City of Pensacola

Architectural Review Board

Agenda

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

February 19, 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. 26-282 ARB MEETING MINUTES

Recommendation:

Sponsors:

Attachments: *01-15-26_ARB minutes*

OPEN FORUM

NEW BUSINESS

2. 26-283 920 N. SPRING ST
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
REVIEW OF CONSTRUCTION OF A POOL AT A CONTRIBUTING STRUCTURE

Attachments: *920 N. Spring St_Images*
FL Master Site File
920 N. Spring Street_Application & Materials

3. 26-284 335 E. INTENDENCIA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HR-2 / CITY COUNCIL DISTRICT 6
REPLACE WOOD DECKING WITH WOOD COMPOSITE DECKING AT A CONTRIBUTING STRUCTURE

Attachments: *335 E. Intendencia St_Images*
FL Master Site File
335 E. Intendencia St_Application & Materials

4. 26-285 314 S. FLORIDA BLANCA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL

DISTRICT 6
CONCEPTUAL APPROVAL OF MODIFICATIONS TO AND NEW REAR / SIDE ADDITION AT A CONTRIBUTING STRUCTURE

Attachments: *314 S. Florida Blanca St_Images*
FL Master Site File
314 S. Florida Blanca St_Application & Materials

5. 26-286 213 S. FLORIDA BLANCA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL OF MODIFICATIONS TO AND NEW REAR AND SIDE ADDITION AT A CONTRIBUTING STRUCTURE

Attachments: *213 S. Florida Blanca St_Images*
213 S. Florida Blanca St_Application & Materials

6. 26-287 21 W. ROMANA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6
REVIEW OF INSTALLATION OF A COOLER AT A CONTRIBUTING STRUCTURE

Attachments: *21 W. Romana St_Images*
FL Master Site File
21 W. Romana St_Application & Materials

7. 26-288 307 S. REUS STREET
GOVERNMENTAL CENTER DISTRICT / ZONE C-2 / CITY COUNCIL DISTRICT 7
CONCEPTUAL REVIEW OF PARTIAL DEMOLITION AND MODIFICATIONS TO A COMMERCIAL STRUCTURE

Attachments: *307 S. Reus St_Images*
FL Master Site File
307 S. Reus St_Application & Materials

8. 26-289 1182 & 1150 E. LAKEVIEW AVE
CITY COUNCIL DISTRICT 5
HISTORIC STRUCTURE DEMOLITION APPLICATION

Attachments: *1182 E. Lakeview Ave_Images*
1182 E. Lakeview Ave_Historic Demolition Review

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
January 15, 2026

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, Digital Media Specialist Booth

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

OTHERS PRESENT: Nannette Chandler & Mike Barr

AGENDA:
- Quorum / Call to Order
- Approval of Meeting Minutes from December 18, 2025
- Open Forum

  New Business:
- 520 N. Spring Street
- 213 S. Florida Blanca Street
- Adjournment

Call to Order / Quorum Present
Chairperson Brantley called the meeting to order at 2:02 PM with a quorum present.

Open Forum – none

Approval of Meeting Minutes – Board Member Mead made a motion to approve the December 18, 2025, minutes, seconded by Board Member Del Gallo, and it carried 7-0.
Chairperson Brantley explained the procedures of the Board meeting, including requirements for audience participation.

New Business –

Item 2 – 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
Action Taken – Approved with Abbreviated Review to Follow

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.

Ms. Chandler presented her project to the board, explaining that she wanted the structure to feel like a miniature version of the main house. Board Member Mead asked about the paint color choice and Ms. Chandler explained that she wanted a color that no one else had in the neighborhood and that she wanted it to feel like a gothic mansion. Board Member Mead expressed concerns about the porch, suggesting a gable or something to signal the entrance. He also stated that the design was too elaborate and would have historically been simpler, and that he would prefer a taller foundation. He suggested that the fret work be focused on the gable to point toward the Spring Street entrance. Ms. Chandler explained the slope of the property and how the porch of the new structure will sit at the same height as the main structure visually from the street view. Board Member Mead said three elements are enough to tie it into the main structure – paint, basic trim, and gable profiles, and a reduced scale of element. Board Member Ramos agreed that the style of the structure should be simpler. Board Member Sisson asked about the on-site parking, and Ms. Chandler clarified that there would only be two spaces and that the asphalt currently there will be going away. Board Member Fisher expressed concerns about the view of the porch of the main house from Jackson Street being obstructed by the new structure. Ms. Chandler explained that it is still visible from the corner and there's a lot of space between the two buildings to increase visibility. Board Member Mead suggested adding gable treatments to the Spring Street frontage (porch corner).

Board Member Mead made a motion to approve the application with an abbreviated review to follow that moves the gable over the southwest corner facing Spring Street and simplified ornamental details. The motion was seconded by Board Member Sisson, and it carried unanimously. Ms. Chandler explained that she was focused on mimicking the bay window on the other house, and she appreciates their feedback. She asked for clarification on the ornamental detail, and Board Member Mead recommended she keep the spandrel elements without the fillagree.

Item 3 – 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
Action Taken – Denied

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 sofit, 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.

Mike Barr, with SWA Construction, presented the project on behalf of the property owners, Mr. and Mrs. Alan Bunt. Chairperson Brantley asked if the rear and side elevations were conceptual or planned. Mr. Barr confirmed they are the actual drawings, there won’t be any muntins on the windows, the rear addition will be 17’6” x 30’, and the side addition will be 5’4” x 42’11”. Board Advisor Pristera asked if Staff have the Florida Master Site File, and staff displayed historic photos of the property on the screen. Board Advisor Pristera asked, based on the photos in the packet, if work stopped on the project. Staff clarified that the applicant had a permit for interior renovations, started those, encountered termite damage, and had to remove the rear porch of the home. This triggered a stop work order. Staff also clarified that the windows currently installed on the home are vinyl windows, not the proposed windows in the application, and that they will be replaced. Board Member Ramos asked if the property was originally a duplex, and Board Advisor Ross confirmed this is likely. Mr. Barr confirmed that there were two front doors but one of them is being converted into a window and clarified that the proposed siding is wood based but carries the same warranty as Hardie Plank. Mr. Barr explained that the boards will be nailed on, that it has the same trim package, and a brushed texture. Board Member Ramos asked if we have a sample and if LP Smart Siding has been approved before. Staff said they do not have a sample, they do not believe it has been approved before, but Hardie has, and a Nichiha product. Board Member Ramos would like to see a sample of what the brushed finish looks like since it hasn’t been approved before. Board Member Ramos asked about installing this siding on the porch. Mr. Barr said it would be installed picture frame style. Board Advisor Pristera stated that style is a giveaway that its not wood, that tongue and groove would not have been used historically because that’s too fancy, and instead it would have just been plain planks nailed to the porch, like it is now. He added that we will lose the simplicity of these older houses, they’ll be replaced with higher-end fake boxes, and that how you detail it to not make it look like a suburban house porch is important. The board discussed the columns, that they’re too large in scale, that the original columns were simpler, and recommended chamfered edge or turned columns. The board discussed the rear elevation, stating that no thought or consideration went into the plans and the window configuration is inappropriate. Board Member Mead stated that the transom is completely out of scale and the horizontal windows are terrible and need to be vertical. The Board discussed the location of the entrance steps, whether it should be shifted one bay to the right to make it more in conformity with the location of the front door. Board Member Mead stated that there is too much to go to an abbreviated review. Chairperson Brantley asked if they’re changing the size of the window openings, and what the existing opening sizes are. Mr. Barr said he does not know the original sizes of the windows, but that they are making them wider. Board Member Mead asked what the existing reveal was on the siding, Mr. Barr stated he believes its 4” and that they’re going to a 5”, and Mr. Mead

recommended they go w the existing reveal instead. He also recommended that they use some vertical trim to show a break and help distinguish between the original structure and the addition. Board Member Ramos asked if they plan to reuse the boards for the porch roof and recommended that they do that. Board Member Sisson asked about the dimensions of the front door and Mr. Barr said the measurement on the drawing isn't correct and should be 3'.

Board Member Mead made a motion to deny with encouragement to resubmit in like with comments. The motion was seconded by Board Member Ramos and it carried unanimously. Staff confirmed that the denial was based on 12-3-10.(1)d.2.ii.(a) Historic zoning districts; Procedure for review; Decisions; Rules governing decisions: In the case of a proposed alteration or addition to an existing building, that such alteration or addition will not impair the architectural or historic value of the building. Staff said it's very possible that we will see this application in the February meeting since we have two weeks until the next submission deadline. Staff stated that we will request a sample of the LP siding and will get the meeting minutes and Board's comments to Mr. Barr as quickly as possible.

Adjournment – With no further business, the Board adjourned at 3:00 p.m.

Respectfully Submitted,

Dana Foster

Dana Foster
Historic Preservation Planner
Secretary of the Board

File #: 26-283 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

920 N. Spring St
North Hill preservation district / Zone PR-1AAA / City Council District 6
Review of construction of a pool at a Contributing Structure

SUMMARY:

Joe Hild is requesting approval to construct a 10' x 40' in-ground Gunite swimming pool with an 18" raised bed, pebble sheen surface, and white Riviera Stone coping, in the side / rear yard of a contributing structure. The proposed pool equipment will be in the corner of the lot facing W. De Soto Street, with a combination of fence (existing white, picket fence) and plant screening.

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)f. North Hill; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district
12-3-10(2)h. North Hill; Regulations for new construction and additions to existing structures in the North Hill preservation district
12-3-55(4) Accessory uses and structure standards; Residential accessory structures standards.

ATTACHMENTS:

1. 920 N. Spring St_Images
2. FL Master Site File
3. 920 N. Spring Street_Application & Materials

920 N. Spring Street





HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

___ Original
_x_ Update

Site #8 ES00669
Recorder #
Field Date 5 /3 /95
Form Date 7 /9 /95

SITE NAMES (addr. if none) ALEXANDER ZELIUS HOUSE [MULT. LIST. #8
SURVEY NORTH HILL [SURVEY # 4158
NATIONAL REGISTER CATEGORY X building __structure X district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 920 N. SPRING ST.
CROSS STREETS nearest/between SE CORNER OF N. SPRING ST AND W DESOTO STS.
NEAREST CITY/TOWN PENSACOLA
COUNTY ESCAMBIA IN CURRENT CITY LIMITS X yes __no
SUBDIVISION NAME NORTH HILL BLOCK 43 TAX PARCEL #9010-008-043
OWNERSHIP __private-profit __priv-nonprofit X priv-indiv __priv-unspecified __city __county __state __federal __unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT LOT NO. 8-10
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 2S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING 0 NORTHING 0]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

STYLE QUEE EXTERIOR PLAN IRRE NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER, CONT Materials BRIC
EXTERIOR FABRICS SDDR
ROOF: Types GAIN Materials SHCO
Secondary strucs. (dormers etc.) CRGA
CHIMNEY : No.___ Materials LOCATIONS
WINDOWS (types, materials, and placements) DHS, 1/1, WOOD: BAY (SEMI-OCTAGONAL)

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations W,S/ 1 STORY ENCIRCLING VERANDAH
Porch roof types WITH PAIRED WOOD COLUMNS; 7 BAY, ACCESS FROM WEST
EXTERIOR ORNAMENT DENTILS

INTERIOR PLAN CONDITION: X excellent __good __fair __deteriorated __ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) __commercial A 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 1899 CIRCA x yes __no
ARCHITECT: (last name first) _____
BUILDER: (last name first) C. H. TURNER
MOVES __yes X no Dates _____ Orig.addr. _____
ALTERATIONS __yes X no Dates _____ Nature _____
ADDITIONS __yes __no Dates _____ Nature _____
ORIGINAL USES (give dates) RESIDENCE
INTERMEDIATE USES (give dates) RESIDENCE
PRESENT USES (give dates) RESIDENCE
OWNERSHIP HISTORY (especially original owner) ALEXANDER ZELIUS (ORIGINAL).
MARGARET M. ANDRUS WHITNEY (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _yes _no _insuff. info
Individually elig. for Nat. Register? _yes _no _insuff. info
Potential contributor to NR district? _yes _no _insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R11, F13-14

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 ui	Date / /
DELIST DATE / /	SHPO-NR ELIGIBILITY: y n pe ui	Date / /
	LOCAL DESIGNATION:	Date / /
	Local office	

* y=Yes; n=No; pe=Potentially Eligible; ui=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


Radio Tower
Pensacola High Sch
McMillan Sch
Bibbs Sch
Pensacola Christian Sch
Playground
AVERY
St Anthonys Sch
Sacred Hea Sch
Radio Tower
Baptist Hospital
Cobb Center
Park
MORENO
LEE
Yonge Sch
LLOYD
BRAINERD
Dixon Sch
PENSACOLA
BM32X
Park
CERVANTES
Beggs Vocational Sch
4 LANE
Water Tank
JACKSON
Park
Gibson Sch
St Michaels Sch
Radio Tower
YMCA
WRIGHT
St Johns Cem
Bus Depott
Fire Sta
Library
Armory
Legion Field
Blount Middle Sch
Berean Sch
PO
St Michae Cem
GARDEN
St Stephens Sch
Police Sta
BM11
ROMANA
Playground
Hallmark Sch
St Josephs Sch
Courthouse
BM13
Seville Squ
City Hall
Museum
BM8
GOVERNMENT
Sewage Disposal
MAIN
BURLINGTON NORTHERN
BARRANCAS
Radio Tower
Pensacola Port Authority
Municipal Auditorium
Chico
Sanders Beach
INNER HARBOR
CHANNEL

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 669
Site Name Zelius, Alexander House 830 = = Survey Date 8005 820 = =
Address of Site: 920 N. Spring St. Pensacola, Fl. 32501 905 = =
Instruction for locating SE corner of N. Spring and DeSoto St.

813 = =
Location: Belmont Tract (subdivision name) 43 (block no.) 8-10 (lot no.) 868 = =
County: Escambia 808 = =
Owner of Site: Name: Andrus, Lawrence R. and Margaret M.
Address: 920 N. Spring St.
Pensacola., Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8005 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

818 = =

Condition of Site: (Check One)
- Excellent 863 = =
- [x] Good 863 = =
- Fair 863 = =
- Deteriorated 863 = =

Integrity of Site: (Check One or More)
- Altered 858 = =
- [x] Unaltered 858 = =
- [x] Original Site 858 = =
- Restored ( ) (Date:) ( ) 858 = =
- Moved ( ) (Date:) ( ) 858 = =

Original Use Residence 838 = =
Present Use Residence 850 = =
Dates: Beginning c+ 1902 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: District 916 = =

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

Areas of Significance: Architecture, History 910 = =

Significance:

An excellent example of the Queen Anne style of architecture, this house was the home of Alexander Zelius, a Dutch ship captain who "retired" in Pensacola. In his "retirement", Zelius served as vice-consul to the Netherlands and Norway. He also served a controversial term as a member of the city's Board of Public Works. In addition, he operated a ship chandlery and grocery business. The Zelius family owned the house until 1947.

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

911 = =

ARCHITECT Unknown 872 = =

BUILDER C.H. Turner 874 = =

STYLE AND/OR PERIOD Queen Anne 964 = =

PLAN TYPE Irregular 966 = =

EXTERIOR FABRIC(S) Wood: novelty siding and shingles 854 = =

STRUCTURAL SYSTEM(S) Wood frame 856 = =

PORCHES W&S/1 story encircling verandah, paired wood columns, 7 bay, access from W 942 = =

FOUNDATION: Piers: brick, brick, continuous 942 = =

ROOF TYPE: Intersecting gables 942 = =

SECONDARY ROOF STRUCTURE(S): cross gable 942 = =

CHIMNEY LOCATION: 942 = =

WINDOW TYPE: DHS, 1/1, wood; bay(semi-oct) 942 = =

CHIMNEY: 882 = =

ROOF SURFACING: Composition shingle: butt 882 = =

ORNAMENT EXTERIOR: Dentils 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2½ 950 = =

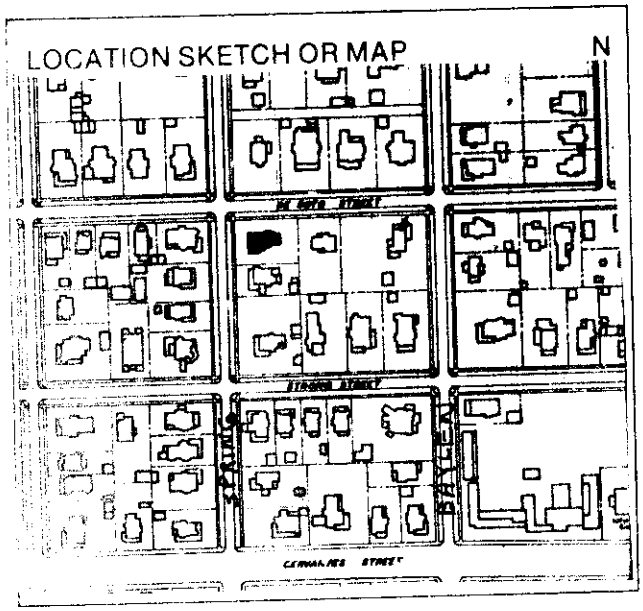
NO. OF DORMERS 0 954 = =

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 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	19

812 = =

UTM Coordinates: 890 = =

Zone Easting Northing

Photographic Records Numbers HPPB P80.6 Fr.22A 860 = =
NH6-37 NH7-2A

Contact Print


ES 667
8/26/97
32514
32504
32503
32501
32505
10
110
742
453
29
289
291
295
292
480
443
493
90
98
752
CREIGHTON
BURGESS
LANGLEY
PENSACOLA
STUMPFIELD RD
BRENT
FAIRFIELD
PALAFOX
BAYOU
CERVANTES
GARDEN
NAVY
Railroad
Transportation
PENSAC
REGION
AIRPOR
(HAGLE
Page 15 of 235





Architectural Review Board Application
Full Board Review

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

Application Date: 1/12/2026

Project Address: **920 N SPRING ST, PENSACOLA, FL. 32501**

Applicant: JOE HILD

Applicant's Address: 4274 GULF BREEZE PKWY, GULF BREEZE, FL. 32563

Email: JOESPOOLS91@GMAIL.COM Phone: (850)361-5236

Property Owner: KRAIG & ALANAH REUTER *(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

