions [FL4809_R20_II_00105929.pdf](#) Verified By: Window and Door
Manufacturer Association ☐ Created by Independent Third Party: ☐ Evaluation
Reports ☐ Created by Independent Third Party

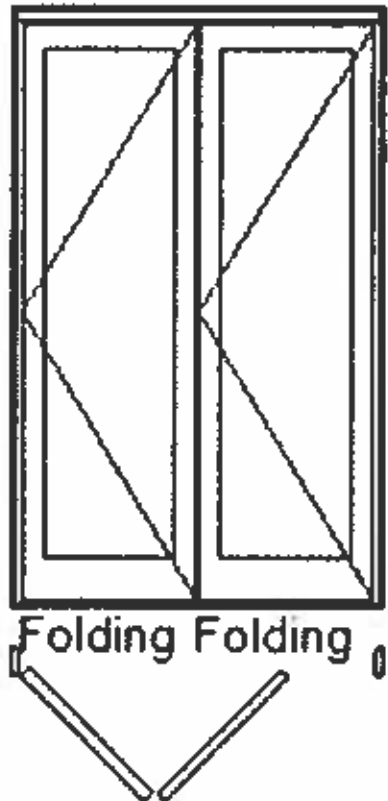
MARVIN



As Viewed From The Exterior

CN 180100
FS 215 9/32" X 119 1/2"
RO 216 9/32" X 120"
Egress Information
Width: 31 3/16" Height: 113 1/2"
Net Clear Opening: 24.58 SqFt

MARVIN



As Viewed From The Exterior

CN 60100
FS 74 15/64" X 119 1/2"
RO 75 15/64" X 120"
Egress Information
No Egress Information available.

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: New Business - Item 2
805 E. Belmont Street
OEHPD / OEHC-2
Contributing Structure

BACKGROUND

Ivo Alcala, Alcala Architecture, is seeking approval for exterior renovations to a contributing structure. The renovations include refurbishing and repainting the existing wood siding, the installation of a new 5-V Crimp metal roof, refurbishing the existing wood windows on the front, and new brick steps and brick-façade on the porch. Additionally, the existing aluminum windows (likely replacements) located on the sides and back of the house will be replaced with new vinyl windows. A new fiberglass door, transom window, and exterior wall light will also be installed on the front elevation.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(C)(7) OEHPD, *Restoration, rehabilitation, alterations or additions to existing contributing structures*

Paged 1
☒ original
☐ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.d: 3/89

Site 8 ES **02156**
Recorderd# _____

SITE NAME J. D. Ross House
HISTORIC CONTEXTS Post-Reconstruction
NATd _____
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 805 East Belmont St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood; S. side of E. Belmont
St. between N. 8th Ave. and N. 9th Ave
SUBDIVISION New City Tract BLOCK NO 60 LOT NO 3
PLAT OR OTHER MAP county appraiser's atlas #68
TOWNSHIP 2S RANGE 30W SECTION 22 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING d d d d NORTHINGd _____
COORDINATESd LATITUDE D M S LONGITUDE D M S

HISTORY

ARCHITECT: F _____ M _____ L Unknown
BUILDER: F _____ M _____ L Unknown
CONST DATE 1895 CIRCA C RESTORATION DATE(S)d _____
MODIFICATION DATE(S)d _____
MOVED DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR rectangular
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) Ballon wood framing
EXTERIOR FABRIC(S) clapboard drop siding
FOUNDATIONd TYPE pier MATLS brick
INFILL none
PORCHES n/porch square wood columns/3/n
ROOFd TYPE gable SURFACING composition shingles
SECONDARY STRUCSD porch
CHIMNEY: NO 1 MTLs brick LOCNS N: center ridge
WINDOWS shs, 2/2 aluminum; shs, 2/4 wood; floor transom
EXTERIOR ORNAMENT wood jigsaw cut decorative pieces on porch columns
CONDITION good SURROUNDINGS residential
NARRATIVE (general, interior, landscape, contextd 3 lines only)
typical house in size & scale w/surroundings

ARCHAEOLOGICAL REMAINS AT THE SITE

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

AREAS OF SIGNIFICANCE

local community development
social history

ELIGIBLE FOR NAT. REGISTER? 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)

```

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

```

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

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Historic Pensacola Preservation Board

NEGATIVE NUMBERS 91N117WEH (frames 34-35)

P H O T O G R A P H

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

```

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

```

Belmont

WAVE



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

805 E. Belmont Street



ARCHITECTURAL REVIEW BOARD APPLICATION

DATE: 9/25/19

PROJECT ADDRESS: 805 E BELMONT ST.

Application Type:

- ☒ Residential – Homestead
☒ Residential – Non-homestead
☐ Commercial

Application Fee:

\$50

\$250

\$250

Project Description: (Use additional pages if necessary) REFURBISH AND REPAINT

EXTERIOR (WOOD) SIDING. INSTALL NEW 5-V CRIMP METAL ROOF. *

REFURBISH EXISTING WOOD WINDOWS AND PORCH (FRONT). INSTALL

NEW VINYL WINDOWS ON REST OF THE HOUSE. NEW BRICK STEPS.

Please attach supporting documentation as required.

The Applicant, or designated agent, will need to be present before the Architectural Review Board to present the project and to respond to questions from the Board.

NAME & ADDRESS OF APPLICANT: (Please print)

IVO ALCALA
NAME

805-886-1718
TELEPHONE #

301 W CERVANTES ST.
ADDRESS

PELISACOLA
CITY

FL
STATE

32501
ZIP CODE

IVO ALCALA
SIGNATURE

9/25/19
DATE

BUILDING DATA

APPLICABLE CODES :
Florida Building Code 6th Edition (2017) Residential
Florida Building Code 6th Edition (2017) Energy Conservation
Florida Building Code 6th Edition (2017) Mechanical
Florida Building Code 6th Edition (2017) Plumbing

ZONE: D1
CONSTRUCTION: TYPE V - TIMBER FRAME
WIND SPEED ZONE: 140 M.P.H.
SPECIAL FLOOD HAZARD: X

City of Pensacola, Florida
805 E Belmont St.
Single Family Residence



INDEX OF DRAWINGS

- A1 COVER SHEET
- A2 PLAN & ELEVATIONS
- A3 SITE PHOTOS

PAINT COLOR LEGEND



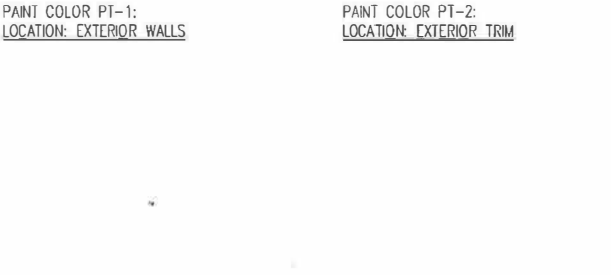
Sprout SW 6427

PAINT COLOR PT-1:
LOCATION: EXTERIOR WALLS



Mauve Tinge SW 6280

PAINT COLOR PT-2:
LOCATION: EXTERIOR TRIM



Extra White SW 7006

PAINT COLOR PT-3:
LOCATION: WINDOW FRAMES



DESIGN & CONSULTING
ALCALA ARCHITECTURE

301 W Cervantes St.
Pensacola, FL 32501
805-886-1718
Florida Lic. AR95019
Alabama Lic. No. 7214

CERTIFICATION

City of Pensacola, Florida
805 E Belmont St.
Single Family Residence

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED IN ANY PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
© 2019, ALCALA ARCHITECTURE

PROJECT # 1907
DATE ISSUED: 9/24/19
ARB Review
REVISIONS:
No. DATE

Sheet Title :
COVER SHEET

Sheet No. :

A1



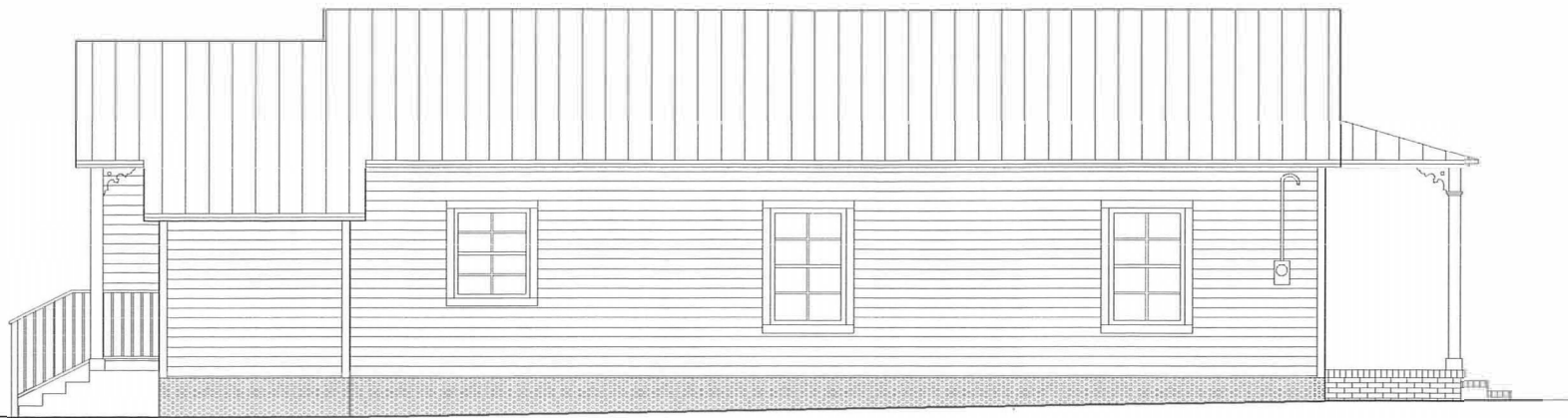
EXISTING STREET VIEW



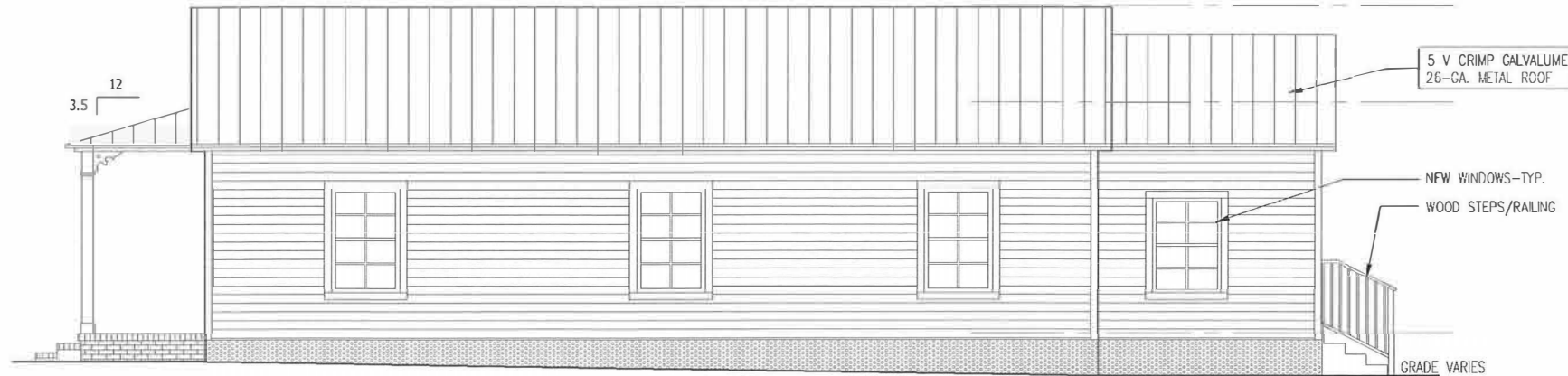
AERIAL VIEW



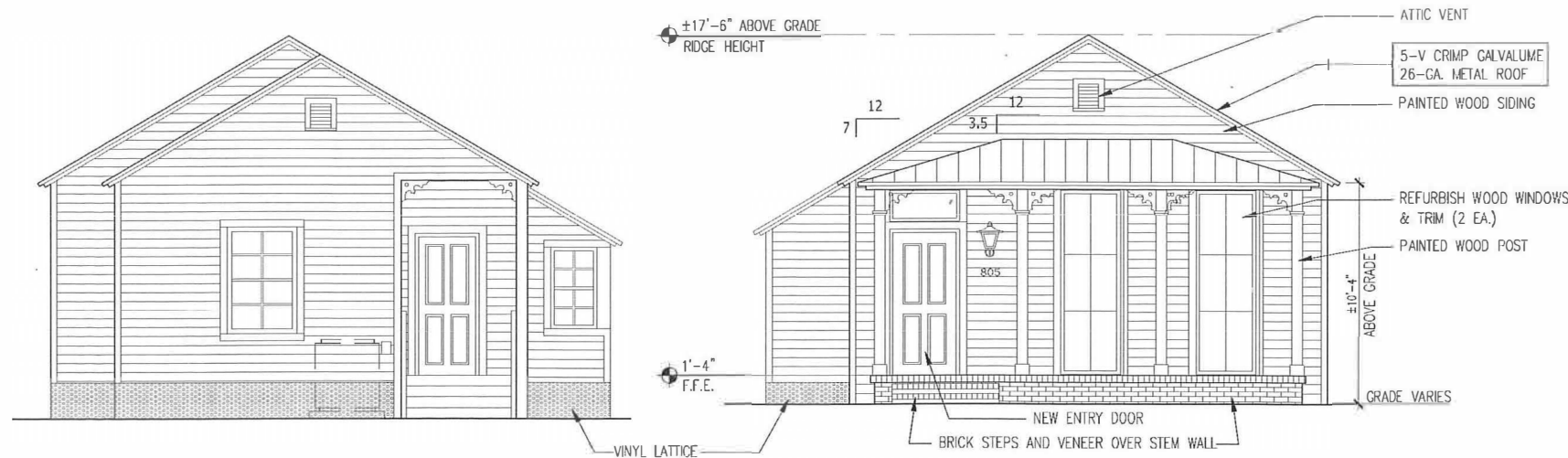
PROPERTY



2 EAST ELEVATION

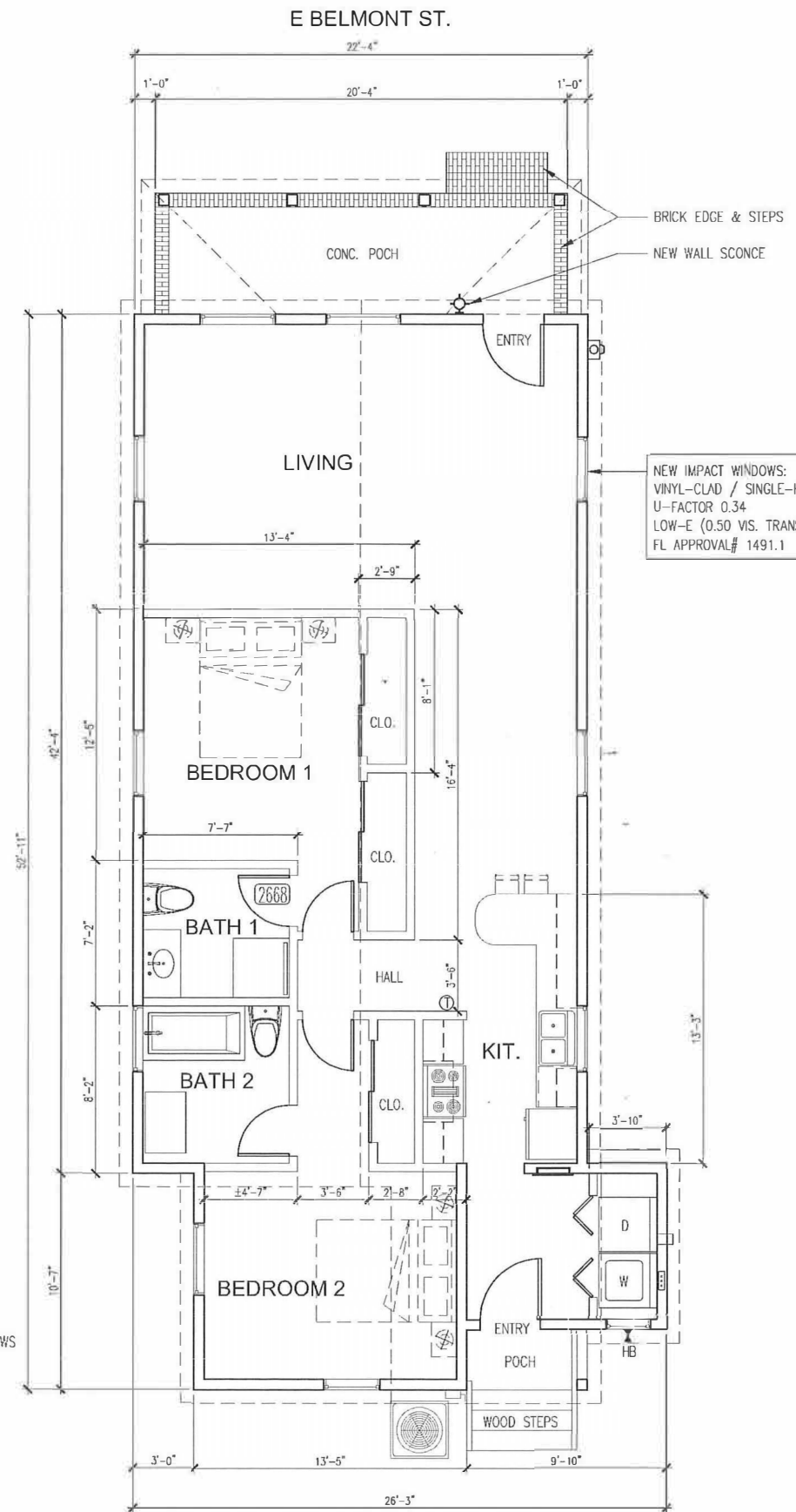


3 WEST ELEVATION

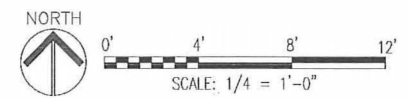


4 SOUTH ELEVATION

5 NORTH ELEVATION



1 FLOOR PLAN





FRONT PORCH - NORTH



BACK ENTRY - SOUTH



EAST SIDE OF HOUSE



WEST SIDE OF HOUSE



301 W Cervantes St.
Pensacola, FL 32501
805-886-1718
Florida Lic. AR95019
Alabama Lic. No. 7214

CERTIFICATION

City of Pensacola, Florida
805 E Belmont St.
Single Family Residence

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PROJECT# 1907

DATE ISSUED: 9/24/19

ARB Review

REVISIONS:
No. DATE

Sheet Title :
SITE PHOTOS

Sheet No. :

A3



 NFRC National Fenestration Rating Council® CERTIFIED		Silver Line by Andersen WINDOWS & DOORS
CPDW SIL-N-16-01138-00001 2907 Single Hung Vinyl Dual Glazed Low-E Grids		
ENERGY PERFORMANCE RATINGS		
U-Factor 0.34 (U.S./I-P)	1.93 (Metric/SI)	Solar Heat Gain Coefficient 0.27
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance 0.50		_____
Manufacturer declares that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org		
 WDMA WINDOW & DOOR MANUFACTURERS ASSOCIATION Hallmark Certified www.wdma.com		Licensee 440-H-029 Silver Line Windows 2907 Single Hung Vinyl Dual Glazed Low-E Grids Manufacturer Statement Certification to the following standards:
STANDARD		RATING
WAA/USAA/CSA 101/12 & 210040-11		U-Factor & SHGC: 0.34 & 0.27 VT: 0.50
FL 10011		_____
Standing 2 x 2 in. Single 200 in. Square 2 x 2 in. Single 200 in. Square		_____
ATLND		Licensee 440-H-029 24728203.2.2
Source: NFRC 2012 & 2013 NFRC International Standards, NFRC 2012 & 2013 NFRC International Standards, NFRC 2012 & 2013 NFRC International Standards		

New Windows



EXTERIOR WALL LIGHT

SEA GULL LIGHTING PERRYWOOD 12-IN
 BULB TYPE LED
 POWER SOURCE HARDWIRED
 MATERIAL CAST-ALUMINUM
 FIXTURE HEIGHT (INCHES) 12
 FIXTURE WIDTH (INCHES) 6.5
 FIXTURE DEPTH (INCHES) 7.875
 MANUFACTURER COLOR/FINISH BLACK
 FIXTURE COLOR FAMILY BLACK
 FIXTURE FINISH SATIN



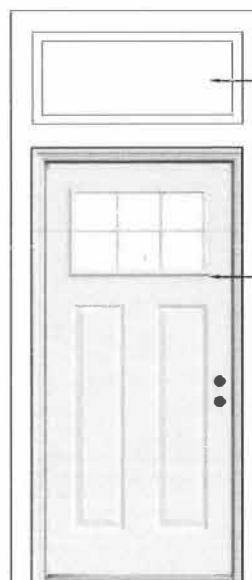
SINGLE PANE
 NON-IMPACT
 ALUMINUM
 SINGLE HUNG
 NO ENERGY LABEL

EXISTING WINDOWS TO BE REPLACED



EXISTING WOOD WINDOWS TO BE REFURBISHED

CLEAN AND PAINT EXISTING WINDOWS



NEW TRANSOM IN EXISTING OPENING:
 PROVIDE PAINTED WOOD FRAME
 LAMINATED IMPACT GLASS

PAINTED WOOD TRIM

NEW ENTRY DOOR:
 MASONITE 36 IN. X 80 IN.
 CRAFTSMAN 6 LITE INSWING
 PRIMED WHITE SMOOTH FIBERGLASS

Supplemental Information

805 E Belmont St.
 Single Family Residence

9/24/19
 ARB Review

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: **New Business - Item 3**
200 BLK S. 9th Ave
PHD / HC-1 / Brick Structures
New Construction

BACKGROUND

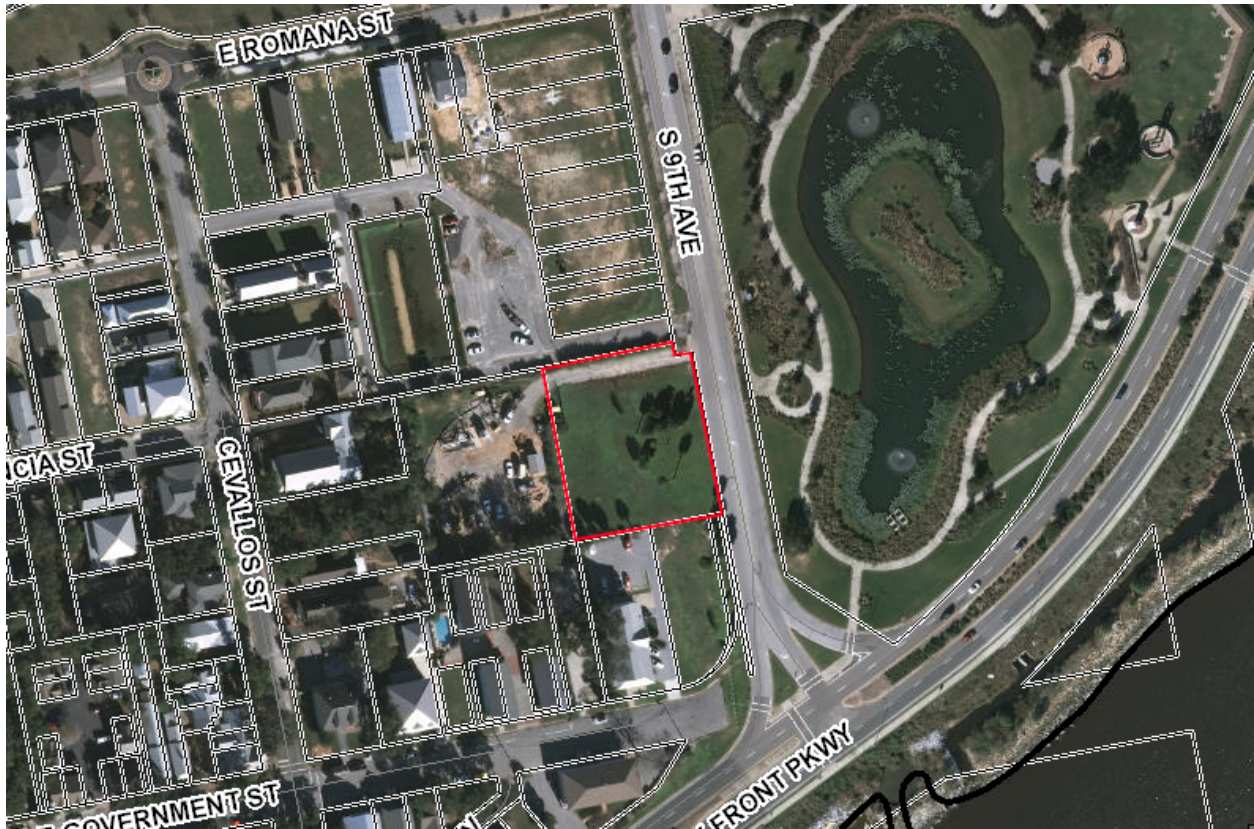
Allen Bounds, Bounds Architecture Studio, is seeking *conceptual* approval for a single-family residence. This project was previously presented to the ARB in September 2019 but was denied as submitted. The new plans still depict a three-level residence with a garage, workshop, and garden area on the first floor, primary living space on the second, and a master suite on the third. Changes to the elevations include treatment of the roof profile and second story overhand on the north side, attention to the ground-floor windows, a change of fence style, and a new layout to the west stairs. The exterior of the house remains to be primarily be stucco and brick veneer. Windows will be simulated divided light solid vinyl and the front entrance will be a custom Mahogany door. A cypress balcony with galvanized rods will be located on the west elevation. Additionally, a crushed stone driveway will be built on the north side of the residence which will run to an existing asphalt drive.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(A)(8) *New construction in the Historic District*
Figure 12-2.2 *Type III for the brick structures district*

200 BLK South 9th Avenue



ARCHITECTURAL REVIEW BOARD APPLICATION

DATE: 9/26/19

PROJECT ADDRESS: 200 S BUL OF 9TH AVENUE

Application Type:

- ☐ Residential – Homestead
☐ Residential – Non-homestead
☐ Commercial

Application Fee:

\$50
\$250
\$250

Project Description: (Use additional pages if necessary) _____

CONCEPTUAL APPROVAL

Please attach supporting documentation as required.

The Applicant, or designated agent, will need to be present before the Architectural Review Board to present the project and to respond to questions from the Board.

NAME & ADDRESS OF APPLICANT: (Please print)

ALLEN BOUNDS
NAME

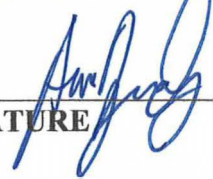
850-469-9552
TELEPHONE#

3804 TIGER POINT BLD
ADDRESS

GULF BREEZE
CITY

FL
STATE

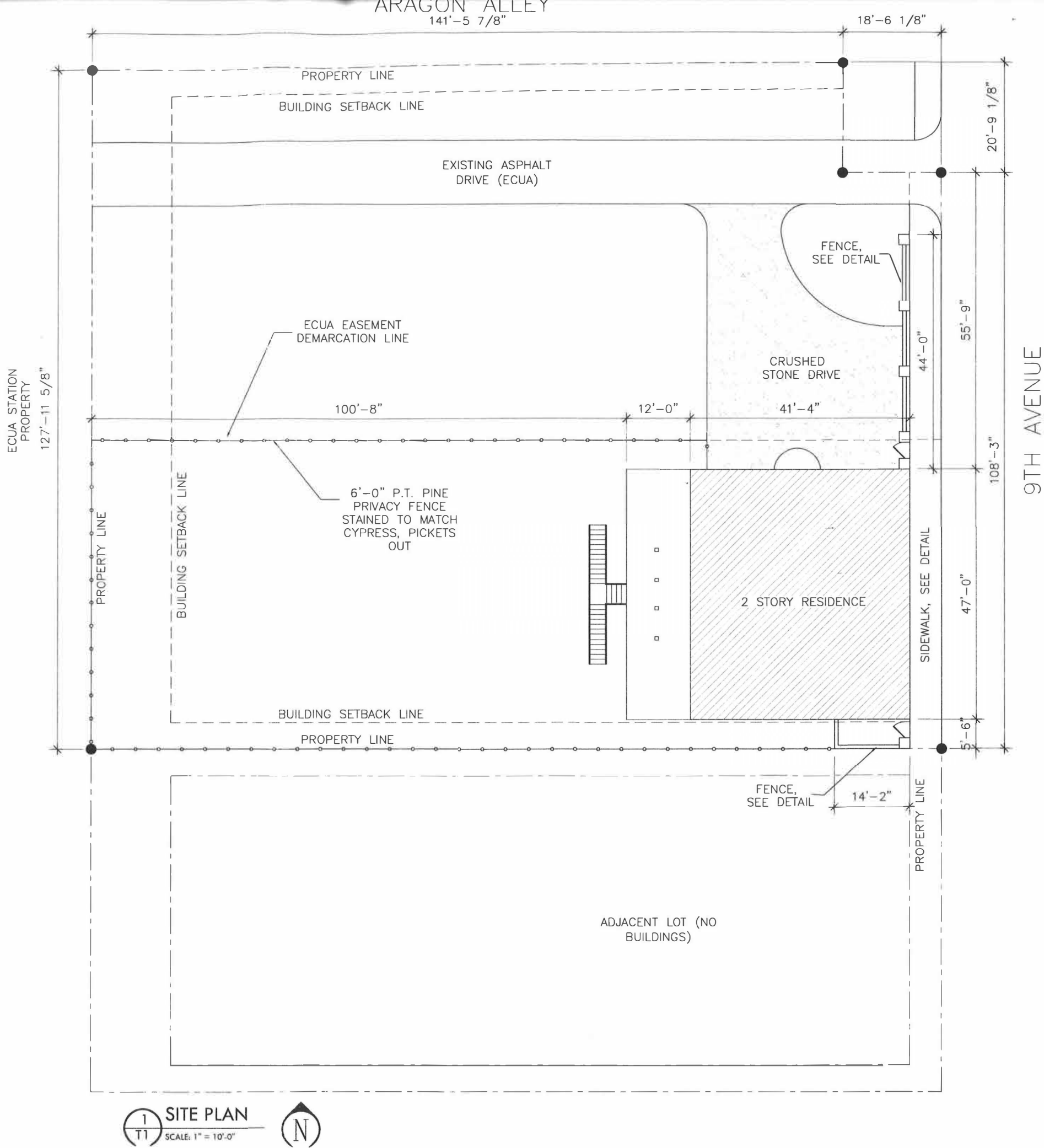
32563
ZIP CODE


SIGNATURE

9/26/19
DATE

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FLORIDA

ARCHITECT/CONTRACTOR
BOUNDS, INC.
3804 TIGER POINT BLVD
GULF BREEZE, FL 32563
850.469.9552



1 SITE PLAN
T1 SCALE: 1" = 10'-0"

bounds
Architecture Studio
3804 Tiger Point Blvd
Gulf Breeze, FL 32563
v 850.469.9552
FL# : AA26000637
www.boundsarch.com

NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III, R.A.

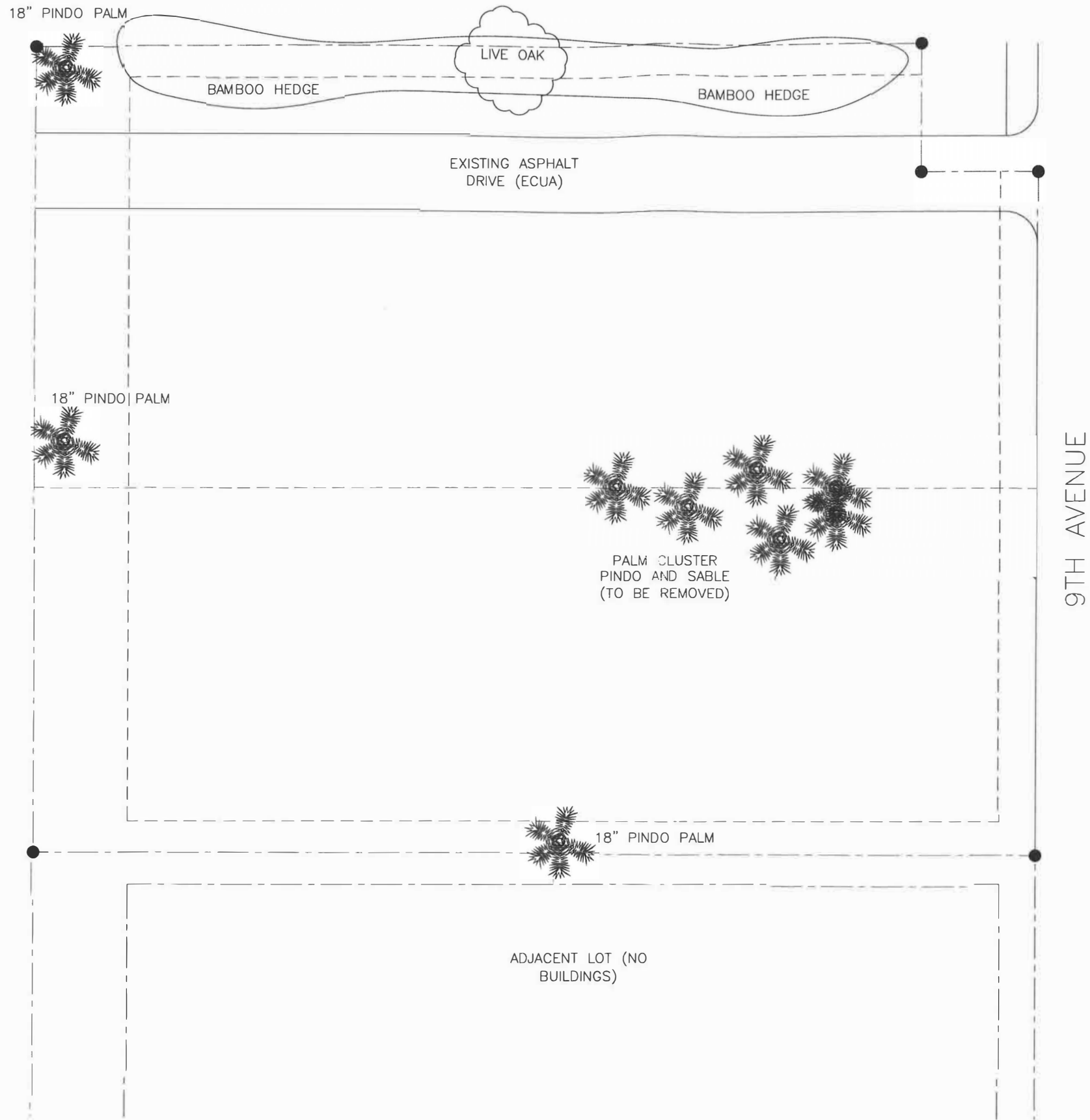
JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE
INDEX, INFO
NOTES
SITE PLAN

SHEET NO:
T1

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1
L1

EXISTING LANDSCAPE PLAN

SCALE: 1" = 10'-0"

N

NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III R.A.

