



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, November 21, 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

APPROVAL OF MINUTES

The Architectural Review Board shall approve, or approve with changes, the minutes from the meeting held on **October 17, 2019**.

OPEN FORUM

NEW BUSINESS

Item 1	813 E. La Rua Street	OEHPD
Contributing Structure		OEHR-2

Pat Meusel and Susan Ford are requesting approval to add a front porch railing to a contributing structure and to construct a nonresidential accessory structure.

Item 2	116 and 118 S. Baylen Street	PHBD
Contributing Structure		C-2A

Scott Sallis, Dalrymple Sallis Architecture, is seeking approval for exterior modifications to a contributing structure and additions to a currently vacant space.

Item 3	435 E. Zarragossa Street	PHD
Contributing Structure		HR-1 / Wood Cottages

Walcott Adams Verneuille (WAV) Architects, Inc., is requesting approval to enclose a recent rear addition on a contributing structure.

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Item 4 **412 W. Gonzalez Street** **NHPD**
Contributing Structure **PR1-AAA**
Derek Huey is requesting approval to replace all existing windows (a total of 19) on a contributing structure.

Item 5 **820 E. La Rua Street** **OEHPD**
Contributing Structure **OEHC-1**
Jim Veal is requesting approval for changes to an previously approved accessory structure and hardscape features.

Item 6 **200 BLK S. 9th Ave** **PHD**
New Construction **HC-1 / Brick Structures**
****This item has been removed from this agenda****

Item 7 **412 E. Belmont Street** **OEHPD**
Contributing Structure **OEHC-1**
Jesse LaCoste, LaCoste Construction Group, is seeking *CONCEPTUAL* approval for a rear addition and exterior modifications to a contributing structure.

Item 8 **615 E. La Rua Street** **OEHPD**
Contributing Structure **OEHR-2**
Richard Mentzer is requesting approval for exterior modifications to a contributing structure.

Item 9 **111 S. Florida Blanca Street** **PHD**
Contributing Structure **HR-2 / Wood Cottages**
Carter Quina, Quina Grundhoefer Architects, is requesting approval for minor renovations to the existing 1901 half of a historic structure.

Item 10 **111 S. Florida Blanca Street** **PHD**
Demolition **HR-2 / Wood Cottages**
Carter Quina, Quina Grundhoefer Architects, is seeking approval for the partial demolition of a historic structure and the *CONCEPTUAL* approval for a rear addition in its place.

Item 11 **420 E. Government Street** **PHD**
Contributing Structure **HR-1 / Wood Cottages**
Carter Quina, Quina Grundhoefer Architects, is seeking approval to add on to a contributing structure.

Item 12 **600 BLK N. Davis Highway, Lot 1** **OEHPD**
Variance **OEHC-2**
Nannette Chandler is seeking a Variance to increase the minimum required south side yard setback from 5 feet to 3 feet to accommodate a new single family residence

Item 13 **600 BLK N. Davis Highway, Lot 2** **OEHPD**
Variance **OEHC-2**
Nannette Chandler is seeking a Variance to increase the minimum required south side yard setback from 5 feet to 3 feet to accommodate a new single family residence

Item 14 **600 BLK N. Davis Highway, Lot 3** **OEHPD**
Variance **OEHC-2**
Nannette Chandler is seeking a Variance to increase the minimum required south side yard setback from 5 feet to 3 feet to accommodate a new single family residence

Item 15 **600 BLK N. Davis Highway, Lot 1** **OEHPD**
New Construction **OEHC-2**
Nannette Chandler is seeking approval for a new single family residence on the south parcel of 600 BLK N. Davis Highway.

Item 16 **600 BLK N. Davis Highway, Lot 2** **OEHPD**
New Construction **OEHC-2**
Nannette Chandler is seeking approval for a new single family residence on the south parcel of 600 BLK N. Davis Highway.

Item 17 **600 BLK N. Davis Highway, Lot 3** **OEHPD**
New Construction **OEHC-2**
Nannette Chandler is seeking approval for a new single family residence on the south parcel of 600 BLK N. Davis Highway.

Item 18 **70 N. Baylen Street** **PHBD**
Mural / Contributing Structure **C-2A**
The UWF Historic Trust is requesting *final* approval to install a large building wall scape on the parking lot wall of a contributing structure.

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,

A handwritten signature in black ink, appearing to read 'G. Harding', with a stylized, flowing script.

Gregg Harding, RPA
Historic Preservation Planner
Secretary to the Board



PLANNING SERVICES

Architectural Review Board

MINUTES OF THE ARCHITECTURAL REVIEW BOARD

October 17, 2019

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

MEMBERS ABSENT: None

STAFF PRESENT: Gregg Harding, Historic Preservation Planner, Leslie Statler, Senior Planner, Michael Ziarnek, Transportation Planner-Complete Streets, Rusty Wells, Deputy City Attorney, Ross Pristera, Advisor, Ericka Burnett, City Clerk

OTHERS PRESENT: Emaly Allison, James Feehan, Juliana Sims, Austin Tenpenny, Allen Bounds, Charles Kunze, Steven & Elizabeth Steck, Ivo Alcala, Jessica Rundo, Mike Farrell, Kacee Bidnick, Marty Medve, Tom Paux, Dio Perera, Jeff Hogue, Mitchell Hubbell, Scott Sallis, Bobby Switzer, Brittaney London

CALL TO ORDER / QUORUM PRESENT

Chairman Quina called the Architectural Review Board (ARB) meeting to order at 2:00 p.m. with a quorum present and explained the Board procedures to the audience.

Mr. Mead, Ms. Campbell-Hatler and Ms. Villegas were sworn in by the Clerk's Office.

APPROVAL OF MINUTES

Mr. Mead made a motion to approve the September 19, 2019 minutes, seconded by Ms. Campbell-Hatler, and it carried unanimously.

OPEN FORUM – None.

Mr. Wells, Deputy City Attorney, was substituting for Assistant City Attorney Heather Lindsay.

NEW BUSINESS

Item 1

435 E. Zarragossa Street

PHD

Contributing Structure

HR-1 / Wood Cottages

Action taken: Denied.

Walcott Adams Verneuille (WAV) Architects, Inc., is requesting approval for exterior modifications to a contributing structure.

Mr. Perera presented to the Board and stated they proposed folding doors to be stacked in one direction, and the owners wanted to view the architectural details of the back porch; when the doors were opened, they were visible from inside and outside. He also stated it would be heated with a wall unit. Mr. Mead asked what the elevation would look like with the doors open, and Mr. Perera stated they would stack to the corners of the outside porch. He pointed out the exterior would be aluminum

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with the interior painted wood – a Marvin Impact door system. He indicated the owners wanted more privacy from the neighbors on the west side, and they chose to enclose that area from the outside. It was confirmed the porch was not original to the structure and was designed to mimic the front porch. Mr. Salter pointed out this structure was identified as a historic structure since it possessed certain architectural aspects particular to this area. He explained the proposal was covering up the historical style from the outside and not protecting the character of the house. Also, the window-wall system was not something found on a historic type structure, and he could not support the request. He indicated a viable option would be if these were in the architectural elements of the building (the columns, trim and railing), and then it would be less prominent and go towards preserving those architectural elements. Mr. Perera advised that placing them on the inside was more challenging since access was easier from the outside. Chairman Quina stated he had observed French doors in this arrangement between the columns. Mr. Perera explained because it was on the rear of the home, it might be allowed. Mr. Mead asked if they had considered windows, but Mr. Perera explained that would involve extra horizontal supports. Ms. Campbell-Hatler suggested sliding doors, and Mr. Perera stated they would have to be impact rated because of inhabitable space. Ms. Campbell-Hatler did not like the precedent it would establish on a contributing structure for this area. Chairman Quina stated according to Code, the Board had concerns regarding porches being consistent with one single style which is typical to the district. **Mr. Mead made a motion regarding the Code information provided in Section 12-2-10(A)(6) that the proposal did not meet the integrity of the overall style of the building, and this particular style or system was not consistent with the historical treatment of the contributing structure to which the new porch allowed; for this reason, it should be denied. It was seconded by Mr. Salter. With no speakers, the motion carried unanimously.**

Item 2

805 E. Belmont Street

OEHPD

Contributing Structure

OEHC-2

Action taken: Approved with comments.

Ivo Alcalá, Alcalá Architecture, is seeking approval for exterior renovations to a contributing structure. Mr. Alcalá presented to the Board and advised they were going to refurbish the windows on the front, and would replace the side windows with new impact vinyl windows which were more cost effective. He indicated the brand was Silverline by Anderson which had a wood core. Mr. Salter noted the window pattern to be 4 over 4, and homes in this area typically had 2 over 2 or 6 over 6. Chairman Quina pointed out 2 over 2 would be appropriate to match the front original windows. He asked if they could modify the mullion pattern, and Mr. Alcalá stated he would. Mr. Salter advised that typically the mullion pattern should be simulated divided light which would be applied to the exterior. OEH had preferred a wooden door, and Mr. Alcalá was agreeable to that. Mr. Crawford suggested the wood door with stronger shadow lines. Mr. Alcalá questioned the transom above the entry door, and asked to use the vinyl transom from Anderson. Chairman Quina suggested using impact glass since it was an existing frame. Regarding the lattice, Mr. Alcalá stated it would look nicer if they had nice square piers equally spaced with lattice in between, but these piers were not equally placed and uneven. He suggested placing some reveals in front for some interruptions in the lattice. Ms. Fogarty asked about vinyl lattice, and Chairman Quina advised it had been allowed because wood would not last as long. Mr. Salter addressed the new porch with painted brick veneer, and Mr. Alcalá stated the idea was to attach full brick to the base; Mr. Salter did not feel adding the brick was actually necessary in this case. Mr. Mead did not think there was enough lip to use brick. He explained given the features of the neighborhood and simplicity of the house, brick was not necessary. Mr. Alcalá stated if they did use brick, the steps would also match. Mr. Crawford asked for clarification on the lattice, and Mr. Alcalá

explained the lattice would be broken up every 12' with possibly a Hardie panel or just wood frames with lattice. He stated he would get with the contractor so see where the piers were located in regard to the lattice in order to install it the right way. Chairman Quina stated the lattice work might be considered in an abbreviated review. **Ms. Campbell-Hatler made to a motion to approve with the alteration of 2 over 2 windows with exterior mullions on the east/west, wood clad windows on the sides, and impact-rated glass transom over the wood front door. Ms. Fogarty seconded the motion. Chairman Quina clarified that the applicant could use brick if he close. Ms. Campbell-Hatler preferred to maintain the look that is there, and Ms. Fogarty accepted the amendment. The motion then carried unanimously.**

Item 3

200 BLK S. 9th Ave

PHD

New Construction

HC-1 / Brick Structures

Action taken: Approved with comments.

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.

Mr. Bounds presented to the Board and stated they had moved to a conceptual approval because of concerns of the Board. They took as many concerns as they could affordably address to get back to this point. New documents were furnished to the Board for consideration. They also provided pictures of other residences with a similar setup.

Mr. Mead stated the high peak of this particular hip was very distinctive from the typical low hip that was basically fitting within the bounds of the brick parapet structure. Mr. Bounds asked if the Board desired a shallower pitch to the roof or to decrease the overhang, and Mr. Mead explained he didn't understand the rationale of keeping the hip versus going with a parapet roof all around. Mr. Bounds stated the parapet roof all around the building would be \$100,000 extra expense. Chairman Quina commented that the sloped roof was over the two-story section, with the parapet around a three-story section. He suggested lowering the slope to the minimum allowed for an asphalt shingle, and Mr. Bounds agreed that would be completely affordable.

Ms. Steck advised they could add trees to the right of the garage and the other side of the house in between the windows. She referenced the layout of the Edward Jones building and being able to see the roof from the front and side. Mr. Mead stated if it was a shallow enough roof, it would diminish its proportion and fix the problem. Ms. Steck explained there were no historical buildings near them, noting that the whale house had been approved. Mr. Crawford noted that this house was in a transition area, and the feeling of the Board regarding the whale house was that it was an extremely unique approach. He pointed out this house did not have a porch facing the street. Ms. Steck referred to pictures looking at the structure diversity on 9th Avenue that do not have a porch or a wall. She pointed out that nowadays, we are very symmetrical, but homes in the past were not, and they had worked to get a balance from top to bottom and left to right.

Chairman Quina explained that it looked like a warehouse that has been converted, and Mr. Spencer had done this with Jackson's. Mr. Mead explained they had a segmental arch above the top center window and a circular arch at the entrance, and it would be better if that opening was broader. Mr. Crawford preferred seeing warehouse sized windows on all of them or narrow windows on all of them. Chairman Quina felt they would be better to use the segmented arch on the front door. He also suggested working with the back roof, making it functional for them but keeping it as minimal as possible.

Ms. Steck explained the back stairs are now tucked inside the porch, and Chairman Quina agreed this was a more urban solution. Mr. Crawford's concerns were with other houses being narrower, possibly pushing back the appurtenances a few feet, and to consider a segmented arch with wider proportion. Ms. Campbell-Hatler felt more attention was needed on the rear porch to make it more urban and less beach house.

Mr. Mead suggested they look at the doors and the pergola. **With no speakers, Mr. Crawford made a motion for conceptual approval with recommendations that the front façade be looked at so the arches share the same style, that the front entrance and other proportions on the front façade be looked at, that the garden and porch be looked at to potentially be recessed, the rear elevation be looked at from a composition standpoint to give it more urban vertical proportions, and the Board was accepting the relocation of the stairs within the porch framing, and also look at lowering the slope of the roof to mimic other examples downtown to match retrofit roofs. Ms. Fogarty seconded the motion, and it carried unanimously.**

Item 4

599 E. Romana Street

PHD

New Construction

HR-2 / Brick Structures

Action taken: Approved with abbreviated review.

Charles Kunze, Artisan's Architecture, is seeking approval for a new single-family residence.

Mr. Kunze presented to the Board and stated they had responded to the Aragon reviews, and he asked for final approval of the project. Mr. Salter appreciated the complete package. Mr. Mead questioned not carrying the chimney brick to the top. Mr. Kunze explained the clients thought since it was between two houses and around 25' from the front of the house, they did not want the expense of a chimney no one would see. Mr. Mead asked about the eave depth, comparing the tower and the main body, that it might need more depth to look more in proportion with the rest of the upper roof. Mr. Kunze suggested the eave depth be the same as the 2nd floor. Ms. Villegas questioned the railings, and Mr. Kunze explained they had not selected an exact style, but the clients wanted a dark bronze metal to contrast with the lighter mocha color of the home. He indicated it might be ornamental and not completely plain. He also advised the front door would be a high-end solid custom Southern Sash wood door with panels and glass. Mr. Mead explained he would not require the roof overhang but gave it only as a suggestion. **Mr. Mead then made a motion to approve with an abbreviated review on the railings, seconded by Ms. Villegas. With no speakers, the motion carried unanimously.**

Item 5

517 N. Baylen Street

NHPD

Non-Contributing Structure

PR-2

Action taken: Approved with comments.

Lee's Glass & Windows Works is requesting approval to remove and replace all existing windows of a non-contributing structure.

Mr. Farrell presented to the Board and stated the windows were builder's grade aluminum, single pane. After reviewing, some of the windows do not close, and they proposed the impact-rated Shwinco window. They were also proposing a fixed window with no grids. North Hill had no objections. Mr. Crawford emphasized the most important element to the Board was the look. Mr. Farrell stated PGT windows had been approved, but the Shwinco window had a 4" frame, was more commercial and worked better in this location. He explained it was difficult to tell the difference between the two windows. The client had also asked if the metal bars could be removed from the front windows, but they were not sure what would look better. The bars on the two rear windows would remain. Mr. Mead explained the bars were an interesting feature and consistent with the Italianate impression of the structure. Ms. Campbell-Hatler agreed it was an interesting façade and suggested they not mess with it too much. **Mr. Mead made a motion for approval with the conditions and terms of use of vinyl windows under these exceptions: that it is non-contributing, they are replacing aluminum windows not wood, they are 1 over 1 and therefore conventional mullions are not as much a concern. Ms. Campbell-Hatler added they were keeping the shutters and grates, and Mr. Mead agreed. Mr. Crawford asked if this was the color of glass being approved, and it was. Mr. Salter wanted to clarify**

that the position of the window remained recessed as the existing windows, and Mr. Mead accepted the amendment. The motion was seconded by Ms. Villegas, and it carried unanimously.

Item 6

121 S. Palafox Place

PHBD

Contributing Structure

C-2A

Action taken: Denied.

Scott Sallis, Dalrymple Sallis Architecture, is requesting approval for exterior modifications to the rear of a contributing structure.

Mr. Sallis presented to the Board and stated they would be dramatically changing the façade of the BlabTV building, but the first step was to construct the four Airbnb bedrooms on the ground floor and then renovate this elevation and add a second floor. He advised that this building was prepared for that since it had a steel frame and was structurally ready for a second floor. He explained the windows were needed for egress for the residential units. He intended to return with the entire presentation in two or three months.

Mr. Salter agreed that the intent was to address the entire building, and it would receive the treatment it deserved. His issue was what was being proposed to the Board was replacing two windows, which were consistent throughout the structure, with two groupings of windows that were completely inconsistent with the structure, which left a building which was architecturally inconsistent. He asked if a conceptual proposal for the entire development might be easier for reviewing the modifications. Mr. Sallis had explained to the client that this might be a real expectation of this Board, but at that time, they did not want to provide that detail. They asked if the Board could grant these egress windows with the caveat that if what they pledge does not happen, it could be changed within a time limit. Mr. Mead did not think the Board had any authority for that. He agreed with the concern with altering bits and pieces of the façade without a coherent idea about what they would do with the overall structure since that could be used against the Board. Mr. Sallis explained he would not be able to give a conceptual plan by November's deadline, but could come back in two months. However, the clients wanted to finish the residential units by then. Mr. Salter asked if they had considered just replacing the window portions with an egress window for a storefront since that could be a temporary solution to meet the needs of the client but not change the architectural form of the building. Ms. Villegas suggested the streetscape could also be affected by the windows, and there should be intent to preserve the structure. Mr. Sallis explained this was located on the rear of the building, and there was no street front. He emphasized the Code dictates that a bedroom have an egress, and this was the purpose of the request. Mr. Salter pointed out the dark finish and the different window style. **Mr. Salter stated based on the requirements of 12-2-21(F)(2), these windows would compromise the existing architectural style of the building and made a motion to deny the application. Mr. Mead seconded the motion, and with no speakers, it carried unanimously.**

Item 7

904 N. Barcelona Street

NHPD

Contributing Structure

PR-2

Action taken: Denied.

Jeff Hogue is seeking approval for a change of materials on a contributing structure.

Mr. Hogue presented to the Board and explained the original siding was demolished by a fire, and all of the siding would have to be replaced. He requested to use smooth Hardie siding on the garage and new additions and to replace the existing Dutch Cove wood siding on the home with beveled clear cypress siding. He felt this siding would actually be more historic, and they planned to use all materials in the original scale of the structure. He explained the Dutch Cove siding was in pine and prone to rot. Chairman Quina suggested cypress milled to wood novelty siding, but Mr. Hogue pointed out wood was

hard to obtain in the south. Mr. Pristera preferred keeping what was originally on the house; he had observed the siding which looked rough, but stated the majority of the siding should match the main body profile as much as possible. Chairman Quina asked about the Boral product, and Mr. Hogue indicated he was afraid of sourcing and availability for this project. Mr. Harding referenced the North Hill requirements stating “any variance from original materials, styles, etc., shall be approved only if circumstances unique to each project are found to warrant such variances.” Mr. Mead felt this was a variance from the standpoint of materials and some variance in that respect would have to show a substantial hardship. He understood the concerns with sourcing, but that was not something that rises to hardship until there has been something better demonstrated that would not be practicable or feasible and felt it should be the same material. He was not sure of the solution but was not able to approve the request. Chairman Quina asked if they were able to get a source for novelty cypress, that would be something Mr. Mead could approve along with novelty pine. Mr. Pristera added that if the quality of the wood was not good, then he would be willing to look at another option, and he wanted to see more information on the sourcing and the hardship on why they changed the selection of the materials. He was agreeable to the Boral product because of the profile. **Mr. Mead made a motion to deny the request on the grounds it was not consistent with the original material and the visual impact, and the Board had not heard the necessary information to treat it as a hardship variance. The motion was seconded by Ms. Villegas, and with no speakers, the motion carried unanimously.**

Item 8

3 W. Garden Street

PHBD

Signage

C2-A

Action taken: Approved with comments.

Brix Design is requesting approval for a new blade sign located on the corner of S. Palafox Street and W. Garden Street. A similar corner blade sign was approved by this Board in January 2019 for 101 E. Intendencia (Angelena’s Ristorante Italiano). However, the Abbreviated Application for this project was referred to the Full Board in October 2019 with concerns that it may conflict with the historical character of the district, building and intersection.

Mr. Paux presented to the Board and stated the sign would have routed push through letters with an opaque background. The perimeter has exposed LED bulbs along the logo and bottom portion. Mr. Salter explained signage had been approved as internally lit but not internally illuminated since the letters are the only objects shining through, and the body of the sign is not. He also pointed out the signage at Southtowne was of the same type. Mr. Mead pointed out the minimization of signage on the Blount building. Mr. Pristera was concerned with the corner location and with the extent of the renovation to bring it back to what it was, and getting all the tenant signage correct was very important. He offered there was a clear banding above the window for the location of previous signage. He suggested flat signage on both corners above the windows on both corners which would be more period appropriate. Mr. Crawford agreed with this approach. Chairman Quina liked the blade sign, and Mr. Paux indicated they wanted something unusual to bring attention to the building. Ms. Villegas pointed out the signage should address the period of the building. She loved the sign but not for this building.

Mr. Pristera advised he had seen more requests for blade signs at corners and wanted to make sure we didn’t flood the downtown area. Ms. Villegas commented on the different building types which give downtown the eclectic atmosphere. Mr. Paux asked for suggestions from the Board possibly with blade signs on both elevations. Mr. Mead thought the blade sign was problematic since that had never been used on this building, and it anchored that downtown intersection. Mr. Pristera indicated they were offering more signage, and there was a perfect example on the building at the end of Garden. Ms. Campbell-Hatler felt the signage disrupted the silhouette of the building. Mr. Switzer explained the

clients were looking for an iconic sign and understood it was not 1907 vintage, but there had been blade signs up and down that street. They were trying to be super-efficient with a simple sign on both corners below the cornice.

Ms. Fogarty liked the sign and did not feel it disrupted the silhouette of the building and was leaning toward keeping it as presented. She felt it would be more dramatic when lit, and it was a good solution, and there was something less permanent seeing it executed this way. Mr. Mead stated his visceral reaction to the blade sign was that he understood what they were going for visually. He was looking for precedent to back that up but could not find it and was going with the objections of the precedent. **Mr. Mead then made a motion to approve, seconded by Ms. Fogarty. Mr. Salter asked that they approve without the lower lightbulbs in the area around the word "Lounge," and Mr. Mead and Ms. Fogarty accepted the amendment. The motion carried 6 to 1 with Ms. Villegas dissenting.**

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*.

- **1100 E. Yonge Street (review example not meeting NRHP criteria)**
- **916 E. Yonge Street (for review)**

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. Mr. Harding explained this ordinance pertained to structures 50 years old or older to be reviewed in some capacity by the ARB to determine if they were historically significant. If the structure was determined to be historically significant, the ARB would be able to place a delay period on that demolition. He furnished a flowchart demonstrating how the process would work and provided an Abbreviated Review form for the Historic Structures Demolition Review developed for this specific review. If the structure was deemed to be significant or potentially significant, it would come before the Board for a full review process. If it was determined significant, it would go through a delayed process; if not significant, the applicants would obtain a permit for demolition. The delay period would also allow or invite the applicant to talk about alternatives to demolition. He emphasized the decision of the Board would be based purely on deeming it a historic structure. Mr. Mead explained it would have to fit the criteria of historic preservation, and a delay would be proposed on those grounds.

Mr. Harding presented two historic structures which had gone through this process within the last week. The Abbreviated Review packet for 1100 E. Yonge Street was given to the Board as an example. He advised there were 80 permitted demolitions in 2018 that were 50 years or older. Mr. Pristera explained once he received the application from Mr. Harding, he had a ticking clock to do some basic research of the properties for names, ownership, history of significance and a quick look at the neighborhood to determine if it was the best example of that architectural style. He indicated it would be easier if we did district surveys, but an evaluation tied to a single house made it hard to say that one building was significant in itself enough to delay the process. He explained with the 916 E. Yonge Street structure, it was old but had gone through a number of changes, and there were some missing features. He could not find enough to base it off of if the determination was challenged. Mr. Mead offered that the test was not necessarily that it had lost all of its historically accurate features. The question would be was it still in a condition that if you replaced the historically accurate features, would it still be contributing.

Chairman Quina pointed out the Board was missing the focus of this. As directed by City Council, it was not to prevent the demolition of these houses, but the whole basis was to create an additional resource that when informed of future projects, we are possibly salvaging some of the historic character that remains, or maybe we are documenting this to a particular architect. He agreed with delaying the process to further determine its status and possible salvaging. Mr. Harding pointed out it was a way to inform the public of what would be going down in the future and what the community would lose. He explained the ordinance needed some attention in places as the process goes forward in development, but the process was meant to catch really significant buildings that are not protected by historic preservation districts. He indicated these items would be referred to the Board in the same manner as Abbreviated Reviews.

Mr. Tenpenny addressed the Board on 916 E. Yonge and explained the property had been neglected for so long, and it contained asbestos siding. He indicated it could probably be rehabbed for a substantial amount of money, but he did not observe any salvageable materials. The material had been exposed to the elements because the windows were not sealed. For clarification, Mr. Harding stated the whole review process could not take more than 120 days; there is an allowed 60-day period between the application for the demolition permit and full Board review. **Chairman Quina advised he was signing the Abbreviated Review so the applicant did not have a delay.** However, he wanted to get with Mr. Pristera and Mr. Tenpenny to discuss some way of salvaging the materials. Mr. Tenpenny was agreeable to accommodating that request.

Mr. Harding explained the decision of the Board was to approve or deny that the structure is historically significant and needs a delay period or it is historically significant and does not need a delay period, or it is not historically significant. **Based on the discussion today, Chairman Quina did not believe there was enough of the historic fabric that would support criterion No. 3. Mr. Crawford made a motion that the application did not meet the criteria for delay of demolition, seconded by Mr. Salter, and it carried unanimously.**

Ms. Campbell-Hatler asked that the application be changed visually for easier processing. Mr. Pristera also explained he had to meet the National Register requirements for criteria in determining historic structures and would try to work with the owners to evaluate what could be salvaged. Mr. Harding advised citywide, there were 9,000 structures currently 50 years or older for consideration in demolition. He also indicated the City was looking at internships to conduct surveys based on the demolition ordinance with possible grants to support the process.

OPEN FORUM – None

ADJOURNMENT – With no further business, the meeting adjourned at 5:08 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Gregg Harding', with a stylized flourish at the end.

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: November 13, 2019

SUBJECT: New Business - Item 1
813 E. La Rua Street
OEHPD / OEHR-2
Contributing Structure

BACKGROUND

Pat Meusel and Susan Ford are requesting approval to install a front porch railing to a contributing structure and to construct a nonresidential accessory structure in the rear. The front porch railing will be made of wood and will be designed to match existing railings in the neighborhood. Please note that the photograph in the Florida Master Site File packet shows front porch railings which are similar to the proposed project. An accessory structure will also be constructed in the southeast corner of the property. The new shed will measure 12' by 12' and will be designed to complement the main residence with a board and batten exterior, a 5V crimp roof, and a repurposed wood window. The shed door is proposed to be a simple solid wood or steel door, with steel being the preferred material if allowed.

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*

Sec. 12-2-31 *Accessory structures use and structure standards*

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

Page 1
☒ original
☐ update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

Site 8 ES 02126
Recorder # _____

SITE NAME John L. Myrick House
HISTORIC CONTEXTS Post-Reconstruction
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO 3226
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 813 East LaRua St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, S side of E. LaRua St.
between N. 8th St. and N. 9th Ave.
SUBDIVISION New City Tract BLOCK NO 61 LOT NO 40
PLAT OR OTHER MAP county appraiser's atlas sheet #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 _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L Unknown
BUILDER: F _____ M _____ L Unknown
CONST DATE 1896 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

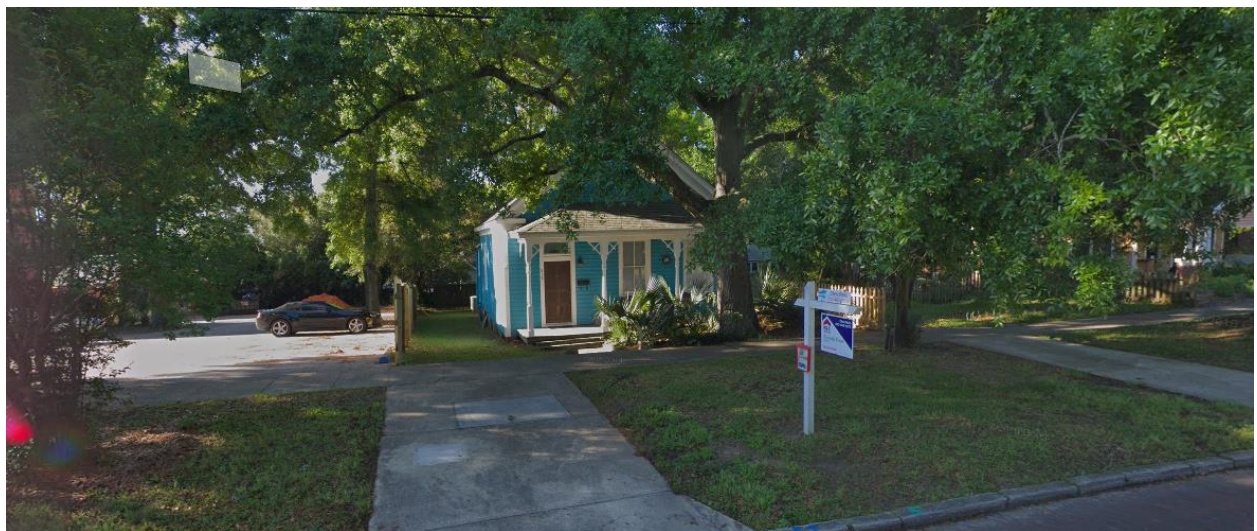
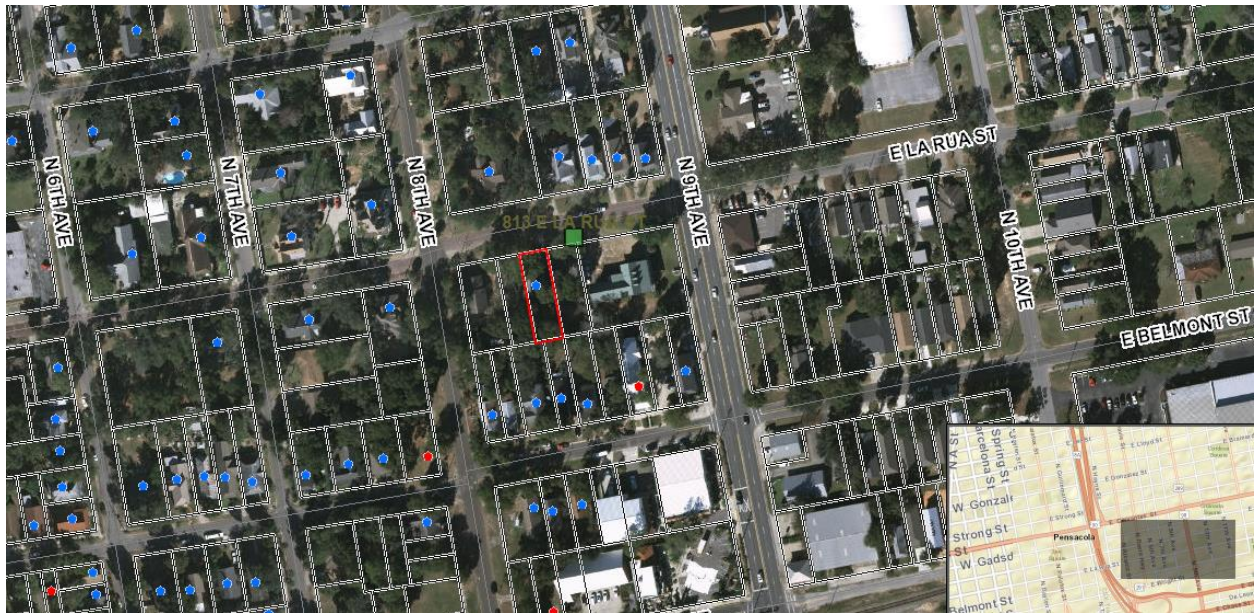
STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) drop siding
FOUNDATION: TYPE pier MATLS brick
INFILL none
PORCHES n/porch/turned wood columns/3/s
ROOF: TYPE gable SURFACING composition shingles
SECONDARY STRUCS. porch, gable, shed
CHIMNEY: NO 2 MTLS brick LOCNS NW: offset, lateral SW: offset,
WINDOWS SHS, 6/6 alum.; DHS, 2/2 wood; transom over door, /light lateral
EXTERIOR ORNAMENT wood-turned spindle corner pieces, decorative cornice wood 1x1 (s
CONDITION good SURROUNDINGS residential [narrative)
NARRATIVE (general, interior, landscape, context; 3 lines only)
pickets w/flat 1/2"x4" railing
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 _____



813 E. La Rua Street



ARCHITECTURAL REVIEW BOARD APPLICATION

DATE: 10/7/2019 UPDATED 10/28/2019

PROJECT ADDRESS: 813 E. LaRue St., Pensacola FL 32501

Application Type:

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

Application Fee:

\$50
\$250
\$250

Project Description: (Use additional pages if necessary)

① Add ^{32"} ~~24"~~ H short porch railing w/ turned posts to front porch. Will include removable entry gate section. Main purpose - to secure small pet when owners are on porch.

② 12x12
10x10 Exterior Shed - constructed of board & batten siding w/ galvanized steel roof. Unit will be removable on skids in rear corner of lot. No electric or plumbing. Will have one door & one window.

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)

SUSAN BUCK

NAME

615 973 8954

TELEPHONE #

813 E. LA RUE ST

ADDRESS

PENSACOLA

CITY

FL

STATE

32501

ZIP CODE

Susan Buck

SIGNATURE

10/7/2019
DATE

813 East La Rua Street

Front Porch Railing and Back Storage Shed Projects

Front Porch Railing

Decorative front porch railing with historic spindles and removable front gate section

- Design, materials, and color will approximate existing neighborhood porch railings
- Removable gate section will only be in place when family dog is on the front porch. One piece section will slide in and out of wood grooves/channels on the columns to either side. Groove/channel will be designed to be inconspicuous when front gate section is not in place.
- Top and bottom rails and spindles to be pressure treated lumber
- Color will match the existing front porch columns (white)
- Height of railing from top to bottom will be approximately 32 inches
- Bottom rail in approximately 1 inch from porch deck
- Spindles will be spaced apart at approximately 4 inches
- See illustrations for additional details

Back Storage Shed

A moveable wooden storage shed without utilities (electric/plumbing) on the back of our property

- 12 feet by 12 feet
- Approximately 15 feet high with a 5/12 pitched roof
- Footprint will be approximately 5 feet from the side and back property lines
- Shed foundation will be raised on 4x4s and removable via bolts
- Board and batten exterior
- Flooring/deck will be exterior plywood
- Roofing will be galvanized steel 5V crimp
- Gable orientation will match existing home - facing towards street
- One window (approx. 30" x 36") on the front wall (under gable). To repurpose/reframe an existing antique window in a closed configuration (see illustration).
- One door (approx. 36" x 80") on side wall under eave. Wood or steel, prehung, with right hand outswing.
- Shed exterior color will be a light green (seagrass) similar in shade to the home's front screen door. (see illustration). Window trim, door trim, and door will be dark green or white (TBD).

Property owners contact:

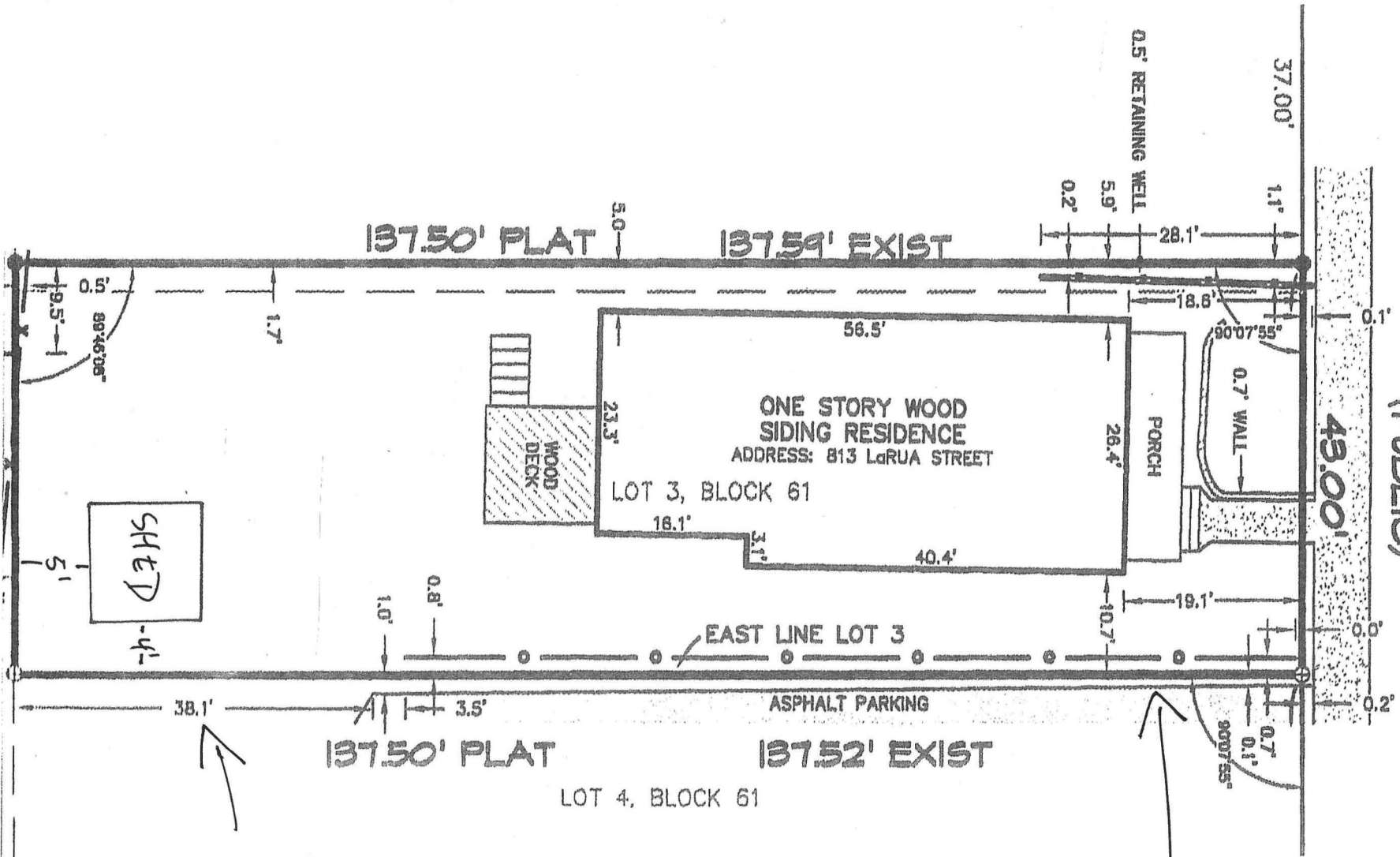
Pat Meusel 615.943.4208

Susan Ford 615.973.8954

2019 10 28

LA RUA STREET 80' R/W

(PUBLIC)



Project 1

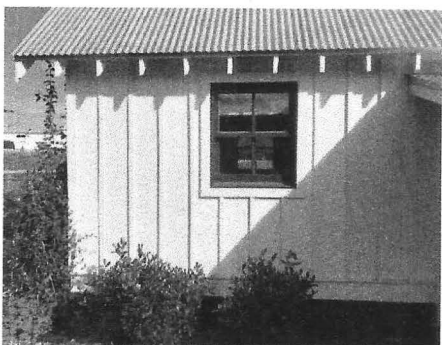
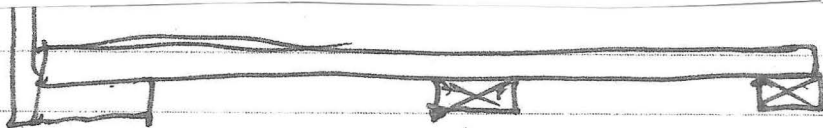
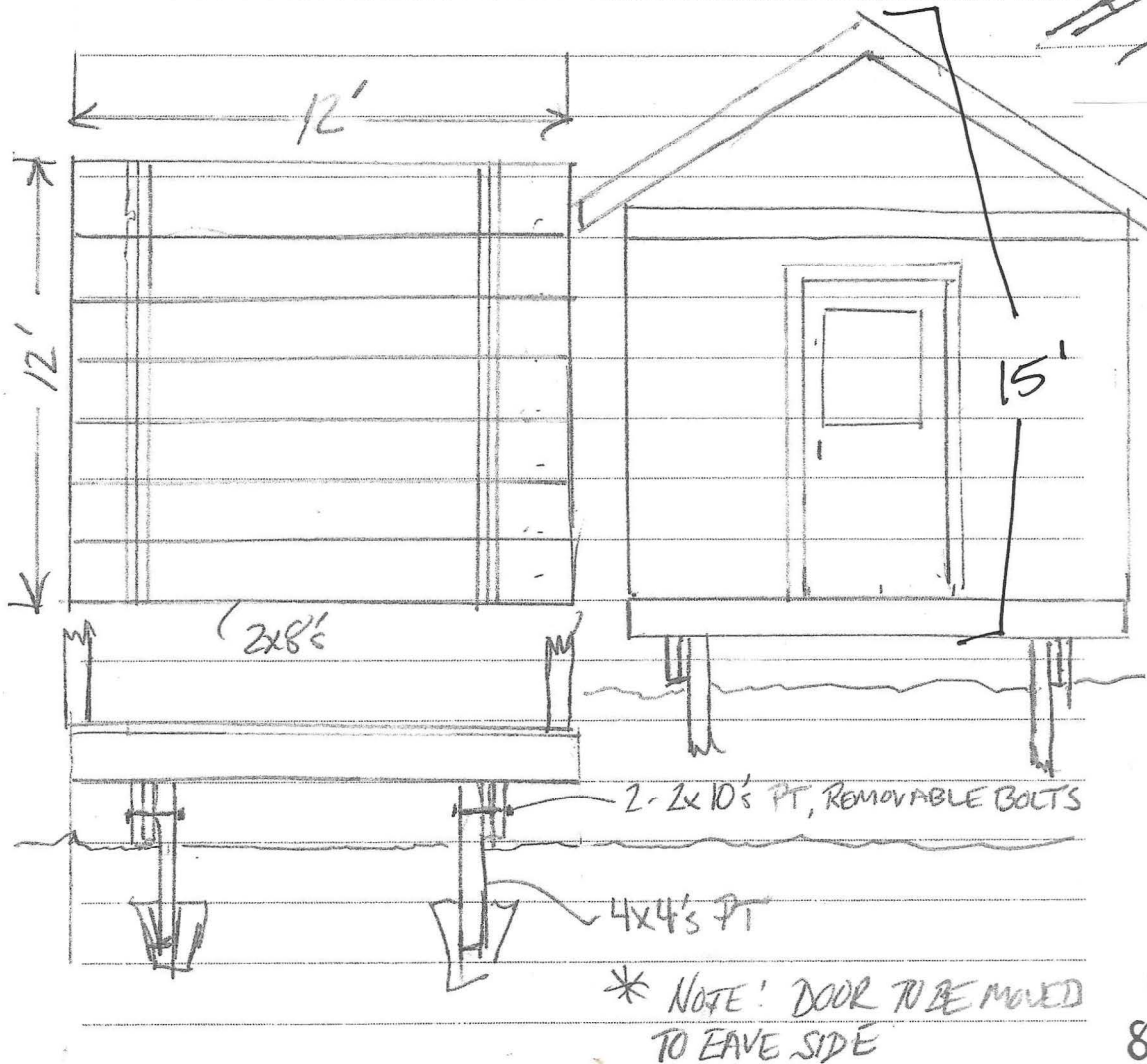
DECORATIVE
PORCH
RAILING

Project 2

12 x 12
SHED

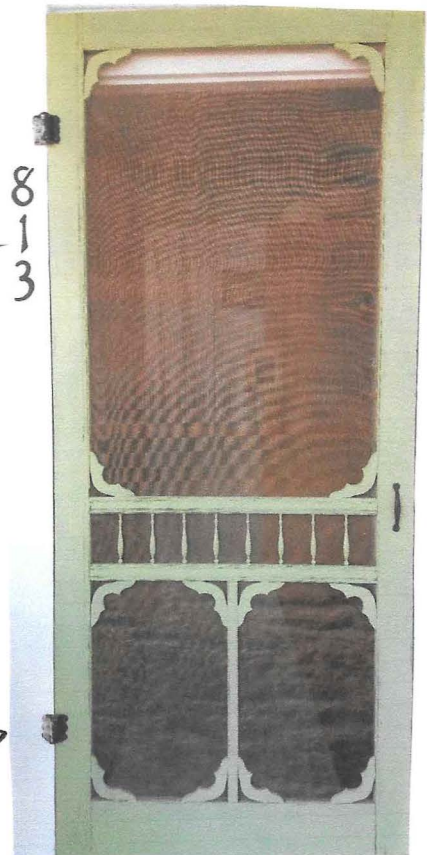


12ft x 12ft Movable Shed
 Board & Batten Exterior, Eaves on 2 sides
 DECIL = EXTERIOR PLYWOOD
 ROOFING = GALVANIZED STEEL S V CRIMP



EXAMPLE

SHED
 EXTERIOR
 COLOR
 SEAGRASS







PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 2
116 and 118 S. Baylen Street
PHBD / C-2A
Contributing Structure

BACKGROUND

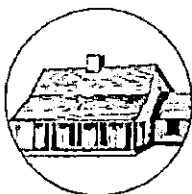
Scott Sallis, Dalrymple Sallis Architecture, is seeking approval for exterior modifications to a contributing structure and additions to a currently vacant space. The proposed changes include improvements to the landscape and hardscape features including new concrete pavers, a new 6' rear wood fence, and new planters to accommodate a future temporary event space. Additionally, a fiberglass door and new brick veneer will be added to the building's south elevation.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-21 *Palafox Historic Business District*, specifically subsections (F(4)(e), (g), and (h) *Exterior walls, Walls and fences, and Landscaping and screening*

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8: **ES03699**

Field Date: 8-21-2011

Form Date: 8-29-2011

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) 118 S. Baylen St Pensacola, FL 32501 Multiple Listing (DHR only) _____
 Survey Project Name Downtown Pensacola Historic Business District Survey # (DHR only) _____
 National Register Category (please check one) ☐ building ☐ structure ☒ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 118 Direction S Street Name Baylen Street Type Street Suffix Direction _____
 Cross Streets (nearest/between) E. Side between W. Intendencia St and W. Romana St
 USGS 7.5 Map Name PENSACOLA USGS Date 2009 Plat or Other Map _____
 City / Town (within 3 miles) Pensacola In City Limits? ☒ yes ☐ no ☐ unknown County Escambia
 Township 2S Range 30W Section 46 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 000S009001002179 Landgrant _____
 Subdivision Name Old City Tract Block 26 Lot pt 179
 UTM Coordinates: Zone ☒ 16 ☐ 17 Easting 479178 Northing 3364303
 Other Coordinates: X: 30.410584 Y: -87.2167879 Coordinate System & Datum NAD83/WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1946 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: _____ From (year): _____ To (year): _____
 Current Use: _____ From (year): _____ To (year): _____
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address: _____
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature: _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature: _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

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

Distinguishing Architectural Features (exterior or interior ornaments) _____

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date

Init.

KEEPER - Determined eligible: ☐ yes ☐ no

Date

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

DESCRIPTION (continued)

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

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

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

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

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

HPPB P.82.34 Frame 24

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

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

DOCUMENTATION

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

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

RECORDER INFORMATION

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

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

Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



LEGAL SERVICES
of North Florida, Inc.

118

118 S. Baylen Street



Gregg Harding

From: Shadia Jaramillo <shadia@dalsal.com>
Sent: Wednesday, October 30, 2019 4:49 PM
To: Gregg Harding
Cc: Scott Sallis; Dean Dalrymple
Subject: Bottle Shop ARB

Good afternoon Gregg,

I talked to Scott and the wood fence at the rear of the lot is 6' tall. The gate as discussed will be matching the fence as seen on the image in the package.

Please let us know if you have any questions.

Thank you,

Shadia Rassoul J., Assoc. AIA

Graduate Architect

Dalrymple | Sallis Architecture

[850-470-6399](tel:850-470-6399)

[503 E. Government St.](#)

[Pensacola, FL 32502](#)

www.dalsal.com



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

**Architectural Review Board Application
Full Board Review**

Application Date: 10-29-2019

Project Address: 118 S. BAYLEN ST.

Applicant: Dalrymple Sallis Architecture

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

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

Property Owner: Ian Kaple

(If different from Applicant)

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

Application is hereby made for the project as described herein:

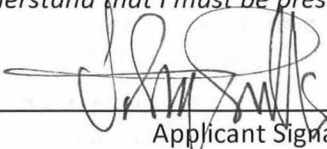
- ☐ Residential Homestead – \$50.00 hearing fee
☒ Commercial/Other Residential – \$250.00 hearing fee

** 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:

The work consists of the installation of new concrete pavers, wood fence and gate, new door connecting outdoor space to existing Bottle Shop and addition of corten planters, so as to create an outdoor event space.

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

10/28/2019
Date

Date: Tuesday, October 29, 2019

Project: Bottle Shop
118 S. BAYLEN ST.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

Existing Site Conditions



South View of Site



South view of Site



Rear View of Site



Rear View of Site



Rear View of Site



View of Existing Adjacent Building Wall



Rear View of Site



Front View of Site

Exterior Color Schedule – Bottle Shop

Date: Tuesday, October 29, 2019

Project: Bottle Shop
118 S. BAYLEN ST.
Pensacola, FL 32502

Recipient: Architectural Review Board – City of Pensacola

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Wood Fence	TBD	"SW 3524 CHESTNUT"
Pavers	TBD	Square Gray Concrete Patio Stone
Brick elev.	Acme Brick	Brick to match existing @Bottle Shop front
Wood Gate	TBD	"SW 3524 CHESTNUT"
Cover (Location for occasional temporary event tent)	TBD	TBD by Owner
Planters	TBD	Corten Steel

COLOR - MATERIALS

BRICK



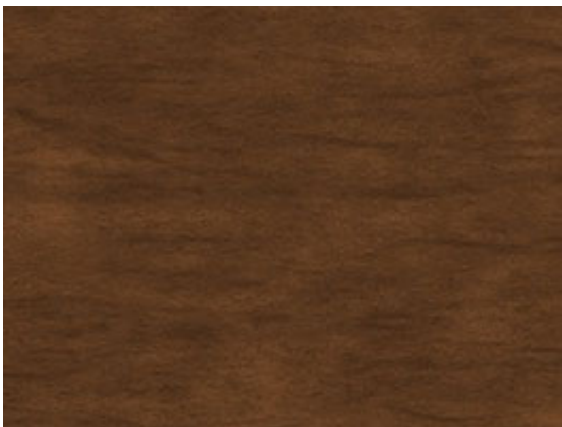
Brick to match existing at Bottle Shop front elevation.

PAVERS



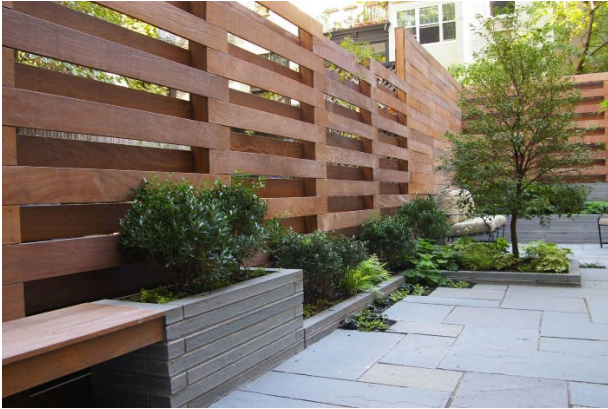
Square Gray Concrete Patio Stone (Common: 12-in x; Actual: 11.7-in x 11.7-in)

SOLID BODY STAIN



SW 3524 CHESTNUT

PRIVACY FENCE



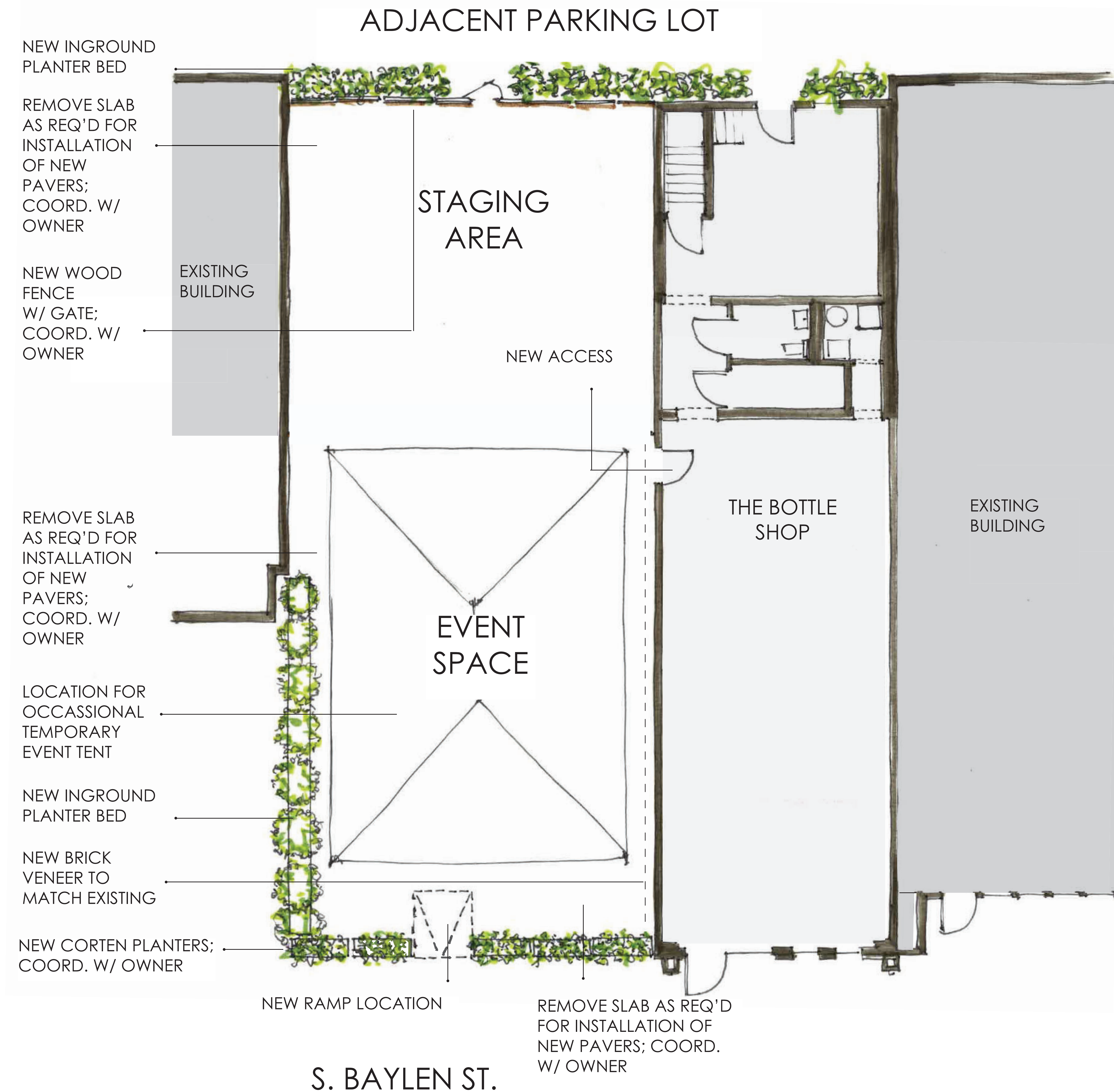
DESIGN-PRO™ FIBERGLASS EXTERIOR DOOR: FIR FULL VIEW GLASS PANEL (PAINTED) SW 3524 CHESTNUT



PLANTERS

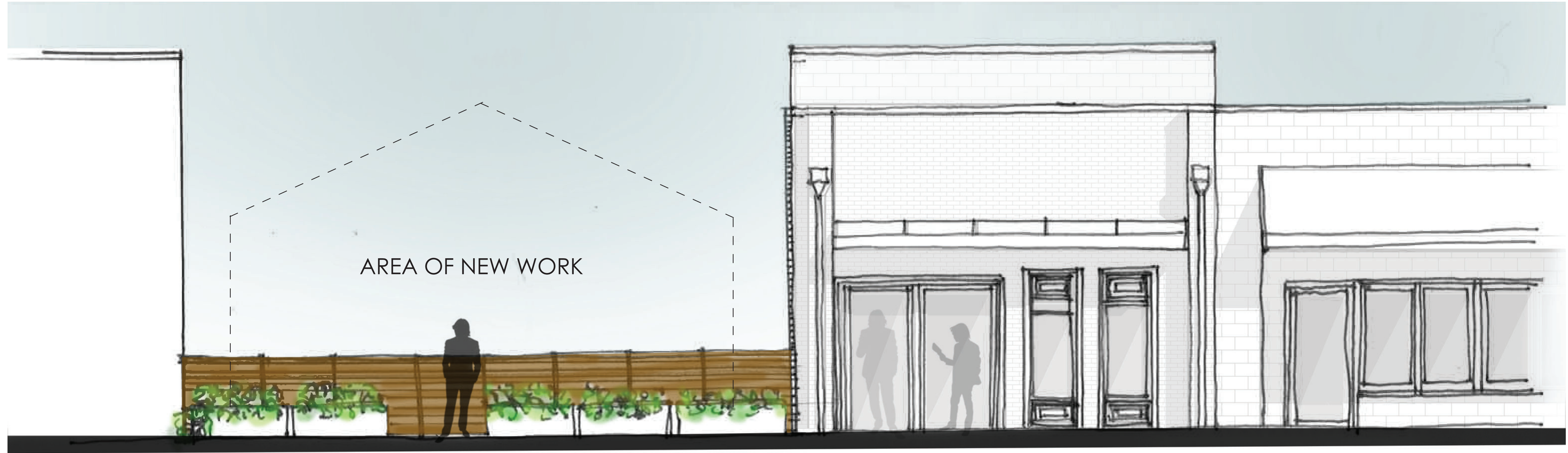


Corten Steel Planters

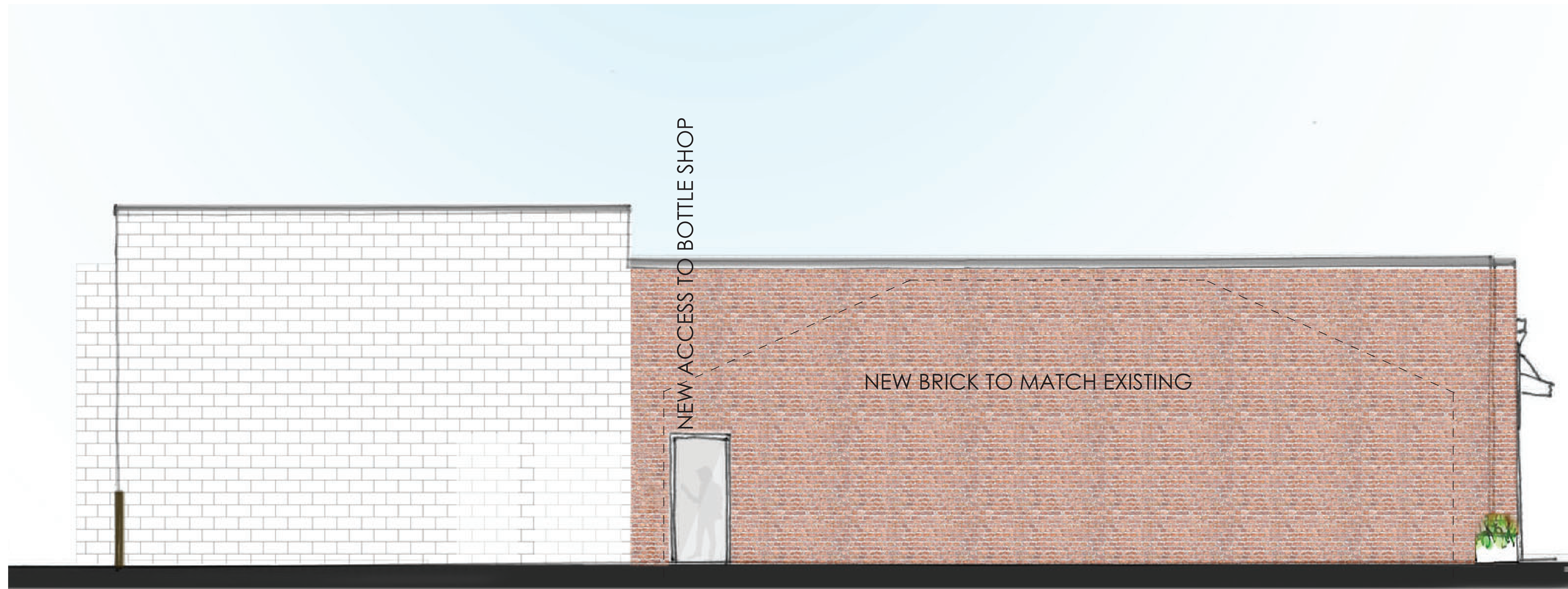


10-25-19

BOTTLE SHOP REST.
118 S. BAYLEN ST. - PENSACOLA FL.



BOTTLE SHOP FRONT ELEVATION



BOTTLE SHOP SIDE ELEVATION

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 3
435 E. Zarragossa Street
PHD / HR-1 / Wood Cottages
Contributing Structure

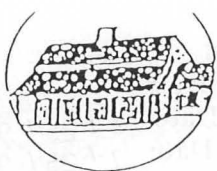
BACKGROUND

Walcott Adams Verneuille (WAV) Architects, Inc., is requesting approval to enclose a recent rear addition on a contributing structure. This request was denied by the Board in October 2019. The current revisions show new impact-rated casement window units built within the architectural elements of the porch and on the interior of those features. Glass doors with a fixed transom will also be added to the east elevation and a section of matching infill siding will be added to the west. The proposed windows and doors will be equal to Marvin clad ultimate products with aluminum exteriors and painted wood interiors.

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*
specifically Sec. 12-2-10(A)(6)(d) *Porches*



HISTORY

CONSTRUCTION DATE 1890 CIRCA ☒yes ☐no

ARCHITECT: (last name first) UNKNOWN

BUILDER: (last name first) UNKNOWN

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

ORIGINAL USES (give dates) RESIDENCE

INTERMEDIATE USES (give dates) _____

PRESENT USES (give dates) RESIDENCE

OWNERSHIP HISTORY (especially original owner) 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
SHPO NR ELIGIBILITY	LOCAL DESIGNATION	y	n	pe	n	Date	1/1/1
DELIST DATE	Local office					Date	1/1/1

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



October 2019 ARB Minutes (Item 1 Section Only)

NEW BUSINESS

Item 1

435 E. Zarragossa Street

PHD

Contributing Structure

HR-1 / Wood Cottages

Action taken: Denied.