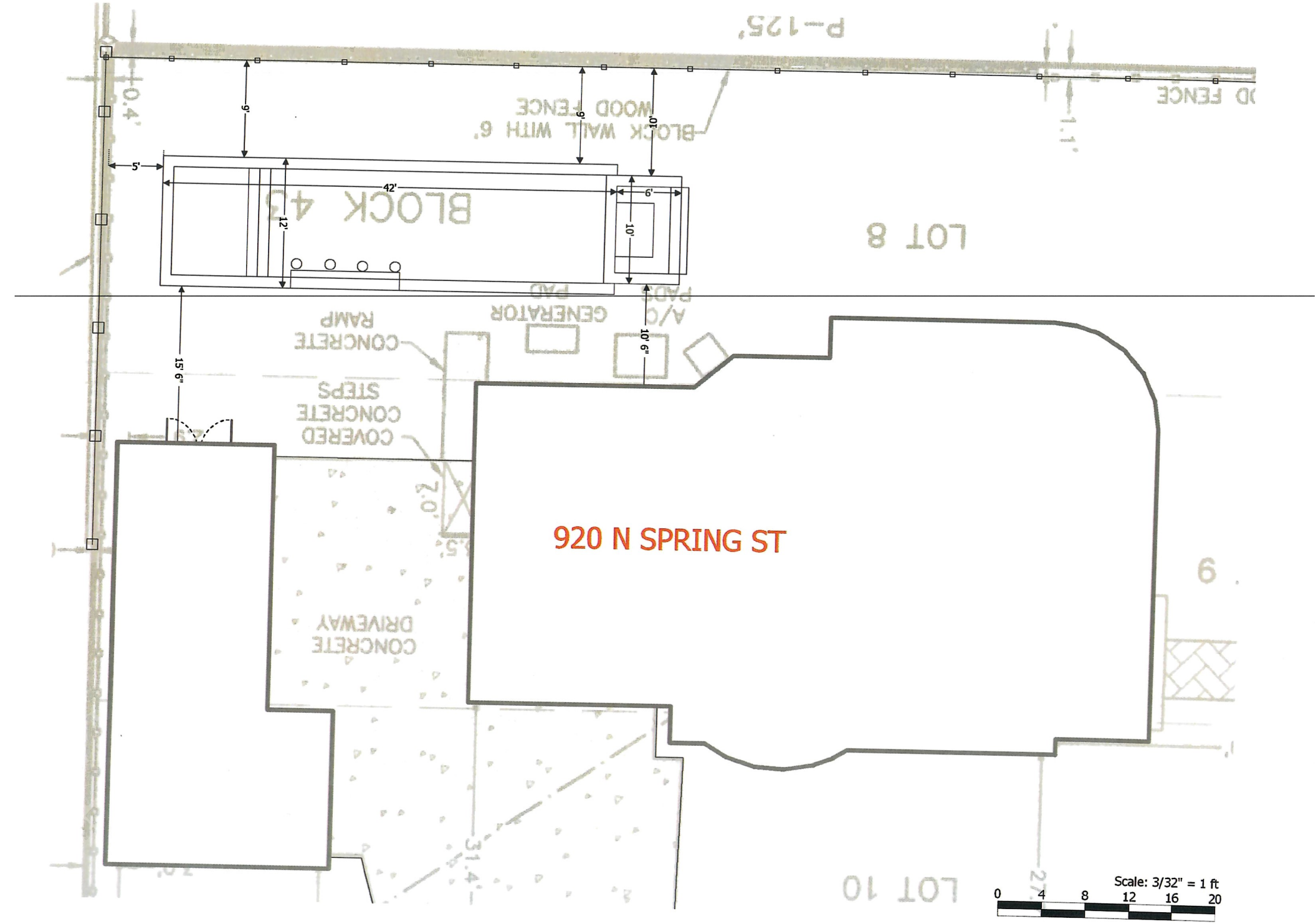
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

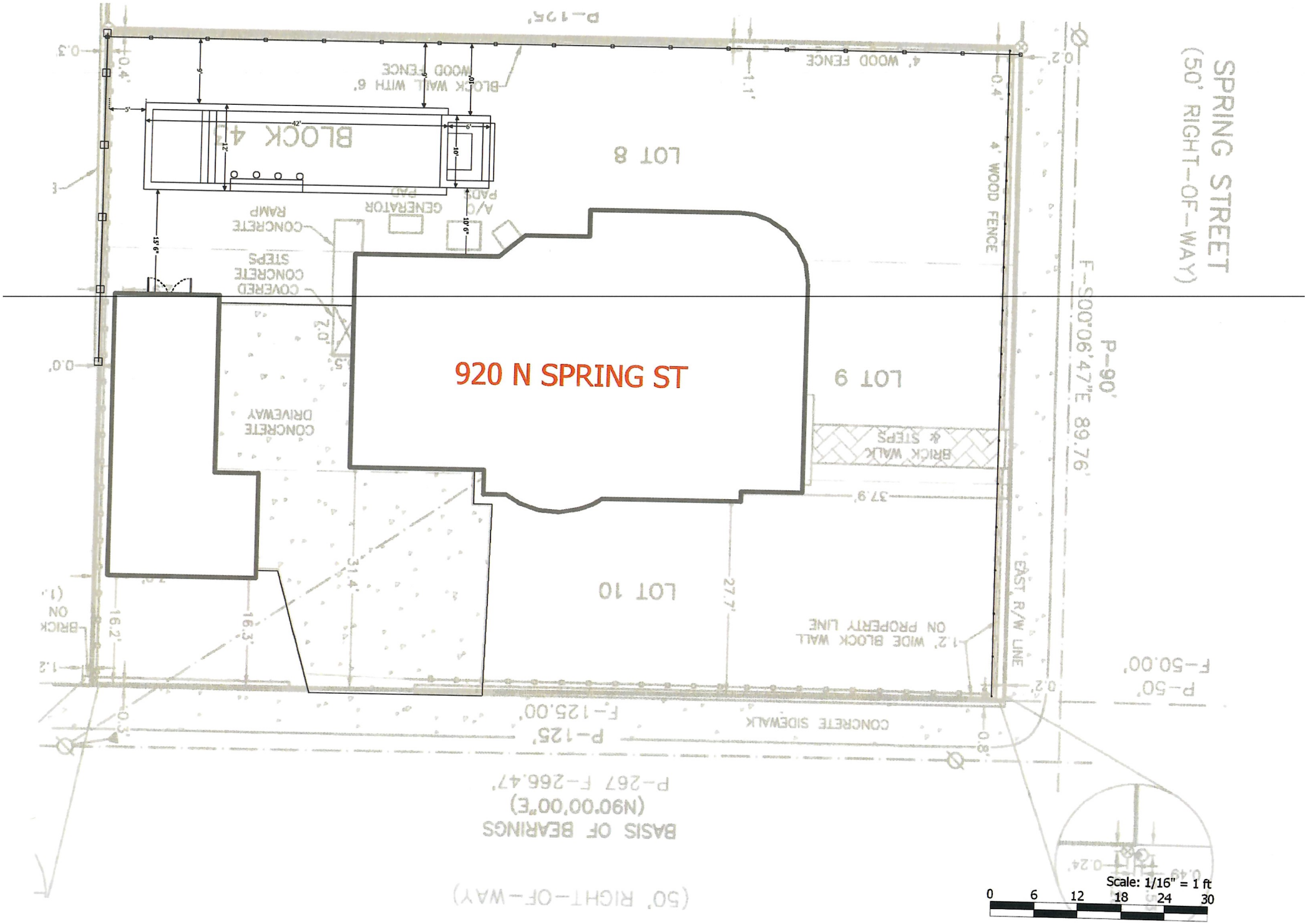
Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.
INSTALL A 10'X 40' INGROUND GUNITE SWIMMING POOL AND SPA.
POOL TO HAVE 18" RAISED BEAM
Pebblesheen surface with white, Riviera Stone coping

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 — 1/12/2026 Date

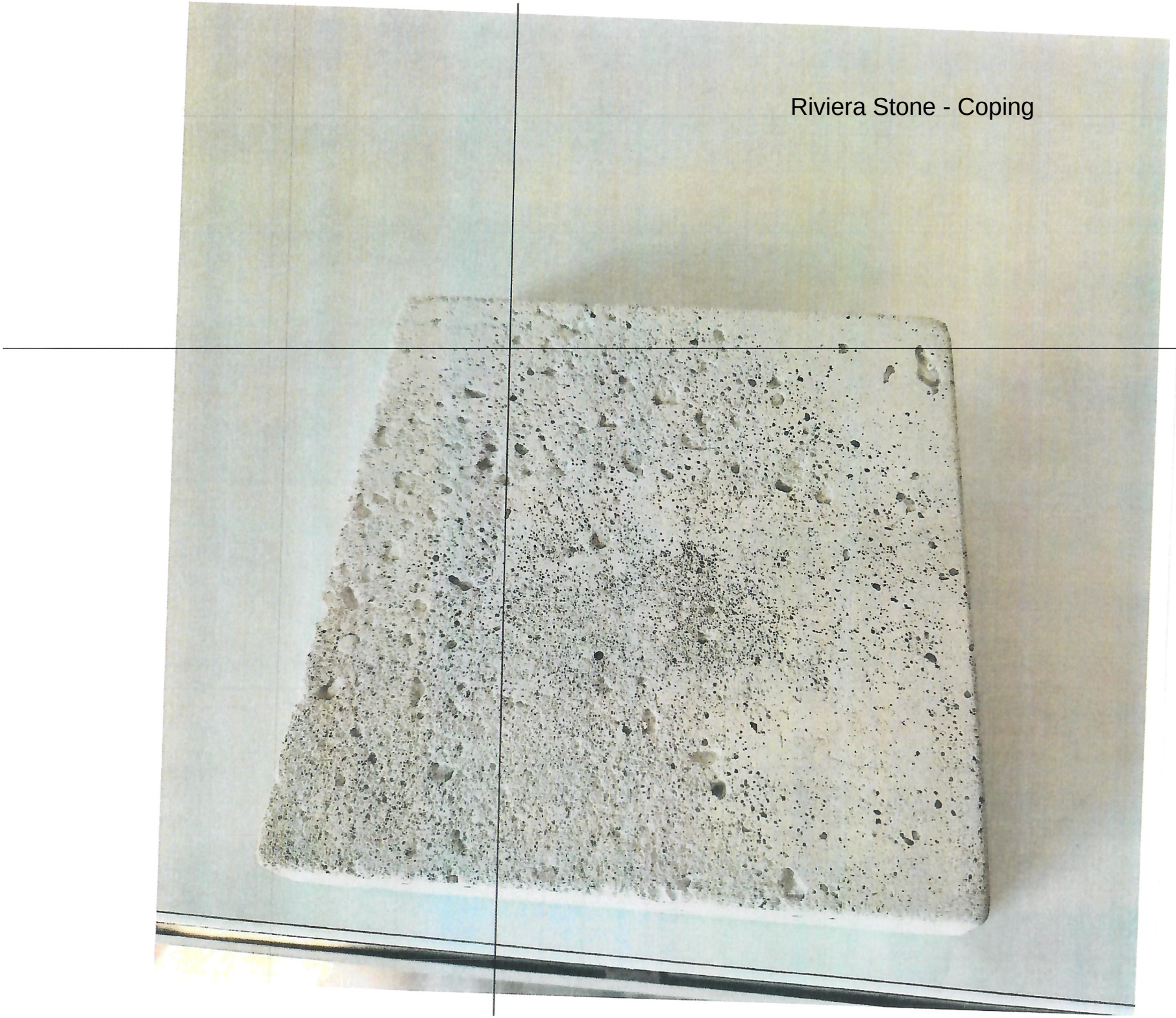
Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

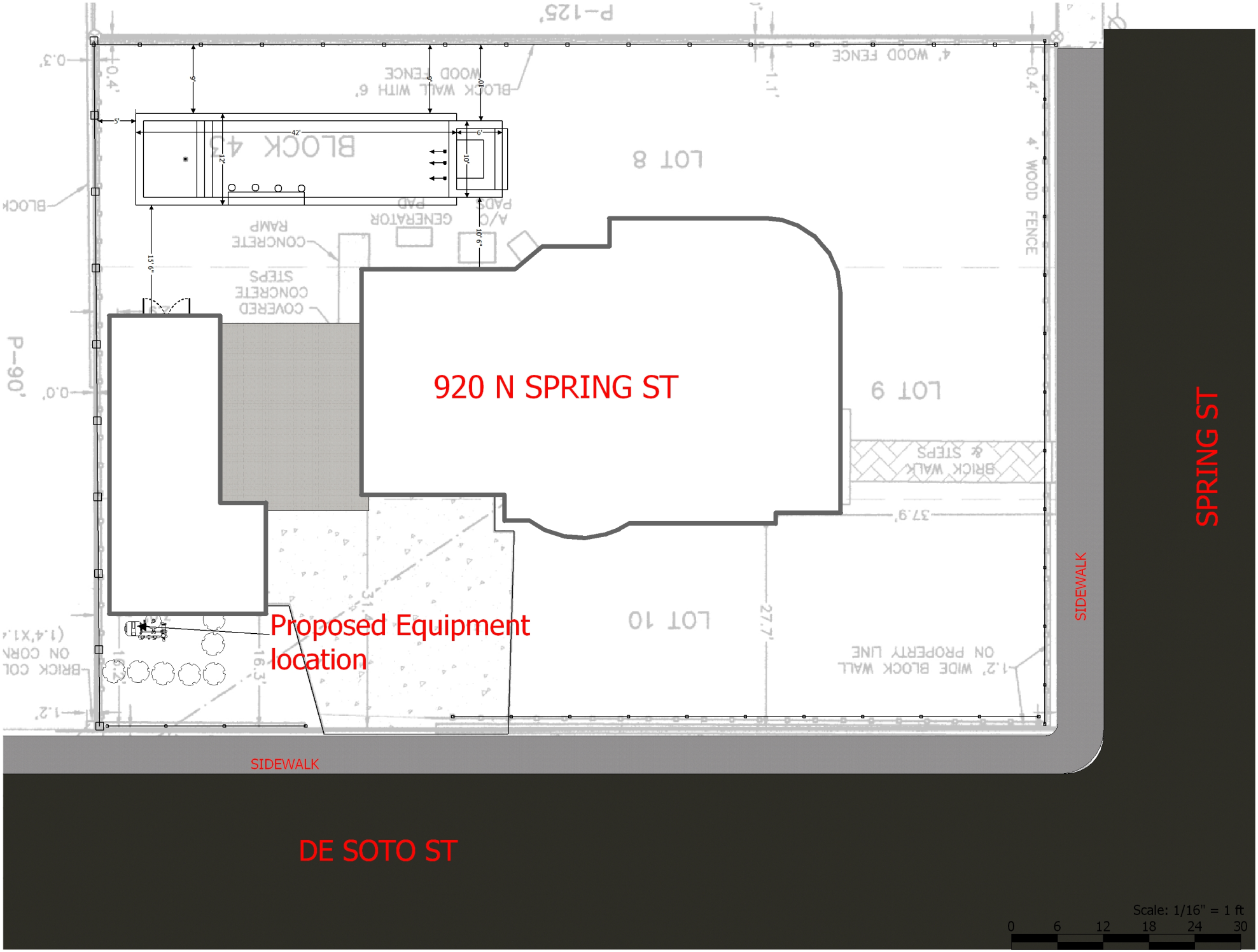

920 N SPRING ST
Scale: 3/32" = 1 ft
0 4 8 12 16 20


SPRING STREET
(50' RIGHT-OF-WAY)
920 N SPRING ST
LOT 8
LOT 9
LOT 10
BLOCK 42
4' WOOD FENCE
BLOCK WALL WITH 6' WOOD FENCE
CONCRETE RAMP
GENERATOR PAD
A/C PADS
CONCRETE STEPS
COVERED
CONCRETE DRIVEWAY
BRICK WALK & STEPS
1.2' WIDE BLOCK WALL ON PROPERTY LINE
EAST R/W LINE
CONCRETE SIDEWALK
P-90'
F-S00°06'47"E 89.76'
P-125'
F-125.00'
P-50'
F-50.00'
P-267 F-266.47'
(N90°00'00"E)
BASIS OF BEARINGS
(50' RIGHT-OF-WAY)
Scale: 1/16" = 1 ft
0 6 12 18 24 30




PebbleSheen®
Refined Textured Finish
BLACK ONYX
Wet samples before viewing. Variances in color, texture, and exposure in finish samples and in the pool finish are expected with the use of natural stone products.

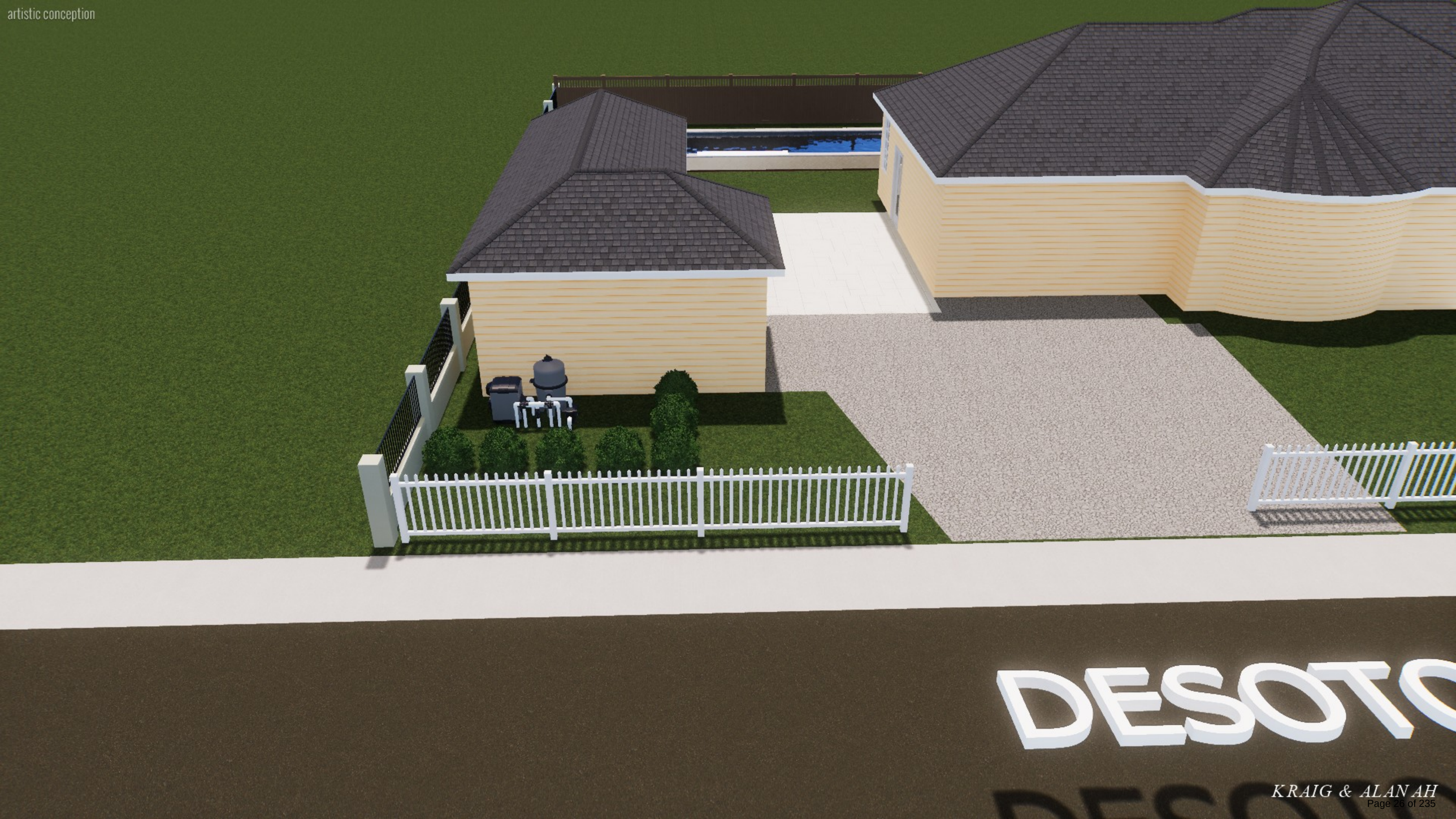

Riviera Stone - Coping


920 N SPRING ST
Proposed Equipment location
SIDEWALK
SIDEWALK
SPRING ST
DE SOTO ST
Scale: 1/16" = 1 ft
0 6 12 18 24 30

artistic conception



KRAIG & ALAN AH


artistic conception
DESOTO
KRAIG & ALAN AH

File #: 26-284 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

335 E. Intendencia Street
Pensacola historic district / Zone HR-2 / City Council District 6
Replace wood decking with wood composite decking at a Contributing Structure

SUMMARY:

William Franklin is requesting approval to replace the existing wood decking on the front, side, and rear porches and four sets of steps with wood composite decking in a green color.