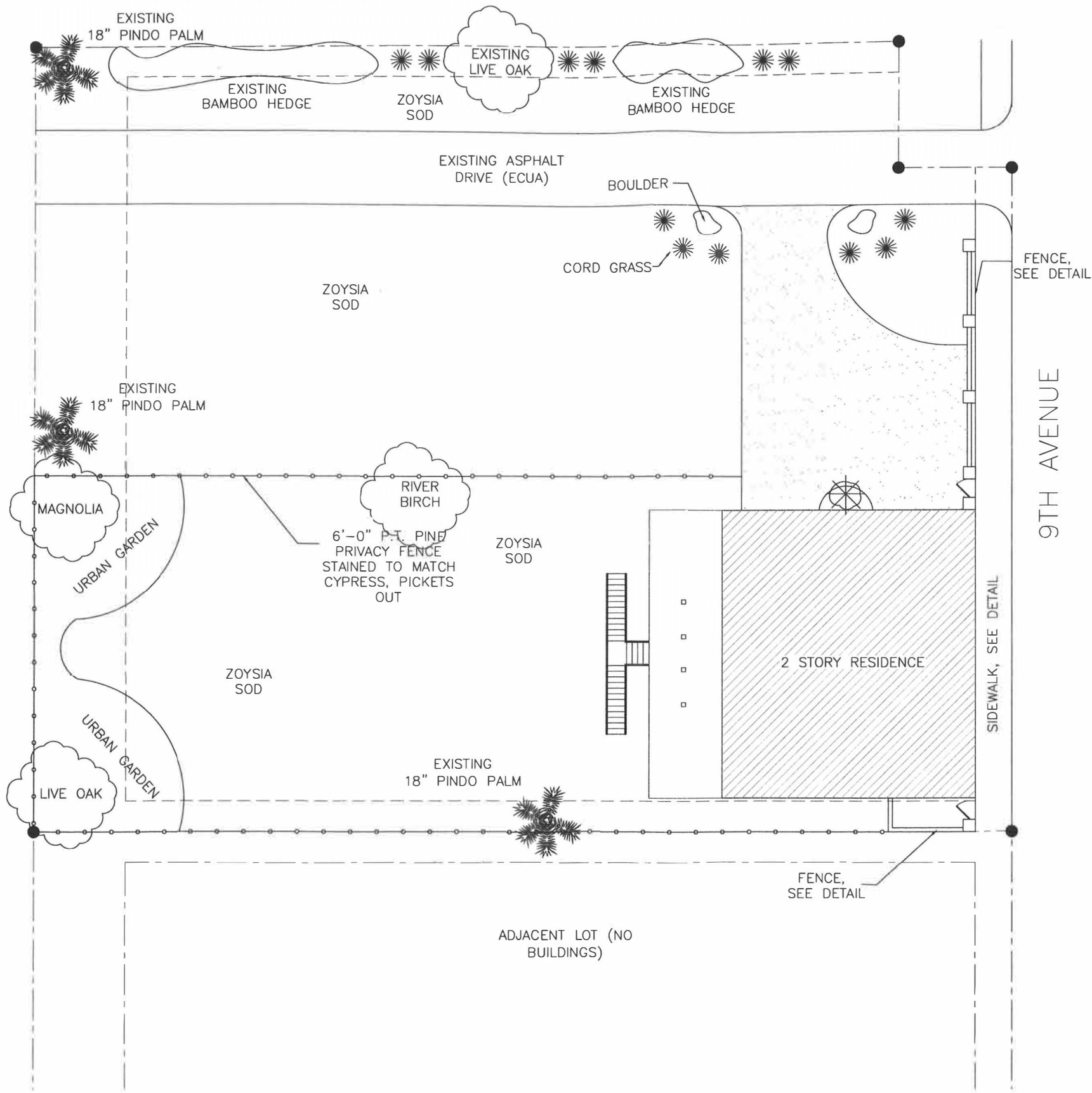
JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE
EXISTING
LANDSCAPE

SHEET NO:

L1



1
L2 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



bound

Architecture Studio
3804 Tiger Point Blvd.
Gulf Breeze, FL 32563
v 850.469.9352
FL# AA26000637
www.boundsarch.com

NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III, R.A.

JOB NUMBER:
184.23

DATE:
10.2.2019

DESIGN:
AAB

DRAWN:
AAB

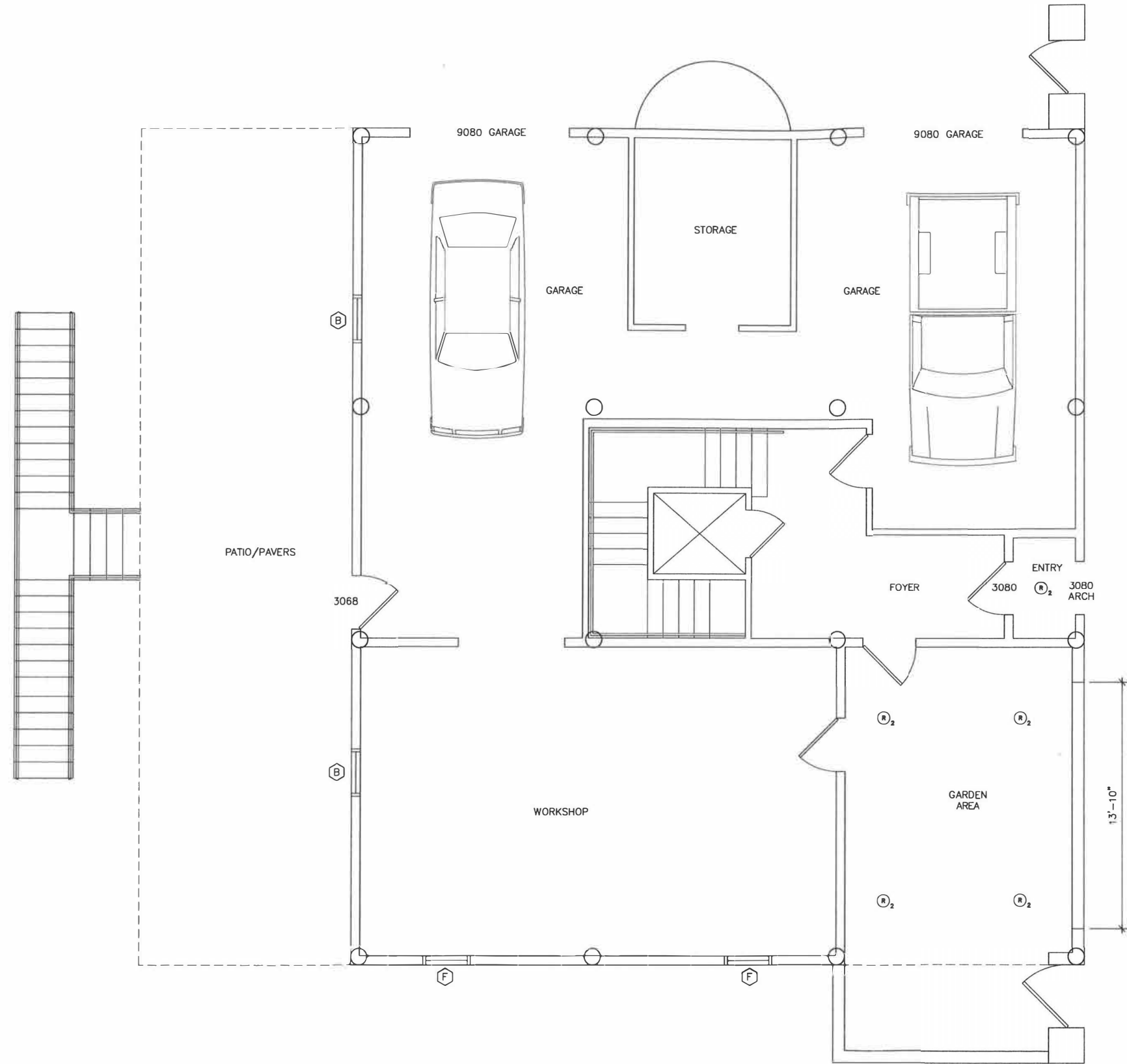
STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE

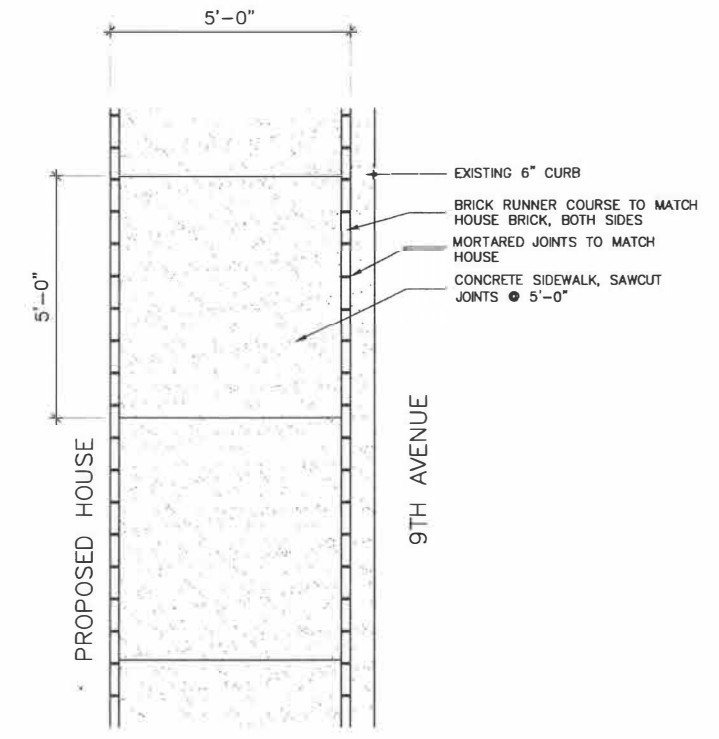
LANDSCAPE
PLAN

SHEET NO:

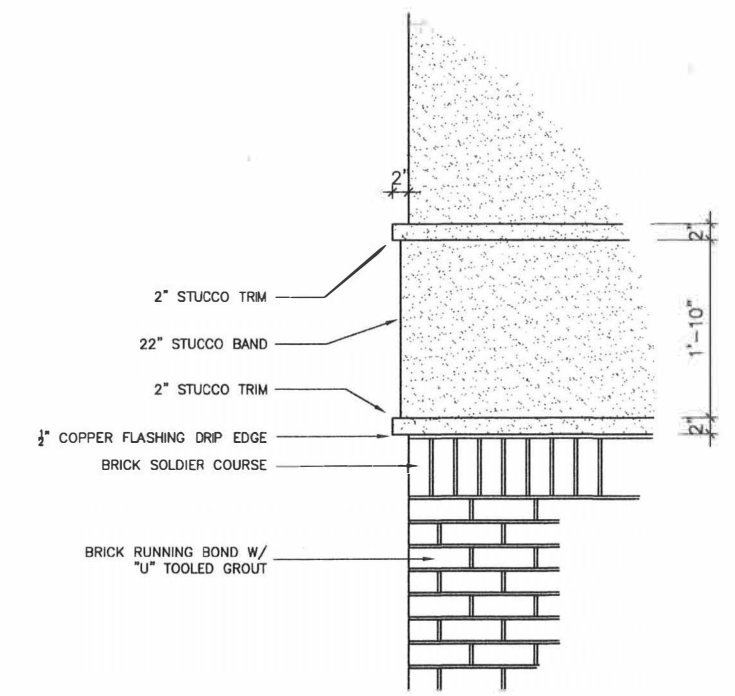
L2



1
A2 LEVEL 1 FLOORPLAN
SCALE: 1/4" = 1'-0"



2
A2 SIDEWALK DETAIL
SCALE: 1/4" = 1'-0"



3
A2 BAND DETAIL
SCALE: 3" = 1'-0"



bounds
Architecture Studio

3804 Tiger Point Blvd.
Gulf Breeze, FL 32563
v 850.469.9552

FL# : AA26000637
www.boundsarch.com

NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III, R.A.	
JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE FLOOR PLANS
SHEET NO: A2

NOT FOR
CONSTRUCTION

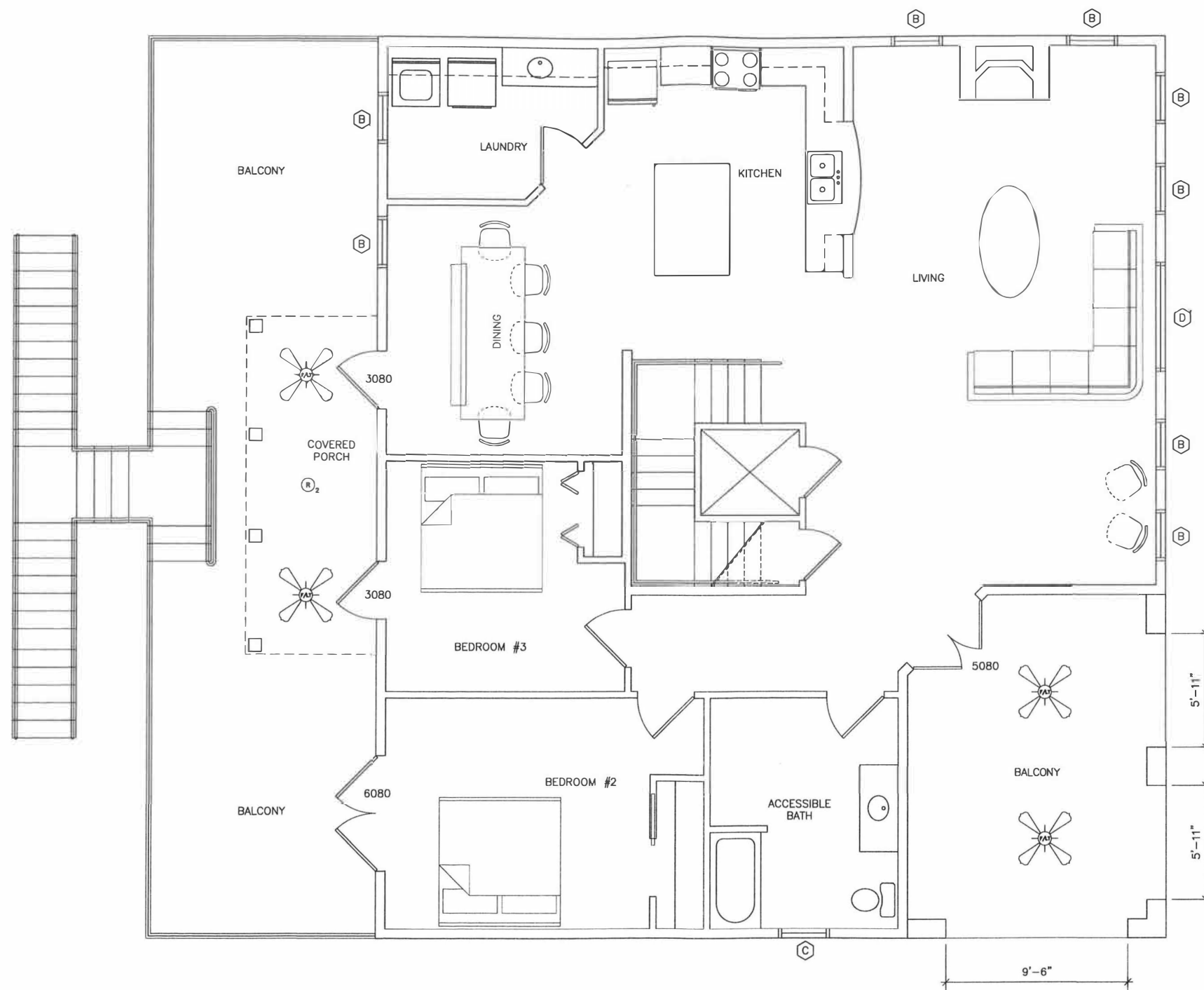
A. ALLEN BOUNDS III, P.E.	
JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE
FLOOR PLANS

SHEET NO:

A3



NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III, R.A.

JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE FLOOR PLANS
SHEET NO.

A4



NOT FOR CONSTRUCTION

A. ALLEN BOUNDS III, R.	
JOB NUMBER:	18423
DATE:	10.2.2019
DESIGN:	AA8
DRAWN:	AA8

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE
ELEVATIONS

SHEET NO:

A5.1



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



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

NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III, R.A.

JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE
ELEVATIONS

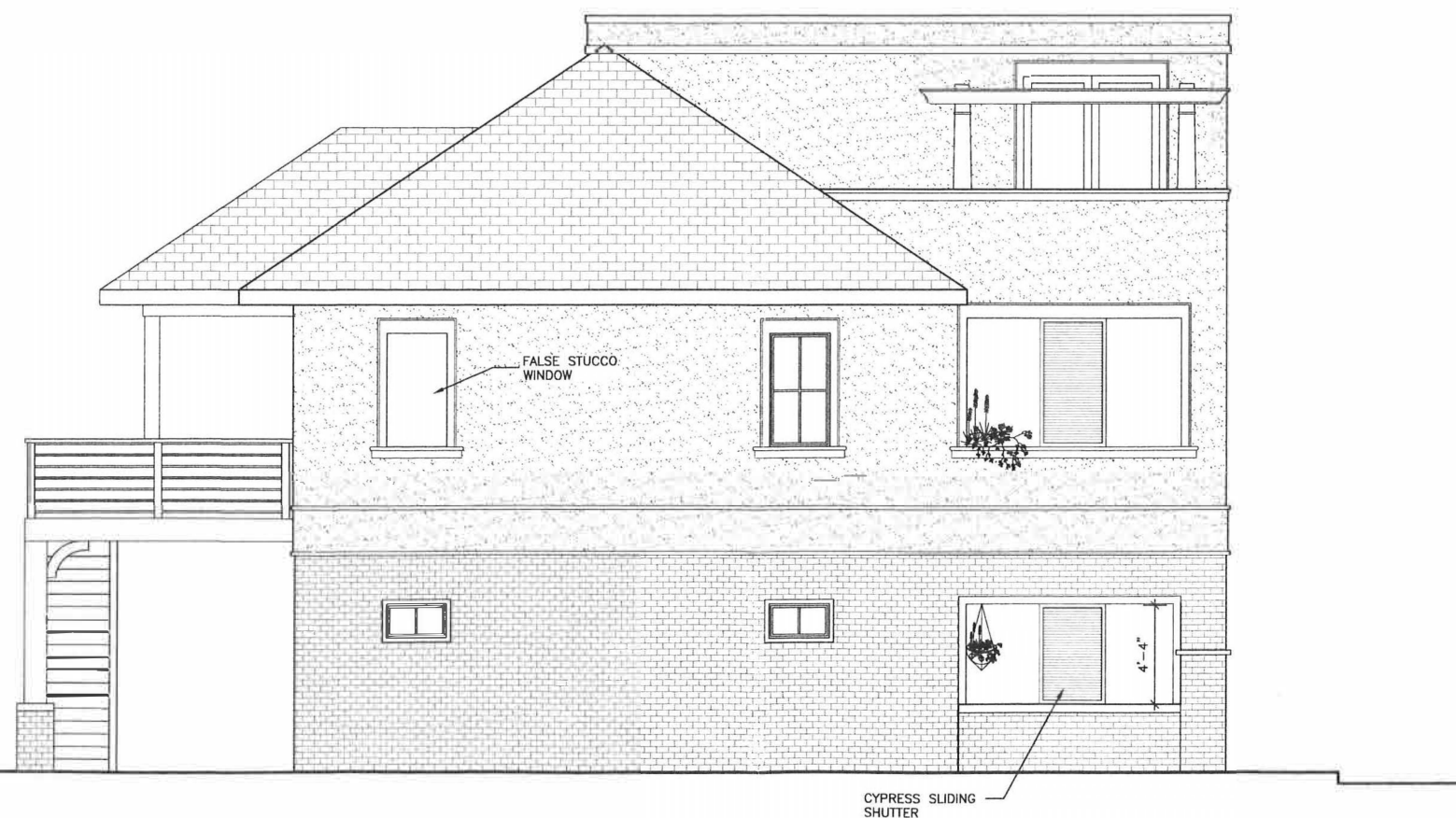
SHEET NO:

A5.2

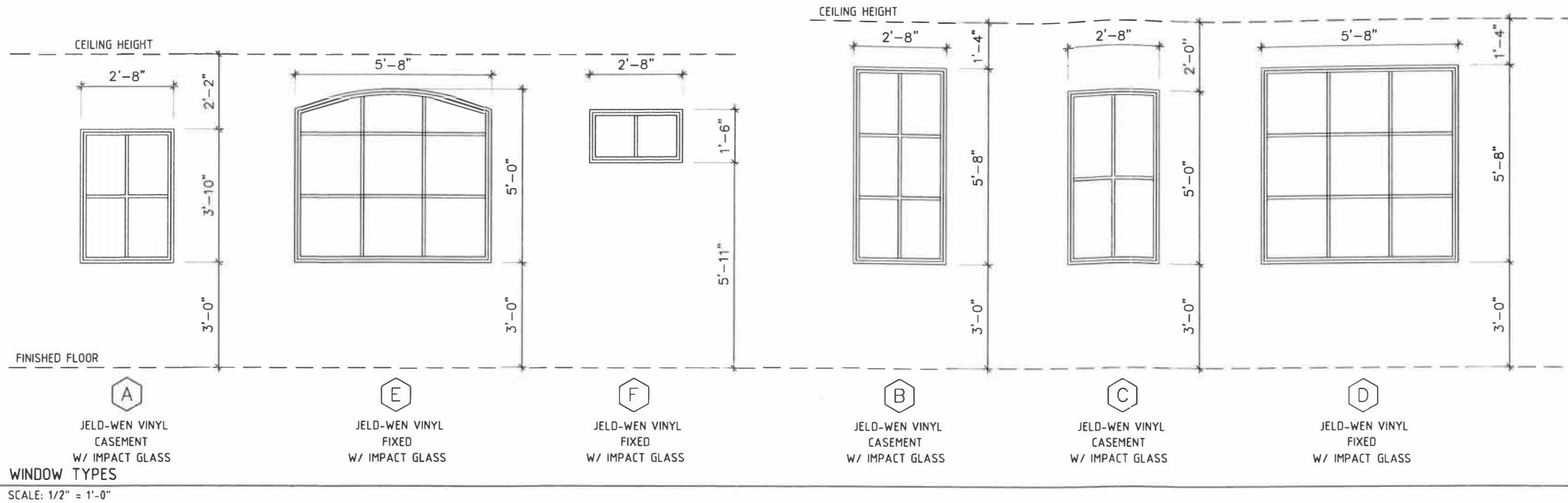
COPYRIGHT 2019 BOUNDS, INC.



1 WEST ELEVATION
A5 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A5 SCALE: 1/4" = 1'-0"



NOT FOR
CONSTRUCTION

A. ALLEN BOUNDS III, R.A.

JOB NUMBER: 18423	
DATE: 10.2.2019	
DESIGN: AAB	DRAWN: AAB

STECK RESIDENCE
9TH AVENUE
PENSACOLA, FL.

SHEET TITLE
SCHEDULES

SHEET NO:
A7



STECK RESIDENCE

SITE IMAGES



Lot Image, taken from Admiral Mason park looking West



Lot Image, taken from 9th Avenue looking South



Lot Image, taken from lot looking Northeast



Lot Image, taken from Lot looking North



Neighboring Property Image, taken from lot looking West



Closest Houses (divided by easment and alley), taken from Admiral Mason park looking West

STECK RESIDENCE

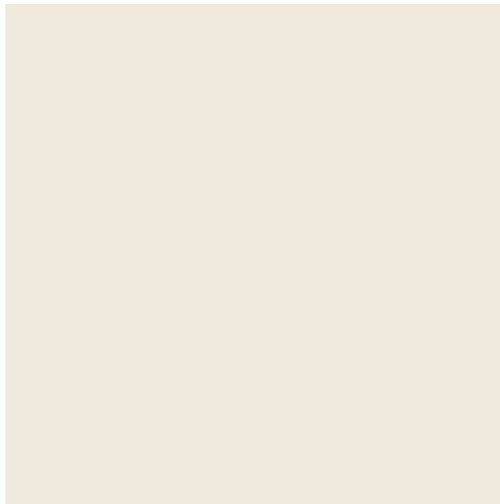
MATERIAL IMAGES



Brick/Mortar - Ashton by Columbus Brick, Ivory Buff Mortar, Tooled "U" joints



Stucco Main - Parex Drainable EIFS SW 2822 Downing Sand, Fine texture



Stucco Accent - Parex Drainable EIFS SW 0050 Classic Light Buff, Fine texture



Cypress Stain - Minwax 231, Gunstock

Eave Metal - Tan

Gate Hardware - Black

Door Hardware - Nickel Satin



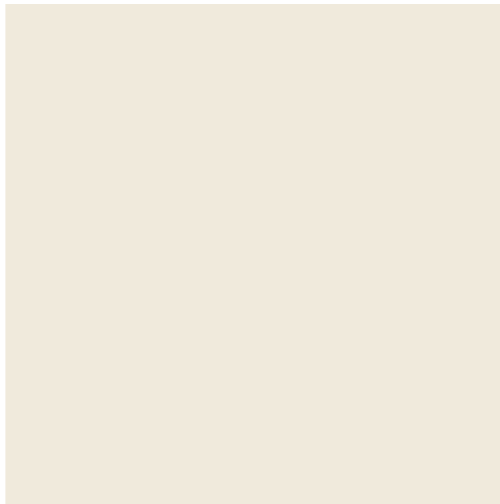
Railings - Cypress with stain, 1/2" galvanized rods, natural finish



Shingle - Pinnacle Pristine Tan



Decking - Lumberrock, Cedar



Soffit/Fascia Paint - SW 0050 Classic Light Buff



Windows - Jeld Wen, simulated divided light casement, impact, solid vinyl, bronze, low-E coating tinted glass



Front Door - Custom Mahogany door, stain Minwax 231 Gunstock



French Doors - Neuma Impact doors, multi-point lock, painted SW 2838 Polished Mahogany to match windows



Garage Doors - Wayne Dalton 9405 Hampton, SW 2838 Polished Mahogany custom finish to match windows

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: New Business - Item 4
599 E. Romana Street
PHD / HR-2 / Brick Structures District
New Construction

BACKGROUND

Charles Kunze, Artisan's Architecture, is seeking approval for a two-story single-family residence with a detached garage. The proposed residence will have Hardie Cedarmill lap siding above a brick veneer wall and will be covered by a standing seam metal roof. Doors include a solid wood front door and aluminum clad wood doors at the patio, back, and garage. All windows are to be double hung and fixed aluminum clad windows with simulated divided lites and screens. The applicant has also include a landscape and hardscape plan which includes a front and back brick porch, a brick sitting area in the rear, and a concrete parking area facing the southwest alley. This project has recently been reviewed and approved by the Aragon Architectural Review Board and the current plans include changes and considerations recommended by that Board.

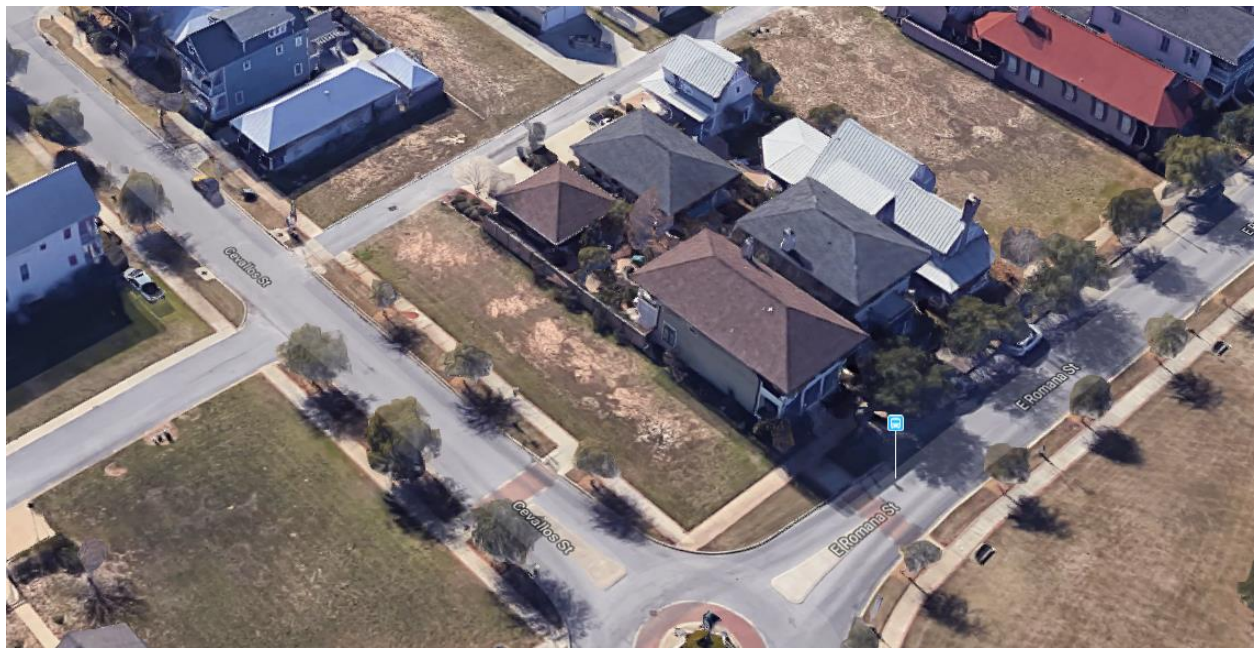
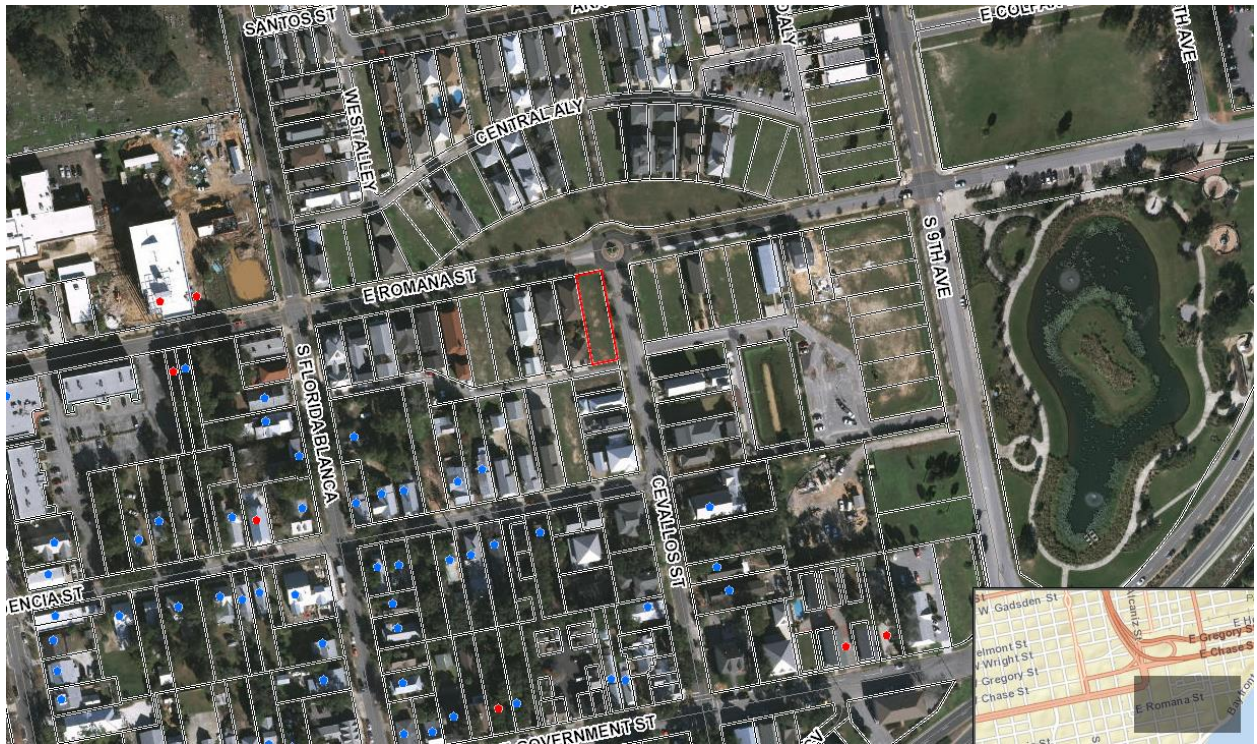
Please note that this property is located within flood zone AE7 and as a result, the lowest habitable floor elevation is at four (4) feet, five (5) inches above grade. Per the Land Development Code's current description of *building height*, the height of structures located within special flood hazard areas are "measured from an elevation established three (3) feet above the required base flood elevation" of seven (7) feet (for a total of ten [10] feet above sea level). As a result, the building's actual height is within the maximum allowed height for zone HR-2 (max. of 35 feet).

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(A)(8) *PHD, New Construction* as it applies to Aragon subdivision Block "L" – Sec. 12-2-1(B)(5)(j) *GRD-1 Architectural Review Standards* with the exception of Sec. 12-2-12(B)(5)(j) *5 Doors*.
Aragon Design Code for Type II Cottages (HR-2) - (see pages 95-100).
Sec. 12-4 *Definitions* (for building height as it pertains to flood zones)

599 E. Romana Street



Block means a parcel of land entirely surrounded by public streets, watercourse, railway, right-of-way, parks, etc., or a combination thereof.

Boardinghouse, lodging house means a dwelling other than an apartment, commercial hotel or motel where, for compensation and by prearrangement for definitive periods, lodging, or lodging and meals are provided for five (5) or more persons; and which is subject to licensing by the Division of Hotels and Restaurants of the Florida Department of Business Regulations as a rooming or boarding house.

Boats and boat trailers means a vessel or craft for use on the water which is customarily mounted upon a highway vehicle designed to be hauled by an automobile vehicle.

Boat sales and service shop means an establishment primarily engaged in the sale or repair of boats, marine engines, marine equipment, and any similar services.

Buffer yard means a ten-foot strip of yard along the property line(s) used to visibly separate incompatible land uses and/or zoning districts as regulated through provisions established in section 12-2-32.

Buildable area means area inside building setback lines.

Building means any structure built for support, shelter, or enclosure for any occupancy or storage.

Building coverage means the area of a site covered by all principal and accessory buildings.

Building height means the vertical distance of a building measured from the lowest habitable floor elevation to the highest point of the roof, except in a special flood hazard area where the height of a building is measured from an elevation established three (3) feet above the required base flood elevation. For all residential zoning districts as defined in this section and the Residential/neighborhood commercial land use district (R-NC), the building height means the vertical distance of a building measured from the average elevation of the finished grade to the highest point of the roof, except in a special flood hazard area where the height of a building is measured from an elevation established three (3) feet above the required base flood elevation.

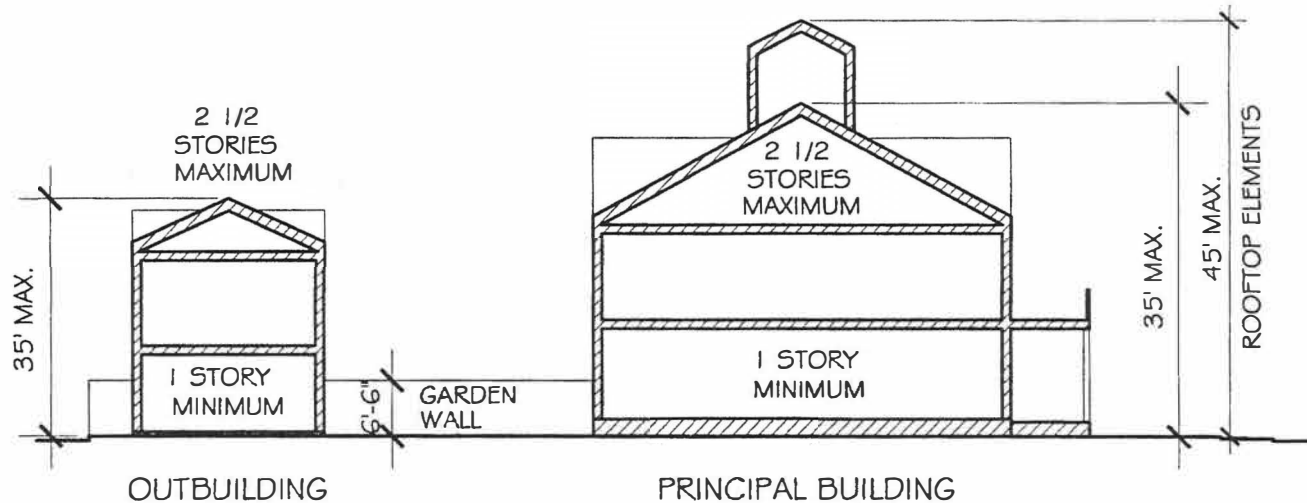
Building official means the individual responsibility for conducting inspections and issuing permits under the Standard Building Code as amended.

