



City of Pensacola

Architectural Review Board

Agenda

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

January 15, 2026, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 26-114 ARB MEETING MINUTES

Recommendation:

Sponsors:

Attachments: 12-18-25_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 26-115 520 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
REVIEW OF CONSTRUCTION OF A RESIDENTIAL STRUCTURE AT A
CONTRIBUTING STRUCTURE

Attachments: 520 N. Spring St_Images
FL Master Site File
520 N. Spring St_Application & Materials

3. 26-116 213 S. FLORIDA BLANCA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
REVIEW OF MODIFICATIONS TO AND NEW REAR AND SIDE ADDITION
AT A CONTRIBUTING STRUCTURE

Attachments: 213 S. Florida Blanca St_Images
FL Master Site File
213 S. Florida Blanca St_Application & Materials

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1606 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



MINUTES OF THE ARCHITECTURAL REVIEW BOARD
December 18, 2025

MEMBERS PRESENT: Chairperson Brantley, Board Member Mead, Board Member Fisher, Board Member Sisson, Board Member Garrett, Board Member Del Gallo, Board Member Ramos

MEMBERS ABSENT: None

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Historic Preservation Planner Foster, Advisor Ross Pristera, Digital Media Specialist Russo

STAFF VIRTUAL: Development Services Director Morris, Planning & Zoning Division Manager Cannon, Development Services Coordinator Statler, Deputy City Attorney Goldsmith

OTHERS PRESENT: John Shell, Curtis Reed, Ralph Rooker, Karen Rooker

AGENDA:

- Quorum / Call to Order
- Approval of Meeting Minutes from November 20, 2025
- Open Forum
- New Business:**
 - 520 N. Alcaniz Street
 - 99 S. Alcaniz Street
 - 1306 E. Cervantes Street – Demolition Review
 - Discussion
 - Adjournment

Call to Order / Quorum Present

Chairperson Brantley called the meeting to order at 2:00 PM with a quorum present.

Open Forum – none

Approval of Meeting Minutes – Board Member De Gallo made a motion to approve the November 20, 2025, minutes, seconded by Board Member Fisher, and it carried 7-0.

Chairperson Brantley explained the procedures of the Board meeting, including requirements for audience participation. He then stated that he will recuse himself to present the first agenda item, and that Vice Chairperson Mead will lead the first item.

New Business –

Item 2 – 520 N. Alcaniz Street

Old East Hill preservation district / Zone OEHC-1 / City Council District 6

Conceptual Review of modifications to and new construction

at a contributing structure

Action Taken – Conceptually Approved.

William Brantley is requesting conceptual approval to construct a new two-story structure behind the historic facades on N. Alcaniz and E. Jackson Streets with a multifamily adaptive reuse design. A past fire destroyed a large portion of the masonry warehouse structure. There will be four residential units – two on the ground floor and two above, with a shared courtyard. The preserved portions of the existing masonry warehouse will become deep porches for each unit. The original window and door openings will become operable shutters. On the upper level, the existing parapet transforms into a terrace railing. Landscaping will include live oaks along the street; a bottle brush tree, Italian Cypress, and Japanese Yew in the entry courtyard; and Crape Myrtles and Confederate Jasmine as the landscape buffer.

William Brantley presented the project to the board with John Shell. Mr. Brantley explained that they intentionally chose the metal material to clearly distinguish between the historical façade / structure and the new modern addition. Mr. Brantley also clarified that the roadway is FDOT and not city owned. Staff played a video about the property at Mr. Brantley's request. Board Member Ramos asked staff if the building is a contributing structure, staff confirmed it is. He then asked if there was a Master Site File available to provide more information. Staff displayed the Master Site File on the screen and explained that the building was historically a grocery store, but we do not have information on when the fire occurred. In response to The Old East Hill Property Owners Association Architectural Committee's comments of opposition to the use of metal cladding, Board Members Ramos, Garrett and Sisson disagreed and stated that the metal cladding was appropriate. Board Member Garrett cautioned against using light fixtures that protrude into the street since she has seen bicyclists crash into them in that area. Mr. Brantley clarified that the doors on the first floor are functional. The Board discussed the shutters on the first floor and pedestrian safety, with some stating that they should fold, and others preferring them to open outward. The Board commented that the project serves as a successful example of a transition from public to private space. Board Member Mead read the comments from Old East Hill.

Board Member De Gallo made a motion to approve the application as submitted. The motion was seconded by Board Member Fisher, and it carried 6-0, with Chairperson Brantley recused.

Item 3 – 99. S Alcaniz St.

Palafox Historic District / Zone HC-1 / City Council District 6

Review of installation of a generator at a noncontributing structure

Action Taken – Approved with Abbreviated Review.

Auxiliary Power Systems is requesting approval to pour a concrete slab, remove two palm

trees and a shrub, and install a Generac Stationary Emergency Generator.

Ralph and Karen Rooker presented their project to the board and explained that the location of the generator was chosen because the electrical service is on that side of the building. Mr. Rooker said that they can install a fence around the generator without removing the palm trees and clarified that they did not submit drawings of the proposed fence / screening to the Board. Staff provided information on the code requirements for screening around utility facilities, which we have (in the past) considered generators to be. Staff added that the fencing material can be approved through an abbreviated review. Mr. Rooker stated that tenant is happy to install whatever screening or fencing the board prefers. Staff clarified that the property is a noncontributing structure in the Pensacola Historic District. Board Member Mead suggested a fence with creeping Jasmine or Confederate Jasmine to provide a continued green base in that area. Chairperson Brantley stated that this also serves as an opportunity to screen the electrical panels. Mr. Rooker stated that the generator can also be placed on the concrete sidewalk that leads to the building and it does not have to be placed by the palm trees. He also clarified that the generator will only serve one building, there's no space in the parking lot to place the generator elsewhere, and they didn't want to block the window. Mr. Rooker clarified that the owner has the whole building and only wants to service this half of the building, the generator their quoting him only has the capacity to serve this half, and that it could be upgraded in the future to service the entire building. Mr. Rooker clarified that the palm trees will not be removed, just the shrub. Chairperson Brantley stated that he's open to approving the application with an abbreviated review for the fencing. Staff explained to Mr. and Mrs. Rooker how that process works.

Board Member Mead made a motion to approve the application, with retaining the palm trees, removal of the shrub, and an abbreviated review for appropriate screening. Board Member Mead suggested that they use landscaping in the screening and that the screening extends to cover the electrical panels, but that these are not required. **The motion was seconded by Board Member De Gallo and it carried unanimously.**

Item 4 – 1306 E. Cervantes Street

City Council District 6

Historic Structure Demolition Review

Action Taken – Demolition Permit Delayed 60 Days.

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

Curtis Reed presented to the board, explaining that the cost of maintaining / repairing the property has led the property owner to seek demolition approval. The property owner has owned the building for 25 years and wants to relocate his CPA business to this location. Advisor Pristera explained to the Board that the front of the building has retained its historic character and architectural features, the back half was built in the 1950's, the property is

in good condition, and that he wanted the Board to closely review this application. Advisor Pristera expressed concern over the larger neighborhood, that the street is changing, and that we are seeing commercial creep in that residential area. Mr. Reed added that maintenance costs related to differential settlement underneath the porch is making the building structurally unsound. Board Member Ramos asked staff if the Board has purview over the future plans for the site post-demolition. Staff clarified that the Demo Review at this stage is whether or not the property meets criteria for the National Register of Historic Places listing on a national, state or local level, and if it's better to rehabilitate or salvage the structure, and that they may place up to a 60-day delay, or approve the demolition. The Board discussed the historic character of the East Hill area, the demolition of buildings on East Cervantes Street, the intermixing of residential and commercial areas, and the likely future of most buildings on that street becoming commercial properties. Mr. Reed clarified that the parking lot for the future building will be behind the property and not visible from the street. Chairperson Brantley suggested adding a porch to the front of the building so that it takes on more of a residential form even though it's a commercial use. Board Member Mead emphasized that the frontage matters. Staff added that with the 60-day delay we have seen positive outcomes, including the public giving feedback on such projects, people photographing buildings before their demolition, and salvaging parts of a property for reuse on other historic properties. Mr. Reed added that documents for permitting will be ready for submission after the 60-day delay.

Board Member Mead made the motion that the property met the requirement of Sec. 12-11-5(5) and that a 60-day delay should be imposed for issuance of a demolition permit. The motion was seconded by Board Member De Gallo, and it carried unanimously. Mr. Reed asked about next steps and staff clarified that we will provide meeting minutes and that the demolition permit can be applied for now, but cannot be issued until after the 60-day period.

Discussion – Staff shared that the Land Development Code Phase II Workshops will be from 3 - 6 PM on February 17, 2026 in this room, and another will be in April. Staff requested that Board Members attend these and explained that the consultants will go over public comments and staff comments and that we hope to have all members of all of our boards present. Board Member Mead encouraged the Board to look at the code and provide input. Board Member Mead discussed the hardship associated with nonconformity to code and the variance process, and how an abstract, rational code evaporates the character, life, and distinction of a city over time.

Adjournment – With no further business, the Board adjourned at 2:54 p.m.

Respectfully Submitted,



Dana Foster
Historic Preservation Planner
Secretary of the Board

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Brantley William T	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE A.R.B
MAILING ADDRESS 205 E Intendencia St.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY Pensacola FL	COUNTY Escambia
DATE ON WHICH VOTE OCCURRED 12/18/25	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

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

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William Blanthey, hereby disclose that on 12/18, 2025:

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

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

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

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

12/18/25
Date Filed

William Blanthey
Signature

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-115

Architectural Review Board

1/15/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

520 N. Spring Street
North Hill preservation district / Zone PR-2 / City Council District 6
Review of Construction of a Residential Structure at a Contributing Structure

SUMMARY:

Chandler Prospecting is requesting approval for construction of a one-story residential structure with a covered porch in the side yard of a single-family residence. The proposed plans show a shingle roof; stucco coating on a block foundation; smooth 6" hardie lap siding; aluminum clad windows; a solid mahogany door; 5/4 hardie trim for windows, doors, and accents; soffit and fascia details that mirror the main house; 1x6 treated porch floors with a 1x6 edge band for perimeter in mahogany stain; porch chandeliers for exterior lighting; and use of Sherwin Williams historic paint colors to match the main house – Patchwork Plum (SW 0022), Pewter Tankard (SW 0023), and Rockwood Dark Red (SW 2801). The proposed landscape plan illustrates a mixture of trees, shrubs, and flowering plants around the main residence, front yard, and residential structure.

Please find attached all relevant documentation for your review.

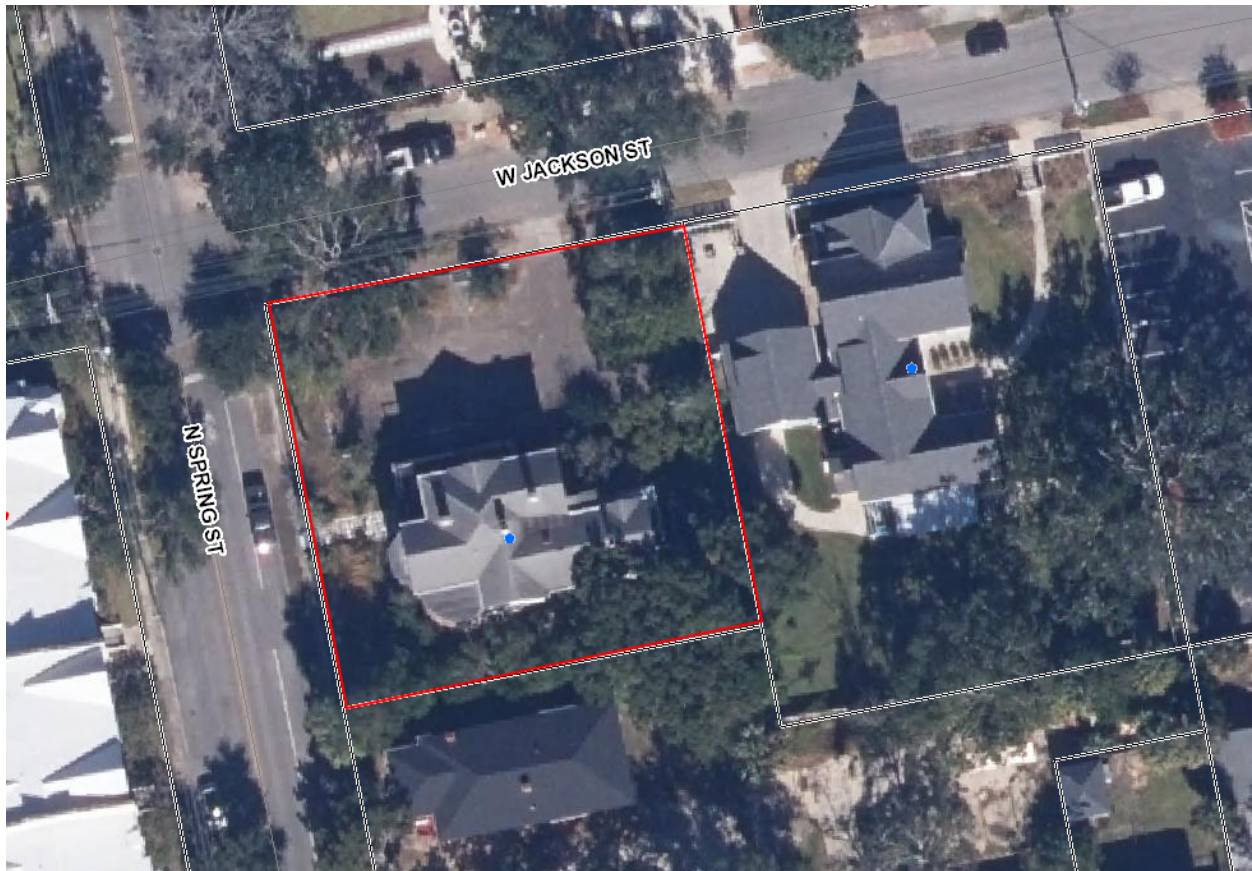
RECOMMENDED CODE SECTIONS

[12-3-10\(2\)d.2.ii.\(b\)](#) North Hill; Procedure for review; Decisions; Rules governing decisions
12-3-10(2)e.6. North Hill; Regulations and guidelines for any development within the preservation district; Residential accessory structures.
12-3-10(2)h. North Hill; Regulations for new construction
[12-3-81](#). Accessory residential units

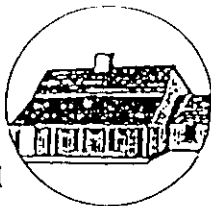
ATTACHMENTS:

1. 520 N. Spring St_Images
2. FL Master Site File
3. 520 N. Spring St_Application & Materials

520 N. Spring Street







HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00918

Recorder #

Field Date 5/1/95

Form Date 7/8/95

Original
☒ Update

SITE NAMES (addr. if none) BRYAN DUNWOODY HOUSE

[MULT. LIST. #8

SURVEY NORTH HILL

[SURVEY #

NATIONAL REGISTER CATEGORY

☒ building☐ structure☒ district☐ site☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 520 N. SPRING ST.