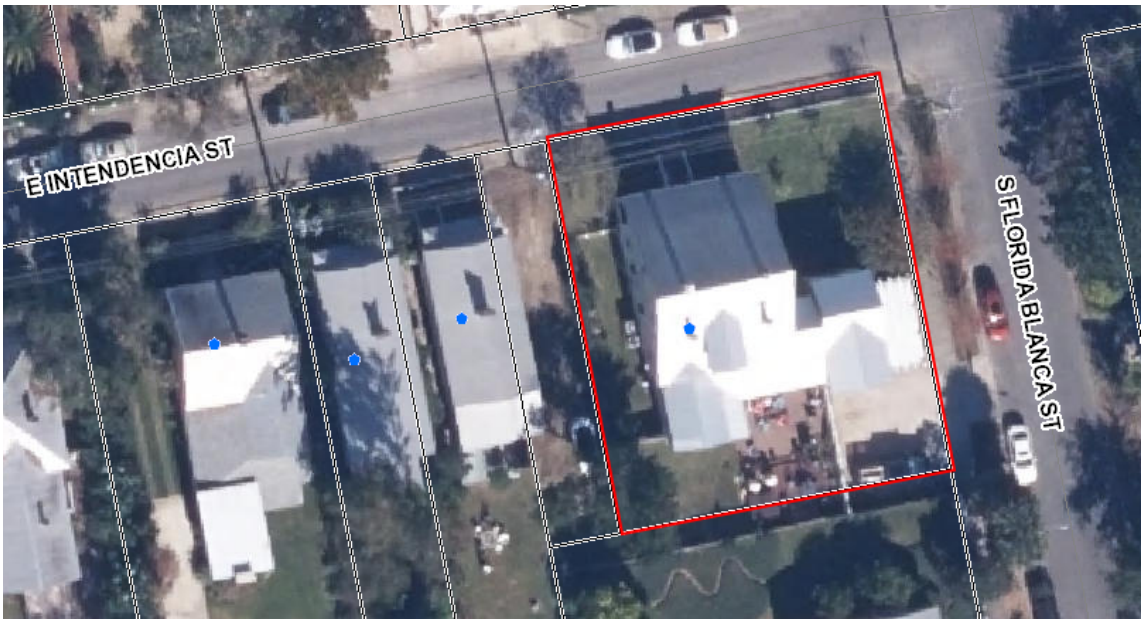
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
12-3-10(1)d.2.ii. Pensacola historic district; Procedure for review; Decisions; Rules governing decisions
12-3-10(1)f.4.ii. Pensacola historic district; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district; Porches; The original materials, method of construction and style of building elements shall be duplicated when making repairs, alterations, or additions to existing porches

ATTACHMENTS:

1. 335 E. Intendencia St_Images
2. FL Master Site File
3. 335 E. Intendencia St_Application & Materials

335. E. Intendencia Street







Photos of Decking:






1885





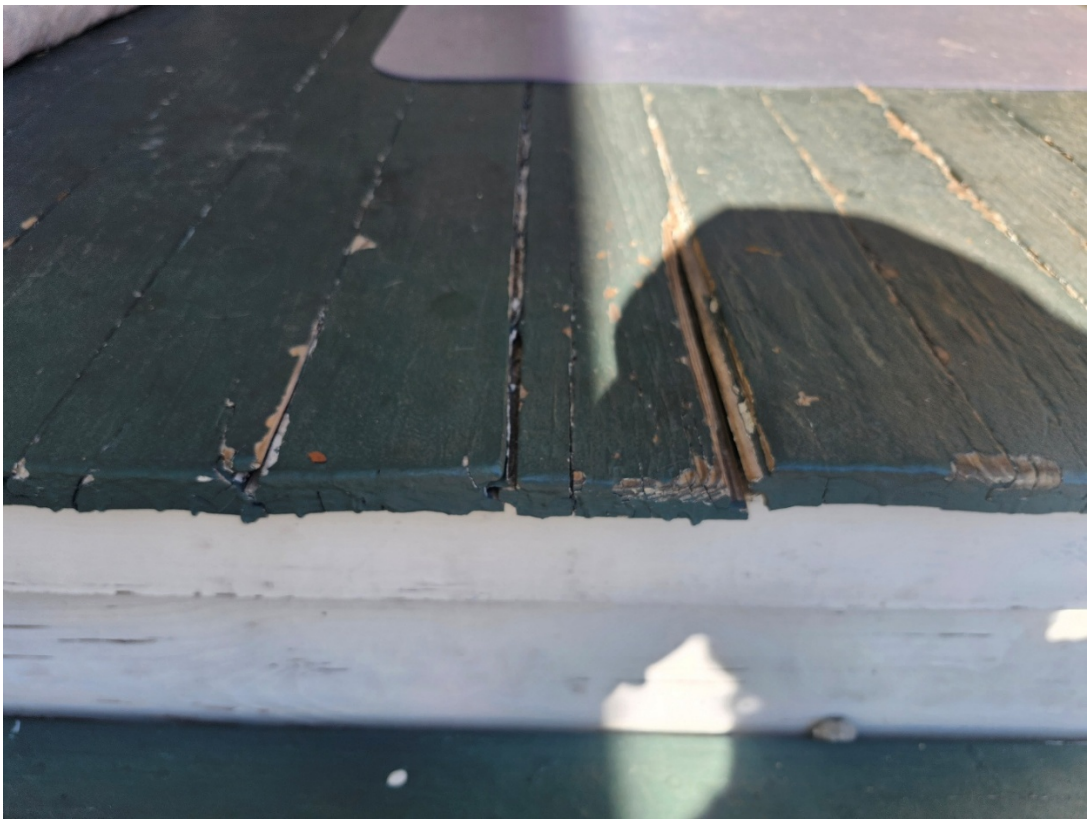








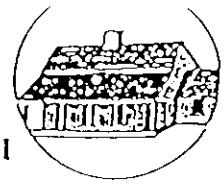









1885



HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

X Original
X Update

Site #8 ES2431
Recorder #
Field Date 4 / 26 / 95
Form Date 7 / 20 / 95

SITE NAMES (addr. if none) ANTONIO CHARBONIEX HOUSE [MULT. LIST. #8]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4750]
NATIONAL REGISTER CATEGORY X building _structure X district _site _object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 335 E. INTENDENCIA ST.
CROSS STREETS nearest/between BETW. S. ALCANIZ AND S. FLORIDA BLANCA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9001-002-154
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 18 LOT NO. 154
OWNERSHIP _private-profit _priv-nonprofit X 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 LSHP NO. STORIES 1.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SHWD
Secondary strucs. (dormers etc.)
CHIMNEY : No. 2 Materials BRIC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 2/4, WOOD

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

INTERIOR PLAN CONDITION: _excellent X good _fair _deteriorated _ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) _commercial M 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 1885 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) ANTONIO CHARBONIEX (ORIGINAL), IMOGENE SMITH KENNEDY (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _yes _no _insuff. info
Individually elig. for Nat. Register? _yes _no _insuff. info
Potential contributor to NR district? _yes _no _insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R13, F27-28

RECORDER

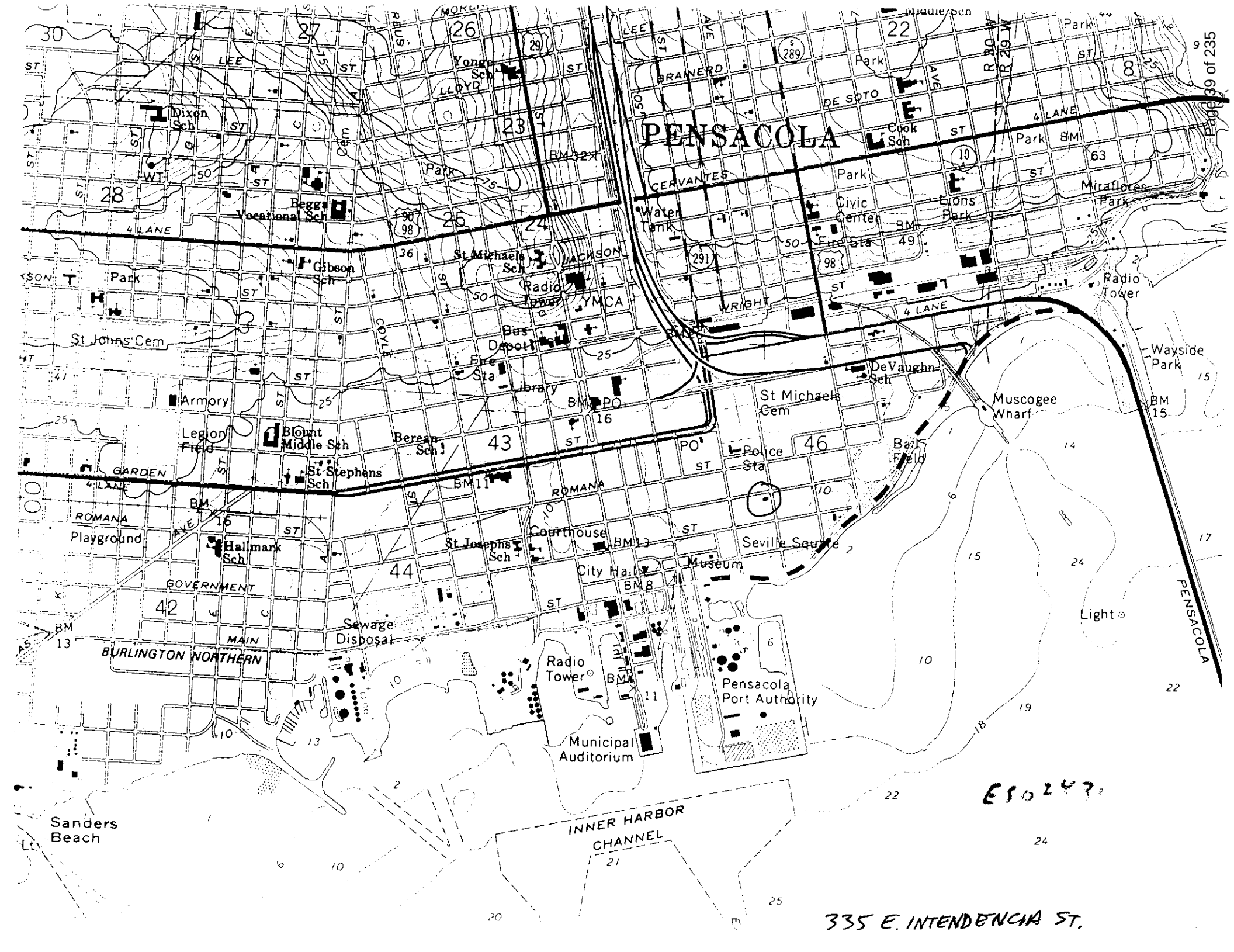
NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

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 ii	Date / /
	SHPO-NR ELIGIBILITY* y n pe ii	Date / /
DELIST DATE / /	LOCAL DESIGNATION	Date / /
	Local office	

*y=Yes; n=No; pe=Potentially Eligible; ii=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



ES0247

335 E. INTENDENCIA ST.



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

Architectural Review Board Application
Full Board Review

Application Date: 06 FEB 2026

Project Address: 335 E INTENDENCIA ST. PENSACOLA FL 32502

Applicant: WILLIAM FRANKLIN

Applicant's Address: 680 RIOLA PL PENSACOLA FL 32506

Email: ORANGEBEACHPESTPROTECTION@GMAIL.COM Phone: 850-532-5755

Property Owner: ROSS PADDEN
(If different from Applicant)

District: [X] ***PHD*** [ ] ***NHPD*** [ ] ***OEHPD*** [ ] ***PHBD*** [ ] ***GCD***

Application is hereby made for the project as described herein:

[✓] Residential Homestead – $50.00 hearing fee

[X] ~~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.

RE-DECKING OF THE FRONT PORCH, SIDE PORCH, REAR PORCH, AND FOUR SMALL STEPS, EXCLUDING THE FRONT PORCH STEPS BECAUSE THEY AR BRICK. THERE IS A SIGNIFICANT AMOUNT OF WOOD ROT TO THE EXISTING TNG 1X4. YOU ARE CORRECT, IT HAS BEEN REPLACED A FEW YEARS BACK, HOWEVER THE EXISTING DECKING IS SEVERELY ROTTEN AND IS A HAZARD TO THE OWNER & GUESTS. ALSO THERE IS A ROUNDED EDGE ON THE EXISTING DECKING. SEE ATTACHED PHOTOS, AND SAMPLES.

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.

William Franklin
Applicant Signature

06 FEB 2026
Date

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

Scanned with CamScanner

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

Architectural Review Board Application
Abbreviated Review

Application Date: 01/26/2025

Project Address: 335 East Intendencia

Applicant: WILLIAM FRANKLIN

Applicant's Address: 680 RECLA PL, PENSACOLA, FL 32506

Email: ORANGE BEACH PEST PROTECTION@GMAIL.COM Phone: 850-218-1110 (OFFICE) 850-532-5755 (CONTRACTOR)

Property Owner: ROSS PADDEN

(If different from Applicant)

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

There is a $25 Application Fee for the following project types:

☐ Change of Paint Color(s)
Body:
Trim:
Accent:

☐ New/Replacement Sign(s)
Sign Type:
Dimensions: 1 X 6

☑ Minor Deviation to an Approved Project / Change of Roofing Material / Fence Solar Panels
Colors: MATCHING SIMILAR GREEN COLOR
Description: MOISTURE SHIELD COMPOSITE DECKING MOISTURE SHIELD EVAL REPORT
BLL CODE: BPER 0144, PRODUCT: FL 17858-R3

Re-deck front, side, and rear porch and four sets of stairs

(Office Use)

This request was reviewed and meets the criteria for an Abbreviated Review.

Dana Foster
ARB Secretary Signature

01/26/2026
Date

This request was reviewed and approved by the following members of the Architectural Review Board:

William Bradley 02/03/2026
Architect Signature / Date

Comments: New composite decking shall match the existing wood deck in color, board size, orientation, and porch edge detailing.

Ross Paden 2/3/26
UWFHT Representative Signature / Date

Comments: Send to ARB for review

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

Scanned with CamScanner

335. E. Intendencia Street





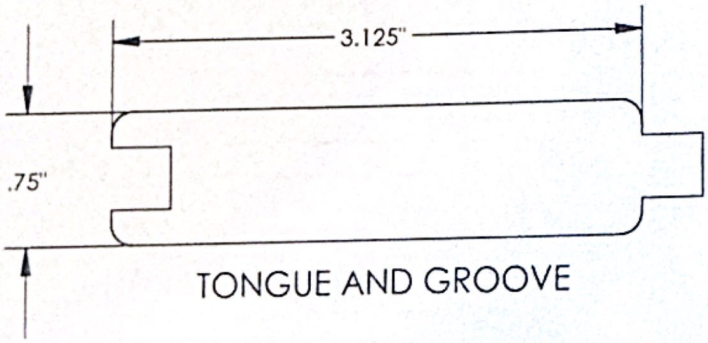
Updated: April 23, 2025

1 x 4
Tongue & Groove



Size*	0.75 in x 3.125 in	19 mm x 79 mm
Weight	0.95 lbs/ft	
Composition	High Density Polyethylene & Mineral-Fill Additive	
Surface Finish	Woodgrain Pattern - Top	Smooth - Bottom
Profile	Tongue and Groove	
Standard Lengths**	8 ft	
Available Colors	Putty, Weathered Wood, Cedar, Redwood, Chocolate Brown, Tan, Green, White, Gray, Black, Anchor Gray, and Harbor Wood	

* Actual dimensions may vary slightly due to manufacturing tolerances.
** Custom lengths are available with a certain minimum order. Contact us for more information.



TONGUE AND GROOVE

Lumberock® is a wholly owned subsidiary of CMI Limited Co.
Visit cmilc.com/legal for more information on referenced trademarks and patents owned by CMI Limited Co.

lumberock.com **1-800-480-2327**

© Copyright 2025 - CMI

MADE IN USA

Scanned with CamScanner

Vision®

Capped Wood Composite Decking

MoistureShield DECKING • RAILING

Bold. Refined. Infinite.

Step up to the future of decking with our strongest capped wood composite board. Vision provides unbeatable moisture protection with The Solid Core Difference that enables our decking to be installed on the ground, in the ground or underwater by creating an impermeable barrier that also fights damage from rot, insects and other harmful elements. With our exclusive DiamondDefense™ Coating that resists scratches, stains and fading, Vision deck boards also feature CoolDeck® Technology that reduces heat absorption up to 35%.* Choose from beautiful colors and textures that reflect the look of real hardwood while ensuring unmatched performance that is designed to last a lifetime.



**Reduces heat absorption by up to 35% compared to standard capped composites in a similar color.*

The Solid Core Difference

CoolDeck® Technology

Zero Structural Field Failures in 30+ Years

Slip Resistance

DiamondDefense™ Coating

- Made in the USA with 95% recycled material
- 20-Year Commercial Limited Structural Warranty and Transferable 50-Year Residential Structural Warranty
- 50-Year Fade* and Stain Warranty
- Marine Grade 2x option spans 24"
- Approved for use as cladding
- 1" x 5.4" boards available in 12', 16' and 20' lengths
- Available in grooved and solid edges
- Approved for use in California Wildland Urban Interface (WUI) zones (WUI Listing No. 8110-2321:0500)

*Fade up to 5 Delta E

Colors Featuring CoolDeck Technology







Additional Colors







Vision®

Deck Boards, Joist Tape and Fastening Systems

Vision Deck Boards						
Cathedral Stone	**Cold Brew**	**Mochaccino**	**Smokey Gray**	**Spanish Leather**	**Sandstone**	**Description**
13550043	13550969	13550041	13550036	13550047	13550046	0.67" x 11.25" x 12' Fascia
13554175	13550977	13550006	13554070	13554105	13554140	1" x 5.4" x 16' – Solid Edge
13554180	13550971	13550005	13554075	13554110	13554145	1" x 5.4" x 20' – Solid Edge
13554185	13550972	13550004	13554080	13554115	13554150	1" x 5.4" x 12' – Grooved
13554190	13550973	13550003	13554085	13554120	13554155	1" x 5.4" x 16' – Grooved
13554195	13550976	13550002	13554090	13554125	13554160	1" x 5.4" x 20' – Grooved
13554235	13550978	13550376	N/A	N/A	N/A	1.4" x 5.4" x 12' – Solid Edge Marine Grade
13554240	13550966	13550211	N/A	N/A	N/A	1.4" x 5.4" x 16' – Solid Edge Marine Grade
13550297	13550967	13550296	N/A	N/A	N/A	1.4" x 5.4" x 20' – Solid Edge Marine Grade

Cathedral Stone, Cold Brew and Mochaccino all contain CoolDeck Technology.

Joist Tape			
2" x 65'	**4" x 65'**	**6" x 65'**	**Description**
70220022	70220023	70220024	Joist Tape Roll – Black



MoistureShield Deck Clip Fastening System			
SKU	**Description**	**SKU**	**Description**
70221100	Contractor Pack with Nailscrews	70221170	Stainless Contractor Pack with Nailscrews
70221110	Deck Pack with Regular Screws	70221180	Stainless Deck Pack with Regular Screws
70221120	Complete Kit with Regular Screws 50sft	70221190	Stainless Kit with 50sft
70221150	Starter Pack with Screws 25 Pcs	70221220	Start Clip Pack Stainless Steel
70221130	Finish Clip Pack with Screws 25 Pcs	70221230	Finish Clip Pack Stainless Steel
70221200	Transition Clip Pack with Screws 25 Pcs	70221160	Nailscrew Gun



Aegis Clip™ Fastening System			
Carbon Steel for Wood Frame	**Stainless Steel for Wood Frame**	**Stainless Steel for Steel Frame**	**Description**
70220038	70220031	70220035	MoistureShield Aegis Clip 50sft
70220037	70220032	70220036	MoistureShield Aegis Clip 250sft



MoistureShield decking is compatible with Starborn® color matched screws and Pro Plugs. Visit starbornindustries.com/deck-matcher/ to find the correct color match for your project.