Walcott Adams Verneuille (WAV) Architects, Inc., is requesting approval for exterior modifications to a contributing structure.

Mr. Perera presented to the Board and stated they proposed folding doors to be stacked in one direction, and the owners wanted to view the architectural details of the back porch; when the doors were opened, they were visible from inside and outside. He also stated it would be heated with a wall unit. Mr. Mead asked what the elevation would look like with the doors open, and Mr. Perera stated they would stack to the corners of the outside porch. He pointed out the exterior would be aluminum with the interior painted wood – a Marvin Impact door system. He indicated the owners wanted more privacy from the neighbors on the west side, and they chose to enclose that area from the outside. It was confirmed the porch was not original to the structure and was designed to mimic the front porch.

Mr. Salter pointed out this structure was identified as a historic structure since it possessed certain architectural aspects particular to this area. He explained the proposal was covering up the historical style from the outside and not protecting the character of the house. Also, the window-wall system was not something found on a historic type structure, and he could not support the request. He indicated a viable option would be if these were in the architectural elements of the building (the columns, trim and railing), and then it would be less prominent and go towards preserving those architectural elements. Mr. Perera advised that placing them on the inside was more challenging since access was easier from the outside. Chairman Quina stated he had observed French doors in this arrangement between the columns. Mr. Perera explained because it was on the rear of the home, it might be allowed. Mr. Mead asked if they had considered windows, but Mr. Perera explained that would involve extra horizontal supports. Ms. Campbell-Hatler suggested sliding doors, and Mr. Perera stated they would have to be impact rated because of inhabitable space. Ms. Campbell-Hatler did not like the precedent it would establish on a contributing structure for this area. Chairman Quina stated according to Code, the Board had concerns regarding porches being consistent with one single style which is typical to the district. **Mr. Mead made a motion regarding the Code information provided in Section 12-2-10(A)(6) that the proposal did not meet the integrity of the overall style of the building, and this particular style or system was not consistent with the historical treatment of the contributing structure to which the new porch allowed; for this reason, it should be denied. It was seconded by Mr. Salter. With no speakers, the motion carried unanimously.**



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 / 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".

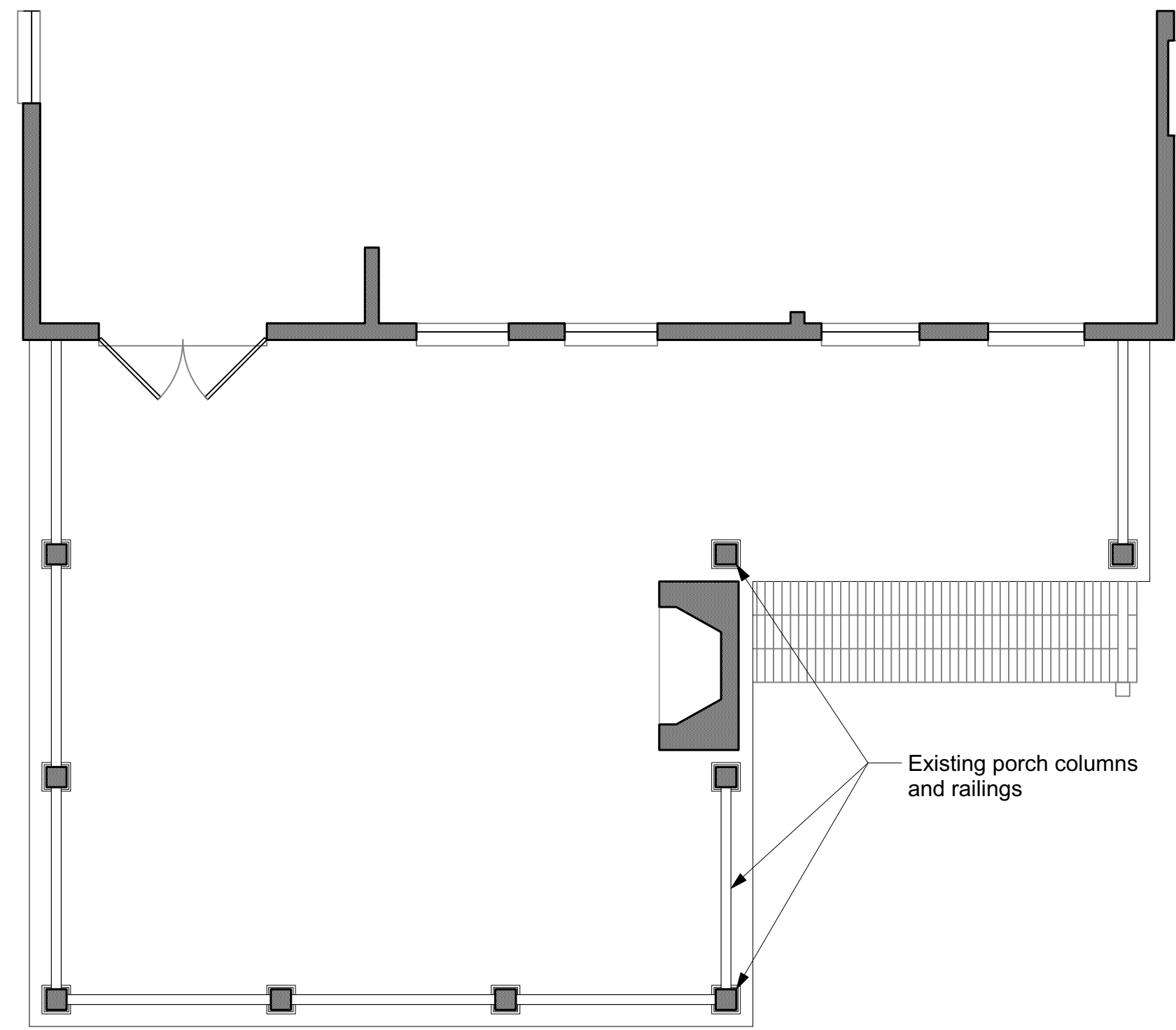
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

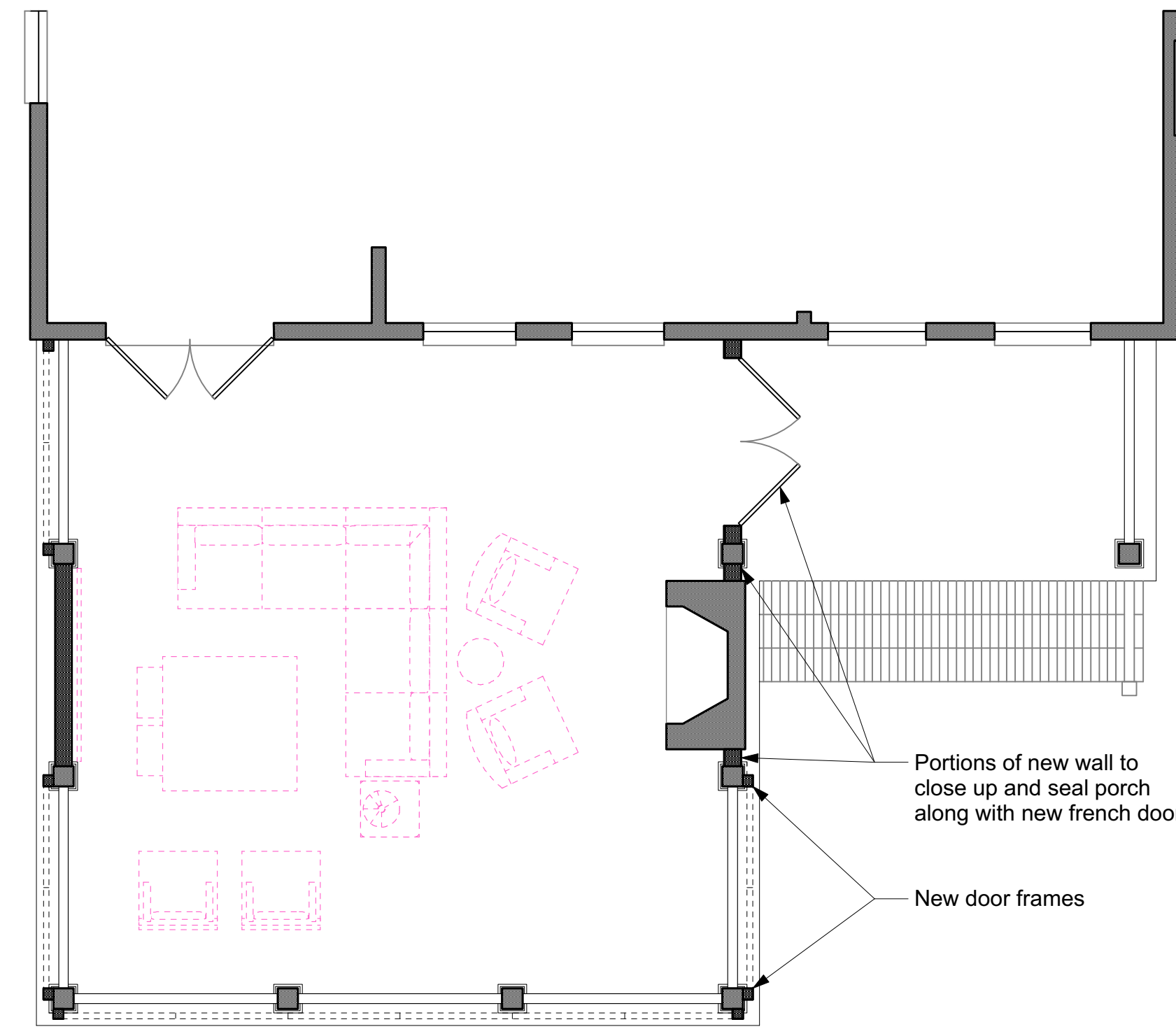
Sec. 12-2-10(A)(6) *PHD, Restoration, rehabilitation, alterations or additions to contributing structures*

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

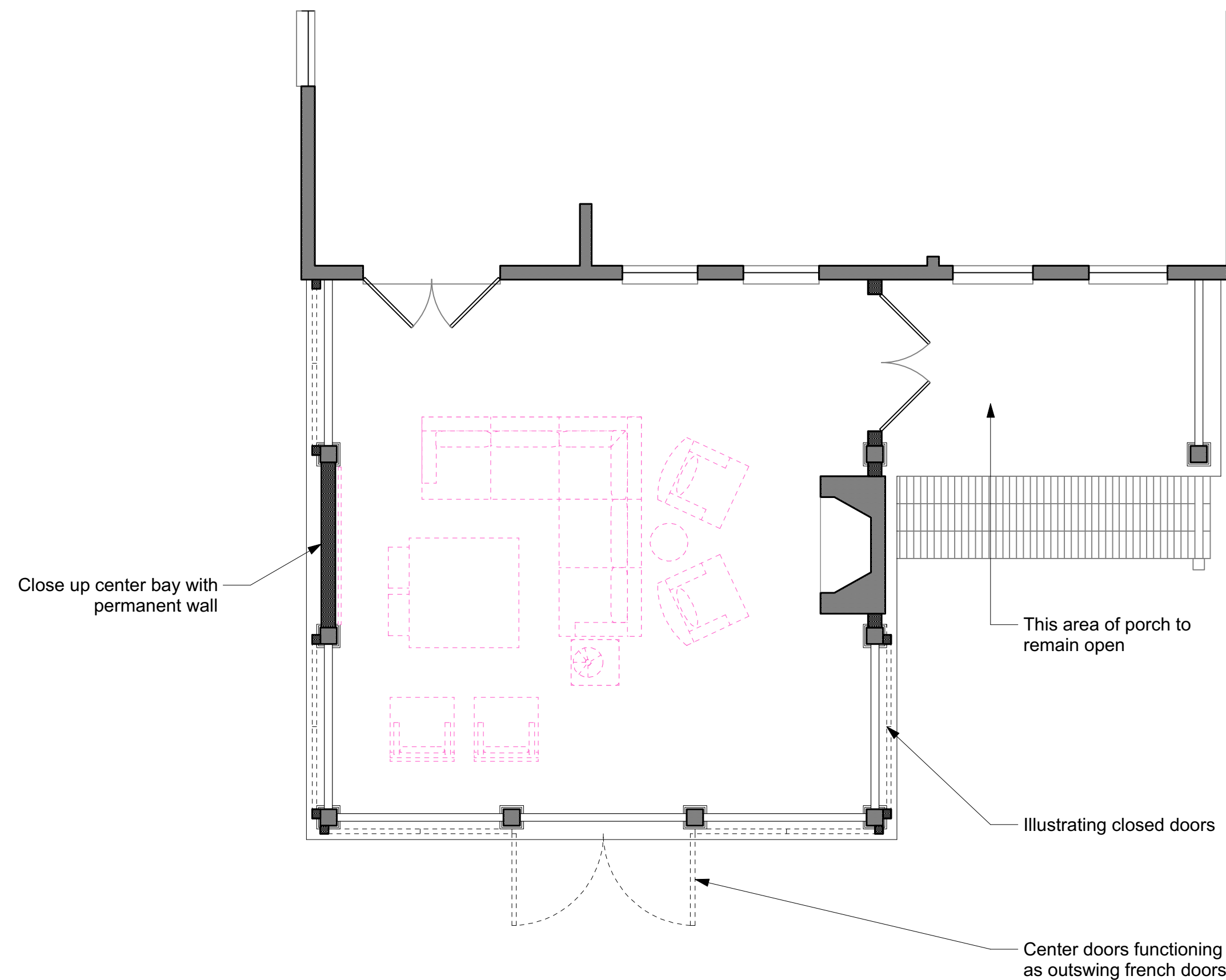
222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com



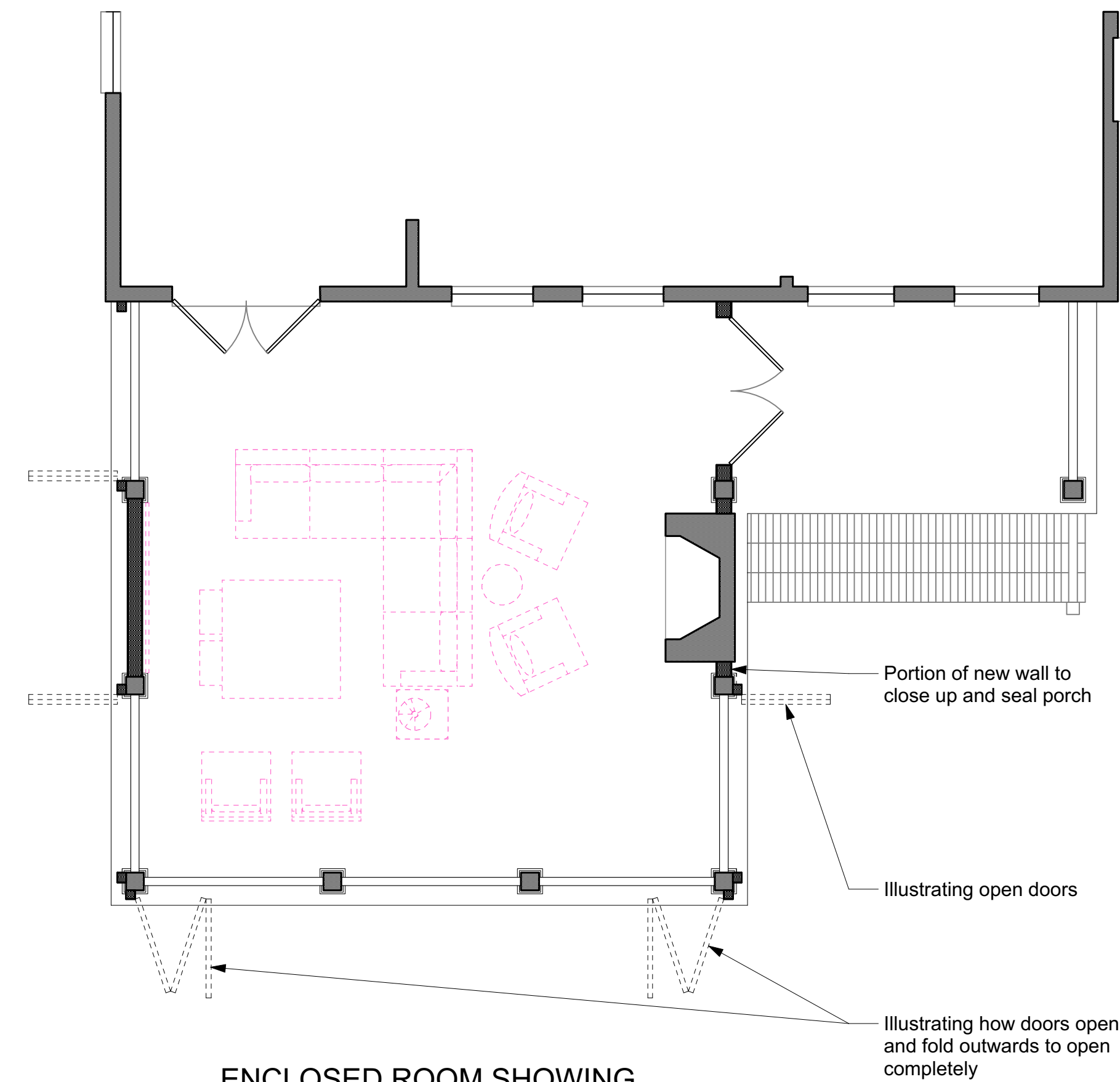
EXISTING OPEN BACK PORCH



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

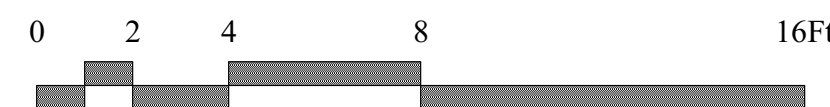
SQUARE FOOTAGE:	
Existing Living	1,627 SF.
Existing Front Porch	154 SF.
Existing Rear Porch	525 SF.
New Living	2,051 SF.
New Rear Porch	88 SF.

October 2019 ARB



1
A1.1

Partial Floor Plans
1/4"=1'-0"



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

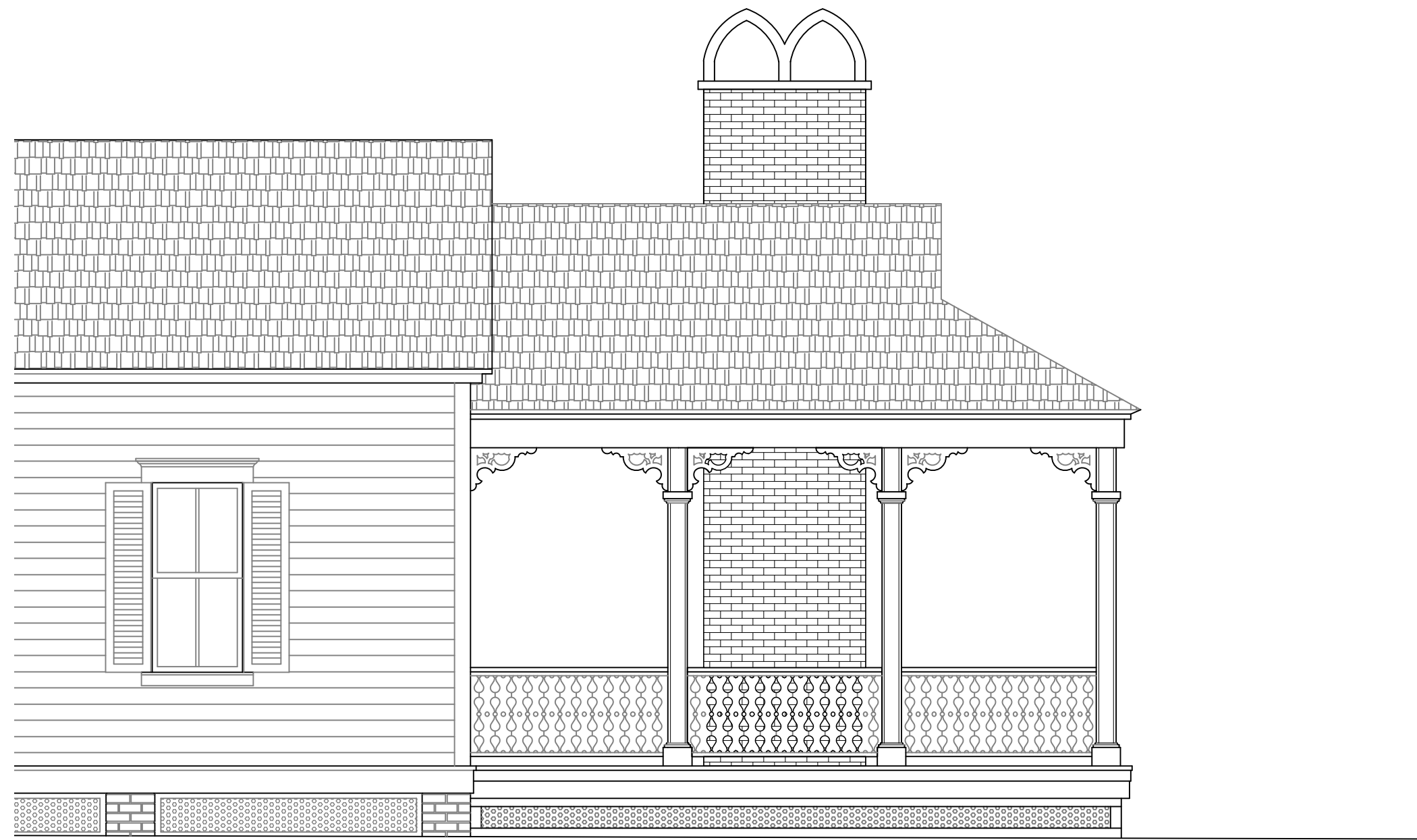
Date	October 17, 2019
Revised	
Revised	
Revised	
Drawn	
Checked	
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A1.1

Partial Floor Plans



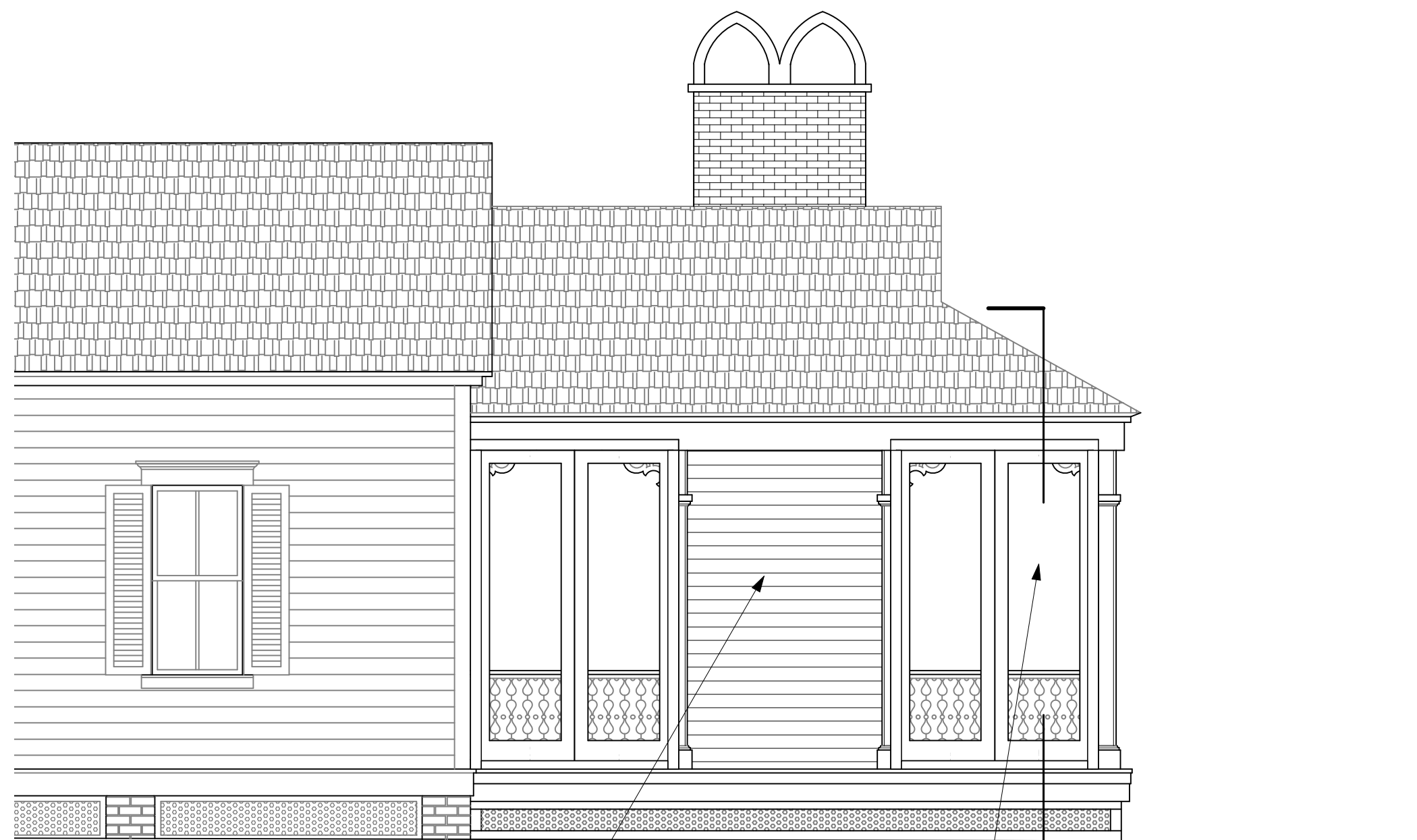
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EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



Area to infill and close up with new insulated wall. Match existing exterior siding

New exterior impact-rated folding door system

2
A3.2

WEST ELEVATION SHOWING
FOLDING DOOR SYSTEM
WITH ALL FOLDING DOORS CLOSED



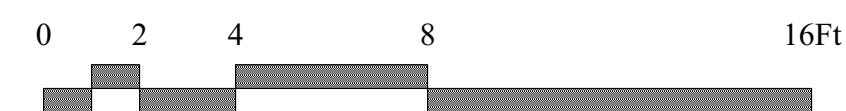
New exterior impact-rated folding door system

2
A3.2

SOUTH ELEVATION SHOWING
FOLDING DOOR SYSTEM
WITH ALL FOLDING DOORS CLOSED

October 2019 ARB

1
A3.1 Back Porch Elevations
1/4"=1'-0"



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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

Revised

Revised

Revised

Drawn

Checked

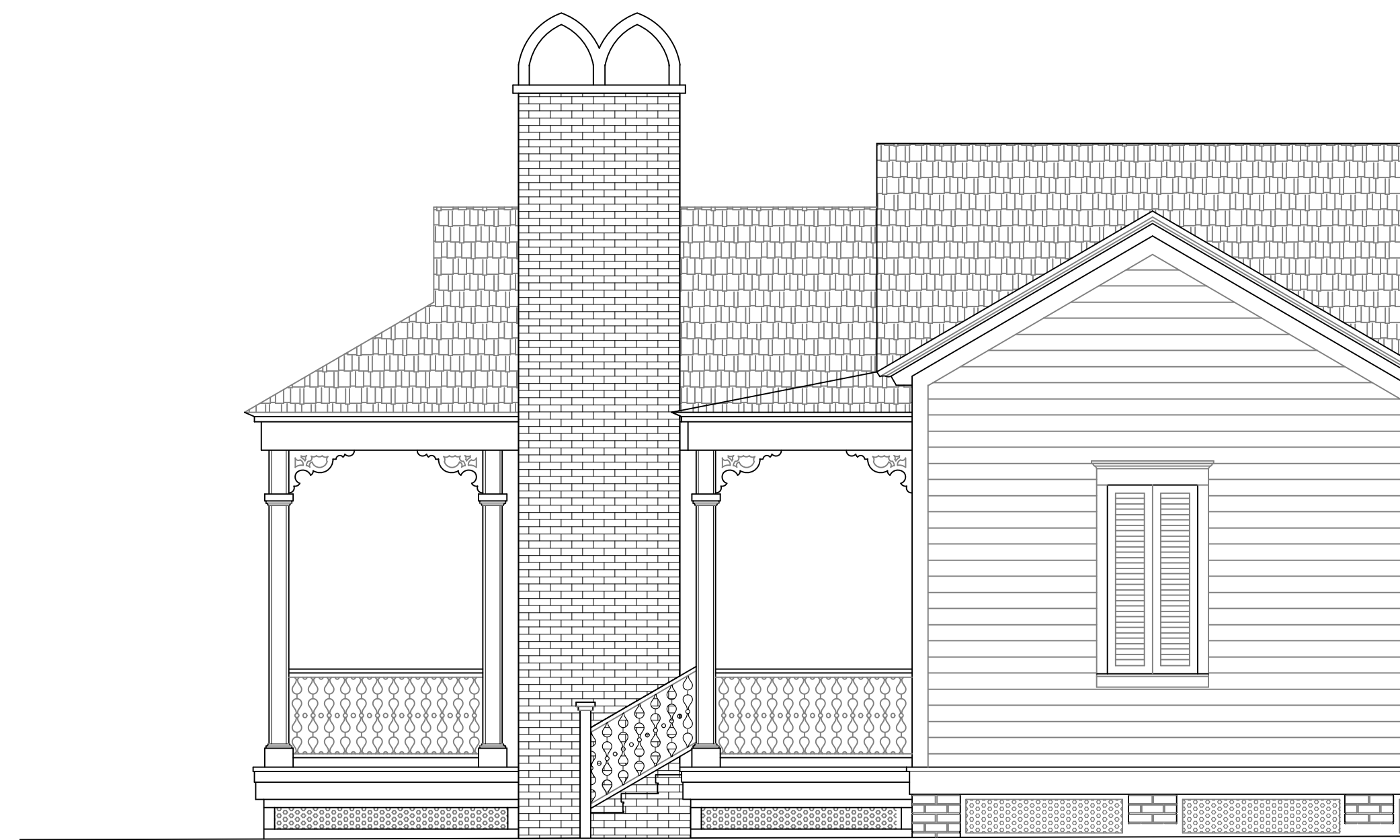
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Architects, Inc.

A3.1

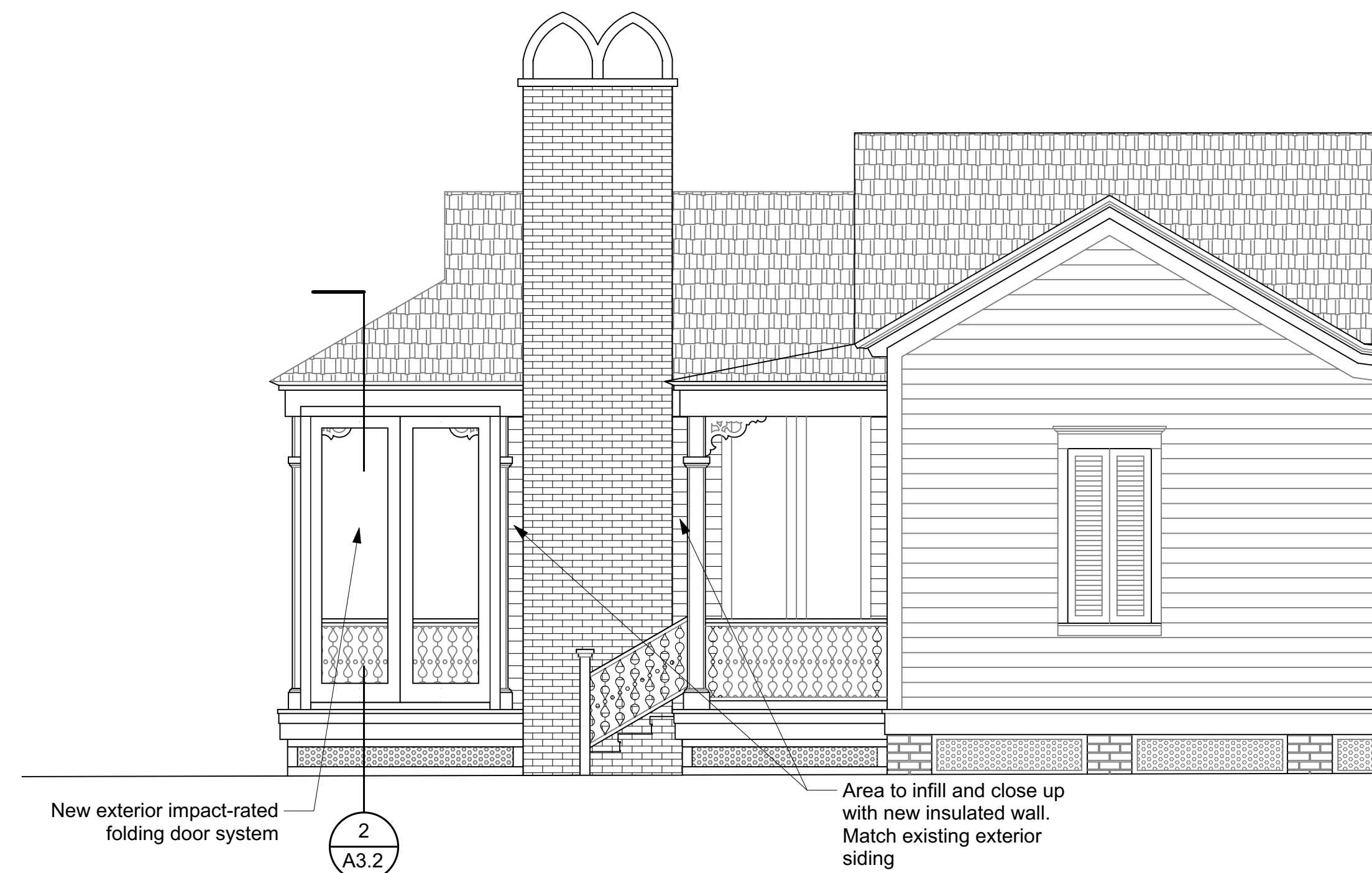
Building Elevations

W

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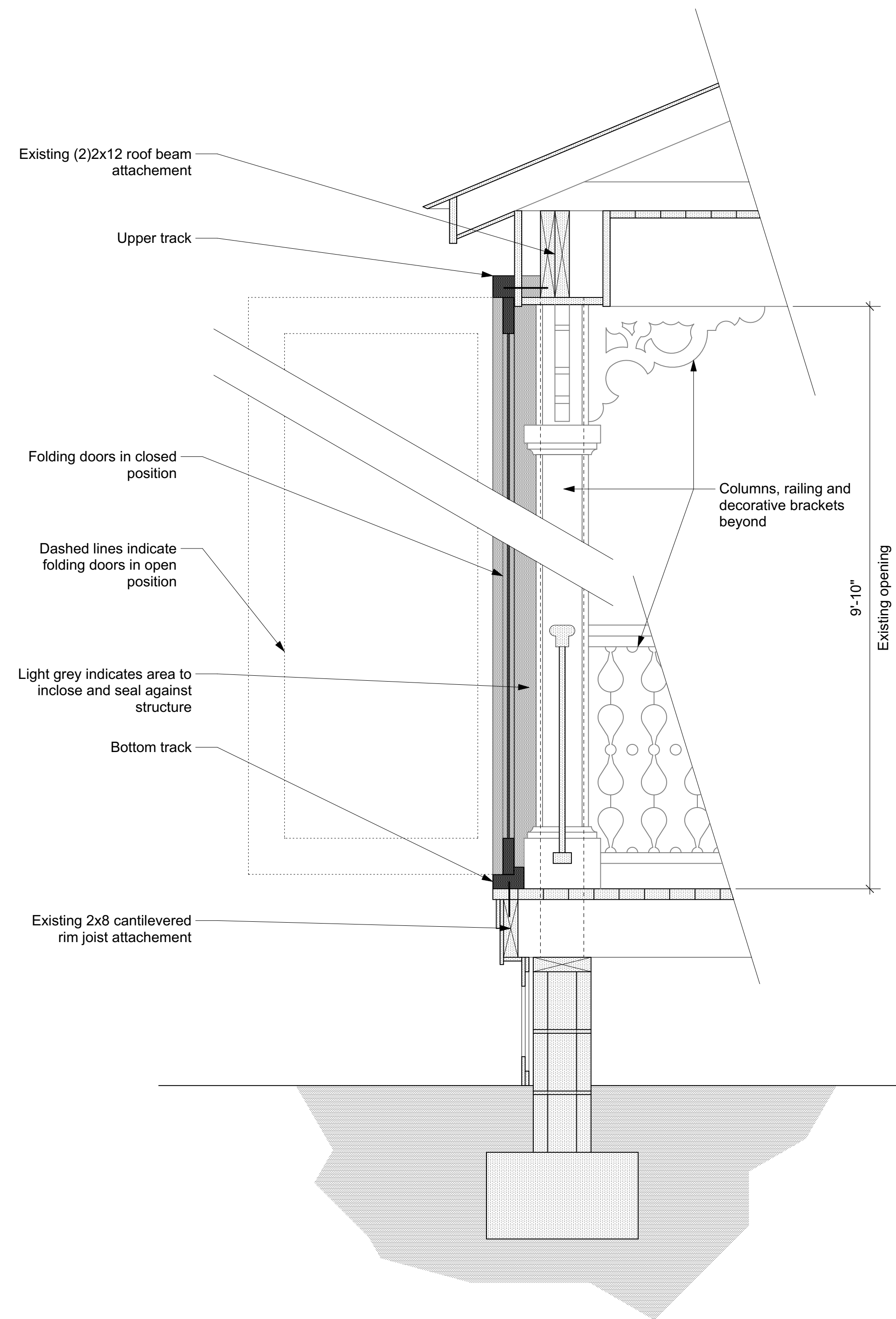
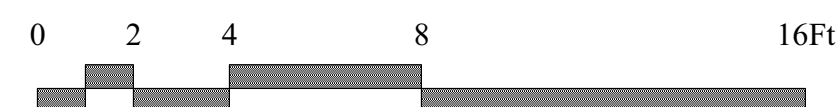


EXISTING EAST ELEVATION

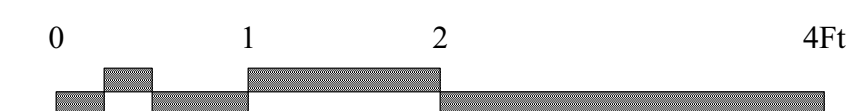


EAST ELEVATION SHOWING FOLDING DOOR SYSTEM WITH ALL FOLDING DOORS CLOSED

1 A3.2 Back Porch Elevations
1/4"=1'-0"



2 A3.2 Section Detail
1"=1'-0"



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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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A3.2

Building Elevations

W

October 2019 ARB

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

**Architectural Review Board Application
Full Board Review**

Application Date: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Email: _____ **Phone:** _____

Property Owner: _____
(If different from Applicant)

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

Application is hereby made for the project as described herein:

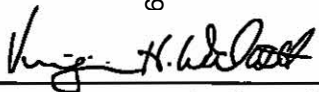
- ☐ Residential Homestead – \$50.00 hearing fee
☐ Commercial/Other Residential – \$250.00 hearing fee

X

** 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:

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



Applicant Signature

Date

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

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

Resubmittal (fee waived)

Kim and Julian MacQueen

missouri@wvarearchitects.com

251-928-6041

ARB Set
October 30, 2019

GENERAL NOTES

1. DO NOT SCALE ANY DRAWING.
2. 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.
3. 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.
4. All manufactured articles, materials and equipment shall be applied, installed, erected and connected in accordance with manufacturer's directions and recommendations.
5. 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.
6. 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.
7. 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.
8. These Plans may be used only under such conditions in which all applicable laws, rules and regulations is the sole responsibility of the Contractor.
9. 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.
10. The Architect shall be provided with shop drawings or samples of custom fabricated items prior to construction.
11. Reasonable allowances shall be provided for all items not specified in the drawings, materials list, notes and specifications.
12. Substitutions for specified items shall be permitted only upon written consent from the Architect.
13. Written dimensions have precedence over scaled dimensions. Larger scale details have precedence over smaller scale details.
14. *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.
15. 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.
16. 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.
17. The Contractor is responsible that easements and setbacks are not encroached.
18. The Contractor shall coordinate all tie-ins and all utility services with the respective utility companies.
19. The Contractor shall remove all construction debris and leave the site uniformly graded.
20. 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

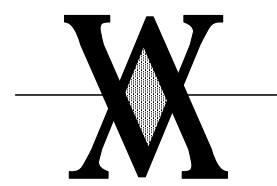
Contact:
Russell Barton

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

russell@bartoneng.com
www.bartoneng.com

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 and Window/Door Information



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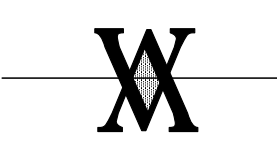
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041

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

Date	October 30, 2019
Revised	
Revised	
Revised	
Drawn	
Checked	
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T1.1

Title Sheet



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EAST ZARRAGOSSA STREET (36.5' R/W)

46.00 (D)
N 90° 00' 00" E ~ 46.00 (F)

30' BRICK WALK

40.00 (F)
40.00 (P)

0.95

0.35

19.87

CONCRETE

14.10

20.04

7.5

20.5

22.50

39.00

60.20

2.50

ONE STORY WOOD RESIDENCE (1.5 BAYES)

34.45

2.23

32.20

6.50

12.10

4.00

3.90

2.01

1.70

500° 35' 50" E ~ 134.00 (F) 134.00 (D)

NORTH 134.00 FEET (D)

6.00

R/W

FLATTED WESTERLY R/W LINE

RECORDED LOT LINE 500° 35' 50" E 268.00 (F) 268.00 (P)

FLORIDA BLANCA STREET (56' R/W)

LOT 23

NORTH

SCALE 1" = 20'

N 00° 33' 50" W ~ 134.00 (F) 134.00 (D)

2.5' BRICK WALK

4.57

2.50

6' WOOD FENCE (TYPICAL)

0.00

0.20

1.20 (P)

4.40

N 90° 00' 00" W ~ 46.00 (F) 46.00 (P)

2.52

22.96

2.20

80.00 (P)

COVERED WOOD (TYPICAL) WEST 46.00 FEET (P)

LOT 24

BLOCK 5

96.52 (P)

N 82° 01' 23" W ~ 87.05 (F)

BAYFRONT PARKWAY (R/W VARIES)

262.46 (P)

6.00

R/W

E. WAYNE PARKER
CORPORATE NO. 4882

AS-BUILT SURVEY

SHEET 1 OF 2
FIELD DATE: 6-26-95

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 30, 1919
Revised	
Revised	
Revised	
Drawn	
Checked	

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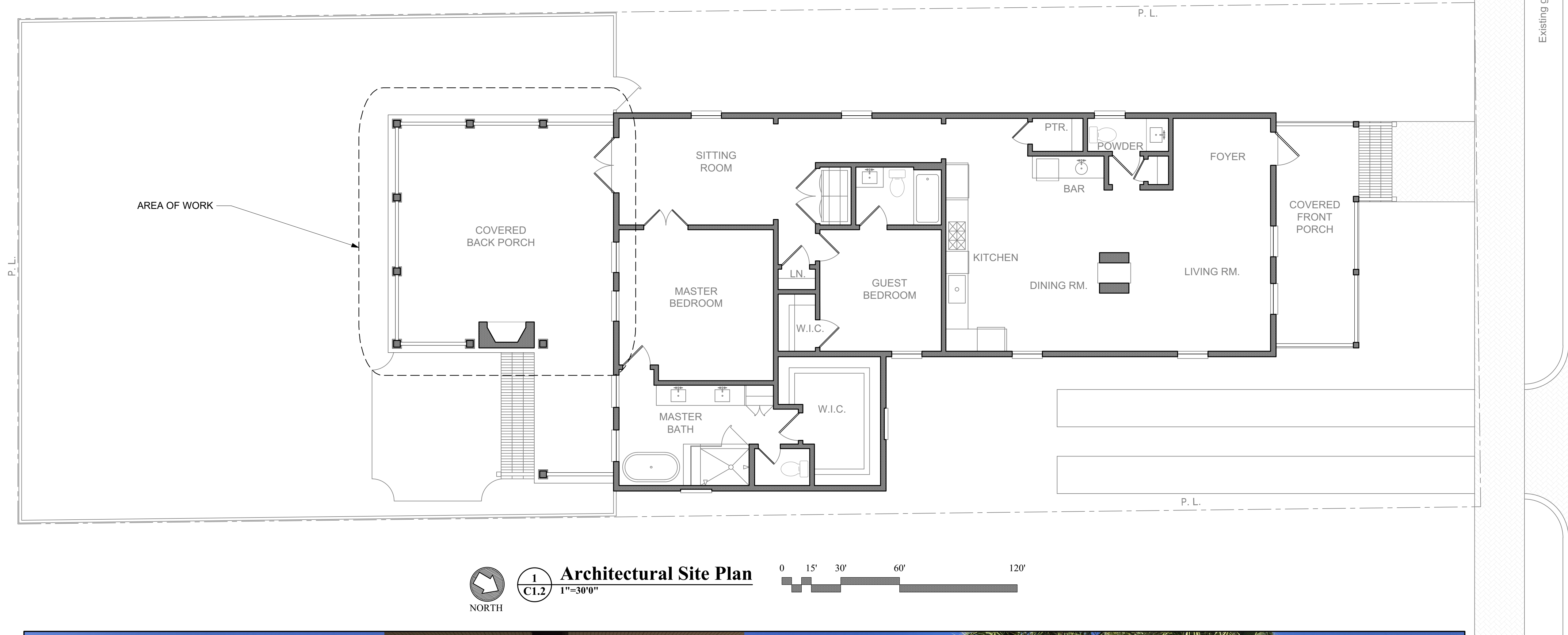
Survey of Record

X

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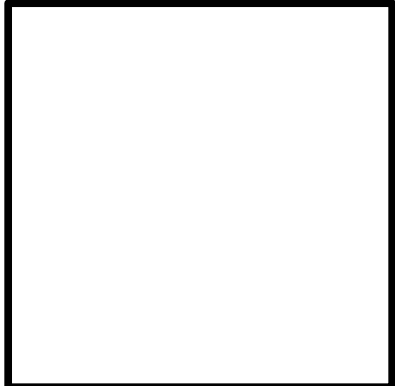


Images of Existing Back Porch



Images of Neighboring Back Porches

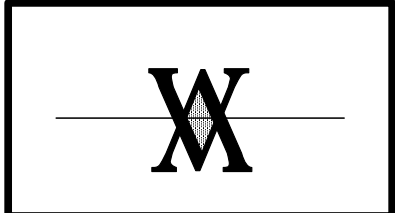
W
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ARCHITECTS
1 SOUTH SCHOOL STREET
FAIRHOPE, AL 36532
(251) 928-6041



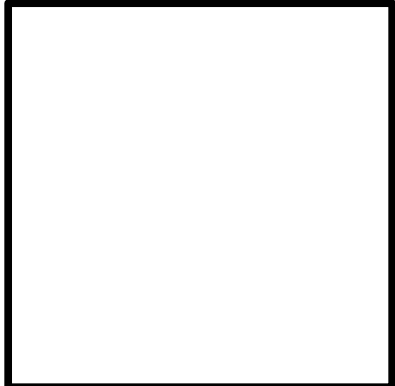
A Renovation for
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Pensacola, FL

Date	October 30, 2019
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Revised	
Revised	
Drawn	
Checked	
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C1.2
Architectural Site Plan



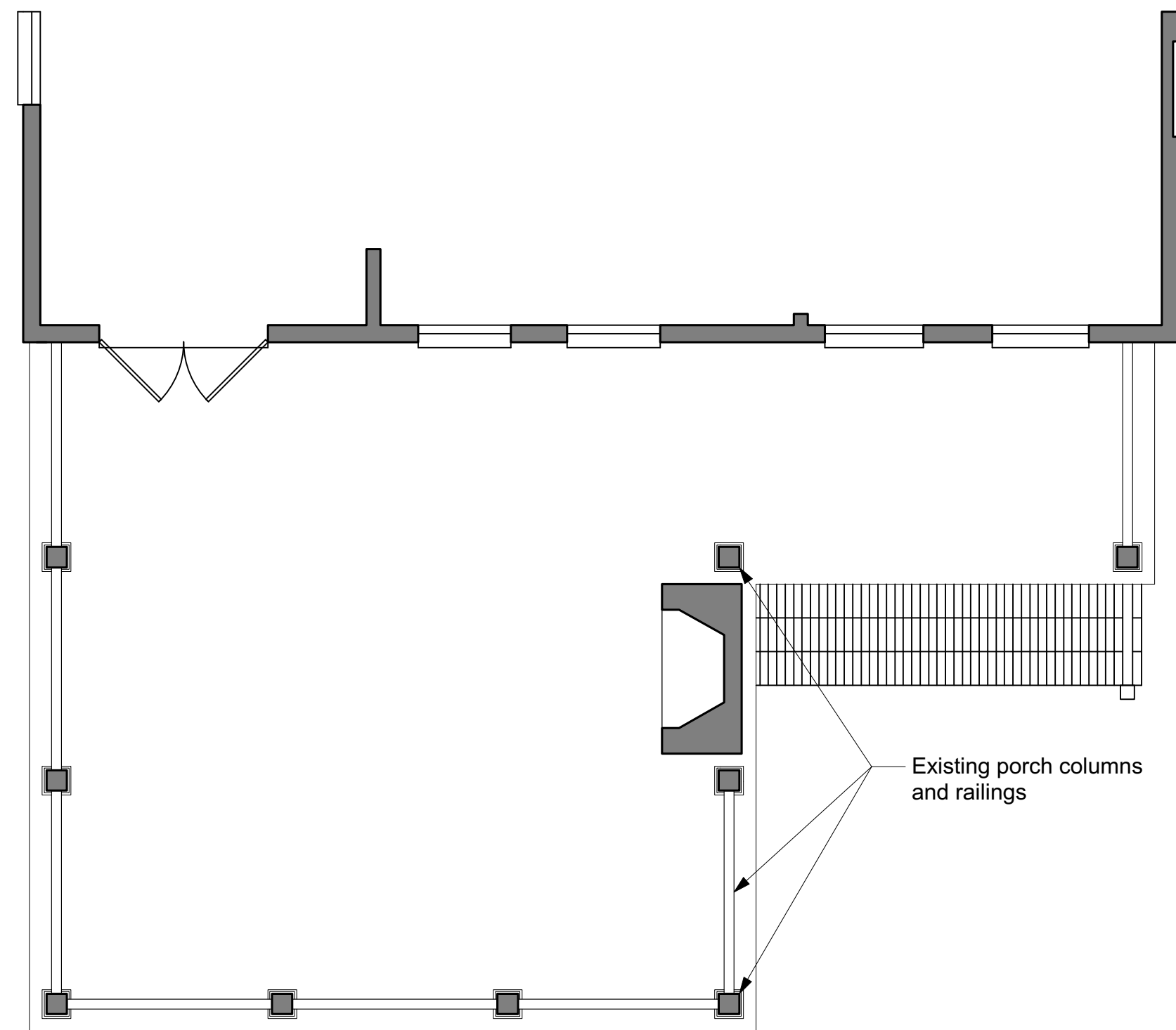
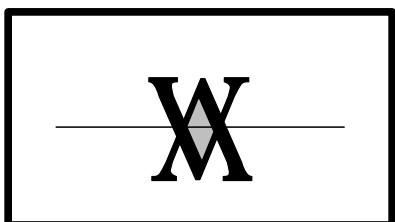
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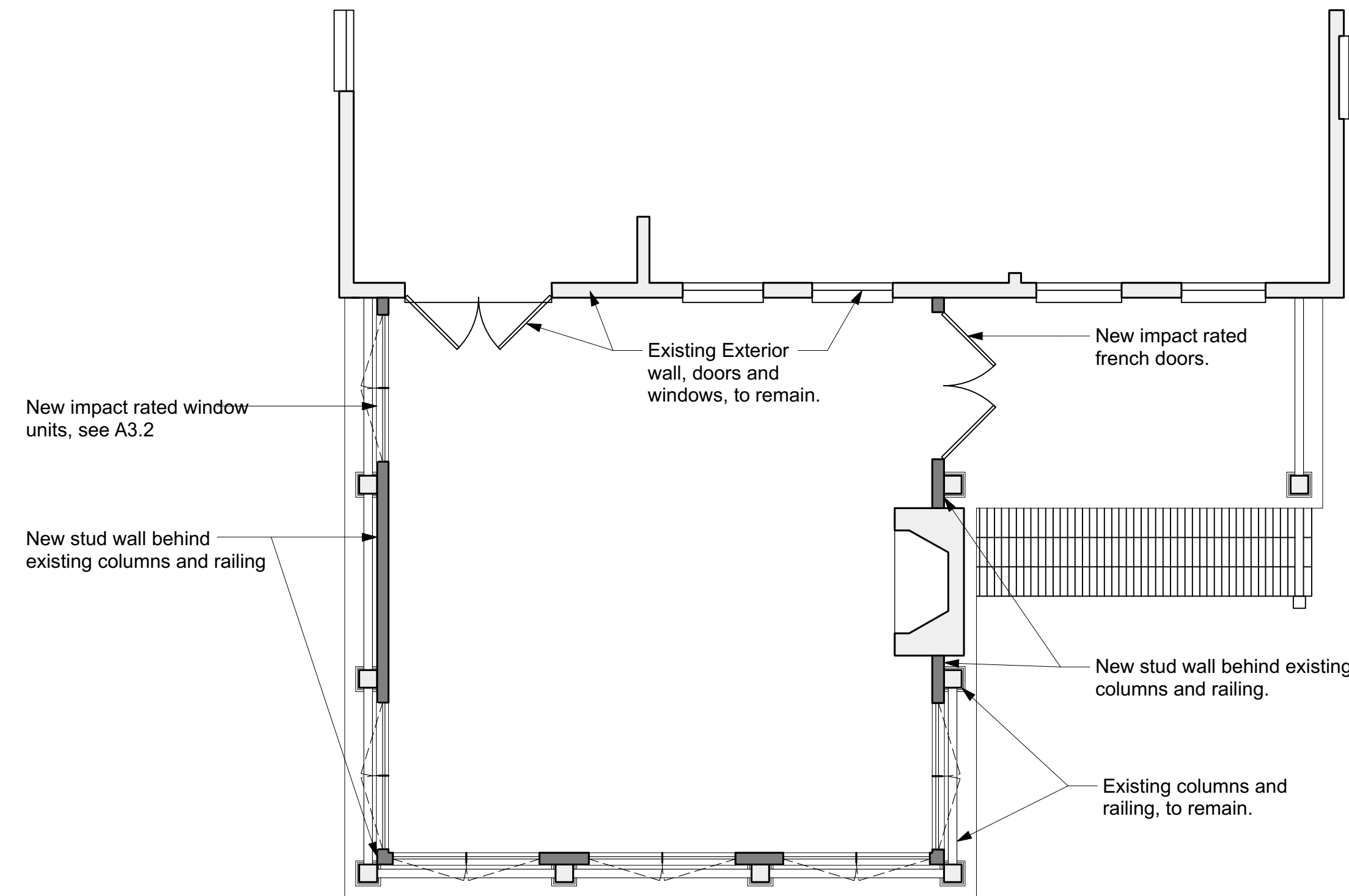
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Date	October 30, 2019
Revised	
Revised	
Revised	
Drawn	
Checked	
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A1.1
Partial Floor Plans



EXISTING OPEN BACK PORCH



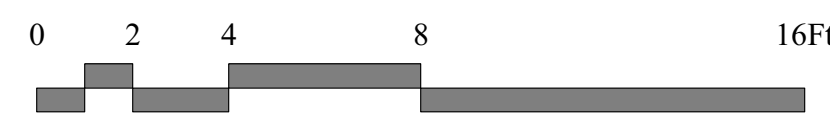
ENCLOSED ROOM SHOWING
NEW WALL BEHIND EXISTING
COLUMNS AND RAILING



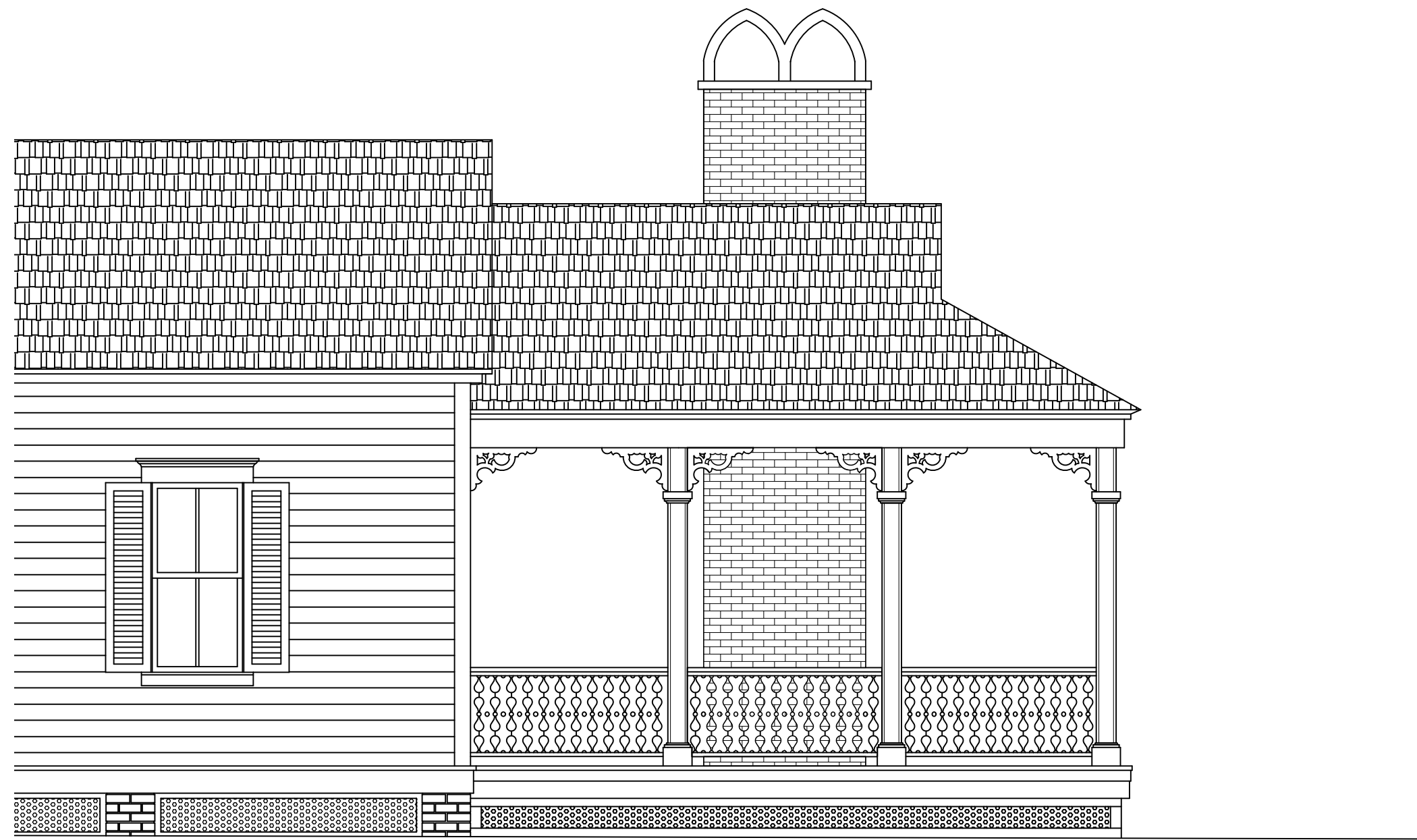
1
A1.1

Partial Floor Plans

1/4"=1'-0"