CROSS STREETS nearest/between SE CORNER OF N. SPRING ST. AND W. JACKSON ST.

NEAREST CITY/TOWN PENSACOLA

IN CURRENT CITY LIMITS ☒ yes ☐ no

COUNTY ESCAMBIA

TAX PARCEL # 9010-070-019

SUBDIVISION NAME NORTH HILL

BLOCK 19

LOT NO. 7-10

OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified☐ city☐ county☐ state☐ federal☐ unknown

NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT

ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987

TOWNSHIP 2S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☐ n

[UTM: ZONE 16 17 EASTING 1 1 1 1 0 NORTHING 1 1 1 1 0]

PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE ITAL

EXTERIOR PLAN IRRE

NO. STORIES 2

STRUCTURAL SYSTEMS WF

FOUNDATION: Types PIER

Materials BRIC

EXTERIOR FABRICS WTBD

ROOF: Types GAHP

Materials SHCO

Secondary strucs. (dormers etc.) WEST GABLED EXTENSION

CHIMNEY: No. 3 Materials BRIC

LOCATIONS S, W, N, LAT SLOPE

WINDOWS (types, materials, and placements) DHS, 2/2, 6/6, WOOD

MAIN ENTRANCE (stylistic details)

PORCHES: #open #closed #incised Locations N/ 2 STORY: 2 BAY HIPPED PORCH,

Porch roof types 2nd STORY ENCLOSED, ACCESS FROM NORTH, ORNATE BALLUSTERS; ALSO W AND N

EXTERIOR ORNAMENT PAIRED BRACKETS, VERGEBOARDS

INTERIOR PLAN

CONDITION:

☐ excellent☒ good☐ fair☐ deteriorated☐ ruinous

SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all)

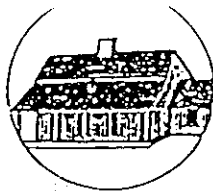
☐ commercial☒ residential☐ institutional☐ rural

ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

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

Artifacts or other remains

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORYCONSTRUCTION DATE 1885 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____ADDITIONS ☐ yes ☐ no Dates _____ Nature _____ORIGINAL USES (give dates) RESIDENCEINTERMEDIATE USES (give dates) RESIDENCEPRESENT USES (give dates) RESIDENCEOWNERSHIP HISTORY (especially original owner) BRYAN DUNWOODY (1942), LAVADA DEFOREST (1942), JAMES M. ROBACKER AND J. WESTLEY FOREHAND (1974), ANNIS BRINDEL (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. R2, F27-28

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

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

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

REQUIRED:

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



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. Es 918
Site Name Dunwoody, Bryan House 830 == Survey Date 8005 820 ==
Address of Site: 520 N. Spring St. Pensacola, Fl. 32501 905 ==
Instruction for locating SE corner N Spring St. and W Jackson St. 813 ==

Location: Belmont Tract 19 7-10 868 ==
subdivision name block no. lot no.

County: Escambia 808 ==

Owner of Site: Name: Higgins, Tanya Jean
Address: 520 N. Spring St. 902 ==
Pensacola, Fl. 32501 832 ==

Type of Ownership Private 848 == Recording Date 8005

Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818 ==

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

Check One	Check One or More	Present Use	Residence
☐ Excellent 863 ==	☒ Altered 858 ==	Dates: Beginning <u>+ 1885</u> 844 ==	850 ==
☒ Good 863 ==	☐ Unaltered 858 ==	Culture/Phase <u>American</u> 840 ==	
☐ Fair 863 ==	☒ Original Site 858 ==	Period <u>19th Century</u> 845 ==	
☐ Deteriorated 863 ==	☐ Restored () (Date:) 858 ==		
	☐ Moved () (Date:) 858 ==		

NR Classification Category: District 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, History 910 ==

Significance:

Bryan Dunwoody had this house built in about 1885 and his family continued to own the house until 1942. This Italian Villa had East Lake porches added to it at a later date. During the 20th Century, at sometime, the wood frame exterior was stuccoed and then in the 1970's the stucco was removed.

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

911 ==

LOCATION SKETCH OR MAP

N

JACKSON STREET

SPRING STREET

LA RUA STREET

BELMONT STREET

GOLDEN STREET

City of Belmont

FL. STATE ARCHIVE

UTM Coordinates:

Zone	Easting	Northing
------	---------	----------

posts and balusters, gird⁹⁴²=
er bread trimmings, arched brackets
and pendants, deck above W bay,
access from N&W; S semi-circular
porch, 2 story, shed roof, Ionic
columns and turned balusters,
access from S

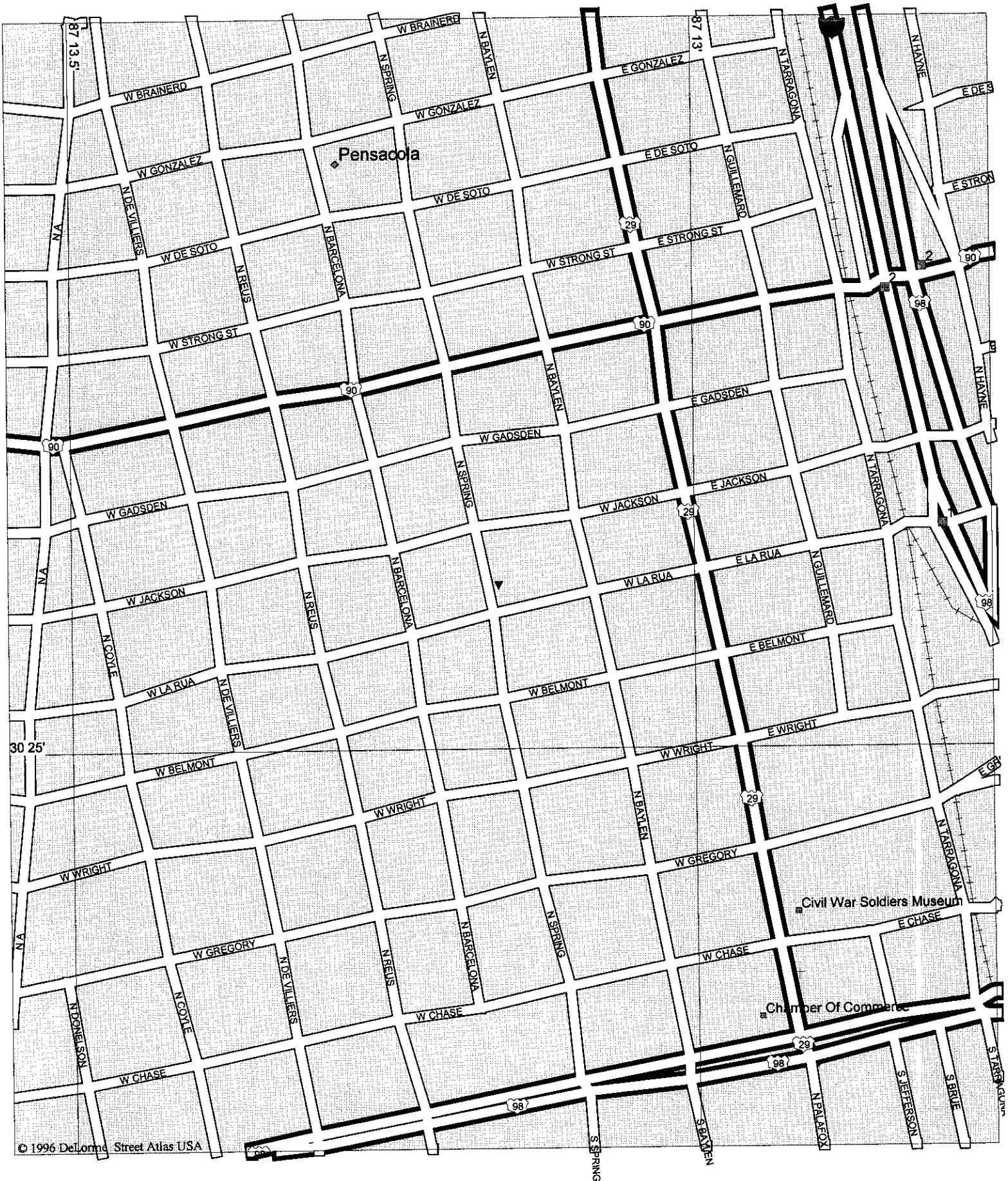
Photographic Records Numbers HPPB P80.16 Fr. 5A, 6A 860 = =
NH11-21A, 23A

Contact Point

CONTINUATION SHEET

942==Porches: posts and balusters, inggerbread frieze, arched brackets and pendants, deck above W bay, access from N&W; S semi-circular porch, 2 story with shed roof, Ionic columns and turned balusters, access from S

ES 918











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

**Architectural Review Board Application
Full Board Review**

Application Date: 12/24/25

Project Address: 520 N. Spring St. Pensacola 32501
Applicant: Chandler Prospecting, LLC
Applicant's Address: 1100 N. Davis Hwy, Pensacola 32503
Email: nchandler10@gmail.com Phone: 850.516.3863
Property Owner: Chandler Prospecting, 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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.

Project specifics/description:

Application for construction of new ADU
on SFR property.

Proposed work also includes landscaping and new concrete walkways.

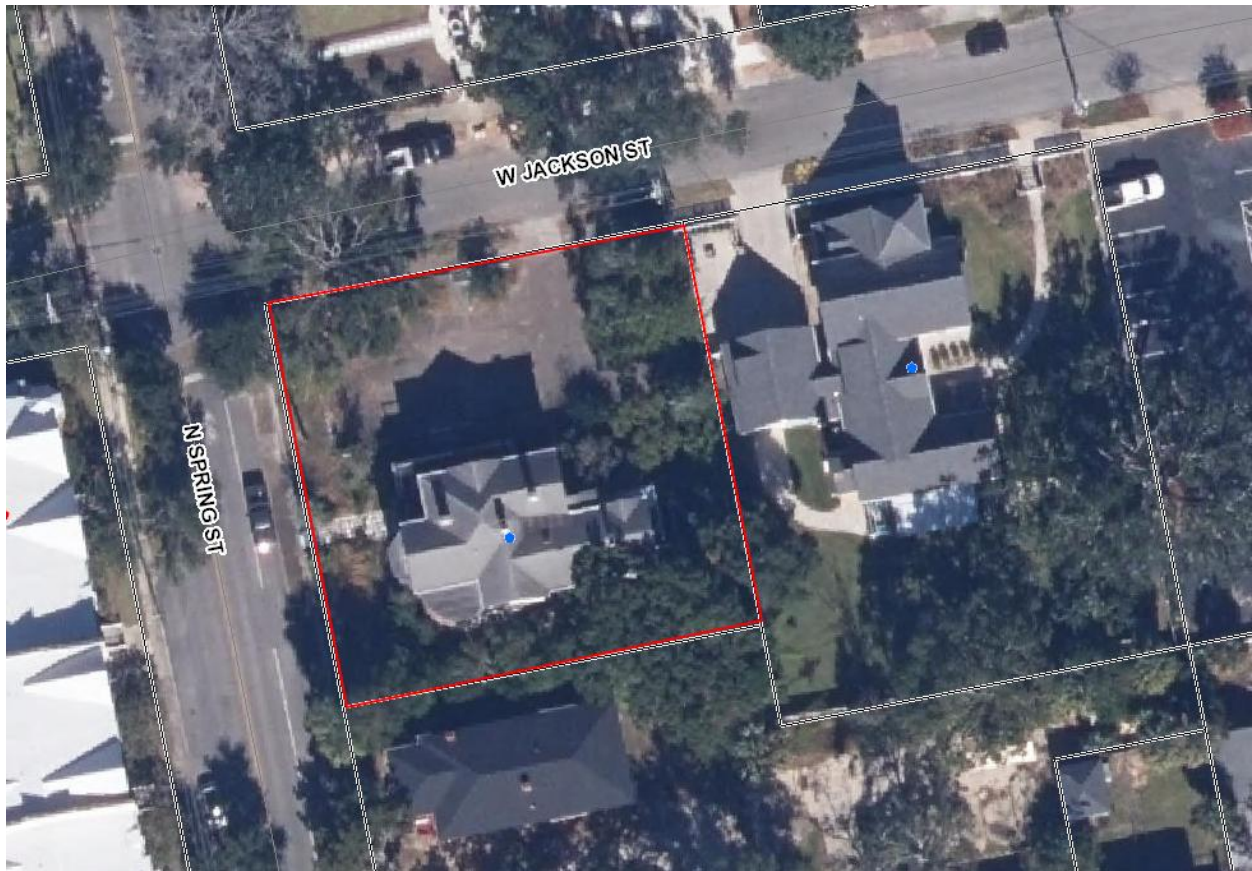
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature]
Applicant Signature

12/24/25
Date

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

520 N. Spring Street





ADU PROJECT
520 N. Spring St, Pensacola, FL 32501

3D RENDERINGS ARE FOR VISUAL AID ONLY AND ARE NOT BE TO BE RELIED UPON FOR CONSTRUCTION



Site Information

520 N. Spring St
Pensacola, FL 32501
Parcel ID: 000S009010070019

Wind

Results:	
Wind Speed	157 Vmph
10-year MRI	80 Vmph
25-year MRI	98 Vmph
50-year MRI	110 Vmph
100-year MRI	129 Vmph
300-year MRI	142 Vmph
700-year MRI	157 Vmph
1,700-year MRI	171 Vmph
3,000-year MRI	180 Vmph
10,000-year MRI	190 Vmph
100,000-year MRI	217 Vmph
1,000,000-year MRI	241 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1-CC.2-4, and Section 26.5.2
Date Accessed: Wed Dec 17 2025

Flood

Results:
Flood Zone Categorization: X (unshaded)

Base Flood Elevation:

Data Source: FEMA National Flood Hazard Layer - Effective Flood Hazard Layer for US, where modernized <https://msc.fema.gov/portal/search>

Date Accessed: Wed Dec 17 2025

FIRM Panel: If available, download FIRM panel [here](#)

Insurance Study Note: Download FEMA Flood Insurance Study for this area [here](#)

*Data obtained from ascehazardtool.org. Contractor/Homeowner is responsible for verifying this information and any requirements from the jurisdiction that the project lies within.