©2025 Oldcastle® APG, Inc. All Rights Reserved.
MS24-D-304617 | 51012978 | Revised 12/2024

MoistureShield Deck Boards and Stair Treads

MoistureShield, Inc.

Initial Acceptance: June 19, 2017 **Expiration:** June 18, 2024

Revision: June17, 2022

TYPE OF ACCEPTANCE **Product Material – Wood and Plastics**
CSI Specification Division: 06 50 00 (Structural Plastic) and 06 53 00 (Plastic Decking)

MANUFACTURER IDENTIFICATION:

MoistureShield, Inc
810 Jefferson Street
Springdale, AR 72764
1-479-756-7400
www.moistureshield.com

EVALUATION REPORT SUBJECT: Deck Boards and Stair Treads for Exterior Applications
Installation on construction complying with the International Residential Code® (IRC®) or with the International Building Code® (IBC®).

DESCRIPTION OF BUILDING COMPONENTS:

A. Deck Boards

MoistureShield, Inc., deck boards are wood thermoplastic composite lumber product consisting of plastic, wood filler plus additives and color. The product specifications are listed in the approved quality control manual. MoistureShield, Inc., deck board components are manufactured in several colors by the mono-extrusion process (under series name ***Vision***, ***Vantage***, ***Vue***, ***ModernView***, and ***LifeCycle***) or the co-extrusion process with capping covering three sides of the deck board (under series name ***Elevate*** and ***Meridian***).

1. **Deck Boards**: Mono-extrusion production method. See attached drawings in **Table 1.A.1**
2. **Deck Boards**: Co-extrusion production method. See attached drawings in **Table 1.A.1**
3. MoistureShield, Inc., deck boards can be used as stair treads. When deck boards are used as stair treads, they must be installed perpendicular to the supporting framing. Deck boards and stair treads must be installed over at least two spans. The decking and stair treads must be installed with a minimum gap of 3/16 inch between parallel boards for drainage and decking must be installed with a minimum clearance of 1/8 inch at each end of the board. See manufacturer's installation instructions noted item 4 below.
4. For additional decking installation details see manufacturer's published installation instructions at *https://www.moistureshield.com/support/installation-instructions/*

APPLICABLE CODES:

- 2015, 2018, and 2021 International Building Code® (IBC®)
- 2015, 2018, and 2021 International Residential Code® (IRC®)

APPLICABLE CHARACTERISTICS REVIEWED:

B. Deck Board(s) – See Table 1 below for a list of the descriptions of the deck boards reviewed.

1. Deck Board: Structural Performance

(a) The deck boards have been reviewed for uniform load, maximum span and deck board direction when installed on support framing members. See attached Table 1.

(b) The deck boards have been reviewed for wind uplift resistance and have an uplift load rating when installed as indicated in Table 1 in this Report.

(c) The deck boards used as stair treads meet the code-prescribed load requirements including the concentrated load of 300 lbf when installed in accordance with the manufacturer's installation instructions and Table 1 in this Report.

(d) Review of the structural design for code compliance of supporting members has not been evaluated and is not a part of this Report.

2. Deck Board: Fastening

(a) The deck boards must be fastened to the structural support members in accordance with the manufacturer's installation instructions and Table 1 of this Report. When manufacturer's installation instructions differ from this Report, this Report governs.

(b) When deck boards are used as stair treads, they must be installed in accordance with the manufacturer's installation instructions and Table 1 in this Report. When the manufacturer's installation instructions differ from this Report, this Report governs.

3. Deck Board Durability: Temperature

(a) The deck boards have been reviewed for the temperature range of -20 to 125 ºF (-29 to 52 ºC).

4. Deck Board Flame Spread Index:

(a) The flame spread rating for the deck boards described in this Report was less than 200 when tested with ASTM E84 *Standard Test Method for Surface Burning Characteristics of Building Materials.*

5. Deck Board Decay Resistance:

(a) The deck boards reviewed for this Report have been deemed comparable to naturally durable wood for resistance to fungal decay.

6. Deck Board Termite Resistance:

(a) The deck boards reviewed for this Report have been deemed comparable to preservative-treated wood for resistance to termite attack.

7. UV Testing:

(a) The UV testing was conducted, and an appropriate adjustment factor was applied, in accordance with ASTM D7032 *Standard for Establishing Performance Ratings for Wood-Plastic Composite Deck Boards and Guardrail Systems (Guards or Handrails).*

APPLICABLE USES:

MoistureShield, Inc., deck boards evaluated in this Report are limited to exterior applications for balconies, porches, stair treads, walking surfaces and decks.

LIMITATIONS OF ACCEPTANCE:

MoistureShield, Inc., deck boards described in this Report comply with those codes listed in the Applicable Codes section above and are subject to the following conditions:

1. The deck board products must be limited to Type V-B (IBC) and residential construction in accordance with the IRC for exterior use as deck boards for balconies, porches, decks and stair treads.

2. Installation of the deck boards must comply with this Report, the manufacturer's published installation instructions (see section A-4 above), and the applicable codes. When deck board manufacturer's installation instructions differ from this Report, this Report governs.
3. The fasteners described in this Report have been evaluated for the installation of the MoistureShield, Inc., deck boards only. Compatibility of the fasteners to the treated supporting construction has not been evaluated.
4. MoistureShield, Inc., deck boards indicated in this Report must be fastened to the supporting construction as indicated in the manufacturer's installation manual and as outlined in this Report. When deck board manufacturer's fastening instructions differ from this Report, this Report governs.
5. When required, the structural deck board layout must be designed by a professional and submitted to the authority having jurisdiction for final acceptance.
6. MoistureShield, Inc., deck boards have not been evaluated as a member of a fire-resistance-rated assembly.
7. MoistureShield, Inc., has a third-party inspection program provided by PFS TECO.

DOCUMENTATION SUBMITTED:

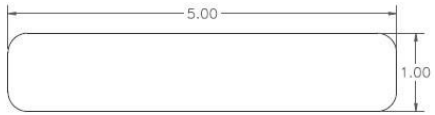
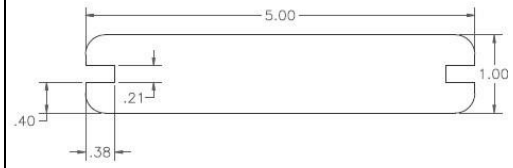
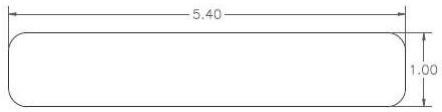
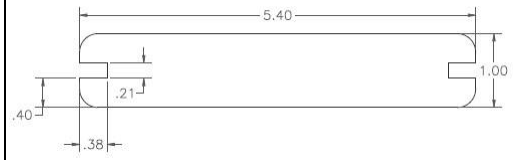
Submitted data was provided in accordance with PFS TECO Certification and Inspection Policy: Deck Boards and Guardrails (Quality control manual, Specifications, Manufacturer's installation instructions, Test data and Descriptive information). The products have been evaluated in accordance with ICC-ES AC174, *Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails).*

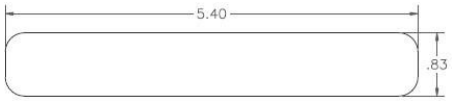
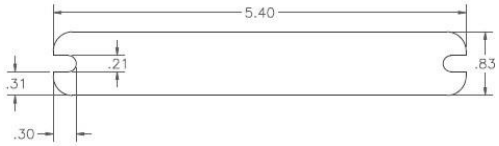
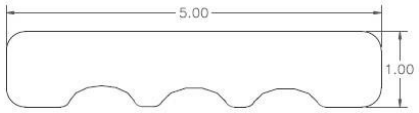
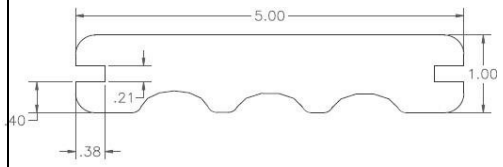
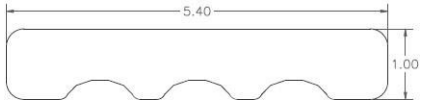
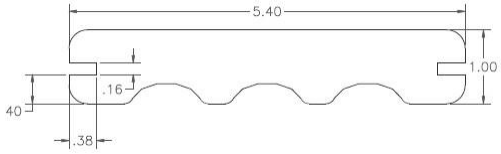
PRODUCT IDENTIFICATION:

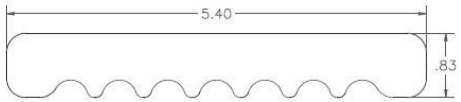
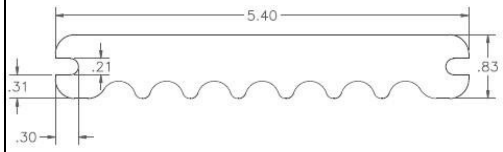
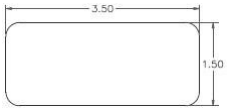
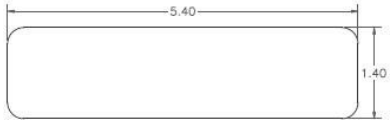
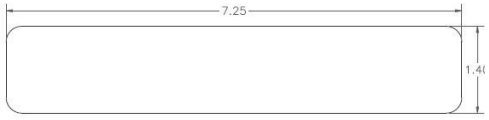
MoistureShield, Inc., deck boards evaluated in this Report must be identified with a label, stamp, or laser imprint on every deck board, or their packaging. The information that is required is as follows: MoistureShield, Inc., product identification, compliance to ASTM D7032 including the maximum deck board span (inches on center spacing of supports) and loading (psf), the PFS TECO Building Product Evaluation Report number (BPER 0110), and PFS Certification Mark for use in the United States (see image below). Deck boards without this information are not covered under this Report.

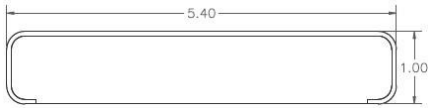
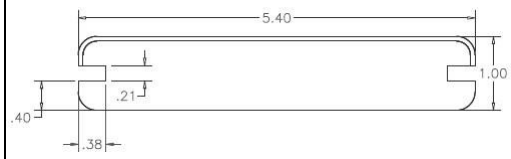
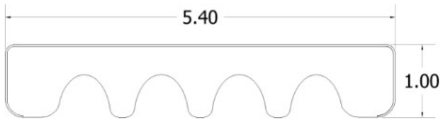
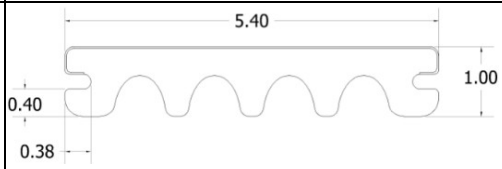


Table 1: Span Table and Fastening Schedule for Deck Boards

A.1 Deck Boards: Mono-extrusion Production Method - *Vision, Vantage, Vue, ModernView,* ***and*** *LifeCycle*								
Nominal Size and Trade Name	***Shape***	***Edge Type***	***Deck Board Profile***	***Maximum Span Rating (in) for Allowable Load (psf)***			***Fastening Schedule[1] and Uplift Values***	***Maximum Stair Tread Span (in)***
				100	***150***	***200***		
1x5 Generic	*Solid Profile with Radius Corners*	Solid		16	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*9*
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*9*
1x5.4 Vision, Vantage	Solid Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*9*
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*9*

7/8x5.5 Lifecyle, Modern View	Solid Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*8*
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*8*
1x5 Private Label	Oval Fluted Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS *Deck Screw*	*9*
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*9*
1x5.4 Private Label	Oval Fluted Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS *Deck Screw*	*9*
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*9*

7/8x5.4 Lifecycle	Oval Fluted Profile with Radius Corners	Solid		14	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*8*
		Grooved		14	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*8*
2x4 Vantage	Solid Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*14*
2x6 Vantage, Vision	Solid Profile with Radius Corners	Solid		24	18	16	114 lbf per #7x2-1/4" SS Deck Screw	*16*
2x8 Vision	Solid Profile with Radius Corners	Solid		24	18	16	114 lbf per #7x2-1/4" SS Deck Screw	*16*

A.2 Deck Boards: Co-extrusion Production Method - *Elevate* ***and*** *Meridian*								
Nominal Size	***Shape***	***Edge Type***	***Deck Board Profile***	***Maximum Span Rating (in) for Allowable Load (psf)***			***Fastening Schedule[1] and Uplift Values***	***Maximum Stair Tread Span (in)***
				100	***150***	***200***		
1x5.4 Meridian	Solid Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*10* [2]
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*10* [2]
1x5.4 Elevate	Oval Fluted Profile with Radius Corners	Solid		16	12	10	114 lbf per #7x2-1/4" SS Deck Screw	*8*
		Grooved		16	12	10	100 psf with MoistureShield Deck Clip or Aegis Clip hidden fastening system	*8*

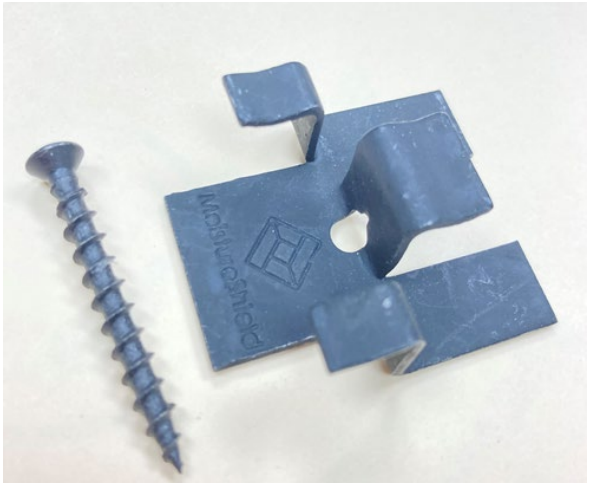
for SI conversion: 1 in = 25.4 mm, 1 psf = 47.9 Pa, 1 lbf = 0.0044 kN

[1] Deck boards installed with screws must be attached to each joist with two #7 x 2-1/4-in. stainless steel deck screws. Deck boards with side grooves installed with hidden fastening system (MoistureShield Deck Clip and Aegis Clip – see image below) must be attached to each joist with a fastener according to the manufacturer's installation instructions.

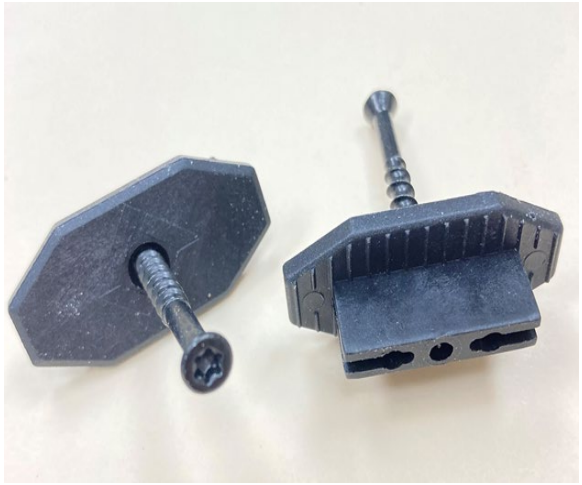
[2] Stair treads installed with two #10 x 2-1/2-in. stainless steel deck screws on each joist.

The joists to which the deck boards are attached must have a minimum specific gravity of 0.50 or better (Southern Pine) or the fastening must be designed. Deck boards and stair treads must be installed over at least two (2) spans. Stair treads must be installed perpendicular to supporting members.

No duration of load increase is allowed for the uplift values noted in Table 1 in this Report.



MoistureShield Deck Clip Hidden Fastening System



Aegis Clip Hidden Fastening System

MoistureShield® Decking Limited Warranty

EFFECTIVE DATE:

THIS LIMITED WARRANTY IS IN EFFECT FOR ALL MOISTURESHIELD DECKING PRODUCTS INSTALLED AFTER 1/1/2024. THIS LIMITED WARRANTY SETS FORTH BOTH THE STRUCTURAL WARRANTY COVERAGE AND FADE AND STAIN WARRANTY PROVIDED BY MOISTURSHIELD, INC. ("MOISTURESHIELD") IN CONNECTION WITH THE DECKING PRODUCTS EXPRESSLY DESCRIBED HEREIN AND NO OTHER PRODUCTS.

REGISTRATION

The original consumer purchaser may register online at www.MoistureShield.com/warranty to help facilitate claims made under this limited warranty. Registration is not required to activate warranty coverage.

OPEN JOINT CLADDING INSTALLATIONS

The Limited Structural and Fade and Stain Warranties described herein for Meridian and Vision decking installed as open joint cladding shall have the same limited warranty coverage provided it is used for its intended purpose and properly installed and maintained according to MoistureShield's published installation instructions.

50 YEAR LIMITED STRUCTURAL WARRANTY COVERAGE APPLIES TO VANTAGE, ELEVATE, MERIDIAN, & VISION

The structural limited warranty (the "Structural Warranty") for MoistureShield composite decking used in residential decking construction (the "Product") applies to the original consumer purchaser or the first subsequent owner registered transferee of the residence on which the Product is installed. This Structural Warranty covers decks installed within the United States and Canada and warrants the Product (i) to be free from defects in material and manufacture and, (ii) when used for its intended purpose and properly installed and maintained according to MoistureShield's published installation instructions to (a) resist rot and (b) resist damage caused by insect or termite attacks. To be specific: this Product resists rot and insect damage, but it is not rot or insect proof.

The term of this Structural Warranty shall be fifty (50) years from the date of original purchase for a residential application. A residential application is installed on a single-family residence, any other application is considered commercial. If the Product fails to conform to this Structural Warranty during the first year after the Product is sold, MoistureShield in its sole discretion shall replace the defective Product and/or reimburse the homeowner for all or a portion of the product based on extent of defectiveness of the product, as determined by MoistureShield. For every year after the first year, any warranty payment or replacement described above shall be reduced by 2% of the original purchase price each year until the fiftieth year. For example: if the purchaser makes a warranty claim in year five of the warranty period, the maximum eligible value of the warranty replacement materials or refund payment shall be the original purchase price reduced by 8% (2% times four years – years 2, 3,4, and 5).

MoistureShield® Decking Limited Warranty

YEAR OF CLAIM PRORATED STRUCTURAL WARRANTY SCALE

Yr1 100%	Yr6 90%	Yr11 80%	Yr16 70%	Yr21 60%	Yr26 50%	Yr31 40%	Yr36 30%	Yr41 20%	Yr46 10%
Yr2 98%	Yr7 88%	Yr12 78%	Yr17 68%	Yr22 58%	Yr27 48%	Yr32 38%	Yr37 28%	Yr42 18%	Yr47 8%
Yr3 96%	Yr8 86%	Yr13 76%	Yr18 66%	Yr23 56%	Yr28 46%	Yr33 36%	Yr38 26%	Yr43 16%	Yr48 6%
Yr4 94%	Yr9 84%	Yr 14 74%	Yr19 64%	Yr24 54%	Yr29 44%	Yr34 34%	Yr39 24%	Yr44 14%	Yr49 4%
Yr5 92%	Yr10 82%	Yr 15 72%	Yr20 62%	Yr25 52%	Yr30 42%	Yr35 32%	Yr40 22%	Yr45 12%	Yr50 2%

YEAR OF CLAIM PRORATED STRUCTURAL WARRANTY SCALE

MoistureShield's replacement of the defective product or granting of a refund as described above in this Structural Warranty SHALL BE THE SOLE AND EXCLUSIVE REMEDY for any defect described in the first paragraph of this Structural Warranty. THIS STRUCTURAL WARRANTY IS EXCLUSIVE AND IN LIEU OF ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR PURPOSE, OR OTHER WARRANTY OF QUALITY, WHETHER EXPRESS OR IMPLIED, AND ALL OTHER WARRANTIES, LIABILITIES AND OBLIGATIONS ON MOISTURESHIELD.