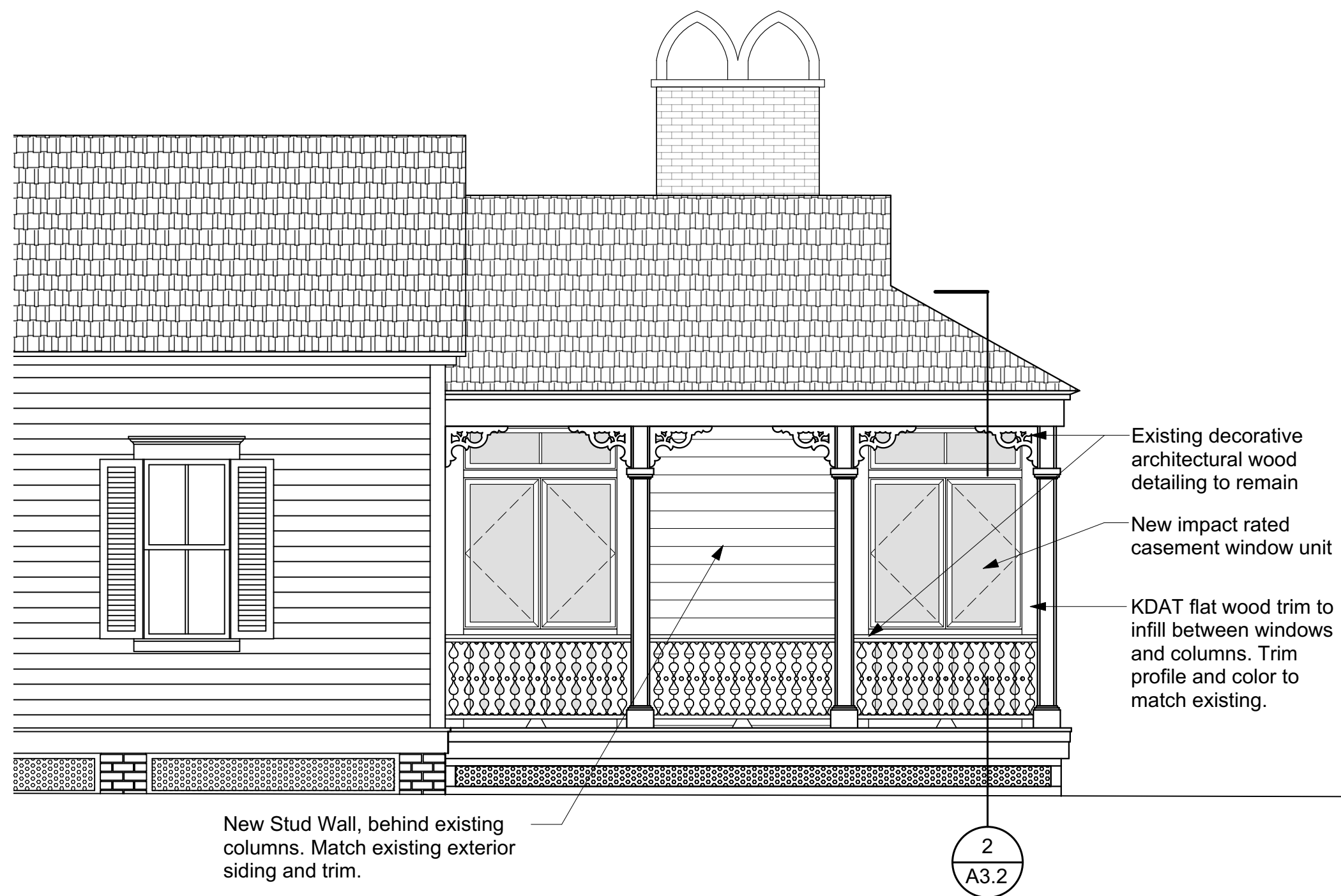
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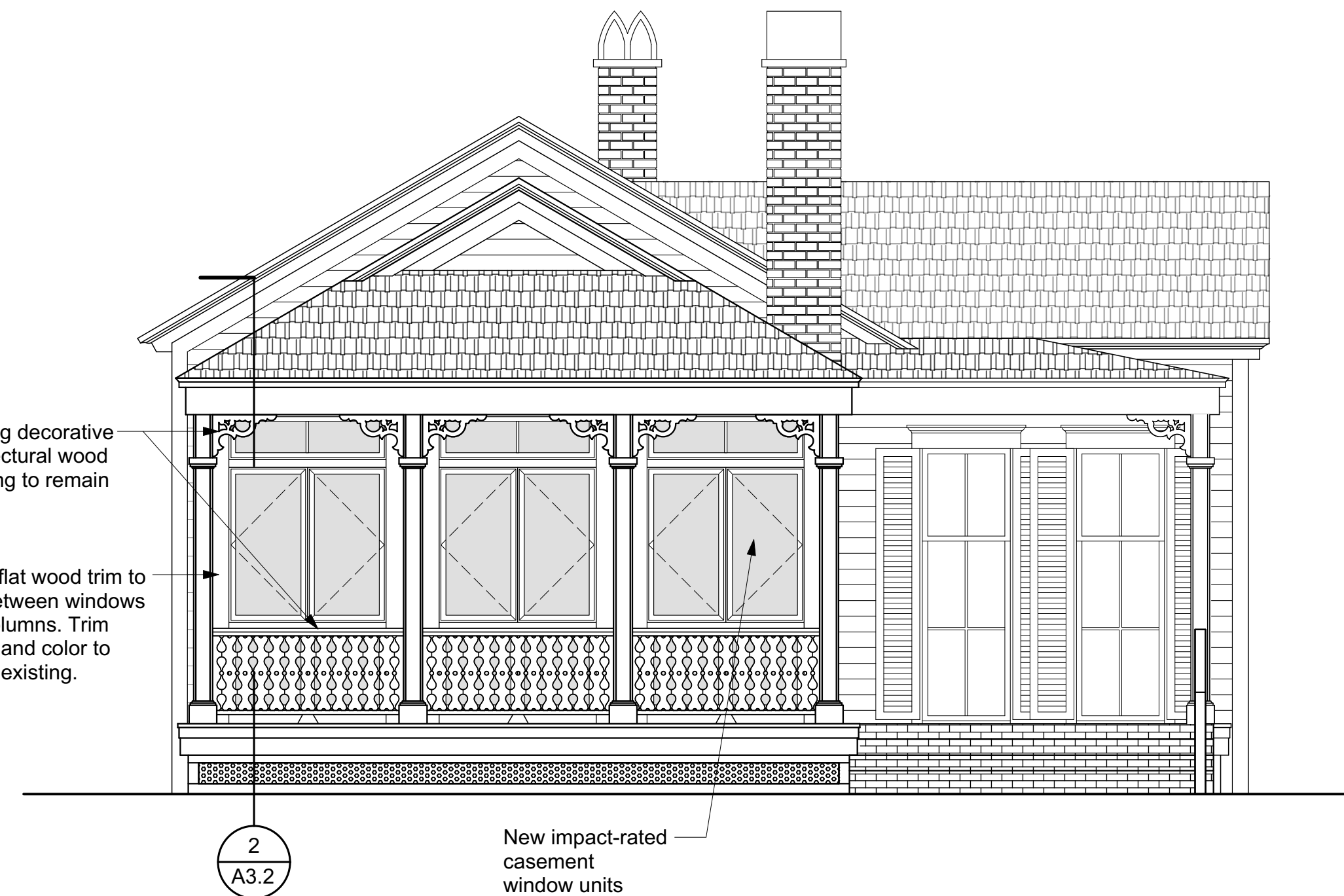
EXISTING WEST ELEVATION



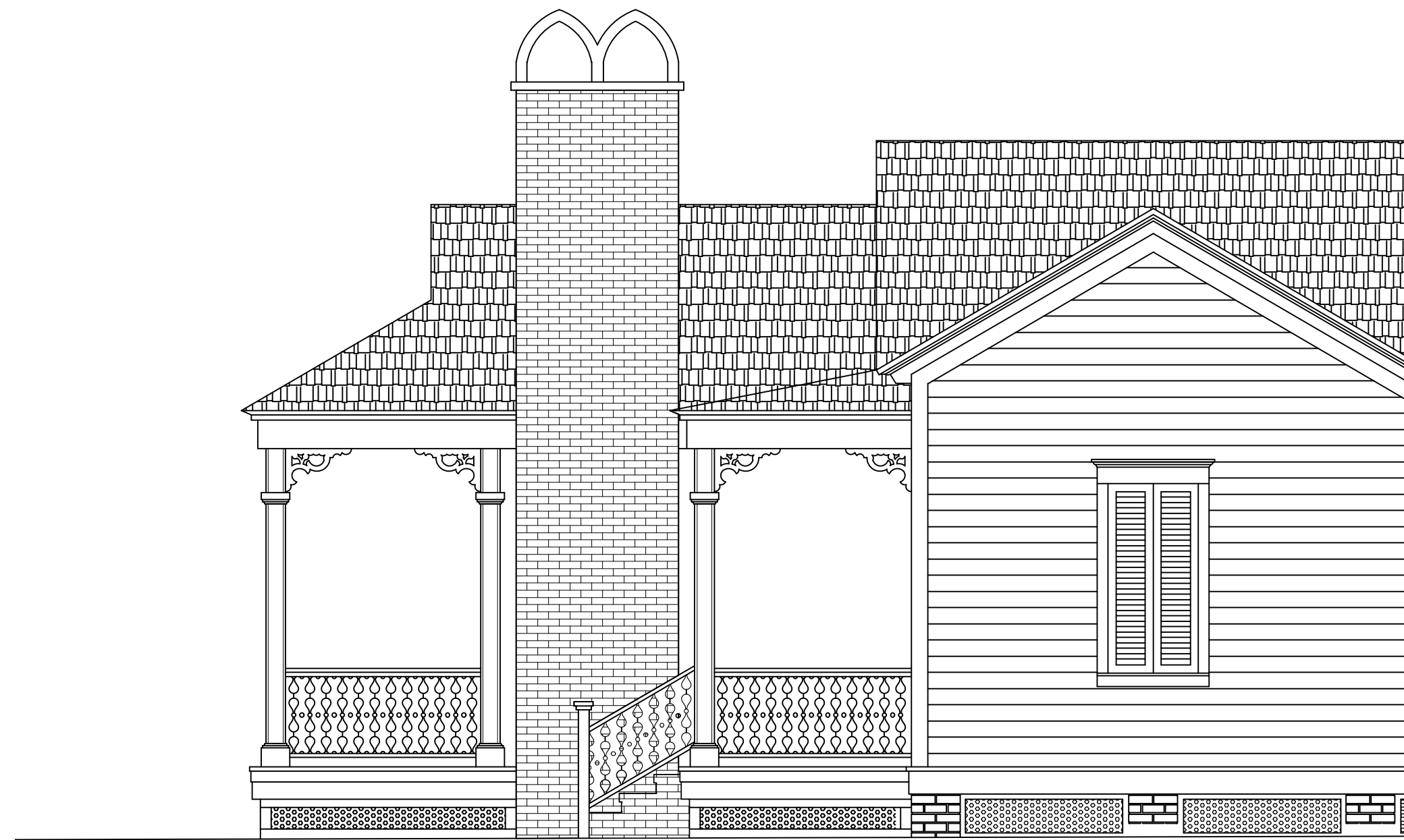
EXISTING SOUTH ELEVATION



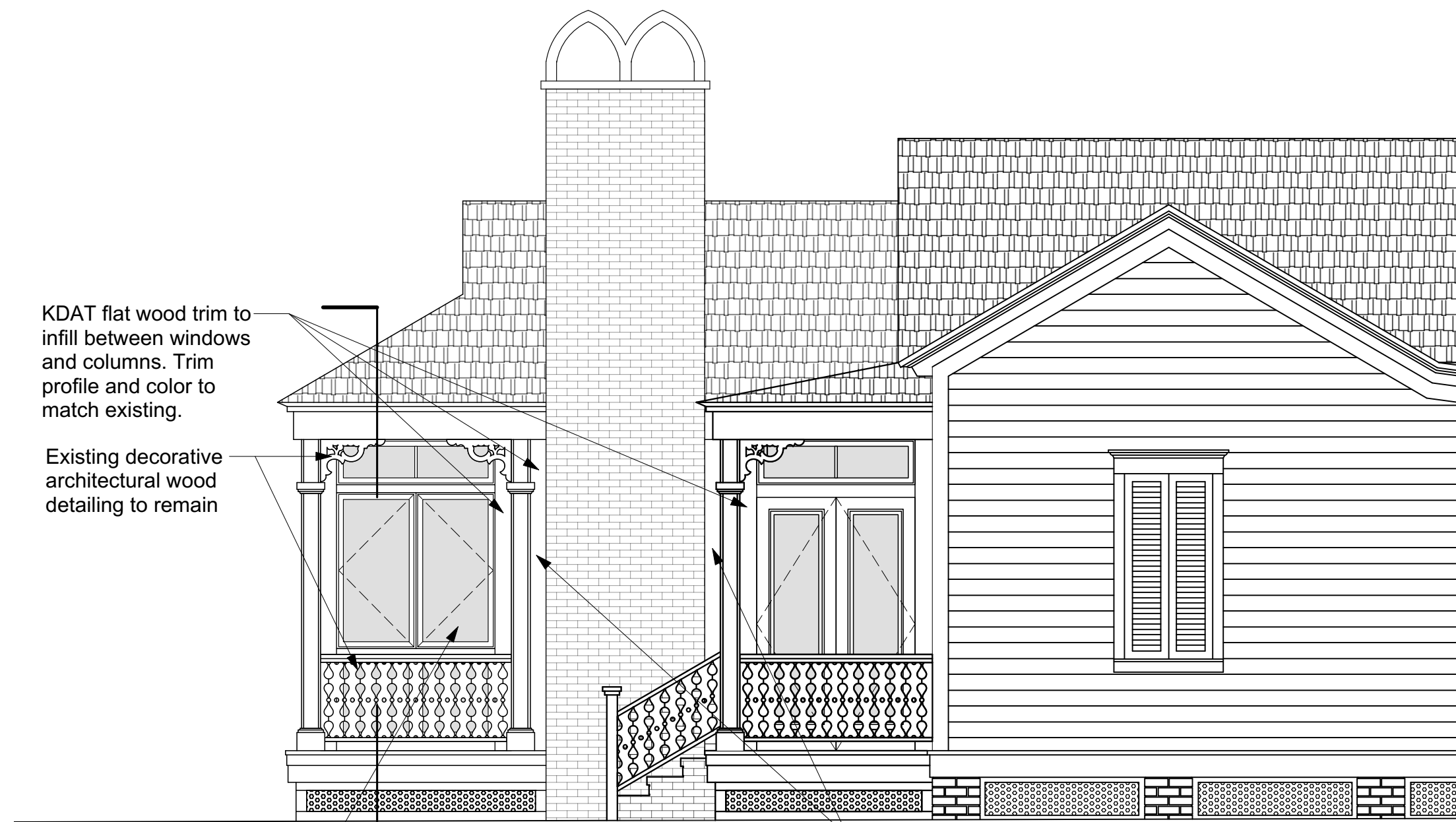
NEW WEST ELEVATION



NEW SOUTH ELEVATION

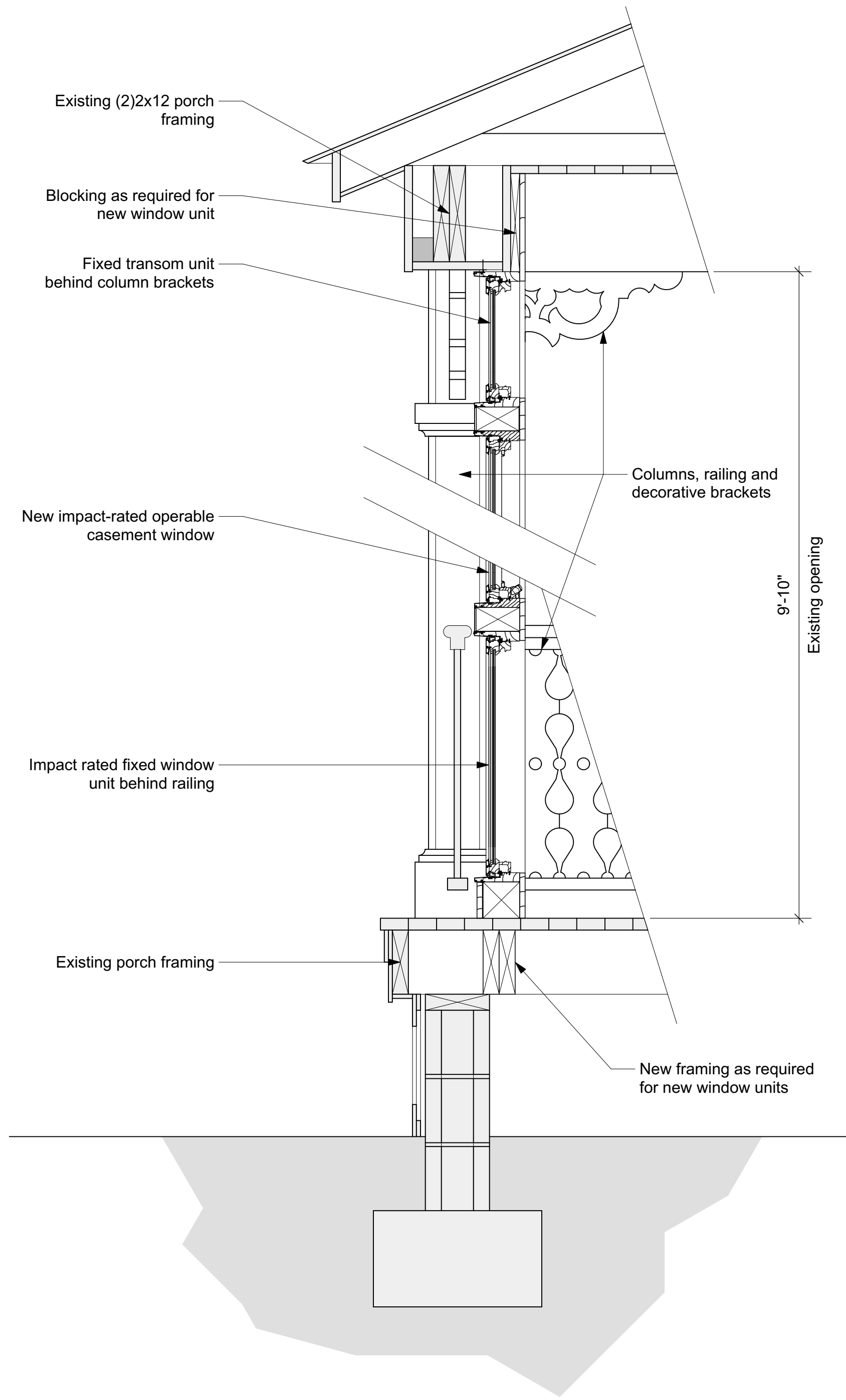
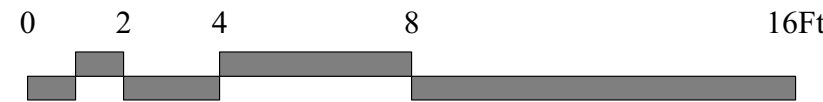


EXISTING EAST ELEVATION

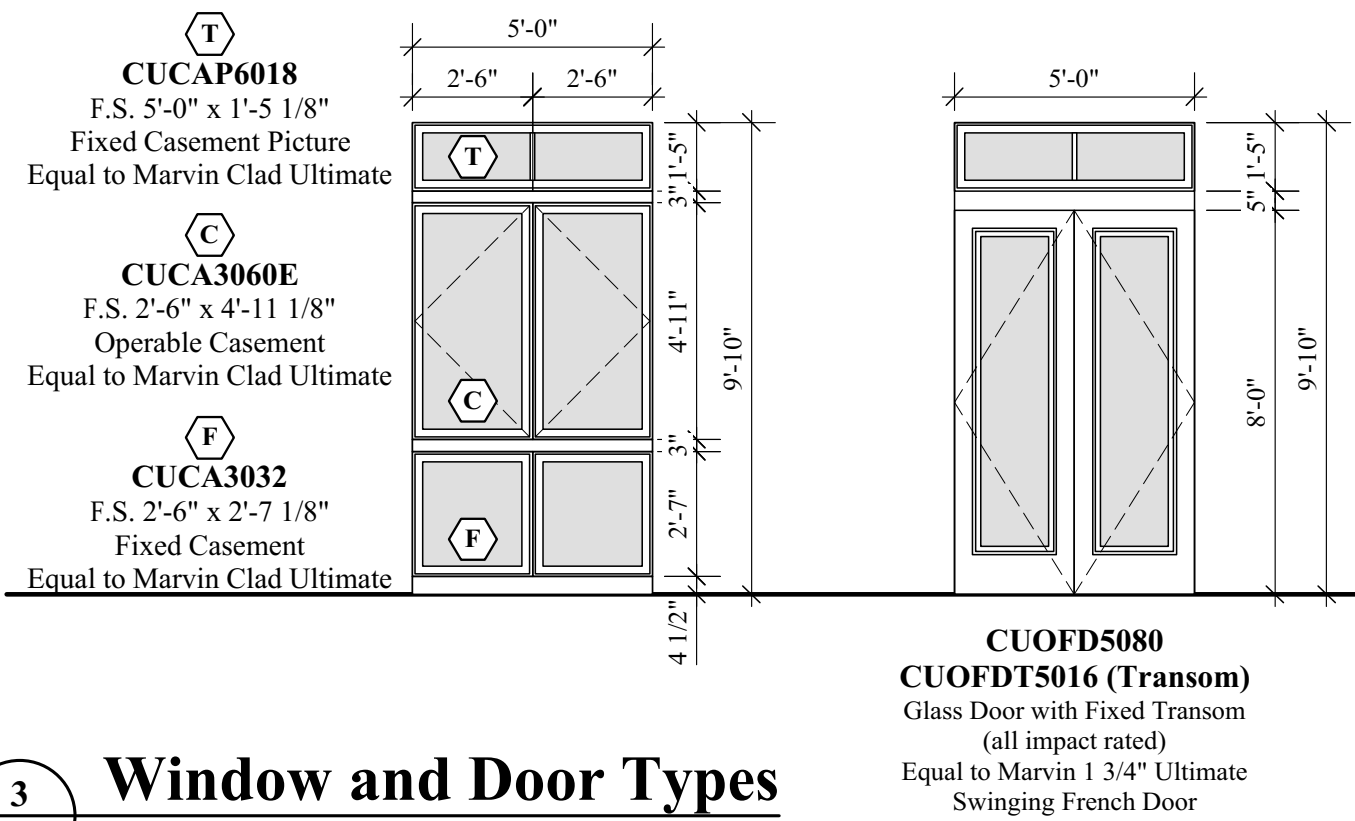
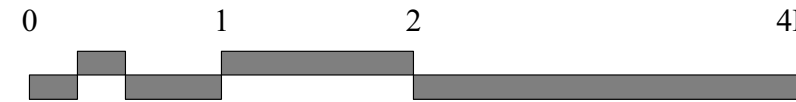


NEW EAST ELEVATION

1
A3.2
Back Porch Elevations
1/4"=1'-0"



2
A3.2
Section Detail
1"=1'-0"



3
A3.2
Window and Door Types
1/4"=1'-0"

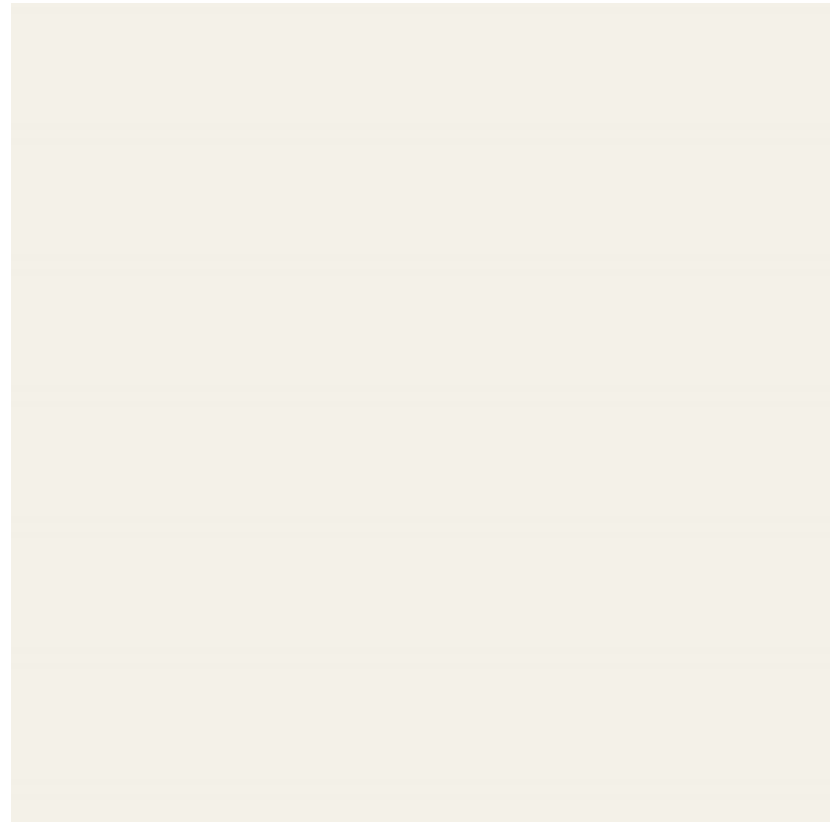


MARVIN ULTIMATE CASEMENT
WINDOW AND DOOR



DOOR FRAME PROFILE

EXTERIOR DOOR HARDWARE - FINA SELECTION TBD
DOOR SILL DETAIL - COLOR TO MATCH EXISTING



DOOR FINISH COLOR: TO MATCH EXISTING

W
WALCOTT
ADAMS
VERNEUILLE
ARCHITECTS

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

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

Date October 30, 2019

Revised

Revised

Revised

Drawn

Checked

Copyright 2019
Walcott Adams Verneuille
Architects, Inc.

A3.2

Building Elevations and
Window/Door Information

W

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PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 4
412 W. Gonzalez Street
NHPD / PR1-AAA
Contributing Structure

BACKGROUND

Derek Huey is requesting approval to replace all existing windows (a total of 19) on a contributing structure. The existing windows have become damaged overtime and are currently inoperable or inadequate. The replacements will be similar in style to the existing and will be double hung wood-clad windows with white exteriors.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(B)(6) NHPD, *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: 850.435.1670 / F: 850.595.1143/www.cityofpensacola.com

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. 95 898
Site Name Kalishman, Morris House 830 ==
Survey Date 8009 820 ==
Address of Site: 412 W Gonzalez St. Pensacola, Fl. 32501 905 ==
Instruction for locating N side Gonzalez between Reus and DeVilliers 813 ==
Location: Belmont Tract 54 28, 29 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Dailey, William B. and Elizabeth A. ;
Address: 412 W. Gonzalez St.
Pensacola, Fl. 32501 902 ==
Type of Ownership Private 848 == Recording Date 8009 832 ==
Recorder:
Name & Title: Gantzhorn, Alan; Hawley, Nancy ;
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 838 ==
Check One Check One or More
☐ Excellent 863 == ☒ Altered 858 ==
☒ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==
Present Use Residence 850 ==
Dates: Beginning + 1932 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: District 916 ==

Threats to Site:

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

Areas of Significance: Architecture 910 ==

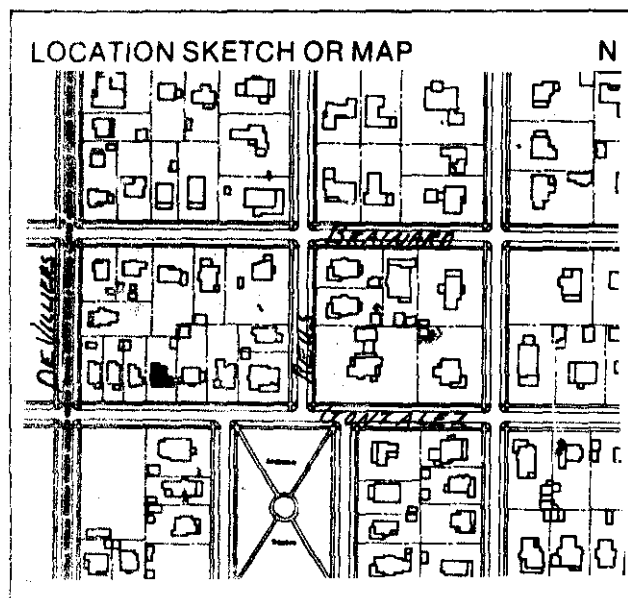
Significance:

An elegant example of masonry vernacular styles
characteristic of the 1930's.

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

911 ==

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Masonry Vernacular 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Brick: common bond 854 ==
 STRUCTURAL SYSTEM(S) Masonry 856 ==
 PORCHES S/ carriage porch with extension to front dooe, grouped
tuscan columns 942 ==
 FOUNDATION: Continuous: brick 942 ==
 ROOF TYPE: Gables on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): Porch, gable 942 ==
 CHIMNEY LOCATION: W end, exterior 942 ==
 WINDOW TYPE: DHS, 4/1, wood # fixes, single light 942 ==
 CHIMNEY: Brick 882 ==
 ROOF SURFACING: Composition shingle: butt 882 ==
 ORNAMENT EXTERIOR: none 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



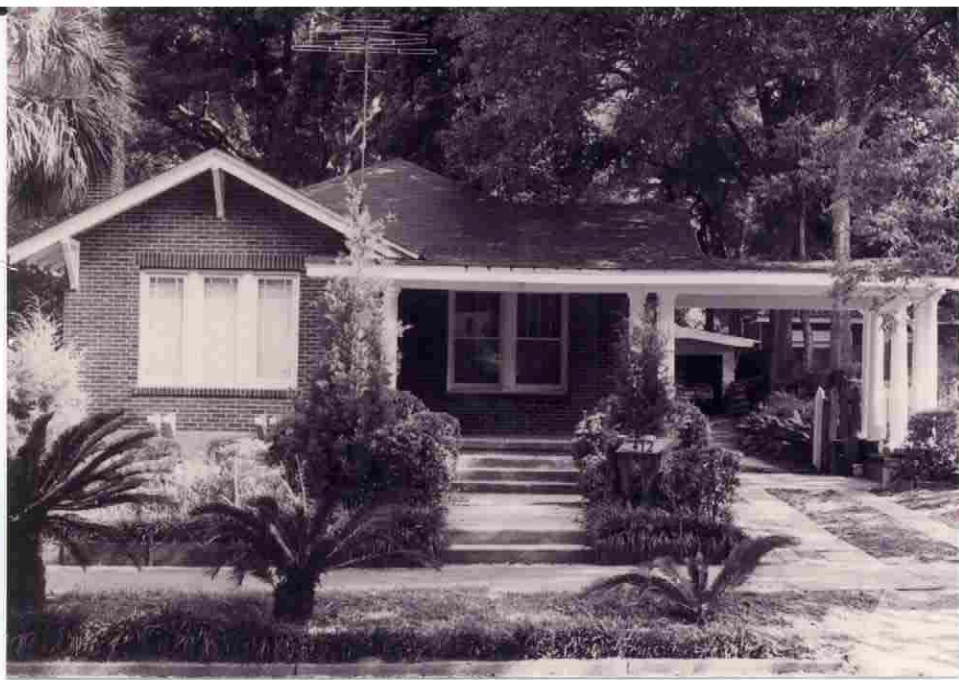
Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

Zone _____ Easting _____ Northing _____ 890 ==

Photographic Records Numbers _____ HPPB P80.30 Fr.18 _____ 860 ==

Contact Print







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

Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: 412^W Gonzalez

Applicant: Derek Huey / Hueys Works

Applicant's Address: 1206 N. W. St.

Email: admin@hueysworks.com **Phone:** (850) 232-6531

Property Owner: Brenda McCastle
(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:

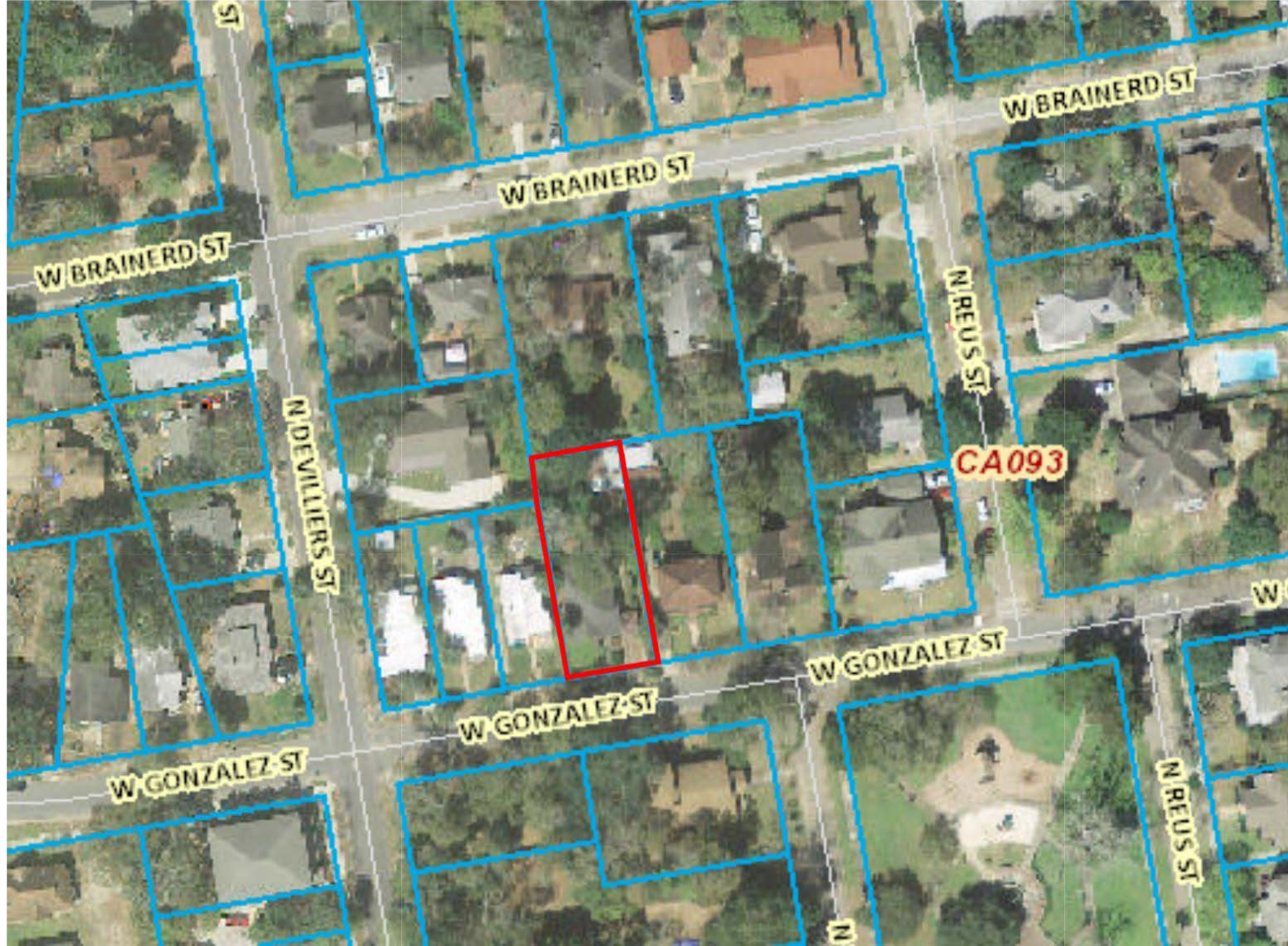
Replace all windows with wood clad windows. Existing windows
are non-working or are not fitting properly.

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.

[Signature]
Applicant Signature

10-31-19
Date

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



W BRAINERD ST

W BRAINERD ST

W BRAINERD ST

N DEVILLERS ST

N REUS ST

CA093

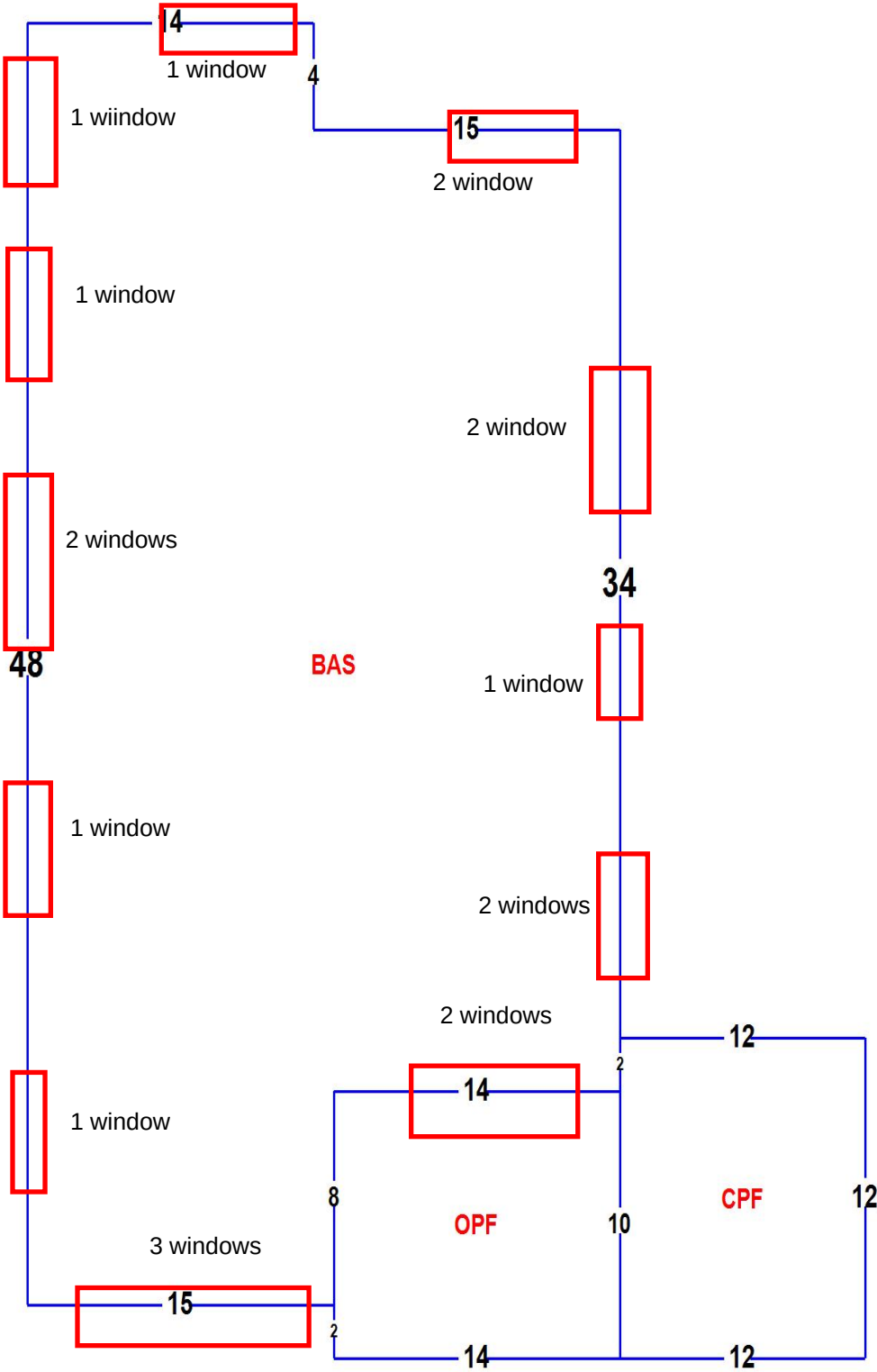
W GONZALEZ ST

W GONZALEZ ST

W GONZALEZ ST

N REUS ST

Escambia County Property Appraiser
131450000

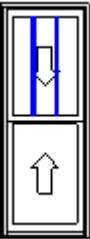


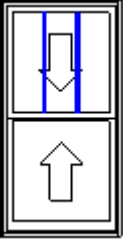
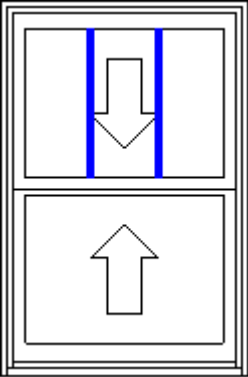
QUOTE BY: Scarlett Johnson
SOLD TO: Mc CASTLE

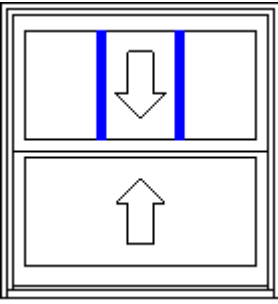
QUOTE #: JSJS00764
SHIP TO:

PO#:
Ship Via: Ground/Next Truck

PROJECT NAME:
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	A	Rough Opening: 24 X 62  Viewed from Exterior. Scale: 1/4" = 1' Frame Size : 23 1/4 X 61 1/4 Siteline Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.3 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.698, (To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:19.5w, 27h, 3.6 sf PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW	\$621.24	2	\$1,242.48

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-2	C				
	Rough Opening: 32 X 62	Frame Size : 31 1/4 X 61 1/4 Sitrine Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.3 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.698, (To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:27.5w, 27h, 5.1 sf PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW			
	 Viewed from Exterior. Scale: 1/4" = 1'				
			\$676.94	12	\$8,123.28
Line-3	D				
	Rough Opening: 32 X 48	Frame Size : 31 1/4 X 47 1/4 Sitrine Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 50, FL# 17594.3 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.698, (To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:27.5w, 20h, 3.8 sf PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW			
	 Viewed from Exterior. Scale: 1/2" = 1'				
			\$603.03	3	\$1,809.09

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-4	E				
	Rough Opening: 36 X 38	Frame Size : 35 1/4 X 37 1/4 Sitrine Clad Double Hung, Auralast Pine, Brilliant White Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner White Hardware, Florida - FBC, PG 35, FL# 17594.1 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Brilliant White SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, GlassThick=0.698, (To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). Clear Opening:31.5w, 15h, 3.2 sf PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$563.00	1	\$563.00
Line-5	B				
	Rough Opening: 24 X 62	Frame Size : 23 1/4 X 61 1/4 Sitrine Double Hung Product, Sash Back (Picture) Clad Fixed Auralast Pine, Brilliant White Exterior, Natural Interior, No Drip Cap/No Nail Fin, 4 9/16 Jamb, Florida - FBC, PG 35, FL# 17592.1 Insulated Low-E 366 Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, *Custom-Width*, *Custom-Height*, GlassThick=0.698, (To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). PEV 2019.2.0.2563/PDV 6.281 (06/09/19) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$515.30	1	\$515.30
Total:					\$12,253.15
Total Units:					19



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PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 5
820 E. La Rua Street
OEHPD / OEHC-1
Contributing Structure

BACKGROUND

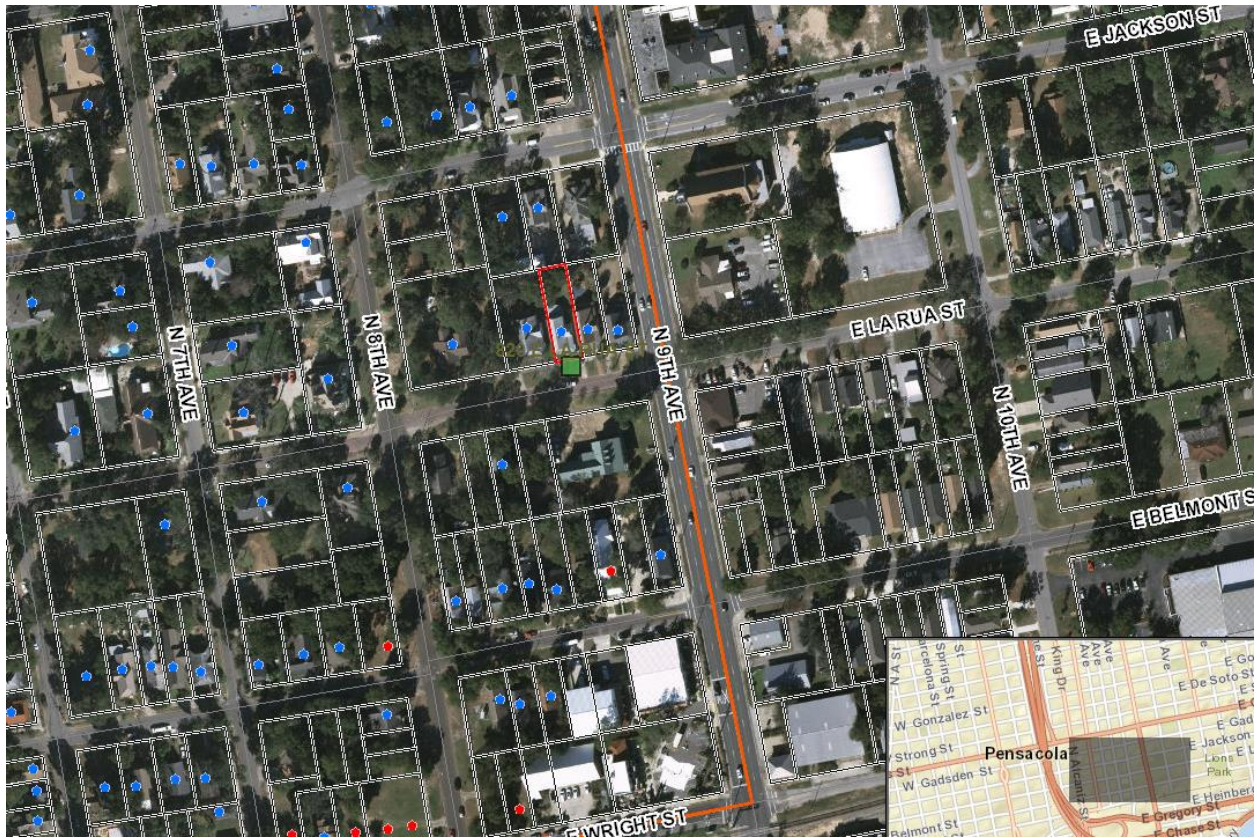
Jim Veal is requesting approval to modify an accessory structure and hardscape features. The proposed changes include a redesign of a detached garage to better accommodate off-street parking for two cars. The initial project was approved by the Board in September 2019. With exception to the garage door (product information included), the previously approved materials have not changed. The applicant is also proposing to install an automobile carousel in the rear yard to provide access to and from the garage.

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

820 E. LaRua Street





**Architectural Review Board Application
Full Board Review**

Application Date: 11/8/2019

Project Address: 820 E. La Rua Street

Applicant: James Veal

Applicant's Address: _____

Email: jv@jvealarchitect.com

Phone: 850-450-3295

Property Owner: _____

(If different from Applicant)

District:

PHD ☐

NHPD ☐

OEHPD ☒

PHBD ☐

GCD ☐

Application is hereby made for the project as described herein:



Residential Homestead – \$50.00 hearing fee



Commercial/Other Residential – \$250.00 hearing fee

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

Project specifics/description:

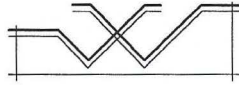
Redesign of the rear detached garage and add automobile carousel.

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.

Signature on file.

Applicant Signature

Date



J. Veal, Architect

November 08, 2019

Members of the Architectural Review Board, and
Architectural Review Board Staff
City of Pensacola

Re: Ahern – Garage Review – 820 East La Rua Street

Members of the Board;

Attached are the revised Garage Drawings for Final Approval for 820 East La Rua Street submitted by Danny and Alicia Ahern, including the following

- 01. Revised Garage Drawings
- 02. Garage Door Brochure
- 03. Information for the Automobile Turntable

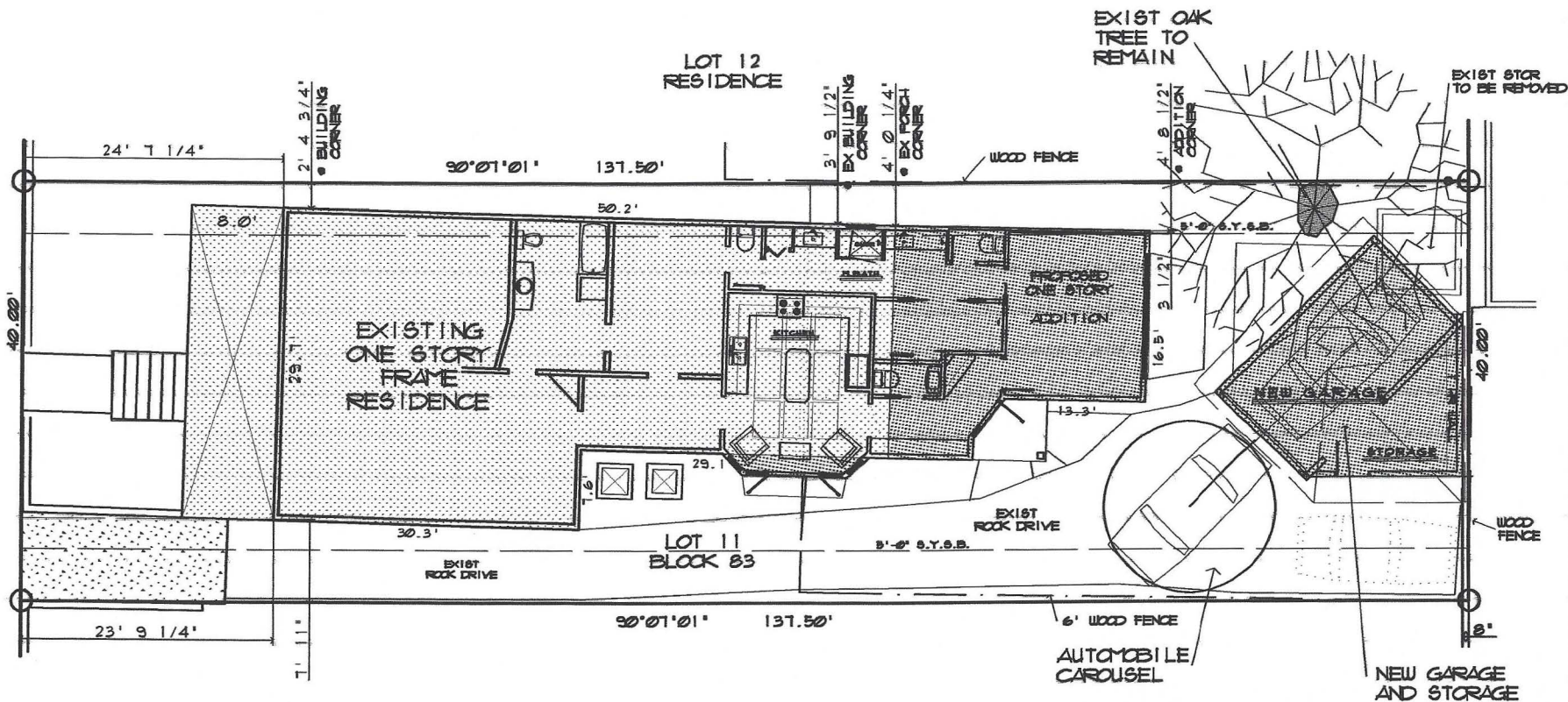
As discussed the Product and Material List Submitted with the Final Approval is still applicable.

Thanks very much for all of y'all's assistance.

Respectfully;

J. Veal, Architect

6' CONCRETE WALK



ARCHITECTURAL SITE PLAN

1/16" = 1' - 0"



AREA TABULATION

SITE AREA	5,501 s.f.
50%	2,750
EXISTING PRINCIPLE STRUCTURE	1,768
PROPOSED ADDITION	485
PROPOSED GARAGE & STOR	356
FR STEPS	50
KITCHEN BAY	54
TOTAL	2,735

DRAWING INDEX

- G-0 SITE PLAN
- G-1 GARAGE PLAN
- G-2 SECTION
- G-3 SOUTH ELEVATION
- G-4 EAST ELEVATION
- G-5 WEST ELEVATION

DATE
11-07-13
11-20-13

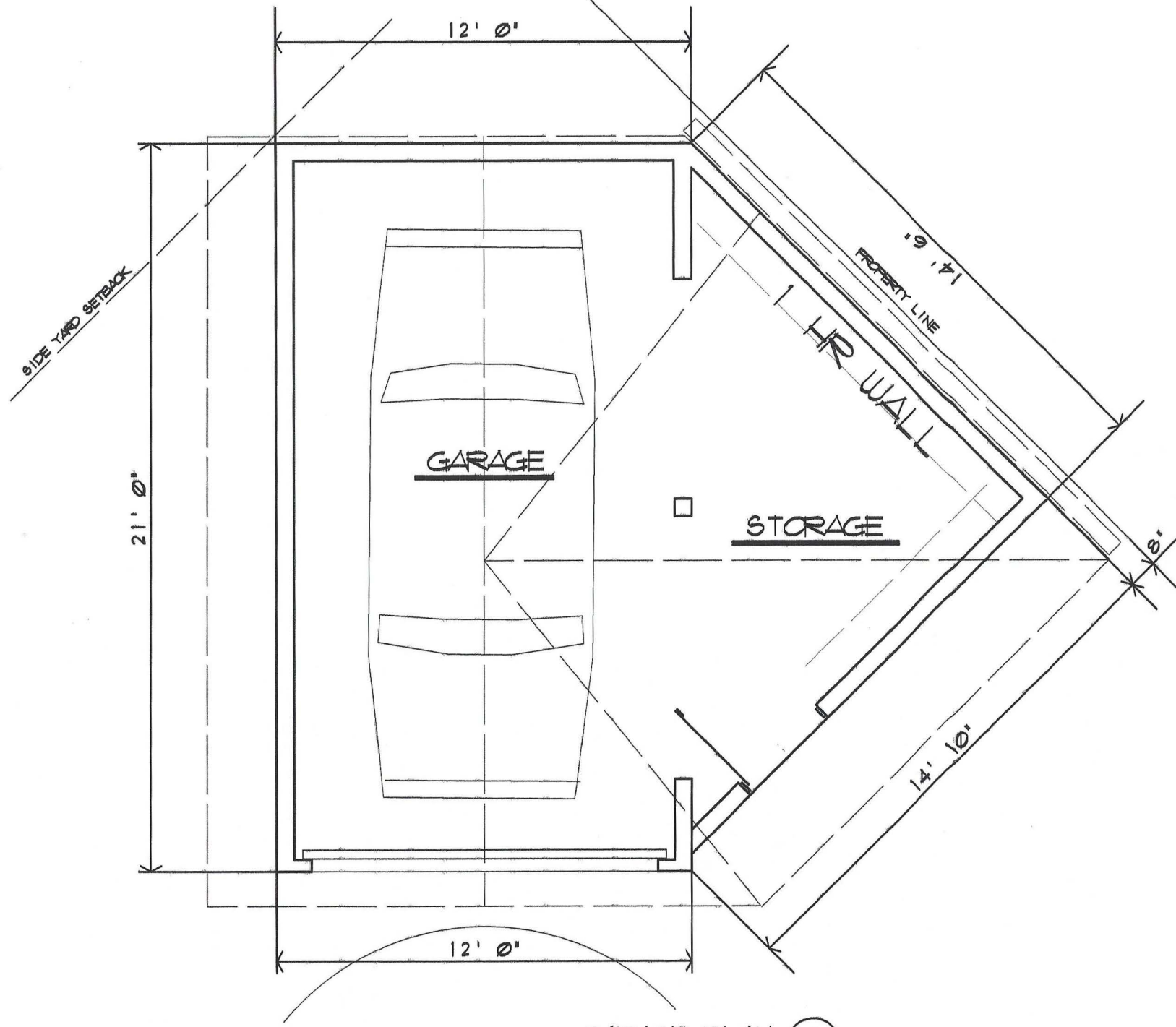
J. VEBAL
ARCHITECT
627 BAYSHORE DR. PENSACOLA, FL 32507
1-850-450-3298 @jvebalarchitect.com

A PROPOSED NEW HOME for
AHERN HOUSE
220 E. LA RUA STREET

REVISED

DRAWN BY:

G-0



GARAGE PLAN (A)
 1/4" = 1' - 0"

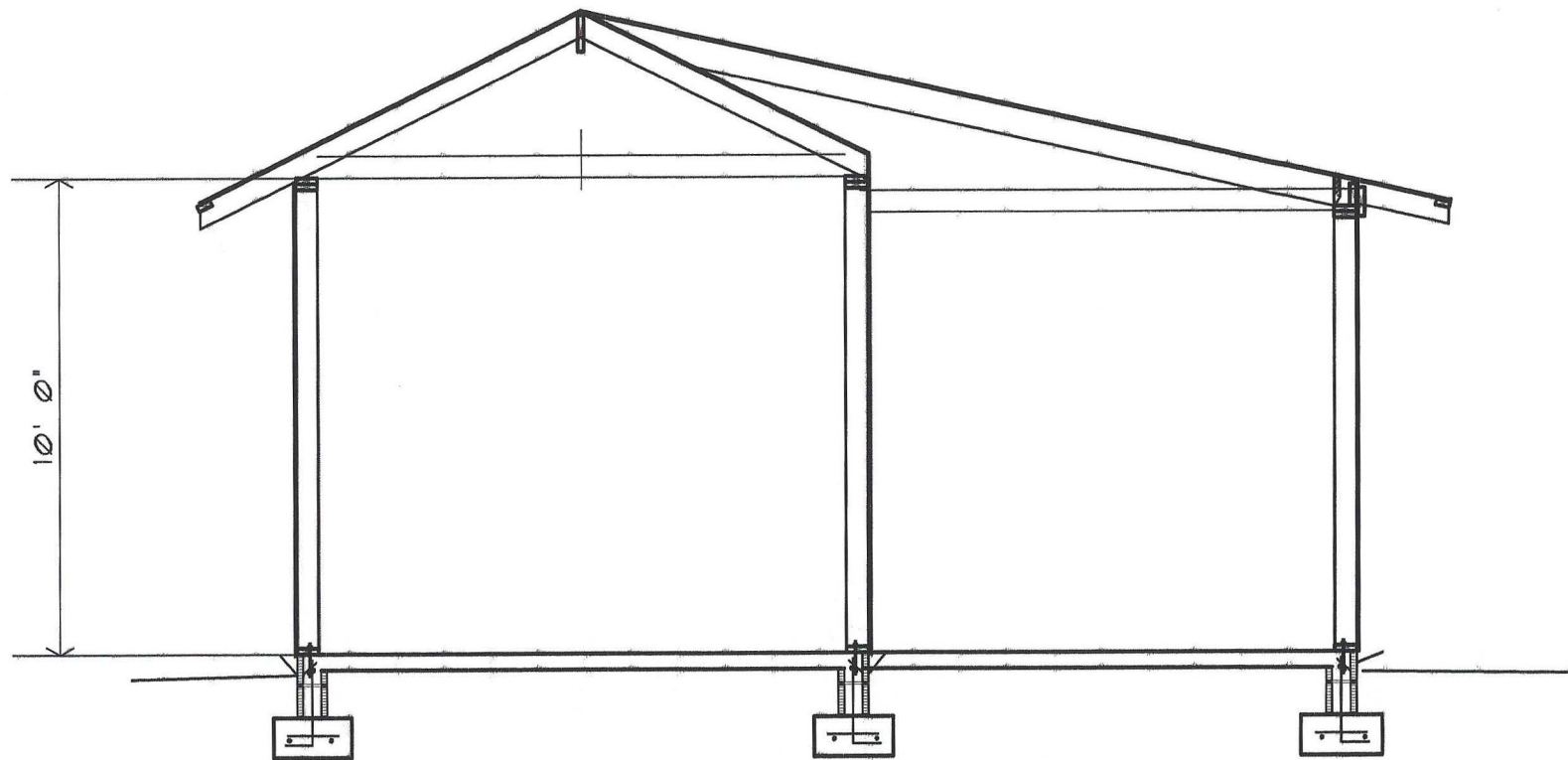
DATE
 08-1-10

J. VEAL
 ARCHITECT
 627 BAYSHORE DR. PENSACOLA, FL 32507
 1-850-450-3295 • jvealarchitect.com

A PROPOSED NEW HOME FOR
AHERN HOUSE
 820 E. LA RUA STREET

REVISED
 0208 JVEAL

DRAWN BY:
G-1



SECTION

1/4" = 1' - 0"

(B)

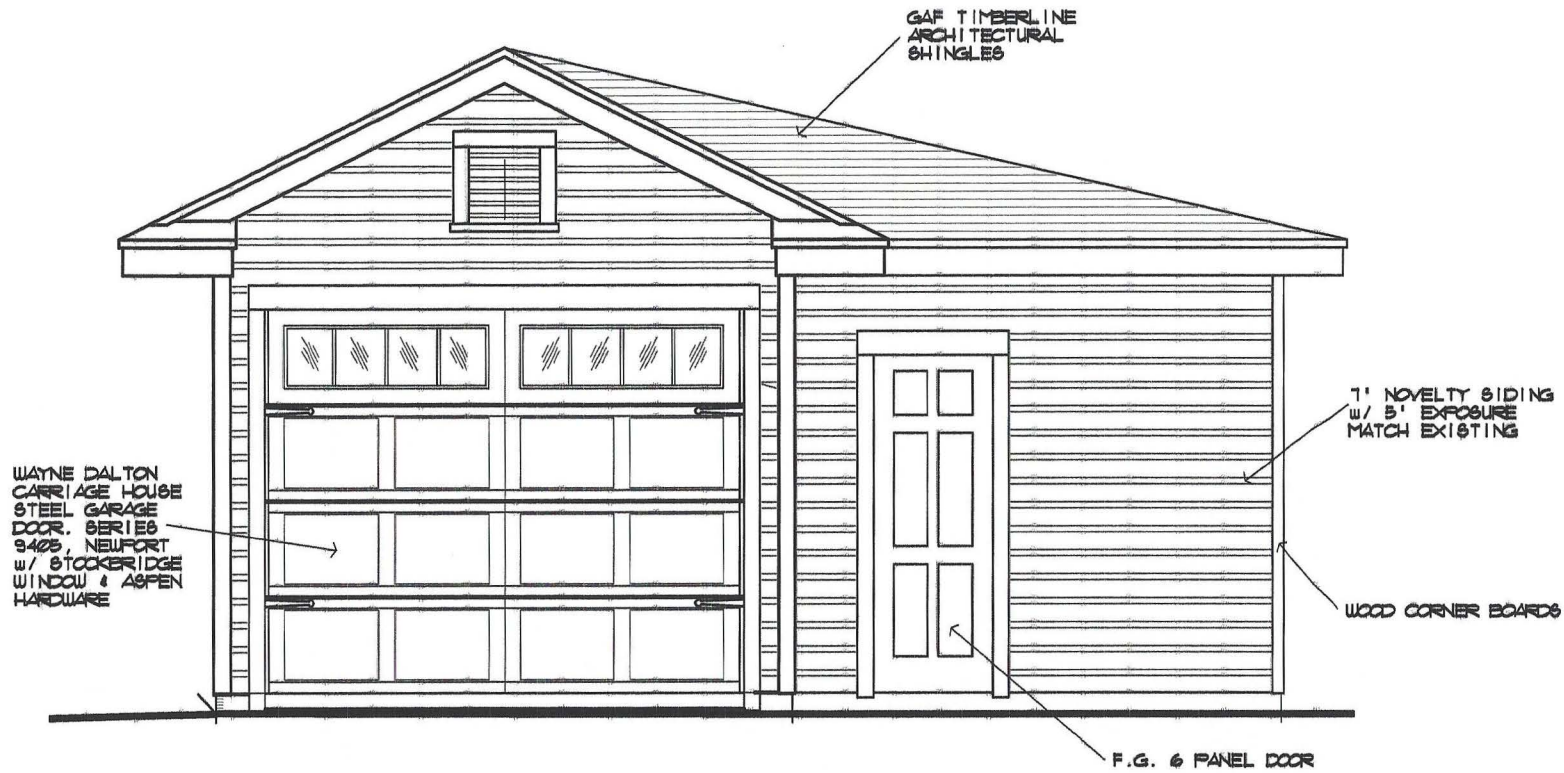
G-2

REVISED

A PROPOSED NEW HOME for
AHERN HOUSE
220 E. LA RUA STREET

J. V. VEAL
ARCHITECT
627 BAYSHORE DR. PENSACOLA, FL. 32507
1-850-450-3299 @jvealarchitect.com

DATE
8-1-09



SOUTH ELEVATION

1/4" = 1' - 0"

(C)

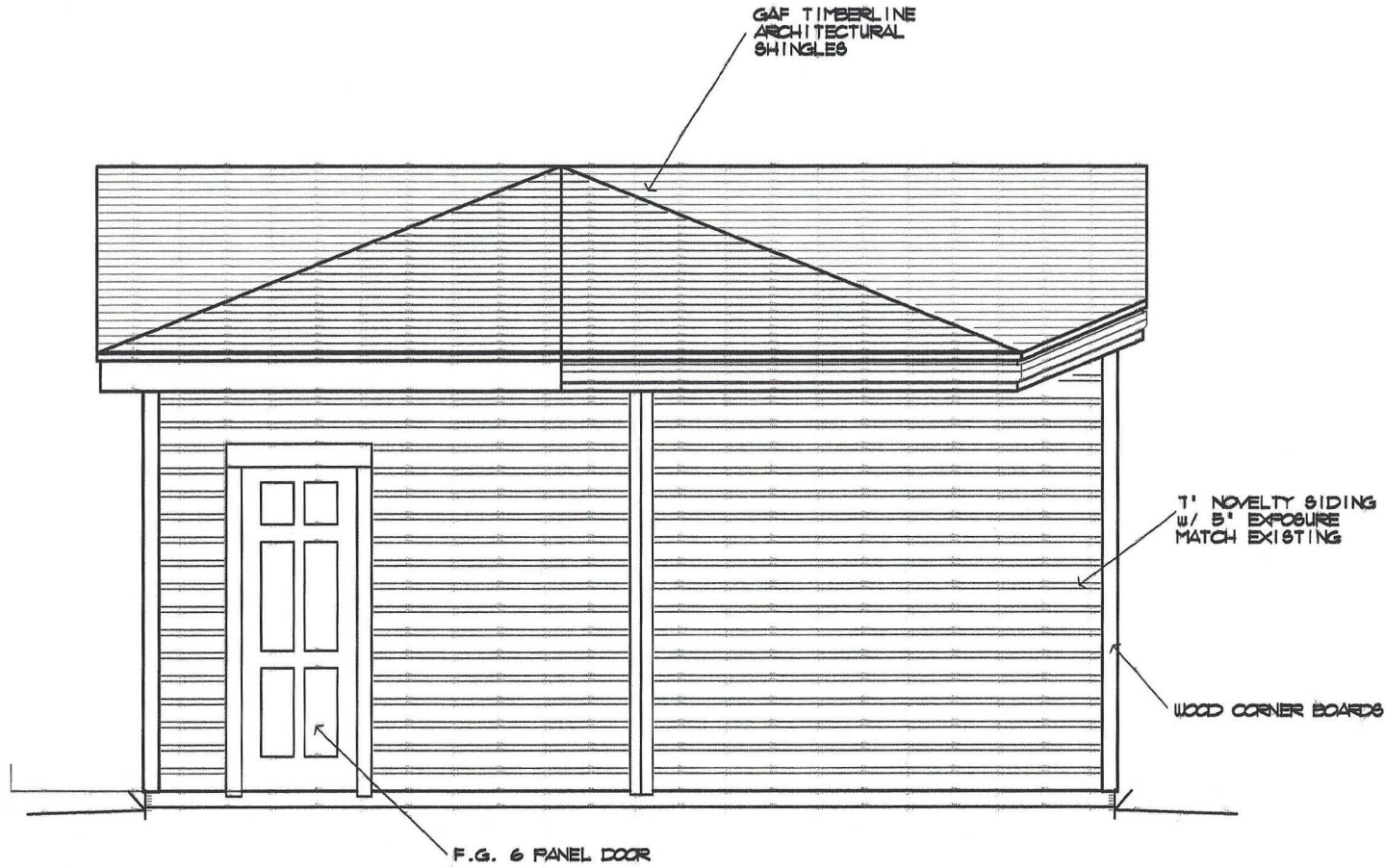
DATE
11-01-19

J. VEAL
ARCHITECT
627 BAYSHORE DR. FENACOLA, FL 32507
1-850-450-3259 jvealarchitect.com

A PROPOSED NEW HOME for
AHERN HOUSE
820 E. LA RUA STREET

REVISED
J. VEAL

G-3
J. VEAL



EAST ELEVATION

1/4" = 1' - 0"