CONTRACTOR IS RESPONSIBLE FOR SETTING ELEVATION OF FINISHED FLOOR HEIGHT. DESIGN SHOWN ON THESE PLANS DOES NOT DEPICT ANY SPECIFIC FINISHED FLOOR ELEVATIONS, GARAGE, PORCH, PATIO, OR SIDEWALK ELEVATIONS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO DETERMINE FINISHED FLOOR HEIGHTS BASED ON SITE CONDITIONS, SEWAGE DISPOSAL SYSTEM ELEVATIONS, FLOOD ZONES OR ANY OTHER SITE CONDITION OR REGULATING AUTHORITY REQUIREMENT.

CONTRACTOR / OWNER IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, PLAN DIMENSIONS, PROPERTY SETBACKS, HOA OR ARCHITECTURAL REVIEW COMMITTEE REQUIREMENTS, WETLANDS STUDY, FLOOD ZONES, COUNTY LAND ORDINANCES OR ANY OTHER SITE SPECIFIC CONDITIONS OR POSSIBLE RESTRICTIONS PRIOR TO THE INITIATION OF ANY WORK. DESIGNER SHALL BE NOTIFIED IN WRITING OF ANY DEVIATIONS OR ISSUES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PLAN INDEX

Layout Page Table	
Label	Title
A-1	Project Overview
A-2	Site Plan
A-3	Elevations
A-4	Floor Plan, Electrical Plan, Schedules
A-5	Foundation Plan, Roof Overview

ZONE:	PR-2
FRONTAGE TYPE:	STANDARD YARD
FACADE TYPE:	PORCH
FRONTAGE CALCULATION:	33.83' / 120.0' = 0.282 OR .28%
LOT AREA CALCULATION:	1,513 SF / 15,000 SF = .10 or 10%
GLAZING CALCULATION:	North Spring St. 23.08' x 10.5 = 242; 242 x .20 = 48.4 required glazing 54 glazing - N. Spring St. W. Jackson St. 45' x 10.5 = 472.5 x .20 = 94.5 required glazing 96 glazing - W. Jackson St.
FRONT YARD PERVIOUS AREA:	250 (Impervious) /3125(Front Yard) = .08 or 8% Impervious Area 100 - 8 = 92% Pervious Area
SETBACK REQUIREMENTS:	Front: 25', Sides: 5', Rear: 30'

SQUARE FEET CALCULATIONS

Living Area:	1,303
Porch:	210
Total Under Roof:	1,513

Chandler Construction
520 N Spring St
Pensacola, FL 32501

Project Address:

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PROJECT OVERVIEW

DRAWINGS PROVIDED BY:



DATE:

1/4/2026

SCALE:

1/4" = 1'

SHEET:

A 1

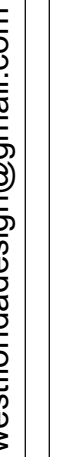
Scale: 1" = 10'



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SIE PLAN

1000



DATE:

/4/2026

SCALE:

$$1'' = 10'$$

SHEET:

A 2

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE SUITABLE FOR THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS), GRADING, AND FINISH FLOOR ELEVATIONS.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF FLORIDA ENERGY CODE. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR OF BUILDING. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM. STOVE VENTILATION SYSTEM TO BE VENTED TO THE EXTERIOR OF BUILDING

GENERAL NOTES:

ALL COMPONENTS, CLADDING, WINDOWS, DOORS, GARAGE DOORS, VINYL SIDING, ROOFING MATERIALS, AND ANY OTHER EXTERIOR FINISHES MUST COMPLY WITH 2023 FLORIDA BUILDING CODE 8th EDITION FOR WIND RESISTANCE AND PRESSURE CONDITIONS OF DESIGN FACTORS AND WIND SPEED ZONE OF CONSTRUCTION SITE. ALL COMPONENT INSTALLATIONS SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HEIGHT OF THE FOUNDATION, GARAGE, AND PORCHES BASED ON SITE CONDITIONS, LOCAL AND STATE CODES, AND FLOOD ZONE REQUIREMENTS.



Project Address:

Chandler Construction
520 N Spring St
Pensacola, FL 32501

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ELEVATIONS

DRAWINGS PROVIDED BY:



DATE:

1/4/2026

SCALE:

1/4" = 1'

SHEET:

A 3

PROVISION FOR
BALANCED AIR:

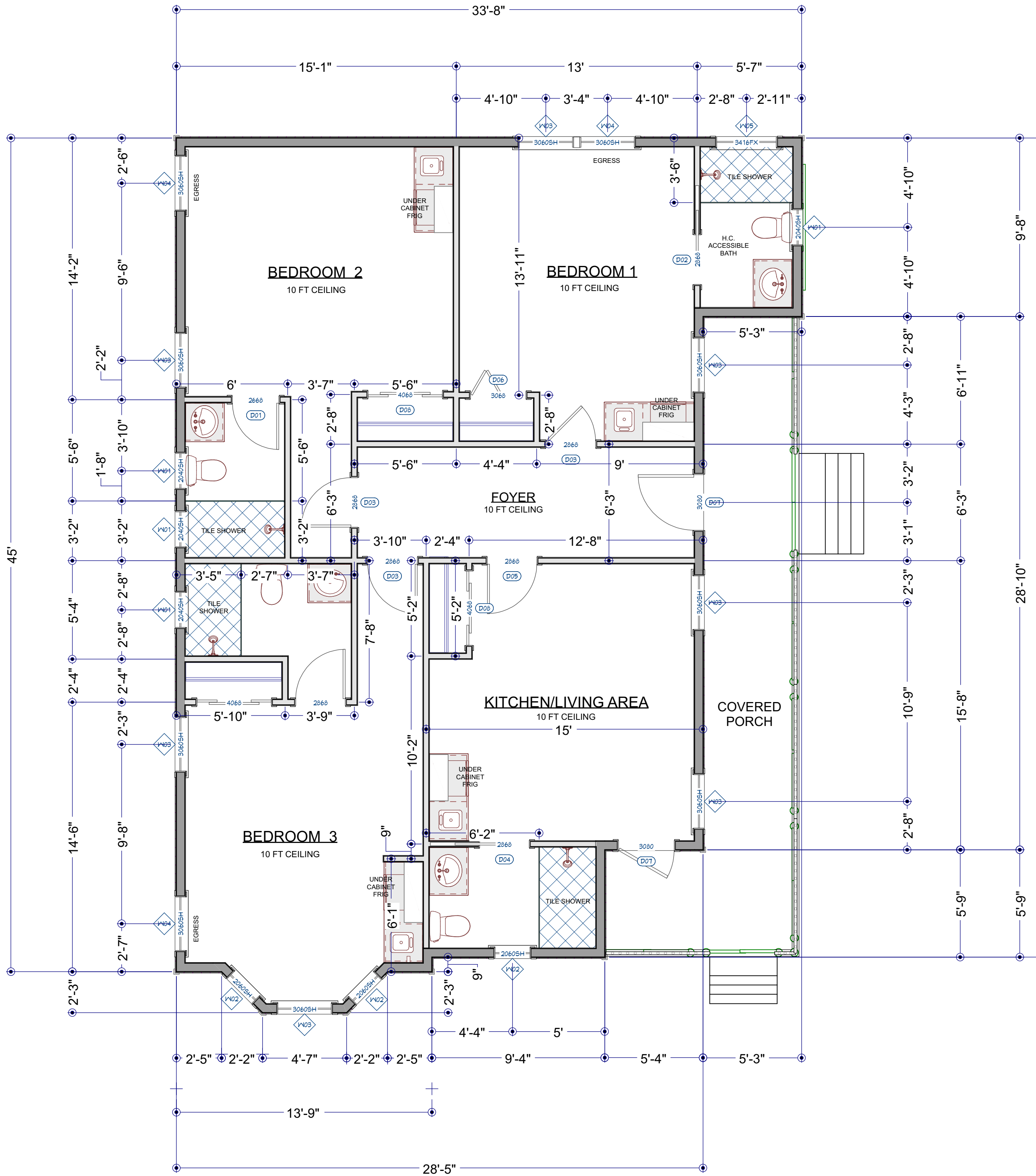
THE PRESSURE
DIFFERENTIALS
ACROSS
CLOSED DOORS
WHERE
RETURNS ARE
CENTRALLY
LOCATED SHALL
BE LIMITED TO
0.01" WC (2.5Pa)
BY PROVIDING
AIR DUCT
TRANSFER
VENTING FROM
HIGH
PRESSURE SIDE
TO LOW
PRESSURE
SIDE.

PROVISION FOR
BALANCED AIR
ARE
APPLICABLE TO
HABITABLE
ROOMS ONLY

INTERIOR
FINISHES:

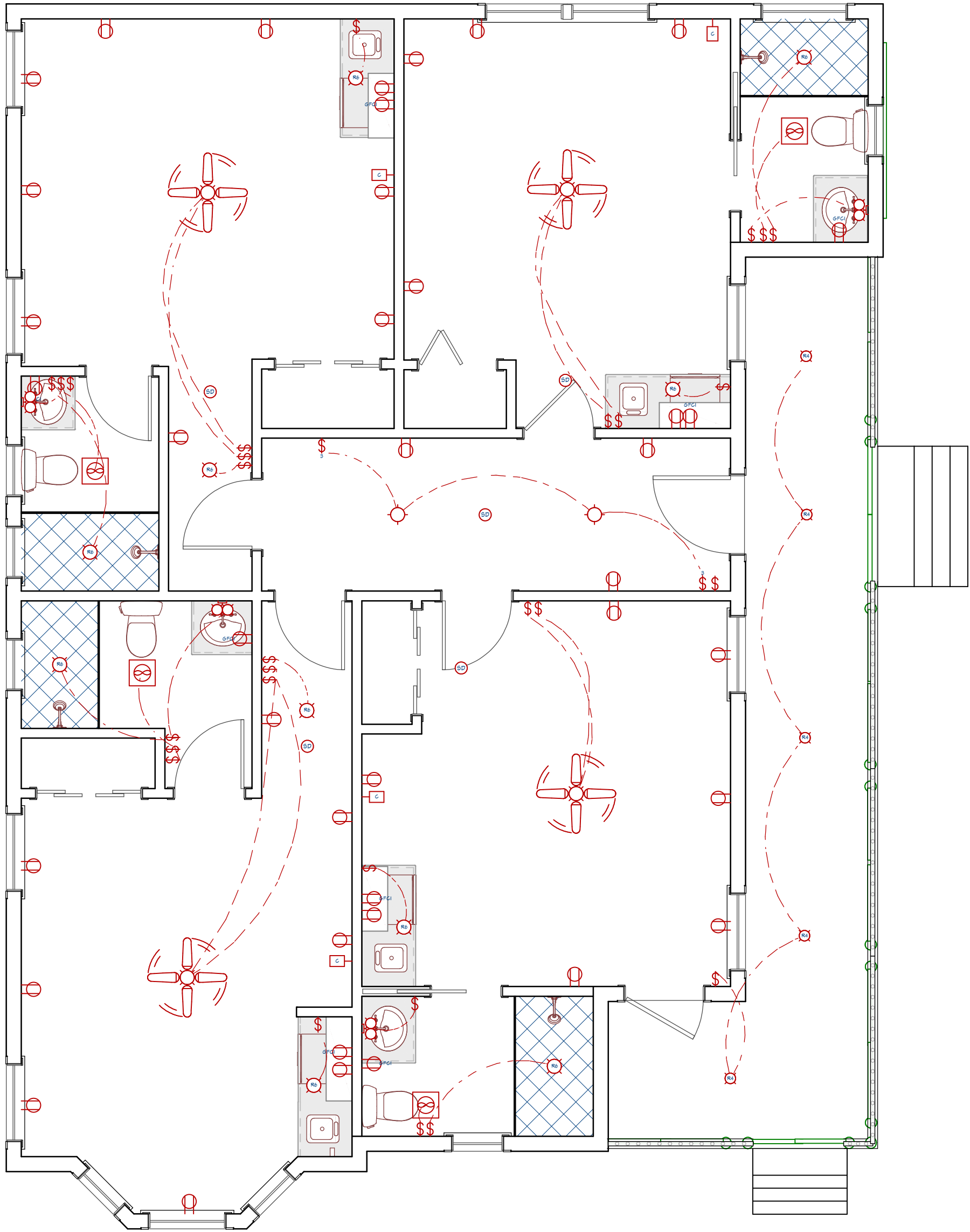
All interior finishes shall be determined by the contractor/ owner unless specified on these drawings. All finishes to be installed per manufacturers instructions.