This Structural Warranty covers MoistureShield composite decking replacement components only, and does not cover installation or replacement labor or any additional costs which might be incurred. In the event that MoistureShield supplies replacement decking, the warranty period for the replacement decking will not extend beyond the original warranty period set forth above and shall be subject to the same yearly prorated reduction in coverage as applies to the original decking.

COMMERCIAL WARRANTY

In locations where MoistureShield product(s) are installed that are (1) not occupied exclusively by the single family homeowner, (2) used for income producing purposes, or (3) used in a public or semi-public application, such as (but not limited to) a condominium, apartment building, house of worship, school, medical facility senior living facility, government building, restaurant, hotel, etc.. Then the Structural Warranty is made solely to the original owner of the structure ("commercial owner") and not transferrable. The term of the commercial owner's Structural Warranty is 20 years. A high traffic commercial project such as a boardwalk, theme park, or other high traffic area will receive a 10 year commercial Structural Warranty. Fade and stain warranties do not apply to the commercial warranty.

Year of Claim	Prorated Warranty
1	100%
2-6	75%
7-11	50%
12-16	25%
17-20	10%
21+	0%

Year of Claim	Prorated High Traffic Warranty
1	100%
2-4	50%
5-7	20%
8-10	10%
11+	0%

MoistureShield® Decking Limited Warranty

LIMITED LIFETIME STRUCTURAL WARRANTY COVERAGE APPLIES TO STRATOS COMPOSITE ENHANCED PVC

The limited lifetime warranty covers single-family residential properties only. This limited warranty extends to the original purchaser for as long as they own the property and one (1) individual transferee as specified herein. This Structural Warranty covers decks installed within the United States and Canada and warrants the Product (i) to be free from defects in material and manufacture and, (ii) when used for its intended purpose and properly installed and maintained according to MoistureShield's published installation instructions to (a) resist rot and (b) resist damage caused by insect or termite attacks. To be specific: this Product resists rot and insect damage, but it is not rot or insect proof.

In locations where MoistureShield product(s) are installed that are (1) not occupied exclusively by a single family homeowner, (2) used for income producing purposes, or (3) used in a public or semi-public application, such as (but not limited to) a condominium, apartment building, house of worship, school, medical facility senior living facility, government building, restaurant, hotel, etc., then the Structural Warranty is made solely to the original owner of the structure ("commercial owner") and not transferrable. The term of the commercial owner's Structural Warranty is 20 years. A high traffic commercial project such as a boardwalk, theme park, or other high traffic area will receive a 10 year commercial Structural Warranty. Fade and stain warranties do not apply to the commercial warranty.

Limited Lifetime warranty coverage will be extended to one (1) transferee with the following limitations: the one (1) transfer shall only be from residential homeowner (original Product purchaser) to a second residential homeowner. After a transfer, the warranty is valid twenty (20) years from the date of the original purchase.

The twenty (20) year limited warranty for commercial installations cannot be transferred.

MATERIAL & JOB-SITE INSPECTION

Inspect all materials carefully before installation. Warranties do not cover materials with visible defects once they are installed. It is the responsibility of the installer/owner to determine if the job-site conditions are environmentally acceptable and that the sub-structure system is acceptable for the installation of MoistureShield decking. MoistureShield declines any responsibility for decking failures or problems associated with or resulting from sub-surface structural or environmental deficiencies or job-site damage after the decking has been installed.

INSTALLATION STANDARDS

The Product must be installed according to MoistureShield's approved installation instructions found online at https://www.moistureshield.com/support/installation-instructions/ and all building codes adopted by federal, state or local governments or government agencies and applicable to the installation. Failure to properly install the product per the manufacturer's published instructions including proper gapping and spacing may affect Product performance and voids the Structural Warranty.

MoistureShield® Decking Limited Warranty

Product	Structural Warranty	30 Year Fade and Stain	40 Year Fade and Stain	50 Year Fade and Stain
Vantage	50 Year			
Elevate	50 Year	✓		
Meridian	50 Year		✓	
Vision	50 Year			✓
Stratos	Limited Lifetime			✓

FADE AND STAIN WARRANTIES

The following described Fade and Stain limited warranty coverages (each a "F&S Warranty") for the Product used in residential decking construction applies to the original consumer purchaser or the first subsequent owner of the residence on which the Product is installed.

30 Year Term		40 Year Term		50 Year Term	
Year of Claim	Prorated Warranty	Year of Claim	Prorated Warranty	Year of Claim	Prorated Warranty
0-10	100%	0-10	100%	0-10	100%
11-12	90%	11-13	90%	11-14	90%
13-14	80%	14-16	80%	15-18	80%
15-16	70%	17-19	70%	19-22	70%
17-18	60%	20-22	60%	23-26	60%
19-20	50%	23-25	50%	27-30	50%
21-22	40%	26-29	40%	31-34	40%
23-24	30%	30-33	30%	35-38	30%
25-26	20%	34-37	20%	39-42	20%
27-30	10%	38-40	10%	43-50	10%

Vantage (no fade or stain warranty)

MoistureShield Vantage does not have a fade or stain warranty. The only warranty that applies to Vantage is the above Structural Warranty.

MoistureShield® Decking Limited Warranty

Elevate 30 Year Residential Fade & Stain Warranty (30 Year F&S Warranty")

MoistureShield warrants under normal use and service conditions:

(1) The Elevate Product will not fade in color from light and weathering exposure, as measured by a color change of more than 5 Delta E (CIE) units for the Elevate line. While the Elevate Product is designed to resist fading, no material is fade proof when subjected to exposure of ultraviolet (UV) rays and the elements.

(2) The Elevate Product will resist permanent staining from food and beverage items that may be spilled onto the surface of the Elevate Product, including items such as condiments (barbecue sauce, ketchup, mustard, mayonnaise), salad dressing and salad oils, grease, tea, wine, coffee, fruit punch, sodas and other food and beverage related items that would typically be present on a residential deck, provided that such substance are removed from the Elevate Product with soap and water or mild household cleaners after no more than one (1) week of exposure of the substances to the surface of the Elevate Product. Notwithstanding the foregoing, MoistureShield does not warrant that the Elevate Product is stain-proof, and does not warrant stain resistance resulting from spilled or otherwise applied food and beverage substances which are not properly cleaned as provided above within one (1) week of exposure. In addition, this 30 Year F&S Warranty does not cover any staining or damage to the Elevate Product resulting from abrasive compounds of acidic or basic pH, paints or stains, strong solvents, metallic rust or other abnormal residential deck use items, and non-food and non-beverage substances, including, but not limited to, biocides, fungicides, plant foods or other bactericides.

The above described Elevate Product 30 Year F&S Warranty applies to residential decking installed within the United States and Canada and has a thirty (30) year term from the date of the original consumer purchase. The Elevate Product 30 Year F&S Warranty coverage shall be prorated from the original purchase price based on the year a warranty claim is made, as described in the above schedule.

Meridian 40 Year Residential Fade & Stain Warranty ("40 Year F&S Warranty")

MoistureShield warrants under normal use and service conditions:

(1) The Meridian Product will not fade in color from light and weathering exposure, as measured by a color change of more than 5 Delta E (CIE) units for the Meridian line. While the Meridian Product is designed to resist fading, no material is fade proof when subjected to exposure of ultraviolet (UV) rays and the elements.

(2) The Meridian Product will resist permanent staining from food and beverage items that may be spilled onto the surface of the Meridian Product, including items such as condiments (barbecue sauce, ketchup, mustard, mayonnaise), salad dressing and salad oils, grease, tea, wine, coffee, fruit punch, sodas and other food and beverage related items that would typically be present on a residential deck, provided that such substance are removed from the Meridian Product with soap and water or mild household cleaners after no more than one (1) week of exposure of the substances to the surface of the Meridian Product. Notwithstanding the foregoing, MoistureShield does not warrant that the Meridian Product is stain-proof, and does not warrant stain resistance resulting from spilled or otherwise applied food and beverage substances which are not properly cleaned as provided above within one (1) week of exposure. In addition, this 40 Year F&S Warranty does not cover any staining or damage to the Meridian Product resulting from abrasive compounds of acidic or basic pH, paints or stains, strong solvents, metallic rust or other abnormal residential deck use items, and non-food and non-beverage substances, including, but not limited to, biocides, fungicides, plant foods or other bactericides.

MoistureShield® Decking Limited Warranty

The above described Meridian Product 40 Year F&S Warranty applies to residential decking installed within the United States and Canada and has a forty (40) year term from the date of the original consumer purchase. The Meridian Product 40 Year F&S Warranty coverage shall be prorated from the original purchase price based on the year a warranty claim is made, as described in the above schedule.

Stratos and Vision Limited 50 Year Fade & Stain Warranty ("50 Year F&S Warranty")

MoistureShield warrants under normal use and service conditions:

(1) The Stratos and Vision Products will not fade in color from light and weathering exposure, as measured by a color change of more than 5 Delta E (CIE) units. While the Vision Product is designed to resist fading, no material is fade proof when subjected to years of exposure to ultraviolet (UV) rays and the elements.

(2) The Stratos and Vision Products will resist permanent staining from food and beverage items that may be spilled onto the surface of the Stratos and Vision Products, including items such as condiments (barbecue sauce, ketchup, mustard, mayonnaise), salad dressing and salad oils, grease, tea, wine, coffee, fruit punch, sodas and other food and beverage related items that would typically be present on a residential deck, provided that such substance are removed from the Vision Product with soap and water or mild household cleaners after no more than one (1) week of exposure of the substances to the surface of the Stratos and Vision Products. Notwithstanding the foregoing, MoistureShield does not warrant that the Stratos and Vision Products are stain-proof, and does not warrant stain resistance resulting from spilled or otherwise applied food and beverage substances which are not properly cleaned as provided above within one (1) week of exposure. In addition, this warranty does not cover any staining or damage to the product resulting from abrasive compounds of acidic or basic pH, paints or stains, strong solvents, metallic rust or other abnormal residential deck use items, and non-food and non-beverage substances, including, but not limited to, biocides, fungicides, plant foods or other bactericides.

The above described Stratos and Vision Products F&S Warranty applies to residential decking installed within the United States and Canada and has a fifty (50) year term from the date of the original consumer purchase. The Stratos and Vision F&S Warranty coverage shall be prorated from the original purchase price based on the year a warranty claim is made, as described in the above schedule.

ORAL STATEMENTS

A sales representative of MoistureShield may have made oral statements about any of the Products described in this limited warranty. Such statements are not warranties. This writing embodies the entire limited warranty of MoistureShield® Decking and is a complete and exclusive statement of the terms and remedies under this limited warranty issued for MoistureShield Decking. MoistureShield shall not be bound by any statement or representation as to the performance or weatherability of MoistureShield decking products, unless accompanied by a signed written document from an officer of MoistureShield. The purchaser or owner is solely responsible for determining the suitability of MoistureShield decking for its intended application, including whether the product conforms to applicable building codes or safety regulations in a particular area.

SPECIFIC EXCLUSIONS

In addition to conditions and exclusions set forth elsewhere in this document, this limited warranty does not cover damage or defects in any of the products resulting from or in any way attributable to:

(a) the improper storage, handling or installation of the Product (including, without limitation, failure of the product to be installed in strict compliance with the terms and conditions set forth in this warranty) or improper installation of joists or other accessories.

(b) improper gapping and spacing, including butting boards tightly together;

- recommended side-by-side gap spacing: standard decking installation gap spacing 3⁄16" minimum to ¼" maximum; marine decking installation reference your local building code; WUI (SFM 12-7A-4A) compliant installations gap spacing ⅛" exact)
- recommended end-to-end butt joint: ⅛" minimum to 3⁄16" maximum to accommodate substructure movement due to changes in ambient moisture

(c) neglect, such as failure to provide reasonable maintenance to prevent accumulation of dirt, mildew, staining materials, pollution, exposure to chemical products, or incompatible cleaners;

(d) abuse, such as vandalism, intentional damage, riot, or insurrection;

(e) misuse; such as construction debris.

(f) repair or alteration;

(g) settlement or shifting of the ground, foundation and/or structural movement and/or movement of materials to which the Product is attached;

(h) incorrect design of the structure;

(i) exceeding the maximum designed live loads, 100 lbs/sq ft at 16"; 100 lbs/sq ft at 24" for Stratos, Vision 2x6, and Vantage 2x6 and 2x8;

(j) acts of God including, but not limited to, hurricane, tornado, flood, hail, earthquake, or other severe weather or natural phenomena;

(k) specific to fade and stain, efflorescence or performance of paint/coatings applied to the product at any time, or lack thereof;

(l) variations or changes in color, including fading; including comparative discoloration of the decking due to overlay of a rug, mat, or other item precluding uniform exposure of the decking to sunlight and other elements.;

(m) environmental conditions such as mold or mildew on decking surface;

(n) deformation caused by high heat sources (over 250 degrees) including but not limited to grills, fire pits, foil, sheathing, low-e glass windows, and low-e glass doors;

(o) staining from oil, grease, dirt (or other external substance); MoistureShield does not warrant this product as stain proof.

(p) normal weathering due to exposure to UV, sunlight, weather, and environmental hazards or conditions;

(q) defects that cannot be seen from a standing position;

(r) any cause other than manufacturing defects attributable to MoistureShield.

MOISTURESHIELD EXCLUSION OF INCIDENTAL AND CONSEQUENTIAL DAMAGES: IN NO EVENT WILL MOISTURESHIELD BE LIABLE FOR ANY INCIDENTAL, SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES WHETHER RESULTING FROM NON-DELIVERY OR FROM THE USE, MISUSE, OR INABILITY TO USE THE PRODUCT OR FROM DEFECTS IN THE PRODUCT.

Some states do not allow the exclusion or limitation of incidental or consequential damages, so the above limitation may not apply to you. If the laws of a particular state require terms other than or in addition to those contained in this limited warranty, this limited warranty shall be deemed modified so as to comply with the appropriate laws of such state, but only to the extent necessary to prevent the invalidity of this limited warranty or any provision of this limited warranty or to prevent the imposition of fines, penalties or any liability.

This limited warranty also excludes color variation between orders, individual planks, and/or samples. It is the installer's responsibility to document the installation date.

This limited warranty does not cover decking donated, purchased on clearance, or at auction.

THE WARRANTIES AND REMEDIES SET FORTH IN THIS LIMITED WARRANTY ARE THE ONLY WARRANTIES AND REMEDIES APPLICABLE TO THE PRODUCTS. THERE ARE NO OTHER WARRANTIES REMEDIES, REPRESENTATIONS, OR CONDITIONS OF ANY KIND, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, WITH RESPECT TO THE PRODUCTS, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. ALL SUCH WARRANTIES ARE HEREBY SPECIFICALLY DISCLAIMED, AND MOISTURESHIELD SHALL HAVE NO LIABILITY THEREFORE, NOTWITHSTANDING (1) MOISTURESHIELD'S ACTUAL KNOWLEDGE OF ANY INTENDED USE OF THE PRODUCTS, OR (2) ANY ADVICE OR REPRESENTATION THAT MAY HAVE BEEN RENDERED BY MOISTURSHIELD CONCERNING THE DESIGN, MANUFACTURE, FABRICATION, SALE, USE, INSTALLATION, OR PROVISION OF THE PRODUCTS.

MODIFICATION AND ALTERATION OF PRODUCT

MoistureShield shall have no responsibility hereunder for Product subjected to further processing or alteration after shipment other than ordinary filling by the installer.

MoistureShield reserves the right to discontinue or modify any of its products, including the color of its products without notice to the purchaser. MoistureShield does not warrant that any replacement material will match or be identical to the original Product as replacement products may vary in color or gloss in comparison to the original Product as a result of normal weathering.

Dana Foster

From: William Franklin <orangebeachpileprotection@gmail.com>
Sent: Monday, January 26, 2026 12:39 PM
To: Dana Foster
Subject: Re: [EXTERNAL] Re: 335 E. Intendencia St - Porch Redecking
Attachments: 791144199.jpg; 791144220 (1).jpg; 791144191.jpg; 791144208.jpg; 791144291.jpg; 791144179.jpg

⚠️ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠️

Miss. Dana,

Hopefully, these photos will be helpful.

Property address, 335 IntendenciaSt.
Jobscope, Re-decking of the front, side, and rear of the house, plus the four sets of small stairs.
We will use the same dimensions and color as the existing materials. The new decking will be a green LumberRock composite board 1x4 T&G.

On Mon, Jan 26, 2026 at 10:49 AM William Franklin <orangebeachpileprotection@gmail.com> wrote:

> Good morning!
>
> Yes, ma'am ill get the owner to snap a few photos of the front and rear of the house.
>
> On Wed, Jan 21, 2026 at 8:00 AM Dana Foster <DFoster@cityofpensacola.com> wrote:
>
> > Good Morning,
> >
> > To clarify, the rear porch decking is what's being replaced, correct? We discussed the rear deck and its shielding from the road due to the fence. Additionally, our board members need better photos than the quality Google Earth provides. The property owner is welcome to email photos of the rear deck if that's easier too.
> >
> > Thank you,
> >
> > **Dana Foster,** She / Her
> >
> > *Historic Preservation Planner*
> >
> > Visit us at http://cityofpensacola.com

File #: 26-285 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

314 S. Florida Blanca Street
Pensacola historic district / Zone HC-1 / City Council District 6
Conceptual Approval of modifications to and new rear / side addition at a Contributing Structure

SUMMARY:

Michael and Patricia Mangrum are requesting approval to make modifications to a two-story, single-family residence, construct a new 700 sq ft rear / side addition, install a garden shed in the rear yard, remove the existing fence, and install a gravel driveway. The proposed plans show a new sidelites on the front entry door; brick steps in the front entryway to match the foundation; new wood shutters on the first floor windows to match the upper elevation shutters on the front elevation in Sherwin Williams Caldwell Green (HC-124); cypress siding replaced in-kind; porch decking replaced in-kind and painted Benjamin Moore Platinum Gray (HC-179); new wood, flat-sawn decorative railing on the front porch in white; five 7.5” square, wood columns on the front porch; new lighting, including a hanging lantern and a sconce lantern on the front elevation; new vertical wood slat skirting between foundation piers; a window replaced with a new six over six, 34” x 52” wood window with divided lights; and a window replaced with 34” x 72” wood window with divided lights. The proposed plans show new side / rear addition with: a 5V metal roof to match the existing structure; cypress siding; two-six over six, 24” x 60” wood windows with divided lights; two-six over six, 24” x 72” wood windows with divided lights; two-six over six, 34” x 60” wood windows with divided lights; the existing back door repurposed as the new side entrance with a standing seam metal awning to match the roof and wood brackets; French doors with a metal awning; wood steps leading to one entry door; brick steps leading to the French doors; and two sconce lanterns at the side entry. The proposed gravel driveway is in the side yard facing S. Florida Blanca street and features #57 crushed stone. The proposed 12’ x 8’ garden shed will reuse roofing material from the main structure, has LP SmartSide siding and painted trim, and will be painted to match the main building with Caldwell Green and Monterey White.

Please find attached all relevant documentation for your review.