Building setback line means that line that is the required minimum distance from the street right-of-way or any other lot line when measured at right angles that establishes the area within which the principal structure must be erected or placed.

Cabana means a beach or pool-side shelter, usually with an open side facing the water.

Camping trailer means a vehicular portable structure mounted on wheels, constructed with collapsible partial side walls of fabric, plastic, or other material for folding compactly while being drawn by another vehicle and when unfolded at the site or location, providing temporary living quarters, and which is designed for recreation, travel, or camping purposes.

HEIGHTS TYPE II - COTTAGE (HR-2)



PRINCIPAL BUILDINGS:

MAXIMUM HEIGHT IS 35'-0",
2 1/2 STORIES.

ROOFTOP ELEMENTS, WITH THE EXCEPTION OF
CHIMNEYS, MAY NOT EXCEED 45'-0". ELEMENTS
INCLUDE, BUT ARE NOT LIMITED TO, WIDOWS'
WALKS, ROOF DECKS, TOWERS, TURRETS, AND
CUPOLAS.

MINIMUM CEILING HEIGHT
IS 13'-6" ABOVE GRADE FOR 1
STORY BUILDING.

MINIMUM GROUND FLOOR TO CEILING
HEIGHT IS 10'-0" FOR 2 STORY BUILDING.

MINIMUM UPPER FLOOR TO CEILING
HEIGHT IS 9'-0".

FIRST FLOOR ELEVATION MUST BE RAISED
1'-6" TO 3'-0" OFF GRADE. MINIMUM
FIRST FLOOR ELEVATION MUST BE AT
LEAST 9'-0" ABOVE SEA LEVEL.

OUTBUILDINGS:

MAXIMUM HEIGHT IS 35'-0",
2 1/2 STORIES.

MINIMUM CEILING HEIGHT IS 9'-0"
ABOVE GRADE FOR 1 STORY
BUILDING.

MINIMUM GROUND FLOOR TO CEILING
HEIGHT IS 8'-0" FOR 2 STORY BLDG.

MINIMUM UPPER FLOOR TO CEILING
HEIGHT IS 8'-0".

FIRST FLOOR ELEVATION IS NOT
REQUIRED TO BE RAISED OFF GRADE.
MINIMUM FIRST FLOOR ELEVATION MUST
BE AT LEAST 9'-0" ABOVE SEA LEVEL
FOR HABITABLE SPACE.

GARDEN WALLS:

REQUIRED HEIGHT IS 6'-6".
PILASTERS AND POSTS MAY
EXTEND UP TO 12" ABOVE THE
HEIGHT LIMITATIONS.

FENCES:

MAXIMUM HEIGHT IS 4'-0"
FOR FENCES IN FRONT YARDS.
PILASTERS AND POSTS MAY
EXTEND UP TO 12" ABOVE THE
HEIGHT LIMITATIONS.



Architectural Review Board Application
Full Board Review



Application Date: 9-26-19

Project Address: BLK. L, LOT #12, ROMANA ST., ARAGON
Applicant: CHARLES KUNZE, ARTISAN'S ARCHITECTURE
Applicant's Address: 25 W. CEDAR ST., SUITE 106, PENSACOLA, FL. 32502
Email: CHUCK@ARTISANSARCHITECTURE.COM phone: 850-432-8438
Property Owner: MARTIN & DIANE DURANT
(If different from Applicant)

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

Application is hereby made for the project as described herein:

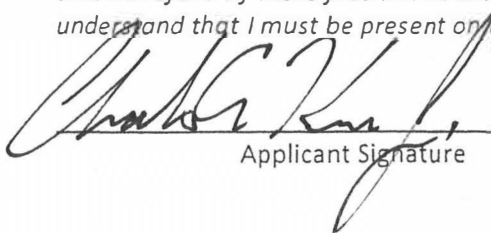
- ☒ Residential Homestead – \$50.00 hearing fee
☐ Commercial/Other Residential – \$250.00 hearing fee

* 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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

NEW RESIDENCE, SINGLE FAMILY, IN THE ARAGON
COMMUNITY. THIS IS A CORNER LOT WHICH HAS
BEEN REVIEWED AND APPROVED BY ARAGON.

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

9-26-19
Date

Exterior Materials Schedule Form

Block L Lot 12 Building Style COTTAGE TYPE II (CORNER)

Elements:

Description:

Primary Exterior Finish(es) HARDIE BD, SHIPLAP SIDING (COLOR TAUPE EARTH TONE)

Foundation Walls or Piers BRICK, MR TAYLOR, OLD BAYOU

Foundation Wall Screening LOUVERED WOOD - (COLOR TAUPE)

Windows JELD WEN, DOUBLE HUNG & CASEMENTS, EXTERIOR WINDOW COLORE MOCHA CREAM

Window Trim HARDIE TRIM - MOCHA CREAM.

Entry Door and Hardware CUSTOM WOOD DOOR BY SOUTHEASTERN SASH & DOOR, DARK BRONZE HARDWARE.

Doors and Hardware CLAD JELD-WEN OR COMPARABLE WITH DARK BRONZE HARDWARE

Door Trim HARDIE TRIM - MOCHA CREAM.

Garage Doors CARRIAGE STYLE, SEE ELEVATIONS, MOCHA CREAM.

Porch Balustrade DARK BRONZE ALUMINUM RAILINGS, PICKETS, NEWELS.

Porch Columns PAINTED FIBERGLASS - MOCHA CREAM

Porch Column Brackets PAINTED POLYETHYLENE MOCHA CREAM

Porch Decking BRICK PAVERS - OLD BAYOU STYLE

Ornament

Elements:

Description:

Fascias PAINTED HARDIE TRIM - MOCHA CREAM

Soffits PAINTED HARDIE SOFFIT - TAUPE EARTH TONE,

Gutters & Downspouts N/A

Roofing CENTRAL STATES - METAL ROOF - TAUPE

Chimneys COMBO OF BRICK (OLD BAYOU)

AND PAINTED HARDIE LAP SIDING & TRIM - TAUPE EARTH TONE

Other Rooftop Elements N/A E

Exterior Lighting DARK BRONZE - NATURAL GAS LIGHT FIXTURES.

Shutters N/A

Walkways BRICK PAVERS - OLD BAYOU.

Driveways CONCRETE W/ BRICK EDGE - OLD BAYOU.

Fencing BRICK PILASTER (OLD BAYOU) WOOD PAINTED FENCE - TAUPE,

Garden Walls BRICK (OLD BAYOU)

Gates PAINTED WOOD - TAUPE

Landscaping LOW LEVEL PLANTING - HYDRANGEAS, ROSES, FERTILE GRASSES, JAPANESE MAPLES

Signage N/A

Miscellaneous N/A

All items submitted to the Aragon Architectural Review Board (AARB) must be submitted in triplicate and mailed or delivered to:

Aragon Architectural Review Board
105 E. DeSoto St.
Pensacola, FL 32501

Please clearly identify your submissions as for "Aragon," and give your block and lot number, owner's name, owner's representative, and the date mailed or delivered.



21 July 1999

Construction Document Review Application Form

Owner: MARTIN & DIANE DURANT
Address: 9000 RIVER ROAD
COLUMBUS GA. 31904

Telephone: 706-576-5352
Fax: N/A

Architect or Designer: CHARLES KUNZE
ARTISAN'S ARCHITECTURE
Address: 25 W. CEDAR ST.
SUITE 106
PENNACOLA FL 32502

Telephone: 850-432-8438
Fax: N/A
EMAIL: CHUCK@ARTISANS ARCHITECTURE.COM

Contractor: H+H BUILDERS GROUP - KEVIN HAGER
Address: 601 E ROMANO ST
SUITE B
PENNACOLA FL 32502

Telephone: 850 530-4226
Fax: N/A
EMAIL: KEVIN.HAGER@YMAIL.COM

Block L Lot 12 Building Style COTTAGE TYPE II (CORNER)

Check List of required documents:

- ☒ Preliminary Review Application Form stamped "Approved" by AARB.
- ☒ Construction Document Review Application Form (this form).
- ☒ Exterior Materials Schedule Form.

Drawings:

- ☒ Area Site Plan at 1"= 16'-0" or 1"= 20'-0" scale including proposed building and site improvements in relation to all adjacent neighbors' property.
- ☒ Site Plan at 1/8"= 1'-0" or 1"= 10'-0" scale, showing the following:
 - ☒ Property lines with all setbacks clearly dimensioned.
 - ☒ North arrow.
 - ☒ All adjacent street(s) and alley(s)
 - ☒ Building footprint(s), with all steps, decks, porches, fences, garden walls, and overhangs clearly identified.
 - ☒ Parking, driveways, and walkways with dimensions.
 - ☒ Landscape elements or other site structures affecting the layout of the building, such as gazebos, arbors, pergolas, etc.
 - ☒ Drainage plan.
 - ☒ Lot coverage calculation.
 - ☒ Utilities, utility connections, & meters.

21 July 1999



☒ Landscape Plan at 3/16"= 1'-0" or 1/4"= 1'-0" scale, showing the following:

- ☒ Property lines.
- ☒ North arrow.
- ☒ Building footprint(s), with all steps, decks, porches, fences, garden walls, and overhangs clearly identified.
- ☒ Parking, driveways, and walkways with dimensions.
- ☒ Landscape elements or other site structures affecting the layout of the building, such as gazebos, arbors, pergolas, etc.
- ☒ Existing trees to remain.
- ☒ Existing trees to be removed, if any are permitted.
- ☒ All new trees, shrubs, and plant material drawn and identified by type.
- ☒ All areas to receive sod or grass identified.
- ☒ Irrigation system drawn and identified.

☒ Floor Plans at 3/16"= 1'-0" or 1/4"= 1'-0" scale, showing the following:

- ☒ Rooms fully dimensioned & labeled.
- ☒ All windows.
- ☒ All doors with swings.
- ☒ All overhangs or openings above shown as dashed lines.
- ☒ Overall dimensions, with total square footage.

☒ Roof Plan at at 3/16"= 1'-0" or 1/4"= 1'-0" scale, showing the following:

- ☒ All roof features drawn and specified, including towers, widows' walks, cupolas, chimneys, skylights, and vents.

☒ Elevations at 3/16"= 1'-0" or 1/4"= 1'-0" scale, showing the following:

- ☒ Porches, balconies, doors, windows, gutters and downspouts.
- ☒ Principal materials, drawn & specified.
- ☒ Floor to floor heights.
- ☒ Window head heights.
- ☒ Building height and first floor elevation relative to adjacent grade.
- ☒ Pitch of all roofs.
- ☒ Any special features.



21 July 1999

☒ Details at 3/4"= 1'-0", 1"= 1'-0", or 1-1/2"= 1'-0" scale, showing the following:

- ☒ Wall sections showing gables & eaves.
- ☒ Typical door & window head, jamb & sill.
- ☒ Porches.
- ☒ Others as required by the AARB.

☒ Any exterior electronic equipment including, but not limited to, satellite dishes,
N/A antennas, and cameras to be drawn and specified.

☒ Photographs of adjacent site improvements, if any.

☒ Review fee (if not previously paid).

PAID PREVIOUSLY

☒ Variances: If any variances to the Code are being applied for, a written description should be submitted at this time. Additionally, a justification for the variance should also be submitted based on architectural merit or demonstrated hardship. The portion of the design affected by the variance should also be denoted on the drawings listed above.

APPROVED DURING SCHEMATIC REVIEW

For Speculative Buildings only:

- ☐ Interior Elevations of all primary spaces with all materials and finishes clearly labeled.
- ☐ Building and Wall Sections.
- ☐ Door and Window Schedules.
- ☐ Hardware Schedule.
- ☐ Others as required by the AARB.

All items submitted to the Aragon Architectural Review Board (AARB) must be submitted in triplicate and mailed or delivered to:

Aragon Architectural Review Board
105 E. DeSoto St.
Pensacola, FL 32501

Please clearly identify your submissions as for "Aragon," and give your block and lot number, owner's name, owner's representative, and the date mailed or delivered.

21 July 1999



Martin & Diane Durant Residence

Aragon Block "L", Lot 12, Cottage type II (Corner)

VARIANCE REQUEST

We are requesting a variance to the allowable maximum height, which is listed as 35' measured from grade to the highest ridge. We are requesting approval from a maximum ridge height of 37'-3 1/4 (as shown on the attached building elevations on sheets A3.0 & A3.1). The reason we are requesting additional height is that this home is located in an AE7 flood zone, therefore, our lowest occupied floor is required to be 10' minimum above mean sea level, which requires us to build our first floor up a minimum of 4'-5" above the existing grade on site. The Owner requested 10' ceilings on both floors and has requested a roof with a slope of 8/12 minimum. The result is a small portion of roof area on the main house which would exceed the 35' limit. In order to meet the 35' requirement the roof slope would have to be reduced to 6/12.

Thank You,

Charles Kunze



4-1-19

Artisan's Architecture LLC

25 W. Cedar Street, Suite #106,

Pensacola, FL 32502

September 20, 2019

Chuck Kunze
Artisan Architecture
25 W Cedar St., Suite 106
Pensacola, FL 32583

Re: Aragon L12 Construction Document Review

Dear Chuck,

Your application for Construction Document Review has been received and approved with comments below. Please incorporate responses in your Construction Document submittal.

1. A3.0 – note 10 – garden walls to be 6'-6" minimum height.
2. Screening for HVAC condensing units is adequate for units installed at grade. Additional screening will be required if units are elevated. Please confirm.
3. Consider brick screening (with appropriate open area) in lieu of louvers – the consistency I feel will have a stronger presence for this corner lot.
4. Eave bracket height varies from elevation to elevation on main building. Consider asymmetric version that fits within the frieze but also extends out to the full depth of the overhang.
5. Add brackets to east elevation since this elevation is very visible.
6. Specify border grasses.
7. Submit color samples for paint and brick.

In order for you to begin construction in Aragon, you must provide the following information to be submitted to Susie Moody.

1. Notice to Proceed Application Form and include all items on its checklist.
2. Executed Contractor=s Agreement with executed and attached:
 - A. Information for Contractors
 - B. Supplemental Construction Agreement
 - C. Agreement Surviving Closing Between Owner and The Aragon Group at Pensacola, Inc.
 - D. The Indemnity Agreement Concerning Storm Water Runoff
3. Contractor Deposit of \$2,000

Once all of the above documents have been processed and executed, then an executed Notice to Proceed will be issued. The City of Pensacola will not issue a Building Permit without receiving an executed Notice to Proceed Form from the Aragon Neighborhood Association.

We look forward to seeing new construction in Aragon. Good luck with your new home. Thank you.

Sincerely,



Carter B. Quina, AIA
for the Aragon Architectural Review Board
cc: M. McNeil, M. Crawford, S Moody

Quina Grundhoefer Architects

April 25, 2019

Chuck Kunze
Artisan Architecture
25 W Cedar St., Suite 106
Pensacola, FL 32583

Re: Aragon L12 Preliminary Review

Dear Chuck,

Your application for preliminary review has been received and approved with comments below. Please incorporate responses in your Construction Document submittal.

1. Variance request is acceptable based on higher required flood elevation.
2. Style – Coastal Vernacular with colonial components. The Building Type is II
3. Design is strong enough as a corner lot designee.
4. Ensure screening from adjacent neighbor of AC units considering they will likely be on raised platforms.
5. Panelized areas at mid-height are a bit inconsistent as you move around the building. I assume this will be developed.
6. Given corner location, a full height brick chimney would add drama.
7. Given corner location, suggest SOME detail on garage doors similar to carriage doors.
8. Express newel post at top of front stair.
9. Wrap around front steps may be out of scale and too much for the front of the house. Consider an alternate design that still reflects the corner approach.
10. Fewer foundation vent panels would be preferred if they are not required.

We look forward to seeing your next step for this most interesting project. Thank you.

Sincerely,



Carter B. Quina, AIA
for the Aragon Architectural Review Board
cc: MiMcNeil, M. Crawford, S Moody

DURANT RESIDENCE AT ARAGON

LOT #12, BLOCK L,
CORNER LOT,
COTTAGE TYPE II,
ZONED HR-2

INDEX OF DRAWINGS

- T1.0 - TITLE SHEET, INDEX OF DRAWINGS, AREA SITE PLAN, SITE PHOTO
- A1.0 - SITE PLAN, LANDSCAPE PLAN, NOTES & LEGENDS
- A2.0 - FLOOR PLANS, NOTES & LEGENDS, DOOR & WINDOW TYPES AND SIZES
- A2.1 - ROOF PLAN, NOTES & LEGENDS
- A2.2 - EXTERIOR ELEVATIONS, NOTES & LEGENDS
- A2.3 - EXTERIOR ELEVATIONS, NOTES & LEGENDS
- A4.0 - EXTERIOR WALL SECTIONS, NOTES & LEGENDS
- A4.1 - DETAILS, NOTES & LEGENDS

REVISIONS
CONSTRUCTION DOCUMENT
REVIEW 8-10-2019

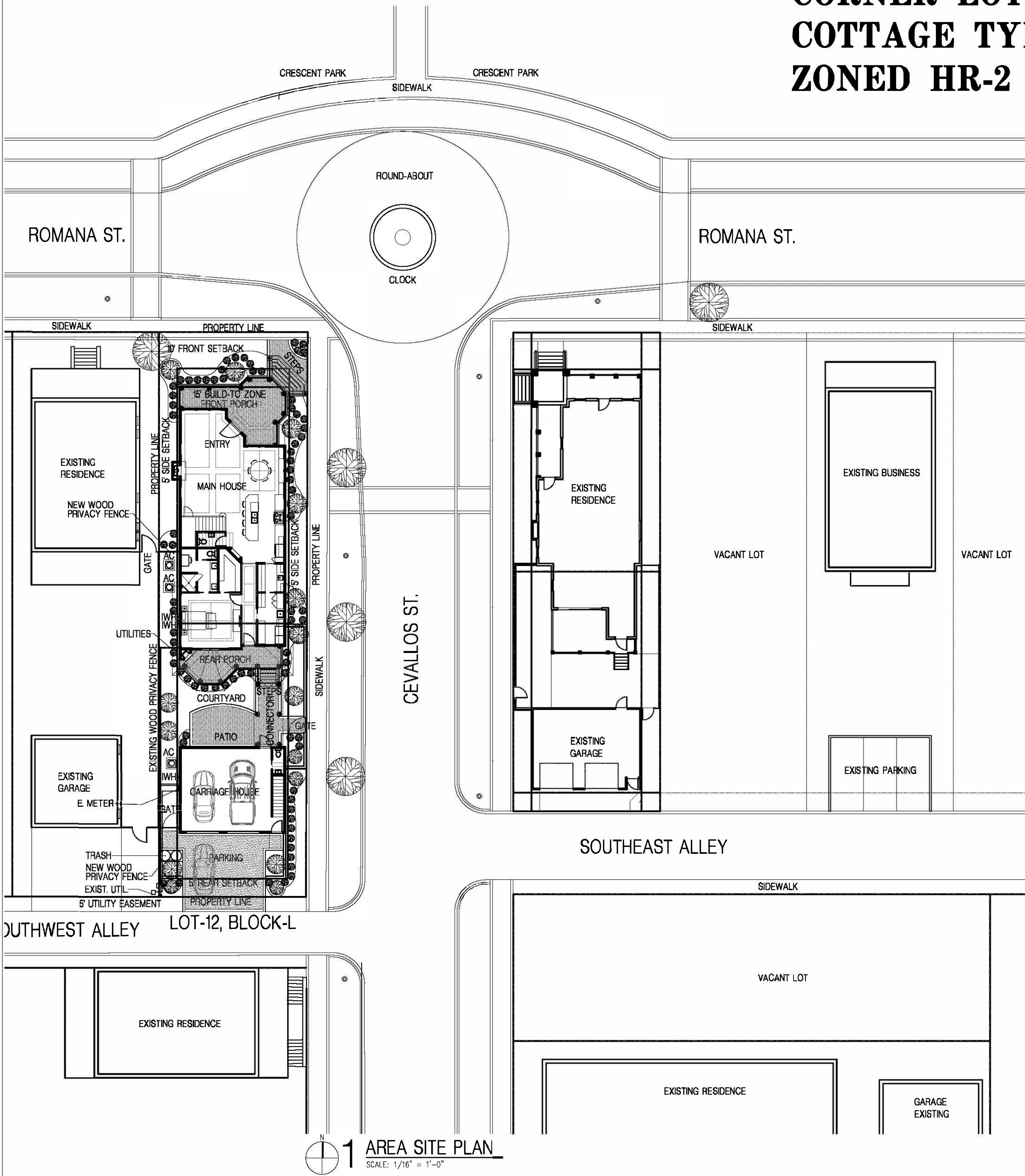
ARCHITECT'S SEAL & SIGNATURE

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DATED SIGNATURE.

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ARTISAN'S ARCHITECTURE LLC

ARTISAN'S
ARCHITECTURE
Charles E. Kunze Jr
25 W. Cedar St., Suite #106, Pensacola, FL 32502
850-432-8438
FL. REG. # 14880707
FL. RESIDENTIAL / AIA-600000
AIA. RESIDENTIAL / AIA-600000
AIA. RESIDENTIAL / AIA-600000



SITE PHOTO FACING SOUTH



SITE PHOTO FACING WEST



SITE PHOTO FACING SOUTHWEST



SITE PHOTO FACING NORTH



SITE PHOTO FACING NORTHEAST



SITE PHOTO FACING EAST

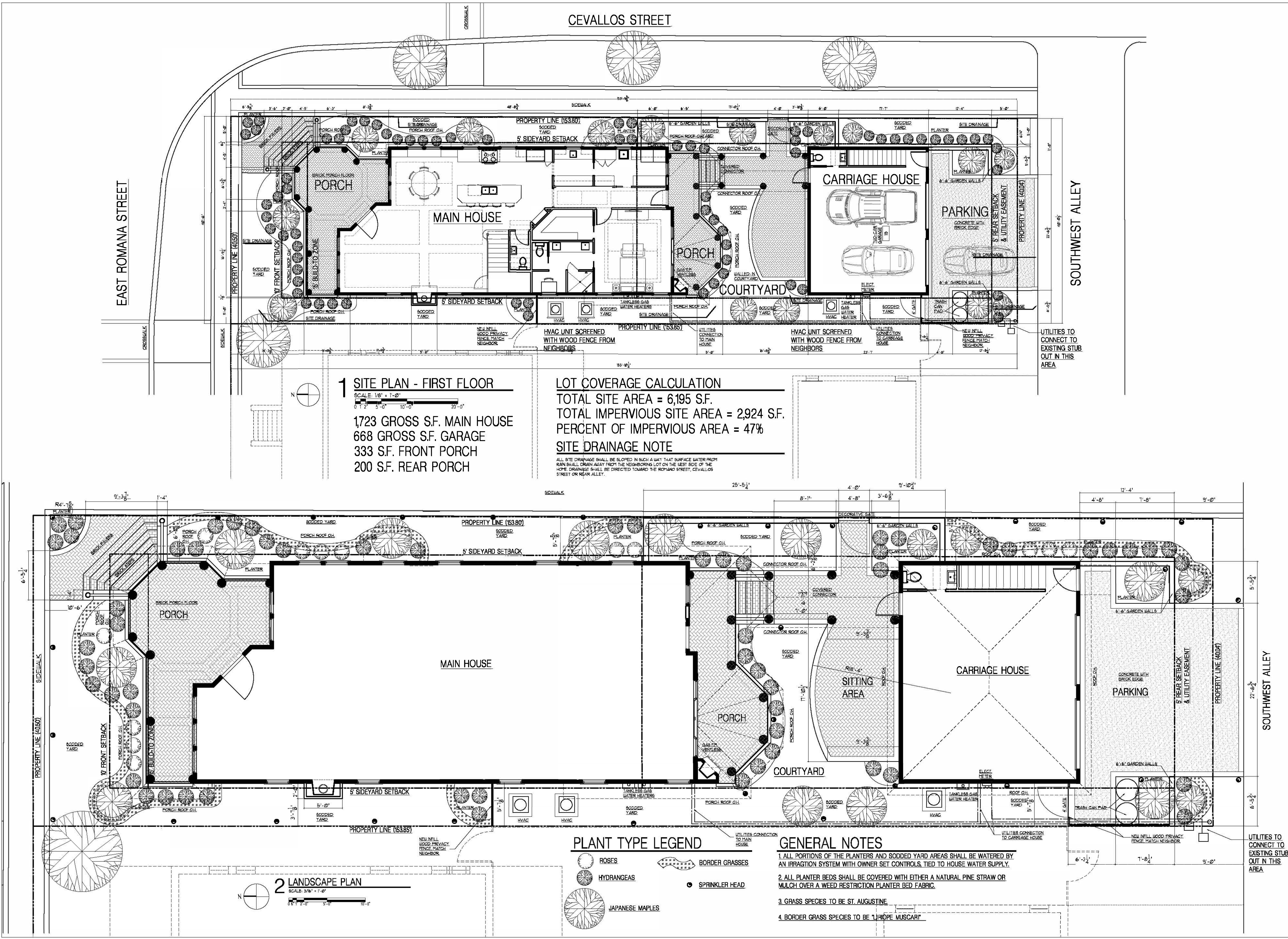
DURANT RESIDENCE

ARAGON NEIGHBORHOOD
LOT #12, BLOCK L,
CORNER LOT,
COTTAGE TYPE II,
ZONED HR-2

PROJ. NO. 2019-0038
DATE: 8-10-2019
DRAWN BY: C.E.K.J.
CHECKED BY: C.E.K.J.

SHEET TITLE
TITLE SHEET,
AREA SITE PLAN,
INDEX OF DRAWING,
SITE PHOTOS

T1.0



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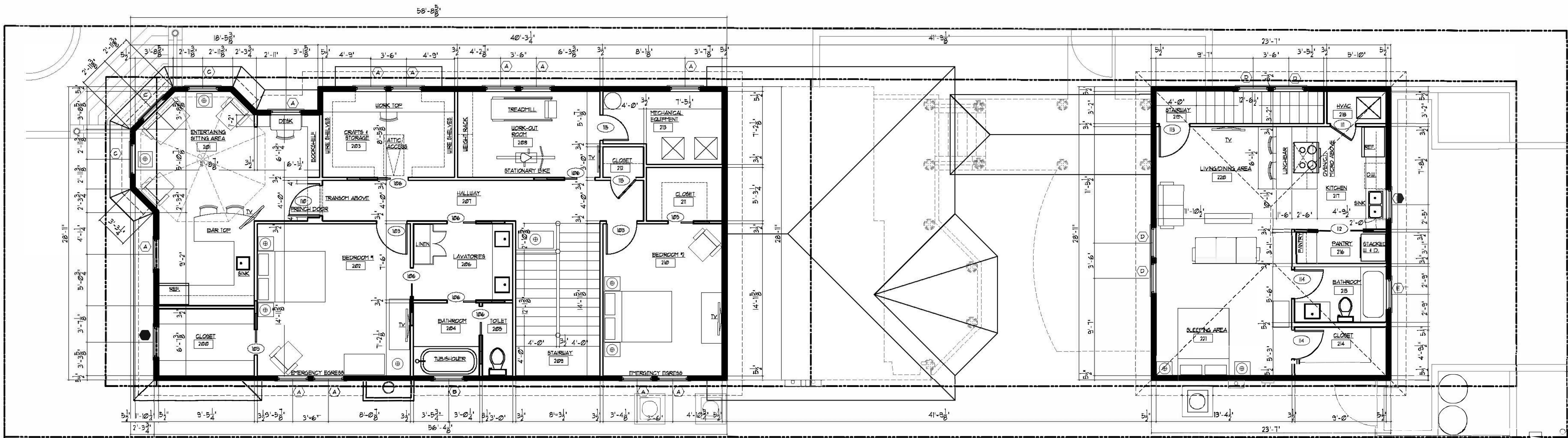
ARTISAN'S Charles E. Kurze Jr. 25 W. Cedar St., Suite 100, Pensacola, FL 32502
ARCHITECTURE 850-432-8438

DURANT RESIDENCE
ARAGON NEIGHBORHOOD
LOT #12, BLOCK 1,
CORNER LOT,
COTTAGE TYPE II,
ZONED HR-2

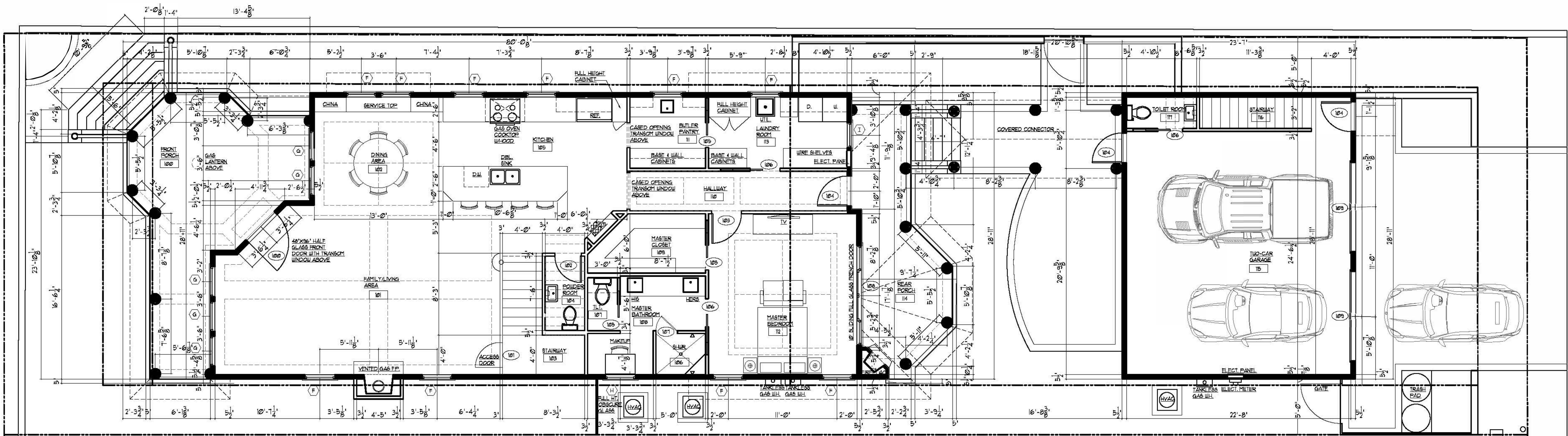
PROJ. NO. 2019-008
DATE 8-10-2019
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

SHEET TITLE
SITE PLAN, LOT COVERAGE,
AREA, LANDSCAPE PLAN,
NOTES & LEGENDS

A1.0



2 OPTION #1 - 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"
1632 GROSS S.F. MAIN HOUSE
668 GROSS S.F. GARAGE APARTMENT



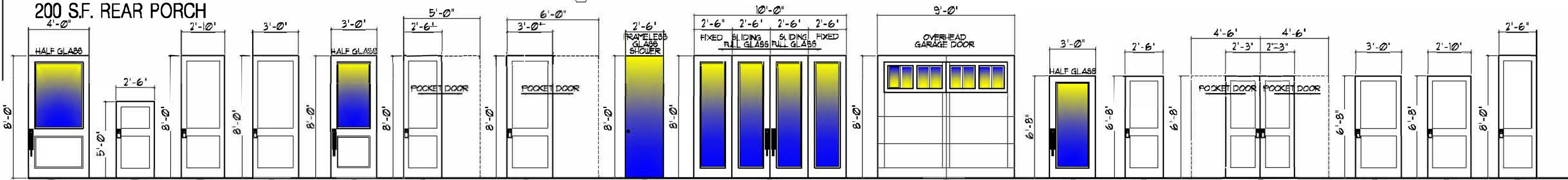
1 OPTION #1 - 1ST FLOOR PLAN

SYMBOL LEGEND

ROOM NAME: 4 NUMBER SYMBOL - SEE FINISH SCHEDULE
DOOR NUMBER SYMBOL - SEE DOOR TYPES AND SIZES
WINDOW NUMBER SYMBOL - SEE WINDOW TYPES AND SIZES

WINDOW TYPES & SIZES

(A) DOUBLE HUNG 3'-0" X 5'-0" WINDOW
(B) FIXED CASEMENT (OBSCURED GLASS) 2'-6" X 2'-6"
(C) DOUBLE HUNG 3'-0" X 6'-0" WINDOW
(D) DOUBLE HUNG 3'-0" X 4'-6" WINDOW
(E) DOUBLE HUNG 3'-0" X 3'-6" WINDOW
(F) DOUBLE HUNG 3'-0" X 5'-6" WINDOW
(G) DOUBLE HUNG 3'-0" X 6'-6" WINDOW
(H) FIXED CASEMENT (OBSCURED GLASS) 3'-0" X 5'-0"
(I) DOUBLE HUNG 2'-6" X 6'-6" WINDOW



2 DOOR TYPES & SIZES
SCALE: 3/16" = 1'-0"

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ARCHITECTURE 850-432-8438

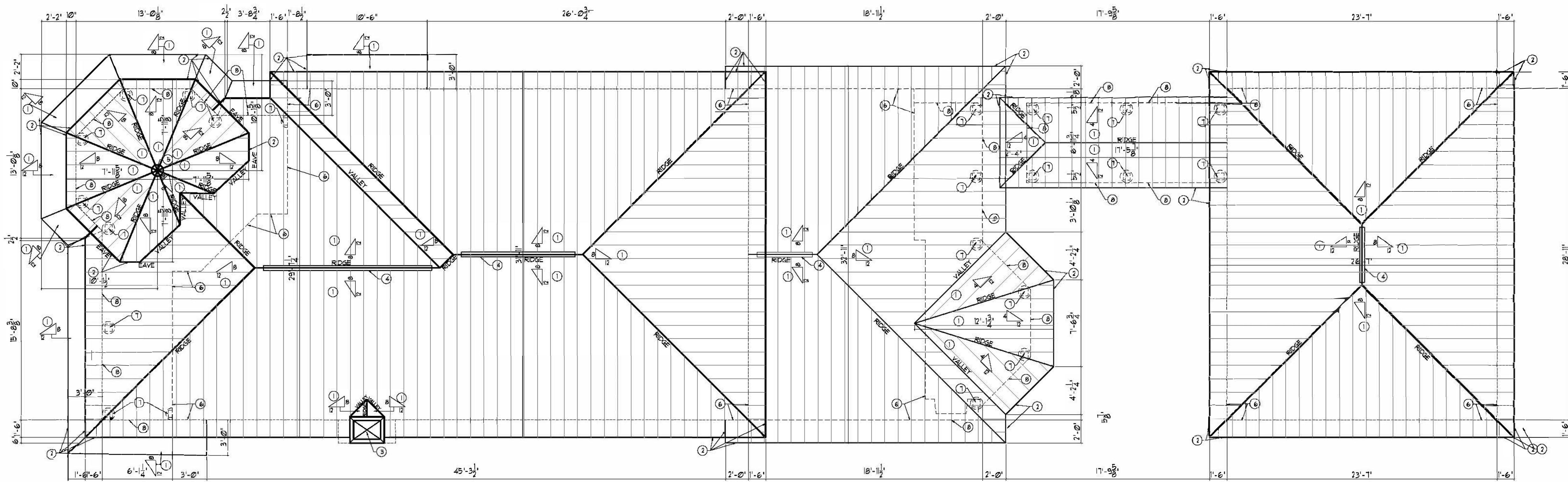
DURANT RESIDENCE

ARAGON NEIGHBORHOOD
LOT #12, BLOCK L,
CORNER LOT,
COTTAGE TYPE II,
ZONED HR-3

PROJ. NO. 2019-008R
DATE 8-10-2019
DRAWN BY: C.R.L.J.
CHECKED BY: C.R.L.J.