(D)

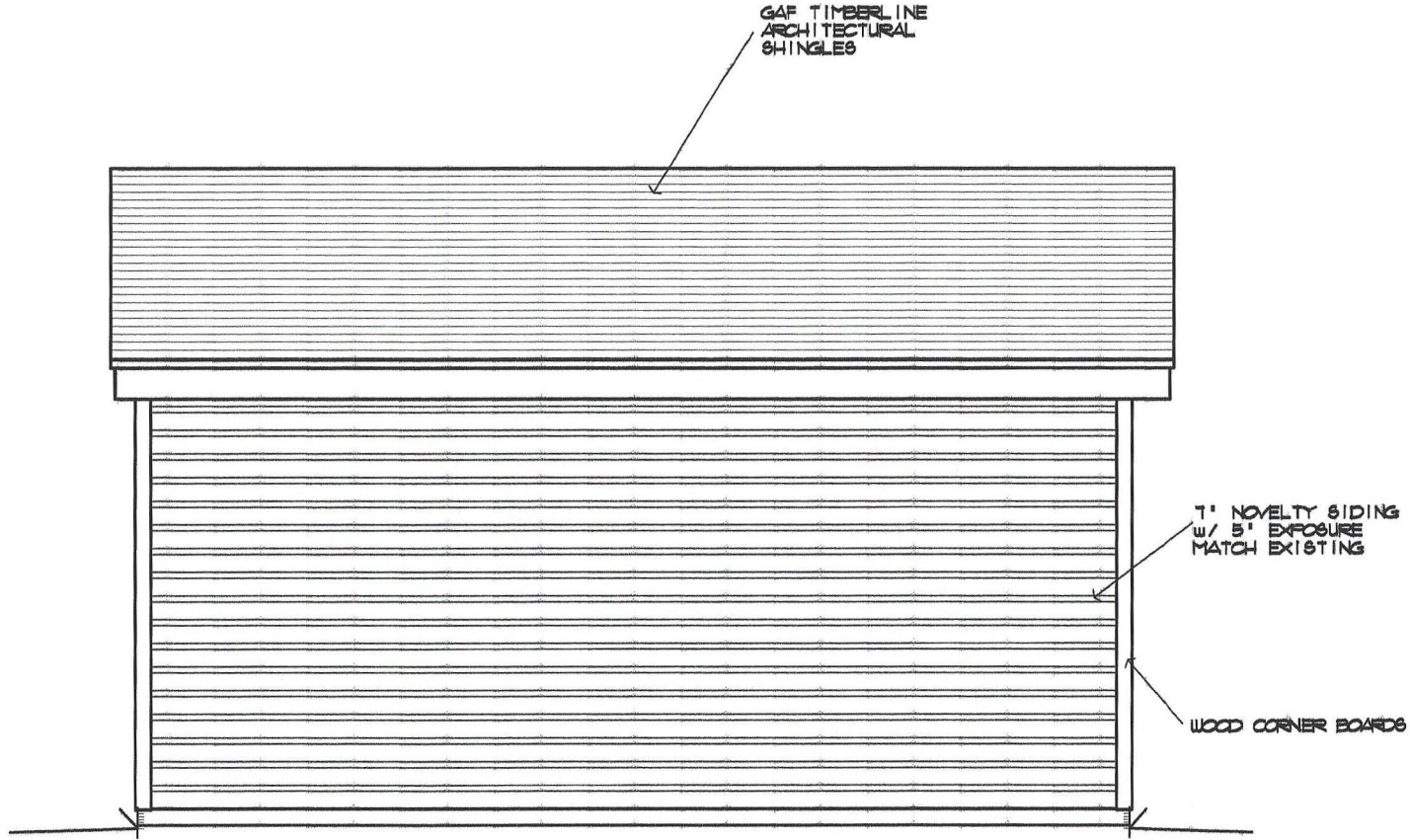
DATE
08-1-08

X J. VEAL
ARCHITECT
627 BAYHORE DR. PENSACOLA, FL 32507
1-850-450-3295 @jvealarchitect.com

A PROPOSED NEW HOME for
AHERN HOUSE
820 E. LA RUA STREET

REVISED
0808 JVEAL

DRAWN BY:
G-4



WEST ELEVATION

1/4" = 1' - 0"

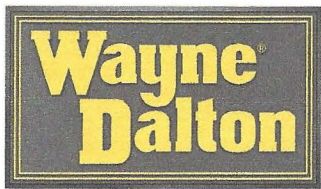


DATE
11-07-19

J. VEAL
ARCHITECT
627 BAYSHORE DR. PENSACOLA, FL 32507
1-850-450-3295 • jjvealarchitect.com

A PROPOSED NEW HOME for
HERN HOUSE
820 E. LA RUA STREET

DRAWN BY:
G-5

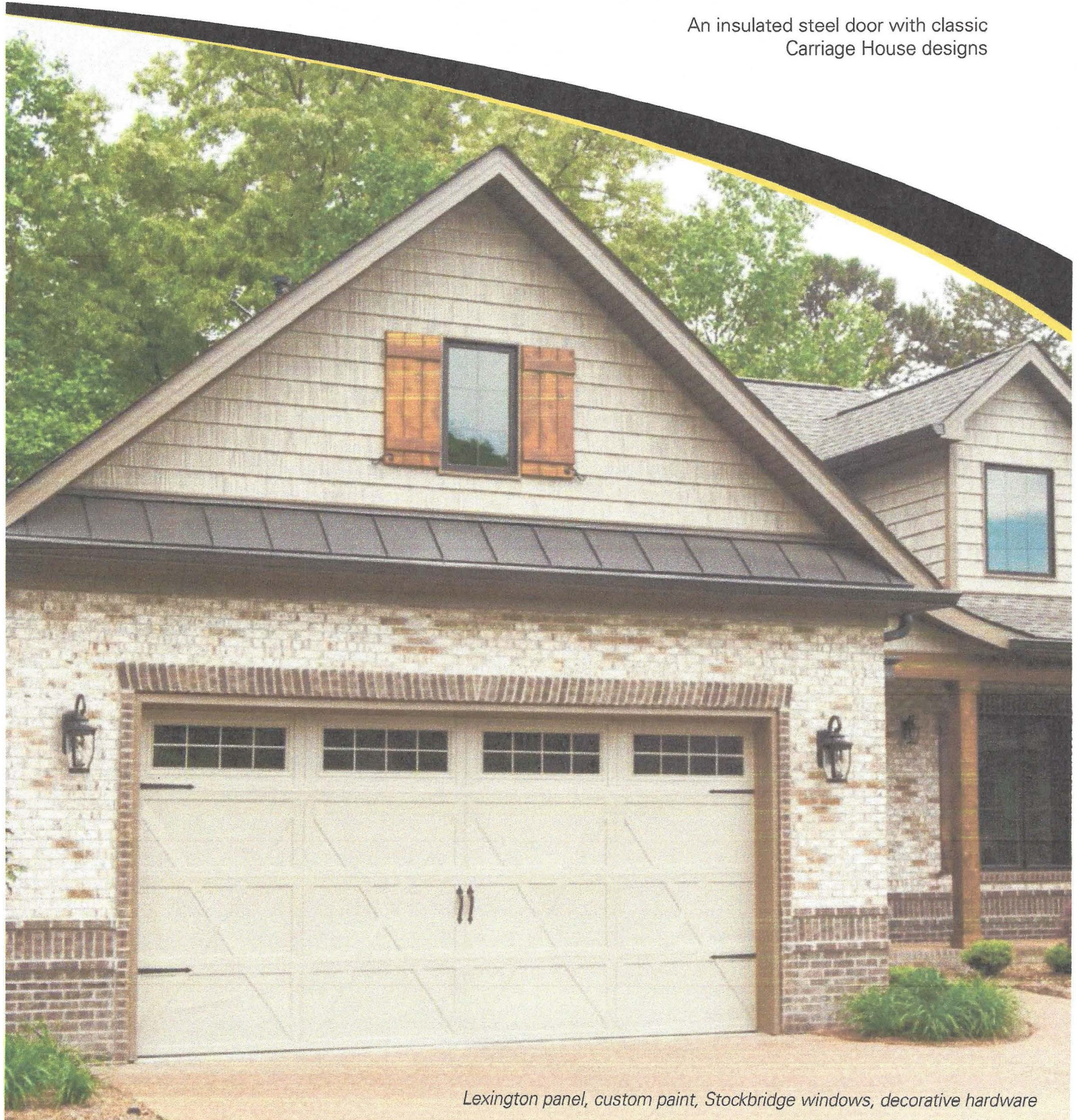


9405

M O D E L

CARRIAGE HOUSE STEEL

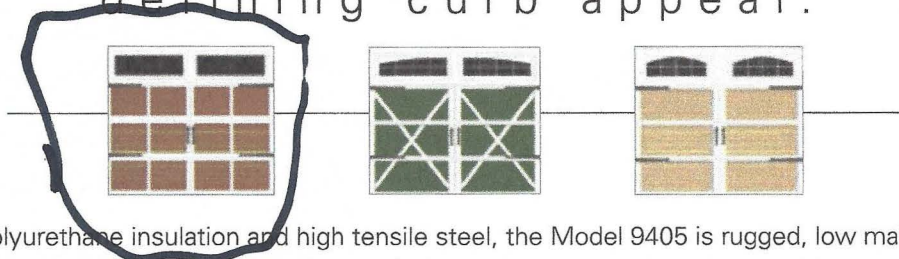
An insulated steel door with classic
Carriage House designs



Lexington panel, custom paint, Stockbridge windows, decorative hardware

style. efficiency. safety

defining curb appeal.



Made with polyurethane insulation and high tensile steel, the Model 9405 is rugged, low maintenance, and thermally efficient. The beautiful carriage house designs can be custom painted to add extra style and charm to the exterior of any home



Charleston panel, custom paint, Stockbridge windows, decorative hardware

performance features



Pinch-Resistant Door Panels

Pinch-resistant door panels are designed to push fingers safely out of harm's way when the door is closing.



Thermal Efficiency

The foamed-in-place polyurethane insulation with an R-value of 10* improves the thermal efficiency of a home and blocks unwanted street noise from entering living areas that adjoin the garage. The steel backer adds beauty and strength to the interior of the garage door.



TorqueMaster® Plus Counterbalance

The Wayne Dalton TorqueMaster® Plus is the first counterbalance system to seal springs safely within a steel tube. It contains an anti-drop feature that reduces the risk of door free fall.

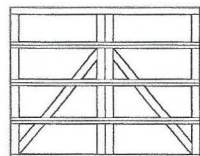
*Wayne Dalton uses a calculated door section R-value for our insulated doors.



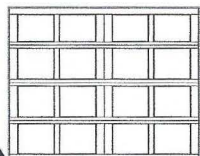
Model 9405 offers a Limited Lifetime Warranty against cracking or splitting due to rust-through and against degradation of the foam insulation. See full warranty for complete details.

1 choose your style:

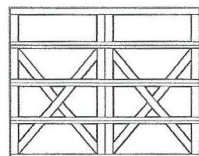
Model 9405 is available in 8', 9', 10', 15', 16' and 18' wide by 7' and 8' high. Doors measuring 10' wide or more come with a double car door design. Double car door designs are equivalent to 2 single car doors side by side.



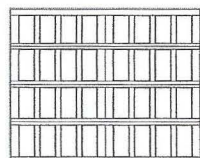
Charleston



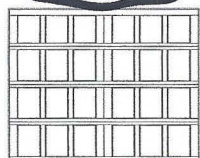
Newport



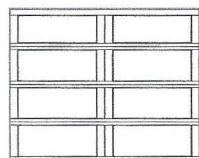
Lexington



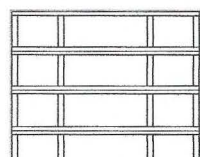
Oak Park



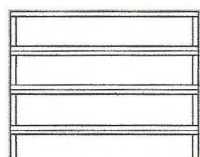
Providence



Westfield



Hampton†

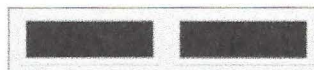


Camden†

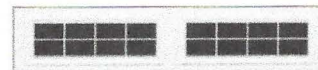
†Available second half of 2015

3 choose your windows:

StyleLine window designs are available in a variety of architectural styles.



Clear II



Stockton III



Arched Stockton



Stockbridge



Cascade III



Waterton III



Arched Stockton Single

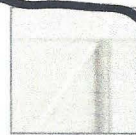


Arched Stockton Double

2 choose your color:

Choose one of our 15 beautiful factory-finished colors.

Painted Finishes



White



Gray



Clay



Green

Stained Finishes



Mahogany



Walnut



Oak



Green



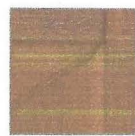
Gray



Clay



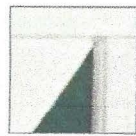
Honduran Mahogany



Red Oak

Two-Toned Painted Finishes

All door sections will be painted in the color chosen. All trim pieces will be white.



Green/White



Gray/White

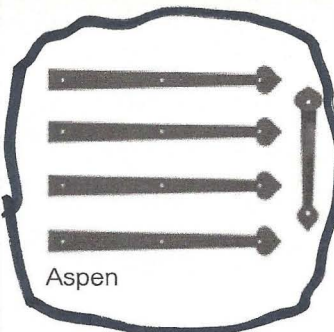


Clay/White

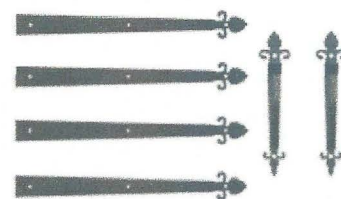
Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

4 choose your hardware:

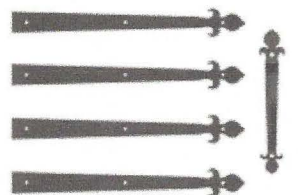
For our full decorative hardware offering, visit our website at www.Wayne-Dalton.com



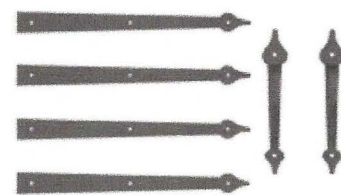
Aspen



Barcelona



Fleur De Lis



Spear

(<https://www.pre-motion.com/>)

☎ (tel:+310318505751)



(<https://www.pre-motion.com/checkout/cart/>)

HOME ([HTTPS://WWW.PRE-MOTION.COM/](https://www.pre-motion.com/)) /
TURNTABLE INTEGRATION AND FLOOR FINISH | PRE-MOTION

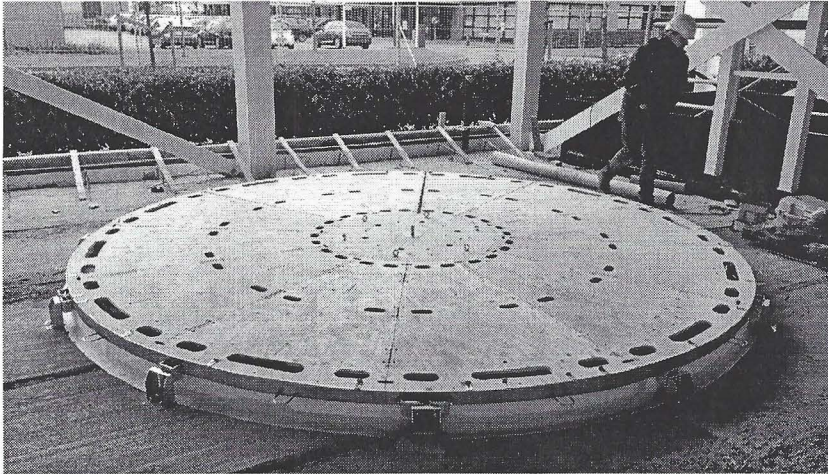
TURNTABLE RECESSED OR SURFACE-MOUNTED

Pre-Motion can often install the turntable at your location in a single day. Choose between recessed installation in your concrete floor or surface-mounted installation on top of the floor. With surface-mounted installation, we can build an elevated floor around the turntable that will match the revolving platform's height exactly. But you can also leave the turntable free-standing in your space.

1: TURNTABLE RECESSED

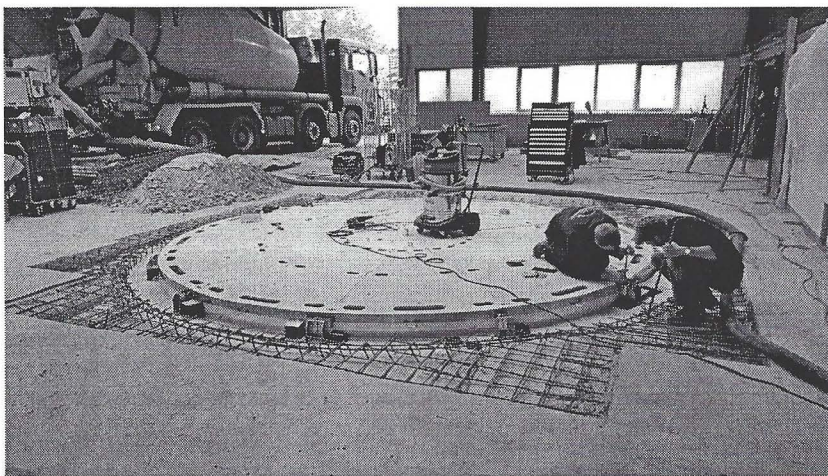
No matter how good your contractor is, creating a perfectly-round recess in a concrete floor turns out to be very hard in practice. We can help you with that, by installing a wooden template with a stainless-steel rim. Below you see photos of the integration process and the end result.

Step 1: You provide a subsurface that can carry the turntable plus its maximum load needed, you install wiring in the floor. Pre-Motion will provide detailed plans, accurate to the millimetre.



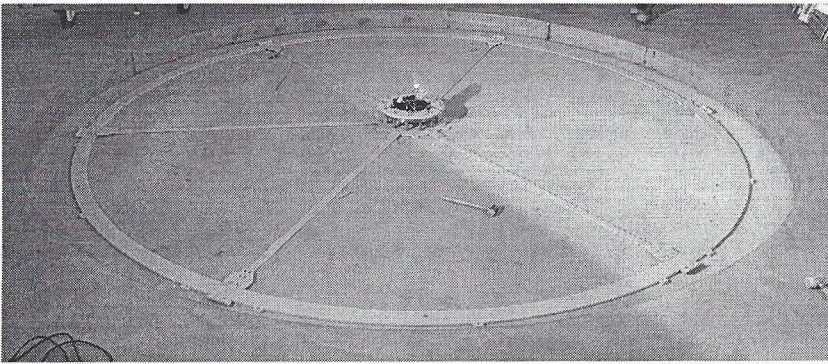
Step 2: Pre-Motion places a wooden template, surrounded by a stainless-steel ring at the exact right height.

Then your contractor pours concrete in the area surrounding the template.

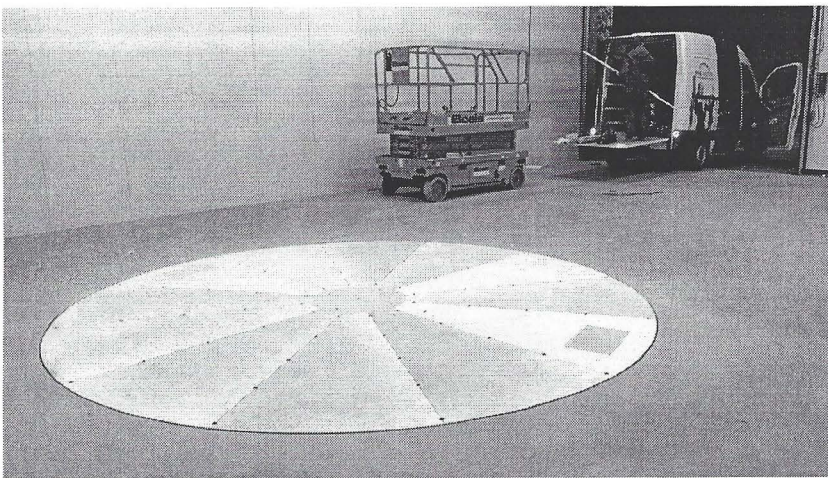


Step 3: Pre-Motion removes the template and installs the turntable in the perfectly-round recess.





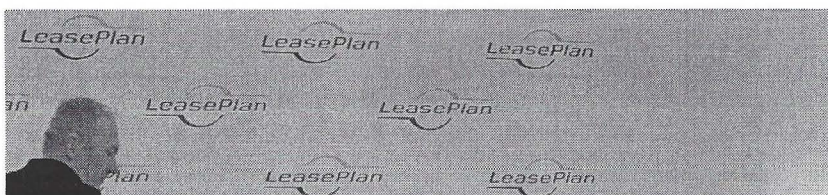
The turntable with a plywood top surface is at the exact same height as its surround and ready to be finished, along with the floor.



2: TURNTABLE SURFACE-MOUNTED

Pre-Motion can build the elevated floor for you; this way, you're guaranteed to get the end result. If you'd rather take care of building the elevated floor yourself, Pre-Motion can provide detailed drawings of the turntable, accurate to the millimetre. Below you can find some photos of the installation process, the end result and an alternative.

Step 1: Installation of the turntable on top of the existing floor, mounted perfectly. The floor must be strong enough and as flat as possible.



This item has been removed from this agenda.

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: ^{GH} Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 6
200 BLK S. 9th Ave
PHD / HC-1 / Brick Structures
New Construction

BACKGROUND

Allen Bounds, Bounds Architecture Studio, is seeking *final* approval for a single-family residence. This project received conceptual approval in October 2019. The revised 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. Major changes to the elevations include a lowering of the roof profile, a realignment of the stairs, and treatment of the front façade. 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*

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: ^{GH} Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Item 7
412 E. Belmont Street
OEHPD / OEHC-1
Contributing Structure**

BACKGROUND

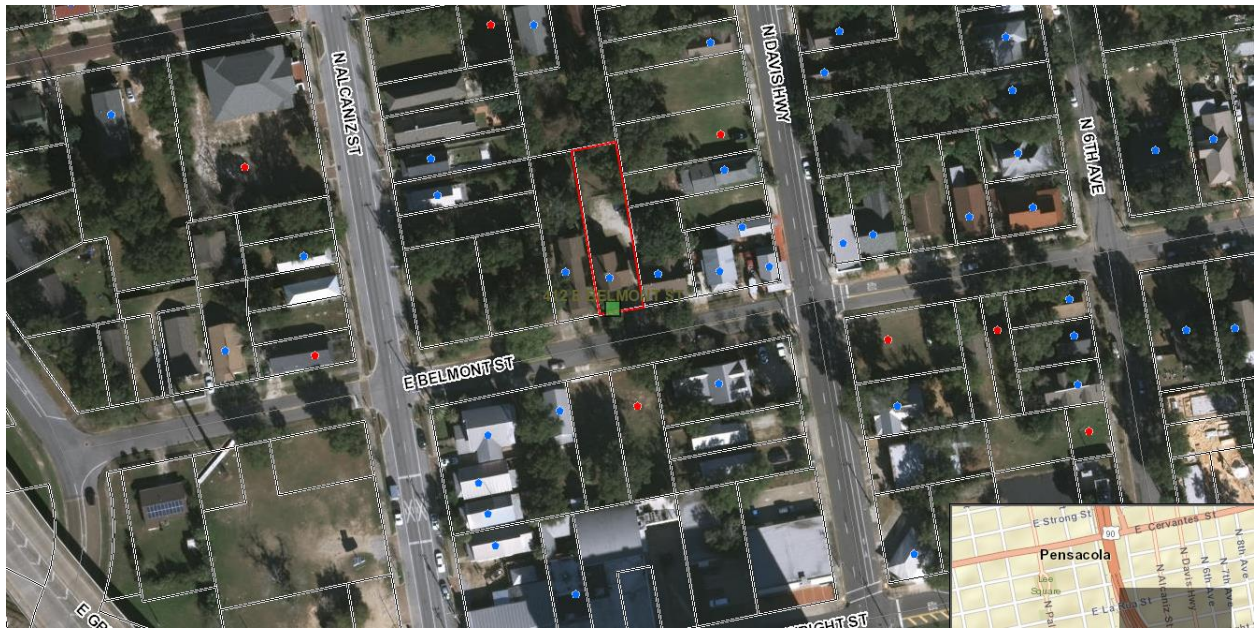
Jesse LaCoste, LaCoste Construction Group, is seeking *CONCEPTUAL* approval for a rear addition and exterior modifications to a contributing structure. The new addition will add approximately 590 sf to the ground floor. As depicted in the floor plans, the west side of the addition will be slightly recessed to meet the current side yard setback and will consist of board and batten wood siding, matching shingles, and a brick pier foundation to blend with the main section. On the existing structure, changes include replacement wood clad windows, the addition of a shallow dormer to the west elevation, and renovations to the front entrance area which include double front doors, a transom window and a new brick stairs. Due to intended interior uses and to keep the existing pitch, the current roof will be raised approximately 3'.

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 in the Old East Hill Preservation District*

412 E. Belmont Street



ES 868

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
(5-1) - JAAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. 9020-230-022
Site Name 412 E. Belmont St. 830 = = Survey Date 8011 820 = =
Address of Site: 412 E. Belmont St. 905 = =
Instruction for locating On N side E Belmont St, between N Alcaniz st
and N Davis St 813 = =
Location: East King Tract 22 23 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Payne, Charles L & Betty Abbott
Address: 2909 E. Gonzales St.
Pensacola, Fl. 32503 902 = =
Type of Ownership private 848 = = Recording Date 8011 832 = =
Recorder:
Name & Title: Hawley, Nancy; Wells, Merrily
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 = =
838 = =
Check One Check One or More
Excellent 863 = = ☒ Altered 858 = =
Good 863 = = ☐ Unaltered 858 = =
☒ Fair 863 = = ☒ Original Site 858 = =
Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use residence 850 = =
Dates: Beginning c +1890 844 = =
Culture/Phase American 840 = =
Period 19th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

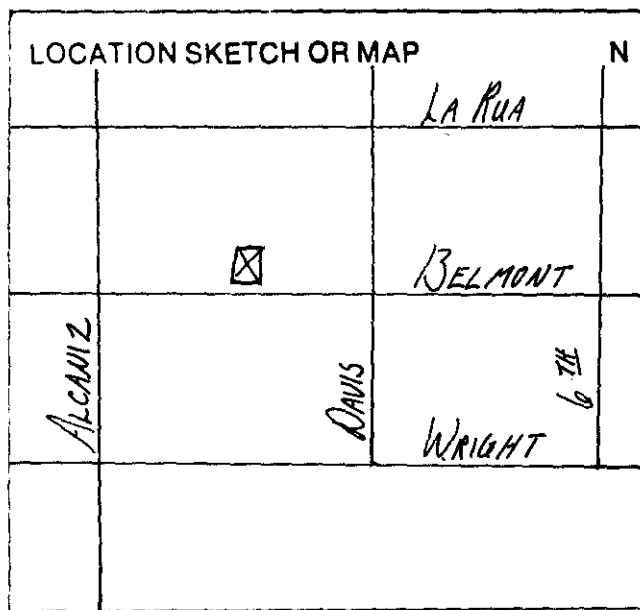
Areas of Significance: Architecture 910 = =

Significance: Built in about 1890 as a rental unit by C.T. Cronise, this modest cottage exhibits influences from the earlier Gothic styles in its steeply-pitched gabled roof and its emphasis on verticality.

911 = =

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

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Frame Vernacular 964 = =
 PLAN TYPE T-shape 966 = =
 EXTERIOR FABRIC(S) wood: board & batten 854 = =
 STRUCTURAL SYSTEM(S) wood frame 856 = =
 PORCHES S/ apron porch, 1 bay, modern wrought iron post
 942 = =
 FOUNDATION: Pier: brick 942 = =
 ROOF TYPE: gable 942 = =
 SECONDARY ROOF STRUCTURE(S): gable 942 = =
 CHIMNEY LOCATION: center, ridge 942 = =
 WINDOW TYPE: DHS, 3/1, wood; w/ louvered shutters 942 = =
 CHIMNEY: brick 882 = =
 ROOF SURFACING: composition shingle: butt 882 = =
 ORNAMENT EXTERIOR: wrought iron railing, overhngng eaves/brckt 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS - 954 = =
 Map Reference (Incl. scale & date) USGS 7.5 min. Pensacola, 1970
 809 = =
 Latitude and Longitude:
 " " " " " " 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



Township	Range	Section
2S	30W	19

UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers HPPB P.81.9.10 860 = =

Contact Print





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

Architectural Review Board Application
Full Board Review

Application Date: 8/29/2019

Project Address: 412 E Belmont
Applicant: Lacoste General Contractors LLC
Applicant's Address: 4400 Bayou Blvd Suite 41
Email: Jesse@lacosteconstruction.com Phone: 850/449-7047
Property Owner: Lacoste Construction Group, LLC
(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:

Residential addition and renovation
add 600 square feet addition at rear elevation, addition to be
1 story with rear deck.
Alteration to existing 2nd story floor plan to accommodate additional
bathroom.

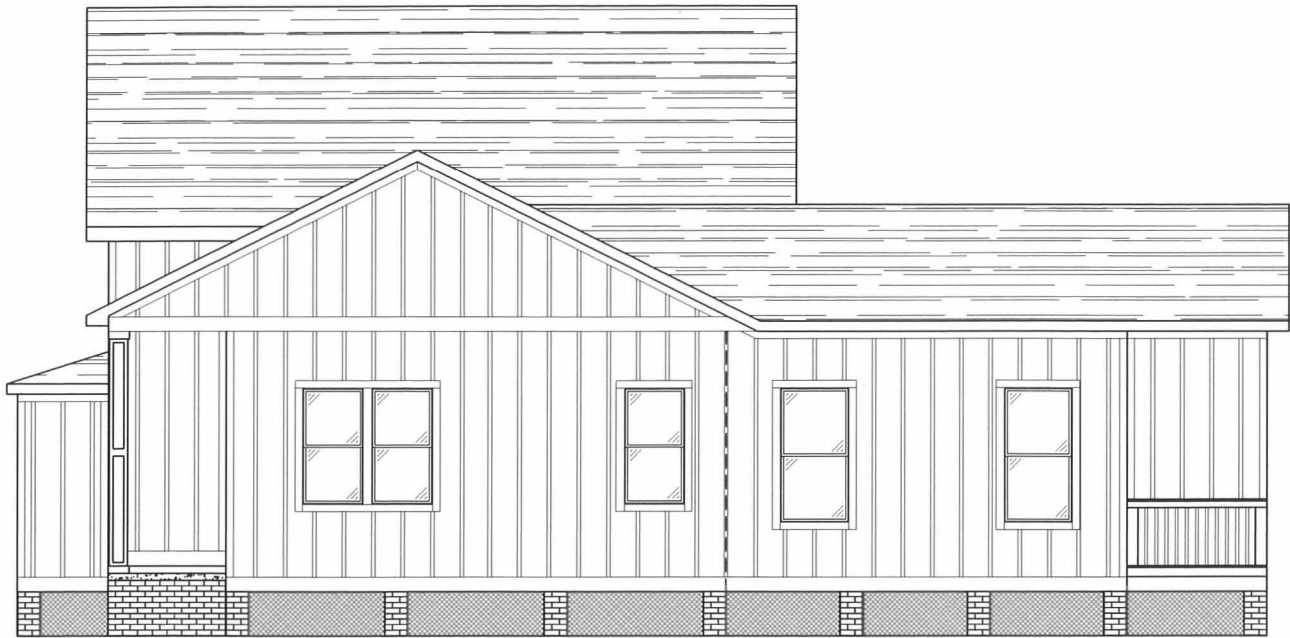
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature]
Applicant Signature

8/29/2019
Date



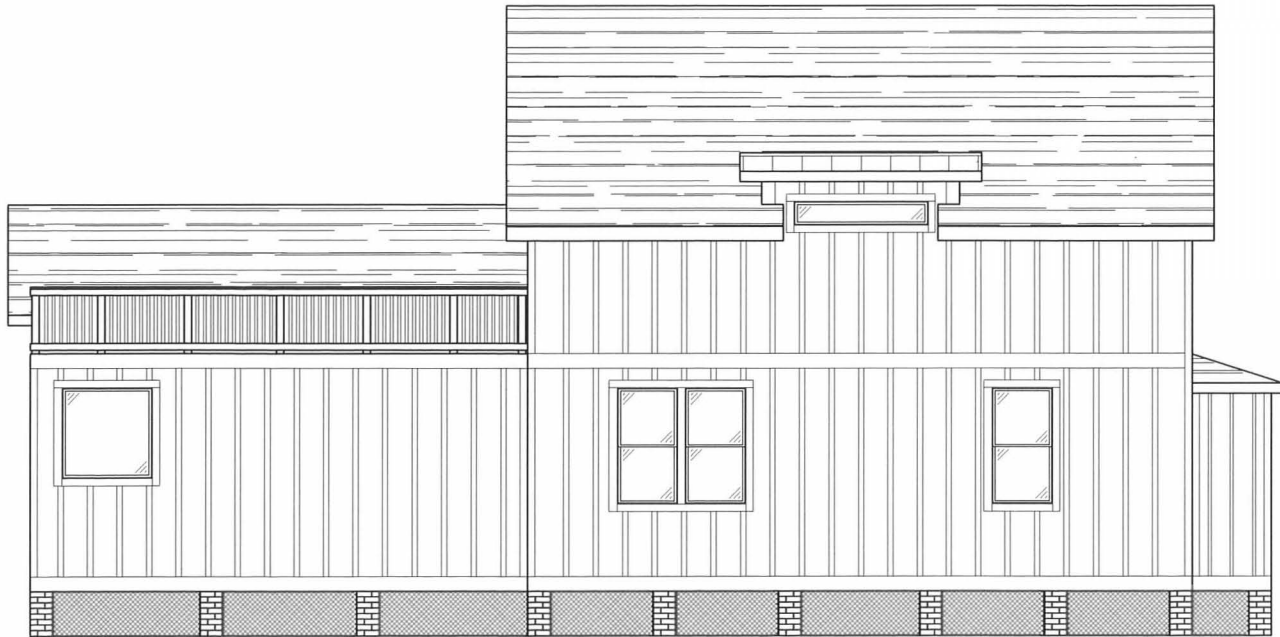
A Proposed Front Elevation
Scale: 1/4" = 1'-0"



B Proposed Right Elevation
Scale: 1/4" = 1'-0"



C Proposed Rear Elevation
Scale: 1/4" = 1'-0"



D Proposed Left Elevation
Scale: 1/4" = 1'-0"

PROJECT NAME AND LOCATION
New Addition
412 E Belmont St
Pensacola, FL

LANDMARK
ENGINEERING & LAND PLANNING
7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone: 904.399.1111 Fax: 904.399.1112
FLPE 90946 - ALPE 31733 - FLCA 7274 - ALCA 2777
FLC02160000

This drawing is not valid unless the user
bears the signature and raised
seal of the professional engineer or architect
in the state to which the design applies.
**FOR ARCHITECTURAL
REVIEW ONLY**
10.31.19

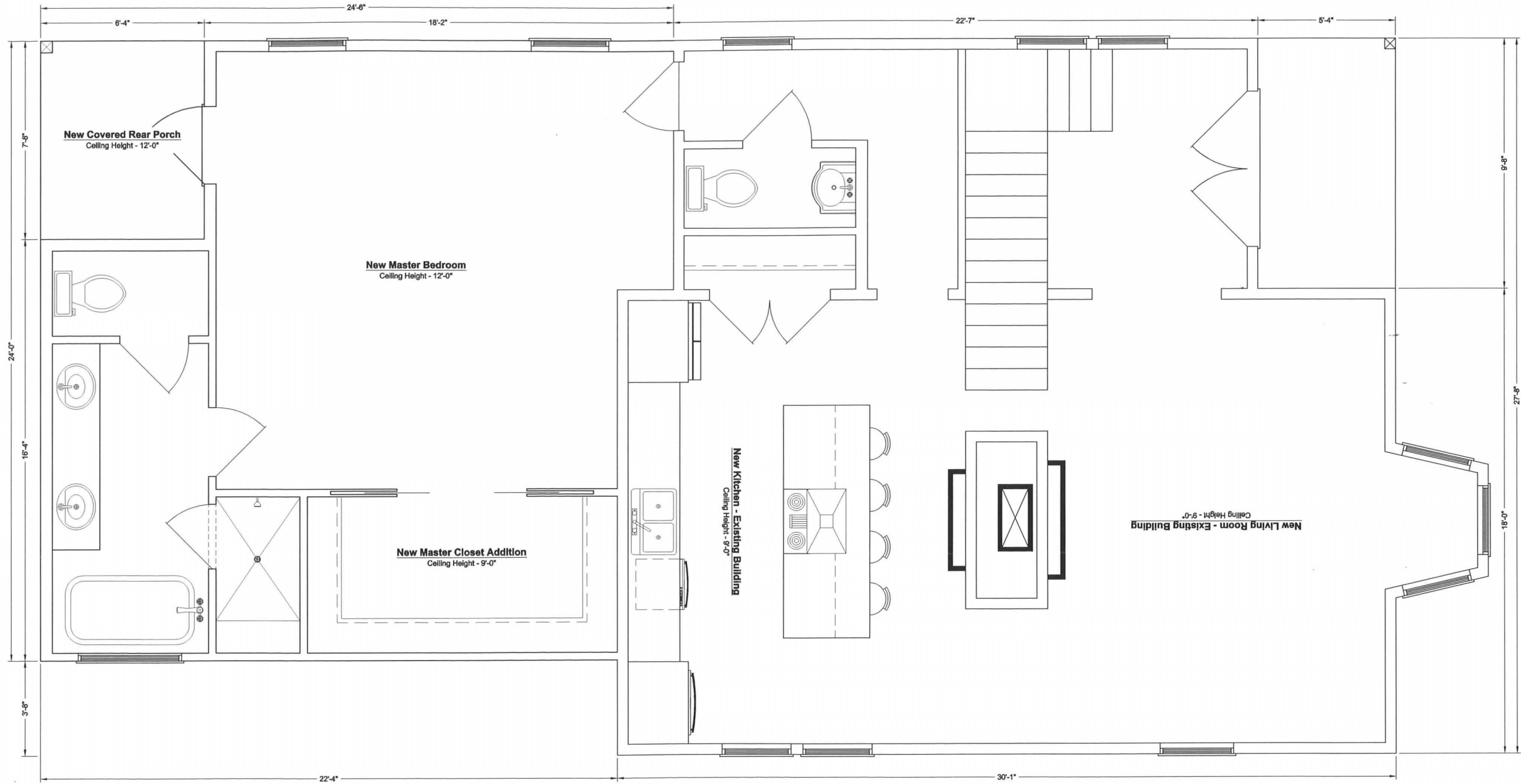
SHEET CONTENTS
Elevations

PROJECT NUMBER
2019087
PLOT DATE
Nov 4, 2019

DRAWN BY
LAS
CHECKED BY
MWS

SHEET NUMBER
A2.0
2 OF 8

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SHEET CONTENTS

Floor Plan

PROJECT NUMBER
2019087PLOT DATE
Oct 31, 2019DRAWN BY
LASCHECKED BY
MWSSHEET NUMBER
A3.0
3 OF 8

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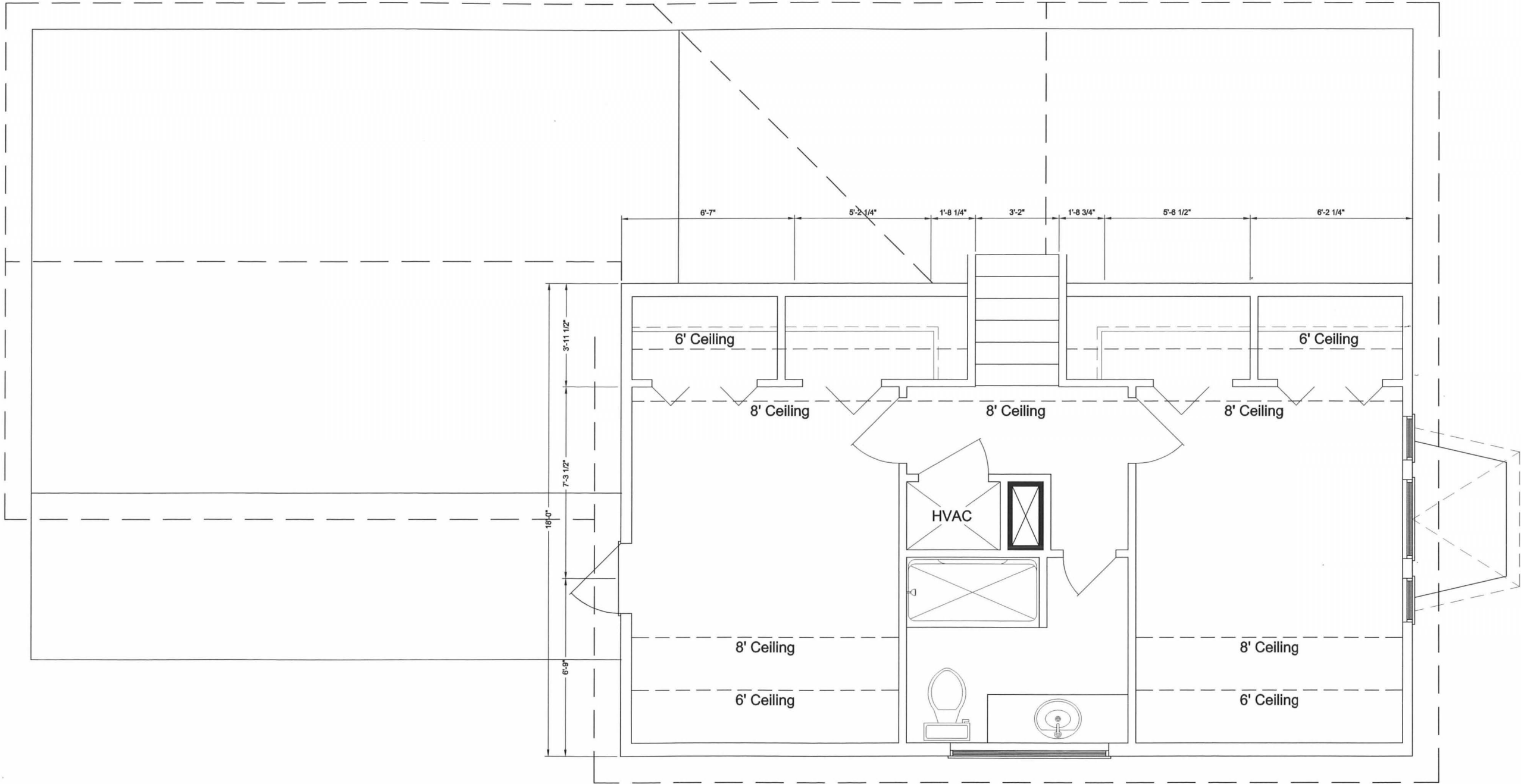
PROJECT NAME AND LOCATION

New Addition

412 E Belmont St

Pensacola, FL

LANDMARK
ENGINEERING & LAND PLANNING
7704 W. Fairfield Dr. - Pensacola, FL 32506
Phone: 904.333.1111
Fax: 904.333.1111
www.landmark-engineering.com
FLC# 00000000FOR ARCHITECTURAL
REVIEW ONLY
10.31.19
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in the title block to which the design applies
bears the signature and raised
seal of a professional registered in the state



SHEET CONTENTS

Floor Plan

PROJECT NUMBER
2019087

PLOT DATE
Oct 31, 2019

DRAWN BY
LAS

CHECKED BY
MWS

SHEET NUMBER
A4.0
1 OF 8

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PROJECT NAME AND LOCATION

New Addition
412 E Belmont St
Pensacola, FL

LANDMARK
ENGINEERING & LAND PLANNING
7094 W. Fairfield Dr. - Pensacola, FL 32506
Phone: 904.377.3733 - FAX: 904.377.3734
FLPS 36946 - ALPH 21733 - FLCA 7278 - ALCA 2877
FLCIC 000000

This drawing is not valid unless the area
bears the signature and raised
stamp of the professional engineer.
**FOR ARCHITECTURAL
REVIEW ONLY**
10.31.19

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PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 8
615 E. La Rua Street
OEHPD / OEHR-2
Contributing Structure

BACKGROUND

Richard Mentzer is requesting approval for exterior modifications to a contributing structure. The proposed additions include new vertical wood lattice over the crawl space and piers, a new dormer on the west elevation (interior side), new wood railing on the back porch, and new columns along the front porch, car port and back porch. Additionally, the existing windows along the sides and rear will be replaced with new 2/2 PGT vinyl windows. Many of these windows are replacement aluminum windows and are in poor condition. The existing wood windows along the front elevation will be kept and refurbished.

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

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

Page 1
X original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

Site 8 ES **02121**
Recorder #

SITE NAME Charles B. Calloway, House
HISTORIC CONTEXTS Spanish American War
NAT. REGISTER CATEGORY District
OTHER NAMES OR MSF NOS None
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 615 E. LaRue St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood SE corner of E. LaRue St. between N 6th Ave. and N. 7th Ave.
SUBDIVISION East King Tract BLOCK NO 5 LOT NO 40
PLAT OR OTHER MAP county appraiser's atlas sheet #68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE D M S LONGITUDE D M S

HISTORY

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

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR
NO.: STORIES 1 OUTBLDGS 0 PORCHES 2 DORMERS 0
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) drop siding
FOUNDATION: TYPE pier MATLS brick
INFILL lattice
PORCHES N/porch/wrought iron columns/3/N&E
ROOF: TYPE cross-gable SURFACING composition shingles
SECONDARY STRUCS. porch, gable
CHIMNEY: NO 0 MTLS n/a LOCNS n/a
WINDOWS DHS, 2/2 wood; awning, 2; fixed, 1; decorative stained glass around edge; SHS, 2/2 wood floor length; fixed, 1
EXTERIOR ORNAMENT wood-decorative cornice
CONDITION good SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings, oaks, palms, magnolias

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)

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

DATE LISTED ON NR _____

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

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

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

* OFFICE _____ *

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

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

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Historic Pensacola Preservation Board

NEGATIVE NUMBERS 91N118WEH (Frames 35-36)

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

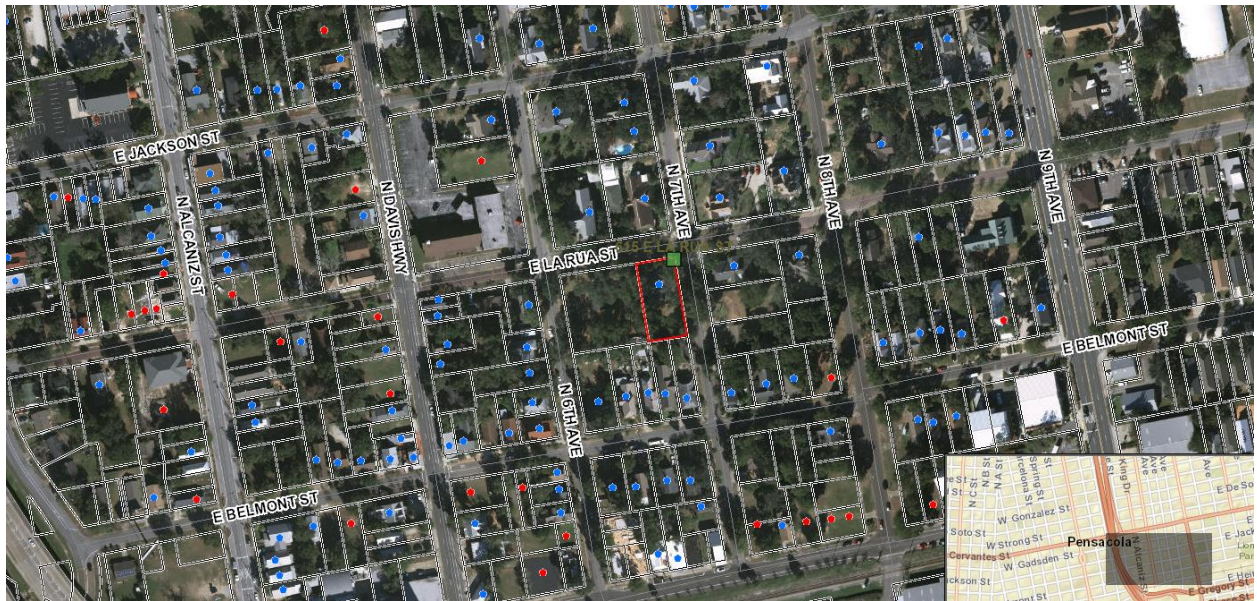
LA RUP

17th
AVE

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED



615 E. La Rua Street



Architectural Review Board Application
Full Board Review



Application Date: 7-22-19

Project Address: 615 EAST LA RUA

Applicant: Richard Mentzer

Applicant's Address: 215 SAINT EUSEBIA ST. - PENSACOLA - 32503

Email: ramentzer1@gmail.com Phone: 989-245-0885

Property Owner: DAVID Locklear
(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:

Please see the following attached documents
for the following requested upgrades.

1. Lattice
2. Dormer
3. Windows
4. Back Porch Railing
5. Columns - Front Porch / Car Port / Back Porch

* We would like to be present to answer any questions before the board in efforts to communicate and expedite the process.
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.

[Signature]
Applicant Signature

7-22-19
Date

615 E. La Rua



review board docs



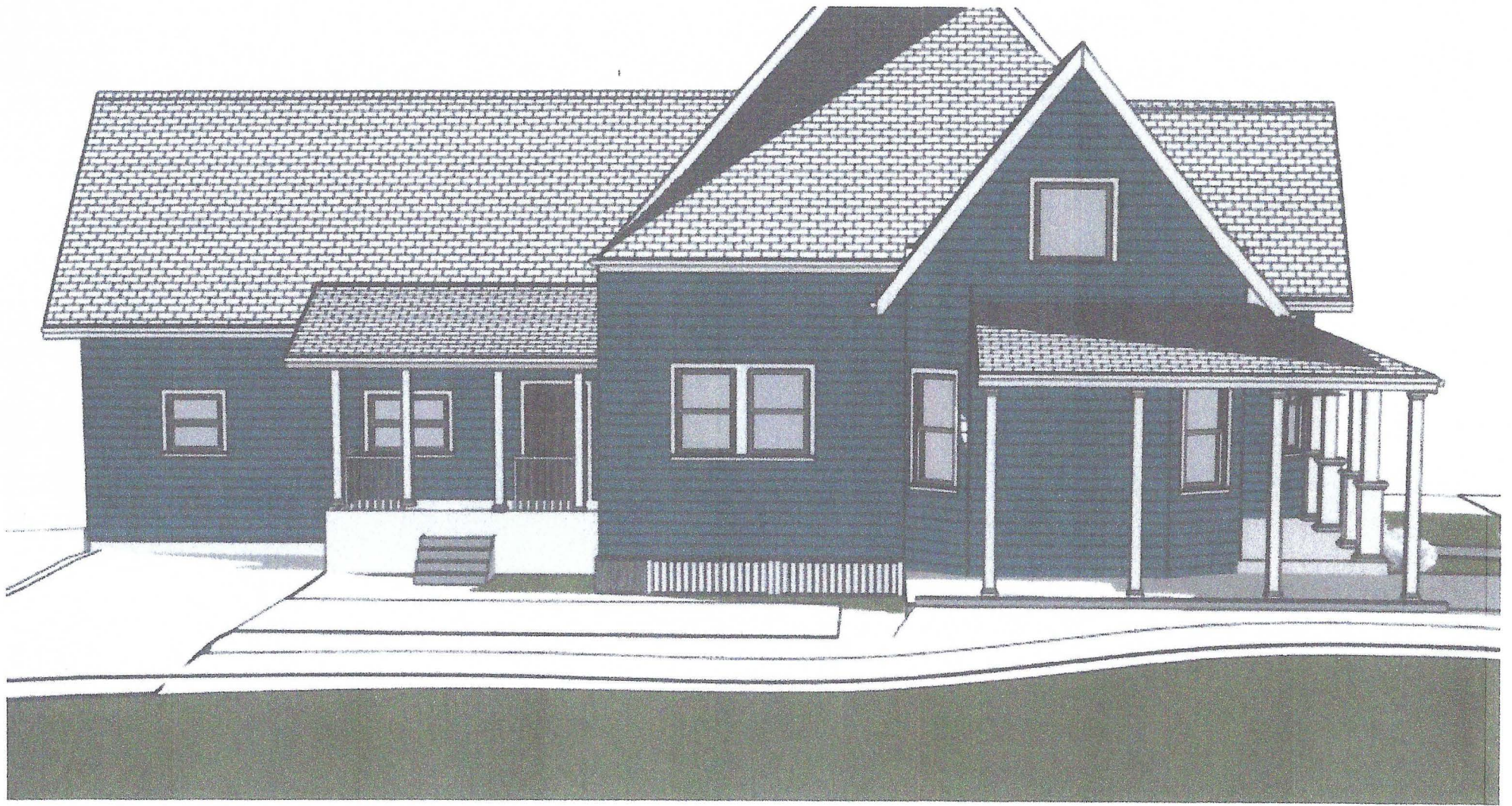


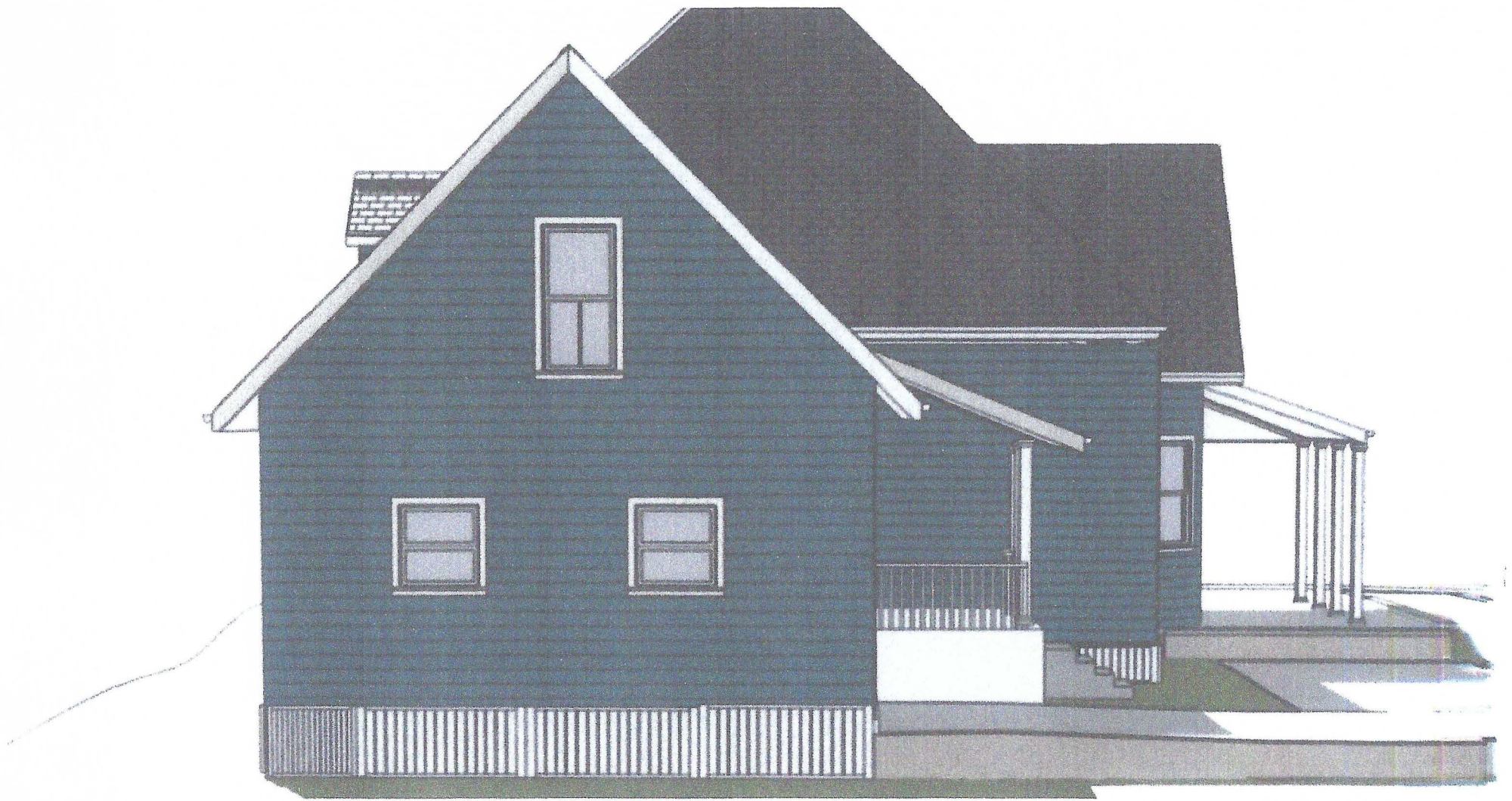


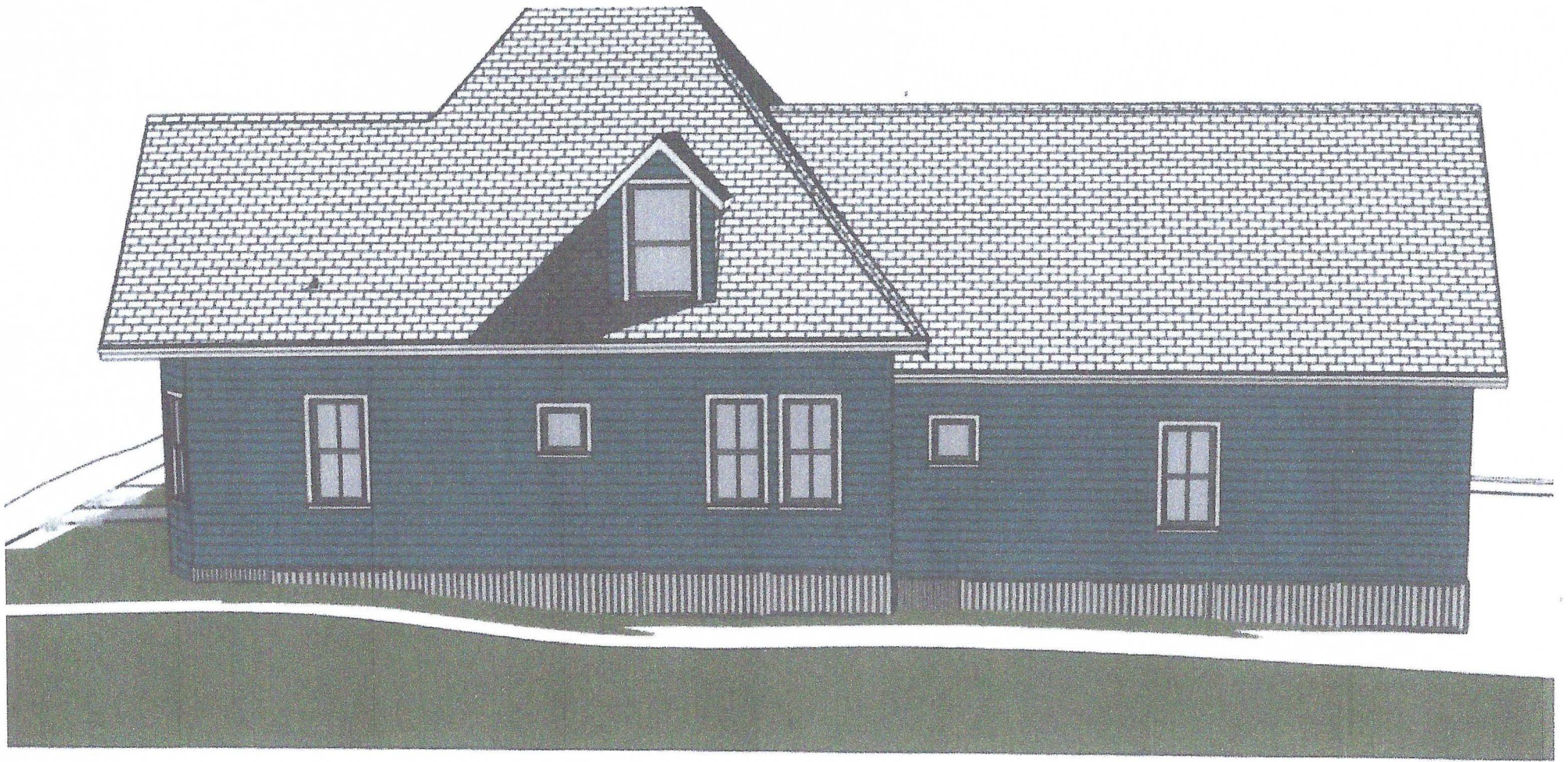




North Elevation







615 E La Rua

Description: Lattice

Summary: We would like to upgrade the exterior Lattice surrounding the crawl space of the home.

We have included several photos showing the current style of a criss cross pattern and wish to upgrade to a vertical pattern as shown in the first photo.

Material: Wood

Dimensions: 1"x3" boards with a 1.5" space in between.

Paint Color: White to match the house trim.







615 E La Rua

Description: **Dormer**

Summary: We would like to request permission to add a dormer to fulfill the legal requirement to add an egress window.

This dormer will be placed on the side of the house that faces the trees and will be least visible from the street and public view.