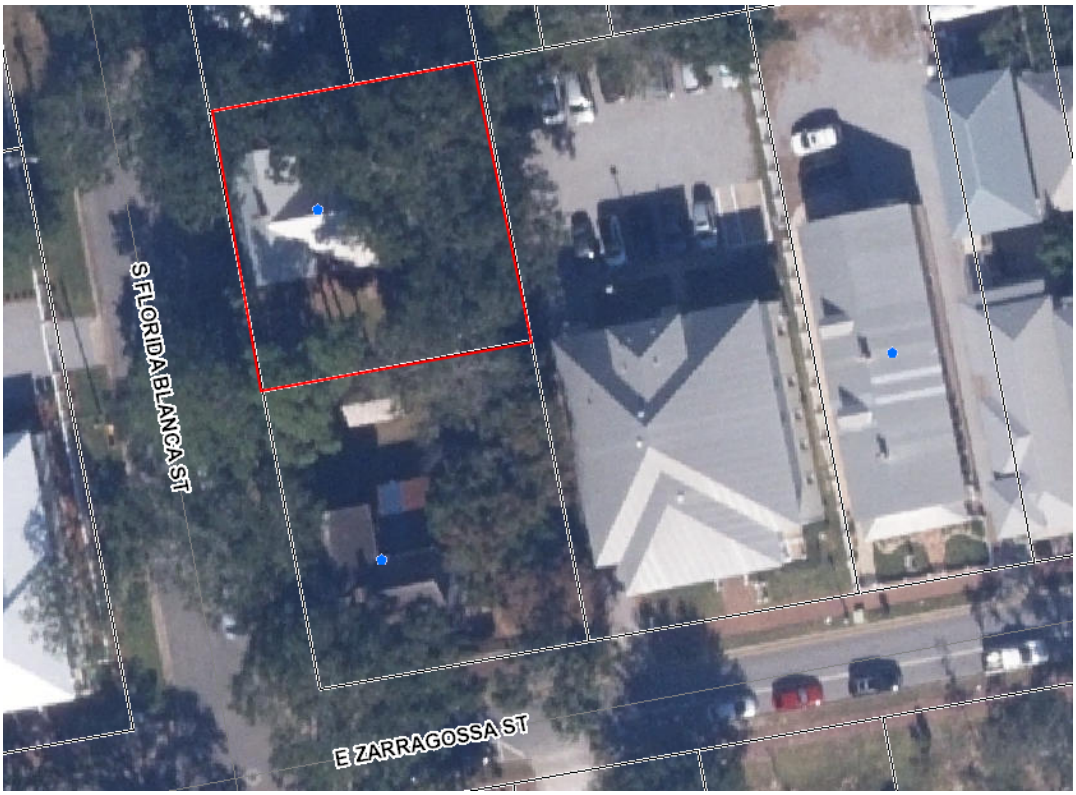
RECOMMENDED CODE SECTIONS
12-3-10(1)d.2.ii. Pensacola historic district; Procedure for review; Decisions; Rules governing decisions

12-3-10(1)e.7.iii. Pensacola historic district; Regulations and guidelines for any development withing the historic zoning districts; Driveways, sidewalks and off-street parking; Off-street parking
12-3-10(1)e.9. Pensacola historic district; Regulations and guidelines for any development withing the historic zoning districts; Residential accessory structures
12-3-10(1)f. Pensacola historic district; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district
12-3-55.(4) Accessory uses and structure standards; Residential accessory structures standards

ATTACHMENTS:

1. 314 S. Florida Blanca St_Images
2. FL Master Site File
3. 314 S. Florida Blanca St_Application & Materials

314 S. Florida Blanca Street







HISTORICAL STRUCTURE FORM
FLORIDA SITE FILE
Version 2.0 7/92

__ Original
X Update

Site #8 ES01025
Recorder #
Field Date 4 / 25/ 95
Form Date 7 / 13/ 95

SITE NAMES (addr. if none) BIRGER AXELSON HOUSE [MULT. LIST. #8]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY# 4758]
NATIONAL REGISTER CATEGORY X building __structure X district __site __object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 314 S. FLORIDA BLANCA ST.
CROSS STREETS nearest/between BETW. E. GOVERNMENT ST. AND E. ZARAGOZA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS Xyes __no
COUNTY ESCAMBIA TAX PARCEL # 9001-000-044
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 8 LOT NO. 44
OWNERSHIP __private-profit __priv-nonprofit X 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 2
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GA Materials SMCO
Secondary strucs. (dormers etc.)
CHIMNEY : No. 1 Materials BRIC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 6/6, WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open ___ #closed ___ #incised ___ Locations W/ 1 STORY HIPPED, 5 BAY, ACCESS
Porch roof types FROM WEST
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: __excellent X good __fair __deteriorated __ruinous
SURROUNDINGS (N-None, S-Some, M-Most, A-All or nearly all) __commercial M 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 1895 CIRCA x 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) BIRGER AXELSON (ORIGINAL)
JACK M. STRINGFIELD (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? _ yes _ no _ insuff. info
Individually elig. for Nat. Register? _ yes _ no _ insuff. info
Potential contributor to NR district? _ yes _ no _ insuff. info

Local Designation Category
_____
_____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip. Location of negatives/neg. nos. R11, F27-28

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 ui	Date / /
	SHPO-NR ELIGIBILITY*: y n pe ui	Date / /
DELIST DATE / /	LOCAL DESIGNATION*:	Date / /
	Local office	

* y=Yes; n=No; pe=Potentially Eligible; ui=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

ARCHITECT Unknown
BUILDER Unknown
STYLE AND/OR PERIOD Frame vernacular
PLAN TYPE Rectangle
EXTERIOR FABRIC(S) Wood; clapboard w/cornerboards
STRUCTURAL SYSTEM(S) Wood frame
PORCHES W/ 1 story hipped porch; 5 bay; access from W

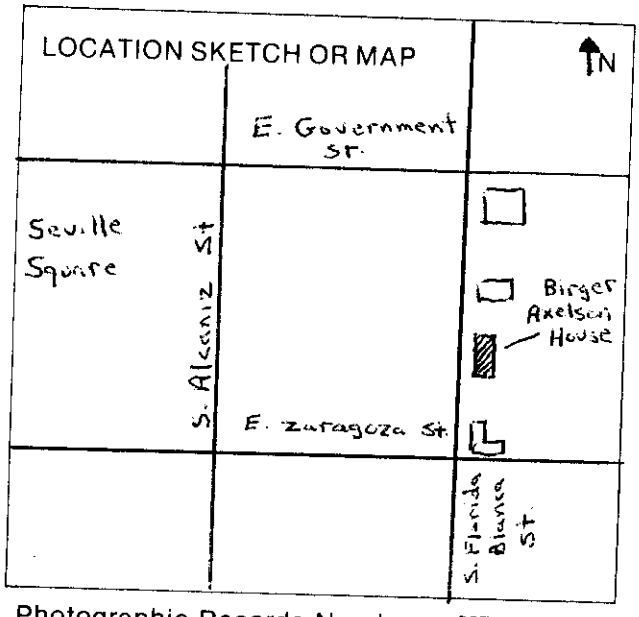
FOUNDATION: Piers; brick
ROOF TYPE: Gable
SECONDARY ROOF STRUCTURE(S): -
CHIMNEY LOCATION: Center ridge
WINDOW TYPE: DHS; 6/6; wood
CHIMNEY: Brick
ROOF SURFACING: Wood shingle; butt
ORNAMENT EXTERIOR:
NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 2
NO. OF DORMERS 0

Map Reference (incl. scale & date) USGS 7.5 Min Pensacola 1970

Latitude and Longitude: ° ' " ° ' "

Site Size (Approx. Acreage of Property): LT1

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers HPPB P.82.32 Frame 3

Contact Print

872 = =
874 = =
964 = =
966 = =
854 = =
856 = =
942 = =
942 = =
942 = =
942 = =
942 = =
942 = =
882 = =
882 = =
882 = =
952 = =
950 = =
954 = =
809 = =
800 = =
833 = =
812 = =
890 = =
860 = =

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. ES 1025

Site Name Birger Axelson House 830= = Survey Date 8208 820= =
Address of Site: 314 S. Florida Blanca St., Pensacola, FL 32501 905= =
Instruction for locating On E. side of S. Florida Blanca St. between E. Government St. and E. Zaragoza St. 813= =
Location: Old City Tract (subdivision name) 8 (block no.) port. 44 (lot no.) 868= =
County: Escambia 808= =
Owner of Site: Name: Stringfield, Jack M. ½ int.;
Address: 1304 Ariola Dr.
Pensacola Beach, FL 32561 902= =
Type of Ownership Private 848= = Recording Date 832= =
Recorder:
Name & Title: Gantzhorn, Alan (Historic Sites Specialist)
Address: HPPB 818= =

Condition of Site: (Check One)
- ☐ Excellent 863= =
- ■ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)
- ■ Altered 858= =
- ☐ Unaltered 858= =
- ■ Original Site 858= =
- ☐ Restored( )(Date:)( )858= =
- ☐ Moved( )(Date:)( )858= =

Original Use Residence 838= =
Present Use Commercial 850= =
Dates: Beginning C+1895 844= =
Culture/Phase American 840= =
Period 19th Century 845= =

NR Classification Category: Building 916= =

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

Areas of Significance: Architecture 910= =

Significance:

Built in about 1895 by Birger Axelson, a sea captain and brother of Gustave Axelson, this two story frame vernacular house was owned by the Axelson family for more than fifty years. His brother Gustave sold the land to Birgar, and built the house next door.

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

Site No. ES1025
Site Name Birger Axelson House

CONTINUATION SHEET

Owner of Site: Name: Richardson, Robert W. ½ Int. 902==
Address: P. O. Box 326
Pensacola, FL 32592 902==


PENSACLA
Dixon Sch
Beggs Vocational Sch
Gibson Sch
St Michaels Sch
Radio Tower
YMCA
Bus Depot
Fire Sta
Library
PO
Water Tank
Civic Center
Fire Sta
Cook Sch
Lyons Park
Miraflores Park
Radio Tower
Wayside Park
DeVaughn Sch
St Michaels Cem
Muscogee Wharf
Ball Field
Police Sta
St Johns Cem
Armory
Legion Field
Blount Middle Sch
Berean Sch
St Stephens Sch
Playground
Hallmark Sch
St Josephs Sch
Courthouse
City Hall
Museum
Seville Square
Sewage Disposal
Radio Tower
Municipal Auditorium
Pensacola Port Authority
Light
Sanders Beach
INNER HARBOR CHANNEL
PENSACOLA
BURLINGTON NORTHERN
GARDEN
ROMANA
GOVERNMENT
MAIN
LEE
BRAINERD
DE SOTO
CERVANTES
WRIGHT
JACKSON
LLOYD
4 LANE
Park
BM
WT

ES01025





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

Architectural Review Board Application
Full Board Review

Application Date: 01/27/2026

Project Address: 314 S. Florida Blanca, Pensacola, FL 32502

Applicant: Michael J. Mangrum and Patricia Mangrum

Applicant's Address: 215 W. Romana St, Pensacola, FL 32502

Email: mmangrum2@gmail.com Phone: 850-748-2264

Property Owner: Same
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☑ Residential Homestead – $50.00 hearing fee

☐ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

We are applying for Conceptual Review for the Rehab/Addition to the Birger Axelson house located at 314 S. Florida Blanca St. The project includes the addition of approximately 700 sf of H/C space and a covered porch on the rear of the house. The front porch is in a declined state and requires repair to the structure, columns, and decking. The porch repair will include the addition of flat sawn ballisters to the railing and relocating the front steps (to be made of reclaimed brick) to align with the primary entry door. We are keeping the original cypress siding, except for any board-for-board replacement needed, and using the same siding on the building addition. Wood shutters will be added/replaced on the front of the house. The shutters and front door will be painted a color from the Historic Color palette. Roofing material for the addition is a 5 Rib galvanized metal roof to closely match the existing roof. We are keeping or repurposing most of the windows and doors. New doors and windows are of wood construction with divided lights to closely match the existing window profiles. Off street parking will be covered with gravel and designated on the drawings.

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

Applicant Signature

01/27/2026
Date

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

314 S Florida Blanca Street

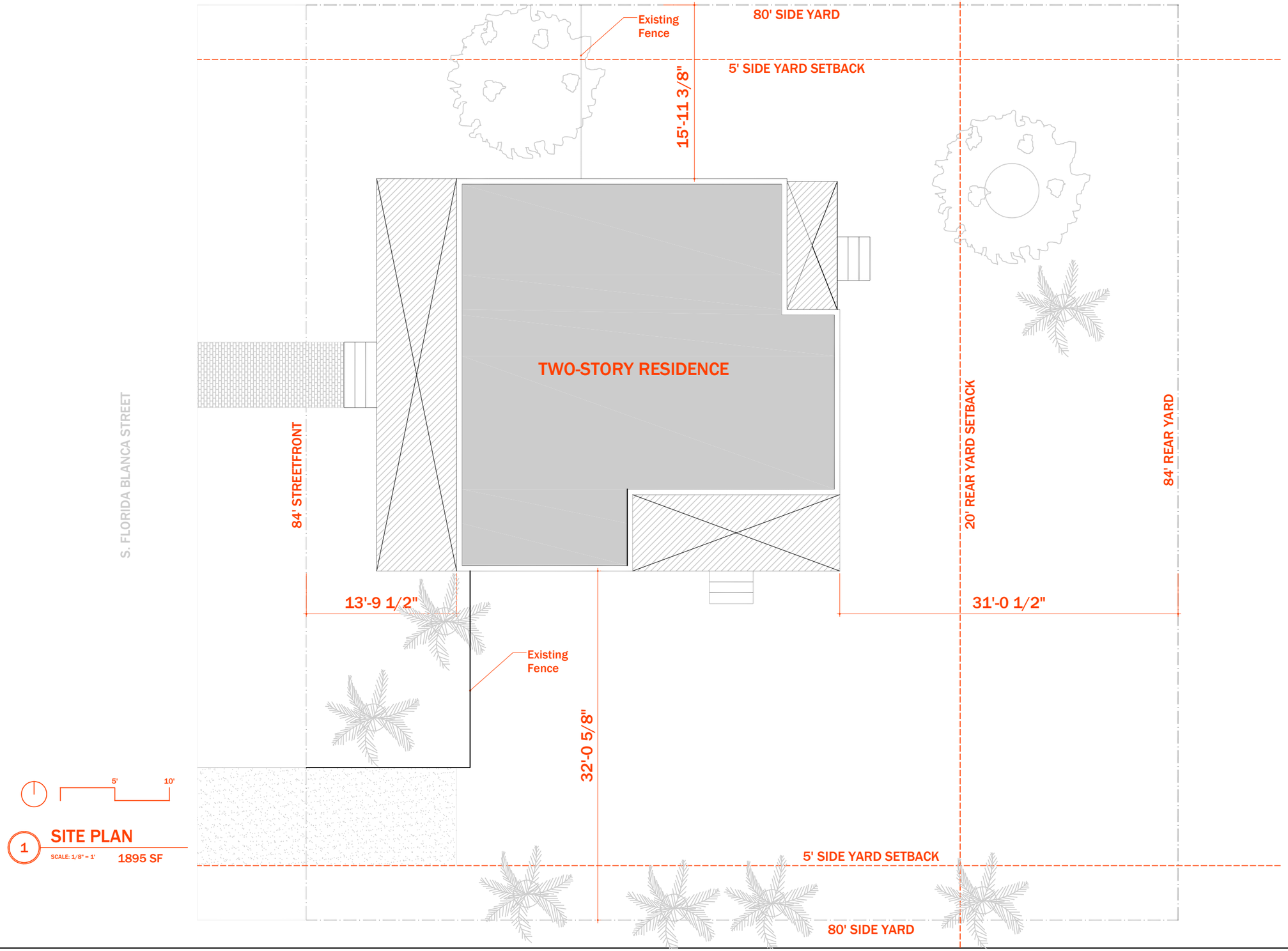
Renovation & Addition

SITE & EXISTING CONDITIONS




314


BIRGER S. AXELSON
HOUSE
Built about
1892 - 1897


Existing Fence
80' SIDE YARD
5' SIDE YARD SETBACK
15'-11 3/8"
TWO-STORY RESIDENCE
S. FLORIDA BLANCA STREET
84' STREETFRONT
20' REAR YARD SETBACK
84' REAR YARD
13'-9 1/2"
31'-0 1/2"
Existing Fence
32'-0 5/8"
5'
10'
1
SITE PLAN
SCALE: 1/8" = 1'
1895 SF
5' SIDE YARD SETBACK
80' SIDE YARD