SHEET TITLE
FIRST FLOOR PLAN, SECOND
FLOOR PLAN, DOOR &
WINDOW TYPES AND SIZES,
NOTES & LEGENDS

A2.0



1 OPTION #1 - 2ND FLOOR PLAN

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

0' 0" 2'-0" 4'-0" 6'-0" 8'-0" 10'-0"

KEY NOTES

- 1) STANDING SEAM METAL ROOFING WITH CONCEALED FASTENERS, OVER SELF-ADHERING WATERPROOFING MEMBRANE, ON STRUCTURAL ROOF DECK SHEATHING.
- 2) 4" PREFINISHED DRAIN EDGE ROOF FLASHING OVER 6" HARDIE FASCIA BOARD.
- 3) PREFINISHED METAL CHIMNEY CAP.
- 4) PREFINISHED METAL RIDGE VENT CAP.
- 5) PREFINISHED METAL CUPOLA CAP (8 SIDED).
- 6) LINE INDICATES LOCATION OF EXTERIOR FACE OF STUD WALL FRAMING BELOW PREFINISHED METAL CUPOLA CAP (8 SIDED).
- 7) LINE INDICATES LOCATION OF FIBERGLASS COLUMN WRAP AND STRUCTURAL COLUMN BELOW.
- 8) LINE INDICATES LOCATION OF EXTERIOR FACE OF STRUCTURAL FRAMING BEAM BELOW.

REVISIONS

CONSTRUCTION DOCUMENT
REVIEW 5-10-2019

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ARCHITECTURE 850-432-8438

DURANT
RESIDENCE

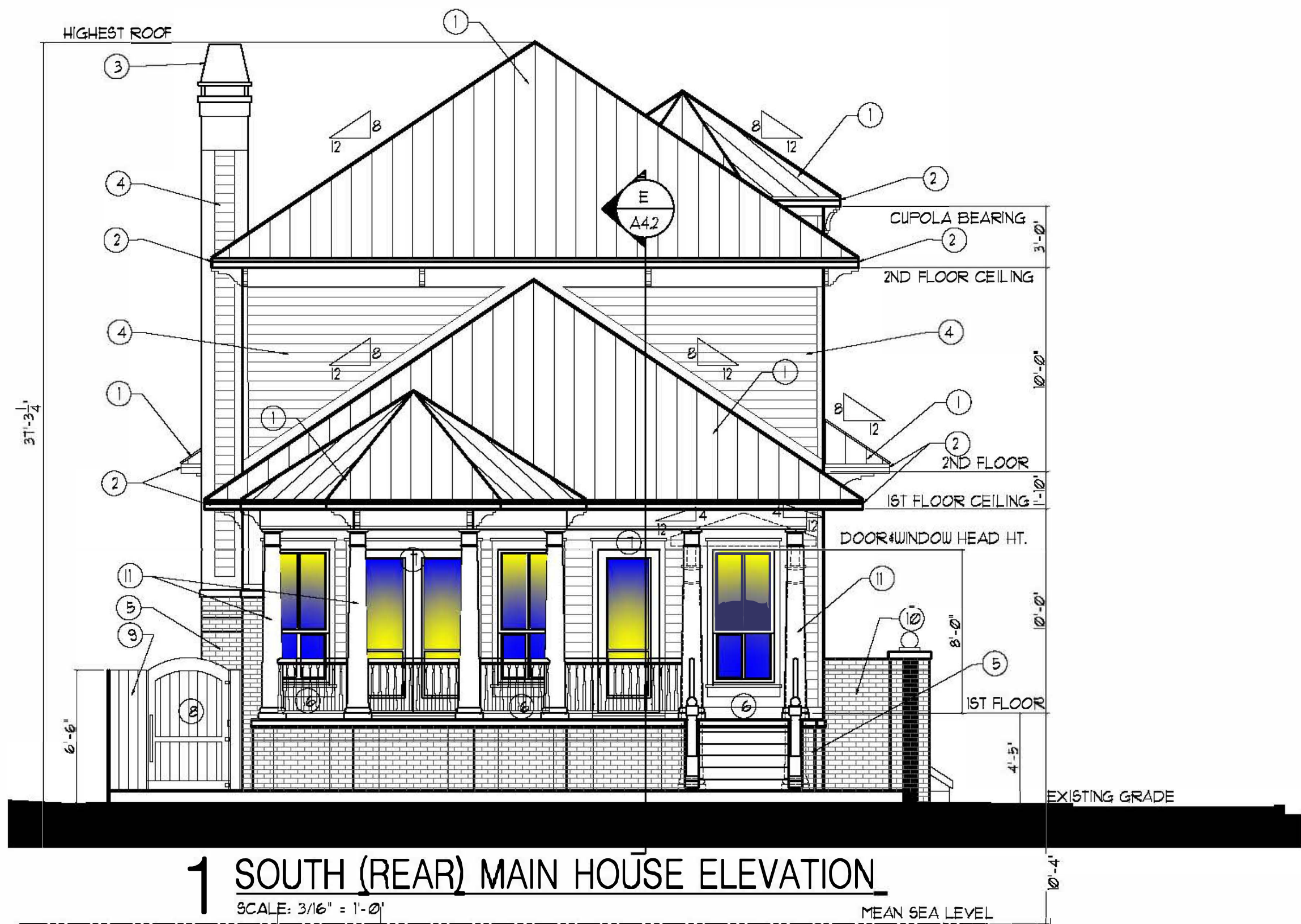
ARAGON NEIGHBORHOOD
LOT #12, BLOCK 1,
CORNER LOT,
COTTAGE TYPE II,
ZONED HR-2

PROJ. NO. 2019-003R
DATE 8-10-2019
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.

SHEET TITLE

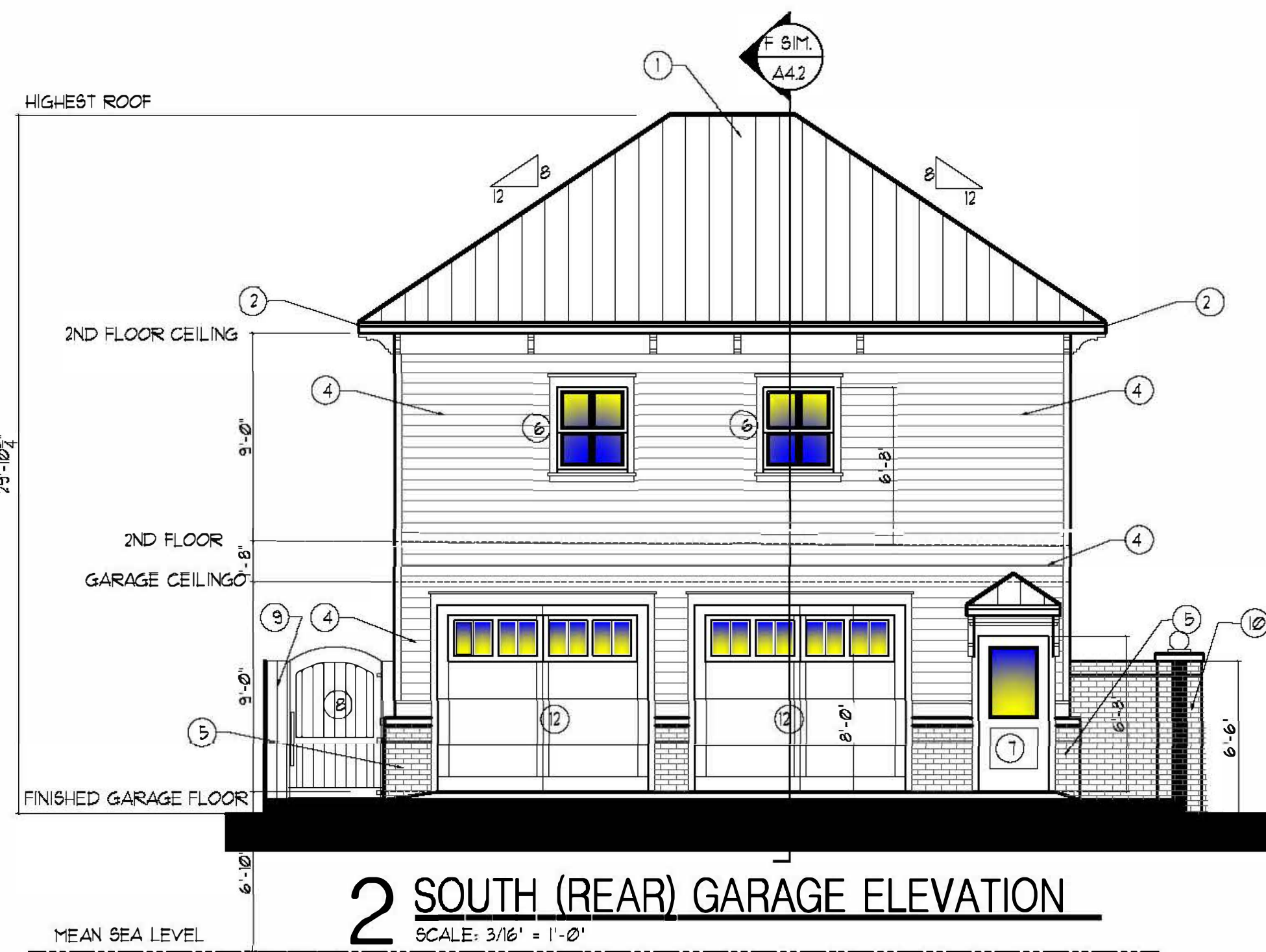
ROOF PLAN,
NOTES & LEGEND

A2.1



1 SOUTH (REAR) MAIN HOUSE ELEVATION

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



2 SOUTH (REAR) GARAGE ELEVATION

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



3 WEST (SIDE) ELEVATION

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

KEY NOTES

- STANDING SEAM METAL ROOFING WITH CONCEALED FASTENERS, OVER SELF-ADHERING WATERPROOFING MEMBRANE, ON STRUCTURAL ROOF DECK SHEATHING.
- 4" PREFINISHED DRIP EDGE ROOF FLASHING OVER 6" HARDIE FASCIA BOARD.
- PREFINISHED METAL CHIMNEY CAP.
- HARDIE SHIP-LAP SIDING WITH HARDIE TRIM 4" ACCENT PANELS, OVER TYVEC OR LIQUID WALL VAPOR BARRIER, ON STRUCTURAL WALL SHEATHING.
- BRICK VENEER EXTERIOR WALL WITH GALV. BRICK TIES @ 16" O.C. EACH WAY, PROVIDE OPEN HEAD JEEP JOINTS AT 4'-0" O.C. FOR PROPER DRAINAGE, OVER TYVEC OR LIQUID WALL VAPOR BARRIER, ON STRUCTURAL WALL SHEATHING OR CMU STRUCTURAL FOUNDATION PIERS. ALL BRICK TO HAVE A CONTINUOUS BRICK SOLDIER COURSE CAPPED WITH A ROULOCK COURSE ALONG THE TOP EDGE.
- EXTERIOR WINDOW WITH RAISED MULLIONS, VINYL OR METAL. PROVIDE 3/4" HARDIE TRIM ON ALL SIDES.
- EXTERIOR DOOR, GLASS TO HAVE RAISED MULLIONS, WOOD OR METAL. PROVIDE 3/4" HARDIE TRIM ON ALL SIDES.
- DECORATIVE WOOD GATE.
- WOOD PRIVACY FENCE, MATCH NEIGHBORING FENCE DESIGN & HEIGHT, TIE INTO NEIGHBORING FENCE ALONG SHARED PROPERTY LINE.
- 6'-6" HIGH BRICK GARDEN WALL WITH CONTINUOUS BRICK SOLDIER COURSE ALONG TOP EDGE, WITH 16" X 16" BRICK PILASTERS, WITH 4" HIGH CAPS ON EACH PILASTER.
- FIBERGLASS COLUMN WRAPS OVER STRUCTURAL SUPPORT COLUMNS.
- PREFINISHED METAL OVERHEAD GARAGE DOOR. PROVIDE 3/4" HARDIE TRIM ON ALL SIDES.
- PRE-FINISHED METAL FLOOD VENTS (BY FREEDOM FLOOR VENT - BLACK), TRIM WITH ROULOCK BRICK PATTERN ON ALL SIDES, (BOTTOM MUST BE MOUNTED WITHIN 12" OF FINISHED GRADE) (EACH VENT ACCOUNTS FOR 250 S.F. OF AREA)
- HVAC PLATFORM, RAISED AS REQUIRED BY CODE ABOVE THE "BFE". HVAC UNIT TO BE SCREENED ON THE SIDE FACING THE NEIGHBORING HOME WITH WOOD FENCING TO MATCH THE EXISTING WOOD FENCE.

REVISIONS

CONSTRUCTION DOCUMENT
REVIEW 5-10-2019

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ARCHITECTURE 850-432-8438

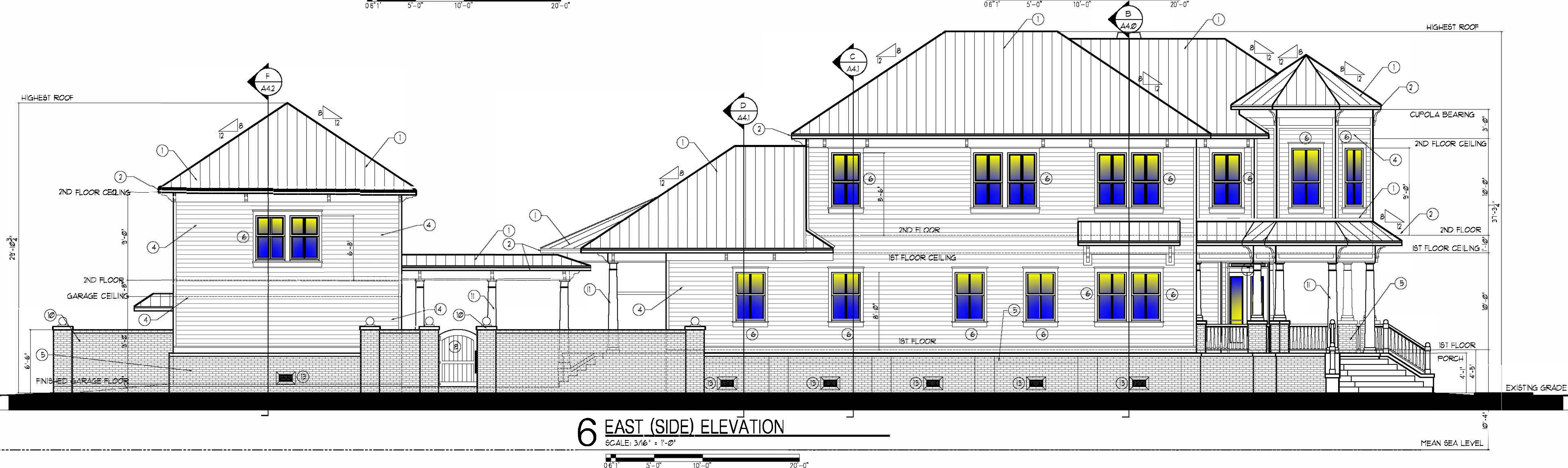
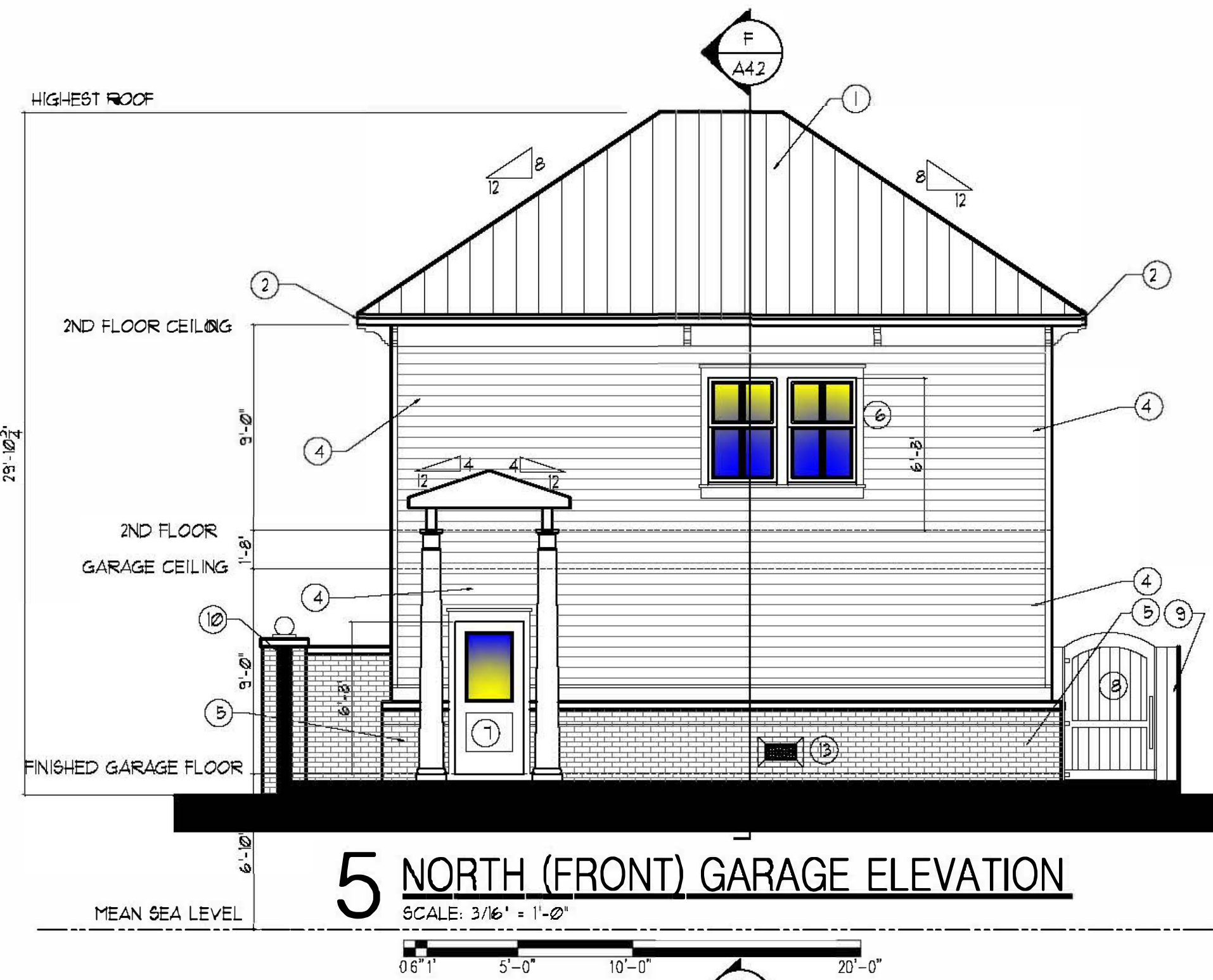
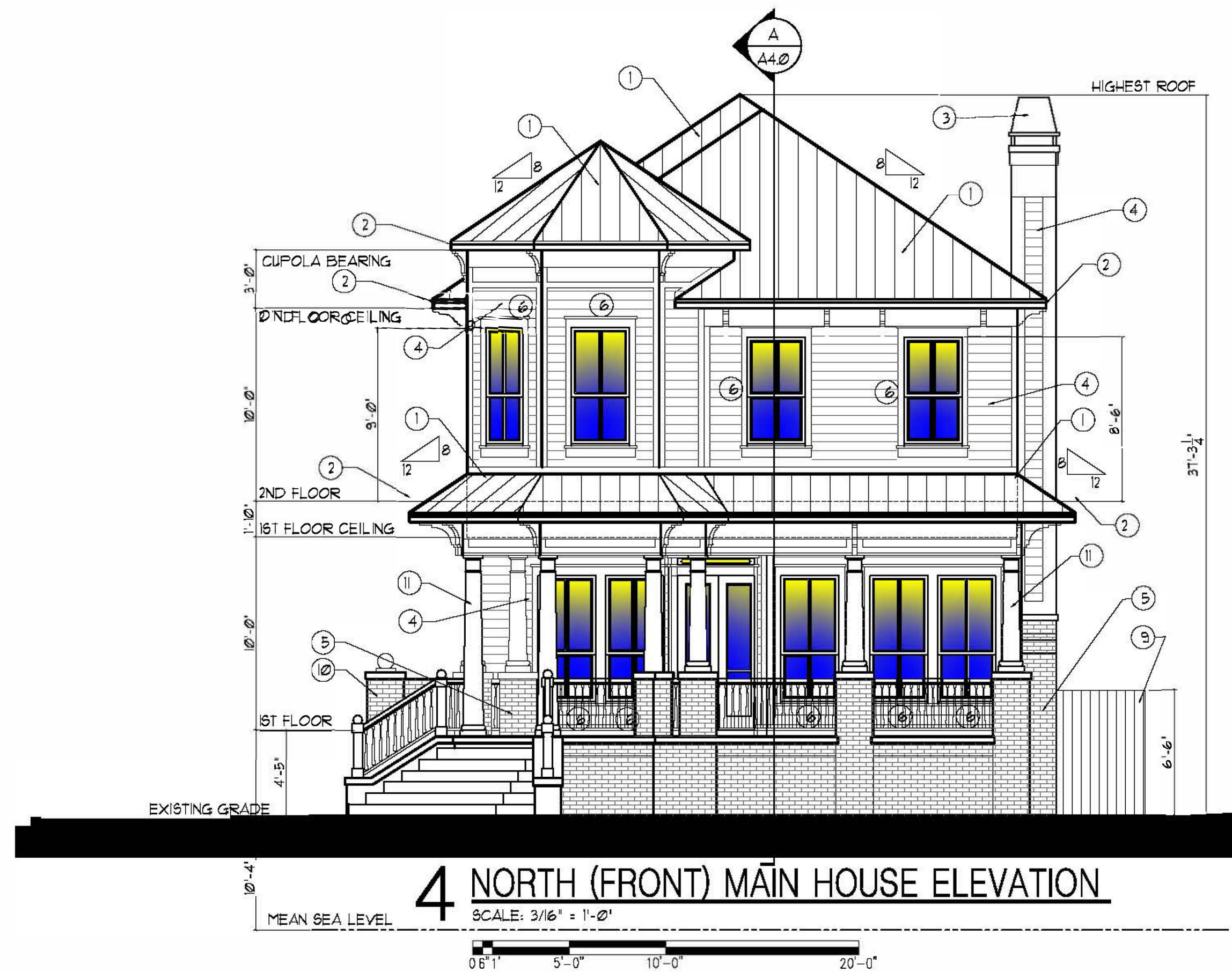
DURANT RESIDENCE

ARAGON NEIGHBORHOOD
LOT #12, BLOCK 1,
CORNER LOT,
COTTAGE TYPE II,
ZONED RR-3

PROJ. NO. 2019-0038
DATE 8-10-2019
DRAWN BY: C.R.L.
CHECKED BY: C.R.L.

SHEET TITLE
EXTERIOR ELEVATIONS,
NOTES & LEGENDS

A3.0



KEY NOTES

- 1 STANDING SEAM METAL ROOFING WITH CONCEALED FASTENERS, OVER SELF-ADHERING WATERPROOFING MEMBRANE, ON STRUCTURAL ROOF DECK SHEATHING.
- 2 4" PREFINISHED DRIP EDGE ROOF FLASHING OVER 6" HARDIE FASCOA BOARD.
- 3 PREFINISHED METAL CHIMNEY CAP.
- 4 HARDIE SHIP-LAP SIDING WITH HARDIE TRIM & ACCENT PANELS, OVER TYVEC OR LIQUID WALL VAPOR BARRIER, ON STRUCTURAL WALL SHEATHING.
- 5 BRICK VENEER EXTERIOR WALL WITH GALV. BRICK TIES @ 16" O.C. EACH WAY, PROVIDE OPEN HEAD JEEP JOINTS AT 4'-0" O.C. FOR PROPER DRAINAGE, OVER TYVEC OR LIQUID WALL VAPOR BARRIER, ON STRUCTURAL WALL SHEATHING OR CMU STRUCTURAL FOUNDATION PIERS. ALL BRICK TO HAVE A CONTINUOUS BRICK SOLDIER COURSE CAPPED WITH A ROULOCK COURSE ALONG THE TOP EDGE.
- 6 EXTERIOR WINDOW WITH RAISED MULLIONS, VINYL OR METAL. PROVIDE 3/4" HARDIE TRIM ON ALL SIDES.
- 7 EXTERIOR DOOR GLASS TO HAVE RAISED MULLIONS, WOOD OR METAL. PROVIDE 3/4" HARDIE TRIM ON ALL SIDES.
- 8 DECORATIVE WOOD GATE.
- 9 WOOD PRIVACY FENCE, MATCH NEIGHBORING FENCE DESIGN & HEIGHT, TIE INTO NEIGHBORING FENCE ALONG SHARED PROPERTY LINE.
- 10 6'-6" HIGH BRICK GARDEN WALL WITH CONTINUOUS BRICK SOLDIER COURSE ALONG TOP EDGE, WITH 16" X 16" BRICK PILASTERS, WITH 4" HIGH CAPS ON EACH PILASTER.
- 11 FIBERGLASS COLUMN WRAPS OVER STRUCTURAL SUPPORT COLUMNS.
- 12 PREFINISHED METAL OVERHEAD GARAGE DOOR PROVIDED 3/4" HARDIE TRIM ON ALL SIDES.
- 13 PRE-FINISHED METAL FLOOD VENTS (BY FREEDOM FLOOR VENT - BLACK), TRIM WITH ROULOCK BRICK PATTERN ON ALL SIDES. (BOTTOM MUST BE MOUNTED WITHIN 12" OF FINISHED GRADE) (EACH VENT ACCOUNTS FOR 250 S.F. OF AREA)
- 14 HVAC PLATFORM, RAISED AS REQUIRED BY CODE ABOVE THE "BFE". HVAC UNIT TO BE SCREENED ON THE SIDE FACING THE NEIGHBORING HOME WITH WOOD FENCING TO MATCH THE EXISTING WOOD FENCE.

REVISIONS
 CONSTRUCTION DOCUMENT
 REVIEW 5-10-2019

ARCHITECT'S SEAL & SIGNATURE

DRAWING IS VOID WITHOUT A
 RAISED SEAL AND AN ORIGINAL,
 DATED SIGNATURE.

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kurze Jr. 25 W. Cedar St., Suite #106, Pensacola, FL 32502
 ARCHITECTURE 850-432-8438



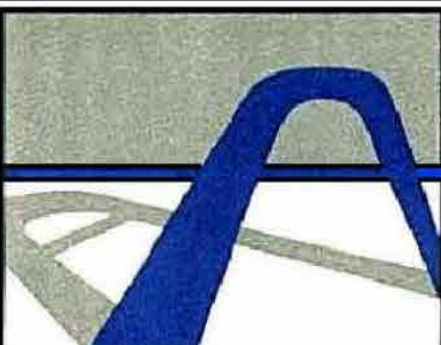
DURANT RESIDENCE

ARAGON NEIGHBORHOOD
 LOT #12, BLOCK 1,
 CORNER LOT,
 COTTAGE TYPE II,
 ZONED HR-2

PROJ. NO. 2019-0038
 DATE 8-10-2019
 DRAWN BY: C.R.L.J.
 CHECKED BY: C.R.L.J.

SHEET TITLE
 EXTERIOR ELEVATIONS,
 NOTES & LEGENDS

A3.1



ARTISAN'S
ARCHITECTURE

Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

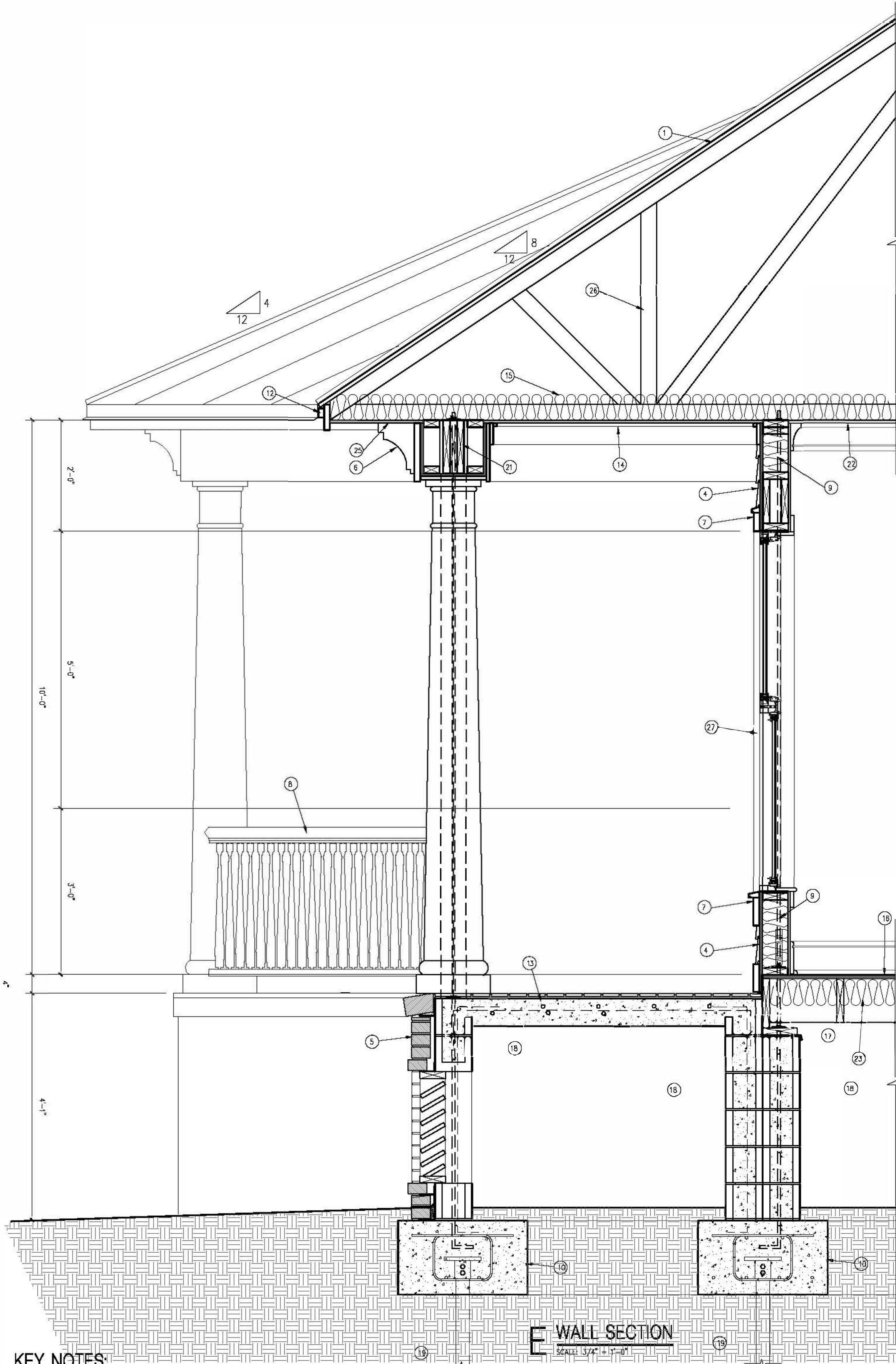
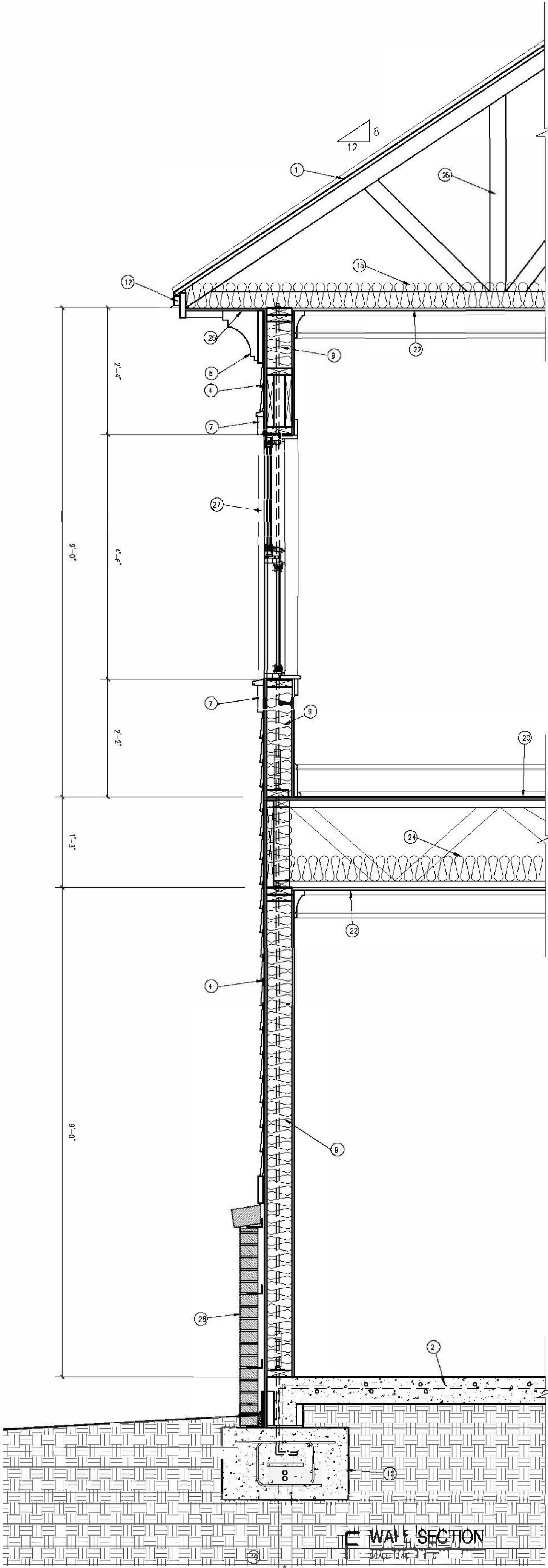
Charles E. Kunze Jr 25 W. Cedar St., Suite #106, Pensacola, FL 32502
850-432-8438

FL. LLC # 143806707 FL. RESERVATION # 40-010301 FL. RESERVATION# 003 FL. RESERVATION# 007 FL. RESERVATION# 004

**DURANT
RESIDENCE**
ALACON NEIGHBORHOOD
LOT #12, BLOCK 1,
COUNTRY LANE,
COUNTRY TYP II,
ZONED HB-2

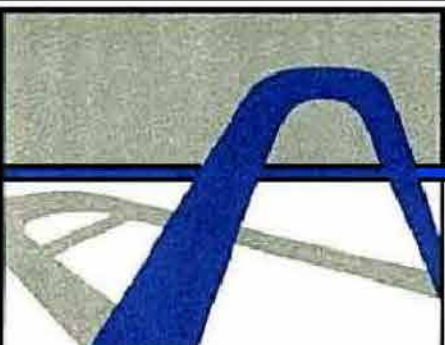
PROJ. NO. 2019-0003
DATE 8-10-2019
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.
SHEET TITLE
EXTERIOR WALL SECTIONS,
NOTES & LEGENDS

A4.2



KEY NOTES:

- "CENTRAL STATES" METAL ROOFING (COLOR TAN), OVER PEEL & STICK ROOF MOISTURE BARRIER, OVER 1/2" CDX EXTERIOR ROOF PLYWOOD SHEATHING, PLYWOOD SHEATHING ATTACHED TO PRE-ENGINEERED ROOF TRUSSES, PER ROOF FRAMING PLAN.
- 6" CONCRETE GARAGE FLOOR SLAB WITH #5 REBAR AT 12" O.C. EACH WAY, OVER VAPOR BARRIER, OVER APPROVED TERMITES TREATED COMPACTED FILL, PORCH FINISH TO BE SCORED AND STAINED CONCRETE FINISHED TO LOOK LIKE SLATE.
- EYEBROW ROOF CANOPY, "CENTRAL STATES" METAL ROOFING (COLOR TAN), OVER PEEL & STICK ROOF MOISTURE BARRIER, OVER 1/2" CDX EXTERIOR ROOF PLYWOOD SHEATHING, PLYWOOD SHEATHING ATTACHED TO ROOF STICK FRAMED 2 X 8'S AT 16" O.C. PER ROOF FRAMING PLAN.
- EXTERIOR WALLS TO BE "HARDIE" SHIP-LAP SIDING, TRIM & MOLDINGS, OVER SPRAY APPLIED MOISTURE RESISTANT BARRIER, OVER 1/2" CDX PLYWOOD SHEATHING, ON 2X6 WALL STUDS AT 16" O.C. BRACED AT 3' POINTS.
- BRICK EXTERIOR VENEER ANCHORED AT 16" O.C. EACH WAY WITH GALV. BRICK TIES, OVER CONTINUOUS 6" GROUT FILLED CMU PERIMETER FOUNDATION WALL, ANCHORED TO FOOTING WITH #5 REBAR "L" AT 48" O.C. AND AT TIE-ROD LOCATIONS.
- PAINTED POLYURETHANE DECORATIVE BRACKETS (COLOR MOCHA CREAM).
- DECORATIVE WINDOW SILL AND TRIM, AND DOOR TRIM, TO BE "HARDIE" TRIM.
- 3/8" HIGH DARK BRONZE ALUMINUM RAILS, PICKETS AND NEWEL POSTS.
- 6" EXTERIOR WALL VINYL FACED BATT INSULATION (MIN. R-20) (PRICE ALTERNATE FOR SPRAY 6" INSUL.)
- CONCRETE FOOTING WITH REBAR PER STRUCTURAL.
- PROVIDE CONTINUOUS PRE-FINISHED ROOF TO WALL FLASHING AT THIS INTERSECTION.
- PROVIDE CONTINUOUS PRE-FINISHED EAVE FLASHING, OVER 2X6 "HARDIE" FASCIA BOARD, WITH 1X3 "HARDIE" TRIM BOARD.
- 6" CONCRETE PORCH SLAB WITH #5 REBAR AT 12" O.C. EACH WAY, OUTGRADE, FLOOR OF CHAIR SPACE TO HAVE A VAPOR BARRIER, OVER APPROVED TERMITES TREATED COMPACTED FILL, PORCH FINISH TO BE SCORED AND STAINED CONCRETE FINISHED TO LOOK LIKE SLATE.
- PORCH CEILING TO BE "V" GROOVE, 6" 1X6 SOFFIT BOARDS, WITH FINISHED WOOD TRIM COFFERS.
- CEILING INSULATION TO BE R-38 BATTS (BLOOM-IN THROUGHOUT HOUSE) (PRICE ALTERNATE TO SPRAY INSULATION).
- 2 X 10 FLOOR JOISTS AT 16" O.C. BLOCKED AT CENTER OF SPAN WITH 2 X 10. DECK FLOOR WITH 3/4" 1X6 CDX PLYWOOD SHEATHING, SCREW & GLUE PLYWOOD TO FLOOR JOISTS.
- 2 X 8 P.T. SILL PLATE (CONTINUOUS), OVER METAL FLASHING/TERMITE SHIELD, ON FOUNDATION WALLS AND PERKS.
- CONTINUOUS 6" GROUT FILLED CMU SHEAR WALL FOUNDATION WALL, ANCHORED TO FOOTING WITH #4 REBAR "L" AT 48" O.C. AND AT TIE-ROD LOCATIONS.
- HELICAL PILE SYSTEM, SEE STRUCTURAL.
- 2" 1X6 PLYWOOD FLOOR DECK SHEATHING, TO BE SCREWED & GLUED TO THE TOP OF PRE-ENGINEERED FLOOR JOISTS (SUGGESTED LAYOUT, TO BE ENGINEERED BY TRUSS MANUFACTURER).
- (3) 2 X 12 P.T. SUPPORT BEAM.
- FLAT CYS. BOARD CEILING WITH ORANGE PEEL TEXTURE FINISH.
- OFF GRADE FLOOR INSULATION TO BE R-19 BATTS HELD IN PLACE WITH WIRE MESH (PRICE ALTERNATE FOR SPRAY INSULATION).
- INTERIOR FLOOR INSULATION TO BE R-19 BATTS, (PRICE ALTERNATE FOR SPRAY INSULATION).
- ROOF OVER-HANG SOFTI, CLAD WITH BEAD BOARD PATTERN EXTERIOR PLYWOOD SHEATHING.
- PRE-ENGINEERED ROOF TRUSSES AT 2'-0" O.C. (FINAL DESIGN TO BE PROVIDED BY TRUSS MANUFACTURER).
- ALL EXTERIOR WINDOWS TO BE (FIELD WEN) WINDOWS, DOUBLE HUNG OR CASEMENT WINDOWS, WITH INSULATED GLASS, ANY MILLIONS USED ARE TO BE EXPOSED TO EXTERIOR.
- BRICK EXTERIOR VENEER WANSKOT ANCHORED AT 16" O.C. EACH WAY WITH GALV. BRICK TIES, OVER TYPICAL EXTERIOR WALL AND FLOOR SLAB EDGE.