Window and door sizes on schedules should be confirmed with sizes called out on floor plan. Each bedroom shall have egress per Florida Building Code. Contractor to verify that the size and type of window for each egress window meets the egress requirements of Florida Building Codes.



DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	COMMENTS
D01	2668	1	1	2668 L IN	
D02	2868	1	1	2868 L	
D03	2868	3	1	2868 L IN	
D04	2868	1	1	2868 R	
D05	2868	2	1	2868 R IN	
D06	3068	1	1	3068 L	
D07	3080	2	1	3080 R EX	
D08	4068	3	1	4068 L/R IN	

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	COMMENTS
W01	2040SH	4	1	2040SH		
W02	2060SH	3	1	2060SH		
W03	3060SH	7	1	3060SH		
W04	3060SH	3	1	3060SH	YES	
W05	3416FX	1	1	3416FX		



GENERAL NOTES:

1. ELECTRICAL PLAN IS FOR REFERENCE ONLY. CONSULT OWNER OR CONTRACTOR FOR FURTHER INFORMATION CONCERNING TYPE, SIZE, NUMBER AND LOCATIONS OF ALL ELECTRICAL FIXTURES.
2. ALL ELECTRICAL IN THESE PLANS CONFORM TO THE 2011 NATIONAL ELECTRICAL CODE (NEC)
3. ALL SMOKE DETECTORS SHALL BE HARDWIRED, INTERCONNECTED AND EQUIPPED WITH BATTERY BACKUP.
4. SMOKE DETECTORS ARE REQUIRED IN ALL BEDROOM AND ALL HALLWAYS TO BEDROOMS.
5. CARBON MONOXIDE DETECTORS REQUIRED WITHIN 10' OF ALL BEDROOMS AND ANY GAS OPERATED FIXTURES OR APPLIANCES WITHIN LIVING AREA.

Chandler Construction
520 N Spring St
Pensacola, FL 32501

Project Address:

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copyrighted and are not to be
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from West Florida Design &
Consulting LLC.

FLOOR PLAN
ELECTRICAL PLAN

DRAWINGS PROVIDED BY:



DATE:

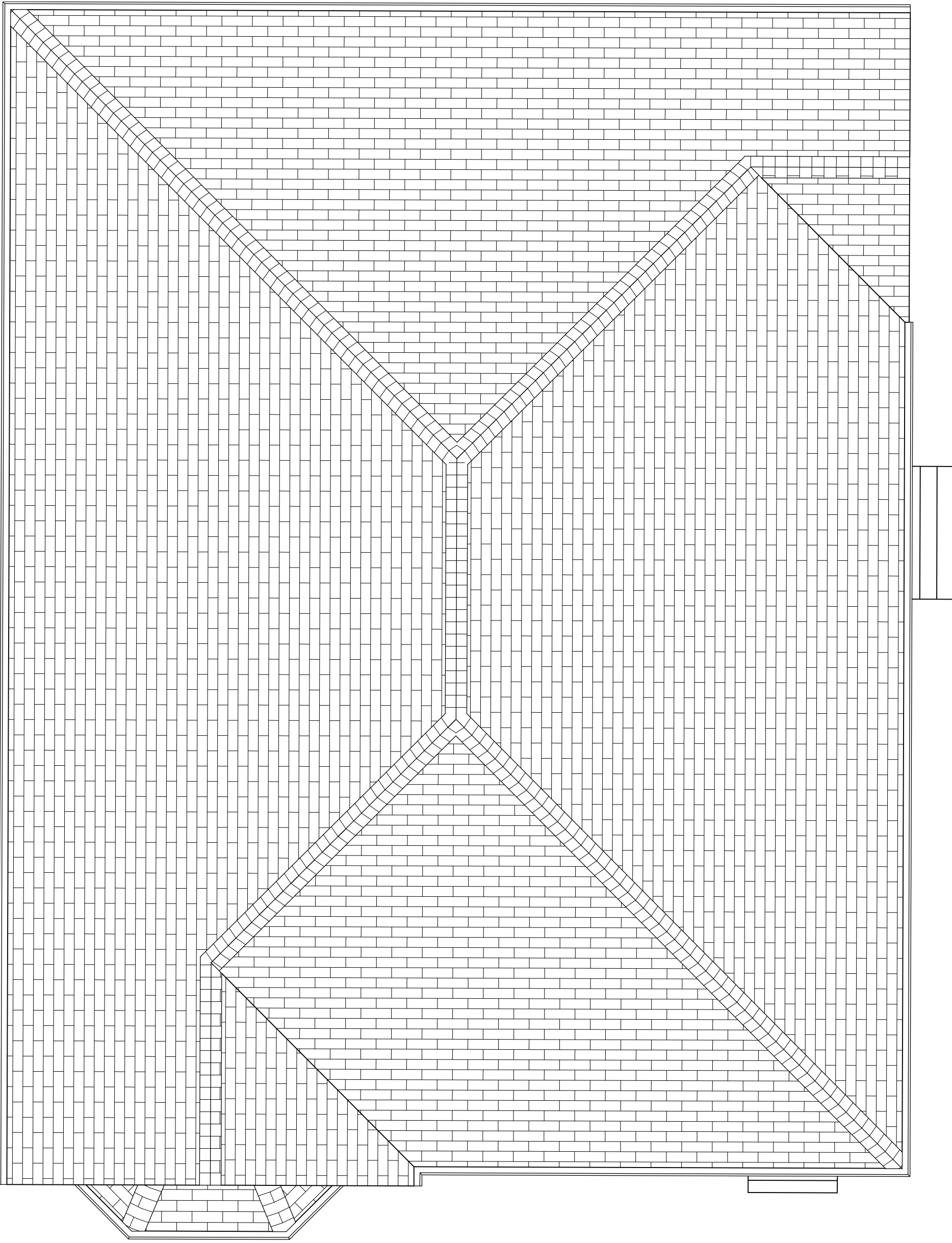
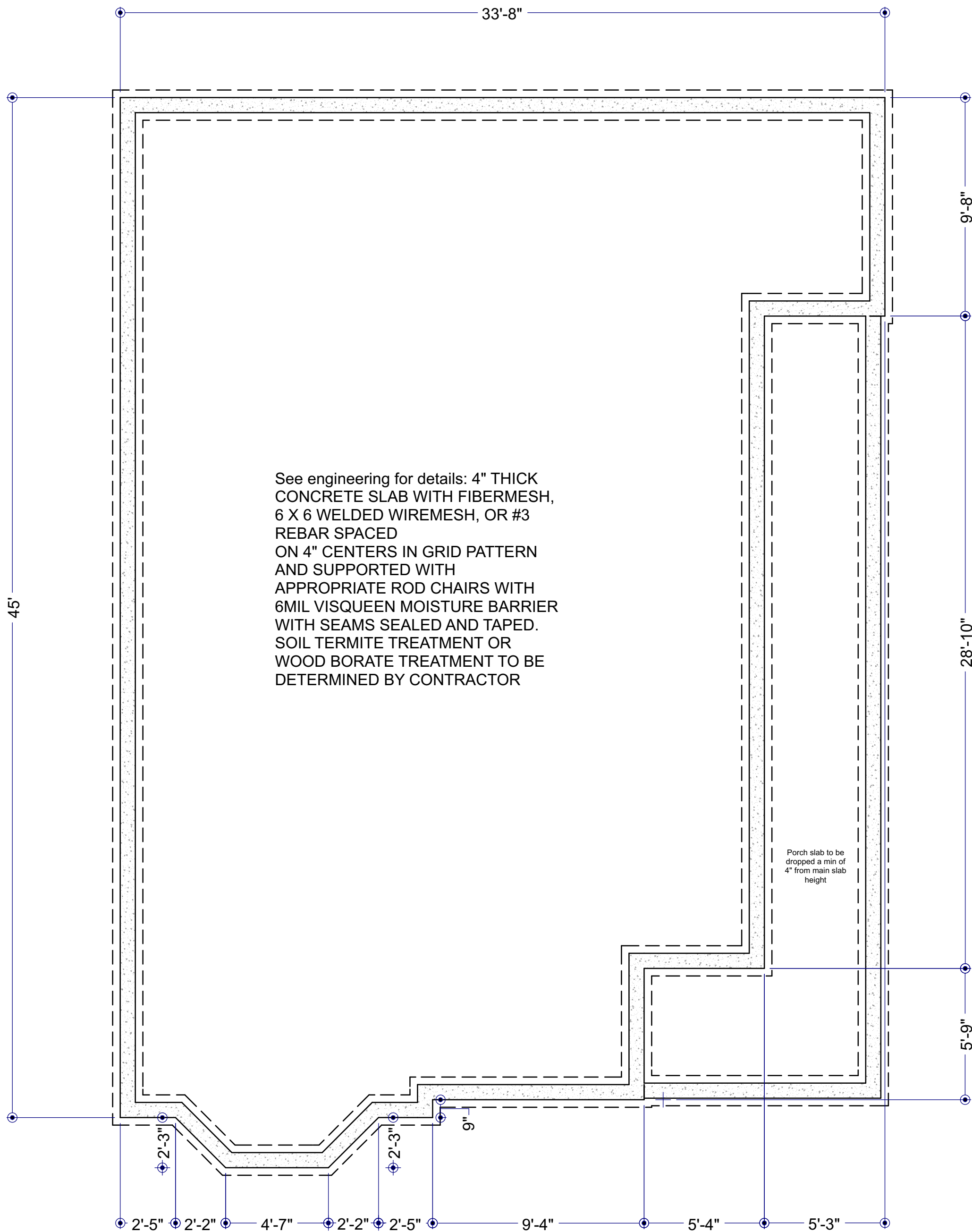
1/4/2026

SCALE:

1/4" = 1'

SHEET:

A 4



Project Address: Chandler Construction 520 N Spring St Pensacola, FL 32501	
All documents provided by West Florida Design & Consulting LLC are copyrighted and are not to be reproduced without written consent from West Florida Design & Consulting LLC.	
DRAWINGS PROVIDED BY: West Florida Design and Consulting, LLC westfloridadesign@gmail.com	
DATE: 1/4/2026	
SCALE: 1/4" = 1'	
SHEET: A 5	

EXISTING SITE ELEVATIONS















520 N Spring St Accessory Dwelling



Siding

Body of house - Smooth 6" Hardie Lap Siding

Trim - 5/4 Hardie trim for windows, doors, and accents, window and door trim to mirror main house, see attached photos

Soffit and Fascia detail – to mirror main house, see attached photos with detail

Exterior Paint Colors – to match existing house

Siding/Body of House: Patchwork Plum

Windows and Window/Door Trim: Pewter Tankard

Porch railing, Columns, Fretwork: Pewter Tankard, porch ceiling Rockwood Dark Red

SW 0022
Patchwork
Plum

SW 0023
Pewter
Tankard

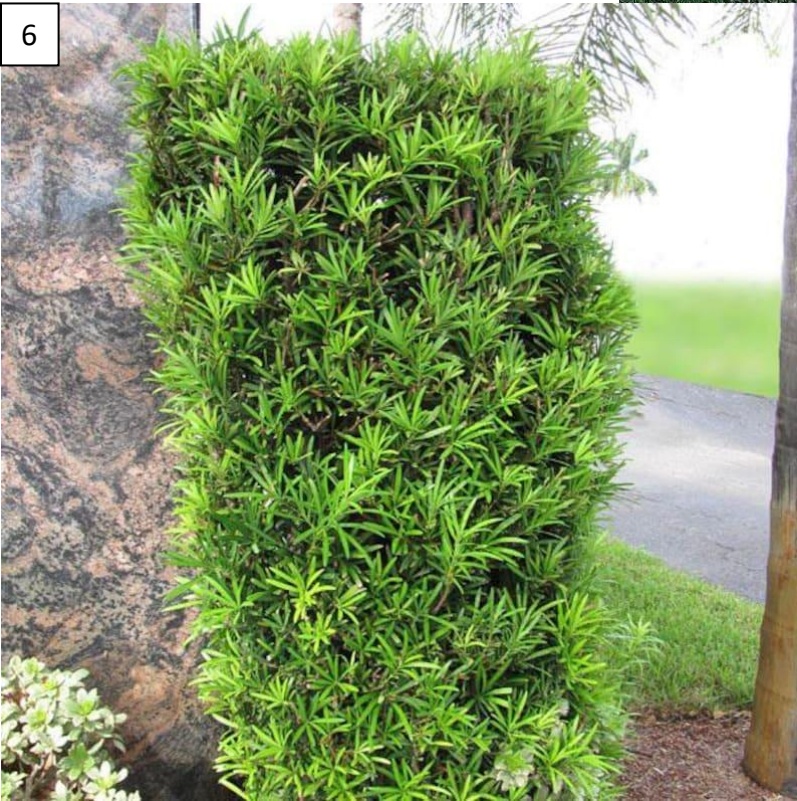
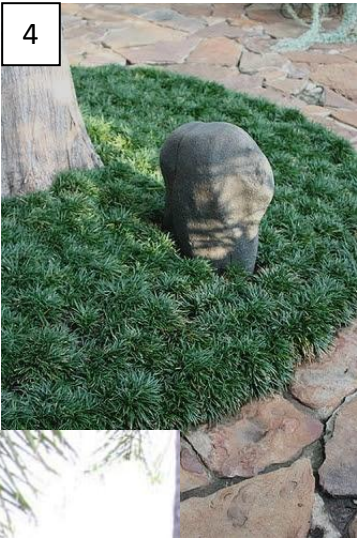
SW 2801
Rockwood Dark
Red

Porch Floors: Mahogany Stain, 1x6 treated with 1x6 edge band for perimeter

Exterior Lighting – Porch chandeliers



Landscaping







City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-116

Architectural Review Board

1/15/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

213 S. Florida Blanca Street

Pensacola historic district / Zone HC-1 / City Council District 6

Review of modifications to and new rear and side addition at a Contributing Structure

SUMMARY:

Stan Albright is requesting approval to make modifications to a single-family residence, including: replacing all windows with four over four SDL, wood-clad windows; installing 18"W x 84"H Hawaiian mango wood shutters with aluminum shutter caps; installing LP Smartside 3/8" x 6" Lap Siding with a brushed stroke finish and 5" exposure; a brick veneer foundation; wrapping the square columns on the front porch; installing Bevolo lanterns; reconstructing the demolished walls; redecking the porch with Aeratis Legacy 6" wide T&G porch plank; replacing the front entry door with a 6 lite mahogany door; and painting the body in Sherwin Williams Pink Shadow (SW 00700), and the soffit, fascia, and door and window trim in White (DET 653). The proposed plans also show a new rear addition with an uncovered porch and French doors, and a new side addition.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-10\(1\)e](#). Pensacola historic district; Regulations and guidelines for any development within the historic zoning districts

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

12-3-10(1)f.6.ii. Pensacola historic district; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Windows; The window proportions / dimensions will be decidedly vertical, following the historic appearance and character of those encountered throughout the district.