Conceptual Proposal 314 S Florida Blanca Street **Aerial Site View**



310 S Florida Blanca
Neighboring House to North



314 S Florida Blanca Street
Birger S. Axelson House (Fence no longer present)



318 S Florida Blanca
Neighboring House to South



313 S Florida Blanca
House Across Street to NW



427 Zaragoza St
Florida Blanca View



427 Zaragoza St
House Across Street to SW



North (Side) Elevation



314 S Florida Blanca Street
West (Street) Elevation



South (Side) Elevation



South Side Yard, Looking West

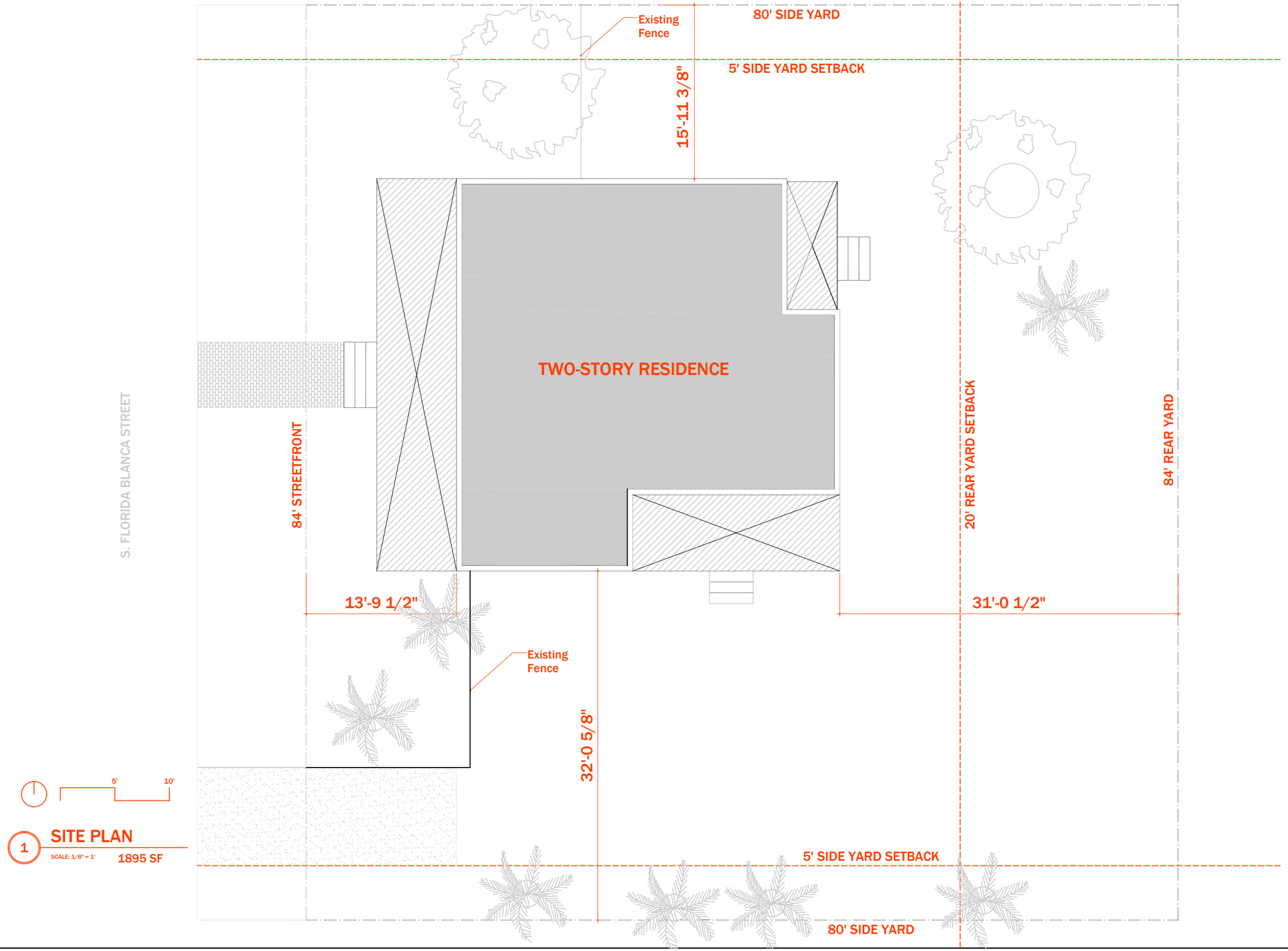


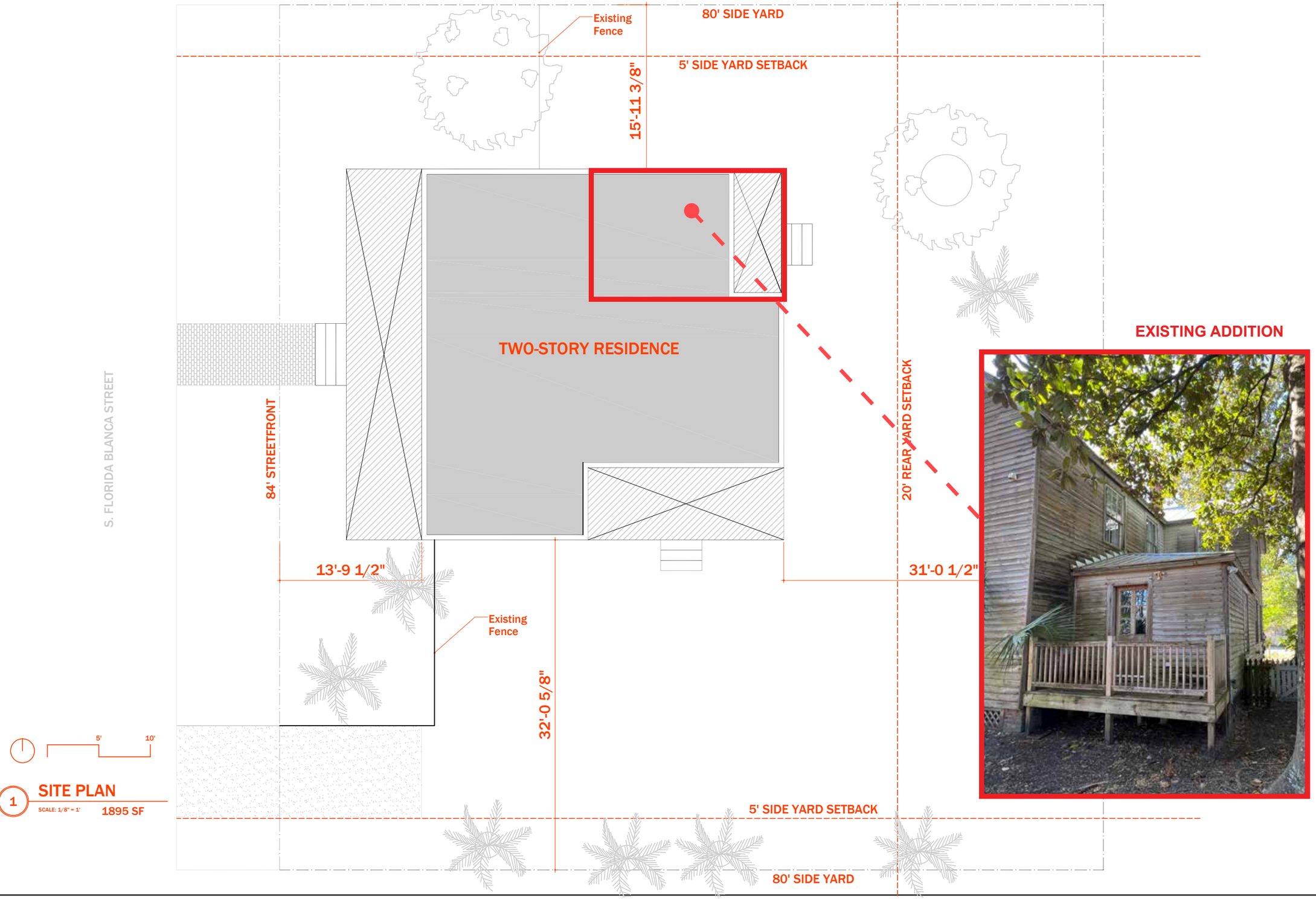
East (Rear) Elevation



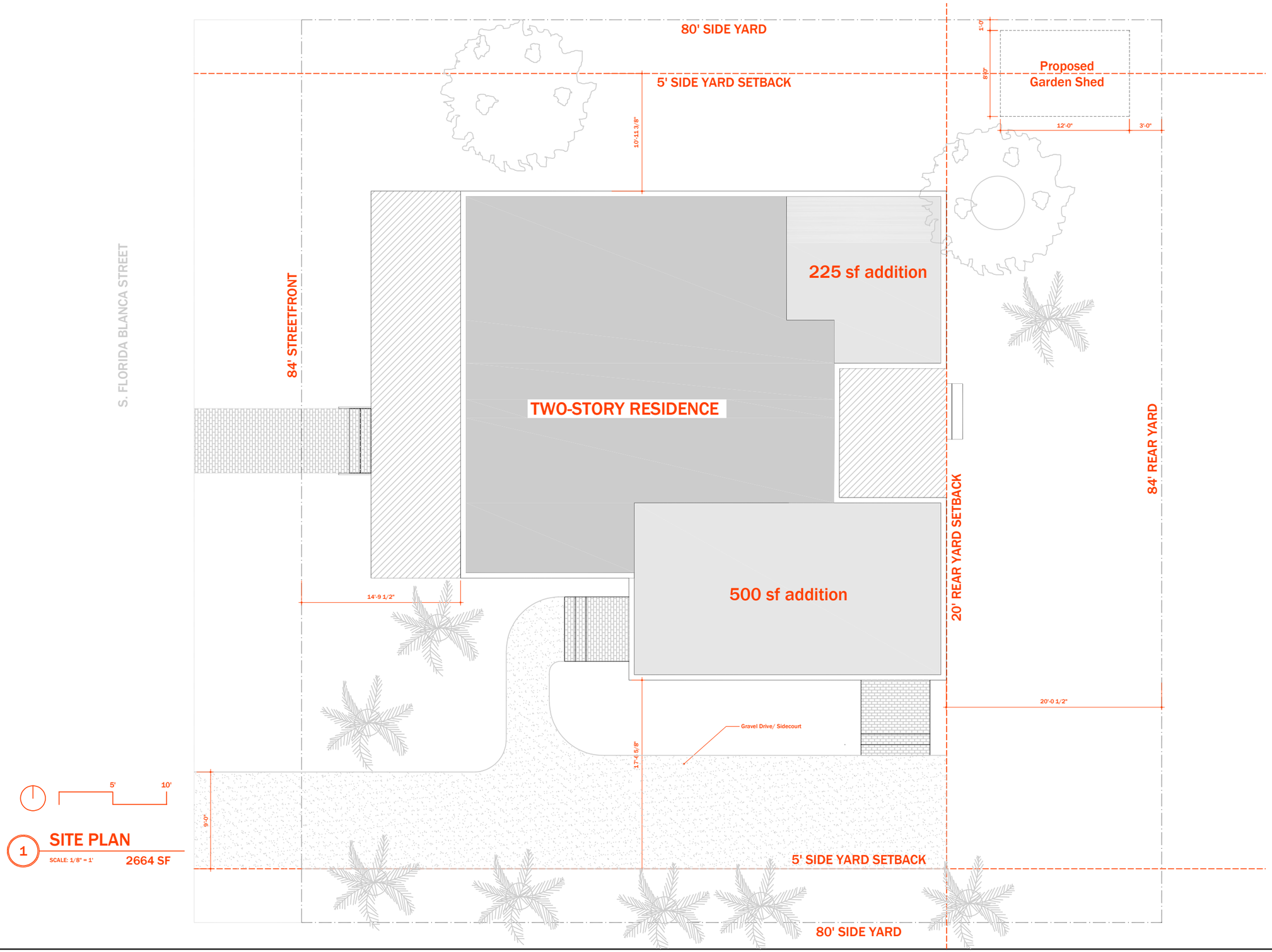
North Side Yard, Looking West

Proposed Design Updates


Existing Fence
80' SIDE YARD
5' SIDE YARD SETBACK
15'-11 3/8"
TWO-STORY RESIDENCE
S. FLORIDA BLANCA STREET
84' STREETFRONT
20' REAR YARD SETBACK
84' REAR YARD
13'-9 1/2"
31'-0 1/2"
Existing Fence
32'-0 5/8"
5'
10'
1
SITE PLAN
SCALE: 1/8" = 1'
1895 SF
5' SIDE YARD SETBACK
80' SIDE YARD

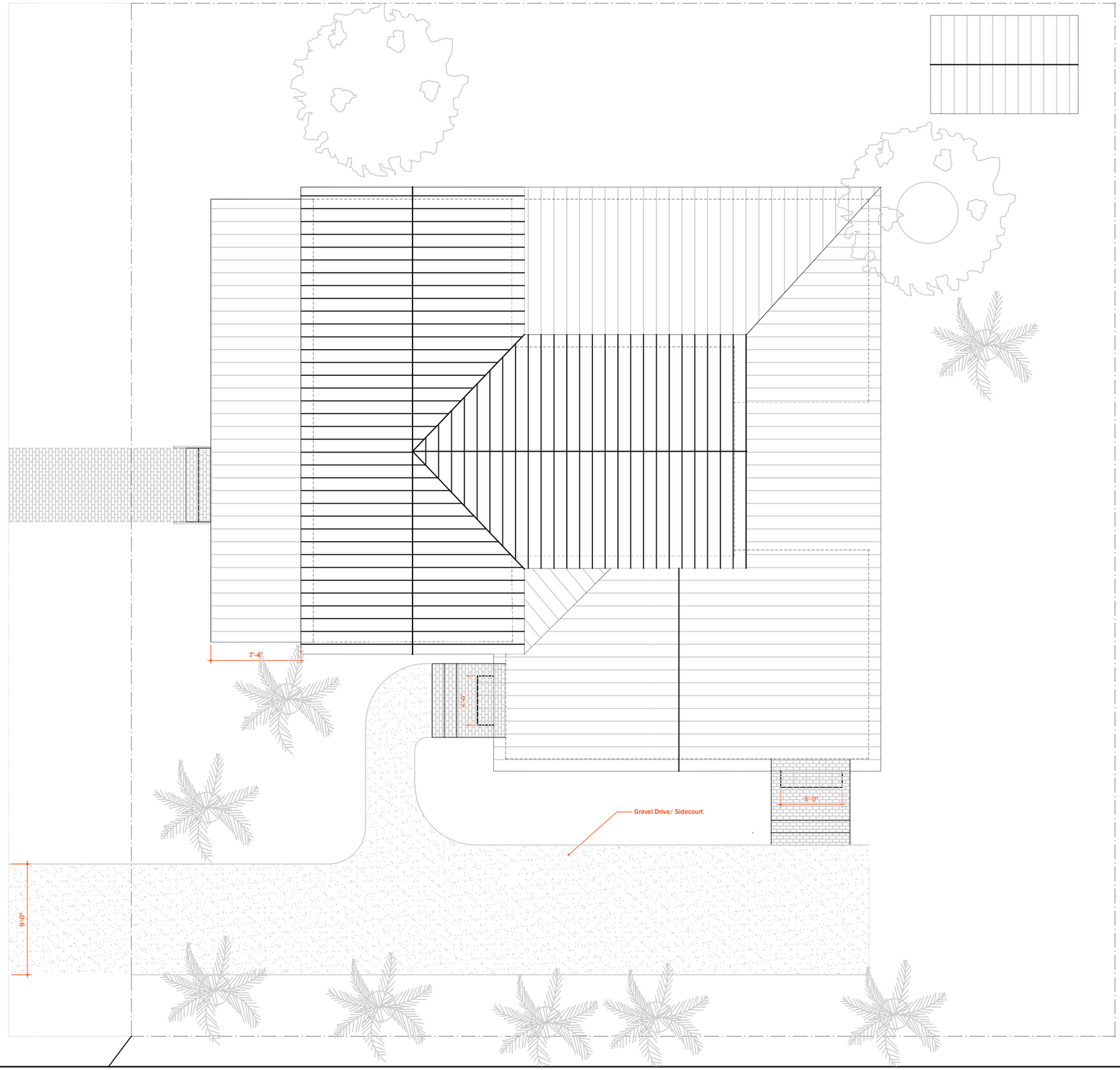


Conceptual Proposal 314 S Florida Blanca Street **Exisitng Site Plan/ Addition**



Conceptual Proposal 314 S Florida Blanca Street **Proposed Site Plan (+725 SF)**

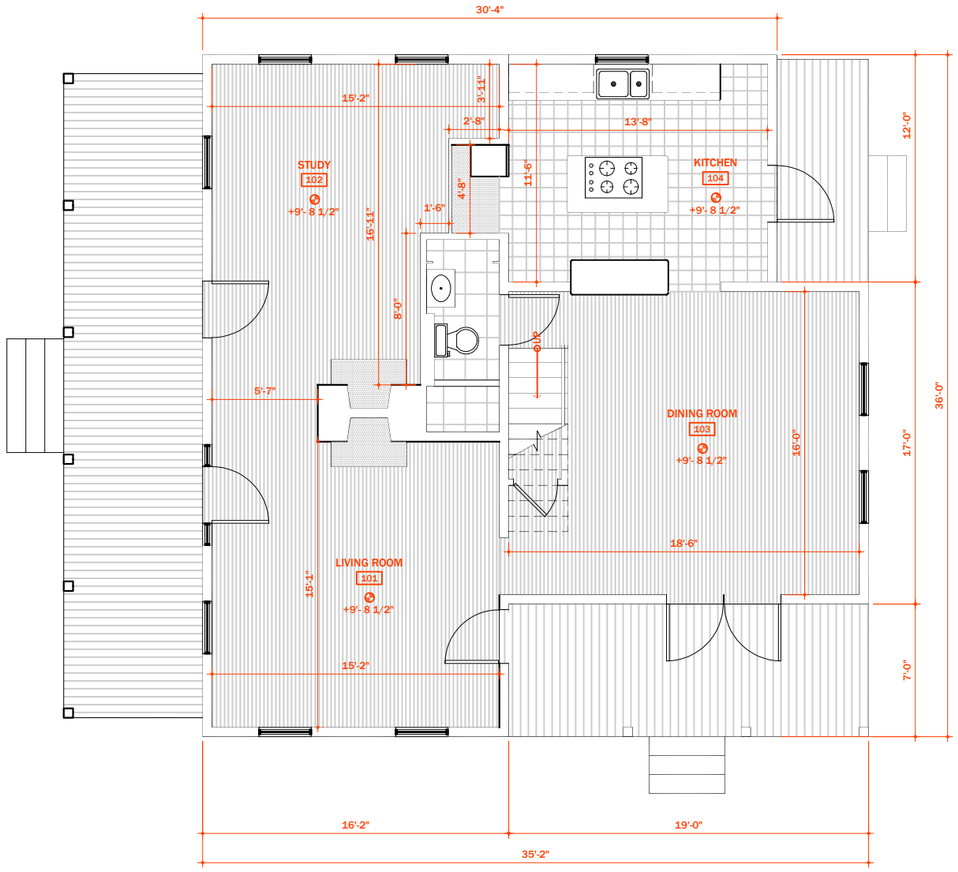
5V Metal Roof (Silver) to Match Existing Roof Finish

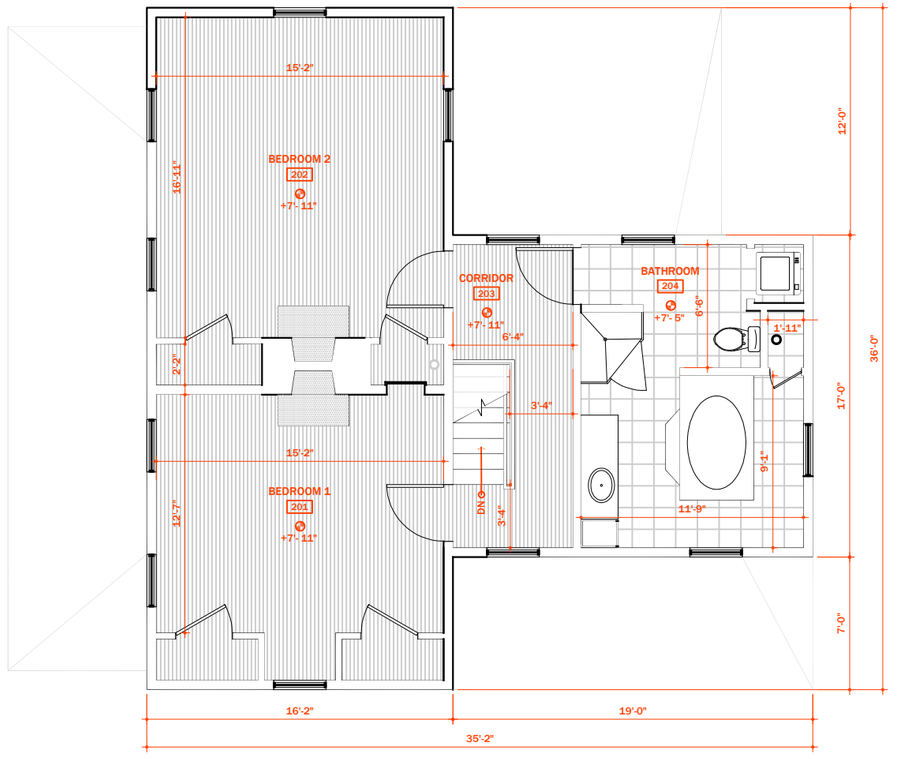


1 **SITE PLAN**
SCALE: 1/8" = 1'
2664 SF

Conceptual Proposal 314 S Florida Blanca Street **Proposed Roof Plan**

NOTE:
CONFIRM ALL DIMENSIONS ON SITE





1 GROUND FLOOR PLAN

SCALE: 1/8" = 1'