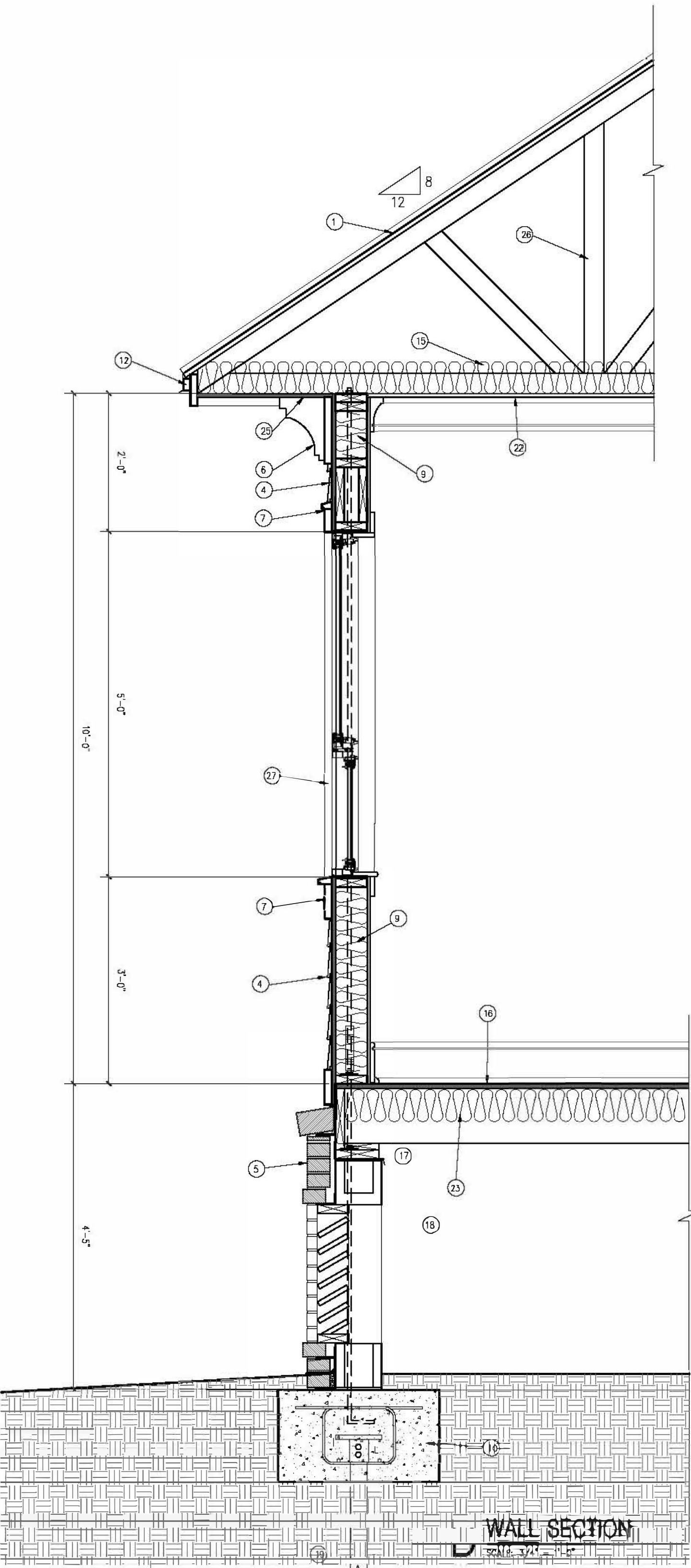
Creating Architecture as an Art Form

ARTISAN'S ARCHITECTURE LLC

ARTISAN'S Charles E. Kunze Jr 25 W. Cedar St., Suite #106, Pensacola, FL 32502
ARCHITECTURE 850-432-8438 FL LLC # 1443806707 FL RESERVATION # 40-010301 AL RESERVATION# 803 LA RESERVATION# 8027 WL RESERVATION# 0064

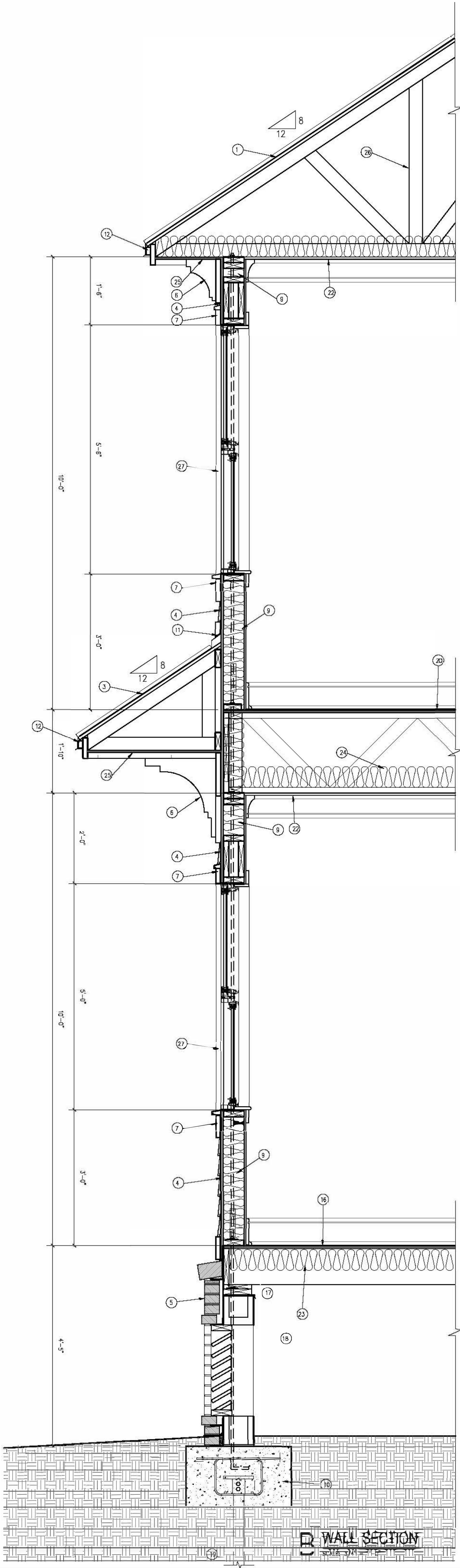
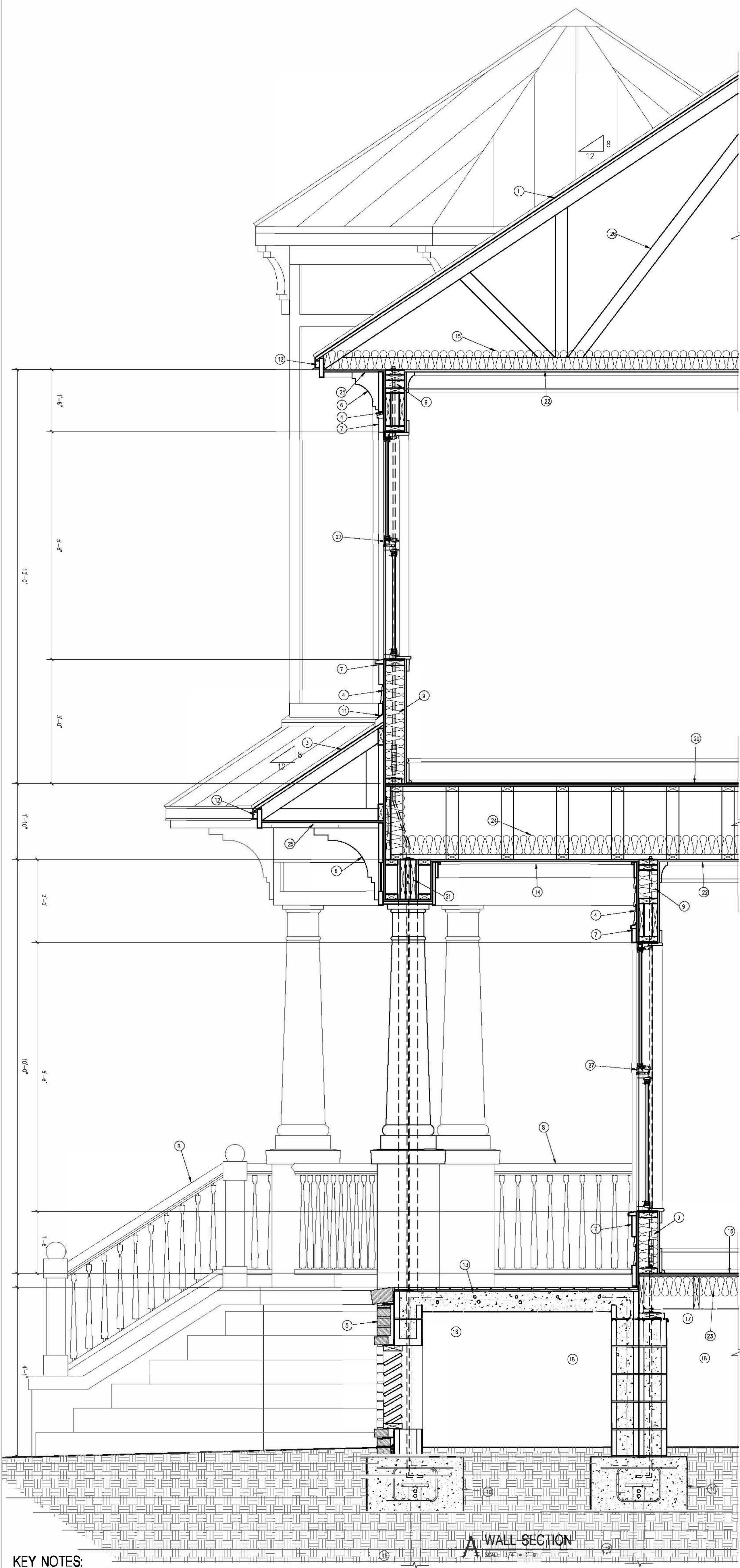
DURANT
RESIDENCE
ARACON NEIGHBORHOOD
LOT #11, BLOCK 1,
COASTAL LANE,
COVINGTON TOWN II,
ZONED R1-3

PG#1 NO. 2019-0406
DATE 6-10-2019
DRAWN BY: C.E.K.
CHECKED BY: C.E.K.
SHEET TITLE
EXTERIOR WALL SECTION,
NOTES & LEGENDS



KEY NOTES:

- "CENTRAL STATES" METAL ROOFING (COLOR TAN), OVER PEEL & STICK ROOF MOISTURE BARRIER, OVER 2" CDX EXTERIOR ROOF PLYWOOD SHEATHING. PLYWOOD SHEATHING ATTACHED TO PRE-ENGINEERED ROOF TRUSSES, PER ROOF FRAMING PLAN.
- 6" CONCRETE GARAGE FLOOR SLAB WITH #5 REBAR AT 12" O.C. EACH WAY, OVER VAPOR BARRIER, OVER APPROVED TERMITE TREATED COMPACTED FILL. PORCH FINISH TO BE SCORED AND STAINED CONCRETE FINISHED TO LOOK LIKE SLATE.
- EYEBROW ROOF CANYON, "CENTRAL STATES" METAL ROOFING (COLOR TAN), OVER PEEL & STICK ROOF MOISTURE BARRIER, OVER 2" CDX EXTERIOR ROOF PLYWOOD SHEATHING. PLYWOOD SHEATHING ATTACHED TO ROOF STICK FRAMED 2 X 8'S AT 16" O.C., PER ROOF FRAMING PLAN.
- EXTERIOR WALLS TO BE "HARDIE" SHIP-LAP SIDING, TRIM & MOLDINGS, OVER SPRAY APPLIED MOISTURE RESISTANT BARRIER, OVER 2" CDX PLYWOOD SHEATHING, ON 2X6 WALL STUDS AT 16" O.C. BRACED AT 4' POINTS.
- BRICK EXTERIOR VENEER ANCHORED AT 16" O.C. EACH WAY WITH GALV. BRICK TIES, OVER CONTINUOUS 8" GROUT FILLED CMU PERIMETER FOUNDATION WALL, ANCHORED TO FOOTING WITH #5 REBAR "L" AT 48" O.C., AND AT TIE-ROD LOCATIONS.
- PAINTED POLYURETHANE DECORATIVE BRACKETS (COLOR MOCHA CREAM).
- DECORATIVE WINDOW SILL AND TRIM, AND DOOR TRIM, TO BE "HARDIE" TRIM.
- 56" HIGH DARK BRONZE ALUMINUM RAILS, PICKETS AND NEWEL POSTS.
- 6" EXTERIOR WALL VINYL FACED BATT INSULATION (MIN. R-20) (PRICE ALTERNATE FOR SPRAY 6" INSUL.).
- CONCRETE FOOTING WITH REBAR PER STRUCTURAL.
- PROVIDE CONTINUOUS PRE-FINISHED ROOF TO WALL FLASHING AT THIS INTERSECTION.
- PROVIDE CONTINUOUS PRE-FINISHED EAVE FLASHING, OVER 2X6 "HARDIE" FASCIA BOARD, WITH 1X3 "HARDIE" TRIM BOARD.
- 6" CONCRETE PORCH SLAB WITH #5 REBAR AT 12" O.C. EACH WAY, OFF-GRADE FLOOR OF DRAINAGE SPACE TO HAVE A VAPOR BARRIER, OVER APPROVED TERMITE TREATED COMPACTED FILL. PORCH FINISH TO BE SCORED AND STAINED CONCRETE FINISHED TO LOOK LIKE SLATE.
- PORCH CEILING TO BE "V" GROOVE, 6" TAG SOFFIT BOARDS, WITH FINISHED WOOD TRIM COFFERS.
- CEILING INSULATION TO BE R-38 BATT (BLOW-IN THROUGHOUT HOUSE) (PRICE ALTERNATE TO SPRAY INSULATION).
- 2 X 10 FLOOR JOISTS AT 16" O.C., BLOCKED AT CENTER OF SPAN WITH 2 X 12 DECK FLOOR WITH 2" 18KG CDX PLYWOOD SHEATHING, SCREW & GLUE PLYWOOD TO FLOOR JOISTS.
- 2 X 8 P.T. SILL PLATE (CONTINUOUS), OVER METAL FLASHING/TERMITE SHIELD ON FOUNDATION WALLS AND PIERS.
- CONTINUOUS 8" GROUT FILLED CMU SHEAR WALL FOUNDATION WALL, ANCHORED TO FOOTING WITH #4 REBAR "L" AT 48" O.C. AND AT TIE-ROD LOCATIONS.
- HELICAL PILE SYSTEM, SEE STRUCTURAL.
- 2" 18KG PLYWOOD FLOOR DECK SHEATHING, TO BE SCREWED & GLUED TO THE TOP OF PRE-ENGINEERED FLOOR JOISTS (SUGGESTED LAYOUT, TO BE ENGINEERED BY TRUSS MANUFACTURER).
- (3) 2 X 12 P.T. SUPPORT BEAM.
- FLAT GYP. BOARD CEILING WITH ORANGE PEEL TEXTURE FINISH.
- OFF-GRADE FLOOR INSULATION TO BE R-19 BATT (PRICE ALTERNATE FOR SPRAY INSULATION).
- INTERIOR FLOOR INSULATION TO BE R-19 BATT, (PRICE ALTERNATE FOR SPRAY INSULATION).
- ROOF OVERHANG SCOTT, CLAD WITH BEAD BOARD PATTERN EXTERIOR PLYWOOD SHEATHING.
- PRE-ENGINEERED ROOF TRUSSES AT 2'-0" O.C. (FINAL DESIGN TO BE PROVIDED BY TRUSS MANUFACTURER).
- ALL EXTERIOR WINDOWS TO BE (FIELD MEN) WINDOWS, DOUBLE HUNG OR CASSETT WINDOWS, WITH INSULATED GLASS, ANY MULLIONS USED ARE TO BE EXPOSED TO EXTERIOR.
- INTERIOR FLOOR INSULATION TO BE R-19 BATT, (PRICE ALTERNATE FOR SPRAY INSULATION).
- BRICK EXTERIOR VENEER MAINSCOT ANCHORED AT 16" O.C. EACH WAY WITH GALV. BRICK TIES, OVER TYPICAL EXTERIOR WALL AND FLOOR SLAB EDGE.



KEY NOTES:

1. CENTRAL STATES METAL ROOFING (COLOR TAN), OVER PEEL & STICK ROOF MOISTURE BARRIER, OVER 3/4" COX EXTERIOR ROOF PLYWOOD SHEATHING, PLYWOOD SHEATHING ATTACHED TO PRE-ENGINEERED ROOF TRUSSES, PER ROOF FRAMING PLAN.
2. 4" CONCRETE GARAGE FLOOR SLAB WITH #5 REBAR AT 12" O.C. EACH WAY, OVER VAPOR BARRIER, OVER APPROVED TERMITE TREATED COMPACTED FILL, PORCH FINISH TO BE SCORED AND STAINED CONCRETE FINISHED TO LOOK LIKE SLATE.
3. EYEBROW ROOF CANOPY, CENTRAL STATES METAL ROOFING (COLOR TAN), OVER PEEL & STICK ROOF MOISTURE BARRIER, OVER 3/4" COX EXTERIOR ROOF PLYWOOD SHEATHING, PLYWOOD SHEATHING ATTACHED TO ROOF STICK FRAMED 2 X 8'S AT 16" O.C., PER ROOF FRAMING PLAN.
4. EXTERIOR WALLS TO BE "HARDEE" SHIP-LAP SIDING, TRIM & MOLDINGS, OVER SPRAY APPLIED MOISTURE RESISTANT BARRIER, OVER 1/2" COX PLYWOOD SHEATHING, ON 2X6 WALL STUDS AT 16" O.C. BRACED AT 3' POINTS.
5. BRICK EXTERIOR VENEER ANCHORED AT 16" O.C. EACH WAY WITH CALV. BRICK TRIM, OVER CONTINUOUS 8" GROUT FILLED CMU PERMEABLE FOUNDATION WALL, ANCHORED TO FOOTING WITH #5 REBAR "L" AT 48" O.C., AND AT TIE-ROD LOCATIONS.
6. PAINTED POLYURETHANE DECORATIVE BRACKETS (COLOR MOCHA CREAM).
7. DECORATIVE WINDOW SILL AND TRIM, AND DOOR TRIM, TO BE "HARDEE" TRIM.
8. 35" HIGH DARK BRONZE ALUMINUM RAILS, PICKETS AND NEWEL POSTS.
9. 4" EXTERIOR WALL VINYL FACED BATT INSULATION (MIN. R-20) (PRICE ALTERNATE FOR SPRAY 6" INSUL.)
10. CONCRETE FOOTING WITH REBAR PER STRUCTURAL.
11. PROVIDE CONTINUOUS PRE-FINISHED ROOF TO WALL FLASHING AT THIS INTERSECTION.
12. PROVIDE CONTINUOUS PRE-FINISHED EAVE FLASHING, OVER 3/4" HARDEE FASOR BOARD, WITH 1X3 "HARDEE" TRIM BOARD.
13. 8" CONCRETE PORCH SLAB WITH #5 REBAR AT 12" O.C. EACH WAY, OFF-GRADE FLOOR (IF GRAM. SPACE TO HAVE A VAPOR BARRIER, OVER APPROVED TERMITE TREATED COMPACTED FILL, PORCH FINISH TO BE SCORED AND STAINED CONCRETE FINISHED TO LOOK LIKE SLATE.
14. PORCH CEILING TO BE "V" GROOVE, 6" TAG SOFFIT BOARDS, WITH FINISHED WOOD TRIM COFFERS.
15. CEILING INSULATION TO BE R-38 BATTS (BLOW-IN THROUGHOUT HOUSE) (PRICE ALTERNATE TO SPRAY INSULATION).
16. 2 X 10 FLOOR JOISTS AT 16" O.C., BLOCKED AT CENTER OF SPAN WITH 2 X 10. DECK FLOOR WITH 3/4" TAG COX PLYWOOD SHEATHING, SCREW & GLUE PLYWOOD TO FLOOR JOISTS.
17. 12 X 8 P.I. SILL PLATE (CONTINUOUS), OVER METAL FLASHING/TERMITE SHIELD, ON FOUNDATION WALLS AND PIERS.
18. CONTINUOUS 8" GROUT FILLED CMU SHEAR WALL FOUNDATION WALL, ANCHORED TO FOOTING WITH #4 REBAR "L" AT 48" O.C., AND AT TIE-ROD LOCATIONS.
19. HELICAL PILE SYSTEM, SEE STRUCTURAL.
20. 2" TAG PLYWOOD FLOOR DECK SHEATHING, TO BE SCREWED & GLUED TO THE TOP OF PRE-ENGINEERED FLOOR JOISTS (SUGGESTED LAYOUT TO BE ENGINEERED BY TRUSS MANUFACTURER).
21. (3) 2 X 12 P.I. SUPPORT BEAM.
22. FLAT CHIP BOARD CEILING WITH ORANGE PEEL TEXTURE FINISH.
23. OFF-GRADE FLOOR INSULATION TO BE R-19 BATTS HELD IN PLACE WITH WIRE MESH (PRICE ALTERNATE FOR SHRAY INSULATION).
24. INTERIOR FLOOR INSULATION TO BE R-19 BATTS, (PRICE ALTERNATE FOR SHRAY INSULATION).
25. ROOF OVERHANG SOFFIT, CLAD WITH BEAD BOARD PATTEREN EXTERIOR PLYWOOD SHEATHING.
26. PRE-ENGINEERED ROOF TRUSSES AT 2'-0" O.C. (FINAL DESIGN TO BE PROVIDED BY TRUSS MANUFACTURER).
27. ALL EXTERIOR WINDOWS TO BE (GLD WEN) WINDOWS, DOUBLE HUNG OR CASEMENT WINDOWS, WITH INSULATED GLASS, ANY MULLIONS USED ARE TO BE EXPOSED TO EXTERIOR.
28. INTERIOR FLOOR INSULATION TO BE R-19 BATTS, (PRICE ALTERNATE FOR SHRAY INSULATION).
29. BRICK EXTERIOR VENEER WANSICOT ANCHORED AT 16" O.C. EACH WAY WITH CALV. BRICK TIES, OVER TYPICAL EXTERIOR WALL AND FLOOR SLAB EDGE.

A4.0

PROJ. NO. 2018-0008

DATE 6-10-2018

DRAWN BY: C.E.L.

CHECKED BY: C.E.L.

SHEET TITLE EXTERIOR WALL SECTIONS, NOTES & LEGENDS

DURANT RESIDENCE

ARLSON NEIGHBORHOOD

LOT #11, BLOCK 1, COASTER LANE, OVERTAKE TYPE II, ZONED HB-3

ARTISAN'S ARCHITECTURE

Charles E. Kunze Jr

25 W. Cedar St., Suite #106, Pensacola, FL 32502

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FL. LLC # 143800707

FL. REGISTRATION # AH-0010301

AL. REGISTRATION # 0037

LA. REGISTRATION # 0037

MS. REGISTRATION # 0044

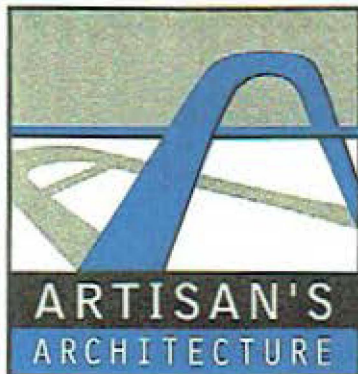
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DATED SEAL AND AN ORIGINAL,
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ARCHITECT'S SEAL & SIGNATURE

REVISIONS
CONSTRUCTION DOCUMENT
REVIEW 6-10-2018



ARTISAN'S ARCHITECTURE, LLC

CHARLES E. KUNZE JR.

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FLORIDA REG. # AR15341
ALABAMA REG. # 5513
LOUISIANA REG. # 5927
AN ARCHITECTURAL FIRM
FL. LLC AUTH. # AA24001757
MISSISSIPPI REG. # 5186

9-30-2019

Re: Durant Residence List of Exterior Finishes

1. Exterior Doors -

Front Door - "Southeastern Sash & Door Custom Manufactured," tested by "Gulf Armor" custom wood door, 4'x8' with half glass with one lower panel. Stained wood "mahogany color".

Patio Door on Master Bedroom - "Jeldwen, Custom", full glass sliding door. Aluminum clad wood door. "Mocha Cream color."

Back & Garage Swinging Doors - "Jeldwen, Sitrine", half glass doors. Aluminum clad wood door. "Mocha Cream color."

Door Hardware - "Jeldwen", Oil rubbed dark bronze, "Traditional" style hardware.

2. Exterior Windows-

Double Hung & Fixed Aluminum Clad Windows - "Jeldwen, Sitrine", with simulated divided lites & screens. Color to be "Mocha Cream", with oil rubbed dark bronze hardware

3. Exterior Siding -

"Hardieplank Lap Siding", "Select Cedarmill", painted with SW2822-Downing Sand.

4. Exterior Trim -

"Hardietrim Board Products", "5/4 Smooth", painted with SW2829-Classical White.

5. Exterior Soffits-

"HardieSoffit Panels", "Beaded Porch Board", painted with SW2829-Classical White.

6. Brick Wall Veneer & Brick Porch Floor-

"W.F Taylor", "Signature Series", "Bayou Blend Brick with Argos Savannah Ivory Grout".

7. Exterior Garage Doors-

"Haas Doors", "American Traditional Series", Model 920, with glazed 4-pane top section. Door color-Sahara Tan, with oil rubbed dark bronze hardware.

8. Railings, Pickets, & Newels-

"Custom Aluminum by Brownsville Ornamental Iron Works", Oil rubbed dark bronze finish.

9. Roofing-

"Standing Seam Metal Roofing", Central State Manuf. Inc., "Horizon-Loc with hidden fasteners and 1" high ribs.

10. Exterior Gas Lighting-

Custom, Oil rubbed dark bronze gas fixtures, based on Charlestown Style Fixtures.

EST.

1996

SOUTHEASTERN

SASH & DOOR

Southeastern Sash & Door manufactures its own brand of custom doors, Gulf Armor, featuring Florida-approved, impact-rated custom wood entry door systems.



GULF ARMOR
CUSTOM WOOD DOORS

By SOUTHEASTERN



Customize your door starting with our variety of wood species all the way down to the hinges

Our doors are impact tested and Florida certified



Southeastern Sash & Door's Distributes

Doors

Windows

Mouldings

Skylights

Hardware

Shutters

Columns

Stairs



GULF ARMOR
CUSTOM WOOD DOORS

By SOUTHEASTERN
SASH & DOOR

*If opportunity doesn't
knock, build a door.*

southeasternsashanddoor.com

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(By appointment only)

Fort Walton Beach, FL (850) 664-5252

Pensacola, FL (850) 469-9002

Mobile, AL (251) 461-6628



Siteline® Coastal
Wood Windows and Patio Doors
with ImpactGard™

SOUTHEASTERN SASH & DOOR
450 E. HEINBERG ST.
PENSACOLA, FL 32502
850-468-9002



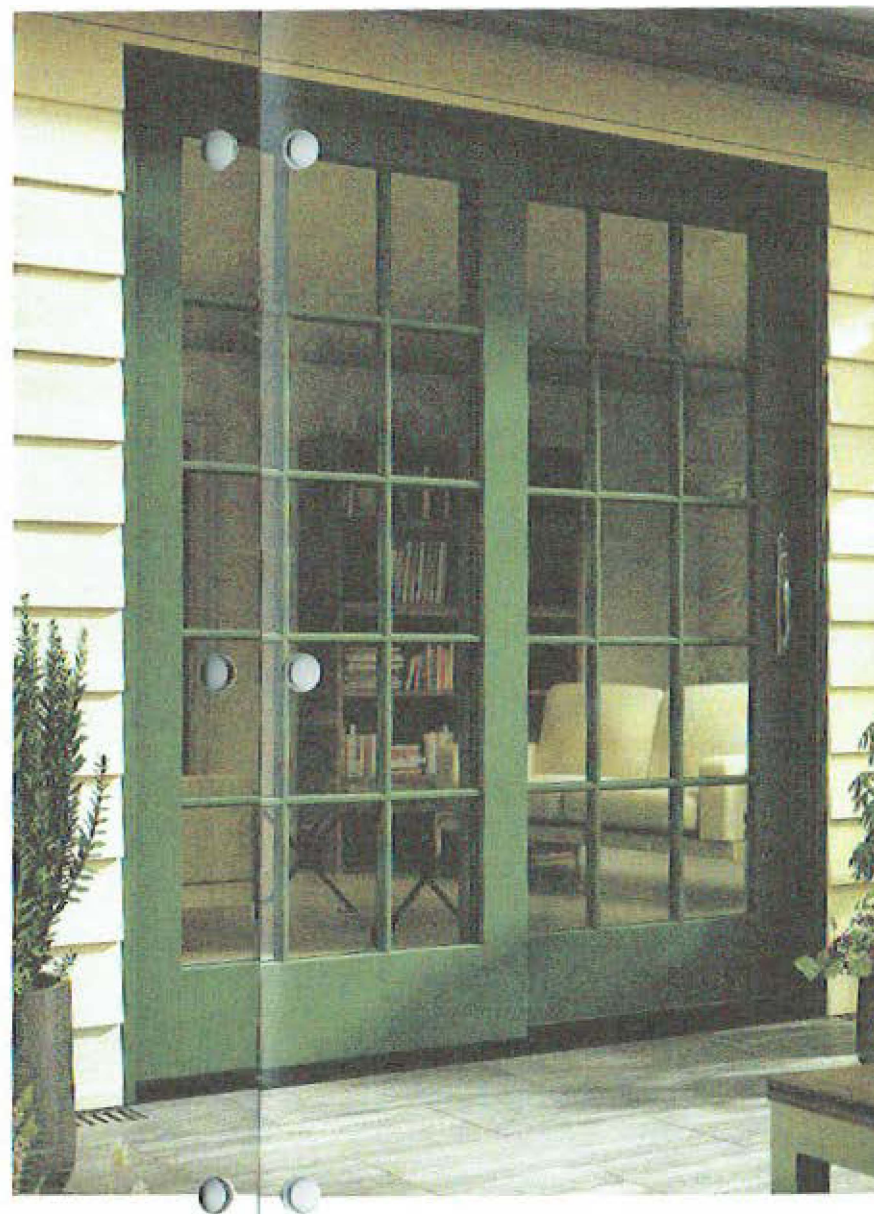
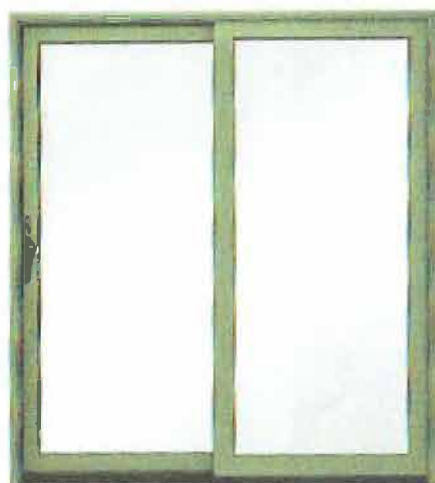
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Sliding Patio Doors

UNENCUMBERED VIEWS

These doors are a great option when an open, airy look is required but space is limited. They provide a picture-window view in addition to wide-open access with one panel that slides effortlessly and one fixed panel that remains in place.