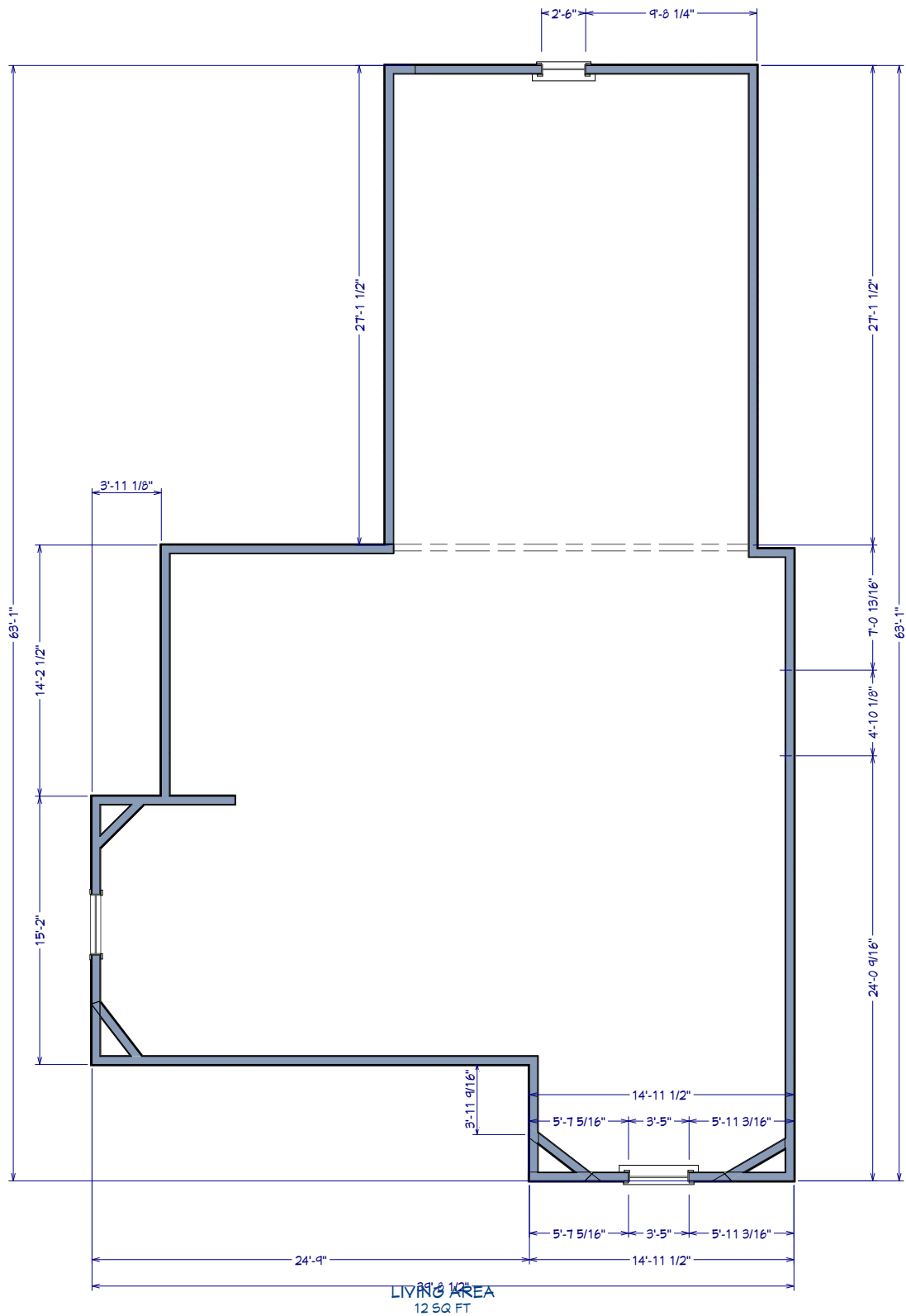
Attached are documents and photos that show proper dimensions and placement.

Material: Identical Wood siding and shingles to match the house.

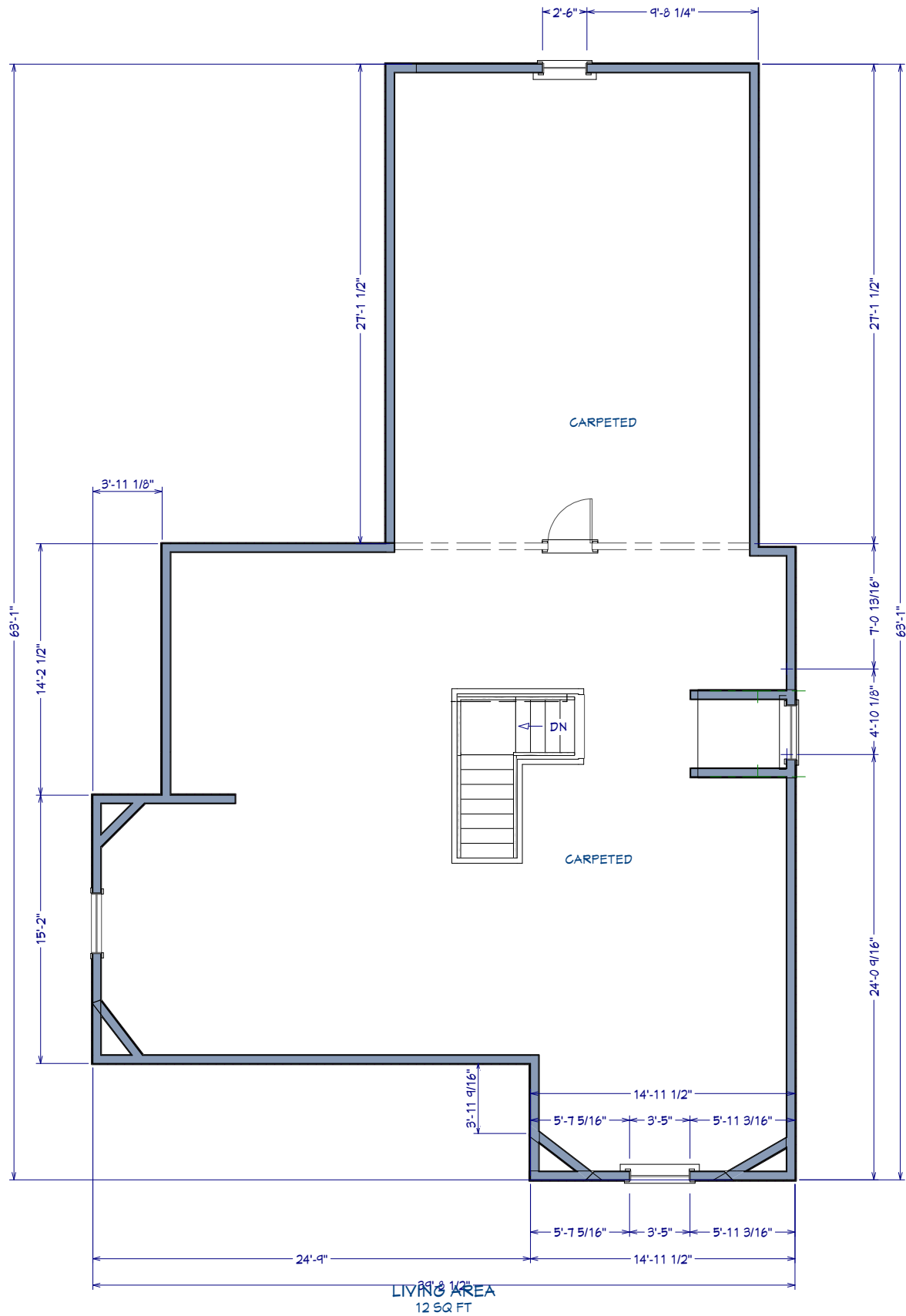
Dimensions: Approximately 6' x 5' (see photo #1)

Placement: See remaining photos

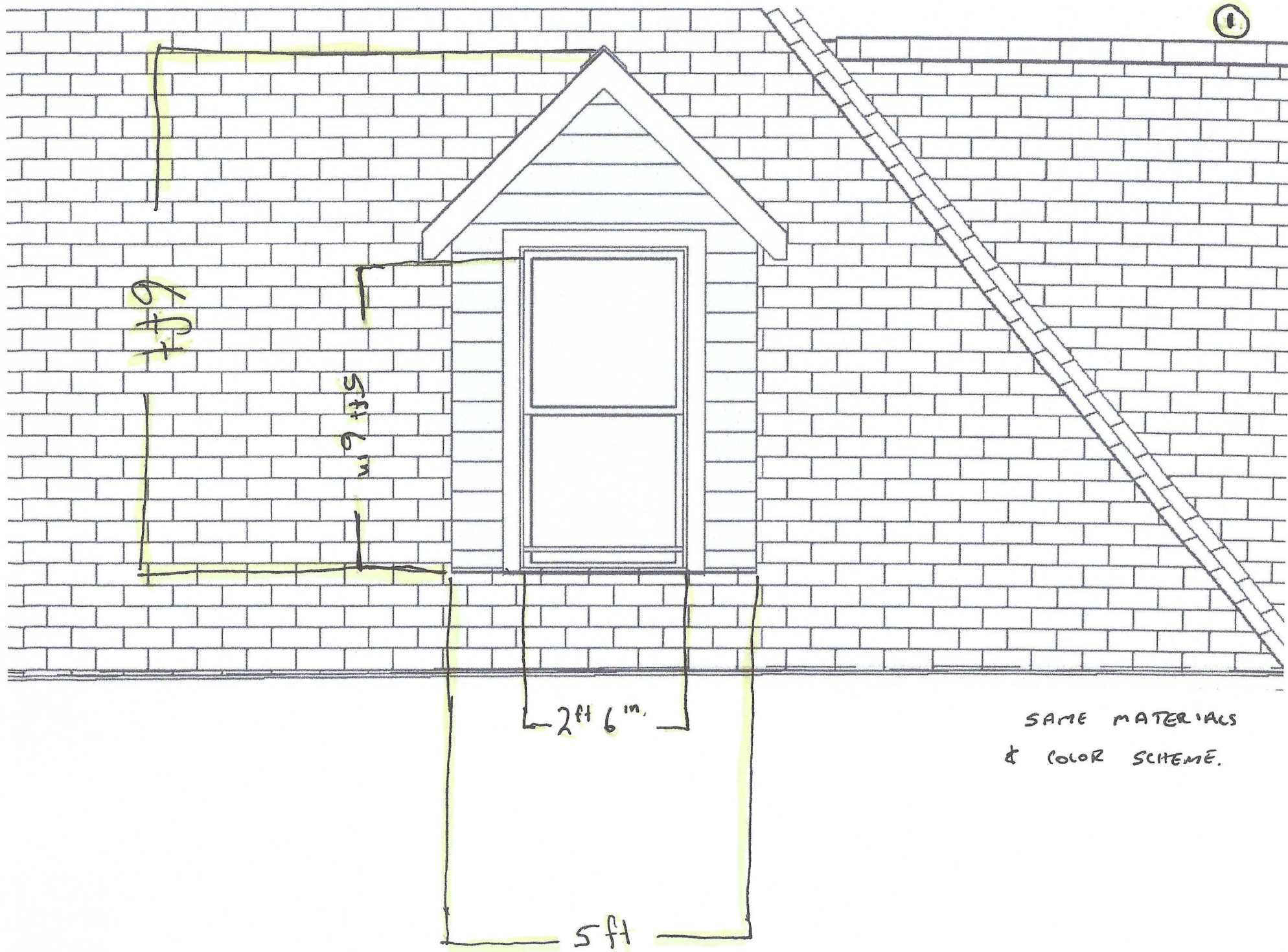
Paint and all materials will be identical to the rest of the house.



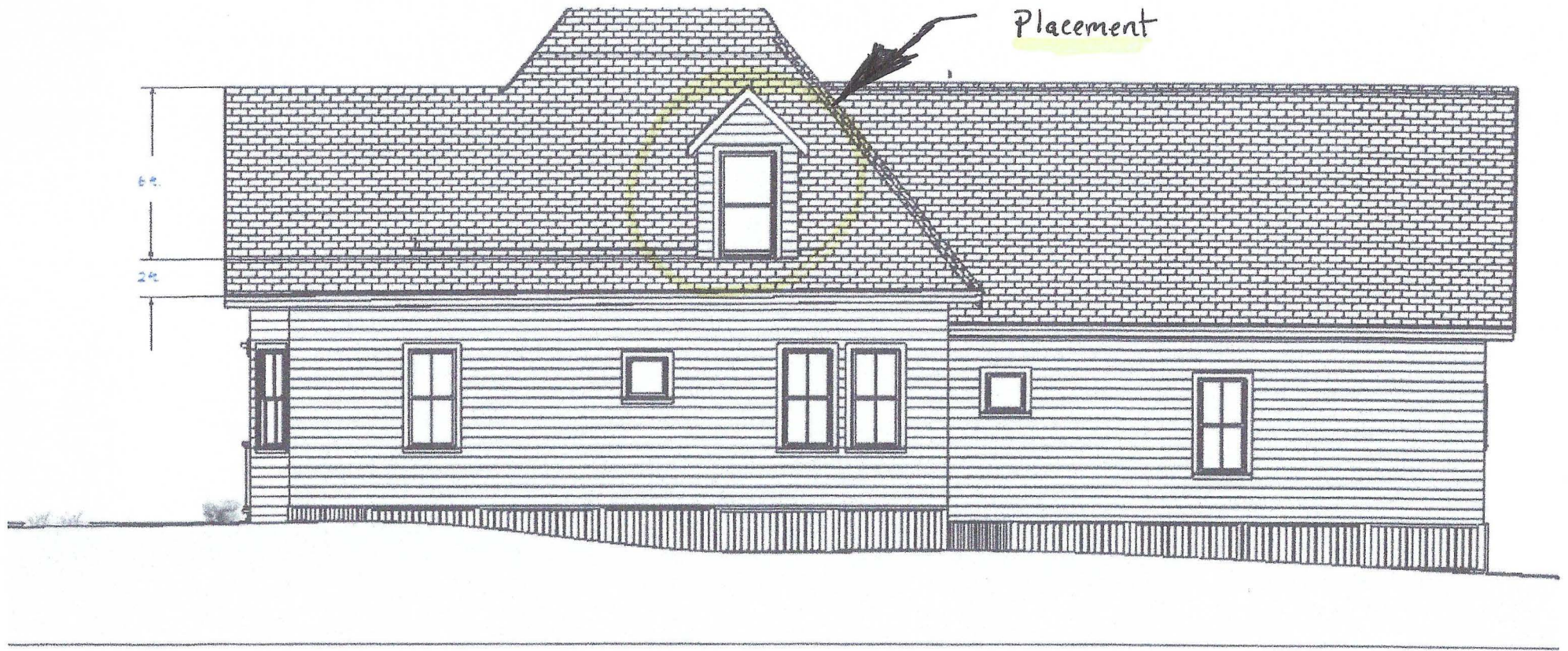
Existing second story floor plan.



Proposed plans showing dormer addition.



SAME MATERIALS
& COLOR SCHEME.







Dormer





615 E La Rua

Front wood windows to remain.

Description: Windows

Summary: We would like to request permission to replace and upgrade all existing windows.

These new windows will serve several purposes:

1. **Consistency:** There are currently several different types of windows. Our new windows will bring a uniform look that the house and neighborhood needs. In an effort to bring uniformity, our desire is to use the exact same windows and supplier as our direct neighbors who also maintain a historical home. i.e., 616 E Belmont St.
2. **Safety:** In an effort to provide a safe environment for our family we would like to address a few concerns:
 - a. The front two large windows start at the floor and pose a safety hazard for the family. Please see attached documents which we feel will address this safety concern while maintaining an aesthetically pleasing look.
3. **Code:** It has come to attention that these windows are not impact resistant which all the new windows will be.

The new windows will be a 2 over 2 grid with white trim.
(Attached are documents and photos that proved all the specifics, dimensions and information you requested)

Supplier and Installer: Southeastern Sash and Door, 450 E. Heinberg St. (Referred by neighboring historical home, 616 E. Belmont St)



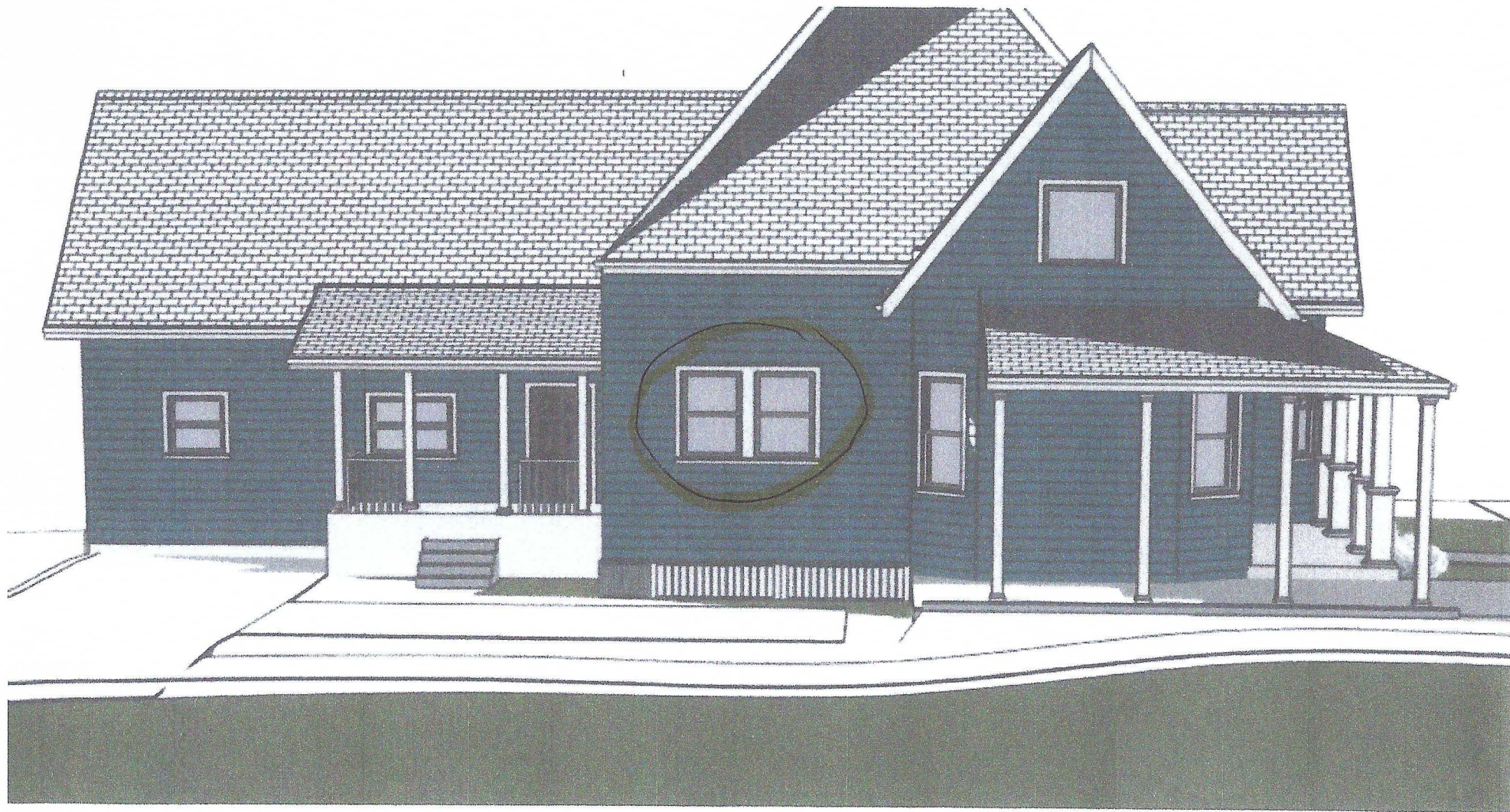
Before



North Elevation

BEFORE





After



450 E. Heinberg Street
Pensacola, FL 32502
(850) 469-9002
FAX (850) 469-0222

QUOTE

Date 9/23/2019

615 EAST LARUA

PENSACOLA, FL

QUOTE TO
DAVE LOCKLEAR
locklear360@outlook.com
734-578-5616

APPROXIMATE DELIVERY DATE F.O.B. TERMS QUOTE GOOD FOR 30 DAYS FROM ABOVE DATE

QUANTITY DESCRIPTION PRICE EACH TOTAL PRICE

PGT # 5500 WHITE LOW E INSULATED IMPACT WINDOWS W/ 7/8" SDL

PRICE INCLUDES LABOR TO INSTALL W/ 6" SCREWS THROUGH EXISTING WOOD

FRAMES (REMOVE OLD SASH AND CUT CORDS)

THIS includes THE TWO (2)
windows on front porch

11 33" X 74" S/H 2/2

1 52" X 37" S/H 2/2

3 36" X 38" S/H 2/2

1 33" X 62" S/H 2/2

2 25" X 25" FIXED 4 LITE

UPSTAIRS

2 34" X 66" S/H 2/2 (INCLUDES ADDED DORMER IN NEW BEDROOM)

2 36" X 36" FIXED 1 LITE

1 TOTAL FORT ABOVE

SUB-TOTAL \$13,000.00

1 ADD FOR INSTALL

\$1,650.00

***deposit \$10,000.00 balance on completion \$4,650.00 ***

credit card ok.

must be a check

THE ABOVE QUANTITIES ARE BEST ESTIMATES AND ARE USED FOR PRICING PURPOSES ONLY.
PLEASE CONFIRM ALL FOOTAGE AND QUANTITIES. THIS IS NOT A LUMP SUM BID. PRICES ARE
QUOTED ON A PER UNIT BASIS TO BE INSTALLED AND FINISHED BY OTHERS.

BY: CHARLIE TONER - Cell# (850) 712-4729

SUB-TOTAL \$14,650.00
TAX
FREIGHT
TOTAL \$14,650.00

Beautiful windows are just the beginning

PGT WinGuard Vinyl products do more than just beautify your home – they offer an all-in-one solution for continuous, effortless protection from:

- Hurricane damage
- Intruders
- Outside noise
- UV rays

The high-quality materials used in our signature line of vinyl products:

- Eliminate the need for hurricane shutters or plywood
- Will never rot, warp, splinter, or need painting
- Are formulated to withstand the harshest conditions
- Are low-maintenance and easy to clean



Laminated Glass

Single Pane Glass

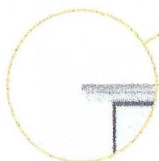
Glass Type Comparison

Glass breakage patterns can vary greatly depending on the treatment and construction of the glass used in a window or door. PGT WinGuard Vinyl products include laminated glass which may crack if impacted, but will keep the glass pieces adhered to the laminate and secure in the frame. Conversely, single pane annealed glass will fracture into large shards and will not be held in the frame after breaking.



CUSTOM WINDOWS + DOORS

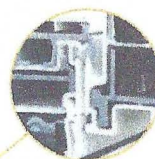
Welded Frame Corners



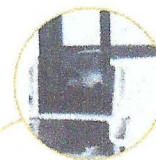
Tilt Latch SecureConnect Technology



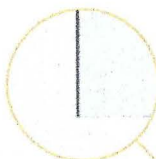
Aluminum Interlock



Exterior Glazed Laminated Insulating Glass



Welded Sash Corners



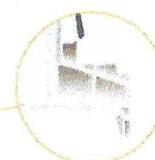
ComfortLift Handles



Pivot Bar SecureConnect Technology



Multi-Chamber Frame



Grid Styles

Flat Grid

- 9/16" wide or 13/16" wide
- Grid between the glass

Contour Grid

- 1" wide
- Grid between the glass

Traditional Simulated Divided Lite

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass

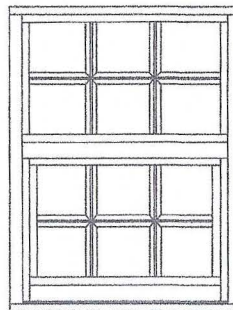
Standard Features

PGT® WinGuard® Vinyl windows and doors come standard with white frames and clear, laminated insulating glass. WinGuard® Vinyl door glass is also tempered for additional safety, and operable windows include a screen with 1816 mesh. All WinGuard Vinyl products are ideal for new construction and remodeling projects.

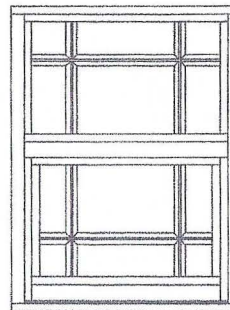
Standard Interior & Exterior Frame Colors

- White

Grid Patterns



Standard



Brittany/Prairie

Premium Options

Glass

- Tempered glass (for windows)
- Privacy glass
 - Obscure (textured)
 - White Interlayer (opaque interlayer)
- Popular glass tints
- High-performance Low-E
 - EnergyShield
 - EnergyShield Max
- Argon gas

Exterior Frame Colors

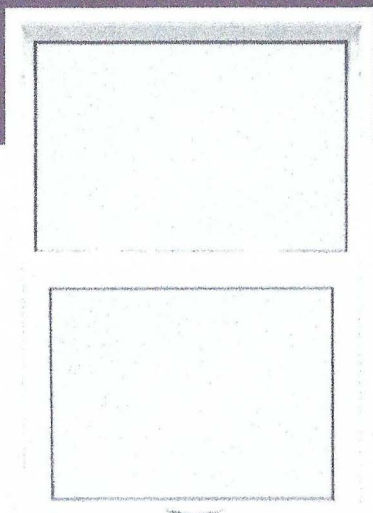
- Beige
- Bronze
- Anodize*
- Pebble Khaki*
- Hunter Green*
- Brick Red*

* Available with limited interior colors

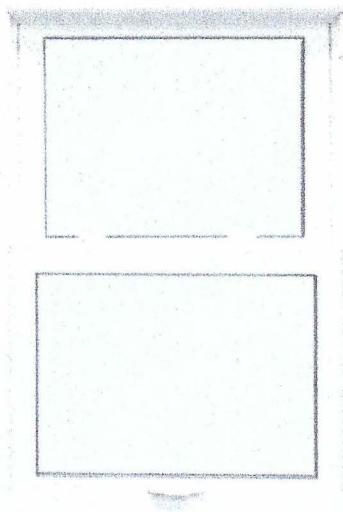
Interior Frame Colors

- Beige
- Bronze
- Natural Oak
- Dark Oak
- Natural Cherry

WINDOWS



Single Hung



Double Hung

Single Hung (SH5500) and Double Hung (DH5560)

Constant force balance system

- Provides smooth, easy opening and closing

Spiral balance system

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size provides additional ease of sash operation

SecureConnect integrated corner keys

- For added sash strength

Tilt sash design

- For easy exterior cleaning

Embedded tilt latch

- For added strength in holding sash into frame
- Presents cleaner sight lines

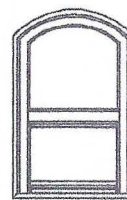
Stylish ComfortLift handles

- Allows ease of operation & option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

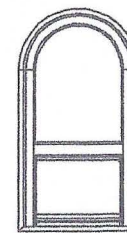
Beveled meeting rail

- Enhances visual appeal of profile

Configuration Options



Single Hung
Radius Top
with Equal Sash



Single Hung
Arch Top
with Provview/Oriel Sash

Cottage & custom sash configurations available



2/2 white window



615 E La Rua

Railing to be wood.

Description: **Back Porch Railing**

Summary: We would like to request permission to replace and upgrade the back porch railings which pose a safety hazard which are currently rusted through, worn out broken metal.
(see photos)

Our new railing will be white to match the rest of the house and with white vertical PVC balusters which is the standard among homes today and can be purchased at most home improvement stores. (see attached photo)









615 E La Rua

Description: Exterior Columns

Summary: We would like to request permission to replace and upgrade the exterior columns for the front porch, car port and back porch.

1. **Front Porch:** Our new porch columns will be larger than the car port and back porch columns. As you can see from the attached photos, the new columns will be a craftsman style to support and maintain the historical look and feel.
 - a. **Material:** Wood
 - b. **Color:** White
 - c. **Dimensions:**
 - i. Base: approximately 16"
 - ii. Main column 12"

Size and dimensions will match attached photo; however the wood will be painted white.

2. Car Port and back porch columns

- a. Style is simple craftsman and smaller in size than the front porch. (see attached photos)
- b. **Material:**
 - i. Car Port and Back Porch: Wood
- c. **Color:**
 - i. Car Port and Back Porch: White
- D: **Dimensions:** Car Port and Back Porch approximately 10"

Wood / White Front porch - After
Columns







Current
Front Porch



Back Porch
Column

(Before) - Current





Current
Car Port
Columns

Wood / white

Side porch
& car port
columns

• After



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 9
111 S. Florida Blanca Street
PHD / HR-2 / Wood Cottages
Contributing Structure

BACKGROUND

Carter Quina, Quina Grundhoefer Architects, is requesting approval for minor renovations to the existing 1901 half of a historic structure. The proposed renovations include the restoration and repainting of existing windows, the installation of new painted wood shutters, and the addition of new wood turned Victorian pickets along the front porch. The windows and railings will be painted white to match the existing trim and the new shutters will be painted green (paint color to resemble SW Fairmont Green – HC-127) to match the existing.

This item is under consideration with Item 10.

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 existing contributing structures in the Historic District, specifically subsections (6)(d) Porches and (6)(f) Windows*

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ Site No. ES 1016
Address of Site: 111 S. Florida Blanca St., Pensacola, FL 32501 830 = = Survey Date 8208 820 = =
Instruction for locating: On W side of Florida Blanca St. between E. Romana St. and E. Intendencia St. 813 = =
Location: Old City Tract 22 Port. 157, 325 868 = =
County: Escambia 808 = =
Owner of Site: Name: Badgett, Modeste Life Estate et. at. ;
Address: 111 S. Florida Blanca St.
Pensacola, FL 32501 902 = =
Type of Ownership: Private 848 = = Recording Date _____ 832 = =
Recorder:
Name & Title: Gantzhorn, Alan (Historic Sites Specialist) ;
Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = =
☐ Good 863 = = ☐ Unaltered 858 = =
☒ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use Residence 850 = =
Dates: Beginning C+1900 844 = =
Culture/Phase American 840 = =
Period 19th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

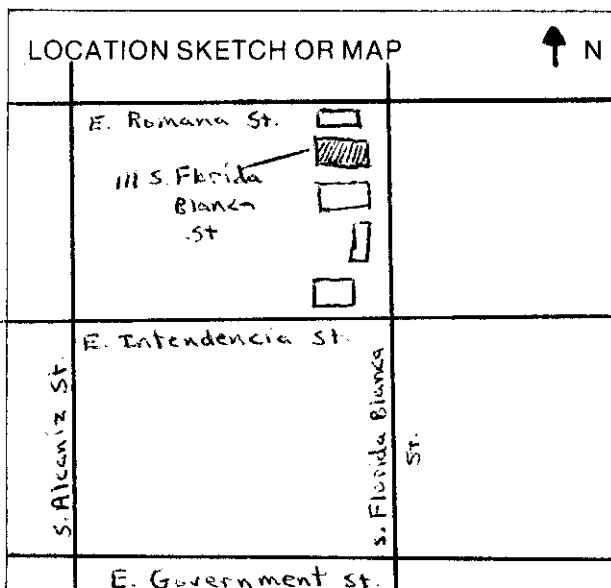
Significance:

Built in about 1900 by A. R. Langford, this simple gable-roofed cottage is typical of working class housing constructed in Pensacola at the turn-of-the-century.

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

911 = =

ARCHITECT unknown 872 = =
 BUILDER unknown 874 = =
 STYLE AND/OR PERIOD Frame vernacular 964 = =
 PLAN TYPE Rectangle 966 = =
 EXTERIOR FABRIC(S) Wood; clapboard 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES E & S; 1 story wraparound; 6 bay; access from E 942 = =
 FOUNDATION: Piers; brick 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): Multiple 1 story additions W 942 = =
 CHIMNEY LOCATION: Center ridge 942 = =
 WINDOW TYPE: DHS; 2/2; wood 942 = =
 CHIMNEY: Brick 882 = =
 ROOF SURFACING: Composition shingle; diamond 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS 0 954 = =
 Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970 809 = =
 Latitude and Longitude: " " " " 800 = =
 Site Size (Approx. Acreage of Property): LT1 833 = =



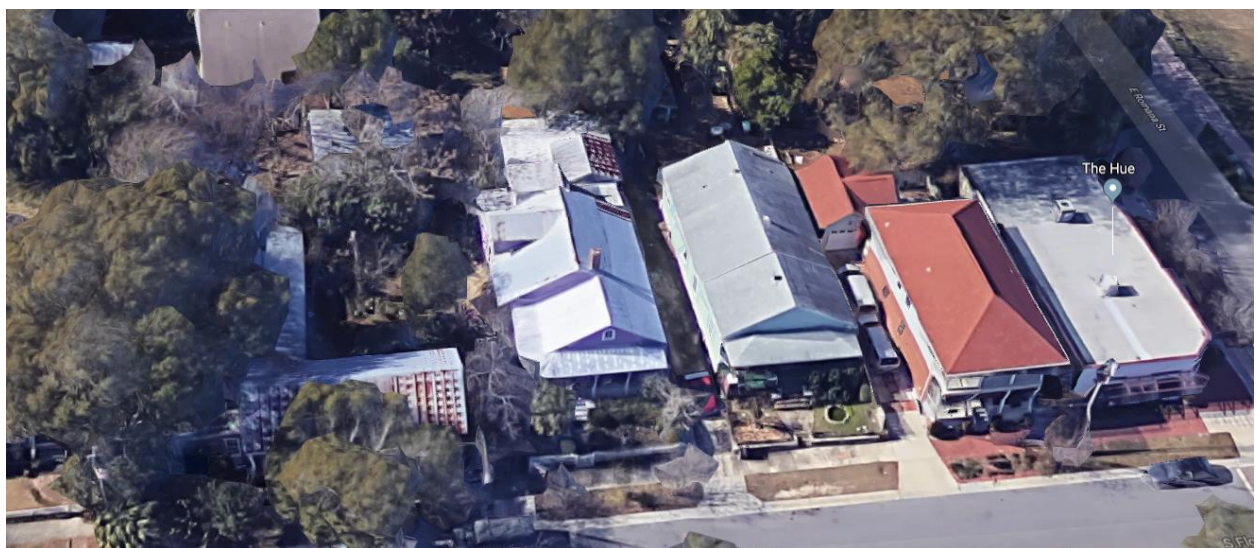
Township	Range	Section	
2S	30W	46	812 = =
UTM Coordinates:			
Zone	Easting	Northing	890 = =

Photographic Records Numbers HPPB P.82.30 Frame 20 860 = =

Contact Print



111 S. Florida Blanca Street

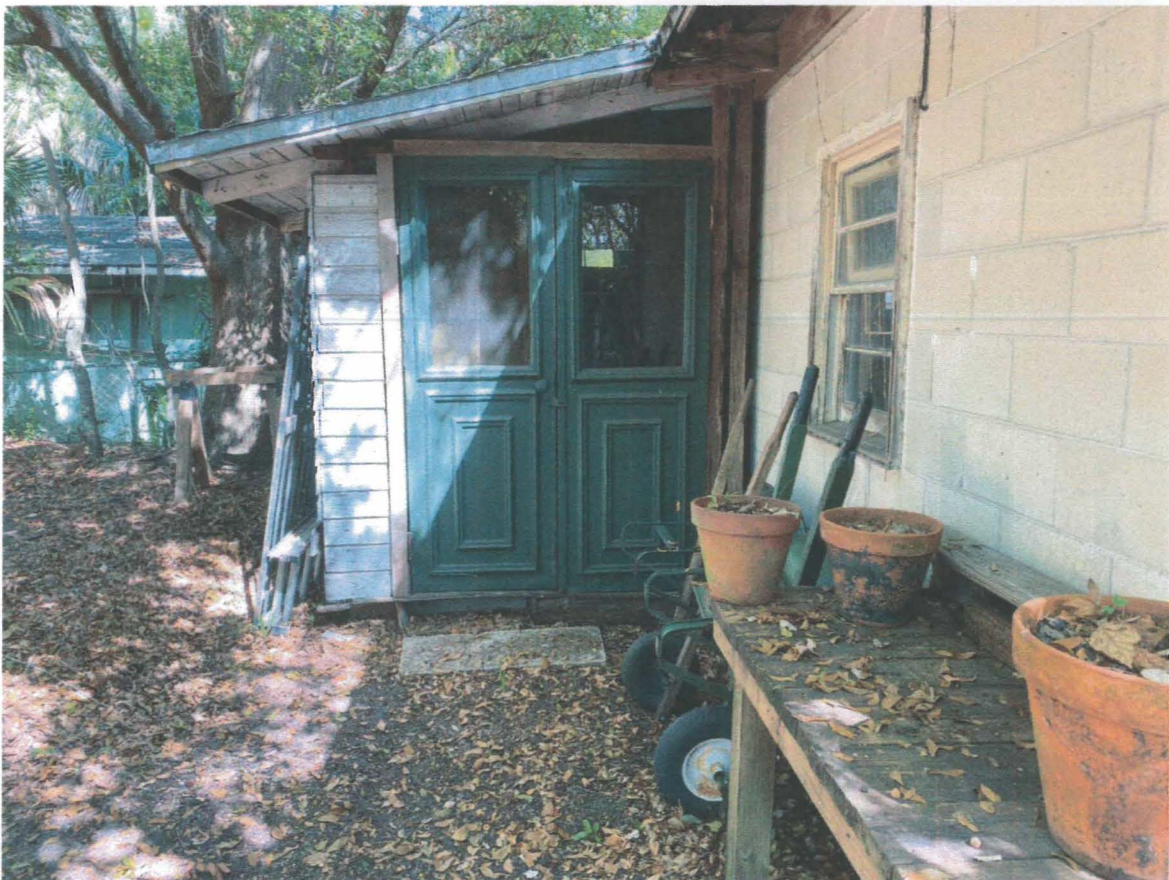




1970's Photo During "Craftsman" Period



Present Condition - Main Elevation



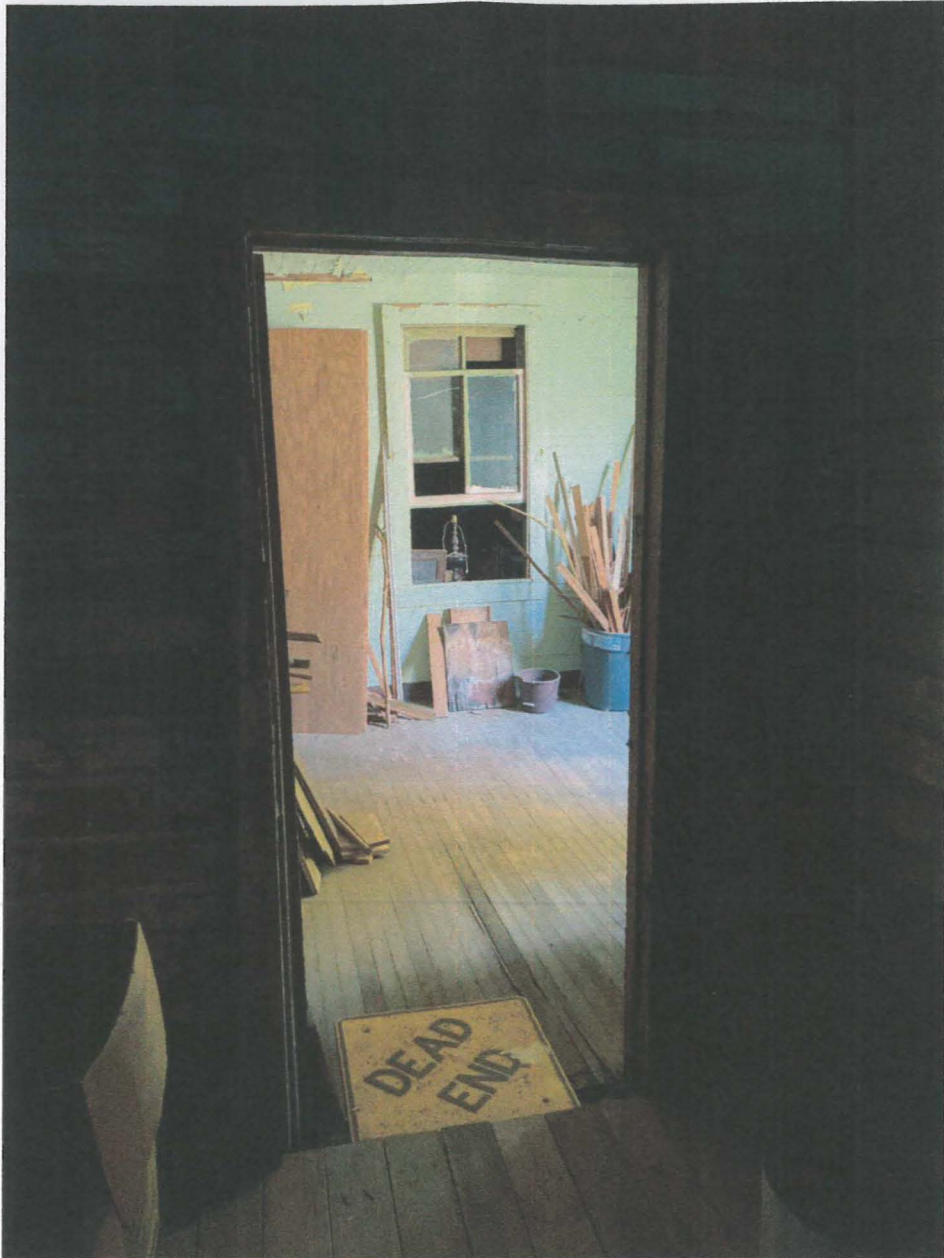
Rear Addition to be Demolished



North Side Rear Addition to be Demolished



Interior View of Rear Addition to be Demolished



Interior View of Old Kitchen Addition to be Demolished



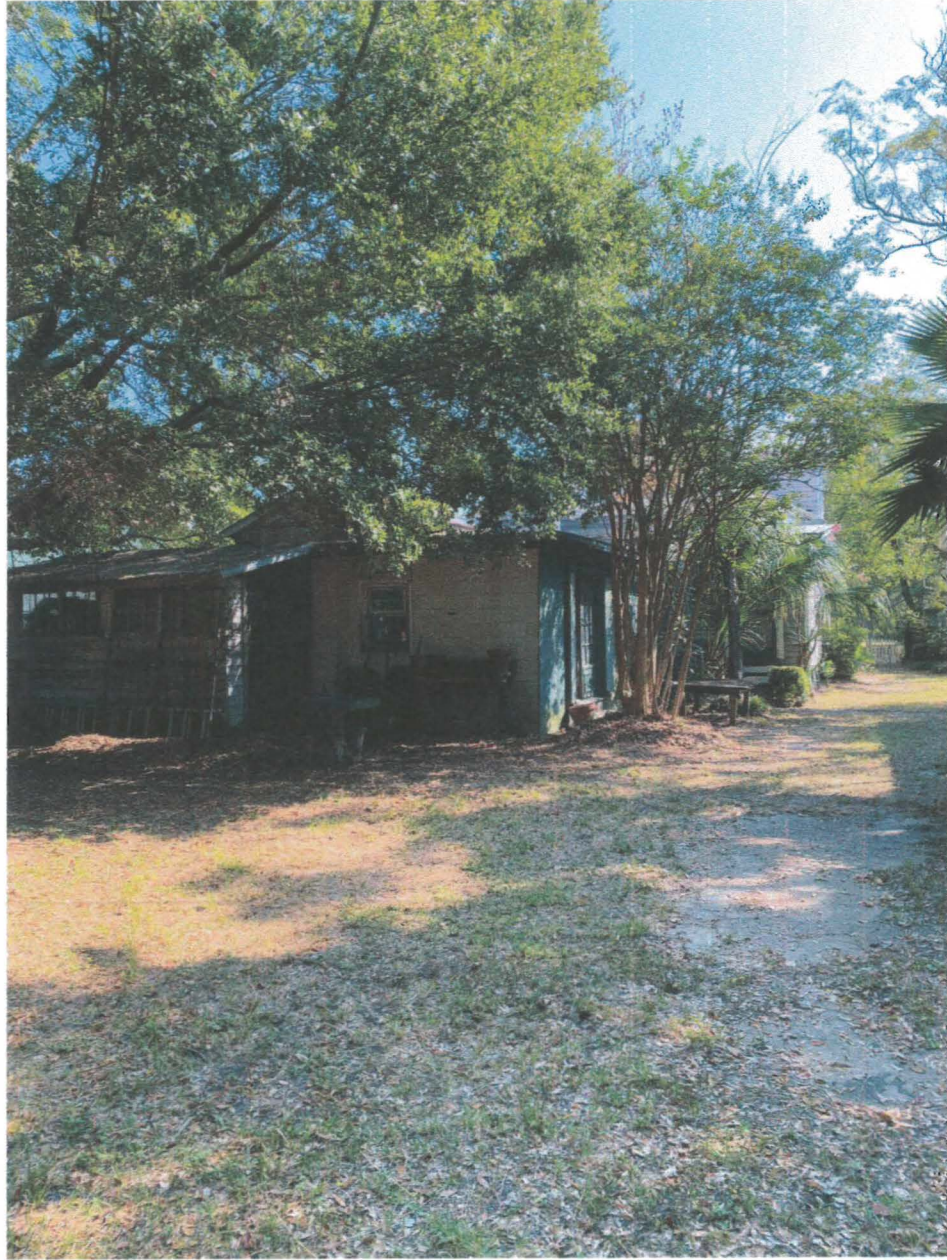
Floor Condition, in Old Kitchen to be Demolished



Partial South Elevation View



Partial South Elevation View



View of Rear Addition to be Demolished

FOR OFFICE USE ONLY

Meeting Date _____

Agenda No. _____

Approved by: _____

APPLICATION TO: ARCHITECTURAL REVIEW BOARD
CITY OF PENSACOLA
P.O. BOX 12910
PENSACOLA, FL 32521-0053

DATE OF APPLICATION: _____ October 30, 2019 _____

ADDRESS OF PROJECT:
_____ 111 S Florida Blanca Street Pensacola, FL 32502 _____

Application is hereby made for project as described herein:

Residential renovation of 1901 historic structure to include minor window modifications.
addition of new wood shutters, and new front porch balcony railing. Partial demolition of rear
additions. Conceptual approval for new rear addition to existing building.

ATTACH REQUIRED ADDITIONAL INFORMATION

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

NAME & MAILING ADDRESS OF PETITIONER:

Carter Quina

SIGNATURE OF OWNER'S REP

400 West Roman Street

Pensacola, FL 32502



850.433.5575

TELEPHONE NUMBER

October 30, 2019

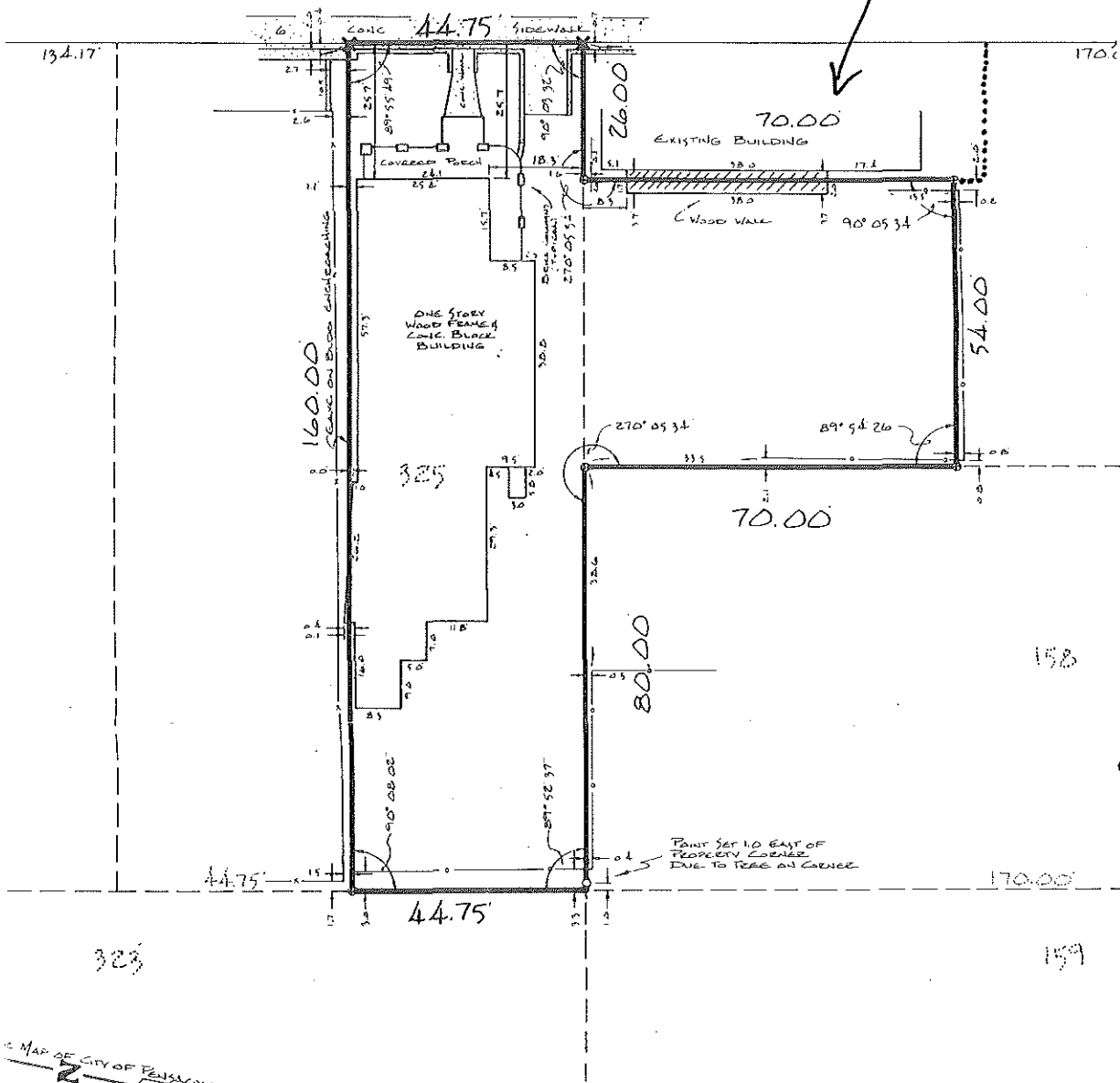
DATE

TELEPHONE # 850.433.5575

DATE APPLICATION RECEIVED: _____ RECEIPT NO. _____

FLORIDA BLANCA STREET ~ S6 2/4 W

L.L. Sloan Antique



A BOUNDARY SURVEY & LOCATION OF IMPROVEMENTS

SET OF
BOOK 22,
OF
NATSON

to determine if easements exist on or across
le by this firm to conduct such a records

Source of Information: MAP OF CITY OF
PUBLIC RECD

Bearing Reference _____
Ordered By MR. CHIP SLOAN
Date of Plat 3.10.88 1 ho
Date of Survey 3.9.88 min
____ 1.1 Sec

PRODUCT CATEGORIES

Appliques

AZEK® Brand PVC

Balusters (Spindles)

Baseboards

Beadboard & V-Groove

Blocks, Corner/Base/Etc

Brackets

Caps, Door & Window

Casings, Door & Window

Ceiling Medallions

Columns

Corbels

Corner Guards (Beads)

Cornices

Crown Mouldings

Deck Boards, Etc

Entry & Window Systems

Finials & Drops

Gable Decorations

Gallery Rails

Handrails

Headers

Lamp Posts

Mantels

Mouldings

Newel Posts

Niches, Wall

Panels/Medallions, Fretwork

Pediments

Pilasters

Polyurethane Products

[Home](#) > [Products](#) > [Porches - START HERE!](#) > [Porch Part Product Listings](#) > [Balusters \(Spindles\)](#) > [Baluster \(Spindle\) Product Listings](#) > [Turned Hemlock Balusters](#)

Turned Hemlock Balusters

vww



Our Turned Hemlock Balusters are made of the finest quality clear, solid, kiln-dried [Western Hemlock](#). Quantity discounts available. For exterior projects it's very important to install Balusters using [Sloped-top Bottom Rail](#). We can notch Baluster bottoms to perfectly fit this Rail.

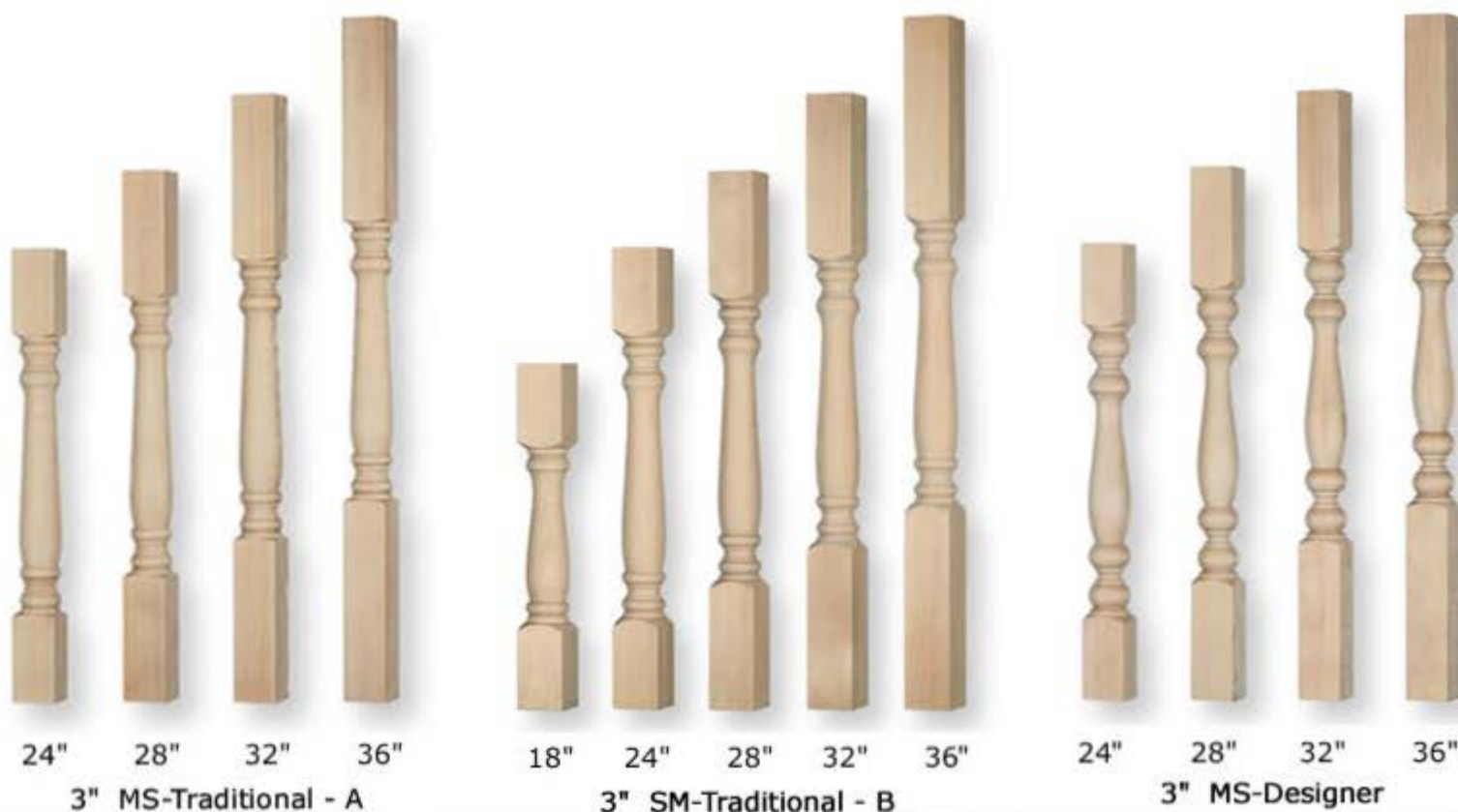
[Order Below](#) ↓

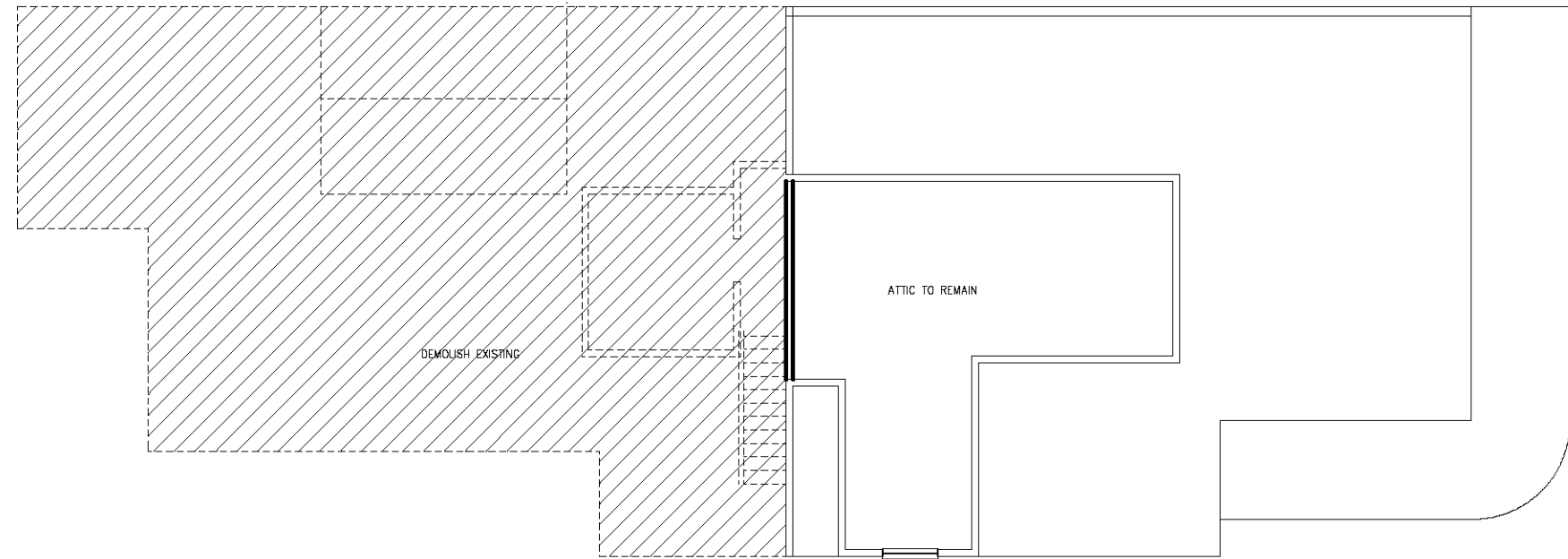
MS/SM Differences

Corners of the unturned top and bottom sections of *SM* Balusters (design name starts with SM) are relatively square-edged but *MS* Balusters have slightly rounded edges. Many view this as an advantage, as rounded edges can reduce edge "dings". Both are the same high quality! Here's a [money-saving Baluster tip](#).

For 12" and shorter see [Chunky Spindles](#). Also, see [Interior Stair Parts](#).

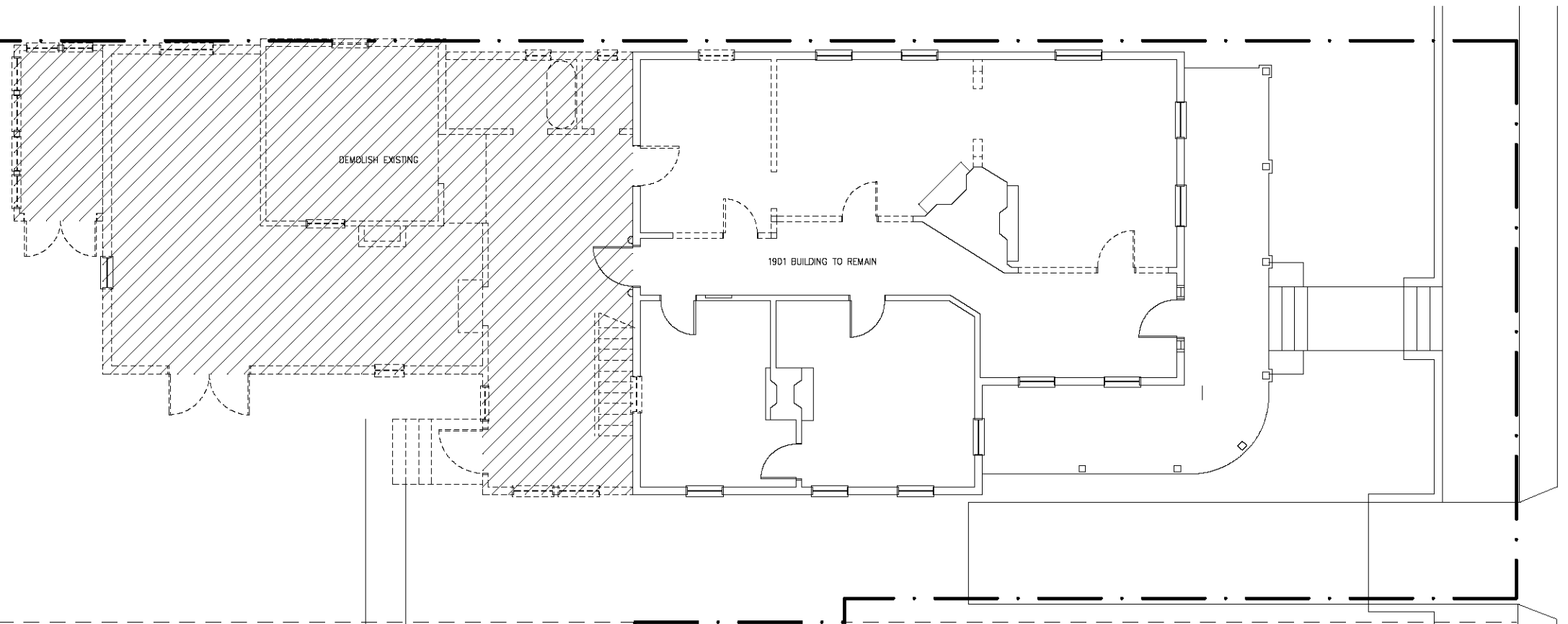
To see PRICES please make a selection from the *Design & Size* dropdown below.