ATTACHMENTS:

1. 213 S. Florida Blanca St_Images
2. FL Master Site File
3. 213 S. Florida Blanca St_Application & Materials

213 S. Florida Blanca St







FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES1022
Site Name _____ 830 = = Survey Date 8208 820 = =
Address of Site: 213 S. Florida Blanca, Pensacola, FL 32501 905 = =
Instruction for locating On W side of S. Florida Blanca St. between
E. Government St. and E. Intendencia St. 813 = =
Location: Old City Tract 18 port. 107, 108 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Everitt, Juanita and Everitt, Richard ;
Address: 213 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

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+1860 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:

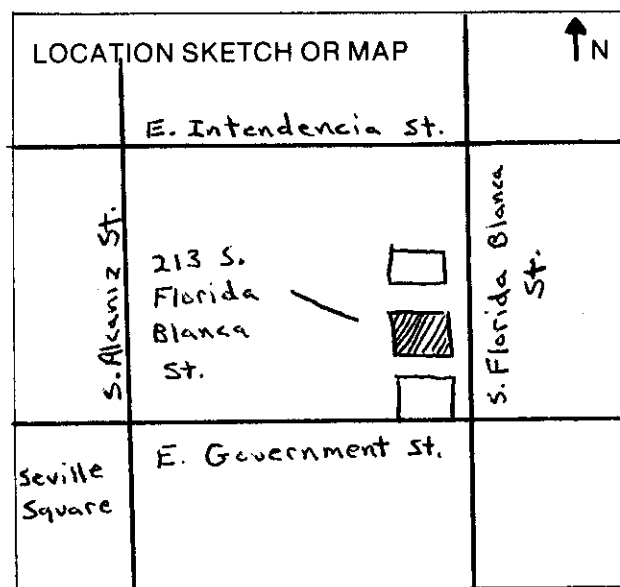
This frame dwelling was probably built in about 1860 by Charles Roche, a free black. It is an excellent example of a Gulf Coast Cottage.

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

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Frame vernacular (Gulf Coast Cottage) 964 = =
 PLAN TYPE Rectangle 966 = =
 EXTERIOR FABRIC(S) Wood; clapboard 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES E/ 1 story apron; 5 bay; access from E

942 = =
 FOUNDATION: Piers; brick 942 = =
 ROOF TYPE: Intersecting 942 = =
 SECONDARY ROOF STRUCTURE(S): Cross gable 942 = =
 CHIMNEY LOCATION: S slope 942 = =
 WINDOW TYPE: DHS; 6/6; wood 942 = =
 CHIMNEY: Metal 882 = =
 ROOF SURFACING: Composition roll 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

Latitude and Longitude: 800 = =
 Site Size (Approx. Acreage of Property): LT 1 833 = =



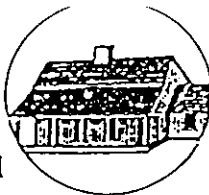
Township	Range	Section
2S	30W	46

UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers HPPB P.82.31 Frame 3, P.82.32 860 = =
Frame 5

Contact Print



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES01022
Recorder #
Field Date 4 / 26/95
Form Date 7 / 13/95

Original
☒ Update

SITE NAMES (addr. if none) 213 S. FLORIDA BLANCA 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.) 213 S. FLORIDA BLANCA ST.
CROSS STREETS nearest/between BETW. E GOVERNMENT ST AND E INTENDENCIA ST
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-000-107
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 18 LOT NO port 107, 108
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 | | | | | 0 | NORTHING | | | | | 0 |]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

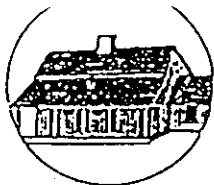
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAIN Materials SM3V
Secondary strucs. (dormers etc.) CRGA
CHIMNEY: No. 1 Materials METL LOCATIONS S SLOPE
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations E/ 1 STORY APRON, 5 BAY,
Porch roof types ACCESS FROM EAST
EXTERIOR ORNAMENT

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

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

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1860 CIRCA xyes 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) JUANITA AND RICHARD EVERITT (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?	<u> </u> yes <u> </u> no <u> </u> insuff. info	Local Designation Category <u> </u>
Individually elig. for Nat. Register?	<u> </u> yes <u> </u> no <u> </u> insuff. info	
Potential contributor to NR district?	<u> </u> yes <u> </u> no <u> </u> insuff. info	

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.)

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

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. R13, F35-36

RECORDER

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

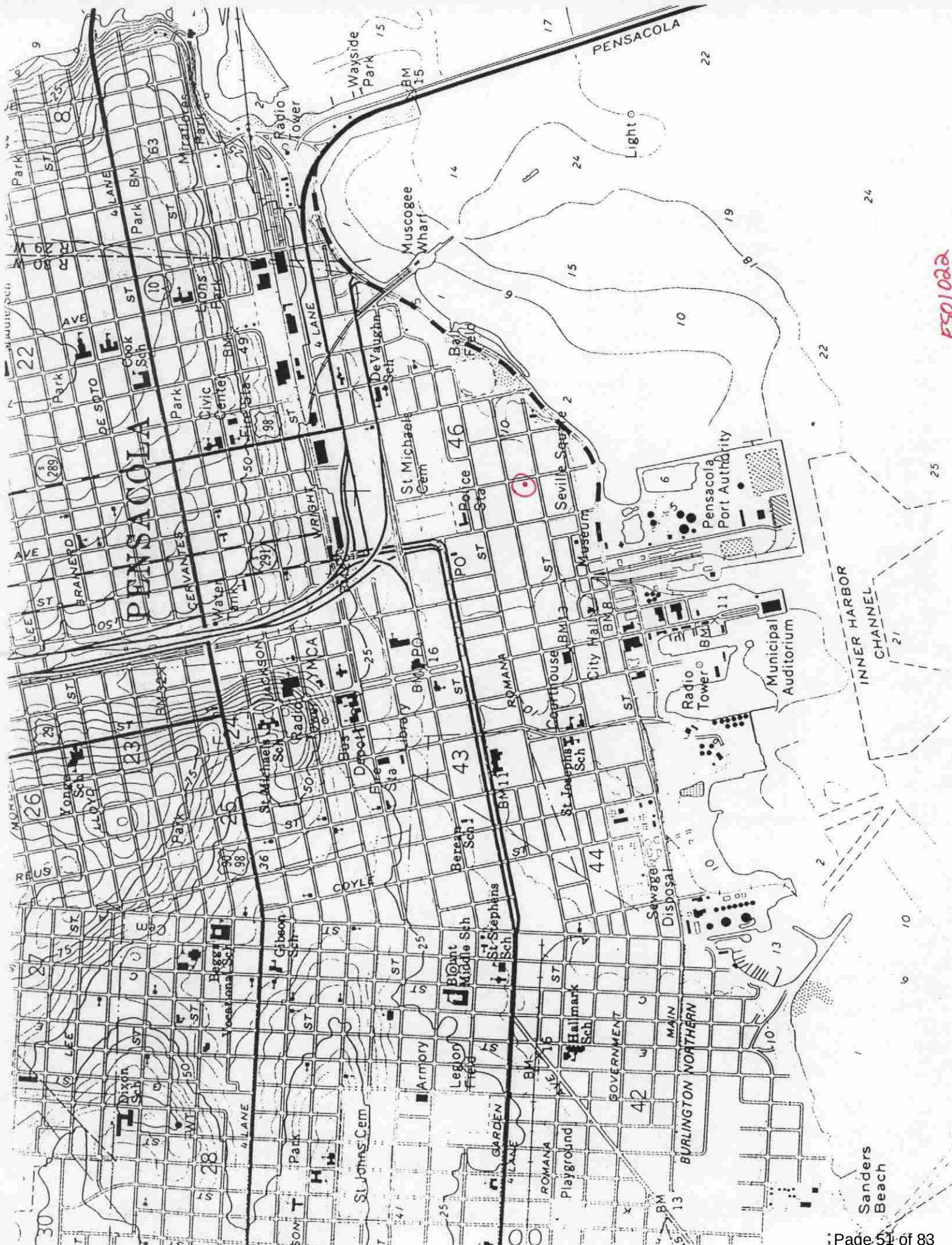
FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

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

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

REQUIRED:

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



5501022



P. 82.32

Frame S

213 S. Florida Blanca St. y 2:1

ES 1022



- 1.
2. 213 S. FLORIDA BLANCA ST.
3. J. SCOTT JANCY
4. 26 APRIL 1995
5. HPPB
6. SW
7. R13, F35

ES1022

011 4 3 4 1 2



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

Architectural Review Board Application
Full Board Review

Application Date: 12/24/2025

Project Address:

213 Florida Blanca

Applicant:

Stan Albright SWA Construction

Applicant's Address:

1607 E Lee St

Email:

salbright0609@gmail.com Phone: 630 802-3306

Property Owner:

Alan Bunt

District:



(If different from Applicant)



Application is hereby made for the project as described herein:



Residential Homestead – \$50.00 hearing fee



Commercial/Other Residential – \$250.00 hearing fee

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

Project specifics/description:

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

Complete interior remodel due to excessive termite damage

Replace all windows JeldWen 5500 series wood clad SDL

8'11" New Siding LP SmartSide Brush Finish 5" exposure

Keep existing Metal Roof, wrap square columns no rails

set back 3' allow for new rear addition and southside

wall addition. New Porch decking Preferably Aeratis

T&G GRAY Entry door sample TBD

Hist. SW 0070 Pink Shadow BM Monticello Rose

PAINT Historical White DET 653

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

12/21/25

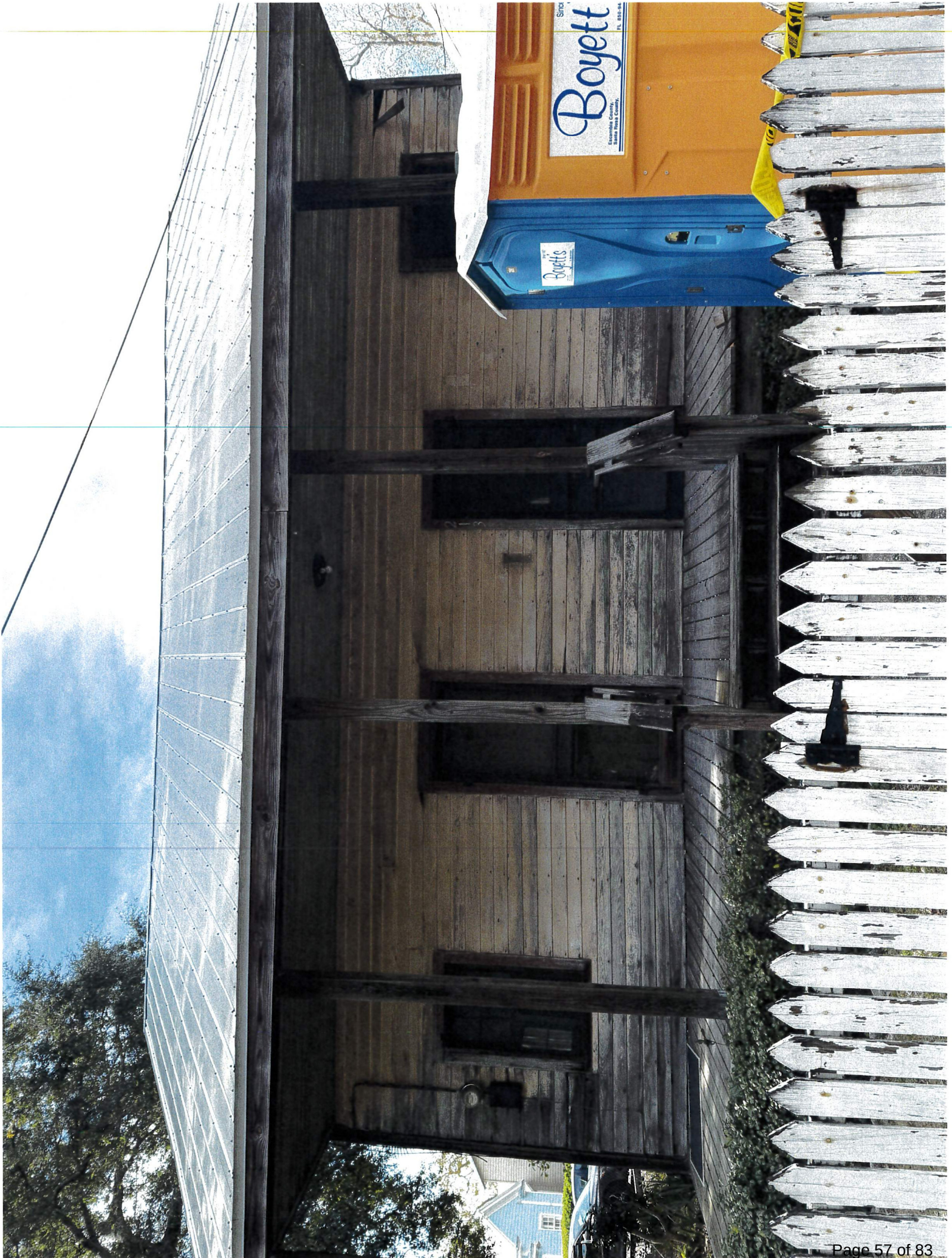
Date

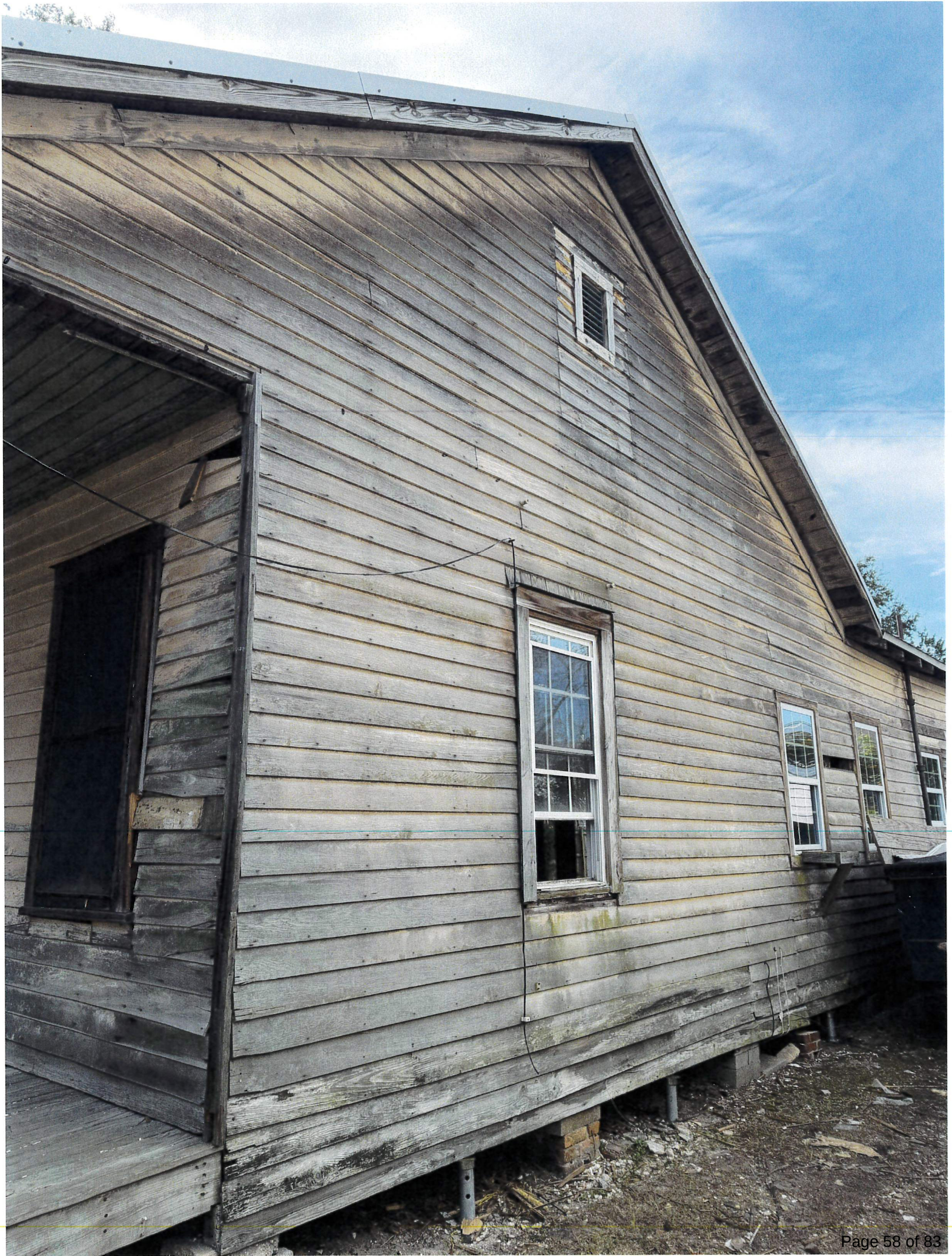
Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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









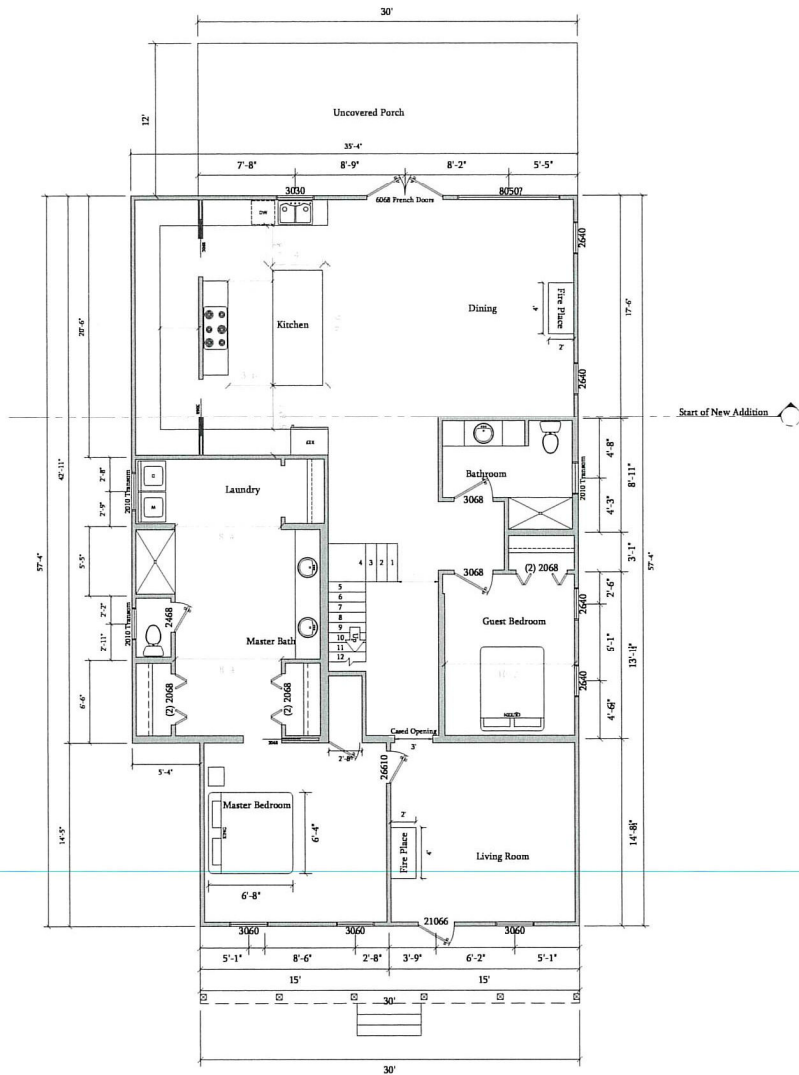
2	Rear Elevation
	Scale: 1/8" = 1'-0"

4	Right Elevation
	Scale: 1/8" = 1'-0"

1	Front Elevation
	Scale: 1/8" = 1'-0"

Elevations are schematic in nature and do not reflect exact measurements of existing or future components. Contractor to Verify all components in field.

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



Project Name:
213 Historic District

Project Location:
213 S Florida Blanca St
Pensacola, FL 32502

**ASAP
ENGINEER**



Office: 850.262.8332

Proposed Floor Plan

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

Date

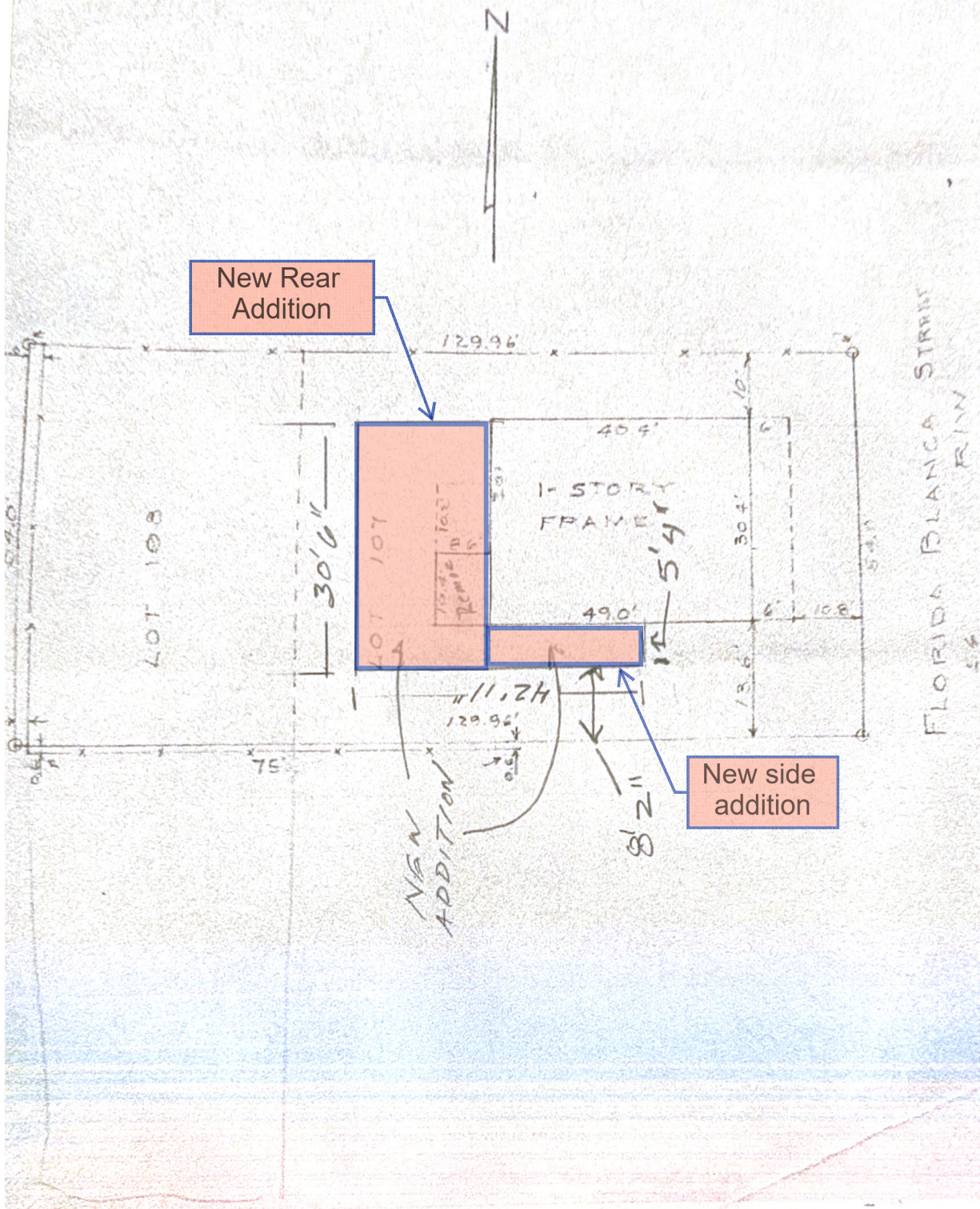
Revision

Draftsman: V
Engineer: ATH
Project #: 2025-051
Sheet: A2

FOR REVIEW ONLY
WITHOUT SIGNATURE AND SEAL

Andrew T. Harbert FLPE 101452

DRAFT
(FOR REVIEW ONLY)



Property Address 213 South Florida Blanca St.

DESCRIPTION The North 54 feet of lot 107 and the North 54 feet of the East 42.8 feet of lot 108, Block 13, Old City Tract, City of Pensacola, Escambia County, Florida.