STILES AND RAILS

Sliding® sliding patio doors are available with either wide or narrow stiles and rails. This option enables the doors to be configured to fit most any space as well as architectural style.



WIDE STILE



NARROW STILE

performance

AURALAST FIVE DELIVERS DURABILITY

Have you abandoned wood for other materials because of durability concerns? We come back.

Innovation propelled us to find the best way to build a wood window that would look great and last. The new and improved wood window from HUB AVE is made from Auralast Five, a treated to its core wood. Auralast protects against wood rot, water damage and termites.

Auralast is available in the following collections: *Spice*, *W2500*, *Staircase* and *Custom Wood*.



Swinging Patio Doors

CONTEMPORARY RESILIENCE

Create a dramatic entrance to your home on a scale as grand as you like. One- and two-panel swing options are available. These timeless doors swing out and create a functional focal point. Numerous options let you customize the look to match your personal preferences.



SIDELITES

When you want more light but not more door, sidelites are an excellent choice. These are available on one-panel patio doors or individually. They bring the outdoors in and seamlessly complete the look of a room.

HARDWARE

Stainless steel hardware provides a clean, contemporary look and is offered in a standard finish. Life-improving glass, it stands up to the rigors of a full climate and opens flawlessly every time.

Finishes and Trim

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available, or upgrade your standard color to include PVD protection against color fade with a 10-Year Limited Warranty!

EXTERIOR TRIM



CLAD



STANDARD CLAD COLORS



OPTIONAL CLAD COLORS



ANODIZED FINISH COLORS



Refer to color swatches and for representative colors and may not match our color exactly.

INTERIOR OPTIONS



Weathered Wood finish
Wood Grain
Alor

Weathered wood finish is available in a variety of colors and finishes. Other wood species are also available.

STANDARD INTERIOR FINISHES

1. Brilliant White
2. Ivory
3. Desert Sand
4. Clear Lacquer
5. Wheat
6. Cedar
7. Mahogany
8. Chestnut
9. Walnut

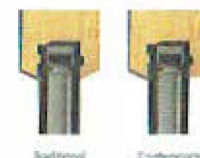


INTERIOR TRIM



INTERIOR GLAZING STOPS

Our traditional sash profile replicates the look of a traditional sash window. The optional contemporary profile brings a simple clean line for modern interior design.



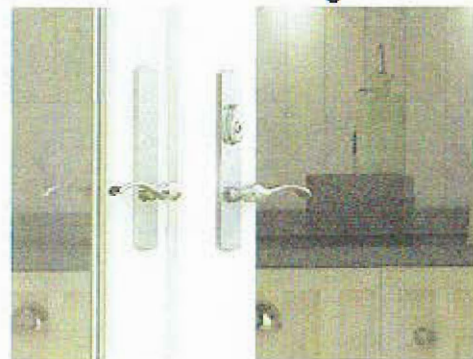
Refer to color swatches and for representative colors and may not match our color exactly.

Patio Door Hardware

FULLY OPERATIONAL

The styles and finishes add to the elegance while the ease of operation and various locking options add to the security. Finish your patio with the hardware that's just right.

FINISHES



ATLUS® WIRE security is something we take very seriously, which is why we provide multiple locking hardware options. From brass, the design options are greater than you just could imagine.

PATIO DOOR HARDWARE OPTIONS

Sliding

PREMIUM



(Multipoint)
Available in keyed and keyless
Options: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Powder Coat Black, Powder Coat White, PVD Satin Nickel, PVD Polished Brass and Satin Nickel

CONTEMPORARY



(Multipoint)
Available in keyed, keyed and keyless
Options: Brushed Chrome, PVD Satin Nickel

Swinging and Folding

CLASSIC



(Multipoint)
Available in keyed and keyless
Options: Chestnut Bronze, Powder Coat White, PVD Polished Brass, Brushed Chrome, Oil-Rubbed Bronze, Powder Coat Black, Satin Nickel and PVD Satin Nickel

CONTEMPORARY



(Multipoint)
Available in keyed and keyless
Options: Brushed Chrome, Polished Chrome, Powder Coat Black and PVD Satin Nickel

RUSTIC



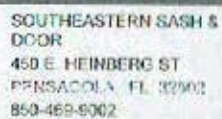
(Multipoint)
Available in keyed and keyless
Options: Oil-Rubbed Bronze

TRADITIONAL



(Multipoint)
Available in keyed and keyless
Options: Antique Brass, Brushed Chrome, Oil-Rubbed Bronze, Polished Brass, Polished Chrome
* Available on folding only

Note: Classic handles are the representative only and may not match the actual color.



**SOUTHEASTERN SASH &
DOOR**
450 E. HEINBERG ST
PENSACOLA, FL 32502
850-469-9002

wood windows

WELCOME TO A WORLD OF POSSIBILITIES





Double-Hung Windows

UNIVERSAL APPEAL

At first glance, you see a classically beautiful Siteline® wood window. It is only when opened (easily) that a small clip serves as the tone visual reminder of the safety inherent in Siteline® ImpactGuard® windows. It's a look that's very easy to live with.

THE IDEAL COASTAL WINDOW



Triple sealed barriers and built-in with an upper and lower sash that slide vertically past each other in a single frame. A concealed jamb liner provides a clean and architecturally focused look. Both sashes tilt in for convenient cleaning.



THERMAL DIVIDE



Chambered construction at the sill adds structural integrity. This composite reinforcement insulates energy efficiency, making it easier to maintain the temperature of your home.

Finishes and Trim

EXTERIOR OPTIONS

This is where you decide what your door or window will look like from the outside of your home. Custom colors are available, or upgrade your standard color to include PVD protection against color fade with a 10-Year Limited Warranty!

EXTERIOR TRIM



CLAD



STANDARD CLAD COLORS



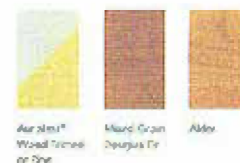
OPTIONAL CLAD COLORS



ANODIZED FINISH COLORS



INTERIOR OPTIONS



Air Glass® pre-anodization stands up to water damage, rot, termites and handling. Other wood species are available.

STANDARD INTERIOR FINISHES

1. Brilliant White
2. Ivory
3. Desert Sand
4. Mesa Red
5. Wood
6. Cedar
7. Elmwood
8. Earthtone
9. Walnut

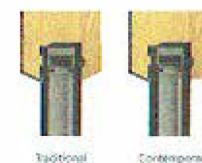


INTERIOR TRIM



INTERIOR GLAZING STOPS

Our traditional look profile replicates the look of a historical multi-paned window. The optional contemporary profile design is a single visual line for modern interior design.



Note: Color swatches and color representation only, not color match for color accuracy.

Divided Lites

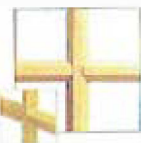
Add architectural interest to your JELD-WEN® Sline® wood and clad-wood windows with one of our decorative grille options. These options include simulated divided lites (SDL) for an authentic look, full-surround (FS) wood grilles that can be removed for easy cleaning, and maintenance-free grilles between the glass (BGC).

SIMULATED DIVIDED LITES (SDL)



Our permanently attached wood grilles create a truly authentic look. Grilles are attached to the interior glass, while optional grille options include aluminum for clad wood or wood for painted wood. The optional light brown or silver stainless bars are placed between the two panes of insulating glass to complete the effect. Inside and outside SDL grilles are available in decorative beveled or subtle party profiles.

FULL SURROUND (FS) WOOD GRILLES



Upgrade the maintenance beauty with our full-surround wood grilles that can be removed for easy cleaning. Choose from 1/8", 3/16" or 1/4" grilles that are positioned on the interior glass surface.

GRILLES BETWEEN THE GLASS (BGC)



This option provides extra material in the spigots. Select 5/8" flat or 7/32" x 1" round metal grilles in many of our stock colors.



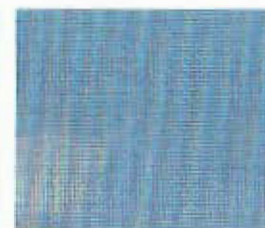
Decorative grilles are also available in woodgrain finishes.

Screens

Today's screen options are capable of much more than keeping out insects. With a fine, black fiberglass mesh and light gloss finish, BetterVue® insect screens are now standard for awning, casement and double-hung windows. UltraVue® offers all the benefits of BetterVue, including improved optical clarity, but in a finer fiberglass or aluminum mesh screen, available in charcoal or silver finish.



BETTERVUE® SCREEN
View through BetterVue® insect screen (projected)



ULTRAVUE® SCREEN
View through optional UltraVue® insect screen

PATIO DOOR SCREENS

As on our windows, BetterVue® screens are standard on patio doors. However, you can choose either a bottom-swing or side-swing screen design, or a top-hanging screen.

SWINGING SCREENS

Permanently attached swinging screens for casement and awning windows match wood and woodgrain finishes.

PHANTOM SCREENS® TECHNOLOGY

These retractable screens provide insect-free views when you want them or privacy protection from the outdoors when you need it. They're movable, easy to operate and are available on awning, casement and double-hung windows. Screen for double-hung windows also have a removable back that allows the screen to roll in for easy cleaning.

These screens are designed to allow air and light in while keeping insects out. They are not intended to keep children from falling through or out of an window. For safety screen and other security devices, contact your local building supply retailer.

Window Hardware

OPEN TO DESIGN

All hardware pieces are created to beautifully complement the look and style of the windows while operating with surgical precision. There's a certain lift to the quality that you'll feel in the form and finish of every hinge, knob, lock and pull.

STANDARD FINISHES



OPTIONAL FINISHES



WINDOW HARDWARE OPTIONS

Casement and Awning	Double-Hung
STANDARD FOLDED NESTING HANDLE	HIDDEN SLASH-LOCK

Color swatches and finishes are for informational only and may not match actual colors.

WINDOW OPENING CONTROL DEVICES (WOCD)

Windows can be necessary for emergency escape and rescue, requiring certain windows to fully open. Factory-installed WOCD from JELD-WEN are designed to meet the ASTM F2090-10 standard intended to help prevent accidental falls from windows by children five years of age and younger. A WOCD automatically limits the sash opening to less than four inches, unless it is deliberately disengaged, allowing the sash to fully open. The streamlined design preserves the beautiful appearance of your windows and won't obstruct views.

CASEMENT WOCD



WOCD limits the sash opening to less than four inches.

DOUBLE-HUNG WOCD



Window Closed

Window Open

FEATURES AND BENEFITS

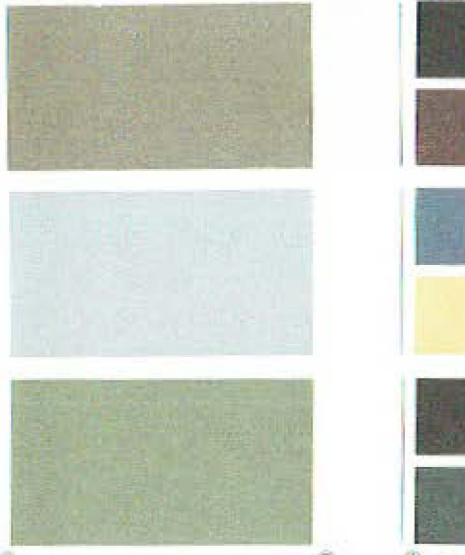
- Streamlined design won't obstruct views like many aftermarket options.
- Automatically limits sash opening to less than four inches.
- Manual override for full operation and for emergency escape and rescue.
- Device automatically retracts by closing the window.
- Available for double-hung and casement windows.
- Potential alternative to expensive tilt/turn requirements (consult local building codes).



BODY	TRIM	ACCENT	ACCENT 2
Swingpoint Navy SW 0032	Classic Light Buff SW 0058	New Zealand Yellow SW 2053	Antique Brass Brown SW 0045
Chelsea Gray SW 2050	Westchester Gray SW 2098	Deerfoot Amber SW 0007	Reynolds Pewter SW 2515
Bewitching Sand SW 2037	Classic White SW 2039	Tulle Buff SW 0006	Rockwood Dark Brown SW 2008



FROM AMERICA'S HERITAGE - EXTERIOR HISTORIC COLOR



BODY	TRIM	ACCENT	ACCENT 2
Colonial Revival Stone SW 2007	Classic White SW 2039	Tricorn Black SW 6055	Rainforest Red SW 2092
Colonial Revival Gray SW 2032	Pure White SW 2006	Bewitching Slate SW 2012	Maroon SW 6053
Colonial Revival Green Stone SW 2034	Classic Light Buff SW 0058	Polished Mahogany SW 2038	Reynolds Bronze Green SW 2046

(B) Body (C) Trim (D) Accent (E) Accent 2

AMERICA'S HERITAGE
exterior historic colors



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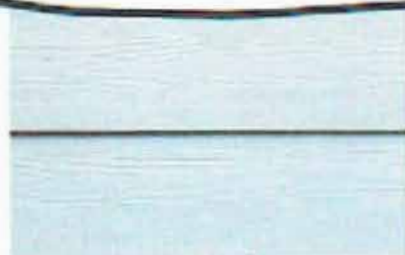
HardiePlank® Lap Siding

[Download the Product Catalog >](#)[Request a Sample >](#)[Request a Quote >](#)

Traditional and timeless. Sleek and strong. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast.

HARDIEPLANK® LAP SIDING PRODUCTS

The products you'll see below are readily available for zip code 90002. Not your zip code? [Update it now.](#)



HARDIEPLANK® LAP SIDING SELECT CEDARMILL®

Our natural cedar look has a soft texture that mimics wood.



HARDIEPLANK® LAP SIDING
SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.



< **HardiePlank® Lap Siding** 01/07 >

ADDITIONAL

The siding you'll see below is available on special order in Dream Collection™ products and Primed for Paint only.



HARDIEPLANK® LAP SIDING
BEADED CEDARMILL™

Inspired by coastal communities, this siding style is brimming with charm.



[Blog](#) [Investor Relations](#)[My Idea Center](#)[REQUEST A BROCHURE](#)[REQUEST A QUOTE](#)**JamesHardie™**[COLOR AND DESIGN](#)[WHY HARDIE?](#)[PRODUCTS](#)[PROJECT RESOURCES](#)[PRODUCT SUPPORT](#)[PRESS](#)[Home](#) > [All Products](#) > [HardieTrim® Boards](#)

HardieTrim® Boards

[Download the Product Catalog >](#)[Request a Sample >](#)

Trim is that final touch that completes your home's design. Accentuate corners, columns, fascia, doors, windows and more with HardieTrim® boards.

HARDIETRIM® BOARDS PRODUCTS

The products you'll see below are readily available for zip code 90002. Not your zip code? [Update it now.](#)



HARDIETRIM® BOARDS

4/4 RUSTIC

With a wood-like texture, this trim has vintage appeal—and it's warp- and rot-resistant. Available in Statement Collection products, Dream Collection products, or primed for paint.



**HARDIETRIM® BOARDS****4/4 SMOOTH**

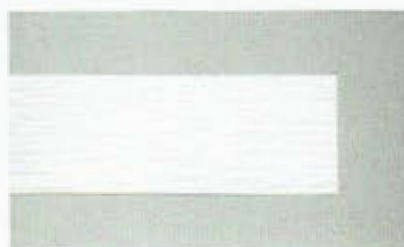
This trim's simplicity never goes out of style. In a color from our Statement Collection products or Dream Collection products, it has even more staying power. Also available primed for paint.

**HARDIETRIM® BOARDS****5/4 RUSTIC**

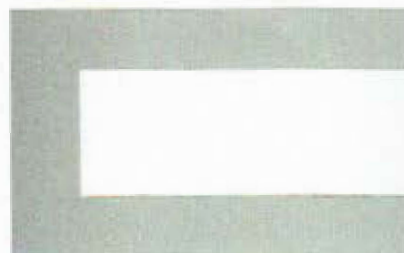
This trim has a raised texture that mimics wood, but unlike wood, it is resistant to warping and rotting.

**HARDIETRIM® BOARDS****5/4 SMOOTH**

With this crisp-looking trim, any home can become sleeker. It ties a home's color palette together too. Choose a ColorPlus® Technology color or primed for paint.

**HARDIETRIM® BOARDS****RUSTIC GRAIN® BATTEN BOARDS**

HardieTrim Batten Boards with a Rustic Grain finish create a charming, traditional board and batten look.

**HARDIETRIM® BOARDS****SMOOTH BATTEN BOARDS**

This trim gives the traditional board and batten look a contemporary twist. In one of our ColorPlus® Technology finishes, it makes a more brilliant impact. Also primed for paint.





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[WHY HARDIE?](#)

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[PROJECT RESOURCES](#)

[PRODUCT SUPPORT](#)

[PROS](#)

[Home](#) > [All Products](#) > [HardieSoffit® Panels](#)



[Download the Product Catalog >](#)

[Request a Quote >](#)

Soffits are key construction elements—they cover the underside of your roof eaves and exterior porch ceilings. We offer them in both smooth and vented profiles to meet aesthetic needs as well as code requirements.

HARDIESOFFIT® PANELS PRODUCTS

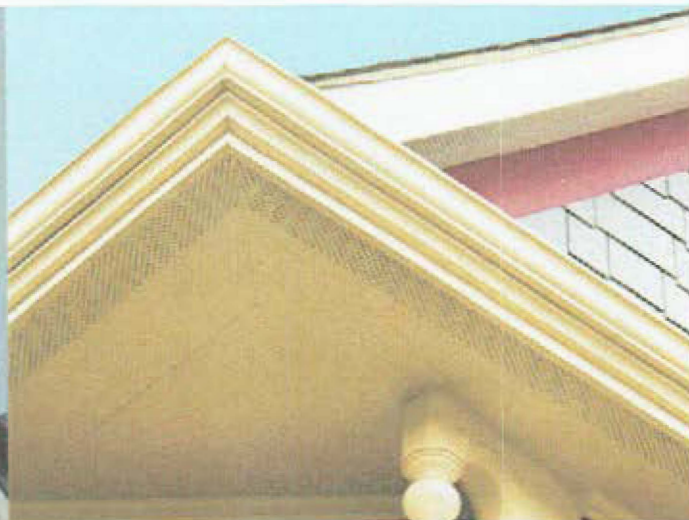
The products you'll see below are readily available for zip code 90002. Not your zip code? [Update it now](#).



HARDIESOFFIT® PANELS NON-VENTED CEDARMILL®

This finish has a raised texture that mimics wood, but unlike wood, it is resistant to warping and rotting.

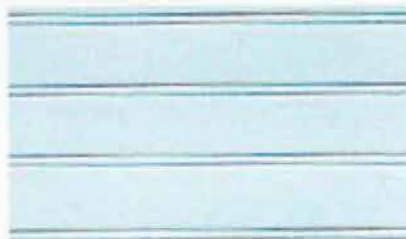




< **HardieSoffit® Panels** 01/05 >

ADDITIONAL

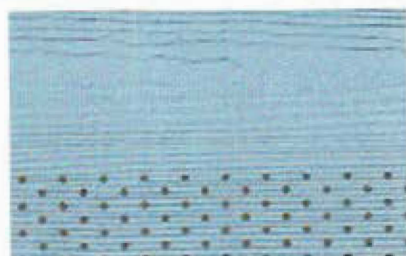
The siding you'll see below is available on special order in Dream Collection™ products and Primed for Paint only.



HARDIESOFFIT® PANELS

BEADED PORCH PANEL

The charming beaded texture is lovely for a cottage style or any traditional home. Beaded porch panels come only in smooth surfaces, since ventilation is not required on porch ceilings.



HARDIESOFFIT® PANELS

VENTED CEDARMILL®

The texture mimics wood, with vents to meet coding regulations.



HARDIESOFFIT® PANELS

VENTED SMOOTH

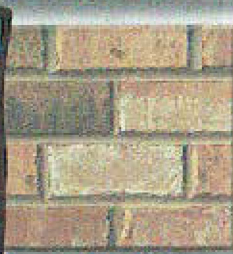




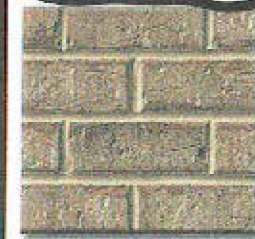
Signature Series



Bayou Blend



Old Chicago



Marsh Island



Kenans Mill



Cypress Point



Valley Creek



Chimney Rock



Market Street



Coppermill

HB HENRY BRICK

Beautiful. Natural.

Henry Brick's Signature series brings out the intended style of any distinguished building project. With regional themes in mind from the streets of the Windy City to the facades of the French Quarter, these brick have a wide array of distinct color ranges and textures.



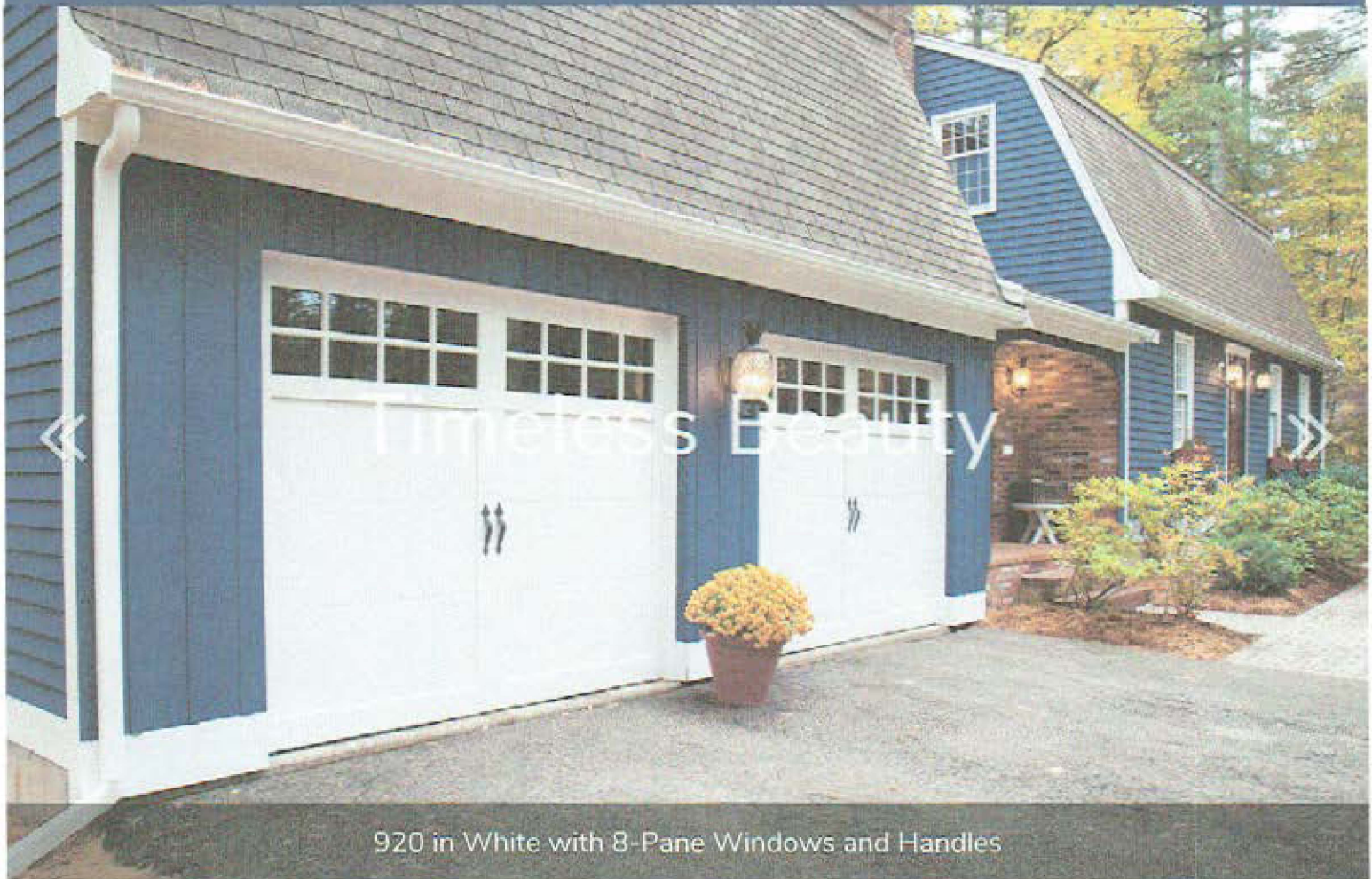
FIND A DEALER

For Homeowners

For Businesses

For Architects

For Haas Door Dealers



920 in White with 8-Pane Windows and Handles

AMERICAN TRADITION™ SERIES

We've taken the elegance of the original handcrafted wooden carriage house doors and the detail of the wrought iron hardware to produce a classic style made with modern technology and materials. Backed by a Lifetime Limited Warranty, American Tradition™ doors are the ideal choice to add the classic look of a genuine carriage house door.

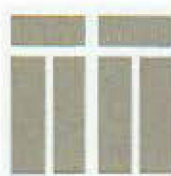
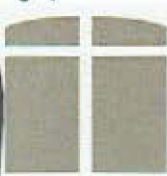
- 2" Thick with Full Thermal Break
- 13.45 Calculated R-Value
- CFC-Free Polyurethane Insulation
- 26-Gauge Galvanized Steel
- Polyurethane Overlay Boards
- 17 Base & 16 Overlay Colors
- 12 Door Designs
- 10 Window Options
- 4 Impact Polycarbonate Glazing Options

- 15 Insulated Glass Options
- 9 Non-Insulated Glass Options
- Available with Wind Load
- Industry Leading Warranty
- Lifetime Rust & Delamination
- 6-Year Hardware
- 5-Year Overlay Delamination
- 3-Year Spring

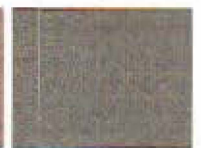
CREATE YOUR DOOR

Haas Create**SINGLE DOOR MODELS**

Models are shown with solid top sections

**DOUBLE DOOR MODELS**

Models are shown with solid top sections

PREMIUM WOOD GRAIN COLORS**PREMIUM COLORS**

TOP SECTION DESIGNS

Frosted glass is available in all styles. $\frac{1}{8}$ " tempered glass is standard. $\frac{1}{2}$ " insulated tempered glass is optional.

Square Top Sections

Available in models 920, 921, 922, 940, 941, 942



Solid

Arch Top Sections

Available in models 930, 931, 932, 950, 951, 952



Solid Arch



Glazed 3-Pane



Glazed 3-Pane Arch



Glazed 4-Pane



Glazed 4-Pane Arch



Glazed 6-Pane



Glazed 6-Pane Arch



Glazed 8-Pane



Glazed 8-Pane Arch

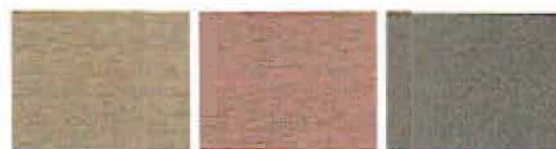


Glazed



Glazed Arch

DECORATIVE HARDWARE



Ash

Mahogany

American Walnut



English Oak

Woodgrain overlays are handcrafted and can vary slightly in color just like real wood. Woodgrain colors are only available with matching base color (ash on ash or mahogany on mahogany).

STANDARD OVERLAY COLORS



White

Almond

Sahara Tan



Sandstone

Gray

Bronze



Hunter Green

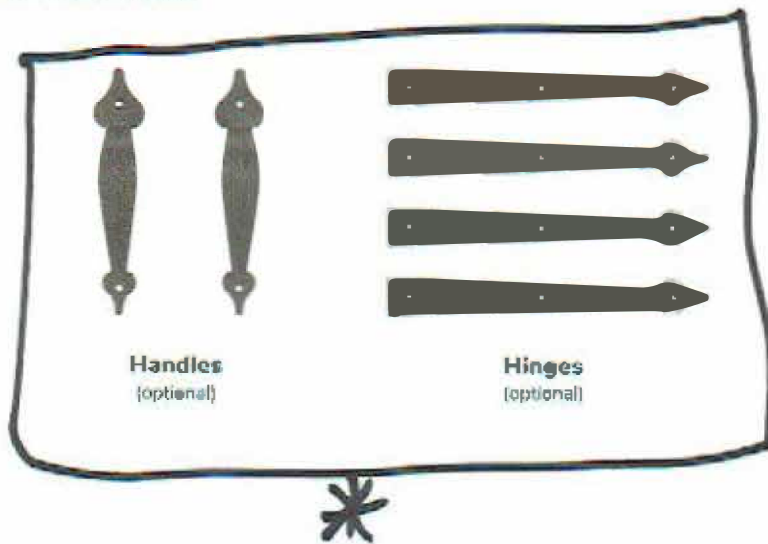
Brown

Charcoal



Trinar® Beige Trinar® Brown Carbon Black

Colors as shown are not exact due to differences in monitors. For accurate color samples, contact a Haas Door dealer for a color selector. Trinar® colors carry a 35-year finish warranty, making them ideal for projects that require extra-long lasting durability and beauty. Trinar® finish warranty does not apply to overlays. Cool Black includes a cool chemistry paint finish but is not recommended for projects with extreme exposures to heat.



and sunlight.

INSULATED GLASS OPTIONS [\(more info\)](#)



Clear/Clear

Aqua/Clear

Rain/Clear



Clear/Frosted

Aqua/Frosted

Rain/Frosted



Light
Gray/Clear

Dark
Gray/Clear

Bronze/Clear



Light
Gray/Frosted

Clear/Low-E

Dark Gray/Dark
Gray



Clear/Solar
Ban

Dark
Gray/Frosted

Bronze/Frosted

NON-INSULATED OPTIONS [\(more info\)](#)



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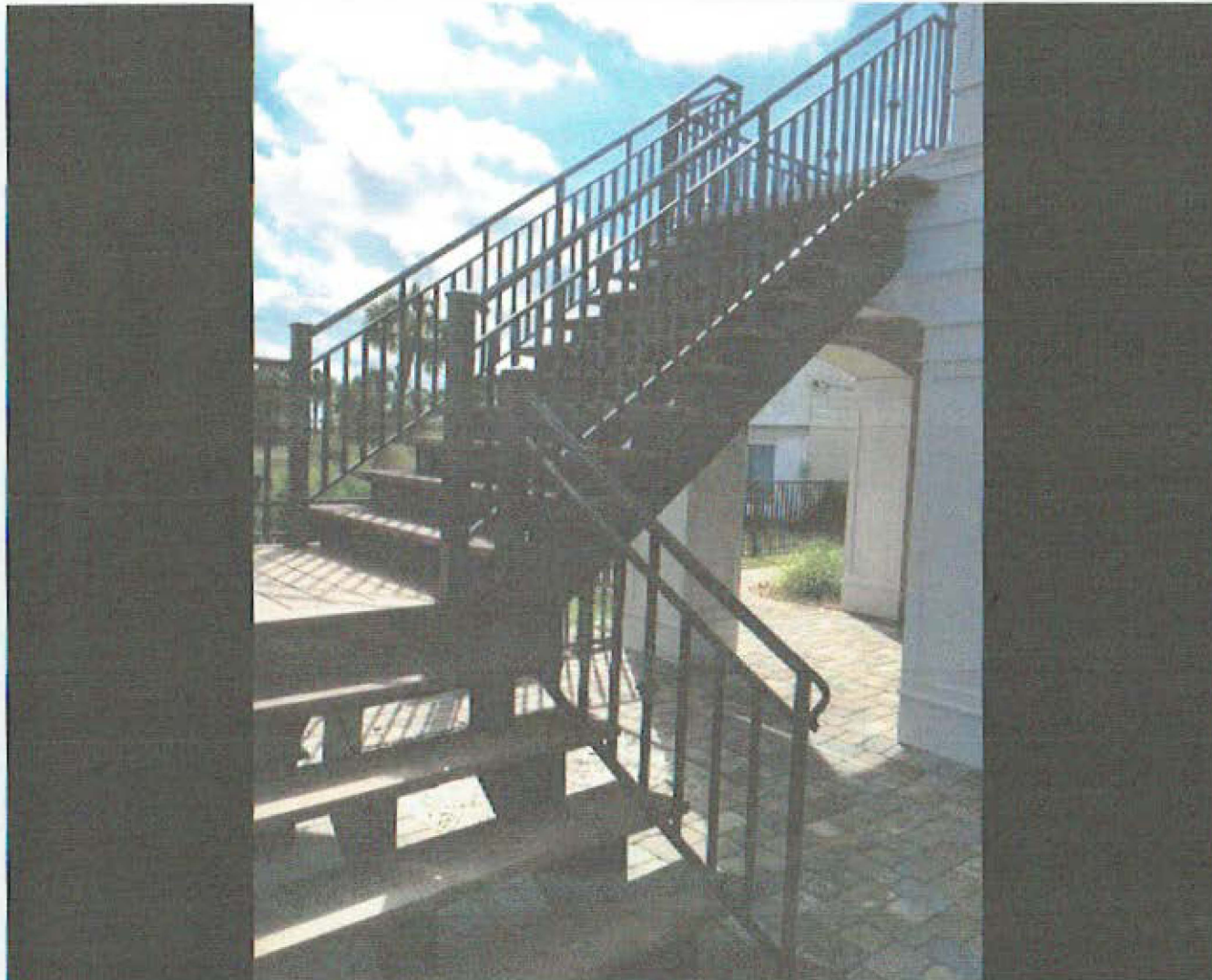


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Exterior Balcony Railings



Brownsville Welding

...

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In Pensacola Beach, Florida



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Write a comment...







Brownsville Welding
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In Pensacola, FL

 1

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 Write a Comment

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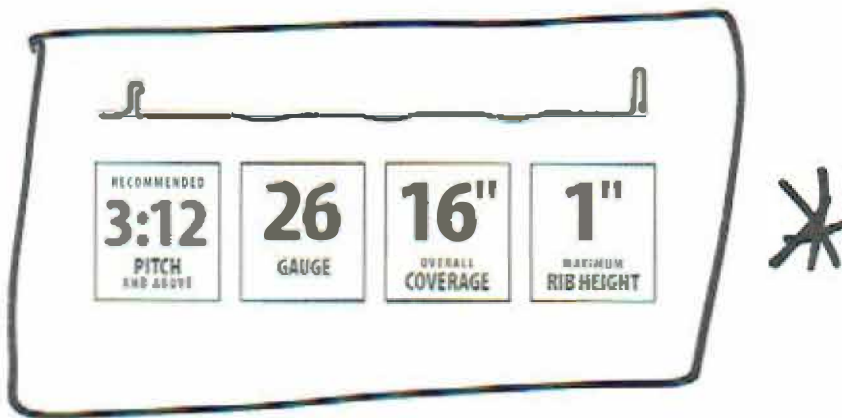
HORIZON-LOC

Hidden fasteners prevent leaks.

Horizon-Loc[®] allows you to have a beautiful roof without exposed fasteners, giving you the benefits of a standing seam roof for less. The panel uses a snap together system allowing for rapid installation without mechanical seaming, resulting in a less expensive labor cost than traditional standing seam panels. It is ideal for residential roofing and light commercial applications applied over solid decking, and its durability ratings may lower insurance rates to save you money.



- ✓ Installs over solid decking with 30lb. felt paper or equivalent.
- ✓ Available in painted AZ50 Galvalume® or AZ55 acrylic coated Galvalume®.
- ✓ Matching trims and accessories in both hidden or exposed fastener style.