SECOND FLOOR DEMOLITION PLAN

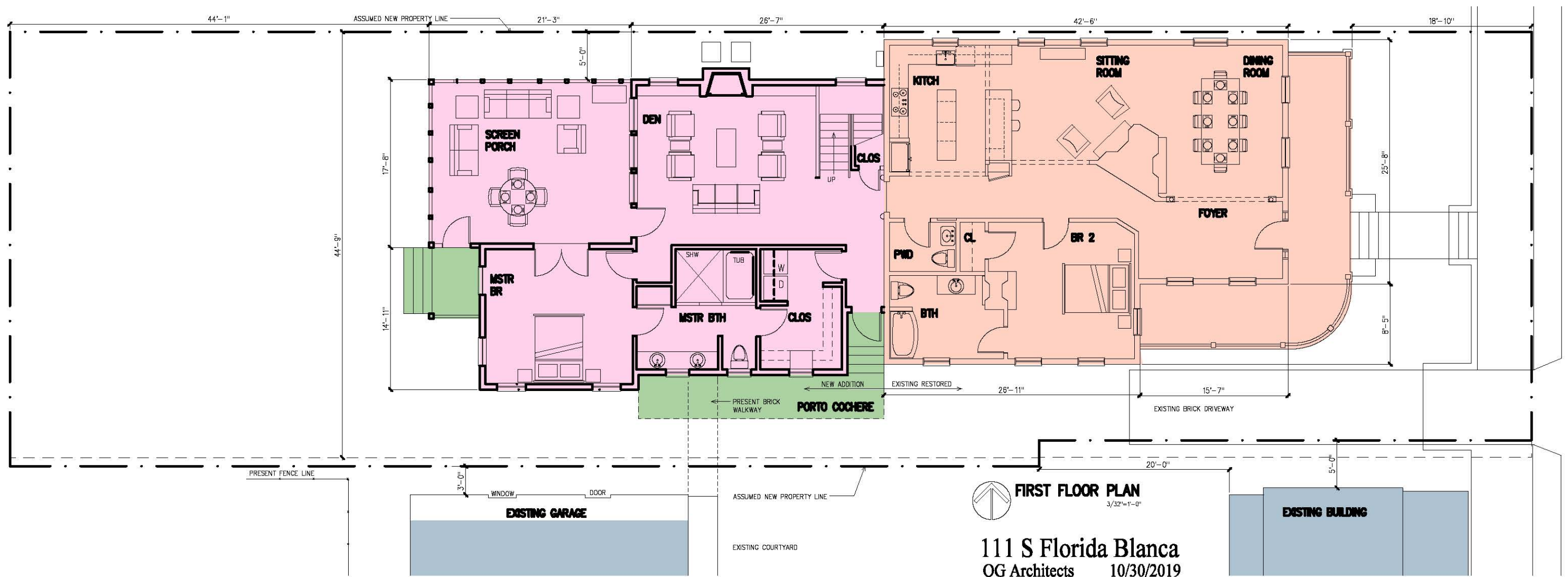
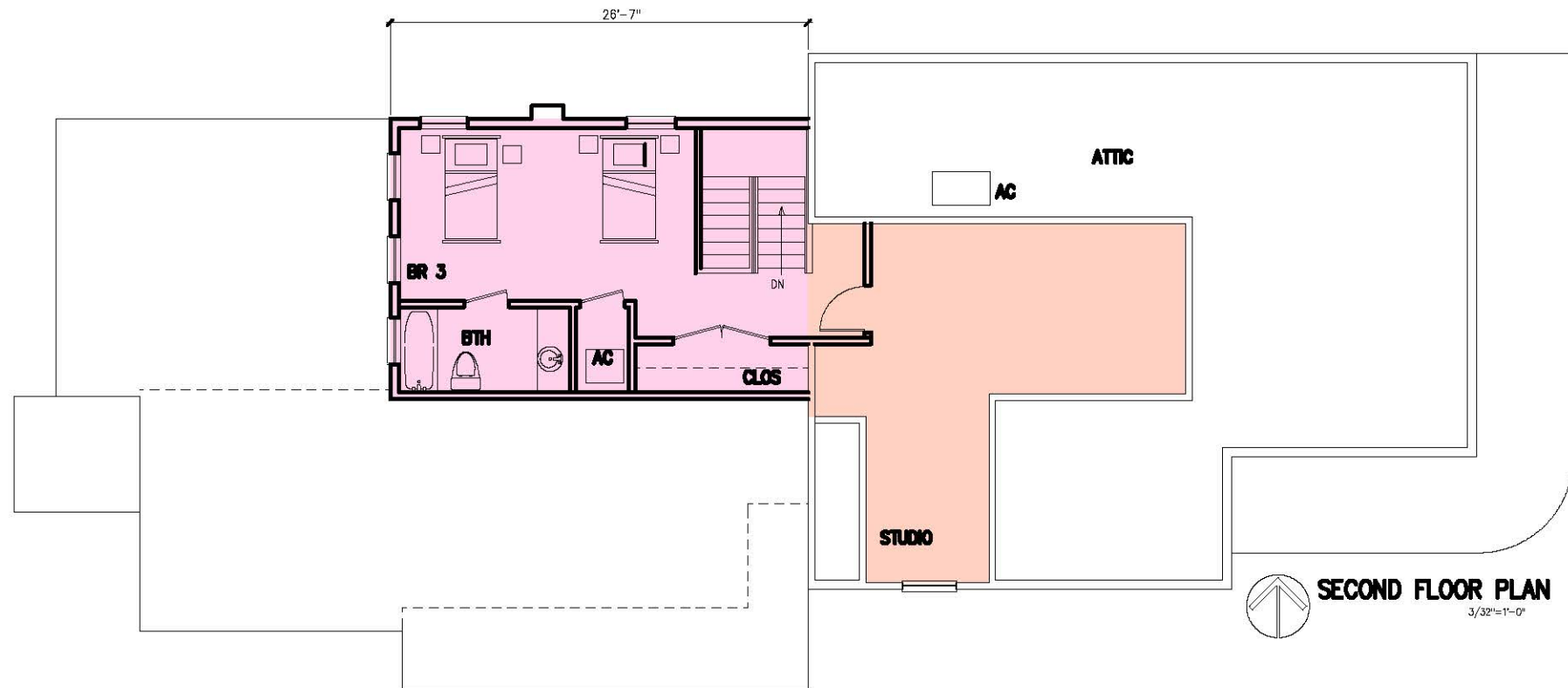
3/32"=1'-0"



FIRST FLOOR DEMOLITION PLAN

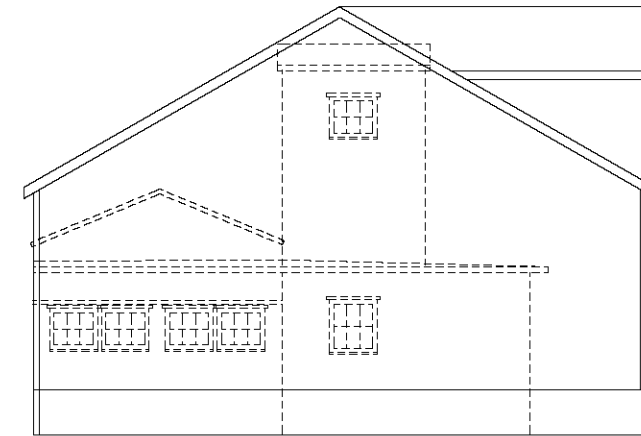
3/32"=1'-0"

111 S Florida Blanca
 QG Architects 10/30/2019

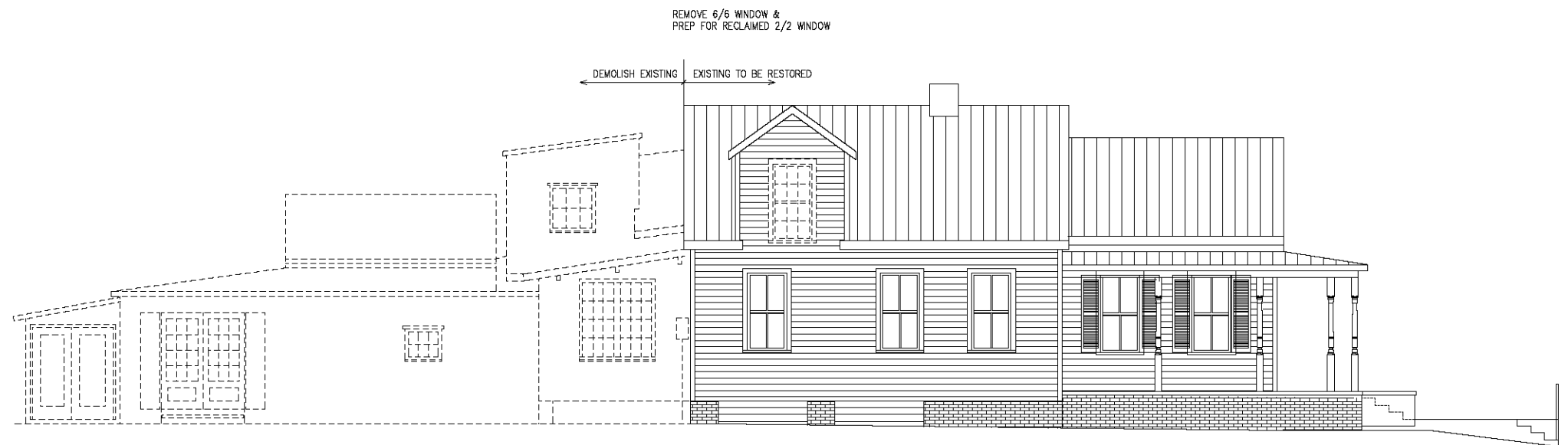




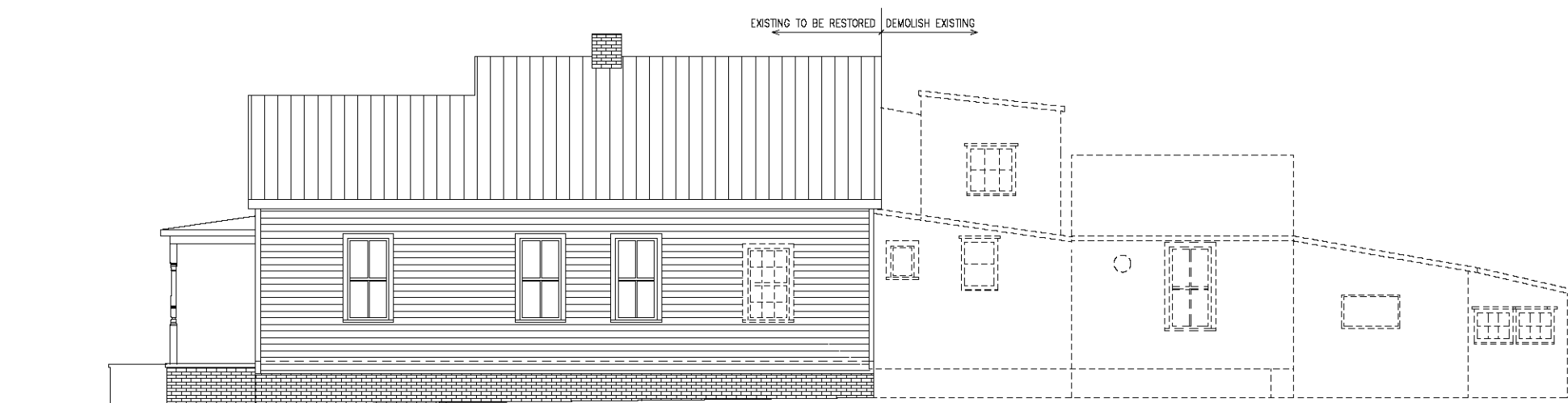
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



NEW EAST ELEVATION

- NEW CHIMNEY
- EXISTING WALL BEYOND
- NEW SCREEN PORCH IN PAINTED WOOD FRAMING
- BRICK PIERS(TYP.)
- EXISTING WINDOWS TO BE RESTORED & PAINTED (TYP)
- INSTALL NEW PAINTED WOOD SHUTTERS (TYP)
- INSTALL NEW PAINTED WOOD TURNED VICTORIAN PICKETS BETWEEN EXISTING POSTS



NEW WEST ELEVATION



NEW SOUTH ELEVATION

- EXISTING METAL ROOF TO BE TREATED WITH RUST PROOF COATING COLOR TO MATCH GALVANIZED METAL
- RECLAIMED WINDOW IN NEW LOCATION
- EXISTING WINDOWS TO BE RESTORED & PAINTED (TYP)
- INSTALL NEW PAINTED WOOD SHUTTERS (TYP)
- INSTALL NEW PAINTED WOOD TURNED VICTORIAN PICKETS BETWEEN EXISTING POSTS



NEW NORTH ELEVATION



EXISTING WINDOWS TO BE
RESTORED & PAINTED (TYP)

INSTALL NEW PAINTED
WOOD SHUTTERS (TYP)

INSTALL NEW PAINTED WOOD
TURNED VICTORAIN PICKETS
BETWEEN EXISTING POSTS

NEW EAST ELEVATION

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Item 10**
111 S. Florida Blanca Street
PHD / HR-2 / Wood Cottages
Demolition

BACKGROUND

Carter Quina, Quina Grundhoefer Architects, is seeking approval for the partial demolition of a historic structure and the *CONCEPTUAL* approval for a rear addition in its place. The portion under review is a series of late additions to the 1901 existing structure and is currently in poor condition. The proposed new sections will include first and second story additions to accommodate living space and a new screen porch. Additionally, the exterior components will be designed to blend with the existing structure with matching materials, style, and colors.

This item is under consideration with Item 9.

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 existing contributing structures in the Historic District*

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ Site No. ES 1016
830 = = Survey Date 8208 820 = =
Address of Site: 111 S. Florida Blanca St., Pensacola, FL 32501 905 = =
Instruction for locating: On W side of Florida Blanca St. between E.
Romana St. and E. Intendencia St. 813 = =
Location: Old City Tract 22 Port. 157, 325 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Badgett, Modeste Life Estate et. at. ;
Address: 111 S. Florida Blanca St.
Pensacola, FL 32501 902 = =
Type of Ownership Private 848 = = Recording Date _____ 832 = =
Recorder:
Name & Title: Gantzhorn, Alan (Historic Sites Specialist) ;
Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = = Present Use Residence 850 = =
☐ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning C+1900 844 = =
☒ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = = Period 19th Century 845 = =
☐ Moved () (Date:) 858 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

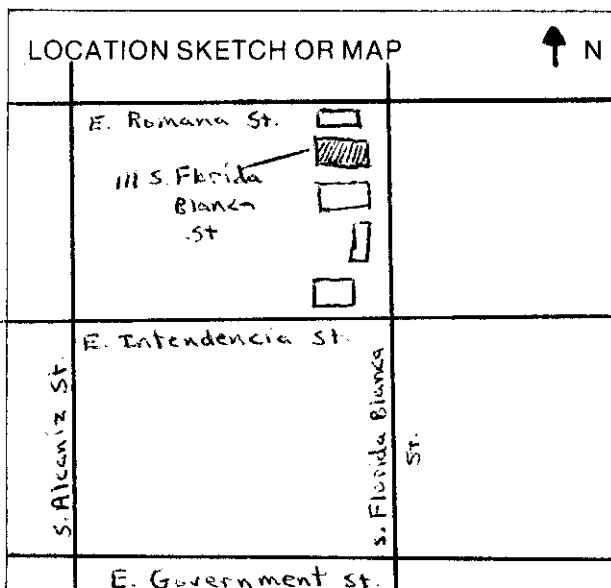
Significance:

Built in about 1900 by A. R. Langford, this simple gable-roofed cottage is typical of working class housing constructed in Pensacola at the turn-of-the-century.

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

911 = =

ARCHITECT unknown 872 = =
 BUILDER unknown 874 = =
 STYLE AND/OR PERIOD Frame vernacular 964 = =
 PLAN TYPE Rectangle 966 = =
 EXTERIOR FABRIC(S) Wood; clapboard 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES E & S; 1 story wraparound; 6 bay; access from E
 942 = =
 FOUNDATION: Piers; brick 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): Multiple 1 story additions W 942 = =
 CHIMNEY LOCATION: Center ridge 942 = =
 WINDOW TYPE: DHS; 2/2; wood 942 = =
 CHIMNEY: Brick 882 = =
 ROOF SURFACING: Composition shingle; diamond 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS 0 954 = =
 Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970
 809 = =
 Latitude and Longitude: " " " " 800 = =
 Site Size (Approx. Acreage of Property): LT1 833 = =



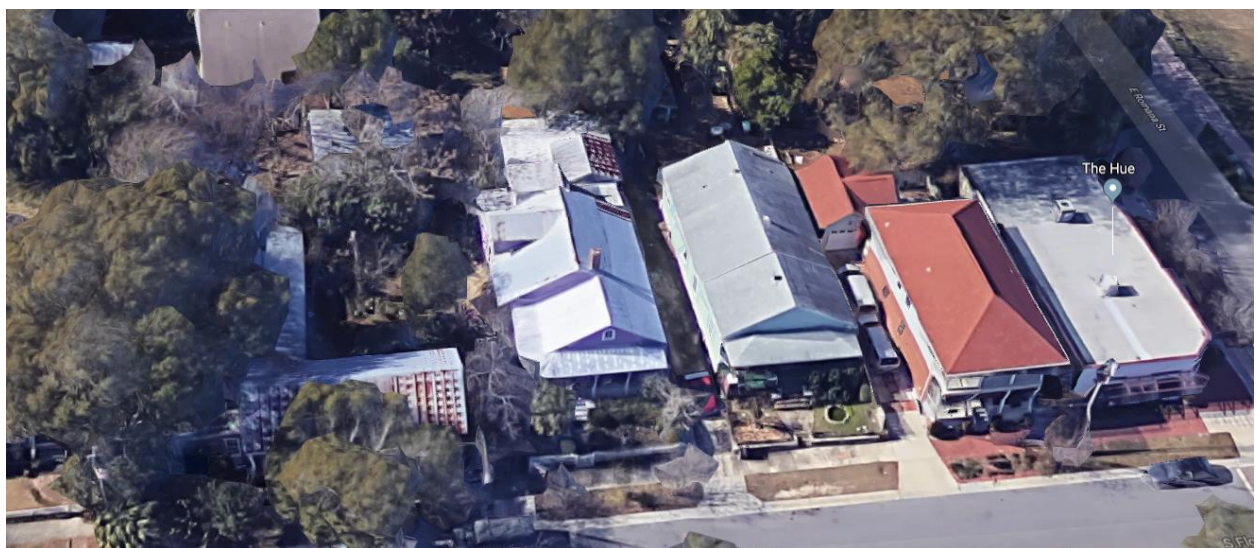
Township	Range	Section	
2S	30W	46	812 = =
UTM Coordinates:			
Zone	Easting	Northing	890 = =

Photographic Records Numbers HPPB P.82.30 Frame 20 860 = =

Contact Print



111 S. Florida Blanca Street



FOR OFFICE USE ONLY

Meeting Date _____

Agenda No. _____

Approved by: _____

APPLICATION TO: ARCHITECTURAL REVIEW BOARD
CITY OF PENSACOLA
P.O. BOX 12910
PENSACOLA, FL 32521-0053

DATE OF APPLICATION: _____ October 30, 2019

ADDRESS OF PROJECT:
_____ 111 S Florida Blanca Street Pensacola, FL 32502

Application is hereby made for project as described herein:

Residential renovation of 1901 historic structure to include minor window modifications,
addition of new wood shutters, and new front porch balcony railing. Partial demolition of rear
additions. Conceptual approval for new rear addition to existing building.

ATTACH REQUIRED ADDITIONAL INFORMATION

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

NAME & MAILING ADDRESS OF PETITIONER:

Carter Quina
SIGNATURE OF OWNER'S REP
400 West Roman Street

Pensacola, FL 32502



850.433.5575

TELEPHONE NUMBER

October 30, 2019

DATE

TELEPHONE # 850.433.5575

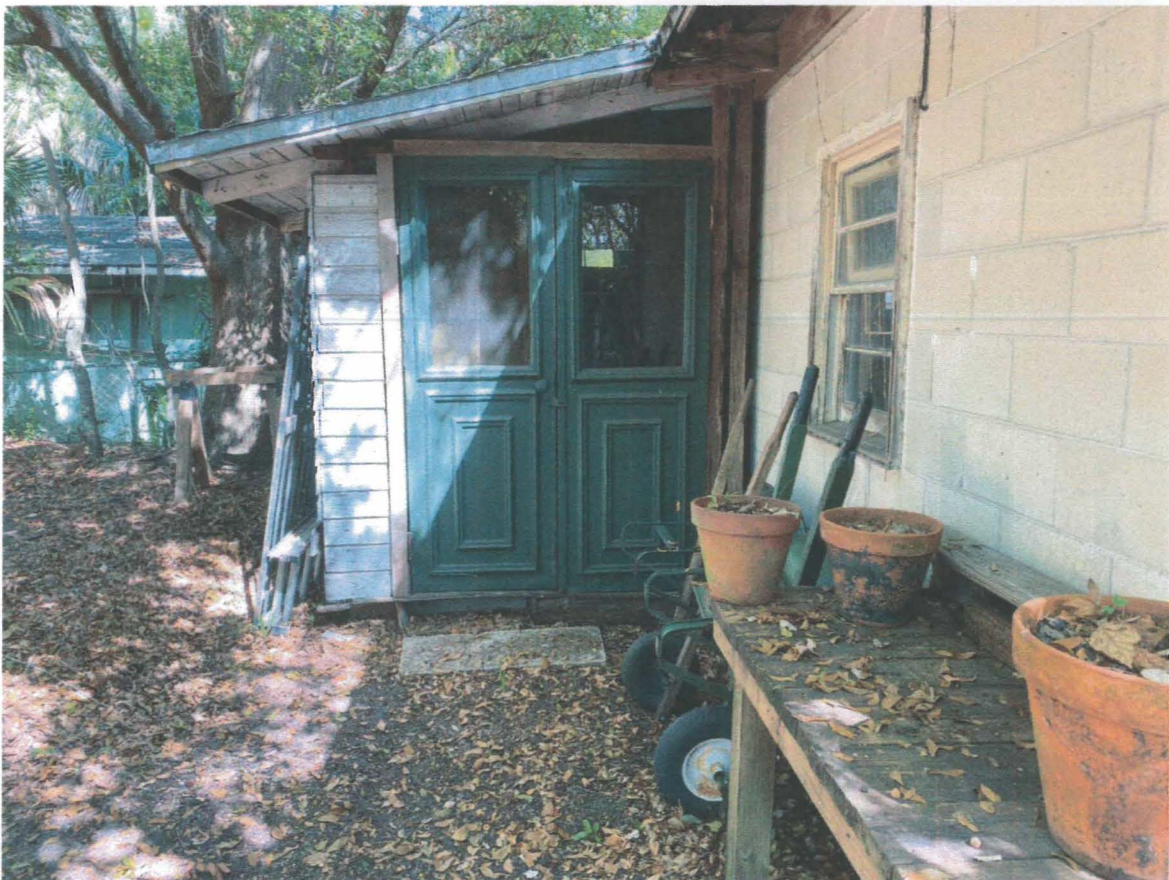
DATE APPLICATION RECEIVED: _____ RECEIPT NO. _____



1970's Photo During "Craftsman" Period



Present Condition - Main Elevation



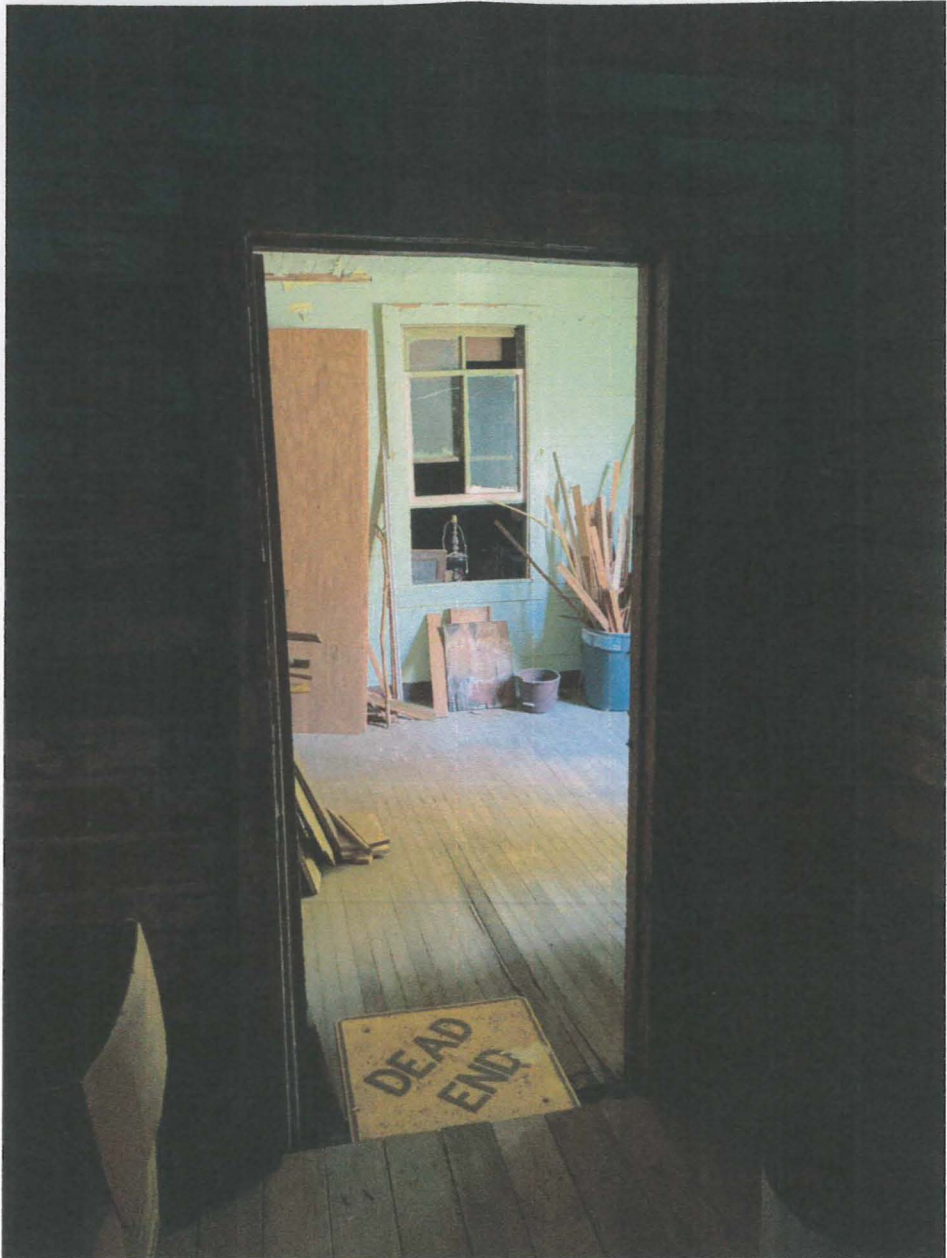
Rear Addition to be Demolished



North Side Rear Addition to be Demolished



Interior View of Rear Addition to be Demolished



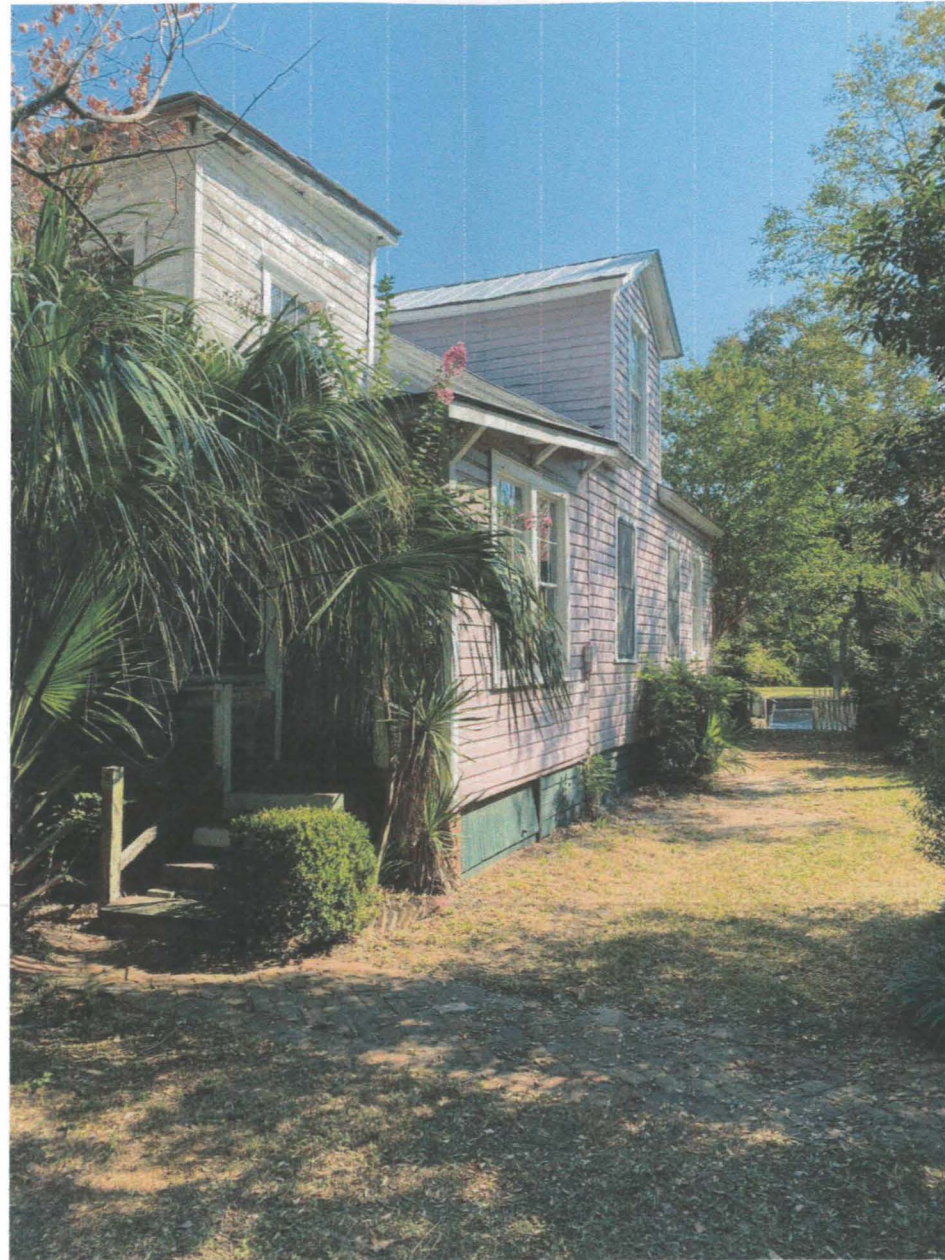
Interior View of Old Kitchen Addition to be Demolished



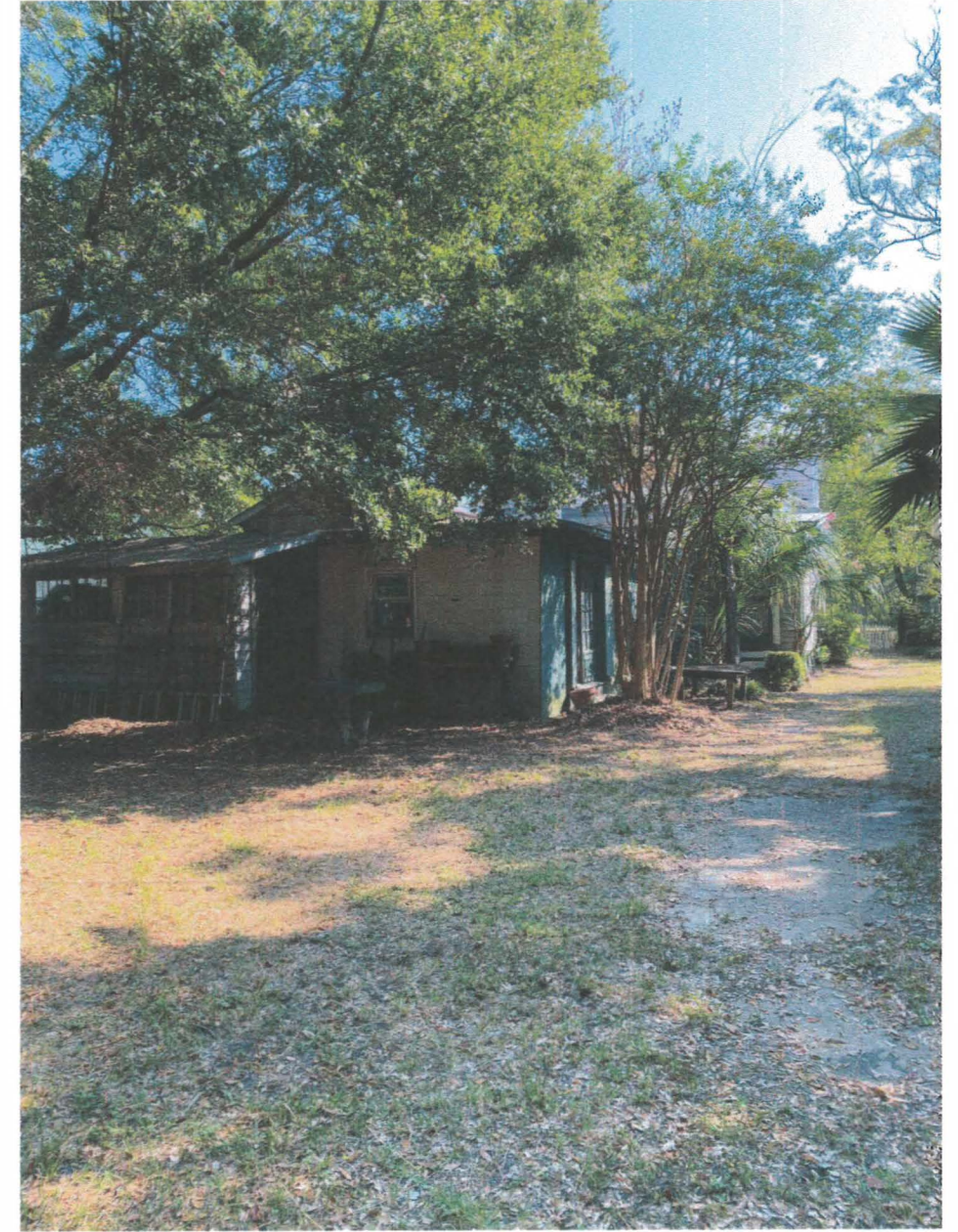
Floor Condition, in Old Kitchen to be Demolished



Partial South Elevation View



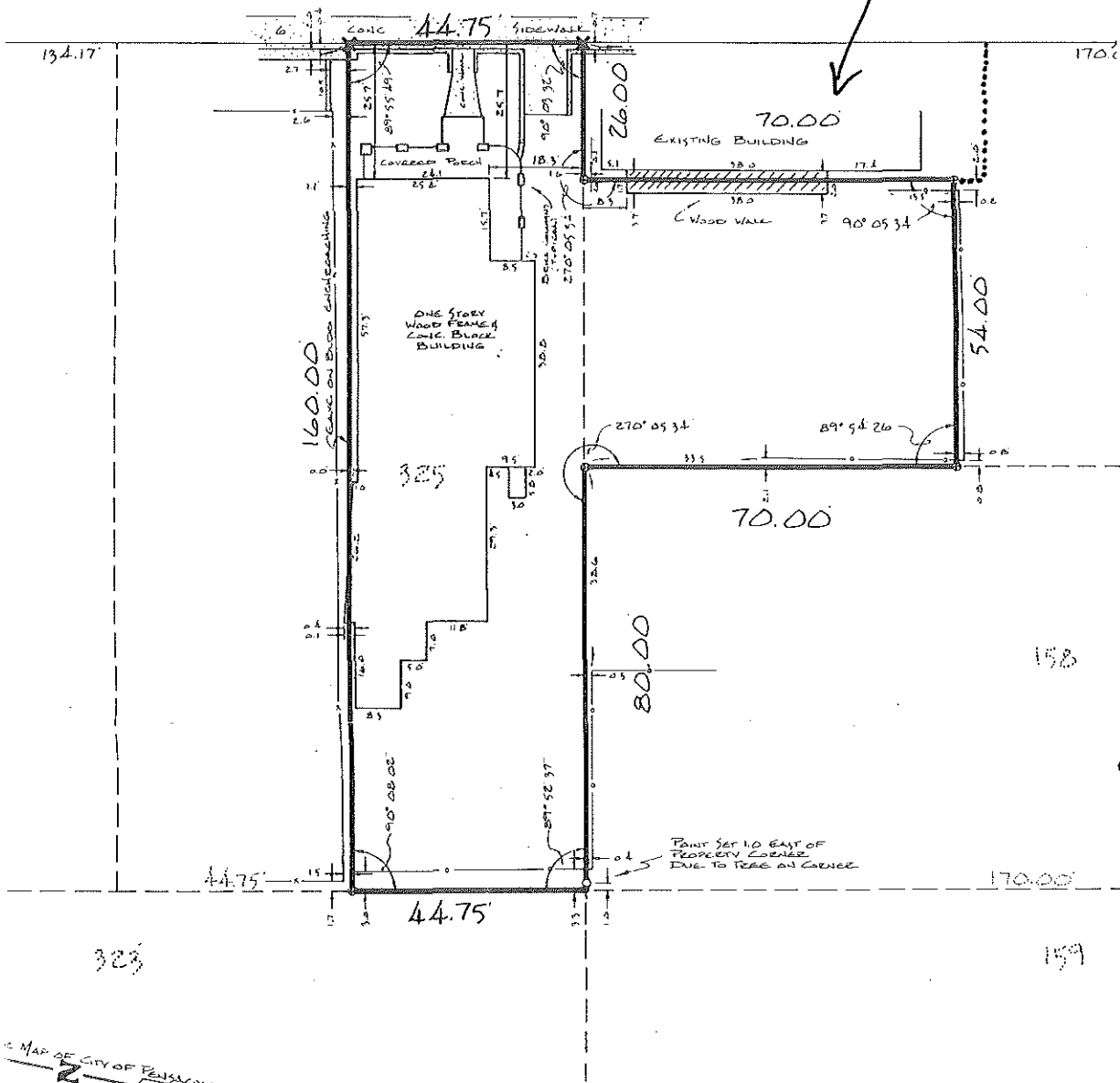
Partial South Elevation View



View of Rear Addition to be Demolished

FLORIDA BLANCA STREET ~ S6 2/4 W

L.L. Sloan Antique



A BOUNDARY SURVEY & LOCATION OF IMPROVEMENTS

SET OF
BOOK 22,
OF
NATSON

to determine if easements exist on or across
le by this firm to conduct such a records

Source of Information: MAP OF CITY OF
PUBLIC RECD

Bearing Reference _____
Ordered By MR. CHIP SLOAN
Date of Plat 3.10.88 1 ho
Date of Survey 3.9.88 min
____ 1.1 Sec

PRODUCT CATEGORIES

Appliques

AZEK® Brand PVC

Balusters (Spindles)

Baseboards

Beadboard & V-Groove

Blocks, Corner/Base/Etc

Brackets

Caps, Door & Window

Casings, Door & Window

Ceiling Medallions

Columns

Corbels

Corner Guards (Beads)

Cornices

Crown Mouldings

Deck Boards, Etc

Entry & Window Systems

Finials & Drops

Gable Decorations

Gallery Rails

Handrails

Headers

Lamp Posts

Mantels

Mouldings

Newel Posts

Niches, Wall

Panels/Medallions, Fretwork

Pediments

Pilasters

Polyurethane Products

[Home](#) > [Products](#) > [Porches - START HERE!](#) > [Porch Part Product Listings](#) > [Balusters \(Spindles\)](#) > [Baluster \(Spindle\) Product Listings](#) > [Turned Hemlock Balusters](#)

Turned Hemlock Balusters

vww



Our Turned Hemlock Balusters are made of the finest quality clear, solid, kiln-dried [Western Hemlock](#). Quantity discounts available. For exterior projects it's very important to install Balusters using [Sloped-top Bottom Rail](#). We can notch Baluster bottoms to perfectly fit this Rail.

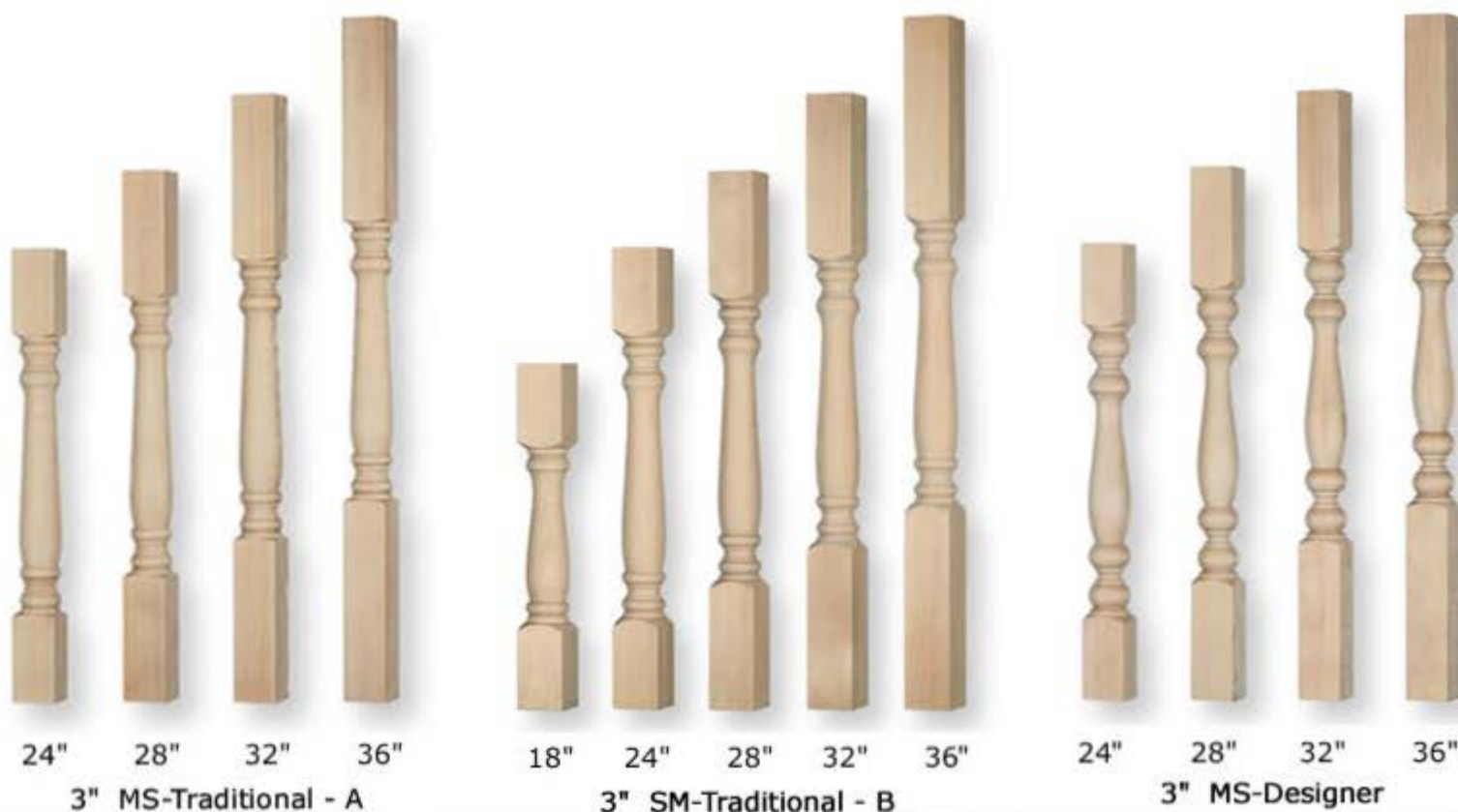
[Order Below](#) ↓

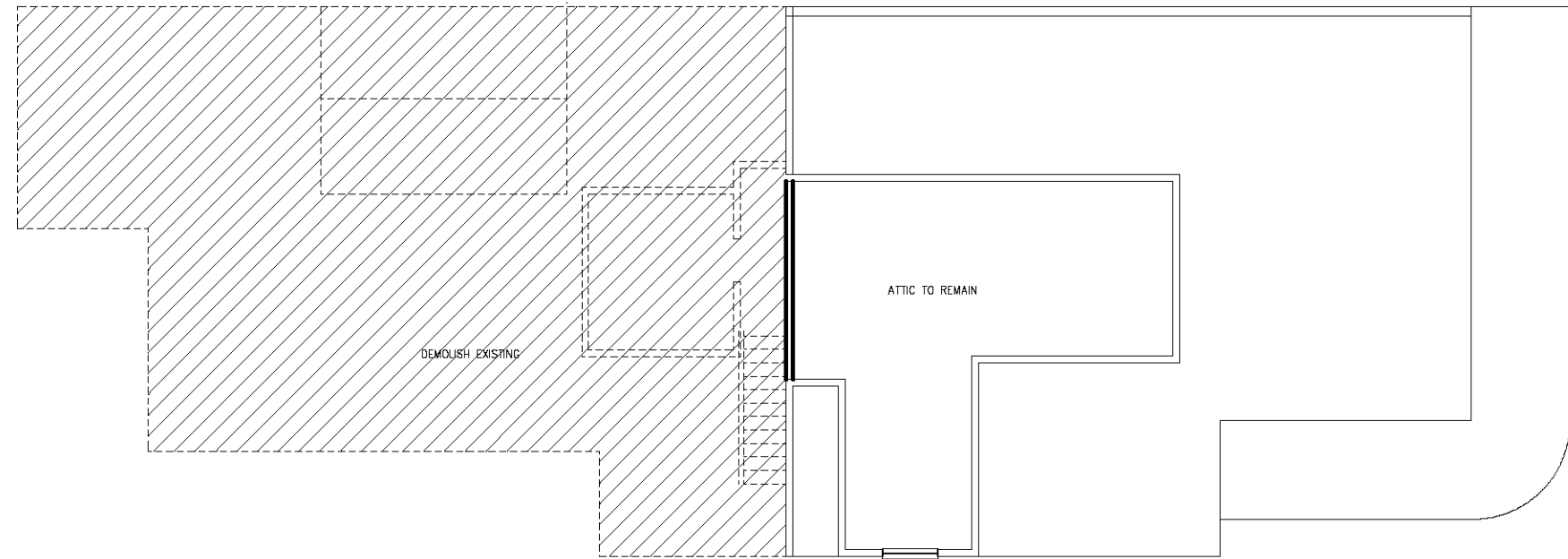
MS/SM Differences

Corners of the unturned top and bottom sections of *SM* Balusters (design name starts with SM) are relatively square-edged but *MS* Balusters have slightly rounded edges. Many view this as an advantage, as rounded edges can reduce edge "dings". Both are the same high quality! Here's a [money-saving Baluster tip](#).

For 12" and shorter see [Chunky Spindles](#). Also, see [Interior Stair Parts](#).

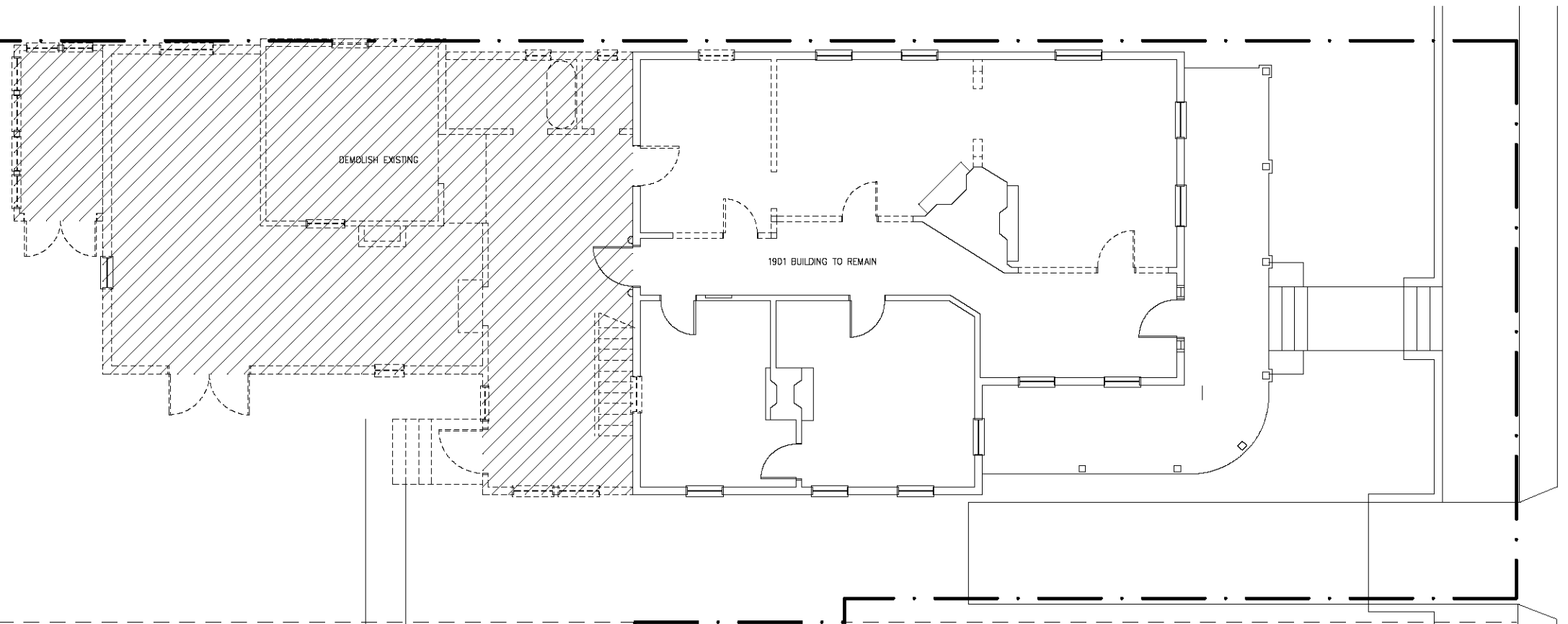
To see PRICES please make a selection from the *Design & Size* dropdown below.





SECOND FLOOR DEMOLITION PLAN

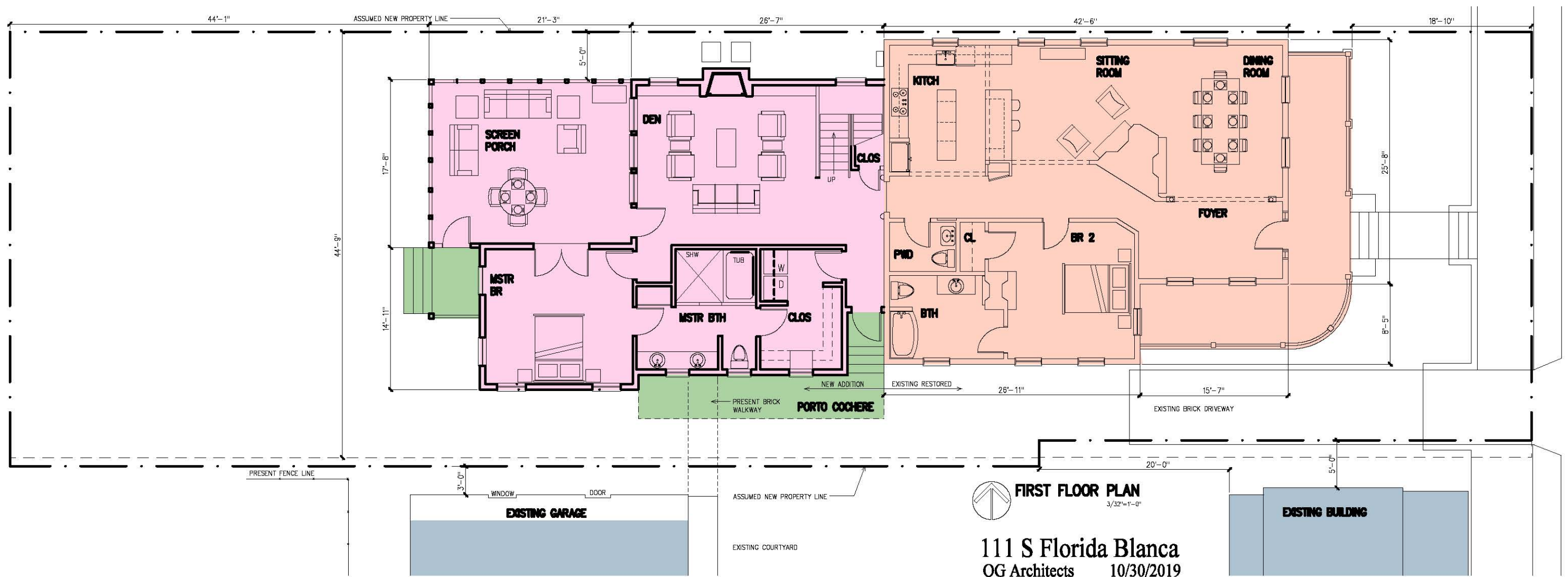
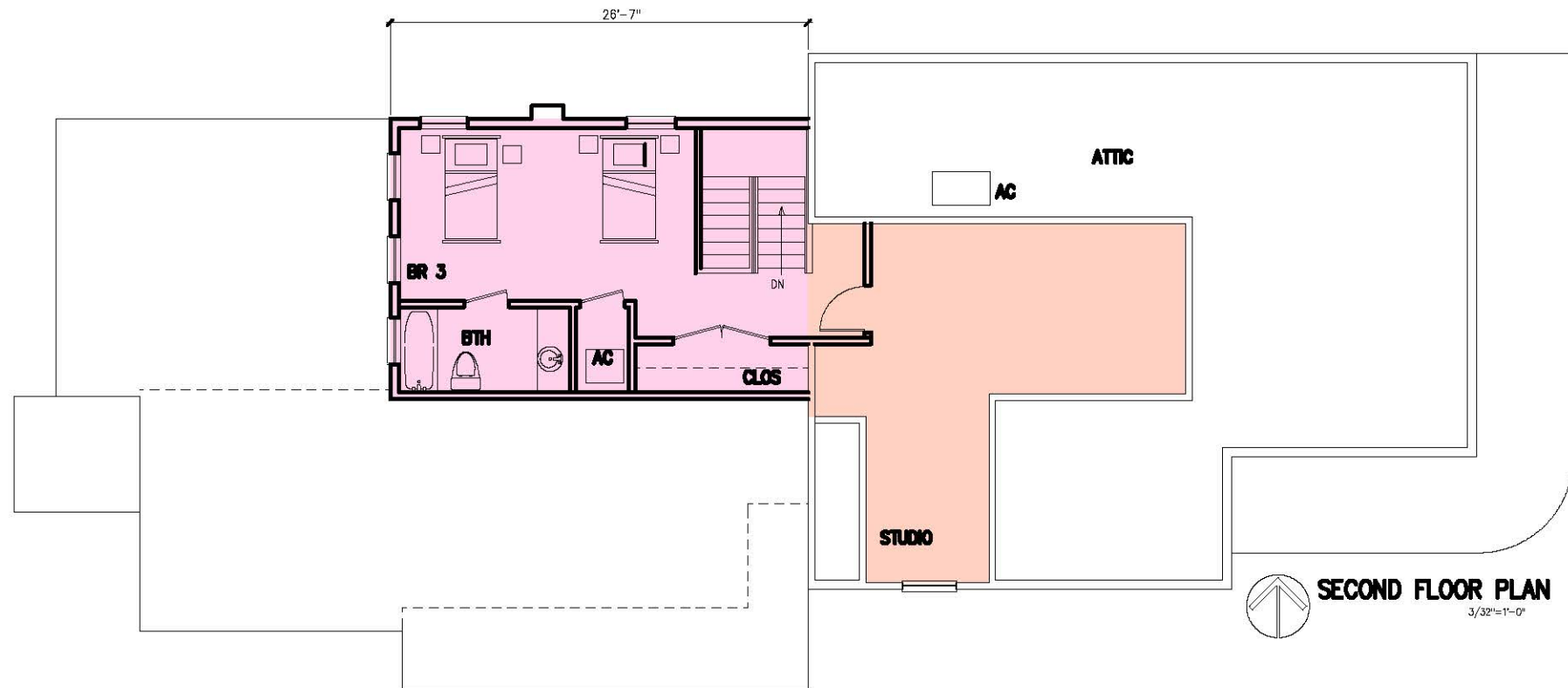
3/32"=1'-0"



FIRST FLOOR DEMOLITION PLAN

3/32"=1'-0"

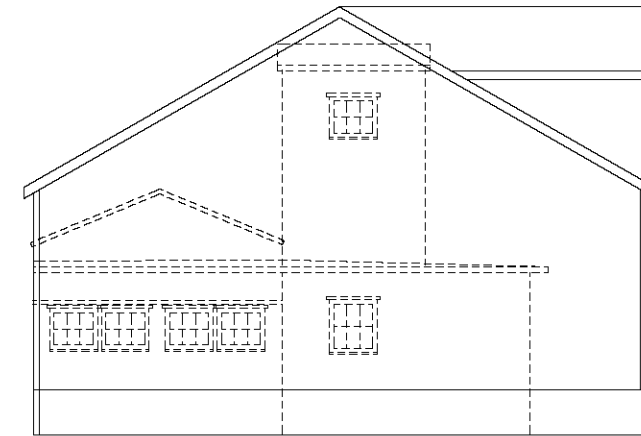
111 S Florida Blanca
 QG Architects 10/30/2019



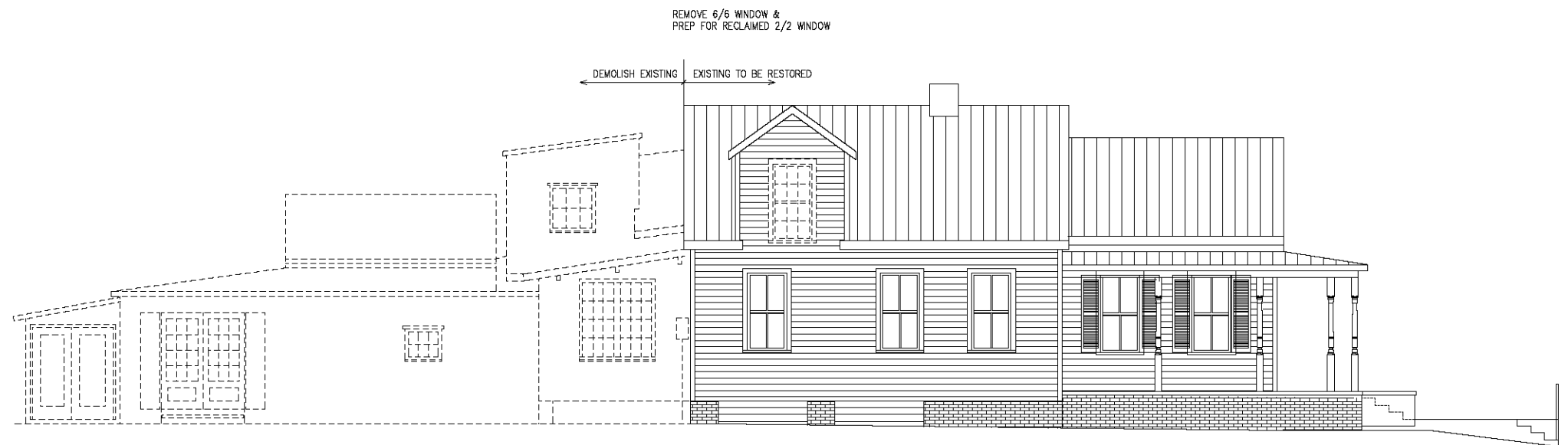
111 S Florida Blanca
QG Architects 10/30/2019



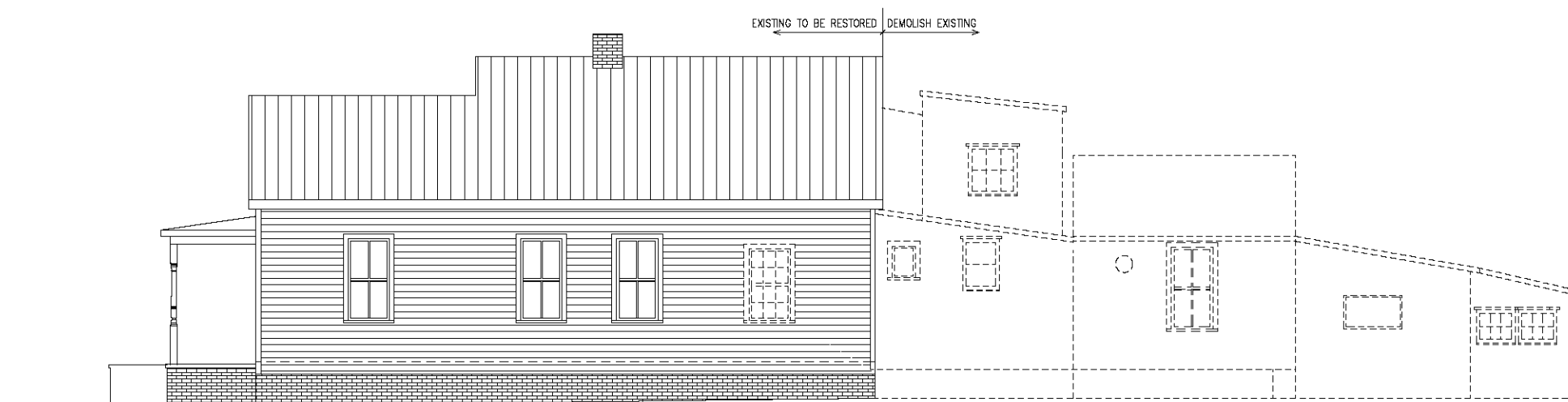
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



NEW EAST ELEVATION

- NEW CHIMNEY
- EXISTING WALL BEYOND
- NEW SCREEN PORCH IN PAINTED WOOD FRAMING
- BRICK PIERS(TYP.)
- EXISTING WINDOWS TO BE RESTORED & PAINTED (TYP)
- INSTALL NEW PAINTED WOOD SHUTTERS (TYP)
- INSTALL NEW PAINTED WOOD TURNED VICTORIAN PICKETS BETWEEN EXISTING POSTS



NEW WEST ELEVATION



NEW SOUTH ELEVATION

- EXISTING METAL ROOF TO BE TREATED WITH RUST PROOF COATING COLOR TO MATCH GALVANIZED METAL
- RECLAIMED WINDOW IN NEW LOCATION
- EXISTING WINDOWS TO BE RESTORED & PAINTED (TYP)
- INSTALL NEW PAINTED WOOD SHUTTERS (TYP)
- INSTALL NEW PAINTED WOOD TURNED VICTORIAN PICKETS BETWEEN EXISTING POSTS



NEW NORTH ELEVATION



EXISTING WINDOWS TO BE
RESTORED & PAINTED (TYP)

INSTALL NEW PAINTED
WOOD SHUTTERS (TYP)

INSTALL NEW PAINTED WOOD
TURNED VICTORAIN PICKETS
BETWEEN EXISTING POSTS

NEW EAST ELEVATION

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Item 11**
420 E. Government Street
PHD / HC-1 / Wood Cottages
Contributing Structure

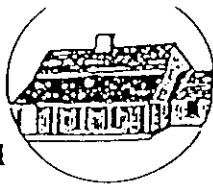
BACKGROUND

Carter Quina, Quina Grundhoefer Architects, is seeking approval to add on to a contributing structure. The small rear addition will measure 16' by 16'-4" and will accommodate a new master bathroom, closet, and laundry area. The exterior elements will be designed to match the style, materials, and paint palette of the existing house. These matching materials will include new wood siding and wood lattice, new metal roofing, and clad-wood windows.

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 existing contributing structures in the Historic District*



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 E52402
Recorder # _____
Field Date 4/26/95
Form Date 7/17/95

☒ Original
☒ Update

SITE NAMES (addr. if none) 420 E. GOVERNMENT ST. [MULT. LIST. #8]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 420 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. ALCANIZ ST. AND S. FLORIDA BLANCA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-001-110
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 18 LOT NO. port 110
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO _____

MAPPING

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

DESCRIPTION

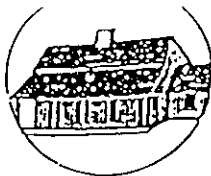
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHCO
Secondary strucs. (dormers etc.) _____
CHIMNEY: No. _____ Materials _____ LOCATIONS _____
WINDOWS (types, materials, and placements) DHS, 2/2, WOOD

MAIN ENTRANCE (stylistic details) _____
PORCHES: #open _____ #closed _____ #incised _____ Locations SOUTH
Porch roof types 4 BAY ACCESS FROM SOUTH
EXTERIOR ORNAMENT _____

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

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

Artifacts or other remains _____
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
This is a small, square shaped house which sits about one foot off the ground on brick piers. There is a full width front porch which has posts which are half brick and half wood.