SEC. _____ TWP. _____ RGE. _____ RECORDED _____ BOOK _____ PAGE _____

ENCROACHMENTS Fence Shown

SCALE 1" = 20' DATE April 11, 1967

OWNER Richard L. Everitt

ORDERED BY Mutual Federal

FILE NO. 67-03-051

E. B. 92 p 29

I HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED SURVEYOR No. 1041 STATE OF FLORIDA

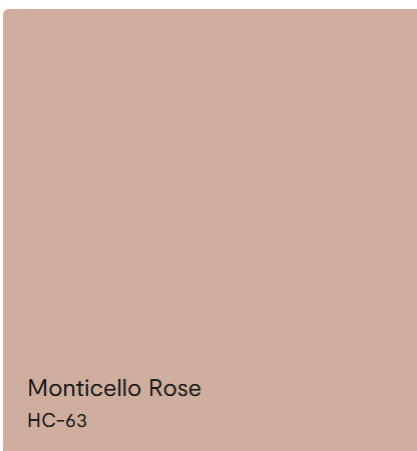
RECEIVED

213 S. Florida Blanca St – Paint Colors

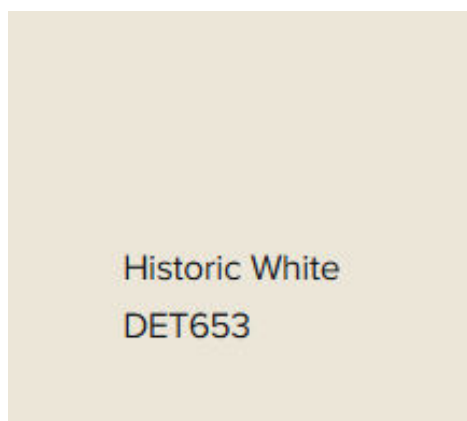
Sherwin Williams Pink Shadow (SW 0070) - Clapboards



Benjamin Moore Monticello Rose (HC-63)



Dunn Edwards Paints Historic White (DET 653) – Soffit, fascia, all doors & window trim, & porch columns

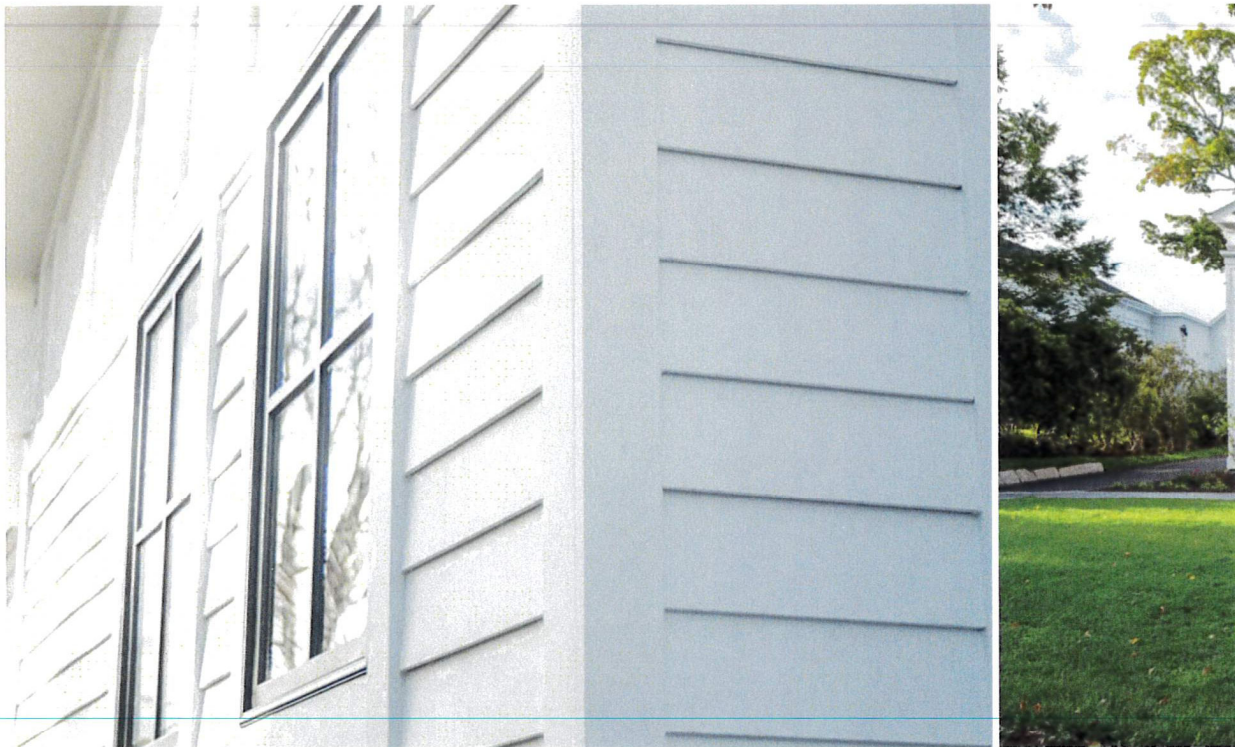




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LP® SmartSide® Lap Siding is available primed or prefinished in 16 colors, with either Cedar or Brushed Smooth textures. Versatile enough to achieve your ideal look, get started by requesting a quote from an LP® SmartSide® preferred contractor today.

W-5500™ Clad-Wood Window: Double-Hung



Model Overview

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors
9 Interior Colors
8 Interior Finish Options

SCREEN & TRIM OPTIONS

3 Insect Screens
3 Exterior Trim Options

FRAME OPTIONS

Block Frame/Replacement
Integral Nailing Fin

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Lock Option in 9 finishes



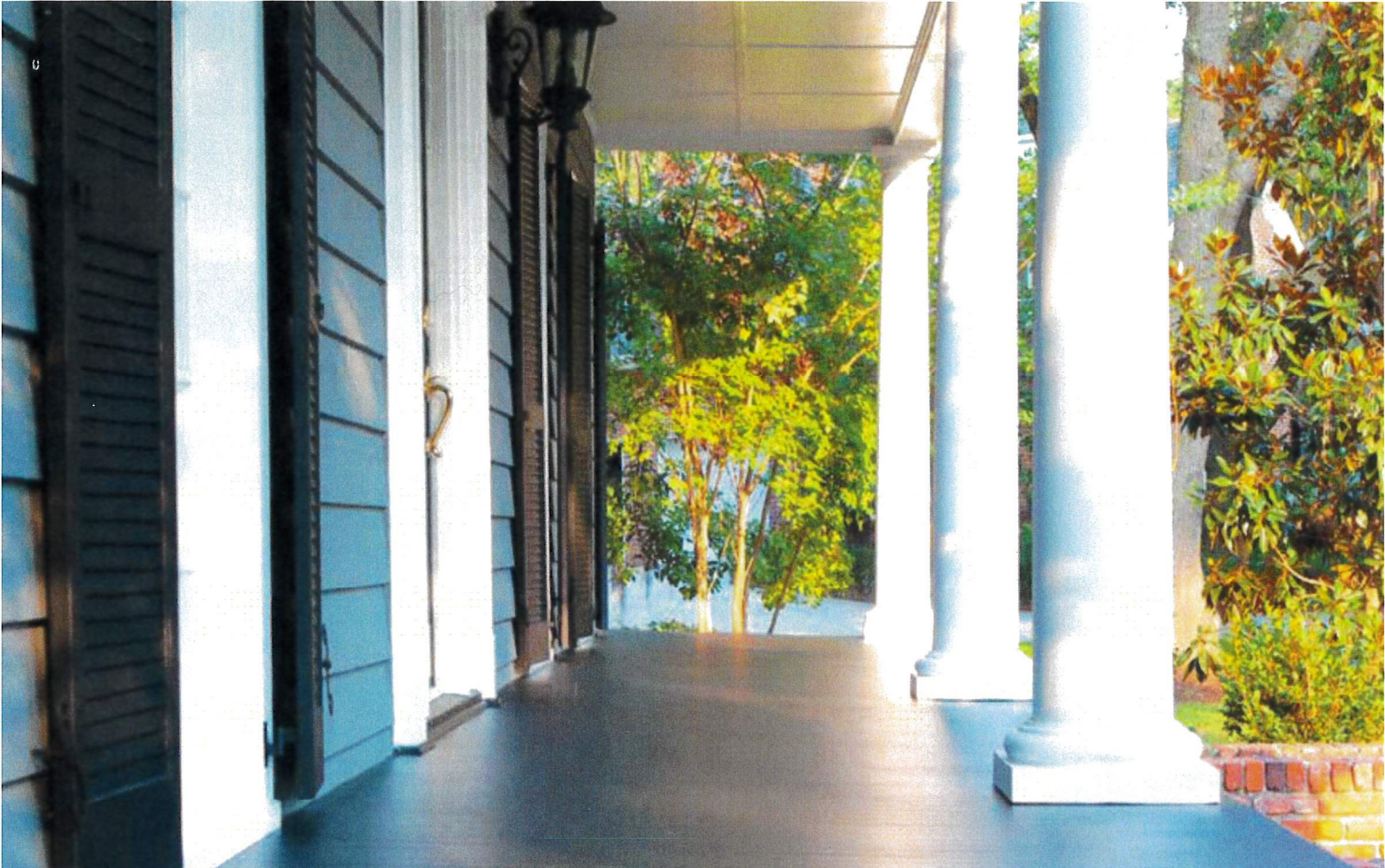
ÉRATIS

THE PERFORMANCE LEADER IN EXTERIOR LIVING SPACE

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DURATECH

CAPPING TECHNOLOGY



PERFORMANCE IS OUR ...advantage.

Aeratis Porch Flooring is a solid extruded PVC tongue & groove porch plank proven to out-perform wood, polypropylene, polyethylene and open-cell PVC products.

Its unsurpassed durability, coupled with a historic, traditional design, fortifies your porch floor against nature's adverse effects, while standing up to the scrutiny of the most discerning traditional architects, builders, historic societies, and homeowners.

Aeratis Features

- › An elegant finished floor look
- › Can be painted or left natural
- › For covered and uncovered porches
- › No ventilation requirements
- › Installs with staples, nails or screws
- › Cuts like wood and can be routed
- › Approved for historic restoration
- › Can be installed over concrete
- › Mold resistant and will not rot
- › Can be made watertight
- › Dimensionally stable
- › Meets W.U.I. Requirements
- › ADA slip-compliant
- › Stain resistant
- › 20-year warranty

* Review all installation instructions prior to installation



Battleship Gray

Weathered Wood

Vintage Slate

Aeratis Legacy

Aeratis Legacy is a 6" wide T&G porch plank. This board was engineered to match the wider planks used on many porches in the early 1800's. The wider Legacy plank not only cuts the installation time in half, it reduces the over-all cost per square foot of the project. This makes Legacy the clear choice when considering a wider boards for the porch.



Battleship Gray

Weathered Wood

Vintage Slate

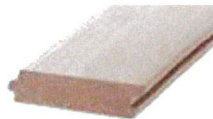
Aeratis Heritage

Aeratis Heritage comes in three pre-finished colors and can be painted, stained, or left natural. Heritage is a double-sided board with a finished surface on both sides. This line of porch flooring comes in three colors, Weathered Wood, Battleship Gray, and Vintage Slate.

DURATECH
CAPPING TECHNOLOGY
Heritage and Legacy now with
DuraTech® Capping Technology

A result of 5 years of research and development with a focus on form and function, this revolutionary acrylic based cap is color matched with the core, making the cap virtually invisible. The DuraTech® cap's surface rivals all available options in both hardness and slip resistance. The color retention is second to none and is backed by Aeratis' Limited Lifetime warranty.

TRADITIONS PAINT-READY PORCH FLOORING



Aeratis Traditions is an uncolored board that can be painted or stained in any color. Unlike the Heritage line which can also be painted, Traditions flooring requires paint or stain to maintain it's unmatched warranty. When painted it maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). Enjoy the same low maintenance porch that matches the look and feel of your home ... as well as FREE paint in the for of a rebate.



**TRADITIONS
TWENTY-FOUR**



Aeratis Traditions Twenty-Four Beaded Ceiling/ Wainscoting is a historically accurate, double-sided, paint-ready PVC ceiling product. The Traditions ceiling board dimensions are 5" x 3/8" x 16'. What makes the Traditions ceiling board unique is the fact that it is the only synthetic that can be installed with the ceiling joist 24" OC. Further, the ceiling board can be painted any color (see paint instructions and paint rebate at Aeratis.com).

Trim



1" x 7/8"
Chamfer nosing



3/4" x 3/4"
Quarter-round

Product Dimensions

Product	L	W
Heritage Porch Flooring	12', 16', 20'	3-1/8"
Legacy Porch Flooring	12', 16', 20'	6"
Traditions Porch Flooring	12', 16', 20'	3-1/8"
Universal Porch Plank	12'	5-1/2"
All Trim Pieces	8'	NA
Traditions - 24" Ceiling	16'	5"

Heritage & Traditions thickness - 7/8" (Actual)

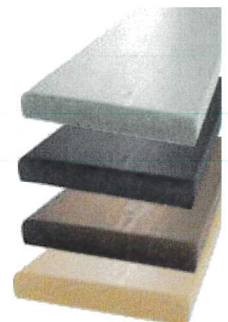
Legacy thickness - 7/8" (Actual)

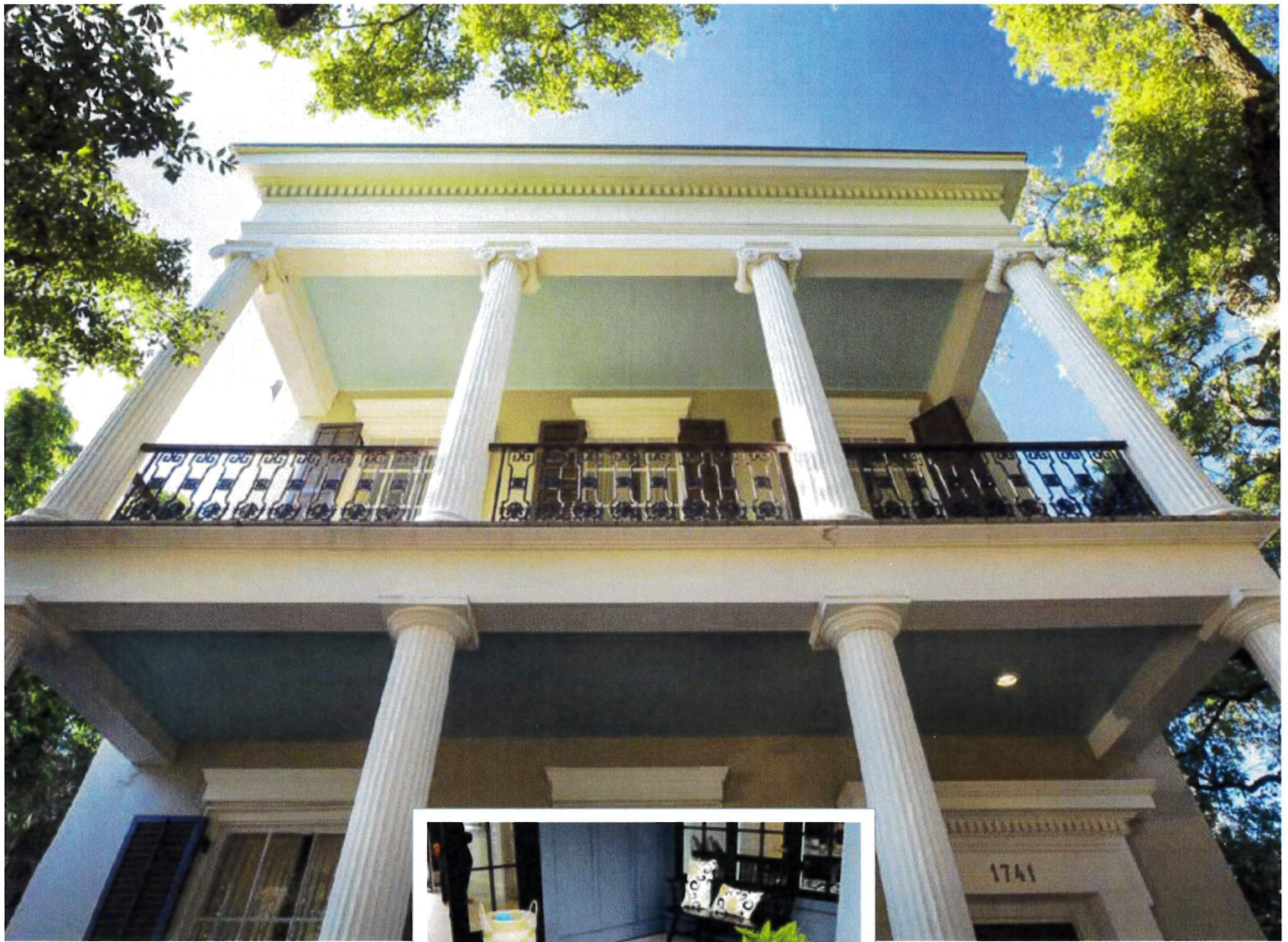
Universal Porch Plank thickness - 7/8" (Actual)

Traditions Twenty-Four thickness- 3/8" (Actual)

Universal Porch Plank

The Aeratis Universal Porch Plank, or UPP, is perfect for picture framing your installation, for using on stairs or even as a stand-alone wide-plank porch application.