COLOR SELECTOR









PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: **New Business - Item 5**
517 N. Baylen Street
NHPD / PR-2
Non-Contributing structures

BACKGROUND

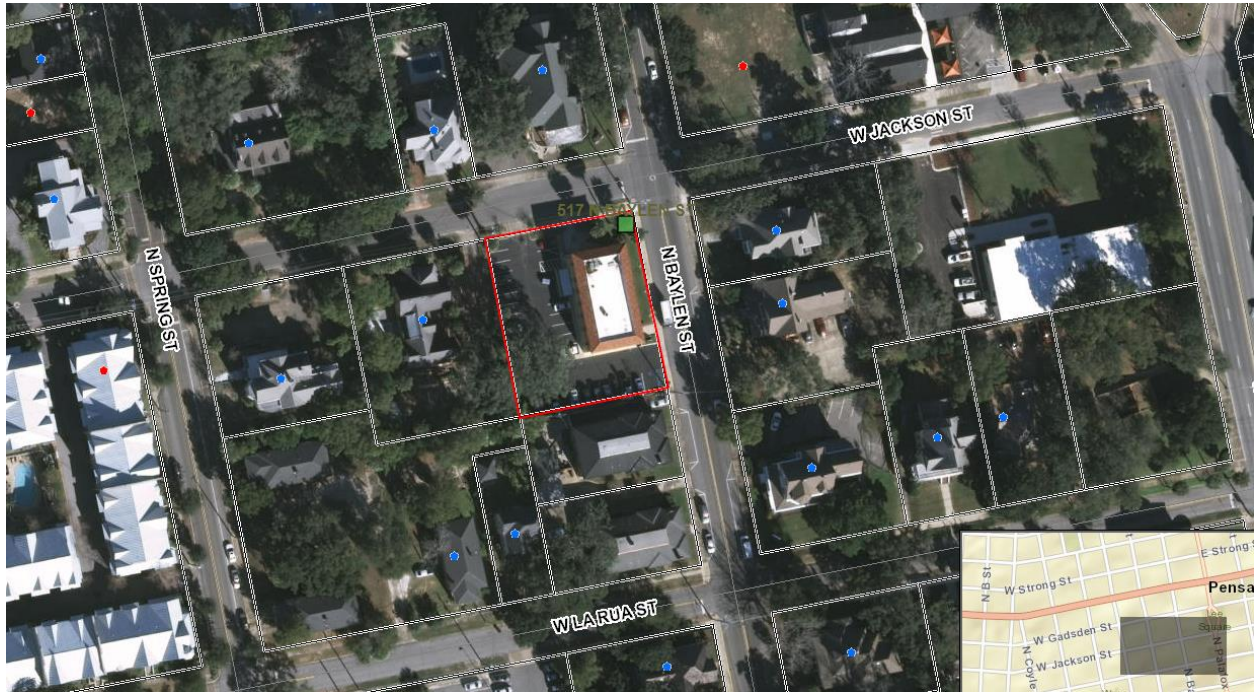
Lee's Glass & Windows Works is requesting approval to remove and replace all existing windows of a non-contributing structure. Many of the existing aluminum framed windows are inoperable and in poor condition. The proposed replacement windows will be impact rated vinyl windows with white frames and no grids. Currently, the second story windows are covered by Bahama shutters and the ground floor windows are covered by window security bars. These features will remain in place and are not considered a part of this application. This project is nearly identical to the 2014 Central Credit Union project located at 308 N. Spring Street.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(B)(7) *NHPD, Renovation, alterations and additions to noncontributing and modern infill structures*

517 N. Baylen Street





9/26/2019

Architectural Review Board
City of Pensacola

Dear Architectural Review Board:

Trident Home Loans, 517 N. Baylen Street, requests approval by the ARB to remove and replace all of the existing windows (27) in the 517 N. Baylen Street office building. The property is located in the North Hill Historical District, but the building was built in 1964 and it is not on the National Registry of Historic Places.

The existing windows are the original builder's grade aluminum framed windows with single paned glass with little to no energy efficiency. Many of the windows are inoperable and will not close completely. Lee's Glass has submitted a proposal to Trident Home Loans to replace the existing windows with Shwinco Dominator 1 Series 9000 Impact Rated vinyl windows. All of the new windows will be non-operable fixed windows with white frames and no grids.

This project is very similar to the Central Credit Unit window replacement project located at 308 N. Spring Lee's Glass completed 2014 with the approval of the ARB. The building had aluminum windows and Lee's Glass replaced the windows with impact rated vinyl windows.

Shwinco Dominator 1 Series 9000 Impact Rated Windows

- White Vinyl Frames
- Non-Operable Fixed Windows
- Clear Glass
- Florida Low E
- No Grids

Thank you for reviewing our request. We look forward to the Board's approval to proceed with installing the new windows.

Sincerely,

Mike Farrell
President

100% Veteran Owned Company

1237 N. Pace Blvd. Pensacola, FL 32505
850-432-0865 / FAX 850-435-4750



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

**Architectural Review Board Application
Full Board Review**

Application Date: 9/26/2019 " " "

Project Address: 517 N. Baylen Street

Applicant: Mike Farrell / Lee's Glass & Window Works

Applicant's Address: 1237 N. Pace Blvd. Pensacola, FL 32505

Email: mikef@leesglass.com **Phone:** 850-432-0865

Property Owner: Trident Home Loans

(If different from Applicant)

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

Application is hereby made for the project as described herein:

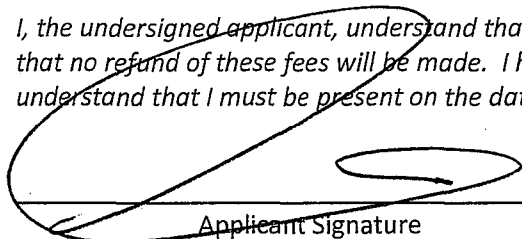
- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** 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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

New property owner (Trident Home Loans) requests to replace existing aluminum windows (27 total) with impact rated vinyl windows. Please see attached for more details.

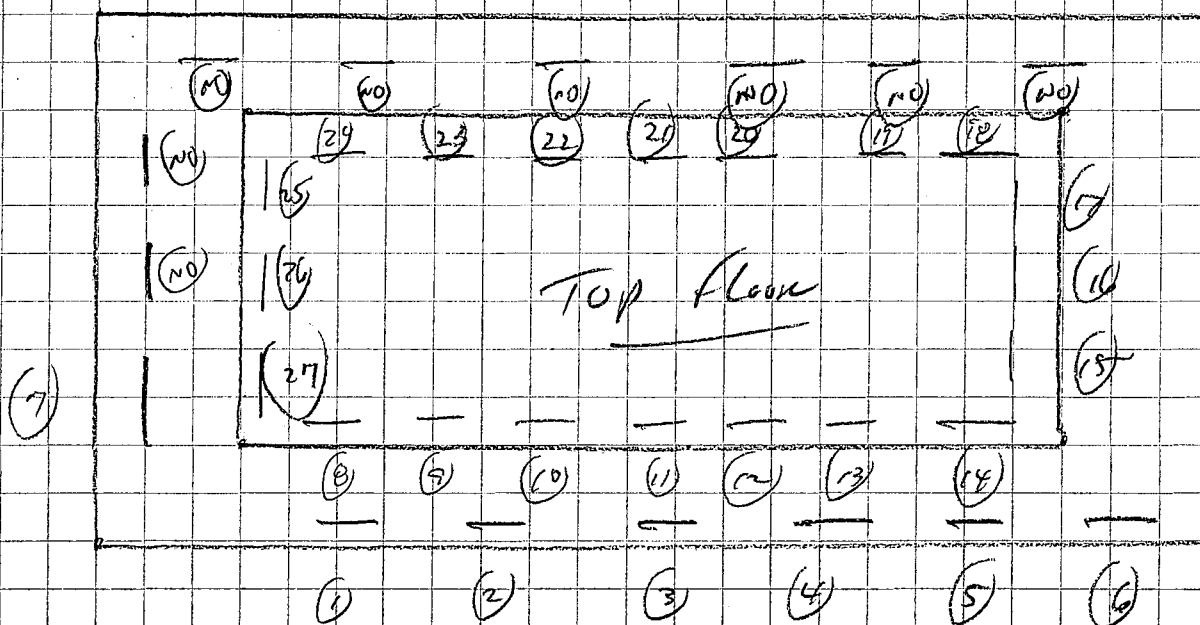
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

9/26/19
Date

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

517 N. BAYLEN



← BAYLEN STREET →

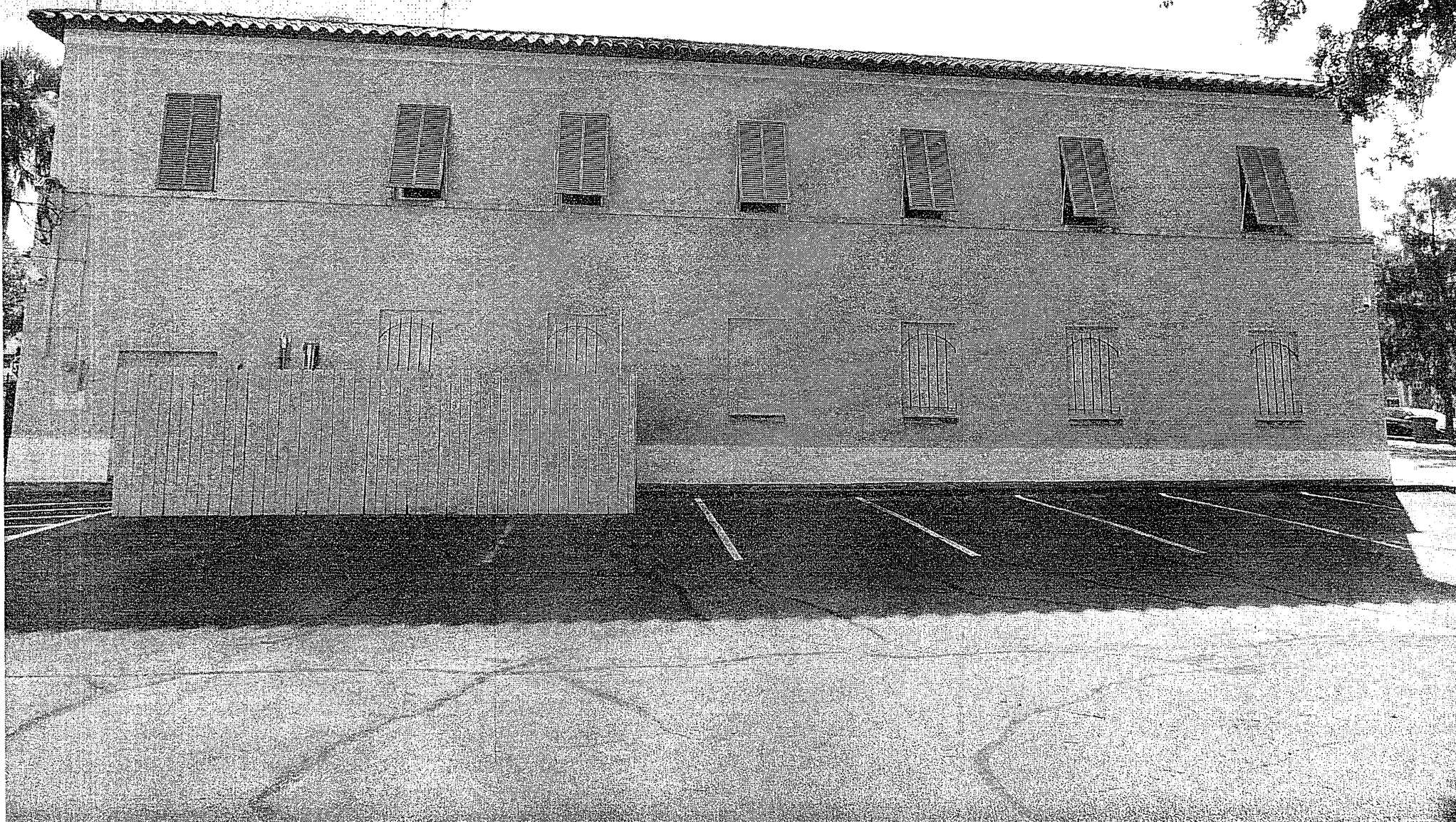
EAST / BAYLEN STREET



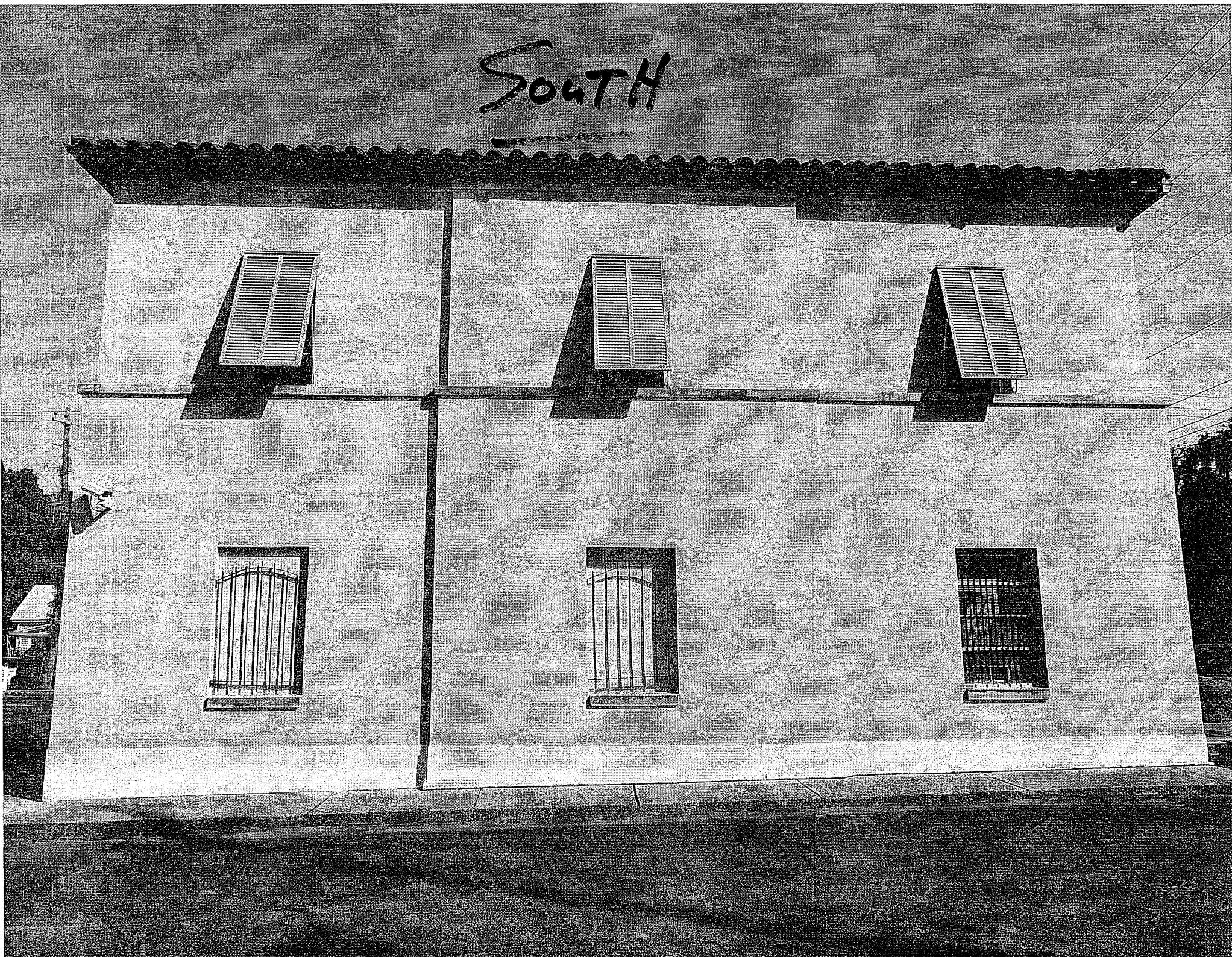
NORTH
W. JACKSON ST.



WEST

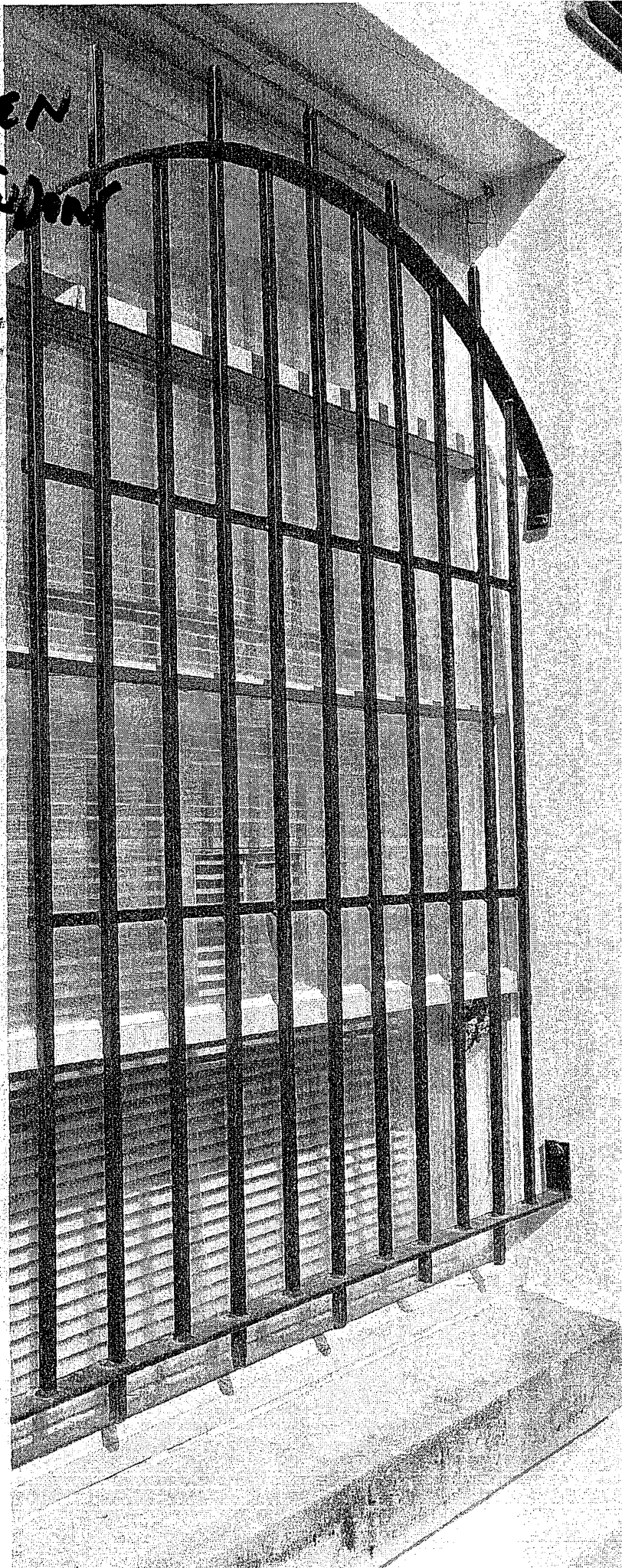


SOUTH

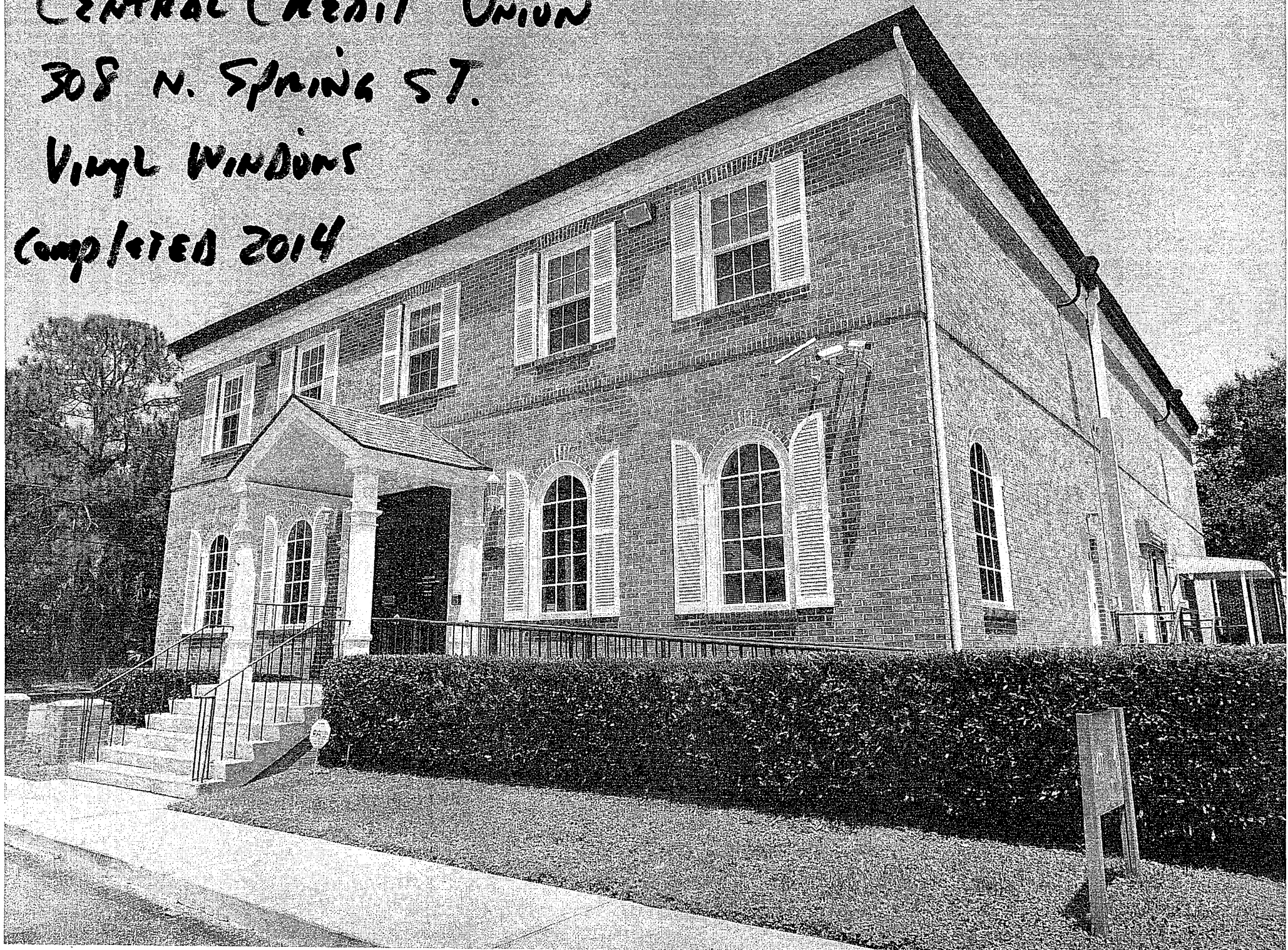


517 N. BAYLEN
ALUMINUM WINDOWS
SINGLE PANE

→
WONT
CLOSE



CENTRAL CREDIT UNION
308 N. SPRING ST.
VINYL WINDOWS
COMPLETED 2014



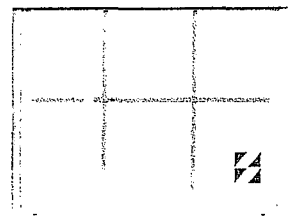
9000-SERIES SINGLE-HUNG

DOMINATOR EXT™ VINYL HYBRID WINDOW



FEATURES

- Shwinco's best-selling window, impact-rated since 2004
- Quiet acoustics: Sound dampening up to STC 40
- Commercial-grade balances lift up to 70% of window weight; operating made easy
- Energy Star® rated
- Outstanding structural performance up to: DP100 (200 MPH winds), Missile Level E (55 MPH/80 feet per second 2x4), and bomb blast resistance (GSA/DOD Type 1 and 2)
- Dominator II: DP70/110
- Dominator I: DP50/50
- High-Velocity Hurricane Zones (HVHZ) rated (FL 8153.4)
- Available factory mulled doubles and triples up to 96" wide



White

Almond



Sandstone



Bronze / White

Printed colors are not exact matches.
Please call for samples. Custom colors
and wood grain available.

The Shwinco Promise: Unparalleled commitment
to customer service and product quality.



For more information, contact us:

Shwinco Architectural Products LLC
171 Jet Services Way
Dothan, AL 36303



855-611-8889 • Fax: 334-556-1005 • shwinco.com

9000-SERIES SINGLE-HUNG

DOMINATOR **EXT**
VINYL HYBRID WINDOW

PERFORMANCE AND TECHNICAL

ANTI-TERRORISM/FORCE PROTECTION - BOMB BLAST RESISTANCE

- GSA/DOD Type 1 & 2
- Operable window size: 52" x 74", minimal hazard
- Fixed Lite size: 52" x 84", minimal hazard

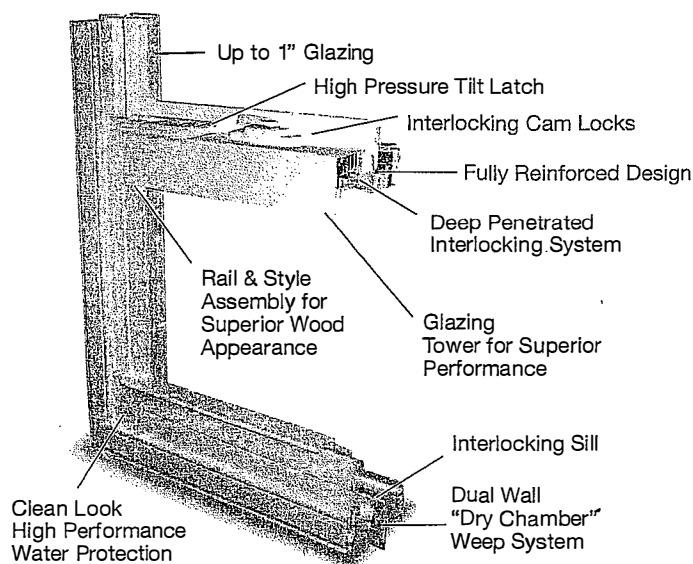
ASTM-IMPACT "LEVEL E" - ESSENTIAL FACILITIES

- Missile Level E (55 MPH/80 feet per second 2x4)
- ASTM 1886 / 1996
- Zone 4 / Missile Level "E"
- High-Velocity Hurricane Zones (HVHZ)

THERMAL

SERIES	GLAZING	UV	SHGC	VT	CRF
9000 NON IMPACT	CLEAR	.47	.59	.63	44
	LOW E	.31	.21	.49	56
	LOW E/ARGON	.29	.21	.49	60
9000 IMPACT	CLEAR	.45	.50	.54	45
	LOW E	.31	.21	.48	56
	LOW E/ARGON	.28	.21	.48	60
9050 NON IMPACT	CLEAR	.47	.59	.63	44
	LOW E	.31	.20	.48	54
	LOW E/ARGON	.29	.20	.48	58
9050 IMPACT	CLEAR	.45	.50	.54	45
	LOW E	.29	.21	.47	55
	LOW E/ARGON	.27	.21	.47	59
9070 NON IMPACT	CLEAR	.46	.66	.70	45
	LOW E	.28	.23	.55	58
	LOW E/ARGON	.26	.23	.55	62
9070 IMPACT	CLEAR	.43	.62	.68	46
	LOW E	.27	.23	.54	57
	LOW E/ARGON	.25	.23	.54	61

ALL DOMINATOR EXT windows incorporate Shwinco's
UNITIZED STRUCTURAL DESIGN



MEMBERSHIPS



American
Architectural
Manufacturers
Association



SHWINCO
WINDOWS AND DOORS
BEYOND CODE. BEYOND COMPARE.™

For more information, contact us:
Shwinco Architectural Products LLC
171 Jet Services Way
Dothan, AL 36303



TOLL FREE 855-611-8889 • Fax: 334-556-1005 • shwinco.com

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: **New Business - Item 6
121 S. Palafox Place
PHBD / C-2A
Contributing Structure**

BACKGROUND

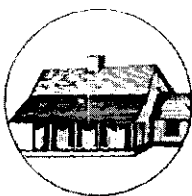
Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications to the rear of a contributing structure. The proposed modifications will include the replacement of two aluminum storefronts with new clad wood windows. The work will require some infill of the surrounding wall which will be repaired and painted to match the existing masonry.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-21(F)(4) *PHBD*, Board review standards specifically subsections (b) *Building fronts, rears, and sides abutting streets and public areas*, (c) *Windows*, and (e) *Exterior walls*.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # 8 **ES03704**
 Field Date 8-21-2011
 Form Date 9-20-2011
 Recorder # _____

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

Site Name(s) (address if none) 115-121 S. Palafox St Pensacola FL 32502 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 115-121 Direction S Street Name Palafox (Place) Street Type Street Suffix Direction _____
 Cross Streets (nearest / between) W side between E Intendencia St and E Romana St
 USGS 7.5 Map Name PENSACOLA USGS Date 2009 Plat or Other Map _____
 City / Town (within 3 miles) Pensacola In City Limits? ☒ yes ☐ no ☐ unknown County Escambia
 Township 2S Range 30W Section 46 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 000S009001006199 Landgrant _____
 Subdivision Name Old City Tract Block 26 Lot 175-177
 UTM Coordinates: Zone ☒ 16 ☐ 17 Easting 479349 Northing 3364394
 Other Coordinates: X: 30.4114137 Y: -87.2150133 Coordinate System & Datum NAD83/WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1959 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Department store From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): R.H. Turner
 Ownership History (especially original owner, dates, profession, etc.) This building was built in 1959 by J.C. Penny's.

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe HPBD Architecture Review Board

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. Concrete block 3. ceramic tiles
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. parapet
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Fixed
 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. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____	
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)		

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Metal skeleton 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) _____

Porch Descriptions (types, locations, roof types, etc.) W. and S. recessed entry w/ round columns covered w/variegated ceramic tile.

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

Narrative Description of Resource Built in 1959 to house J.C. Penny's department store and is typical of mid-century commercial architecture

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) WFHPI and PHBD Architectural Review Files

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

HPPB P.81 16 frames 31 and 32 and P.83 10 frames 13

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 PHBD Architectural Review Files File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

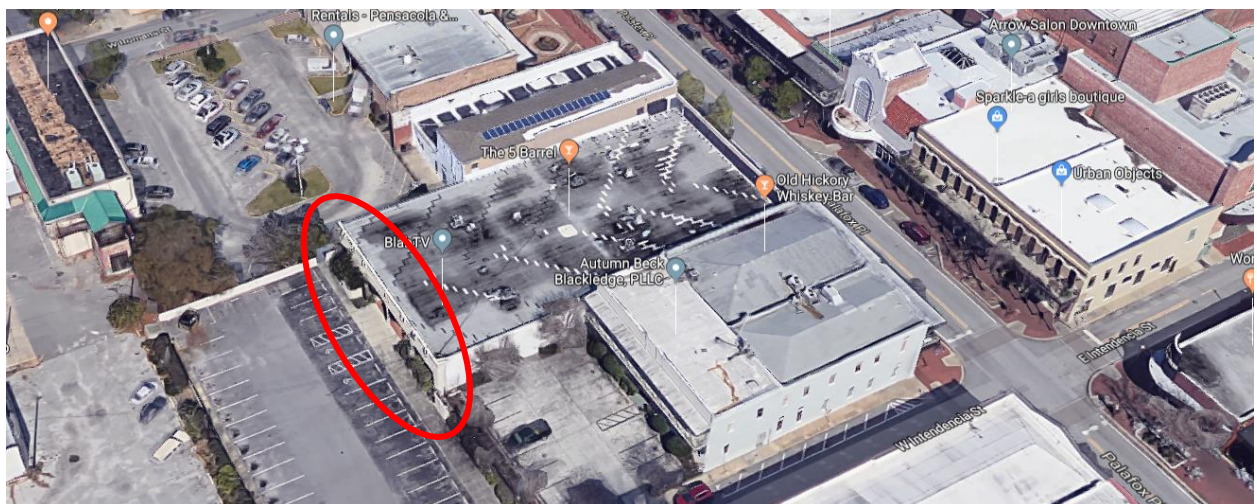
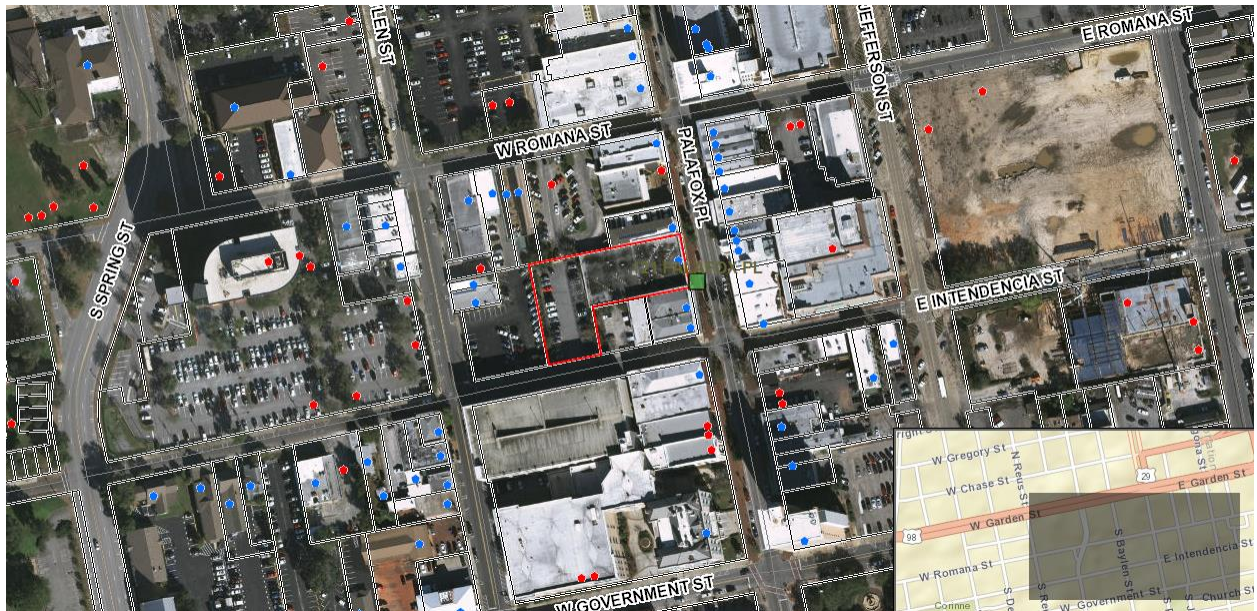
Recorder Name Cynthia A. Catellier 850-288-0189 Affiliation City of Pensacola/University of West Florida

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.

121 S. Palafox Place



**Architectural Review Board Application
Full Board Review**

Application Date: 09/23/19

Project Address: 121 S. Palafox St.

Applicant: Dalrymple | Sallis Architecture

Applicant's Address: 503 E. Government St.

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

Property Owner: 121 Palafox Place Inc.

(If different from Applicant)

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

Application is hereby made for the project as described herein:

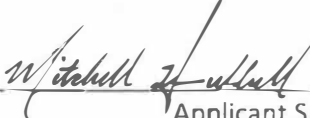
- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** 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 eleven (11) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Replacement of existing aluminum storefront with new aluminum clad wood windows. Work is first phase of renovation to this property.