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORYCONSTRUCTION DATE 1850 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) UNKNOWN

BUILDER: (last name first) UNKNOWN

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

ORIGINAL USES (give dates) RESIDENCE

INTERMEDIATE USES (give dates)

PRESENT USES (give dates) RESIDENCE

OWNERSHIP HISTORY (especially original owner) ISABEL BELTRAN (ORIGINAL).

HARRY AND NEDRA TUTTLE (CURRENT)

SURVEYOR'S EVALUATION OF SITEPotentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. R12, F5-6

RECORDER

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

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

DEPT. USE ONLY		OFFICIAL EVALUATIONS				DEPT. USE ONLY	
NR DATE		KEEPER NR ELIGIBILITY	y	n	pe	u	Date
		SHIPD NR ELIGIBILITY	y	n	pe	u	Date
DEPT. DATE		LOCAL DESIGNATION					Date
		Local office					

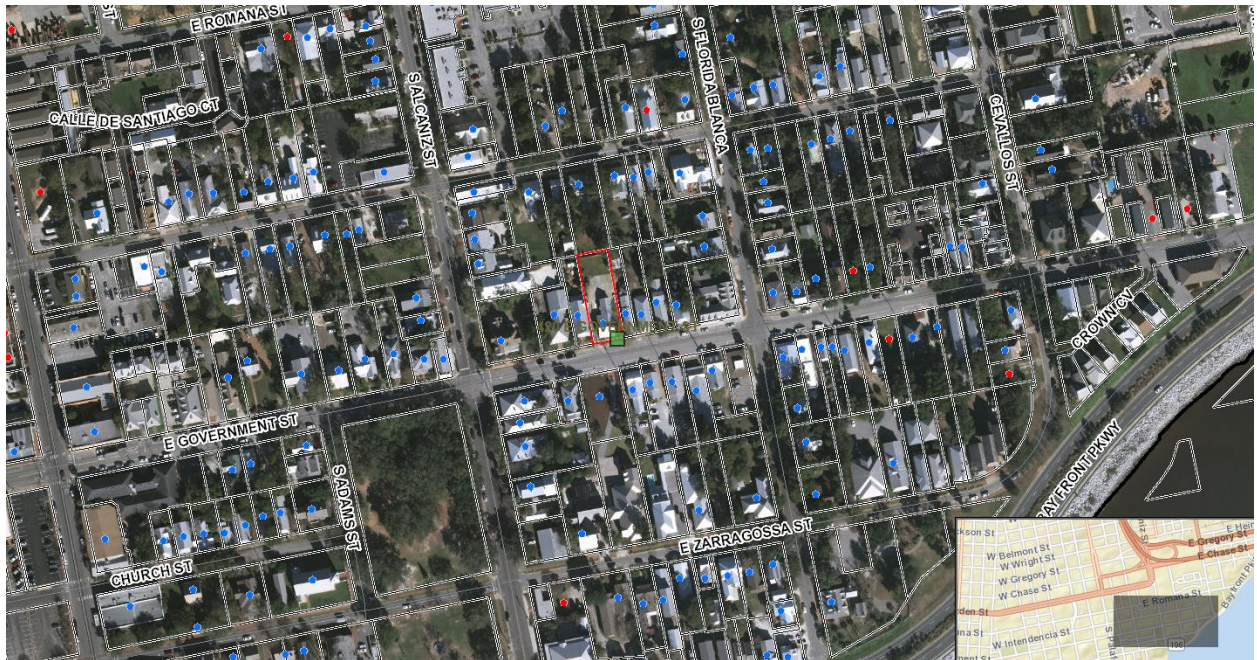
* y=Yes; n=No; pe=Potentially Eligible; u=Insufficient Information

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



420 E. Government Street



Siteline™ Clad-Wood Window: Double-Hung Pocket



Model Overview

PROJECT TYPE

New construction and replacement

COLORS & FINISHES

27 Exterior Colors

28 Interior Finish Options

CONSTRUCTION



Tilt Sash

Our double-hung windows include a tilt latch which allows you to easily tilt the sash in to allow for convenient cleaning from the inside of your home. Tilt latches will match the hardware color of your window.

FRAME OPTIONS



Pocket Replacement Window

Our pocket replacement window is perfect for residential and light commercial applications where the building's existing window frame and surrounding wall are in good condition, but the sash is in need of improvement. With a wide range of styles, colors, and finishes available and innovative features that make installation easy, ensuring a beautiful appearance and superior quality and performance.



View of Back of Existing House to Receive Addition



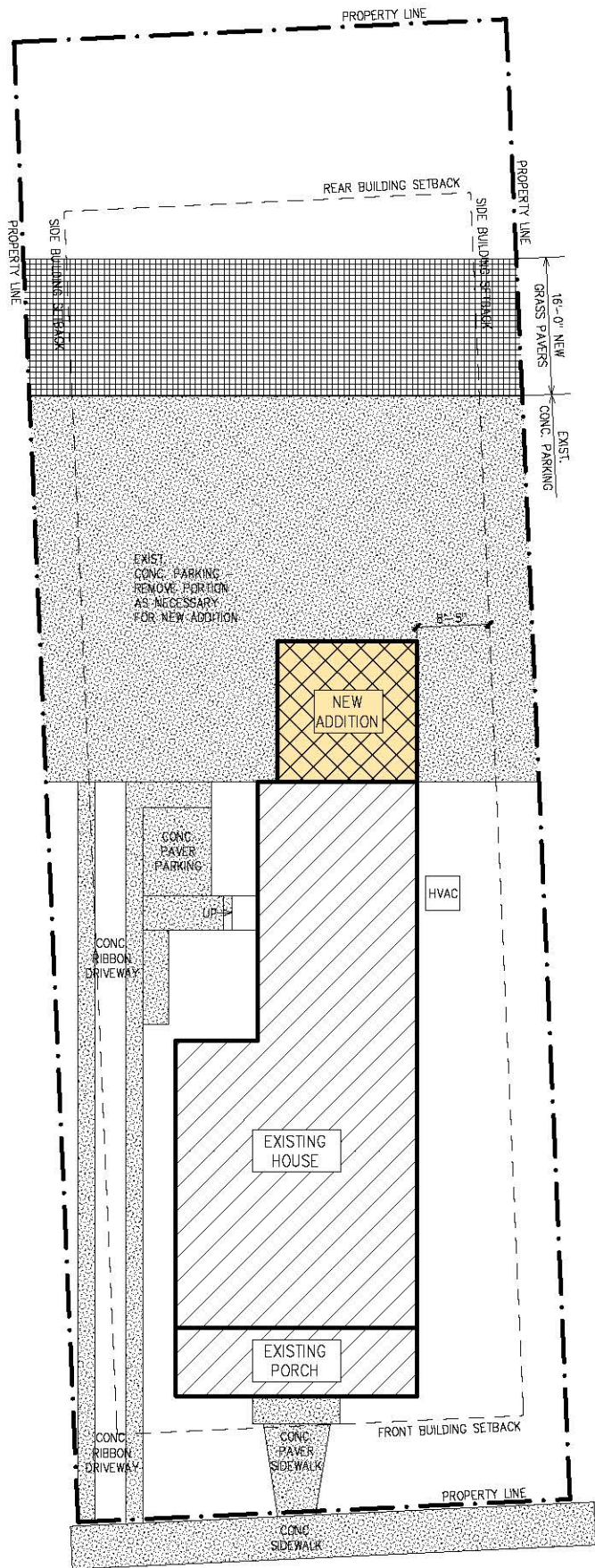
View of Back of Existing House to Receive Addition



View of Existing Goverment Street Facade

Tuttle House

420 East Government Street



 **Site Plan**
3/32" = 1'-0"



Tuttle House

Additions & Renovations

Quina Grundhoefer Architects

400 West Romana Street Pensacola, FL 32502
850 433-5575 Fax 850 433-5366
E-mail: qg@qgarchitects.com

PERSONNEL

OWNER:
?
CONTRACTOR:
TBD
ARCHITECT:
QUINA GRUNDHOEFER ARCHITECTS
STRUCTURAL ENGINEER:
TBD

BUILDING CLASSIFICATION

THIS BUILDING IS CLASSIFIED AS TYPE VI, UNPROTECTED, RESIDENTIAL OCCUPANCY, ACCORDING TO THE 2017 EDITION OF THE FLORIDA BUILDING CODE.

WIND LOAD CRITERIA

CONTRACTOR / STRUCTURAL ENGINEER TO ENSURE THIS BUILDING IS TO WITHSTAND A MINIMUM WIND LOAD OF 160 MPH. THE CONTRACTOR IS TO INSURE THAT ALL CONNECTION DETAILS, NAILING SCHEDULES, CONNECTIONS BETWEEN FLOOR FRAMING, STUD WALLS, & ROOF TRUSSES ARE PROPERLY HURRICANE STRAPPED & THAT THE MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS & TECHNIQUES ARE FOLLOWED. ANY DEVIATION FROM THE MANUFACTURER'S INSTALLATION DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT ASAP. THE CONTRACTOR IS TO VERIFY THAT THE BUILDING PRACTICES EMPLOYED ON THE PROJECT FOLLOW THE INTENT OF THE WIND LOADING GUIDELINES, AS WELL AS STANDARD BUILDING PRACTICES.

INDEX of DRAWINGS

T1 TITLE SHEET / SITE PLAN
A1 DEMO PLAN / DEMO ELEVATION
FLOOR PLAN / REFLECTED CEILING PLAN
LIGHTING PLAN / FOUNDATION PLAN
ROOF PLAN
A2 EXTERIOR ELEVATIONS
A3 WALL SECTION / DETAILS

Project

Tuttle House
Additions & Renovations

420 East Government Street
Pensacola, Florida

Date:
10/22/19

Project No.
1319

Sheet

T1

 4" DIAMETER RECESSED LED
 LED WALL SCONCE
 LED FLOOD LIGHT
 BATHROOM EXHAUST FAN w/ LIGHT ON SEPARATE SWITCH

 DUPLEX MTD.
BOT. 12' A.F.F.
UNLESS OTHERWISE NOTED.

 HORIZONTAL MOUNTING:
POSITION OF RECEPTACLE EQUATION
PLATE TO BE LOCATED THE HIGHER
"ABOVE" COUNTERTOPS (A/C)

 DUPLEX w/ GROUND FAULT
INTERUPT - SPECIAL MOUNTING
LOCATION

 RECEPTACLE - VERIFY ELEC.
REQUIREMENTS & MOUNTING
HEIGHT w/ EQUIP. MFR.

 CLOTHES WASHER/
CLOTHES DRYER

DIMENSIONS ARE TO FACE OF STUD, OR
CENTER OF DOORS & WINDOWS.

THREE NEW WINDOWS:
ALL NEW WINDOWS TO BE WOOD CASEMENT
w/ TRUE DIVIDED LITES.

3'-0" NEW WINDOWS TO BE 2'-0" WIDE,
3'-0" TALL.

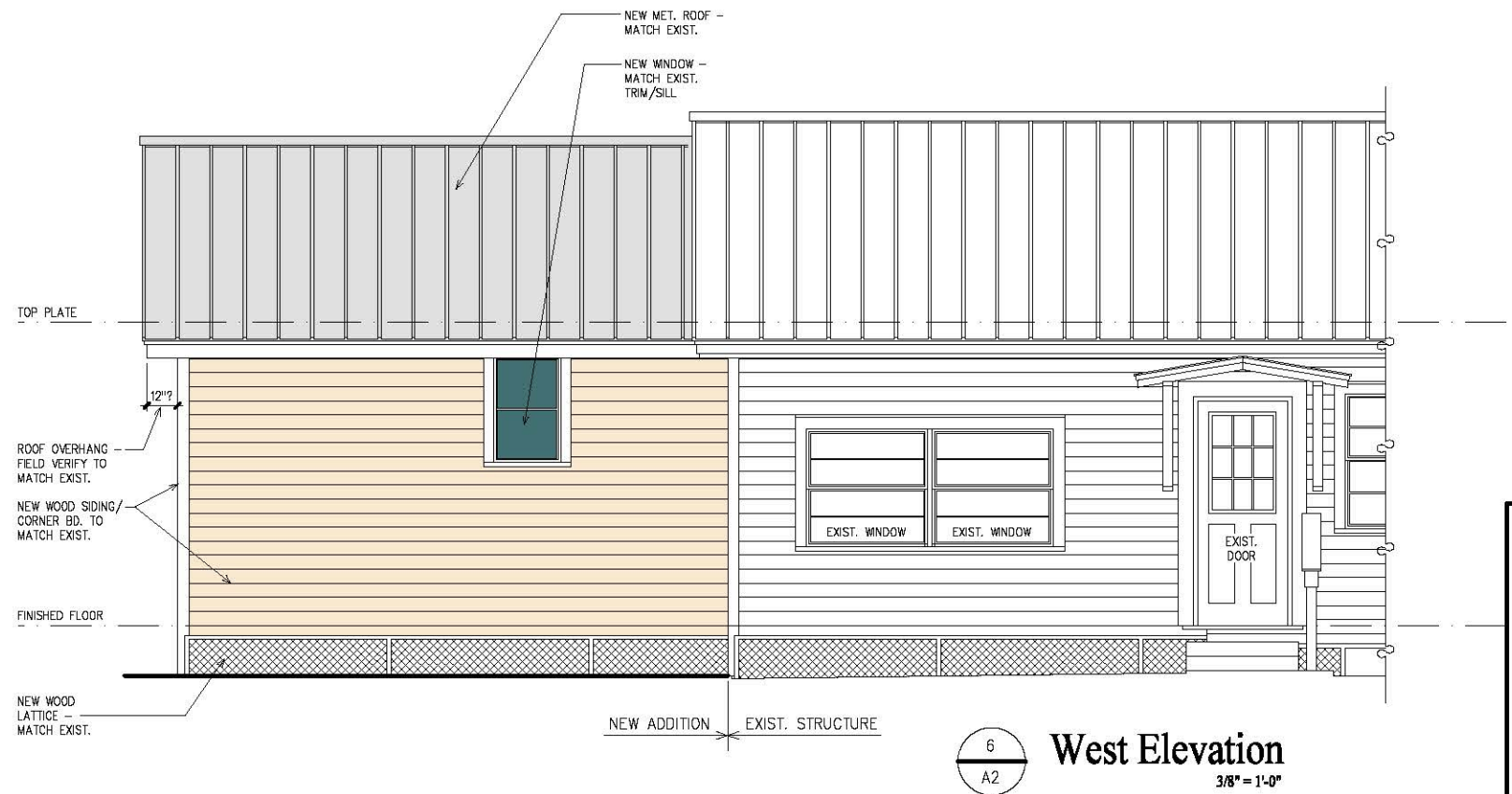
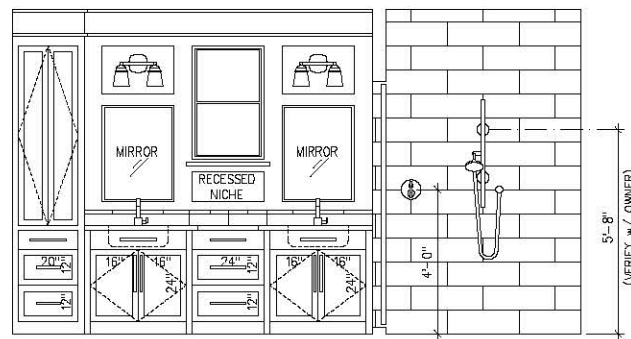
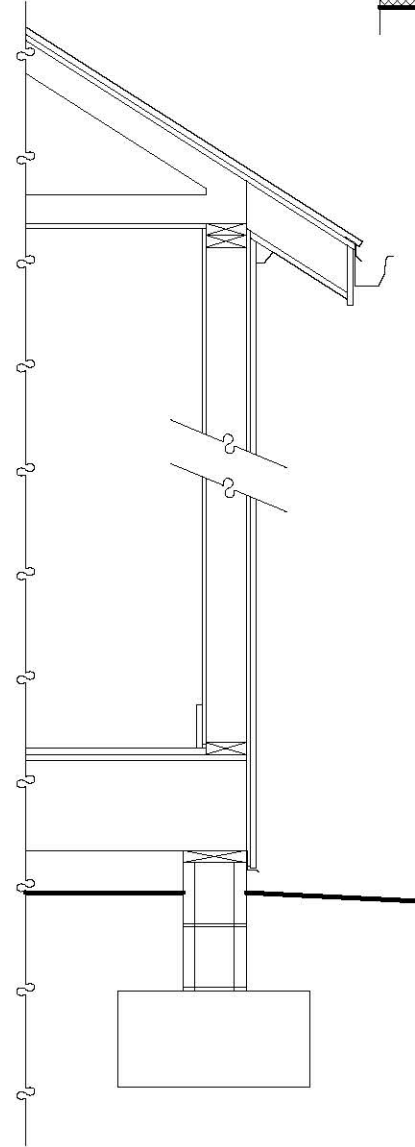
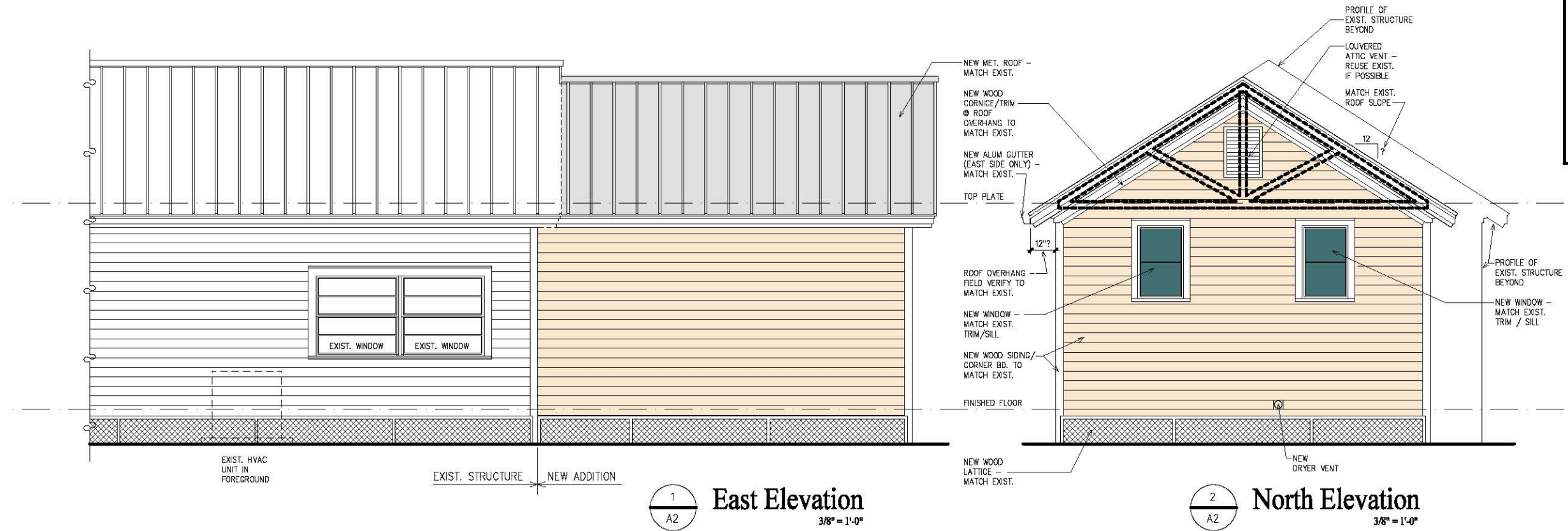
SET NEW WINDOW HEAD HEIGHT @
8'-0" A.F.F.

ALL CEILING FINISHES ARE
5/8" GYP. BD., UNLESS
OTHERWISE NOTED.

LIGHT SWITCHES TO BE MTD.
BOT. @ 48" A.F.F.

VERIFY LOCATIONS & ELECTRICAL
REQUIREMENTS OF WATER HEATER &
HVAC w/ OWNER.





PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Items 12-14**
Master Packet and Materials
600 BLK N. Davis Highway, Lots 1-3
OEHPD / OEHC-2
Variances

BACKGROUND

Nannette Chandler has submitted Variance applications for the development of three (3) single family residences on individual lots. All of the Variance requests are identical – to reduce one side setback from five (5) feet to three (3) feet to accommodate a new single family residence with a driveway on the opposite side to provide off-street parking. Although the parent parcel is currently 90 feet in width, parcel history will allow for the re-division into the original three (3) lots which were 30 feet in width.

Staff has provided a “Master” packet for the overall project, which is attached here. This will allow you to review the project as a whole. Separate from this packet (and immediately following), you will find the individual Items 12-14 with their respective staff memo and site-specific site plan.

This item is under consideration with Items 15-17, the *aesthetic* review of the proposed residences.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-12-2(A)(2) *Variances*

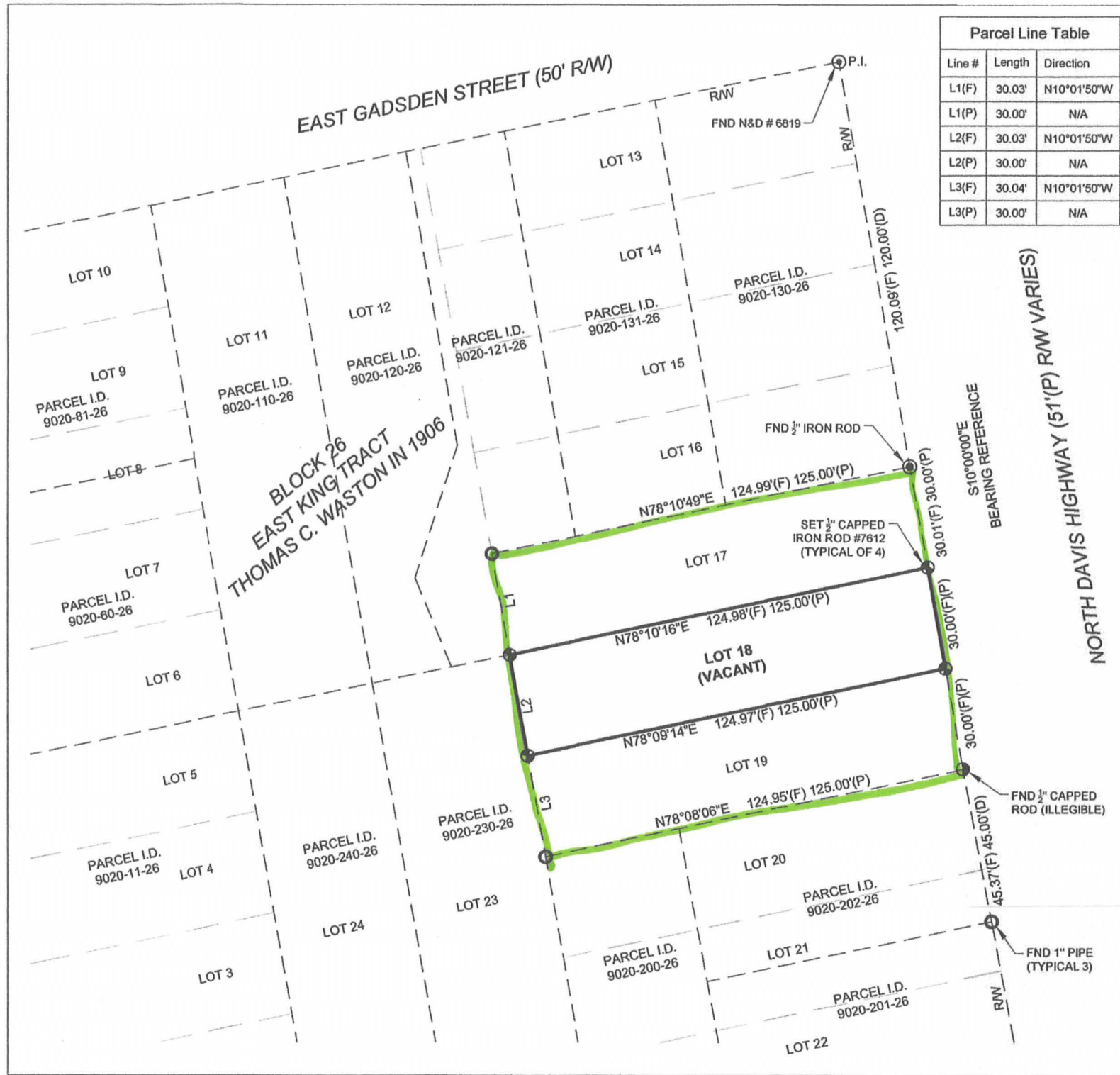
Sec. 12-12-2(E)(1) *ARB, Conditions for granting a zoning variance*

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*

Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3





Parcel Line Table		
Line #	Length	Direction
L1(F)	30.03'	N10°01'50\"W
L1(P)	30.00'	N/A
L2(F)	30.03'	N10°01'50\"W
L2(P)	30.00'	N/A
L3(F)	30.04'	N10°01'50\"W
L3(P)	30.00'	N/A

LEGAL DESCRIPTION: (CREATED-HEREIN)

LOT 18 IN BLOCK 26, OF THE EAST KING TRACT, EAST OF TARRAGONA STREET, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906

- NOTES:**
1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 9-16-2019.
 2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
 3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. THE SURVEYOR HAS MADE NO SEARCH TO DETERMINE THE CURRENT BUILDING SET BACK REQUIREMENTS FOR THE SUBJECT PROPERTY BEYOND THE CURRENT SUBDIVISION PLAT OF RECORD, CONTACT THE LOCAL CITY/COUNTY LAND DEVELOPMENT CODE OFFICIAL FOR THE APPROPRIATE BUILDING SET BACK DISTANCES.
 5. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
 6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S10°00'00\"E ON THE WEST R/W OF DAVIS HIGHWAY.
 7. FENCE LINES ARE EXAGGERATED FOR CLARITY.
 8. ENCROACHMENTS ARE AS SHOWN.

- LEGEND:**
- (F) FIELD MEASUREMENT
 - (P) PLAT MEASUREMENT
 - (D) DEED MEASUREMENT
 - (C) CALCULATED MEASUREMENT
 - R/W RIGHT-OF-WAY
 - FND FOUND BOUNDARY CORNER
 - PI POINT OF INTERSECTION

SURVEYORS CERTIFICATE

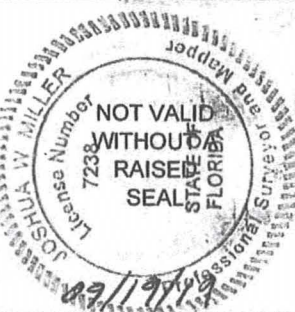
The survey shown hereon is true and correct and in compliance with the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter "5J-17", Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

[Signature]

JOSHUA W. MILLER P.L.S. FLORIDA REGISTRATION NO. 7238



360 SURVEYING SERVICES
1801 CREIGHTON RD.
PENSACOLA, FL 32504
850.857.4400



BOUNDARY SURVEY WITH IMPROVEMENTS

ADDRESS:
600 NORTH DAVIS HWY LOT 18
PENSACOLA, FLORIDA 32501

PROJECT NUMBER: 1909045

DATE: 9-18-2019

FIELD BOOK: 123 **PAGE:** 39

DRAWN BY: PJK/JMD

APPROVED BY: JOSHUA W. MILLER

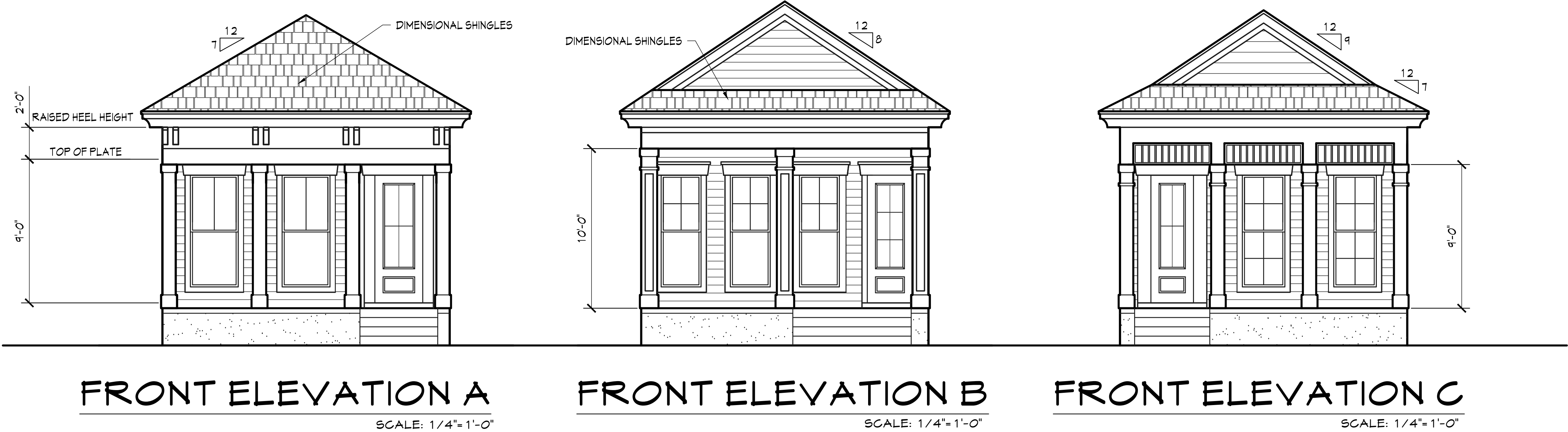


SCALE: 1"=40'

SHEET 1 OF 1



PROPOSED COTTAGES FOR NANNETTE CHANDLER



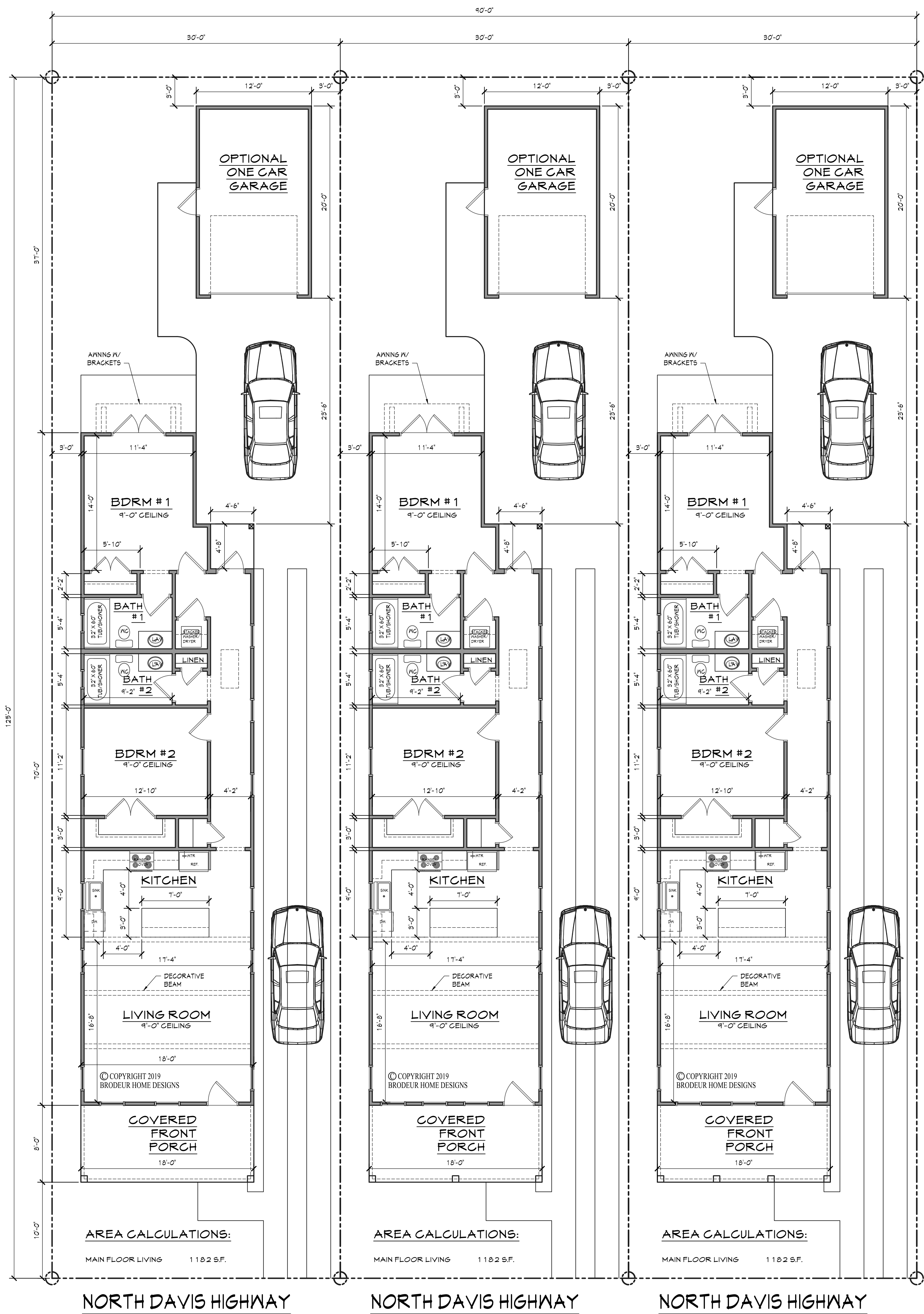
REVISIONS	BY

CUSTOMER INFORMATION		BUILDER / CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.
NAME:	NANNETTE CHANDLER	
ADDRESS:		
BUILDER / CONTRACTOR:		
THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.		BUILDER/CONTRACTOR'S NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION.

BRODEUR
HOME DESIGNS
PH: (850) 377-6612 EMAIL: Jesse@brodeurhomedesigns.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET
A 1

PROPOSED COTTAGES FOR NANNETTE CHANDLER



SITE

DRAWN BY: JB
CHECKED BY: JB
DATE: _____
SCALE: AS SHOWN
JOB NO. _____
SHEET _____

BRODEUR
HOME DESIGNS
PH.# (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER
ADDRESS: _____
BUILDER / CONTRACTOR: _____

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BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/STATE BUILDING CODES.

REVISIONS
BY

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 12
600 BLK N. Davis Highway, Lot 1
OEHPD / OEHC-2
Variance

BACKGROUND

Nannette Chandler is seeking a Variance to increase the minimum required south side yard setback from 5 feet to 3 feet to accommodate a new single family residence. Parcel history confirms that the parent lot once consisted of three 30' wide lots. This Variance (as well as the following Variances) would allow the parcel to be developed according to the original platting and would accommodate off-street parking to one side of the home.

This item is under consideration with Items 13-17.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-12-2(A)(2) *Variances*

Sec. 12-12-2(E)(1) *ARB, Conditions for granting a zoning variance*

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*

Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3





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

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

*see Arch.
Review Forms*

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) SEC. 12-2-10(C)(9), TABLE 12-2.10 Zoning OEHC-2

(To be Completed by Applicant)

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

Property Address:

600 W. DAVIS Hwy Lot 1

Current use of property:

VACANT

1. Describe the requested variance(s): Left side setback decreased from 5 ft. to 3 ft. for each lot.

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

see attached

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

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

see attached

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

see attached

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

see attached

Application Date: 10/31/19

Applicant:

Mannette Chandler

Applicant's Address:

704 W. Government St.

Email:

mchandler10@gmail.com

Phone: 850-516-3863

Applicant's Signature:

M. Chandler

Property Owner:

Karl Lyon

Property Owner's Address:

812 N. 13th Ave

Email:

Phone: 240-593-5740

Property Owner's Signature:

Karl Lyon

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

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

Variance Application for 600 N. Davis Hwy Lots 1-3

Question 2: Special Conditions existing on the Property

The original platting of 600 N. Davis Hwy was actually three 30' lots. It is my intention to return to the original platting and build three creole cottages. In this location, Davis Hwy is a one-way street with no street-side parking on the right side where my lots are located.

Question 3: Necessity for Common Right

The variance is specifically requested so that the homeowner can have access to off-street parking and a garage in the rear of the house. While I can certainly build these cottages with a parking pad in the front yard, I think it is distasteful and does not contribute to maintaining the aesthetic integrity of the District.

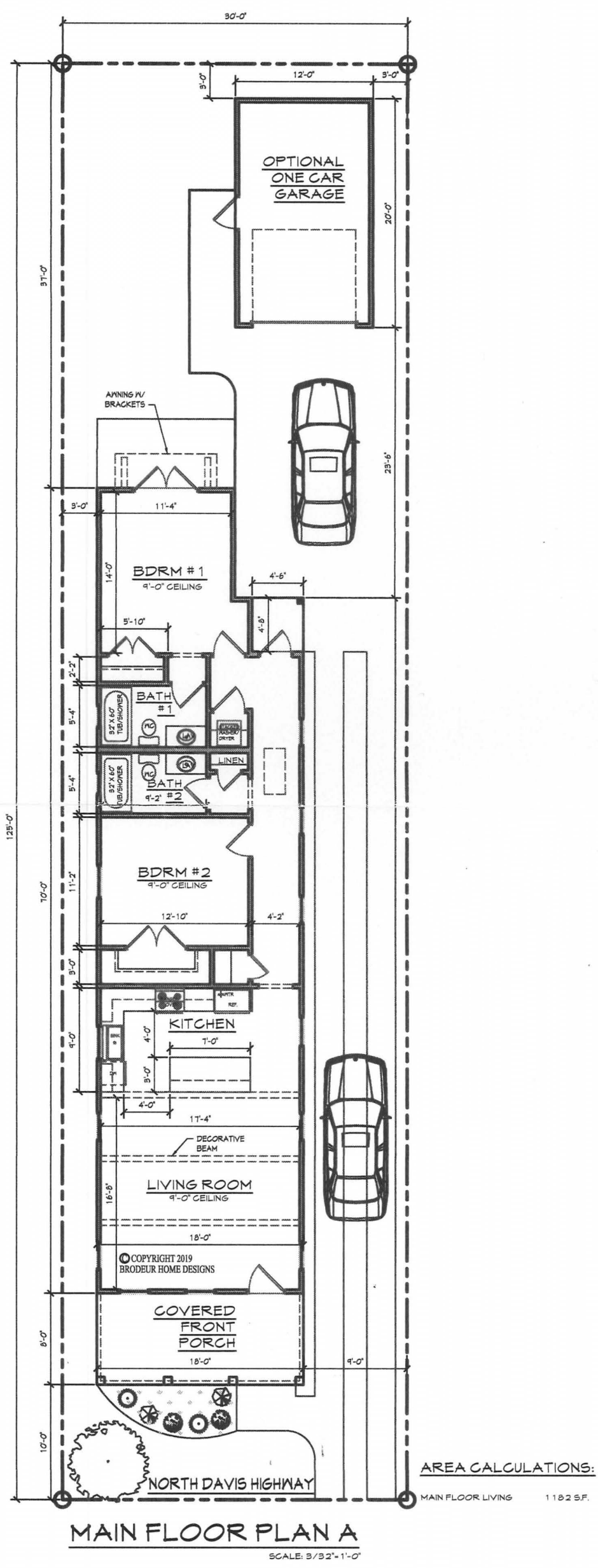
Question 4: Why variance is not Detrimental to Others

The requested setback reduction shall be on the left side of each house so the current neighbor to the South is not impacted. (Their driveway is on the same side as the setback reduction so there is plenty of space between the structures.) The setback between the three new construction houses will still exceed the fire code requirements with the reduced setback. To the North, Lot 3 abuts the parking lot of the dance studio, so there is no issue with building proximity in that location either. Rear parking will also make it easier for those coming and going to see traffic if cars are not parked in the front yard.

Question 5: Other Conditions that Justify Variance

The variance will create a safer and more aesthetically pleasing District which in turn increases property values and respect for the value of Historic Preservation.

PROPOSED COTTAGES FOR NANNETTE CHANDLER



A1	DISIGNED BY:	JB
	CHECKED BY:	JB
	DATE:	
	SCALE:	AS SHOWN
	JOB NO.:	
SHEET		

BRODEUR
HOME DESIGNS
PH: (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION	
NAME:	NANNETTE CHANDLER
ADDRESS:	
BUILDER / CONTRACTOR:	

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BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL, CITY/STATE BUILDING CODES.

REVISIONS	BY



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: New Business - Item 13
600 BLK N. Davis Highway, Lot 2
OEHPD / OEHC-2
Variance

BACKGROUND

Nannette Chandler is seeking a Variance to increase the minimum required south side yard setback from 5 feet to 3 feet to accommodate a new single family residence. Parcel history confirms that the parent lot once consisted of three 30' wide lots. This Variance (as well as the following Variances) would allow the parcel to be developed according to the original platting and would accommodate off-street parking to one side of the home.

This item is under consideration with Items 12 and 14-17.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-12-2(A)(2) *Variances*

Sec. 12-12-2(E)(1) *ARB, Conditions for granting a zoning variance*

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*

Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3



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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) Sec. 12-2-10(c)(9) + Table 12-2.10 Zoning OEH-2

(To be Completed by Applicant)

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

Property Address: 600 W. Davis Hwy Lot. 2

Current use of property: Vacant

1. Describe the requested variance(s): Left side setback decreased from 5 ft. to 3 ft. for each lot.

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

see attached

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

see attached

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

see attached

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

see attached

Application Date: 10/31/19

Applicant:

Mannette Chandler

Applicant's Address:

704 W. Government St.

Email:

mchandler10@gmail.com

Phone: 850-516-3863

Applicant's Signature:

M. Chandler

Property Owner:

Karl Lyon

Property Owner's Address:

812 N. 13th Ave

Email:

Phone: 240-593-5740

Property Owner's Signature:

Karl Lyon

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Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

Variance Application for 600 N. Davis Hwy Lots 1-3

Question 2: Special Conditions existing on the Property

The original platting of 600 N. Davis Hwy was actually three 30' lots. It is my intention to return to the original platting and build three creole cottages. In this location, Davis Hwy is a one-way street with no street-side parking on the right side where my lots are located.

Question 3: Necessity for Common Right

The variance is specifically requested so that the homeowner can have access to off-street parking and a garage in the rear of the house. While I can certainly build these cottages with a parking pad in the front yard, I think it is distasteful and does not contribute to maintaining the aesthetic integrity of the District.

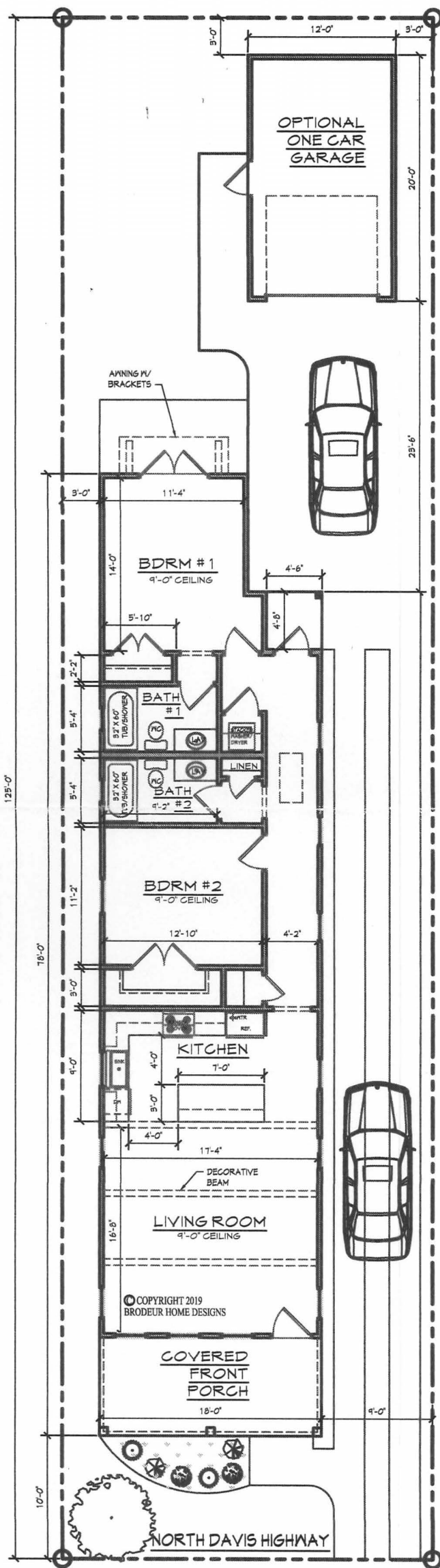
Question 4: Why variance is not Detrimental to Others

The requested setback reduction shall be on the left side of each house so the current neighbor to the South is not impacted. (Their driveway is on the same side as the setback reduction so there is plenty of space between the structures.) The setback between the three new construction houses will still exceed the fire code requirements with the reduced setback. To the North, Lot 3 abuts the parking lot of the dance studio, so there is no issue with building proximity in that location either. Rear parking will also make it easier for those coming and going to see traffic if cars are not parked in the front yard.

Question 5: Other Conditions that Justify Variance

The variance will create a safer and more aesthetically pleasing District which in turn increases property values and respect for the value of Historic Preservation.

PROPOSED COTTAGES FOR NANNETTE CHANDLER



AREA CALCULATIONS:

MAIN FLOOR LIVING 1182 S.F.

MAIN FLOOR PLAN B

SCALE: 3/32"=1'-0"

B1

SHEET

JOB NO.

SCALE:

DATE:

CHECKED BY:

DESIGNED BY:

BRODEUR
HOME DESIGNS

PH# (850) 317-6612

EMAIL: Jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER
ADDRESS:

BUILDER / CONTRACTOR:

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REVISIONS

BY



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Item 14**
600 BLK N. Davis Highway, Lot 3
OEHPD / OEHC-2
Variance

BACKGROUND

Nannette Chandler is seeking a Variance to increase the minimum required south side yard setback from 5 feet to 3 feet to accommodate a new single family residence. Parcel history confirms that the parent lot once consisted of three 30' wide lots. This Variance (as well as the following Variances) would allow the parcel to be developed according to the original platting and would accommodate off-street parking to one side of the home.

This item is under consideration with Items 12-13 and 15-17.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-12-2(A)(2) *Variances*

Sec. 12-12-2(E)(1) *ARB, Conditions for granting a zoning variance*

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*

Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3





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

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

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 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of \$500.00.

*see Arch.
Review forms*

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Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.

(To be Completed by Staff)

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

Section(s)/ Tables(s) Sec. 12-2-10(c)(9) + TABLE 12-2.10 Zoning OEMC-2

(To be Completed by Applicant)

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

Property Address: 600 W. DAVIS Hwy Lot 3

Current use of property: vacant

1. Describe the requested variance(s): Left side setback decreased from 5 ft. to 3 ft. for each lot.

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

see attached

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

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see attached

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

see attached

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

see attached

Application Date: 10/31/19

Applicant: Mannette Chandler

Applicant's Address: 704 W. Government St.

Email: mchandler10@gmail.com Phone: 850-516-3863

Applicant's Signature: [Signature]

Property Owner: Karl Lyon

Property Owner's Address: 812 N. 13th Ave

Email: _____ Phone: 240-593-5740

Property Owner's Signature: [Signature]

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

Variance Application for 600 N. Davis Hwy Lots 1-3

Question 2: Special Conditions existing on the Property

The original platting of 600 N. Davis Hwy was actually three 30' lots. It is my intention to return to the original platting and build three creole cottages. In this location, Davis Hwy is a one-way street with no street-side parking on the right side where my lots are located.

Question 3: Necessity for Common Right

The variance is specifically requested so that the homeowner can have access to off-street parking and a garage in the rear of the house. While I can certainly build these cottages with a parking pad in the front yard, I think it is distasteful and does not contribute to maintaining the aesthetic integrity of the District.

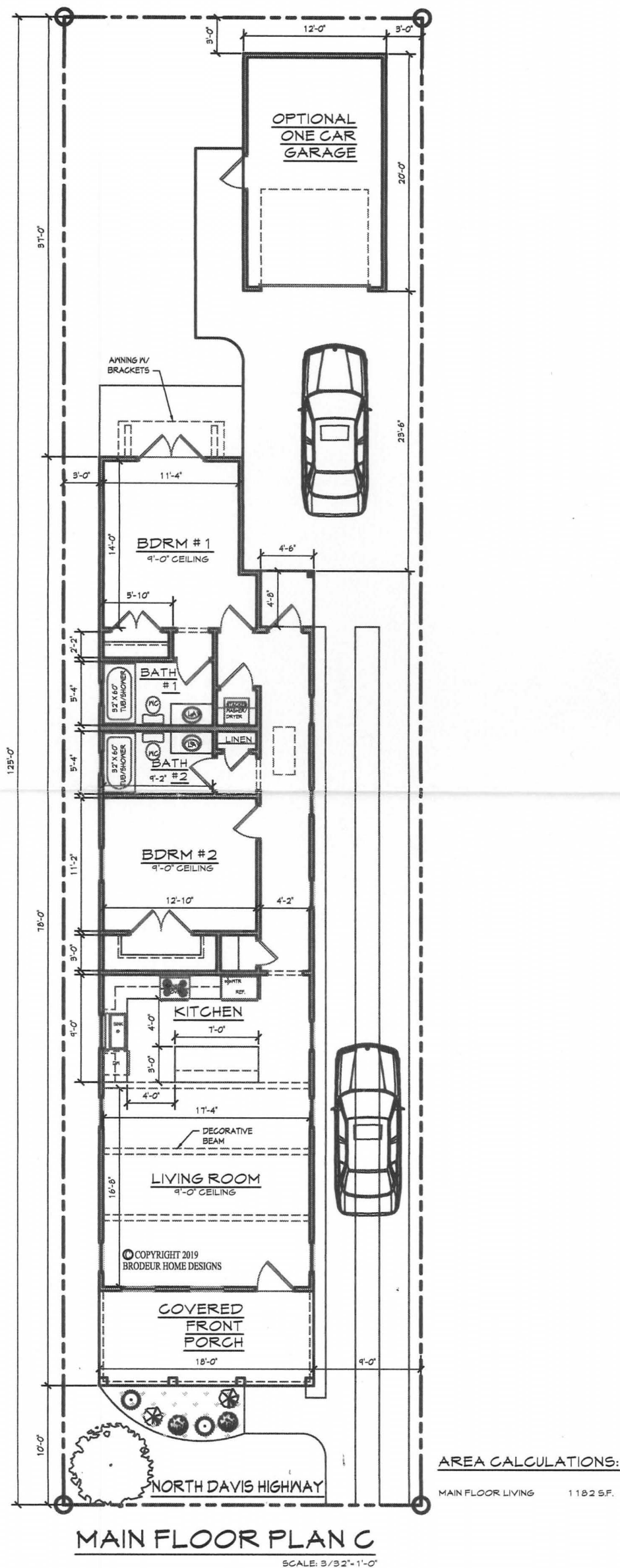
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Question 5: Other Conditions that Justify Variance

The variance will create a safer and more aesthetically pleasing District which in turn increases property values and respect for the value of Historic Preservation.

PROPOSED COTTAGES FOR NANNETTE CHANDLER



C1

DRAWN BY: JB
CHECKED BY: JB
DATE: _____
SCALE: AS SHOWN
JOB NO. _____
SHEET _____

BRODEUR
HOME DESIGNS
PH: (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER

ADDRESS: _____

BUILDER / CONTRACTOR: _____

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BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL, CITY/STATE BUILDING CODES.

REVISIONS

BY



PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Items 15-17**
Master Packet and Materials
600 BLK N. Davis Highway, Lot 1-3
OEHPD / OEHC-2
New Construction

BACKGROUND

Nannette Chandler is seeking approval for three (3) single family residences on individual lots. The houses will be similar in nature, but not identical in style. Staff has provided a "Master" packet for the overall projects since some materials will be used on all three structures. All three will have a similar site plan with covered front porches facing N. Davis Highway, concrete driveways along the side, and space for future one-car garages in the rear. All three residences will also have Hardi siding, shingle roofs, vinyl windows, and wooden front doors. Also, a 6' wood privacy fence will separate each of the three lots. Following this memo, you will find the individual Items 15-17 with their respective staff memo and site-specific plan.

This item is under consideration with Items 12-14.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-12-2(A)(2) *Variances*

Sec. 12-12-2(E)(1) *ARB, Conditions for granting a zoning variance*

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*

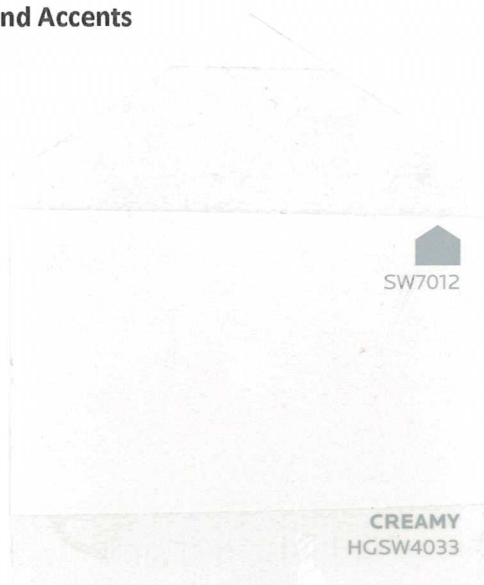
Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3



Proposed Cottages at 600 N. Davis Hwy

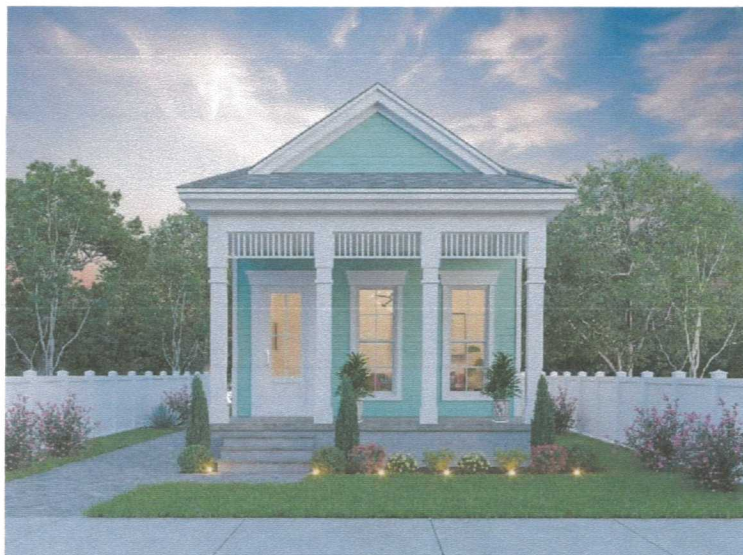
Creamy White House, Bronze Windows, Walnut Stained Wooden Door and Accents



Salt Marsh House, Creamy Trim, Walnut Stained Wooden Door



Bayside Blue House, Creamy Trim, Emerald Shore Front Door



Exterior Features:

Windows: Vinyl, LoE Windows with Grid pattern and color as shown in renderings for each house.

Doors: Two Houses will have wooden doors that will be stained Walnut as shown in the renderings. The third house will have a painted door. The paint swatch is attached. (Emerald Shore)

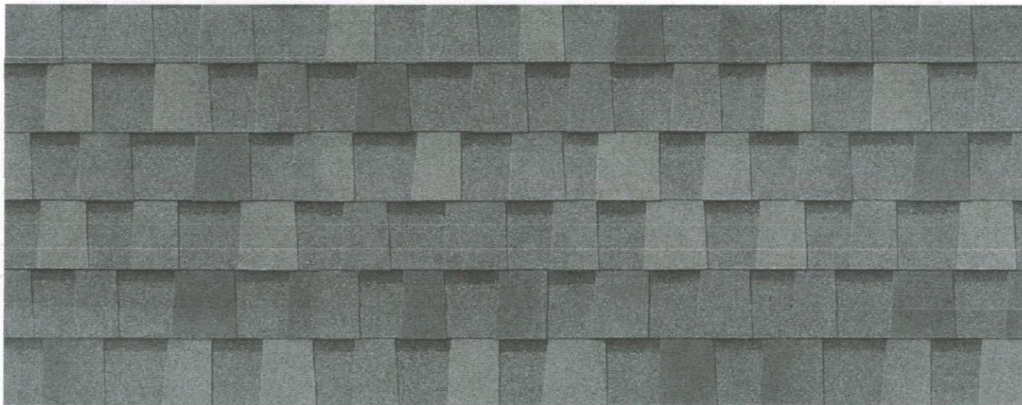
Siding: 7.25" Hardie Siding will be used for the body of the house. Textured Miratec trim will be used on the Fascia and around the windows and doors. 5/4 width trim around windows and doors and window sills on the front elevation allows for a more historically accurate feel.

Roofing: Shingles will be provided by Atlas:

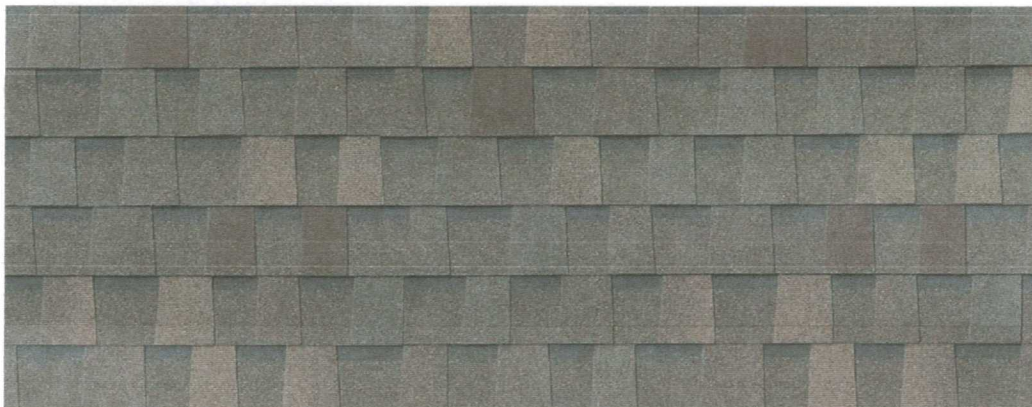
The White house (House 1) will have Copper Canyon Shingles



The Salt Marsh House will have Hearthstone Grey Shingles



The Bayside Blue House will have Weathered Wood Shingles



Exterior Lighting: Wall mounted Gooseneck lights for Front and Rear Porches, recessed lights will be in porch ceilings.



Neighboring house to the South



Lot 1 and 2



Lot 3 and Proximity to the Dance Studio



Proposed Privacy Fencing for Rear of houses



From: Nannette Chandler <nchandler10@gmail.com>
Sent: Wednesday, November 6, 2019 5:44 PM
To: Gregg Harding <GHarding@cityofpensacola.com>
Subject: Re: 600 N. Davis Items

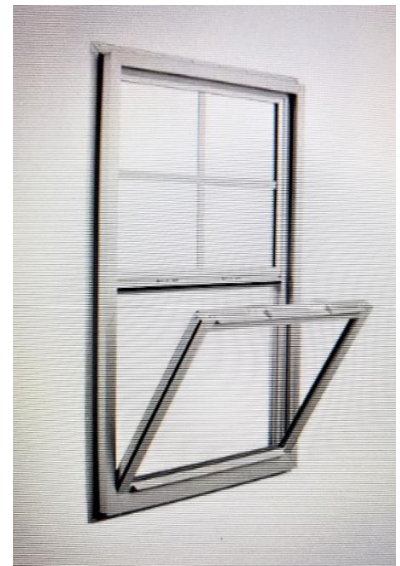
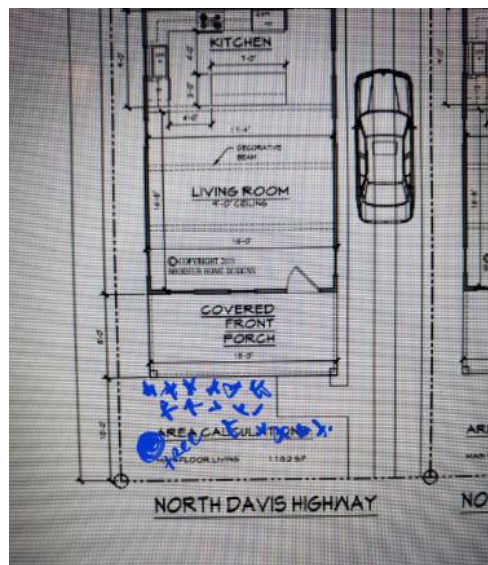
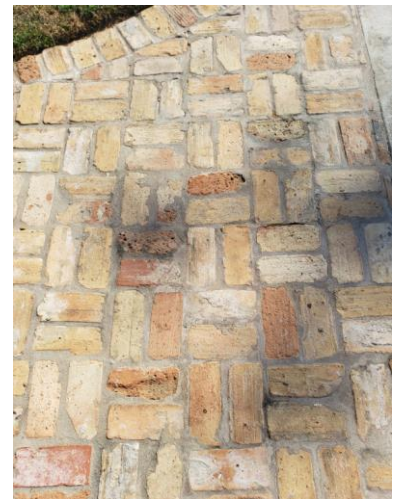
Hey!

Thanks for your feedback. Here are the answers to your questions:

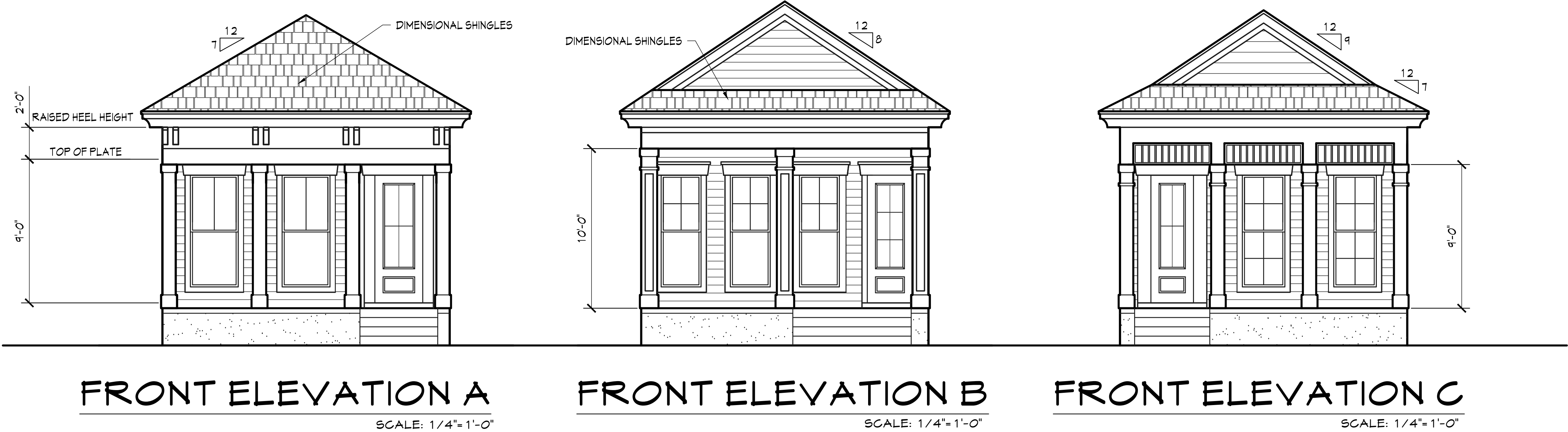
1. Driveways and sidewalks will be concrete with brick accents around the front steps using Old Chicago colored bricks.
2. Picture of window attached. The grid pattern will look like the elevation photos show. Brand is Ply Gem, Series 1100.
3. The brackets we plan to use on the white house are in the attached photo. They're 12" tall.
4. The back doors will be smooth fiberglass with the same grid pattern as the front doors.
5. There will be no landscape lighting. We will have recessed lighting in the soffits instead.
6. The fence will be on three sides of the property with a 4' section from the garage to the house with a gate. See attached diagram - fence in blue.