ÆRATIS

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Front Door



 Visit Our Charlotte Showroom

Frame Size: 37-3/4" X 112-1/4"

Rough Opening: 38-1/2" X 113"

Outside Brickmould: 40-1/4" X 113-1/2"

Wood Type: Mahogany (African) - Unfinished / Not Stained

 Click for More Details

Mahogany (African) - Unfinished / Not Stained

Door Thickness: 1-3/4"

1-3/4"

Jamb: 4-9/16" Required

4-9/16"

6-9/16"

Rear door



Model Overview

PROJECT TYPE

New construction and replacement

MAINTENANCE LEVEL

Moderate

WARRANTY

20 Year Warranty

COLORS & FINISHES

27 Exterior Colors

9 Interior Colors

8 Interior Finish Options

SCREEN & TRIM OPTIONS

2 Insect Screens

3 Exterior Trim Options

7 Interior Trim Options

GLASS

Energy efficient, tinted, textured and protective.

DIVIDED LITES

Grilles between the glass.

HARDWARE

1 Handle Option in 8 finishes



18"W x 84"H Americraft Two Equal Louver Exterior Real Wood Shutters (Per Pair), w/ Aluminum Shutter Caps, Unfinished

Item No.: RW101LV18X84UNH

★★★★★ [44 Ratings](#) | [Q&A's \(0\)](#)

—

1

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\$6.24

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★★★★★ 2

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Not yet rated

\$21.30

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Product Overview

Hawaiian mango wood exterior shutters offer a unique blend of sustainability, strength, and natural beauty. Known for its distinctive grain and dense composition, mango wood is a durable hardwood that performs well in outdoor conditions. Each shutter is handcrafted in the USA using responsibly sourced mango wood, available unfinished, primed, or in one of 25 solid paint finishes. Painted shutters now include a free SteelTek aluminum cap, designed to protect against moisture and extend the life of the shutter. Copper caps are also available for purchase for a premium look and enhanced durability. A high-end yet affordable choice, mango wood shutters add character and curb appeal to farmhouse, coastal, cottage, and traditional home styles.

- Shutters ship with free SteelTek aluminum caps, that help prevent water damage and add extra longevity. Copper caps are also available for customers wanting a premium finish!
- Exterior wood shutters available in multiple styles including louver, board and batten, flat panel, and raised panel
- Crafted from durable mango wood and designed to withstand outdoor conditions
- Customizable shutter sizes available in a wide range of widths and lengths for a perfect fit on most windows



- Choose from decorative or operable shutter configurations using compatible SteelTek hardware

Details

Availability	Usually ships in 24-72 hours
Boxed	pair
Material	Hawaiian Mango
UPC Code	196595256974
Sku	RW101LV18X84UNH
Brand	AmeriCraft
Made In U.S.A.	Yes

Product Specifications

Product Width (in.)	18
---------------------	----





Mango Wood Premium Shutters

Mango trees mature four times faster than many hardwood species. Once they stop producing fruit, they're harvested for their wood, making them a smart option for eco-friendly, renewable resources.

 **American Crafted:** Mango wood is sourced from Hawaiian mango trees and assembled in the U.S.A.

 **In-Demand:** Coveted for its beauty, mango wood now brings sustainability and affordability to exterior shutters.

Style Options ▼

Louvered



Flat Panel



Raised Panel



Spaced BNB



Arched



Framed BNB



Joined BNB



Elliptical



Color Options

Find the perfect match with 25 color choices



Viridian Green Fire Red Burnt Toffee Ocean Swell Colorful Leaves Thermal Green Sojourn Blue Black



White Track Green Shadow Mountain Seaglass Pure Turquoise Primed Starless Night Wine Red Turmeric



Antiqua Pepper Red Peaceful Blue Natural Twine Moss Green Lilly Pads Hailstorm Gray Raisin Brown

Double Layer Protection

Our dual-step priming process – applied before and after assembly – adds an extra layer of durability to your Mango wood shutters.

Every Order Includes

Shutter Caps

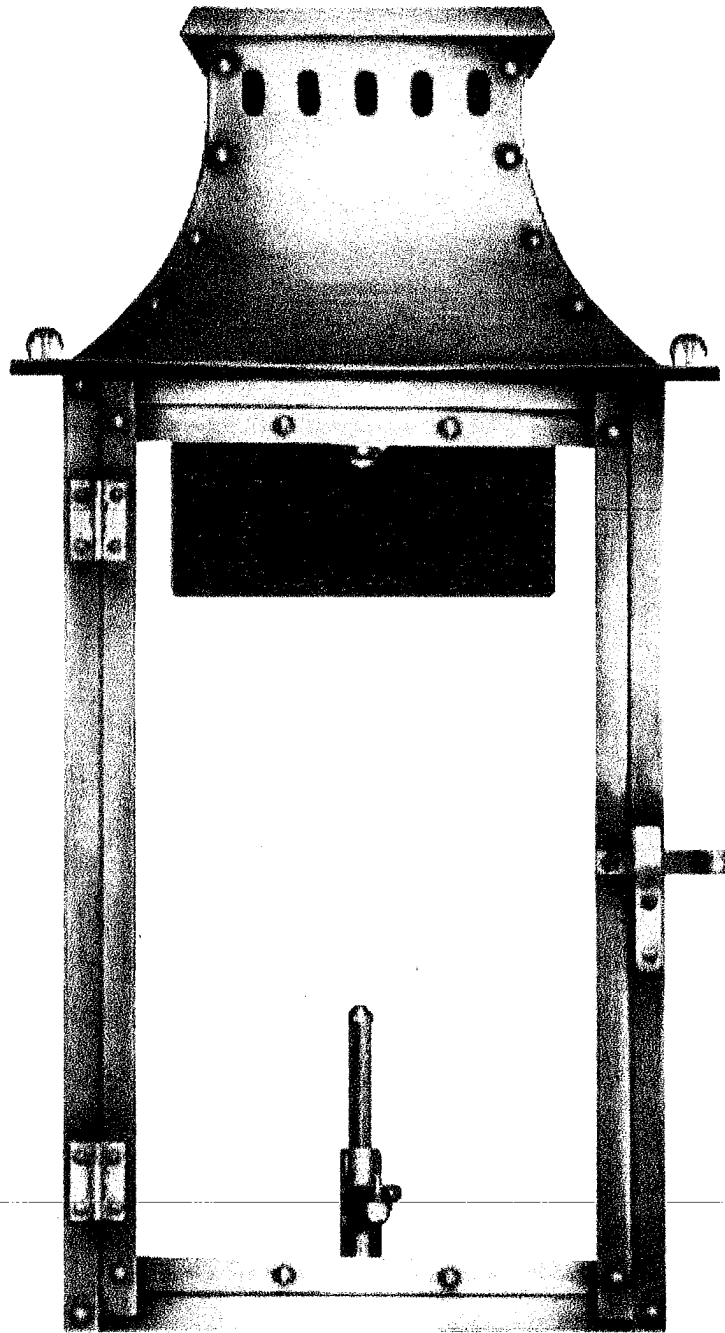
- Protects from moisture
- Extends the lifespan of your shutters
- Enhances the architectural design

Protects the shutter

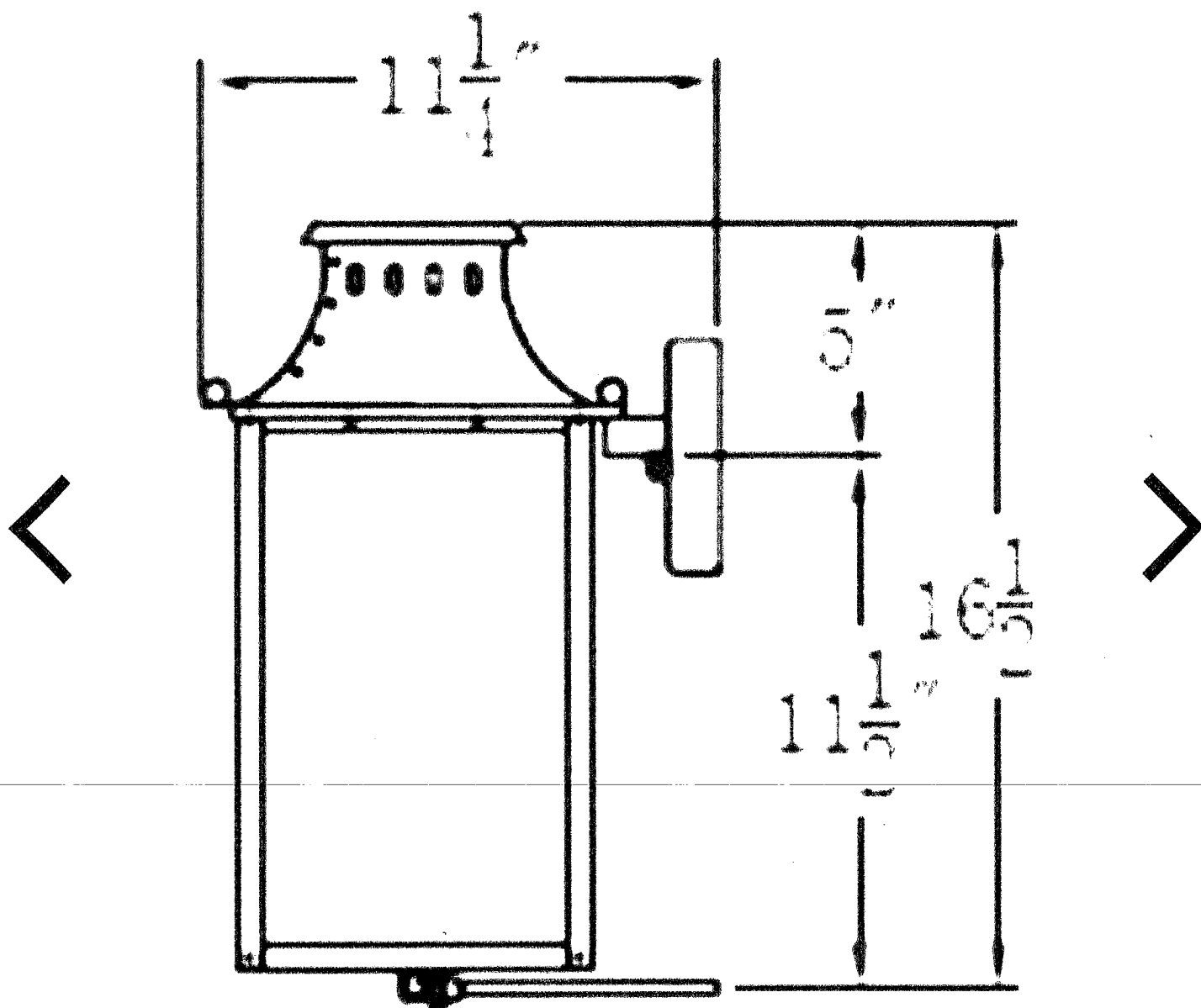
Aluminum (standard)

Copper (available)

ⓘ Only included on Louver, Raised Panel & Flat Panel Shutter Styles



MS 16



VIEW THE COMPARISON

WHY BEVOLO?

Lantern Features	Bevolo	Others	Notes
Patented Technology	✓		Bevolo's patented gas jet burns 800 BTU's, saving up to \$200 annually
Stays Lit	✓		Specifically designed over 70 years to stay lit and not blow out
Safety Flame Feature	✓		Patented gas tip prevents excessive gas flow and unsafe flame height
Unique Batwing Flame	✓		Designed exclusively for Bevolo lanterns and provides a bigger and brighter glow
Weather Resistant Brackets	✓		Hand forged iron is powder coated and offers marine grade brass brackets
Tempered Glass	✓		Weather and heat resistant glass "comes standard" on all Bevolo lanterns
Hand Riveted	✓		This technique stands the test of time, climate, and fire, unlike soldering
Tomorrow's Antiques Today	✓		Each fixture has a unique serial number to authenticate its origin and creation date
Expert Lighting Analysis	✓		Complimentary lighting analysis by designers with 70+ years of experience
Selection	✓		Over 500 styles and sizes to appropriately complement any architecture
Made in America	✓		Made right here in New Orleans, LA, not imported from overseas

BEVOLO
— established 1945 —
IRON & BRASS LANTERN LIGHTING

www.bevolo.com
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