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

2019.09.23

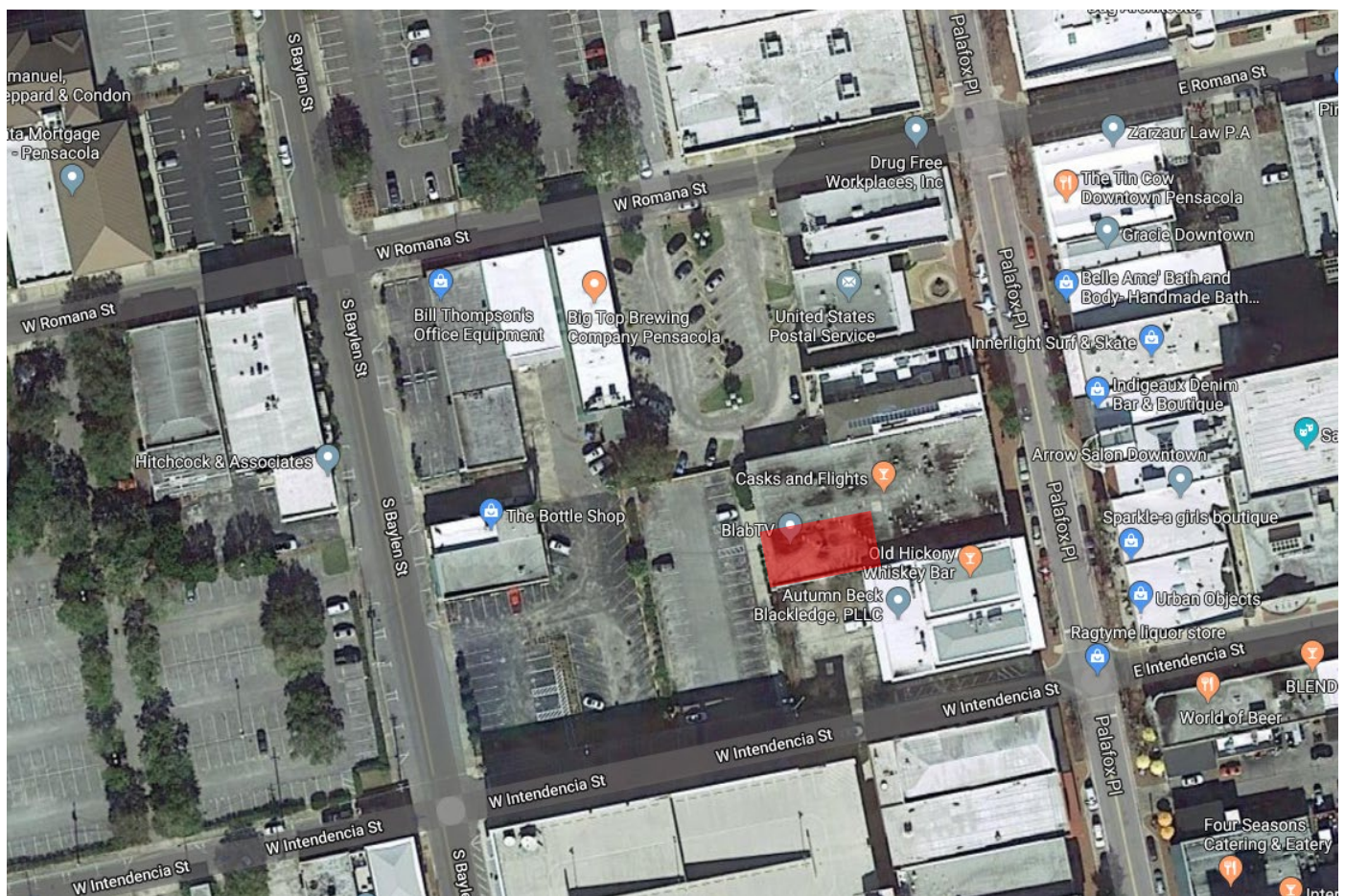
Date

Date: Monday, September 23, 2019

Project: 121 Palafox Place Apartments
121 S. Palafox St.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

Existing Site Conditions



Project Location



View of Existing Front (No Work This Area)



View of Existing Rear



View of North Side Existing



View of South Side Existing



View of Existing Storefront



View of Existing Storefront

Date: Monday, September 23, 2019

Project: 121 Palafox Pl. Apartments
121 S. Palafox St.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

Exterior Color Schedule

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Exterior Windows	JELD-WEN	Chestnut Bronze
Window Trim	-	To Match Windows
Stucco	-	"SW 7569 Stucco" To Match Existing

EXISTING STUCCO

SW 7569
Stucco
Interior / Exterior
Locator Number: 286-C2

NEW WINDOWS – FULL LITE

SITELINE™ CLAD-WOOD WINDOW



Casement

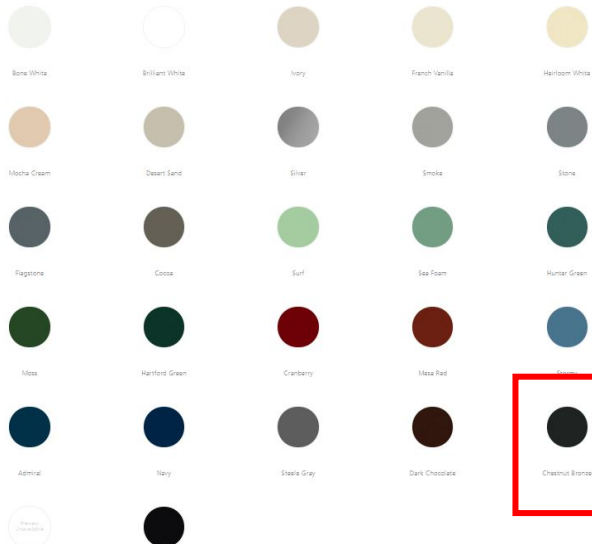


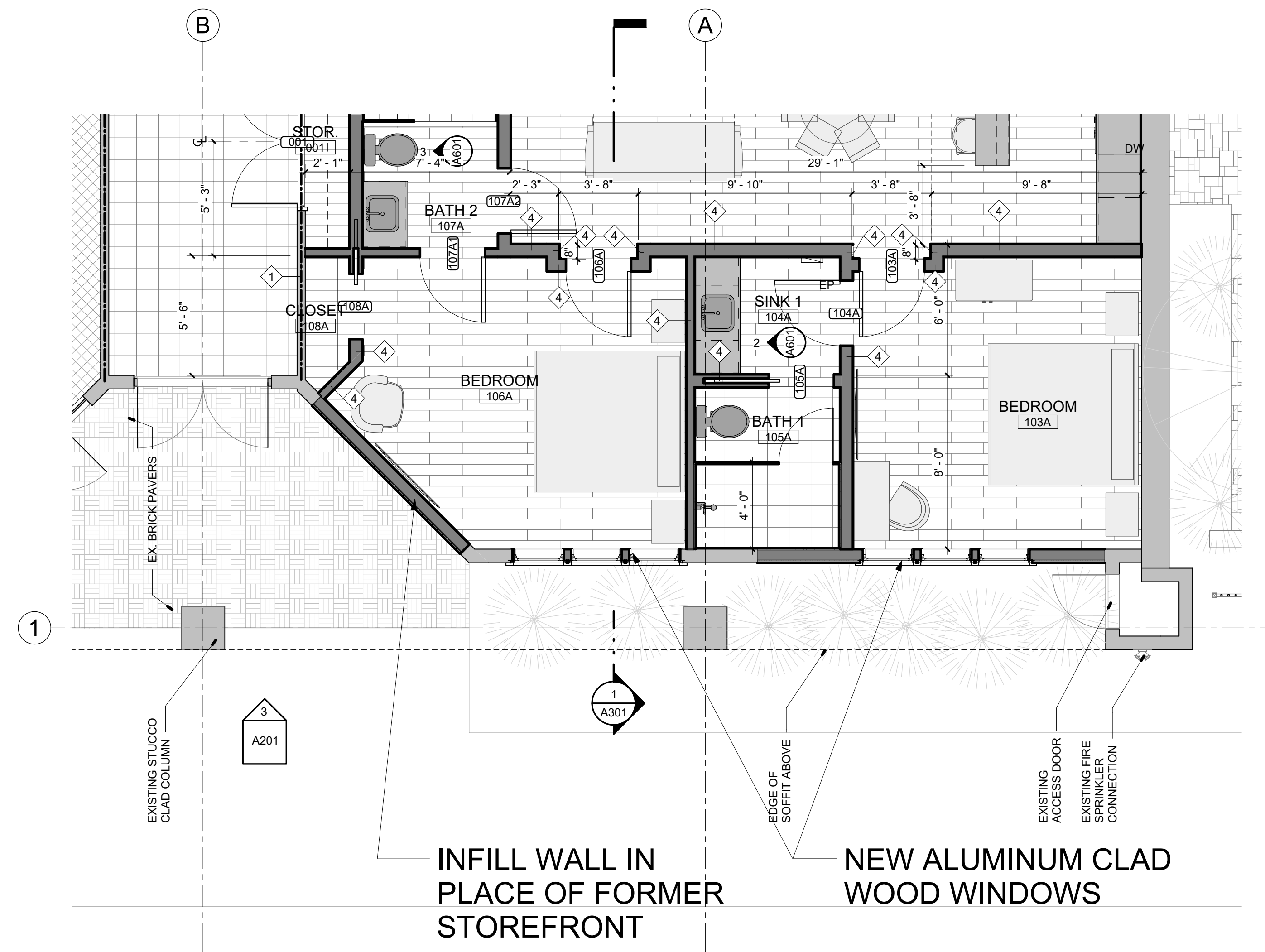
Fixed

Color: Chestnut Bronze

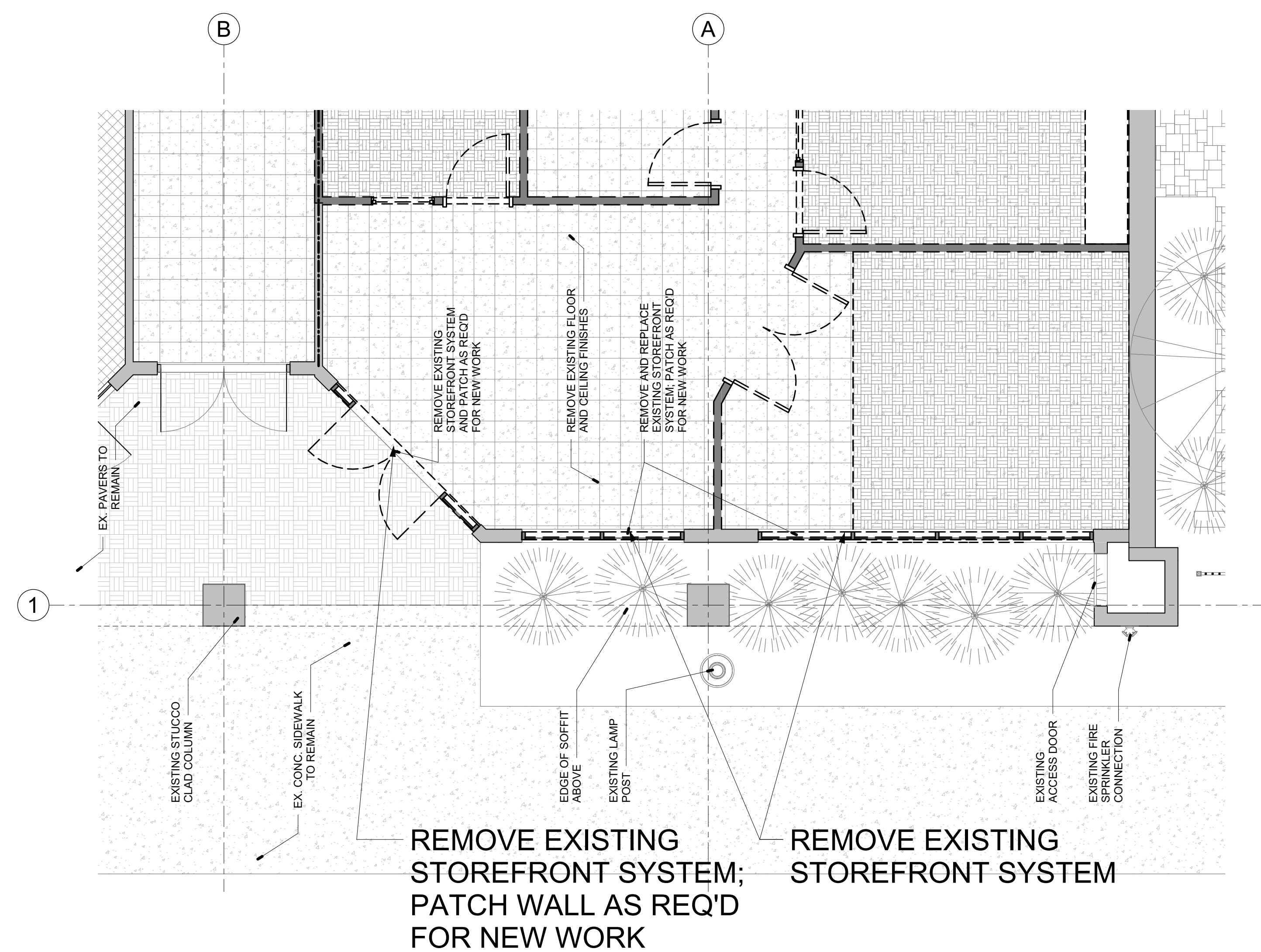
Colors & Finishes

EXTERIOR COLORS

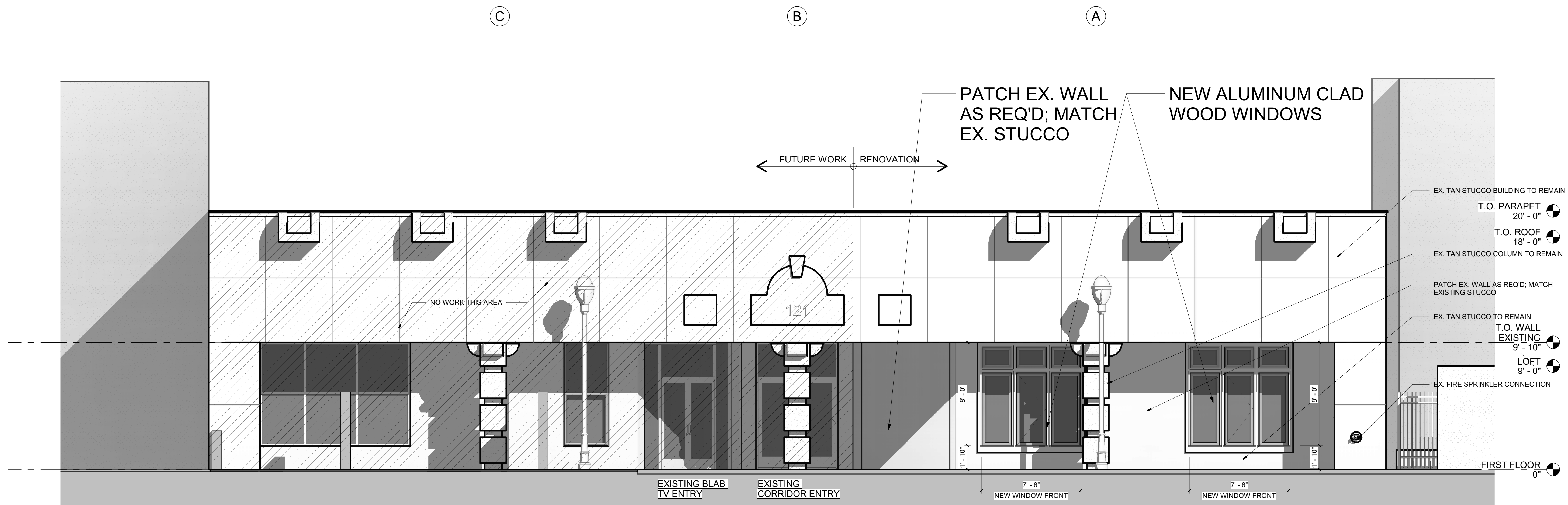




2 FLOOR PLAN
1/4" = 1'-0"



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



3 REAR ELEVATION
1/4" = 1'-0"



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

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

CERTIFICATION

NOT FOR CONSTRUCTION

121 Palafox Pl. Apartments

121 S. Palafox St.
Pensacola, FL 32502

DRAWN BY: MH
CHECKED BY: JSS

ISSUE DATE:
09/23/2019

REVISIONS
No. Des. Date

SHEET TITLE:

EXTERIOR ELEVATION

SHEET NO:

A201

PROJECT NO:
19028



SINGLE UNITS

	Rough Opening							
	18 3/4"	20 3/4"	24 3/4"	28 3/4"	30 3/4"	32 3/4"	36 3/4"	
	18"	20"	24"	28"	30"	32"	36"	
	Frame Size							
	12 1/8"	14 1/8"	18 1/8"	22 1/8"	24 1/8"	26 1/8"	30 1/8"	Daylight Opening
12 3/4"	 SCC1812	 SCC2012	 SCC2412	 SCC2812	 SCC3012	 SCC3212	 SCC3612	
18 3/4"	 SCC1818	 SCC2018	 SCC2418	 SCC2818	 SCC3018	 SCC3218	 SCC3618	
20 3/4"	 SCC1820	 SCC2020	 SCC2420	 SCC2820	 SCC3020	 SCC3220	 SCC3620	
24 3/4"	 SCC1824	 SCC2024	 SCC2424	 SCC2824	 SCC3024	 SCC3224	 SCC3624	
28 3/4"	 SCC1828	 SCC2028	 SCC2428	 SCC2828	 SCC3028	 SCC3228	 SCC3628	
30 3/4"	 SCC1830	 SCC2030	 SCC2430	 SCC2830	 SCC3030	 SCC3230	 SCC3630	
36 3/4"	 SCC1836	 SCC2036	 SCC2436	 SCC2836	 SCC3036	 SCC3236	 SCC3636	
42 3/4"	 SCC1842	 SCC2042	 SCC2442	 SCC2842	 SCC3042	 SCC3242	 SCC3642	

Elevation Legend:

= Maximum Performance Grade (PG) Rating With Standard Glazing

I = Impact Rated Unit Available

E = Unit Meets Egress - Clear Opening Exceeds 20" Width, 24" Height And 5.7ft²

E* = Unit Meets Egress With Use of Optional Egress Hinge

S = Unit Only Available As Stationary Configuration

P = Push Out Unit Available - See Formulas Page for Bookcode Format



SINGLE UNITS

	18 3/4"	20 3/4"	24 3/4"	28 3/4"	30 3/4"	32 3/4"	36 3/4"	Rough Opening
	18"	20"	24"	28"	30"	32"	36"	Frame Size
	12 1/8"	14 1/8"	18 1/8"	22 1/8"	24 1/8"	26 1/8"	30 1/8"	Daylight Opening
48 3/4"								
48"	SCC1848	SCC2048	SCC2448	SCC2848	SCC3048	SCC3248	SCC3648	
42 1/8"								
54 3/4"	SCC1854	SCC2054	SCC2454	SCC2854	SCC3054	SCC3254	SCC3654	
54"								
48 1/8"	SCC1860	SCC2060	SCC2460	SCC2860	SCC3060	SCC3260	SCC3660	
60 3/4"								
60"	SCC1864	SCC2064	SCC2464	SCC2864	SCC3064	SCC3264	SCC3664	
62 3/4"								
64"	SCC1866	SCC2066	SCC2466	SCC2866	SCC3066	SCC3266	SCC3666	
58 1/8"								
60 1/8"	SCC1866	SCC2066	SCC2466	SCC2866	SCC3066	SCC3266	SCC3666	

Elevation Legend:

= Maximum Performance Grade (PG) Rating With Standard Glazing

I = Impact Rated Unit Available

E = Unit Meets Egress - Clear Opening Exceeds 20" Width, 24" Height And 5.7ft²

E* = Unit Meets Egress With Use of Optional Egress Hinge

P = Push Out Unit Available - See Formulas Page for Bookcode Format

Gregg Harding

From: Mitchell Hubbell <mitch@dalsal.com>
Sent: Thursday, September 26, 2019 2:42 PM
To: Gregg Harding
Cc: Scott Sallis
Subject: Dalrymple Sallis Architecture - 121 Palafox Place
Attachments: 121 Palafox Place Exterior Window Elevations.pdf; 121 Palafox Place Apartments_ARB 09-23-19.pdf; 121 Palafox Place Apartments Exterior Colors.pdf

Gregg,

It was great sitting down and meeting you today. Attached are our ARB submission documents. I've also included the Jeld Wen Clad-Wood Sitaline elevations from the manufacturer and highlighted which sizes we plan to use (thanks for printing for us).

Regarding window sizes, when looking at the rear elevation, the left storefront is 7'-9" existing, which we're replacing with a 7'-8" bank of windows. The storefront on the right is 16'-0" existing, which we're patching and replacing with the same 7'-8" bank of windows.

Thanks!

--

Mitchell Hubbell

Graduate Architect

Dalrymple | Sallis Architecture
850-470-6399

503 E. Government St.
Pensacola, FL 32502
www.dalsal.com



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: Gregg Harding, Historic Preservation Planner

DATE: October 9, 2019

SUBJECT: Discussion
New Sec. 12-12-5(E), City of Pensacola's Historic Building Demolition Review Ordinance & City Council Resolution No. 2019-57, Creation of a Master List of Historic, Architectural, Cultural or Urban Design Value Structures within the City.

BACKGROUND

On September 26, 2019, the City Council adopted an ordinance amending Sec. 12-12-5 of the Land Development Code to create a subsection establishing a process for the review of requests to demolish buildings of historical, architectural, cultural, or urban design value to the city. At that time, the City Council also adopted a resolution to create a Master List of historic, architectural, cultural or urban design value structures within the city. These items took effect on October 3, 2019.

Please find attached all relevant documentation for your review.

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

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PROPOSED
ORDINANCE NO. 24-19

ORDINANCE NO. 19-19

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-12-5 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING SUBSECTION 12-12-5(E) ESTABLISHING A PROCESS FOR THE REVIEW OF REQUESTS TO DEMOLISH BUILDINGS OF HISTORICAL, ARCHITECTURAL, CULTURAL OR URBAN DESIGN VALUE TO THE CITY; PROVIDING DEFINITIONS; PROVIDING ARCHITECTURAL REVIEW BOARD CRITERIA AND PROCEDURES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-12-5 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

SECTION 12-12-5d - Building permits.

This section is established to provide for building permits for review of compliance with the provisions of this land development code. A "building permit" means any building or construction permit required by Chapter 14-1.

(A) *Application.* Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Standard Building Code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. All applications for building permit shall be accompanied by the following information and materials:

(a) Two (2) complete sets of building construction plans shall be required. In addition, a plot plan drawn to scale depicting the following information shall be required for residential and commercial building permitsd

1. Lot dimensions, boundary lines, area of the lot, and its legal description.
 2. The locations and dimensions of buildings, structures or additions, including all overhangs, eaves and porches.
 3. The yard requirements indicating distance from all property lines to the proposed buildings, structures or additions in feet.
 4. The existing and proposed uses of each building, structure or addition.
 5. Access and parking layout, including driveway location. Where applicable, required loading and unloading spaces should be indicated.
 6. Elevations showing architectural features of each side of the existing and proposed construction.
 7. Where application is made to build upon a lot nonconforming in size or dimensions (lot of record), the application shall be accompanied by a recorded deed giving description of the property as of July 23, 1965.
 8. For all plans except single-family or duplex dwellings a landscape plan is required pursuant to section 12-6-40.
- (b) Proof of sewer tap from Escambia County Utilities Authority.
- (c) Completed current Florida Model Energy Efficiency Code Building Construction.

One (1) copy of the plans shall be returned to the applicant by the building official after he has marked such copy either as approved or disapproved and attested same by his signature on such copy. The original, similarly marked, shall be retained by the building official.

- (B) *Issuance of building permits.* No application for a building permit shall be approved by the building official for any building, structure, or addition on any lot in violation of this chapter or not in compliance with any provisions of this chapter, unless authorized under subsection 12-12-2(A)(2), Variances.
- (C) *Construction and occupancy to be as provided in applications.* Building permits issued on the basis of plans and applications approved by the building official authorize only the occupancy, arrangement, and

construction set forth in such approval plans and applications, and no other occupancy, arrangement, or construction. Occupancy, arrangement, or construction in variance with that authorized shall be deemed a violation of this chapter, unless such change is reviewed and approved by the building official.

- (D) *Expiration of building permits.* Every permit issued shall become invalid unless the work authorized by such permit is commenced within six (6) months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six (6) months after the time the work is commenced; provided that, for cause, one or more extensions of time, for periods not exceeding ninety (90) days each, may be allowed, and such extensions shall be in writing by the building official.
- (E) This section shall be known and cited as the City of Pensacola's Historic Building Demolition Review Ordinance. The purpose of this section is to establish a predictable process for reviewing requests to demolish certain historic buildings not located within historic and preservation land use districts in order to establish an appropriate waiting period during which the City and the Applicant can propose and consider alternatives to the demolition of a building of historical, architectural, cultural or urban design value to the City.

(1) Definitions.

For the purposes of this section only, the following words and phrases, whether or not capitalized, shall have the following meanings:

Applicant means the person or persons filing an application for review under this Section.

Application means a Demolition Permit application for review under this Section, filed with the City's Inspection Services Division.

Application filing date means the date on which the application was filed with the City's Inspection Services Division.

Architectural Review Board means the City's Architectural Review Board as advisors to the City Council.

Contributing Structure means any building adding to the historic significance of a property or district.

Day means any day, including Saturdays, Sundays, and holidays.

Demolition means any act of pulling down, destroying, razing, or removing a building.

Demolition permit means a permit issued by the Inspection Services Division authorizing the demolition of a building pursuant to an application.

Florida Master Site File means the State of Florida's official inventory of historical, cultural resources including archaeological sites, historical structures, historical cemeteries, historical bridges and historic districts, landscapes and linear resources.

Historic Building means a building or structure that is:

- (a) At least 50 years in age or more; or
- (b) Individually listed in the National Register of Historic Places; or
- (c) A contributing property in a National Register of Historic Places listed district; or
- (d) Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
- (e) Determined potentially eligible as meeting the requirements for listing in the National Register of Historic Places, either individually or as a contributing property in a district, by the Secretary of the Interior.

Historic Site means a place, or associated structures, having historic significance

Historic Structure means a building, bridge, lighthouse, monument, pier, vessel or other construction that is 50 years in age or more and is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance.

Neighborhoods means all the areas of the City.

Significant building means a building with respect to which the Architectural Review Board has made a determination, that further examination, is warranted to determine whether a delay in demolition should be required.

National Register of Historic Places means the official Federal lists of districts, sites, buildings, structures and objects determined significant in American history, architecture, archaeology, engineering and culture.

(2) Buildings Subject to Review.

The following buildings are subject to review by the Architectural Review Board for the purpose of determining whether such buildings are historically significant

Any building located in the Neighborhoods of the city of Pensacola if:

- (a) Such building, or the portion thereof to which the application relates, is 50 years old or older; or
- (b) Such building is listed on the City of Pensacola's "Local Registry of Historic or Significant Buildings" and/or the Florida Division of Historical Resource's Florida Master Site File, or
- (c) Such building or the portion thereof is determined to be a historically significant building pursuant to subsection (5)(d), herein.

(3) Exemptions.

Demolition of historic buildings, whether contributing or noncontributing, located in the following districts shall be exempt from this section.

- (a) Pensacola Historic District, refer to section 12-2-10(A) (9) to (11)(d)
- (b) North Hill Preservation District, refer to section 12-2-10(B) (9)(d)
- (c) Old East Hill Preservation District, refer to section 12-2-10(C) (10)(d)
- (d) Palafox Historic Business District, refer to section 12-2-21(F) (2) (d)(d) and

(e) Governmental Center District.

(4) Enforcement

(a) Issuance of Demolition Permit With exception to the districts listed in subsection 3, herein, ~~the~~ requirements set forth in this Section are in addition to, and not in lieu of, the requirements of any other codes, ordinances, statutes, or regulations applicable to the demolition of buildings. The Building Official shall not issue any demolition permit relating to a building that is subject to review, unless:

1. The Building Official has determined that the building is unsafe in accordance with City Code Section 14-1-139d
2. The Building Official: (i) has received a notice issued by the Architectural Review Board, that the building is not subject to review under this section, or is not a historically significant building, or (ii) has not received such notice within the time period set forth in subsection (5) (a); or
3. The Building Official: (i) has received a notice issued by the Architectural Review Board that no demolition delay is required; or (ii) has not received such notice within the time period set forth in subsection (5) (a) ~~d~~ or
4. The Building Official has received a notice issued by the Architectural ~~d~~ Review Board that there is no feasible alternative to demolition; or
5. The demolition delay period set forth in subsection (5) (a) has expired.

(b) Required Demolition or Repair.

1. Demolition. Nothing in this section shall restrict the authority of the Building Official to order the building owner, or the City, to demolish a building at any time if the Building Official determines ~~d~~ that the condition of a building or part thereof presents an imminent ~~and~~ substantial danger to the public health or safety.

(5) Procedure.

- (a) Application. An application for review under this section shall be made in the manner provided below. The process, from start (application) to finish (determination and/or permit issuance) shall not exceed 120 days. If the Applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application.
1. Time for Filing Application. The Applicant (or building owner) is encouraged to apply for review under this section as early as possible, so that any necessary review, and any delay period required by this Section, may be completed prior to, or during, any other review to which the building or its site may be subject.
 2. Application for Early Review. At any time prior to filing an application for a demolition permit, the Applicant may apply for review under this Section by submitting a request in writing to the Architectural Review Board.
 3. Informational evidence: The Applicant must submit for review sufficient information to enable the Architectural Review Board to make their determination, including an accurate site plan showing the footprint, photos of all sides of the subject building and the site to indicate all existing site features, such as trees, fences, sidewalks, driveways and topography, and photos of the adjoining streetscape, including adjacent buildings to indicate the relationship of the existing structure to the surrounding properties.
- (b) Determination: Applicability of Review and Significance of Building. After its receipt of an application from Planning Staff, the Architectural Review Board shall determine: (1) whether the building is subject to review under this Section, and (2) whether the building is a historically significant building. The Architectural Review Board may seek the assistance of City staff or the University of West Florida's Historic Trust or the

University of West Florida Archaeological
Instituted

The initial review process shall be handled as an abbreviated review involving staff, the Chairman or his/her designee of the Architectural Review Board, and a staff member of West Florida Historic Preservation, Inc. If it is determined by the abbreviated review panel to be potentially historically significant, the application would then go to the full Architectural Review Board for review.

However, if the building is determined by the abbreviated review panel to not be historically significant by not meeting the criteria set forth in subsection (5)c, the Historic Building Demolition Review will end.

The Architectural Review Board shall issue a notice of its determination within sixty (60) days of an application being received. If the Architectural Review Board determines that the building is historically significant, such notice shall:

1. Invite the Applicant to submit any information that the Applicant believes will assist the Architectural Review Board in: (i) determining whether the building is subject to demolition delay according to the criteria set forth herein, and (ii) evaluating alternatives to demolition

2. Set forth the Criteria for Requiring Demolition Delay. The Architectural Review Board shall make its determination concerning the requirement of demolition delay according to the following criteria: To determine that a historically significant building is subject to the demolition delay, the Architectural Review Board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than demolished. In making such finding, the Architectural Review Board shall consider the criteria for determining historical significance

The Applicant is encouraged to present any information the Applicant believes will assist the Architectural Review Board in making its determination.

3. Provide Information regarding the Early Determination of No Feasible Alternative. At the determination meeting or within the demolition delay period, the Applicant may present any information the Applicant believes will assist the Architectural Review Board in evaluating alternatives to demolition. If, at such hearing, the Architectural Review Board finds that demolition delay is required, and also finds that the information presented at such hearing is sufficient for the Board to issue a determination that there is no feasible alternative to demolition, the Board shall issue such determination within the time period set forth in this subsection for the issuance of the Architectural Review Board's hearing determination.

(c) Criteria for Determining Significance. The Architectural Review Board shall determine that the building to which the application relates is a historically significant building if:

1. The building is associated with events that have made a significant contribution to the broad patterns of our national, regional or local history; or
2. The building is associated with the lives of persons significant in our national, regional or local past; or
3. The building embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
4. The building has yielded, or may be likely to yield, information important in national, regional or local history.

(e) Criteria for Determination that Building is Subject to Demolition Delay. To determine that a historically significant building is subject to the demolition delay, the Architectural Review Board must find that, in the public interest, it is preferable that the building be preserved or rehabilitated rather than

demolished. In making such finding, the Architectural Review Board shall consider the criteria for determining historical significance

(d) Demolition Delay.

1. Delay Period. If the Architectural Review Board has issued a determination that a historically significant building is subject to demolition delay, the Building Official shall not issue a demolition permit until sixty (60) days have elapsed from the date of determination but in no case exceeding the aggregate of 120 days from the date of application.

Upon expiration of the delay period, the Architectural Review Board shall issue a notice in writing stating that such delay period has expired, and the date of such expiration, unless the Architectural Review Board has issued a determination that there is no feasible alternative to demolition.

1. Invitation to Consider Alternatives. If the Architectural Review Board has determined that a historically significant building is subject to demolition delay, and has not determined, at the hearing that there is no feasible alternative to demolition, the Architectural Review Board shall invite the Applicant (or the owner of record, if different from the Applicant) to participate in an investigation of alternatives to demolition. The Architectural Review Board also may invite the participation, on an advisory basis, of City Staff, as well as any individual or representative of any group whose participation the Applicant (or owner) requests, to assist in considering alternatives.

(e) Evaluation of Alternatives to Demolition. In evaluating alternatives to demolition, the Architectural Review Board may consider such possibilities as: the incorporation of the building into the future development of the site; the adaptive re-use of the building; the use of financial or tax incentives for the rehabilitation of the building; the removal of the building to

another site; and, with the owner's consent, the search for a new owner willing to purchase the building and preserve, restore, or rehabilitate it.

In evaluating alternatives to demolition, the Architectural Review Board shall consider, and shall invite the Applicant to present, the following information:

1. The cost of stabilizing, repairing, rehabilitating, or re-using the building;
2. A schematic, conceptual design drawing;
3. Any conditions the Applicant proposes to accept for the redevelopment of the site that would mitigate the loss of the building; and
4. The availability of other sites for the Applicant's intended purpose or used

(f) Determination of No Feasible Alternative. If, based on its evaluation of alternatives to demolition, the Architectural Review Board is satisfied that there is no feasible alternative to demolition, the Architectural Review Board may issue a determination prior to the expiration of the delay period, authorizing the building official to issue a demolition permit

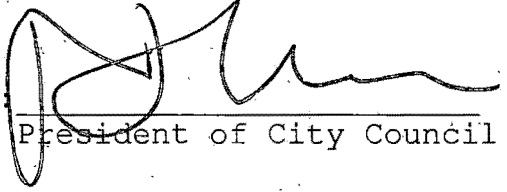
(g) Notice. Any determination or notice issued by the Architectural Review Board or its staff shall be transmitted in writing to the Applicant, with copies to the building official and, where applicable, to any individual or group that the Architectural Review Board has invited to participate in an exploration of alternatives to demolition.

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: September 26, 2019

Approved: 
President of City Council

Attest:



City Clerk

RESOLUTION

NO. 2019-57

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
PENSACOLA, FLORIDA, SUPPORTING THE CREATION
OF A MASTER LIST OF HISTORIC, ARCHITECTURAL,
CULTURAL OR URBAN DESIGN VALUE STRUCTURES
WITHIN THE CITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council recognizes the value of preserving historic, architectural, cultural or urban design structures within the City; and

WHEREAS, the City Council desires that a list be created identifying those structures that have historic, architectural, cultural or urban design value; and

WHEREAS, the City Council anticipates that the creation of a list of appropriate properties will be an evolving process requiring significant staff time and effort; and

WHEREAS, the City Council desires to cooperate and collaborate with the Mayor's Office, City staff and other identifiable resources available in developing this list;

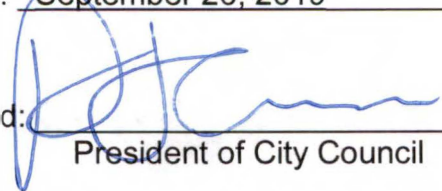
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the City Council of the City of Pensacola, Florida hereby desires that a list of historic, architectural, cultural or urban design value structures be created and that this task be accomplished within two (2) years from the date of passage of this Resolution.

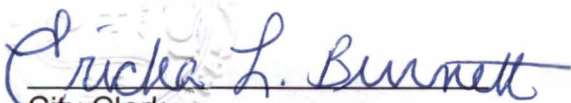
SECTION 2. That the City Council requests assistance from the Mayor's Office and City staff in achieving the goal of creating this list in the time frame suggested.

SECTION 3. This Resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: September 26, 2019

Approved: 
President of City Council

Attest:


City Clerk