If you see anything else, please let me know.
Thanks!

Nannette Chandler
Realtor Associate
WaterFrontCity Realty
Owner/Builder
Chandler & Company Construction
850.516.3863 cell



PROPOSED COTTAGES FOR NANNETTE CHANDLER



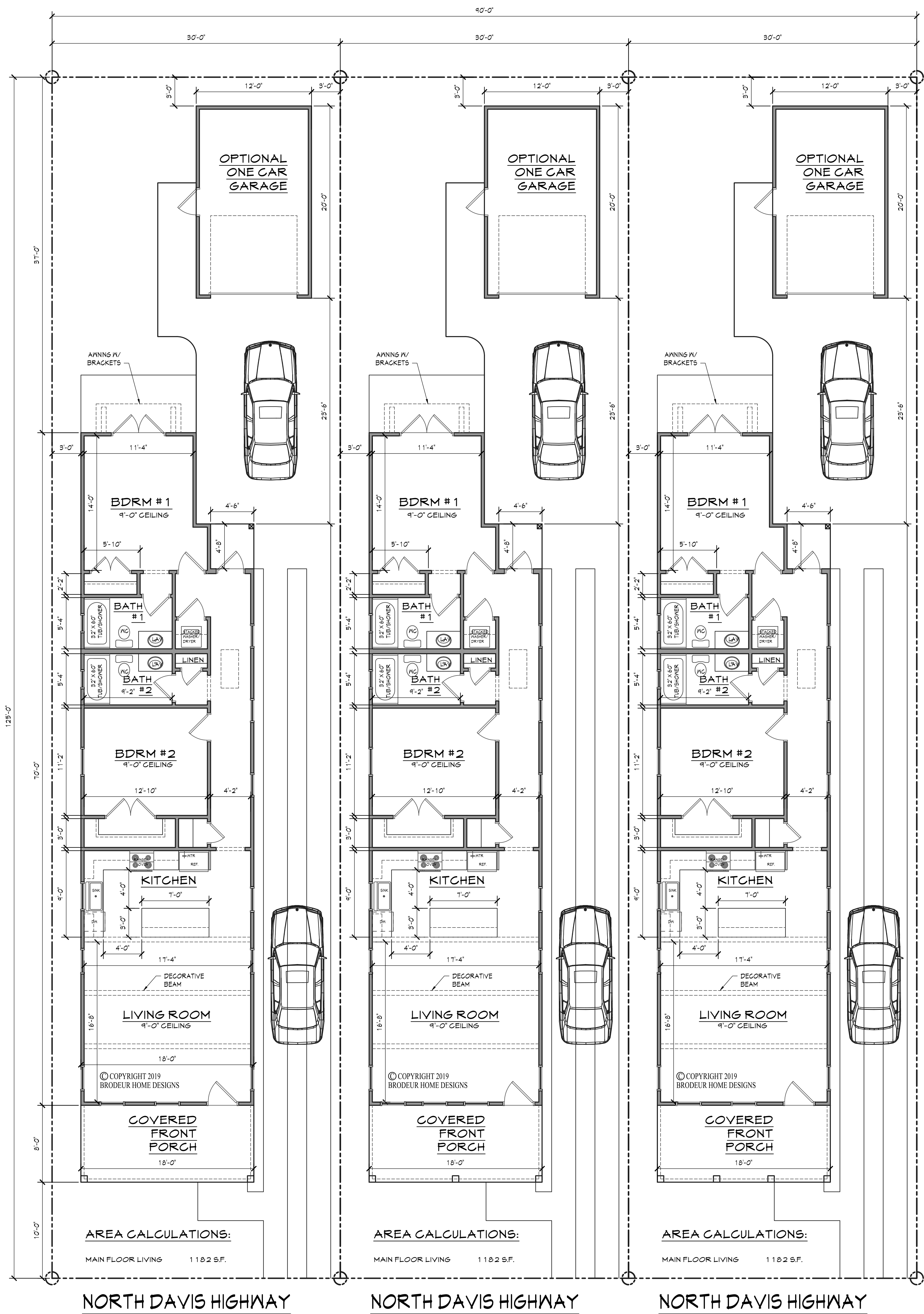
REVISIONS	BY

CUSTOMER INFORMATION		BUILDER/CONTRACTOR'S NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.
NAME:	NANNETTE CHANDLER	
ADDRESS:		
BUILDER / CONTRACTOR:		

BRODEUR
HOME DESIGNS
PH: (850) 377-6612
EMAIL: jessie@brodeurhomedesigns.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET
A 1

PROPOSED COTTAGES FOR NANNETTE CHANDLER



SITE

DRAWN BY: JB
CHECKED BY: JB
DATE: _____
SCALE: AS SHOWN
JOB NO. _____
SHEET _____

BRODEUR
HOME DESIGNS
PH.# (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER
ADDRESS: _____
BUILDER / CONTRACTOR: _____

THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT.

THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS

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BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/STATE BUILDING CODES.

REVISIONS
By

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: ⁶⁴ **New Business - Items 15
600 BLK N. Davis Highway, Lot 1
OEHPD / OEHC-2
New Construction**

BACKGROUND

Nannette Chandler is seeking approval for a new single family residence on the south parcel of 600 BLK N. Davis Highway (Residence A). The one-story residence will be painted "Creamy White" with bronze windows and a Walnut stained front door and accents. The roof will be 12/7 and will consist of Atlas "Copper Canyon" shingles. The front door will be positioned on the right hand side of the front façade and alongside two large street facing windows.

This item is under consideration with Items 12-14 and 16-17.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*
Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3





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

Architectural Review Board Application
Full Board Review

Application Date: 10/31/19

Project Address: 600 N. Davis Hwy Lot #1

Applicant: Nannette Chandler

Applicant's Address: 704 W. Government St.

Email: nchandler10@gmail.com Phone: 850-516-3863

Property Owner: Karl Lyon

(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:

new SFD dwelling

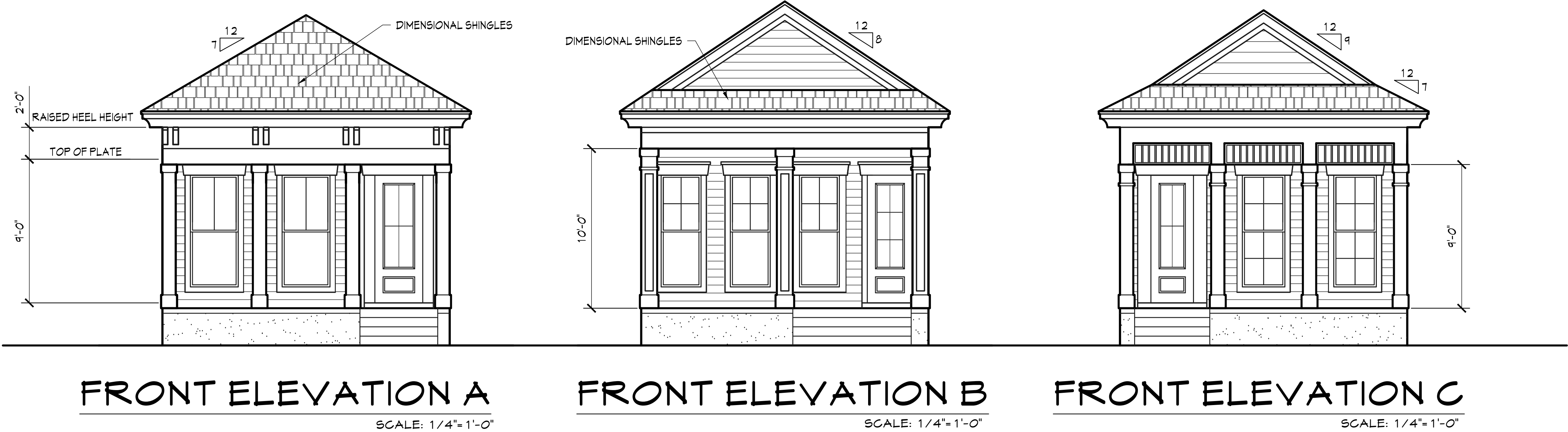
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature]
Applicant Signature

10/31/19
Date



PROPOSED COTTAGES FOR NANNETTE CHANDLER



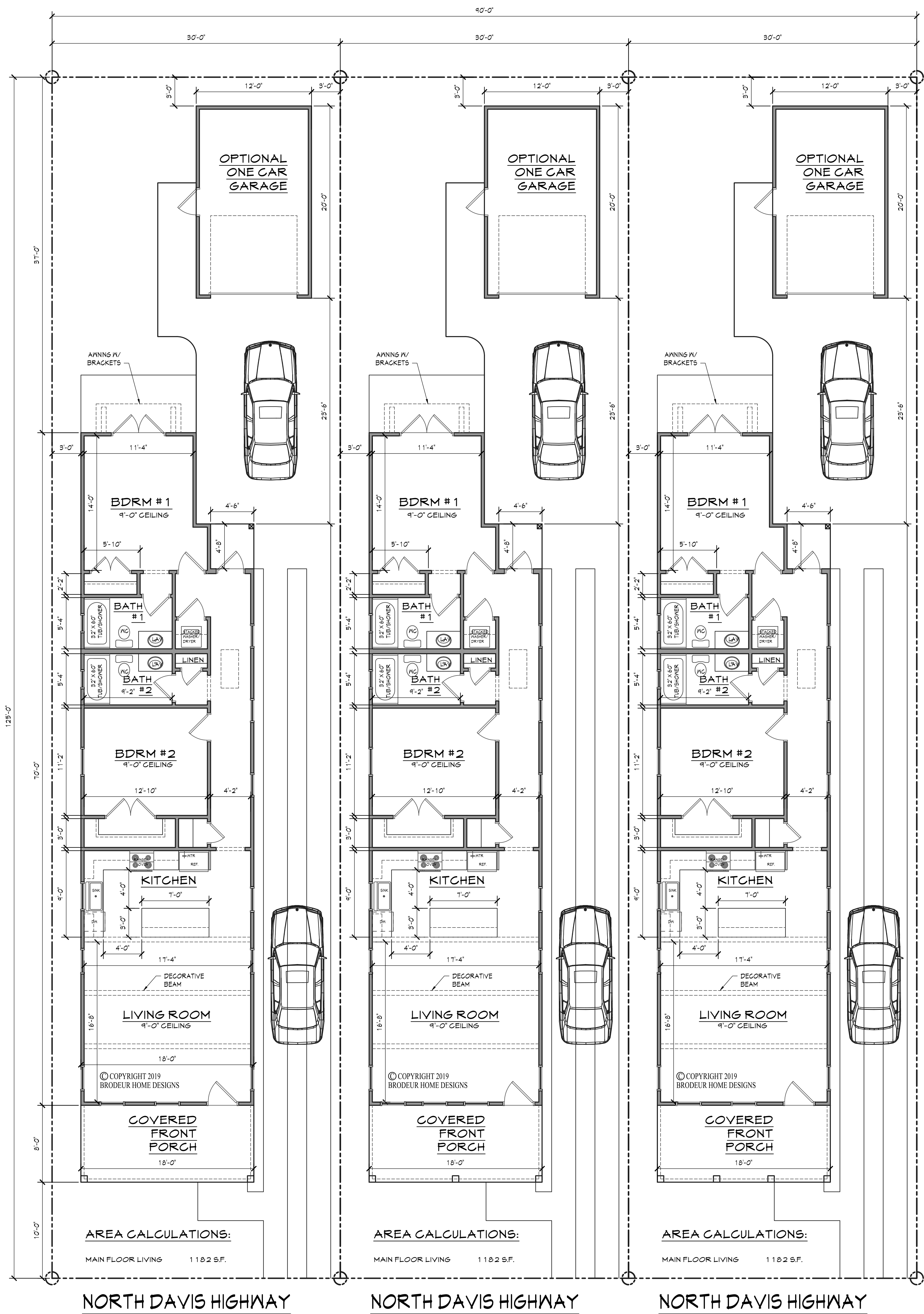
REVISIONS	BY

CUSTOMER INFORMATION		BUILDER/CONTRACTOR'S NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.
NAME:	NANNETTE CHANDLER	
ADDRESS:		
BUILDER / CONTRACTOR:		

BRODEUR
HOME DESIGNS
PH: (850) 377-6612
EMAIL: jessie@brodeurhomedesigns.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET
A 1

PROPOSED COTTAGES FOR NANNETTE CHANDLER



SITE

DRAWN BY: JB
CHECKED BY: JB
DATE: _____
SCALE: AS SHOWN
JOB NO. _____
SHEET _____

BRODEUR
HOME DESIGNS
PH.# (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER
ADDRESS: _____
BUILDER / CONTRACTOR: _____

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BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/STATE BUILDING CODES.

REVISIONS
By

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Items 16**
600 BLK N. Davis Highway, Lot 2
OEHPD / OEHC-2
New Construction

BACKGROUND

Nannette Chandler is seeking approval for a new single family residence for the central parcel of 600 BLK N. Davis Highway (Residence B). The one-story residence will be painted "Salt Marsh" green with "Creamy" white trim and a Walnut stained front door. The roof will be 12/8 and will consist of Atlas "Hearthstone Grey" shingles. The front porch will feature three columns and three street facing windows. Similar to residence A, the front door will be located on the right side of the front façade.

This item is under consideration with Items 12-15 and 17.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*
Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3





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

Architectural Review Board Application
Full Board Review

Application Date: 10/31/19

Project Address: 600 N. Davis Hwy Lot #2

Applicant: Nannette Chandler

Applicant's Address: 704 W. Government St.

Email: nchandler10@gmail.com Phone: 850-516-3863

Property Owner: Karl Lyon

(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:

new SFD dwelling

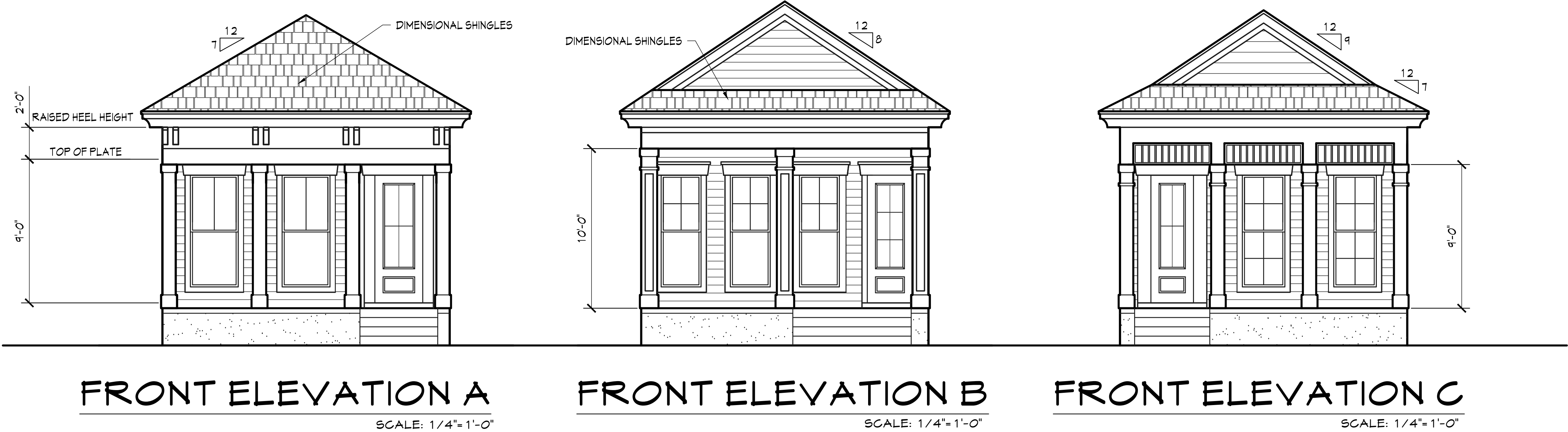
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature]
Applicant Signature

10/31/19
Date



PROPOSED COTTAGES FOR NANNETTE CHANDLER



REVISIONS	BY

CUSTOMER INFORMATION		BUILDER / CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.
NAME:	NANNETTE CHANDLER	
ADDRESS:		
BUILDER / CONTRACTOR:		

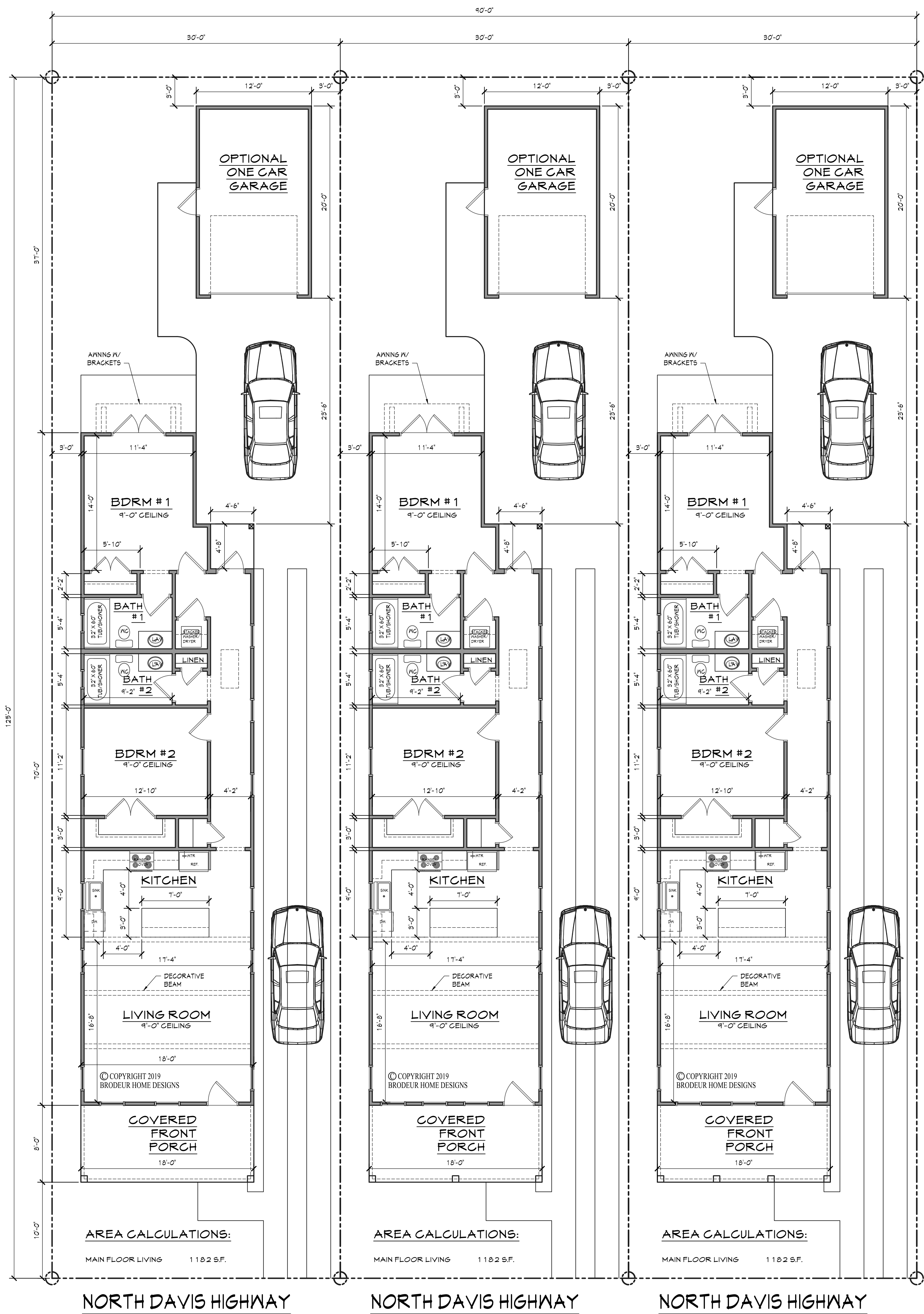
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BUILDER/CONTRACTOR'S NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION.

BRODEUR
HOME DESIGNS
PH: (850) 377-6612
EMAIL: jessie@brodeurhomedesigns.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET
A 1

PROPOSED COTTAGES FOR NANNETTE CHANDLER



SITE

DRAWN BY: JB
CHECKED BY: JB
DATE: _____
SCALE: AS SHOWN
JOB NO. _____
SHEET _____

BRODEUR
HOME DESIGNS
PH.# (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER
ADDRESS: _____
BUILDER / CONTRACTOR: _____

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REVISIONS
By

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: GH Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Items 17**
600 BLK N. Davis Highway, Lot 3
OEHPD / OEHC-2
New Construction

BACKGROUND

Nannette Chandler is seeking approval for a new single family residence for the north parcel of 600 BLK N. Davis Highway (Residence C). The one-story residence will be painted "Bayside Blue" with "Creamy" white trim and an "Emerald Shore" green front door. The roof will be 12/6 and 12/9 and will consist of Atlas "Weathered Wood" shingles. The front façade will feature the front door on left, two street facing windows, four columns and detailed ceiling trim.

This item is under consideration with Items 12-16.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-10(C)(9) *Regulations for new construction in the Old East Hill preservation district*
Table 12-2.10 *Regulations for Old East Hill preservation zoning districts*

600 BLK N. Davis Highway, Lots 1-3





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

Architectural Review Board Application
Full Board Review

Application Date: 10/31/19

Project Address: 600 N. Davis Hwy Lot #3

Applicant: Nannette Chandler

Applicant's Address: 704 W. Government St.

Email: nchandler10@gmail.com Phone: 850-516-3863

Property Owner: Karl Lyon

(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:

new SFD dwelling

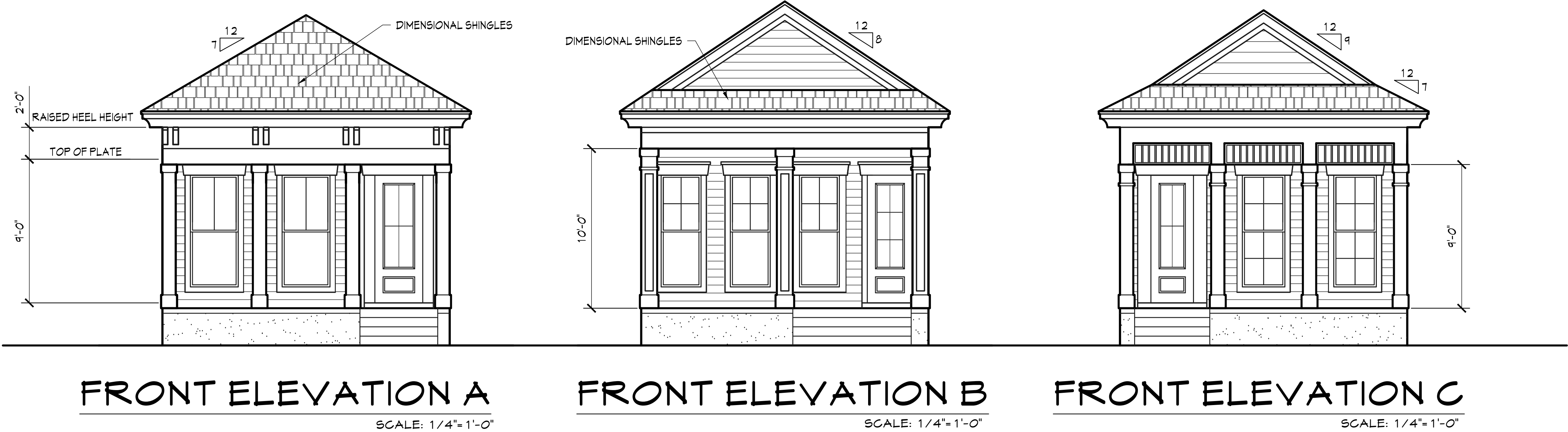
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature]
Applicant Signature

10/31/19
Date



PROPOSED COTTAGES FOR NANNETTE CHANDLER



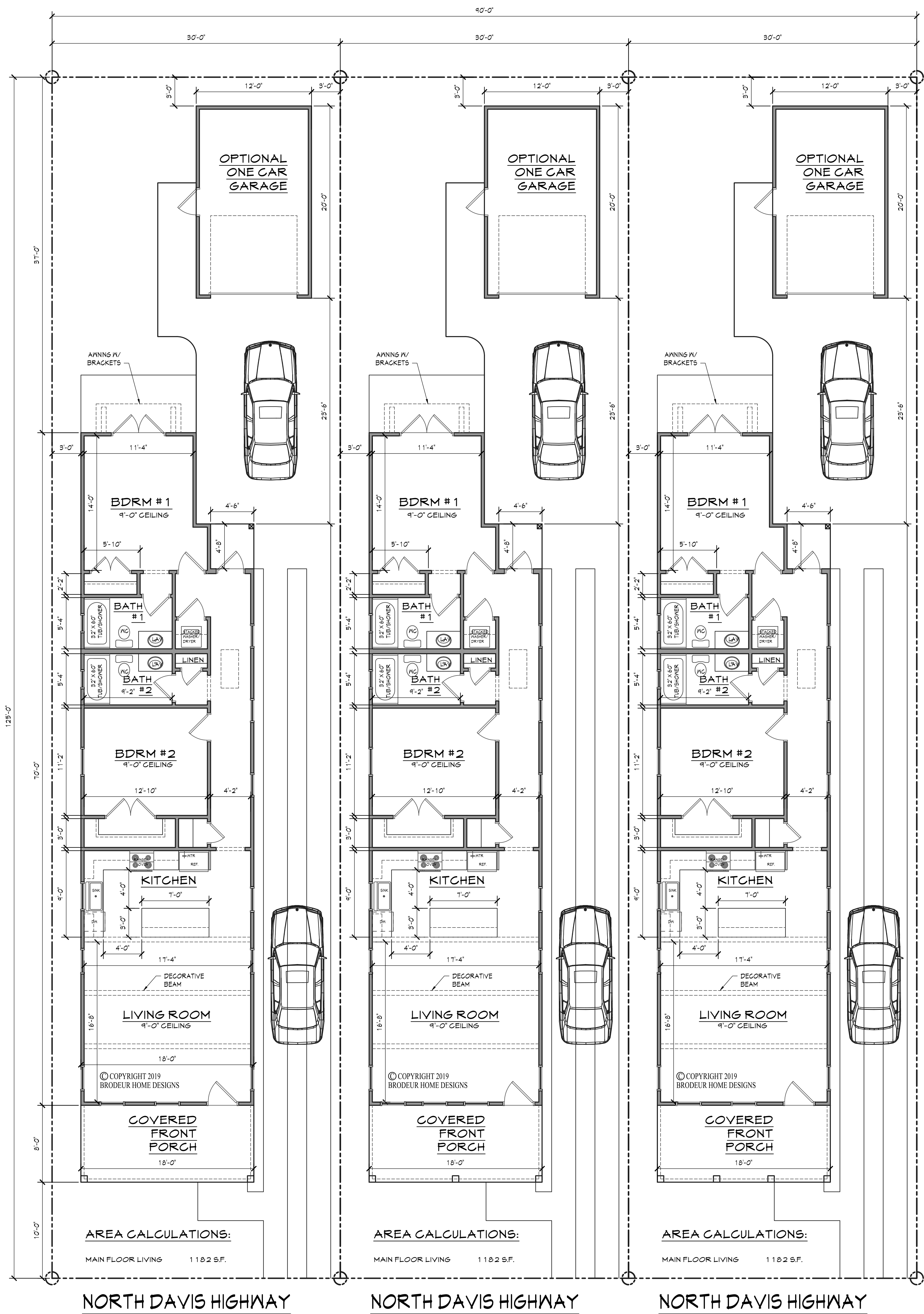
REVISIONS	BY

CUSTOMER INFORMATION		BUILDER / CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.
NAME:	NANNETTE CHANDLER	
ADDRESS:		
BUILDER / CONTRACTOR:		
THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.		BUILDER/CONTRACTOR'S NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION.

BRODEUR
HOME DESIGNS
PH: (850) 377-6612
EMAIL: jessie@brodeurhomedesigns.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET
A 1

PROPOSED COTTAGES FOR NANNETTE CHANDLER



SITE

DRAWN BY: JB
CHECKED BY: JB
DATE: _____
SCALE: AS SHOWN
JOB NO. _____
SHEET _____

BRODEUR
HOME DESIGNS
PH.# (850) 377-6612 EMAIL: jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME: NANNETTE CHANDLER
ADDRESS: _____
BUILDER / CONTRACTOR: _____

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REVISIONS
By

PLANNING SERVICES

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM: *GH* Gregg Harding, Historic Preservation Planner

DATE: November 13, 2019

SUBJECT: **New Business - Item 18**
70 N. Baylen Street
PHBD / C-2A
Contributing Structure

BACKGROUND

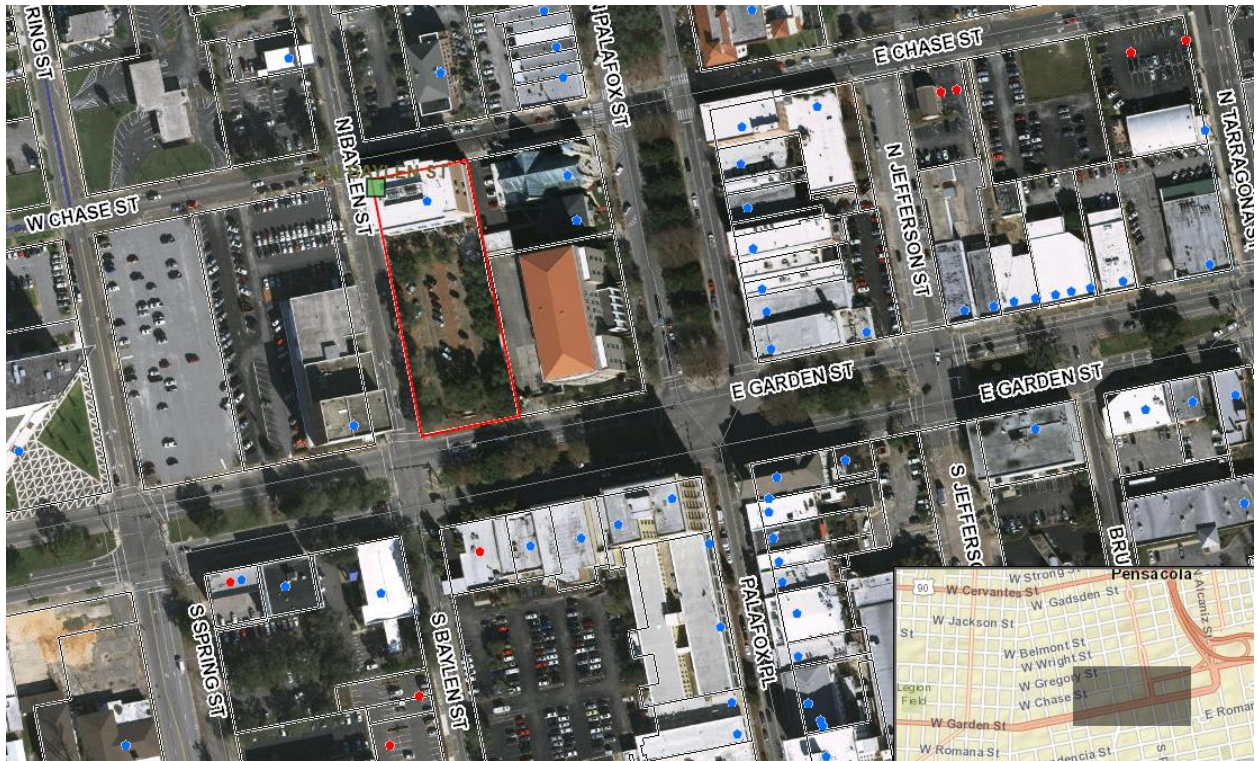
The UWF Historic Trust is requesting *final* approval to install multiple wallsacapes on a parking lot wall to a contributing structure. This project received conceptual approval in June 2019 and is a continuation of a larger historic mural project focused on highlighting the history of Pensacola. The same invisible frame system with panels and LED lights will be used. Before use, each graphic will be reviewed and approved by a UWF Historic Trust run committee and the ARB. As with the previous projects, these wallsacapes will not be used as advertising or as signs for business.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-2-21(F)(1) *PHBD < Architectural Review of proposed exterior development*

70 N. Baylen Street



APPLICATION TO: **ARCHITECTURAL REVIEW BOARD**
CITY OF PENSACOLA
P. O. BOX 12910
PENSACOLA, FL 32521

DATE OF APPLICATION: 11-8-19

ADDRESS OF PROJECT:

70 N Baylen

Application is hereby made for project as described herein:

The UWF Historic Trust is requesting final approval to install multiple wallscape on a parking lot wall of 70 N Baylen. This is a continuation of the previous wallscape project that was completed in April 2018.

The same invisible frame system with three panels and LED lights will be used on this building. This is part of a larger project focused on highlighting the history of Pensacola through large wallscape and to create an attraction that encourages people to tour the downtown. Each building graphic will be reviewed and approved by a UWF Historic Trust run committee along with the ARB. These wallscape will not be used as advertising or as signs for businesses.

ATTACH REQUIRED ADDITIONAL INFORMATION

APPLICANT IS HEREBY NOTIFIED TO BE PRESENT OR HAVE AN AUTHORIZED AGENT ATTEND THE MEETING.

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

NAME & ADDRESS OF PETITIONER: (Please print)

Ross Pristera

850-595-5985 ext 115

NAME

TELEPHONE #

P.O. Box 12866

ADDRESS

Pensacola

FL

32591

CITY

STATE

ZIP CODE

Ross Pristera

11-8-19

SIGNATURE

DATE

Digitally signed by Ross Pristera
DN: cn=Ross Pristera, o=UWF Historic Trust ou, email=pristera@uwf.edu,
c=US
Date: 2019.11.08 08:57:48 -0500

70 N Baylen Proposed Wallscape



Current east wall facing rear parking lot and Baylen Street



8-10 12 foot by 12 foot metal frames will be installed on the white sections of the wall. LED lights will illuminate each panel. The final photos have not yet been selected, but samples have been included in this application













FIESTA
Cocktail Lounge



























Invisible frame system bolts to the wall. Hidden hardware secures the graphic to the frame.



Image wraps around frame



Overhead mounted LED 150 watt light for each panel. Light shown is located above the existing wallscapes on the Voices of Pensacola building and the Museum of Commerce.

Invisible Frame System

Invisible Frame System can be made any size for indoor and outdoor flexible vinyls.



21' 8" x 49' 4" Invisible Frame System
Baltimore, MD

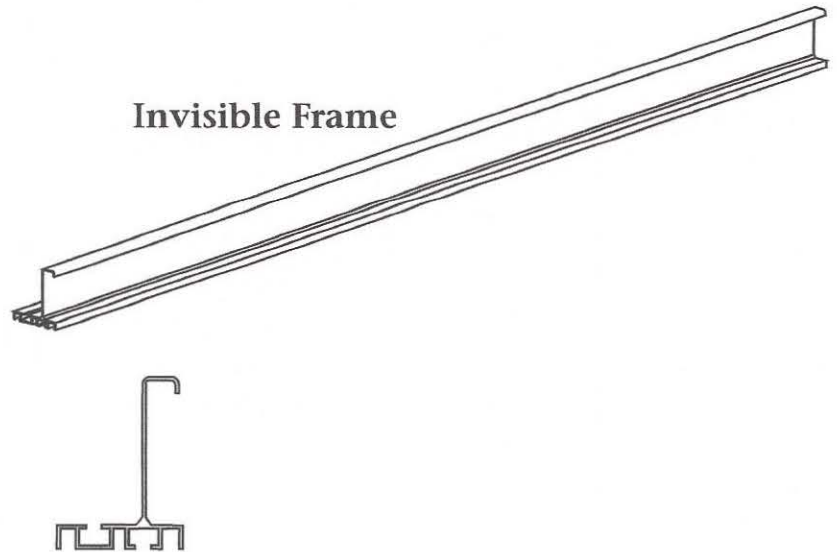


6' x 18' Invisible Frame System
Marietta, GA

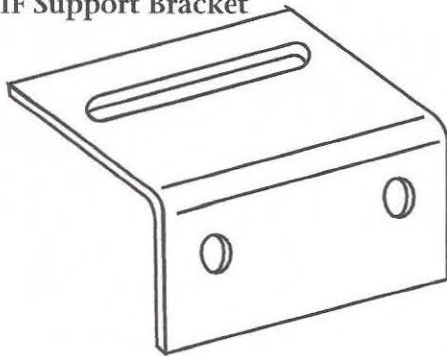


Invisible Frame System

The IF Frame Aluminum Extrusion is 3 1/4" deep and 4 1/2" high. When you order your IF Frame you order by the size of your copy area. The IF Frame Kit comes to you pre-cut to length and with the corners mitered. All you do is install the IF Frame to the wall.



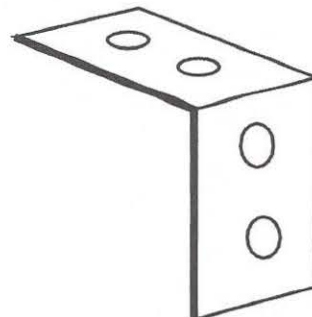
IF Support Bracket



The IF Support Brackets are made from 1/4" steel. We recommend 3 IF Brackets for 10' - 12' IF Frames and 2 IF Brackets for IF Frames 8' and less.

Bolts, lag screws etc. used to mount the IF Support Bracket to the walls are not included with the IF Kit.

IF Corner Support Brackets will keep the mitered corners in a tight fit for easy installation of the vinyl.



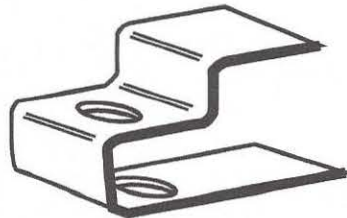
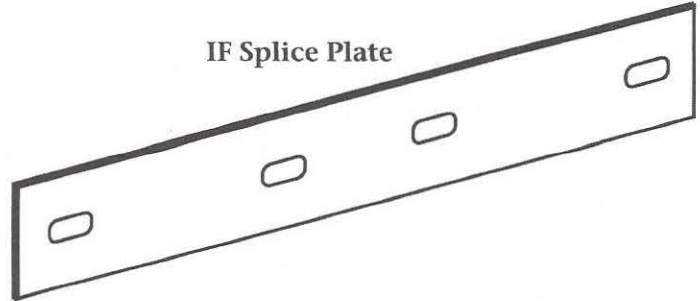
IF Clamp

Invisible Frame System

IF Splice Plates applied at butt joints in the IF Frame keeps them tight.

IF Clamps tension the vinyl behind the IF Frame therefore hiding the IF Frame from view.

IF Splice Plate



IF Support Bracket,
IF Corner Support
and IF Splice Plate
Attachment

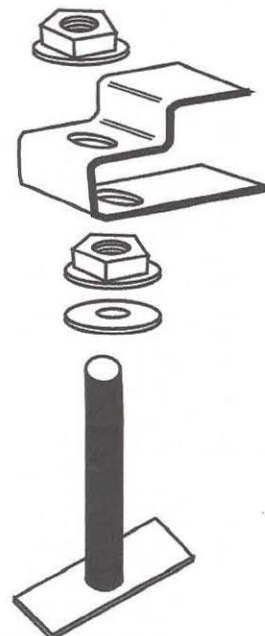
3/8" x 1" Sq Head Bolt
Square Washer
Flange Nut
2 per IF Support Bracket



Square
Washer



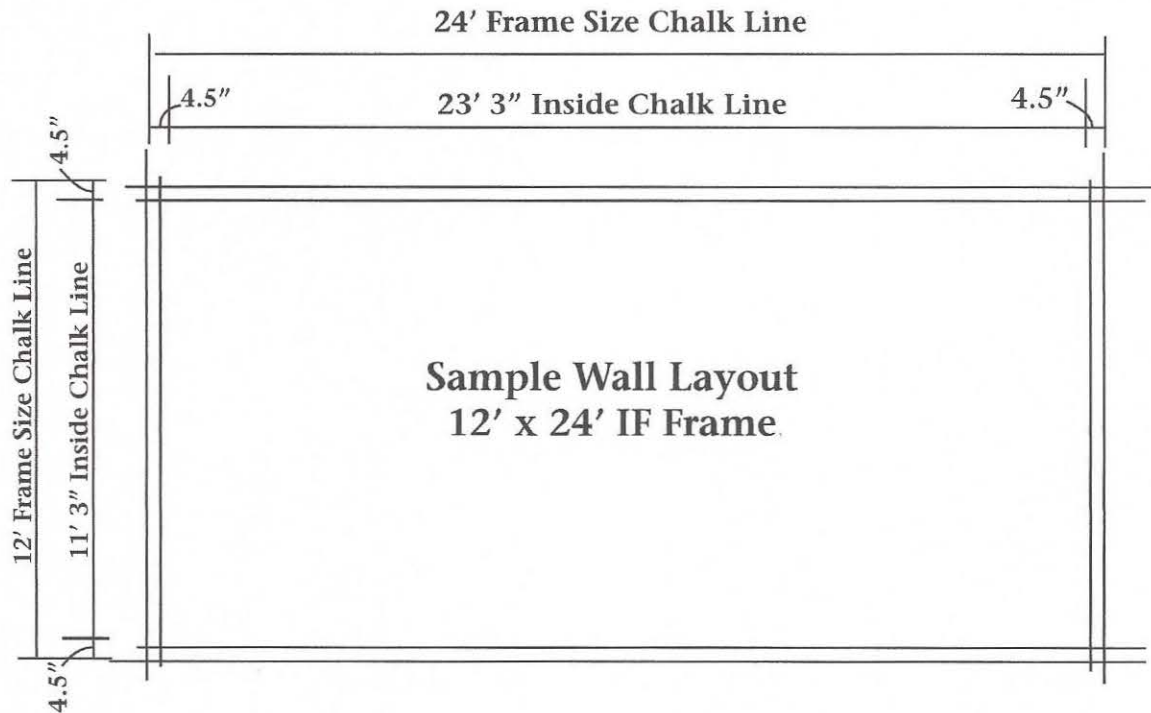
3/8" x 4" Bolt
IF Clamp
Flange Nuts
3/8" Washer



Invisible Frame System

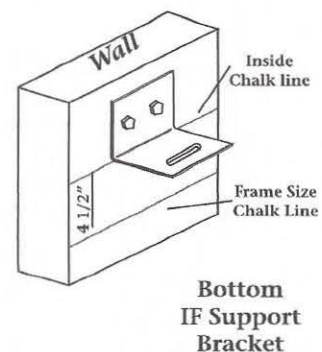
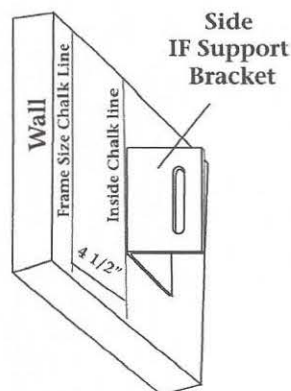
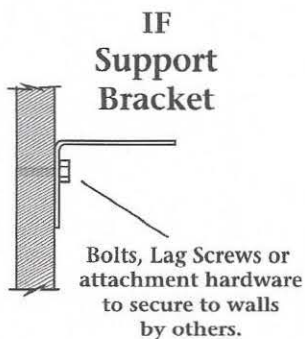
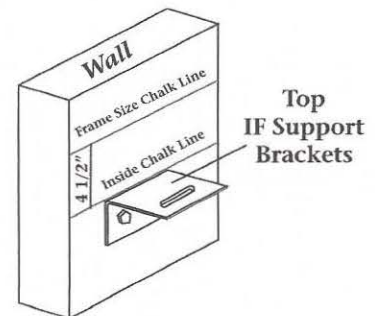
IF Frame Installation

First make chalk lines on the wall the size of your IF Frame. Then make a second set of chalk lines 4 1/2" inside the Frame chalk lines.

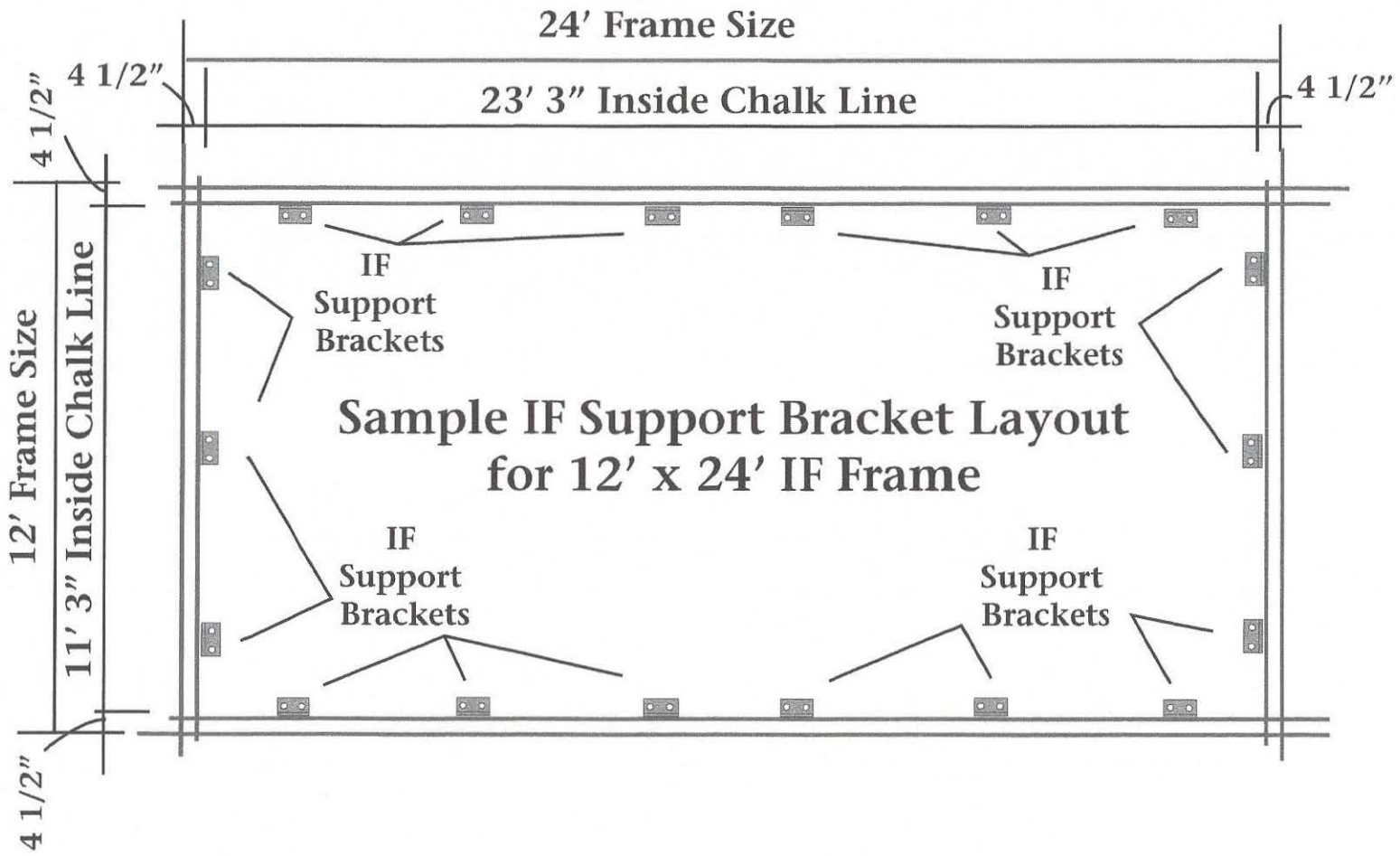


Install the IF Support Brackets flush with the inside chalk line facing out.

Note: Install IF Support Brackets at least 10" from corners and butt joints as to not interfere with the installation of IF Corner Supports or IF Splice Plates.



Invisible Frame System



Invisible Frame System

Take an IF Frame piece and slide 2 - 3/8" x 1" Square Head Bolt and Square Washer in the bottom slot for each IF Support Bracket, IF Corner Support and IF Splice Plate (if needed). Bolts should be facing to the inside of the IF Frame. Space the bolts out in the approximate location of the IF Support Brackets.

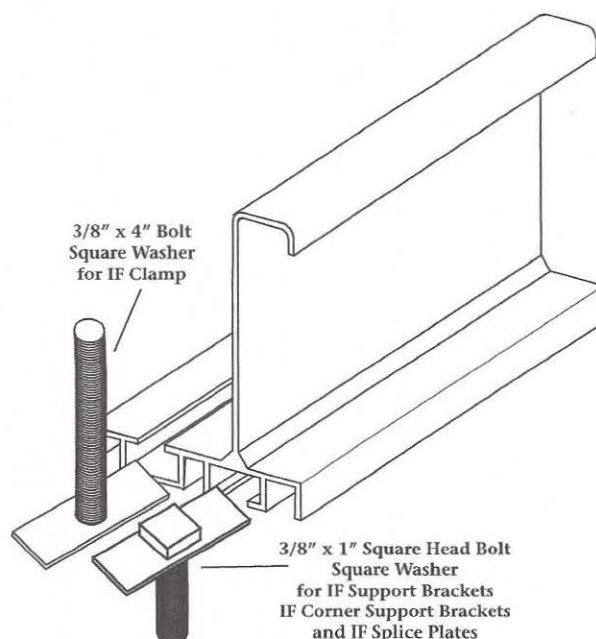
At this time loosely install an IF Corner Support and/or an IF Splice Plate to the IF Frame.

Place IF Frame on the IF Support Brackets and tighten the Flange Nuts.

Continue installing the IF Frames until all have been installed.

Now tighten all of the bolts and Flange Nuts.

You are ready to install the vinyl.

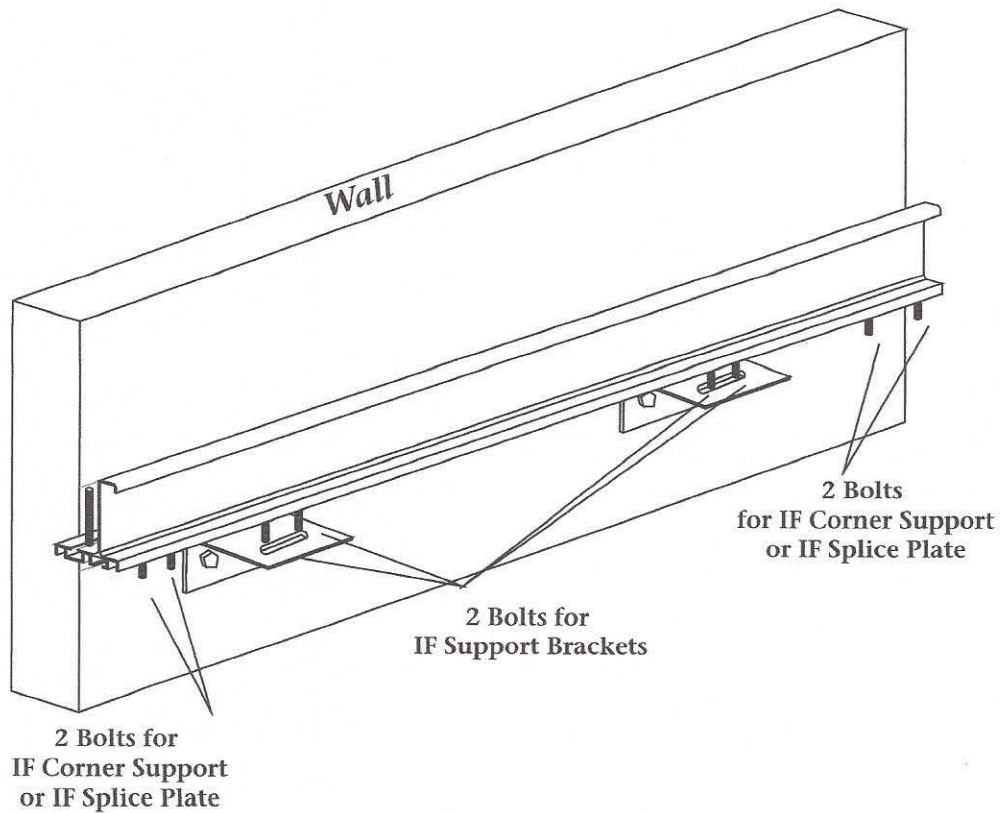


IF Corner Support

IF Splice Plate

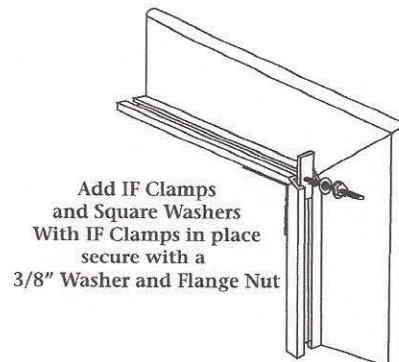
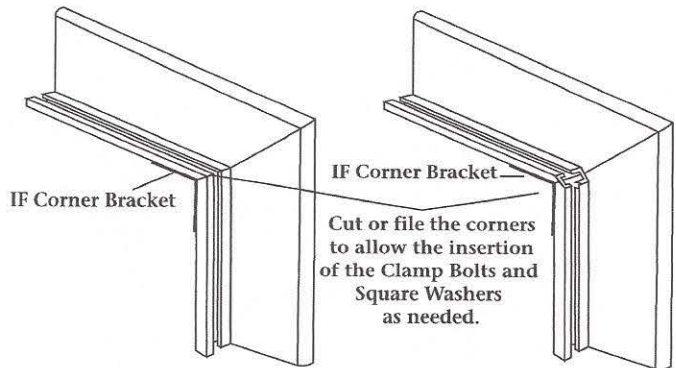
Before installing the IF Frame slide 2 - Bolts and Square Washers in frame for each IF Corner Support or IF Splice Plate. Also, slide 2 - Bolts and Square Washers in frame for each IF Support Bracket.

Invisible Frame System

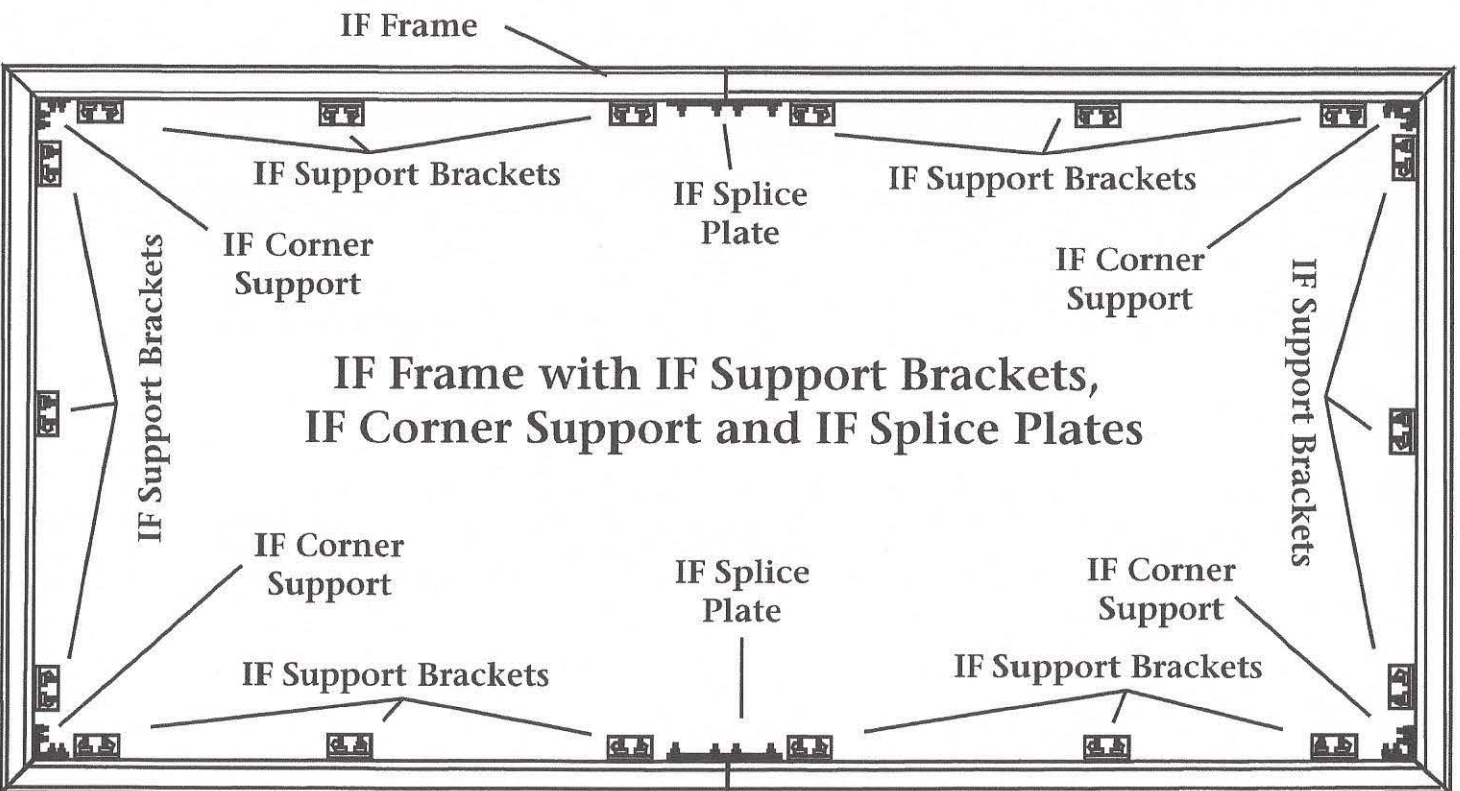


To make it easier to insert the 4" Bolts for the IF Clamps, file or cut the corner of the mitered IF Frame, see illustration.

You can now insert all the IF Clamp bolts with the Square Washer that you need.



Invisible Frame System



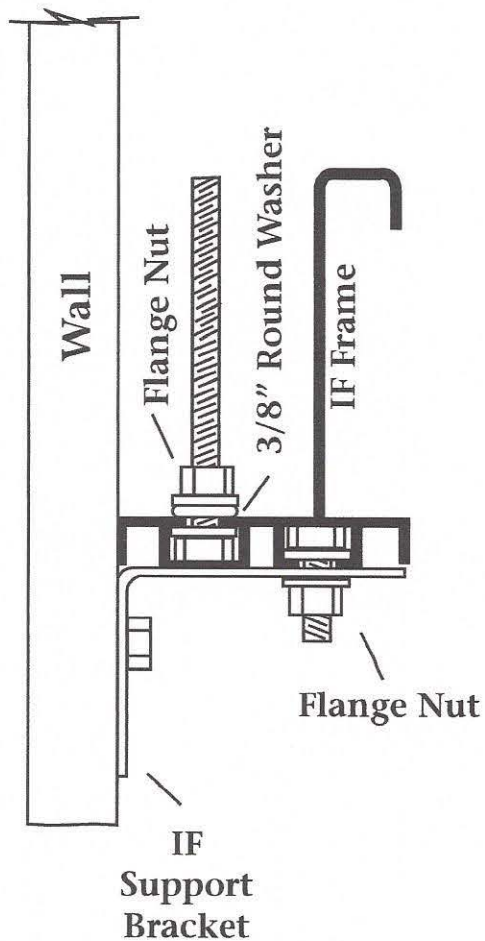
Invisible Frame System

IF Vinyl Installation

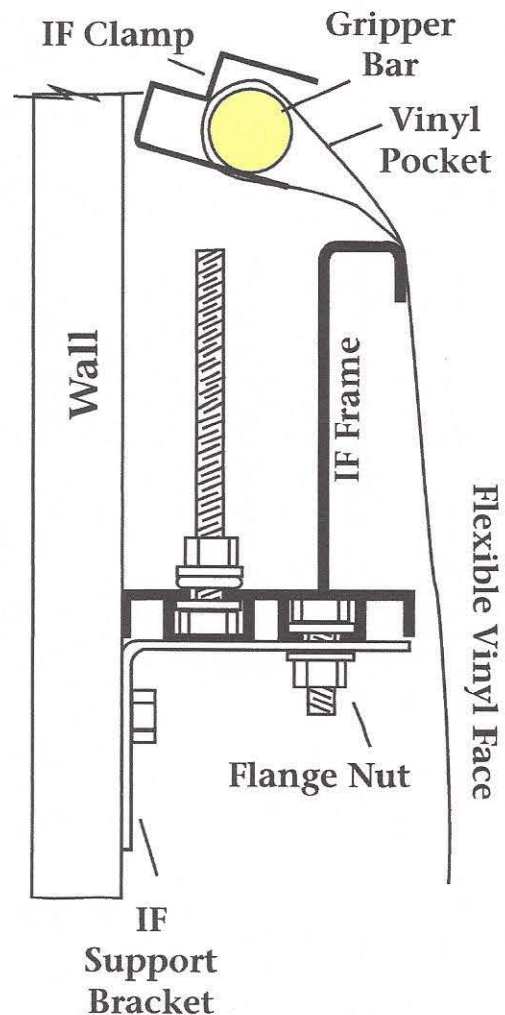
Slide the 4" bolt in place and secure with a Flange Nut.

Install the Gripper Bars into the pockets of the vinyl face. Place an IF Clamp over the Gripper Bar and vinyl. Rotate over and onto the 4" bolt.

**Insert the 4" Bolts
with Square Washers
in IF Frame.
When in position
secure the bolts
with Flange Nuts**



**Place a IF Clamp
over the vinyl pocket
and Gripper Bar.
Place IF Clamp on
the 4" Bolt.**

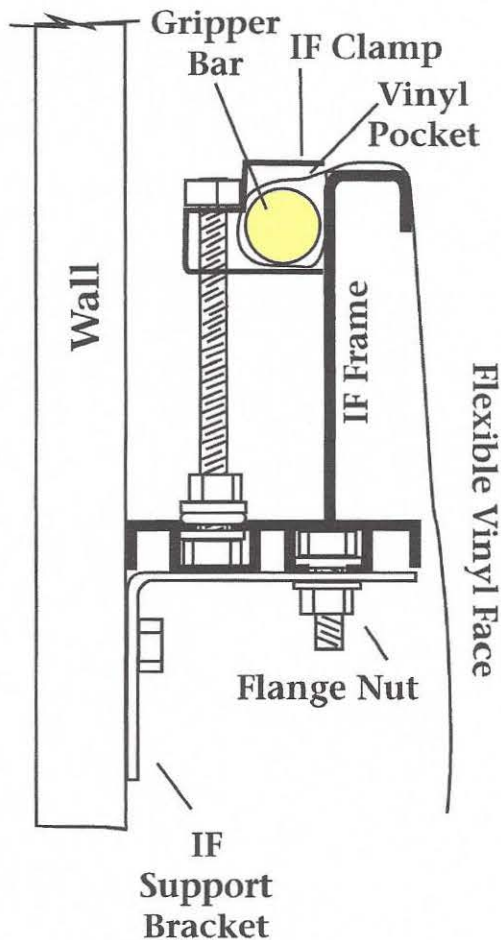


Invisible Frame System

IF Vinyl Installation

Slide the IF Clamp down on the bolt and place a Flange Nut on the bolt and tighten just enough to hold in place. After all of the IF Clamps have been placed on the bolts, start tightening the Flange Nuts using a 3/8" deep well socket until the vinyl is taut.

**With IF Clamp on Bolt
hold in place with a
Flange Nut.
Do not tighten
at this time.**



**With all IF Clamps
in place on the bolts,
using a 3/8" deep well
socket tension all
of the IF Clamps.**