1075 SF

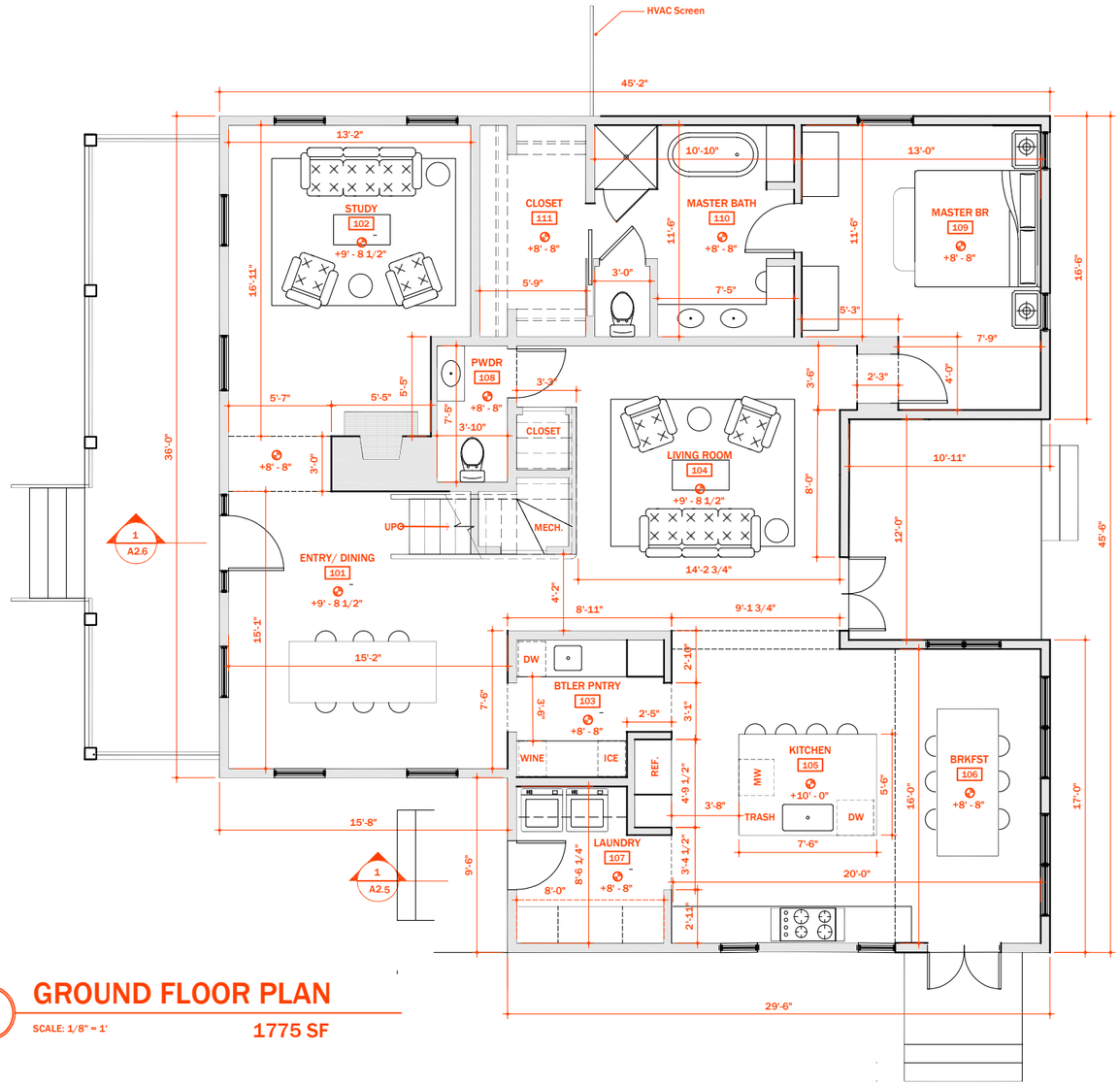
2 UPPER FLOOR PLAN

SCALE: 1/8" = 1'

820 SF

5' 10'

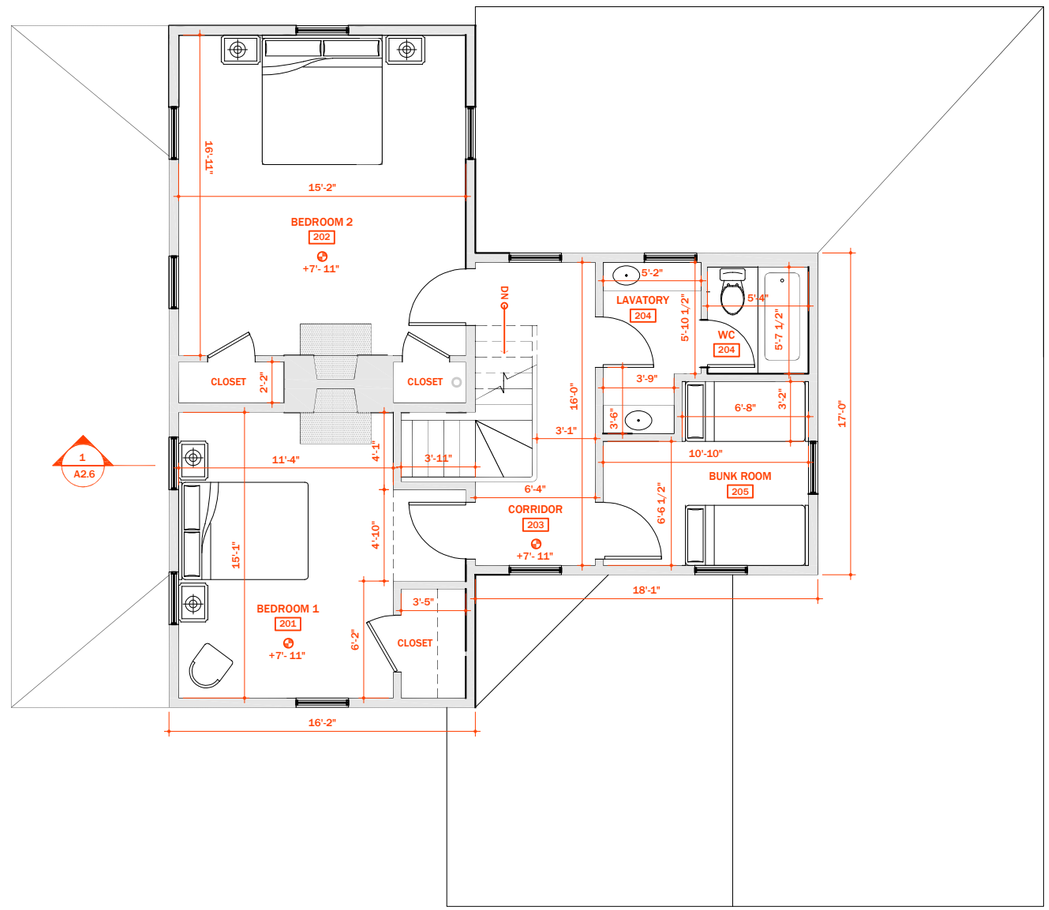
NOTE:
CONFIRM ALL DIMENSIONS ON SITE



1 GROUND FLOOR PLAN

SCALE: 1/8" = 1'

1775 SF



2 UPPER FLOOR PLAN

SCALE: 1/8" = 1'

889 SF

5' 10'

Conceptual Proposal 314 S Florida Blanca Street **Proposed Floor Plans**



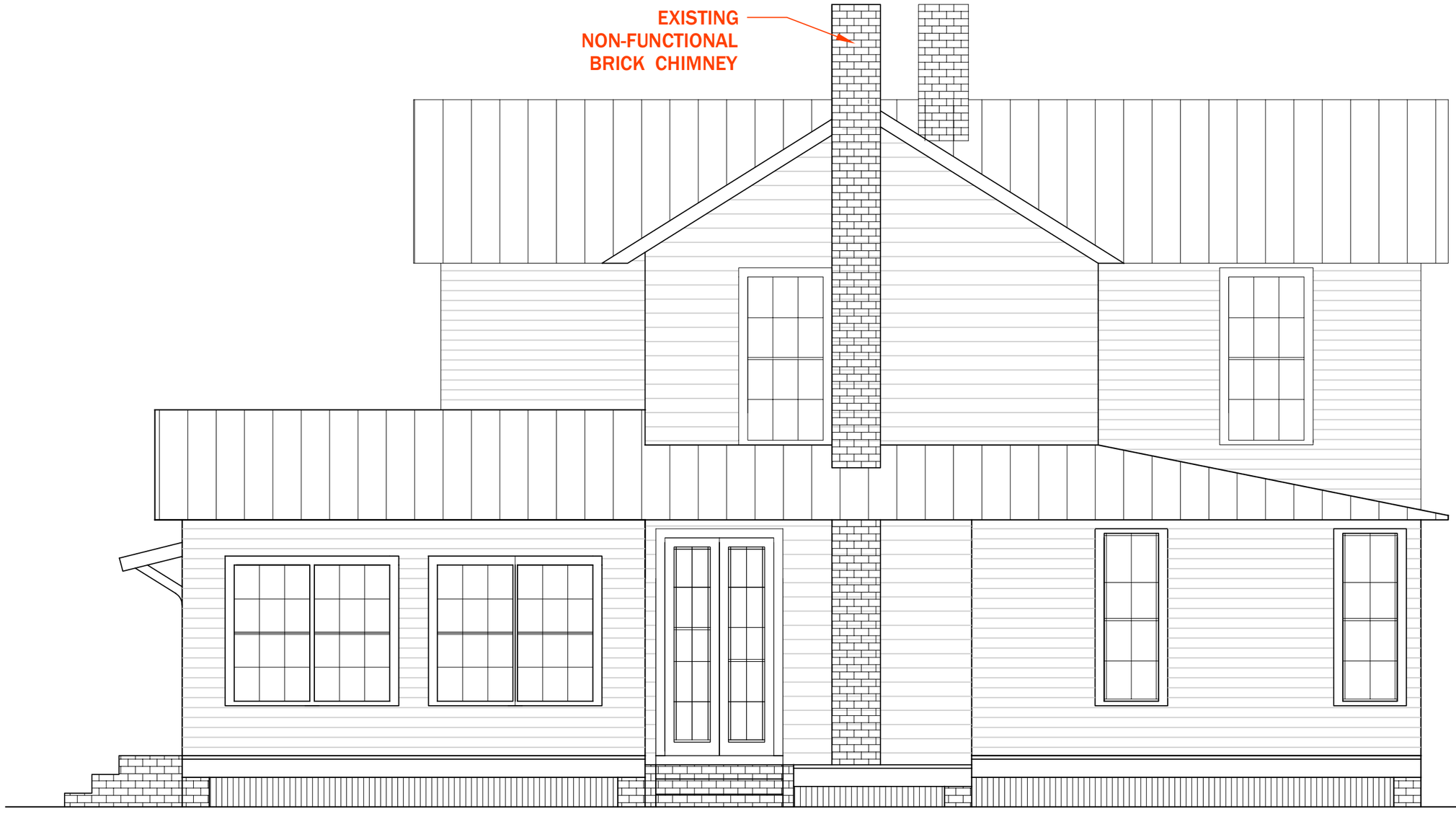
Conceptual Proposal 314 S Florida Blanca Street **Existing West (Street) Elevation**



Conceptual Proposal 314 S Florida Blanca Street **Proposed West (Street) Elevation**



Conceptual Proposal 314 S Florida Blanca Street **Proposed South (Side) Elevation**

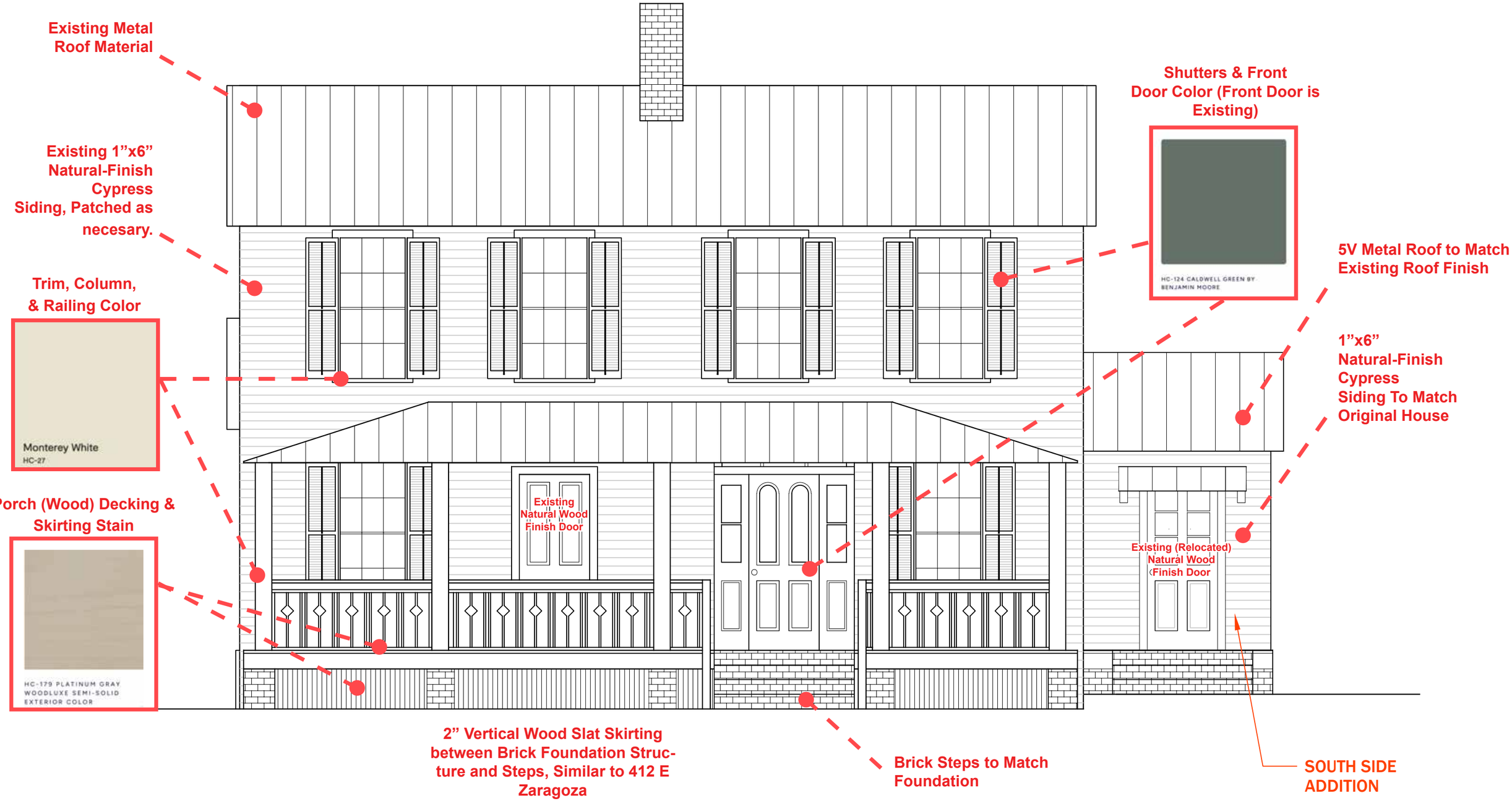


Conceptual Proposal 314 S Florida Blanca Street **Proposed East (Rear) Elevation**



Conceptual Proposal 314 S Florida Blanca Street **Proposed North (Side) Elevation**

Specifications & Finishes


Existing Metal Roof Material
Existing 1”x6” Natural-Finish Cypress Siding, Patched as necesary.
Trim, Column, & Railing Color
Monterey White
HC-27
Porch (Wood) Decking & Skirting Stain
HC-179 PLATINUM GRAY WOODLUXE SEMI-SOLID EXTERIOR COLOR
Shutters & Front Door Color (Front Door is Existing)
HC-124 CALDWELL GREEN BY BENJAMIN MOORE
5V Metal Roof to Match Existing Roof Finish
1”x6” Natural-Finish Cypress Siding To Match Original House
Existing Natural Wood Finish Door
Existing (Relocated) Natural Wood Finish Door
2” Vertical Wood Slat Skirting between Brick Foundation Structure and Steps, Similar to 412 E Zaragoza
Brick Steps to Match Foundation
SOUTH SIDE ADDITION





Reference: 336 E. Intendencia St

La Casa de la Gattas Negras



Reference: 437 Zaragoza St

Crawlspace venitlation screen referfence



Flat-Sawn Railing Pattern Reference

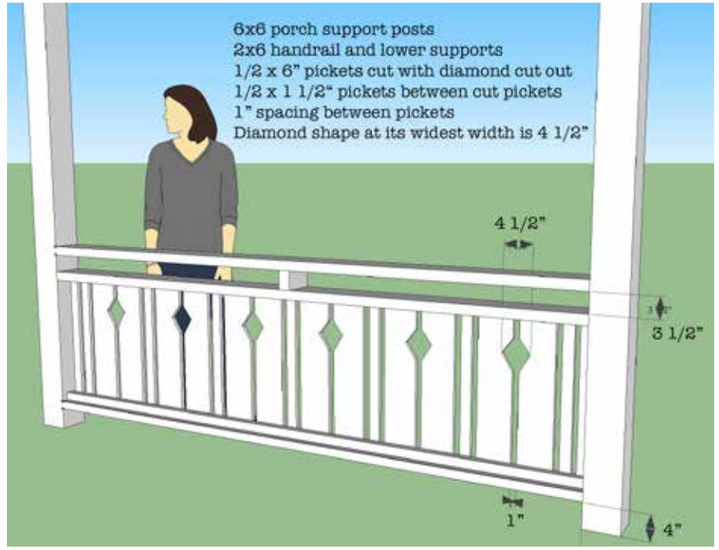
7.5” Square Wood Columns

2” Vertical Wood Slat Skirting between Brick Foundation Structure and Steps, Similar to 412 E Zaragoza

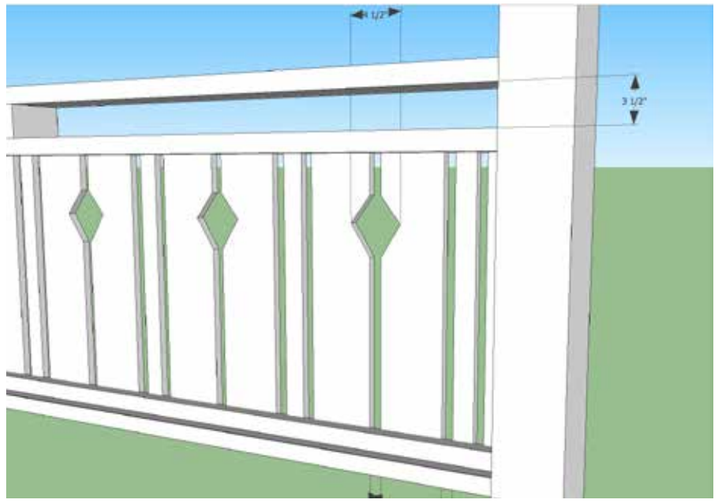
South Side Addition

Conceptual Proposal | 314 S Florida Blanca Street | **Flat-Sawn Railing Reference**



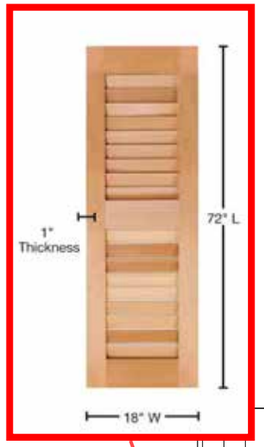

6x6 porch support posts
2x6 handrail and lower supports
1/2 x 6" pickets cut with diamond cut out
1/2 x 1 1/2" pickets between cut pickets
1" spacing between pickets
Diamond shape at its widest width is 4 1/2"
4 1/2"
3 1/2"
1"
4"




3 1/2"



Painted Wood Shutters



Existing back door repurposed for new side entrance





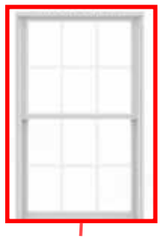


5V Metal (silver finish to match roof)
Door Awning with painted wood supports (same color as trim), reference



All New WIndows to be Wood, Double-Hung, Divided Lite windows by Pella, JeldWen, Andersen or Similar

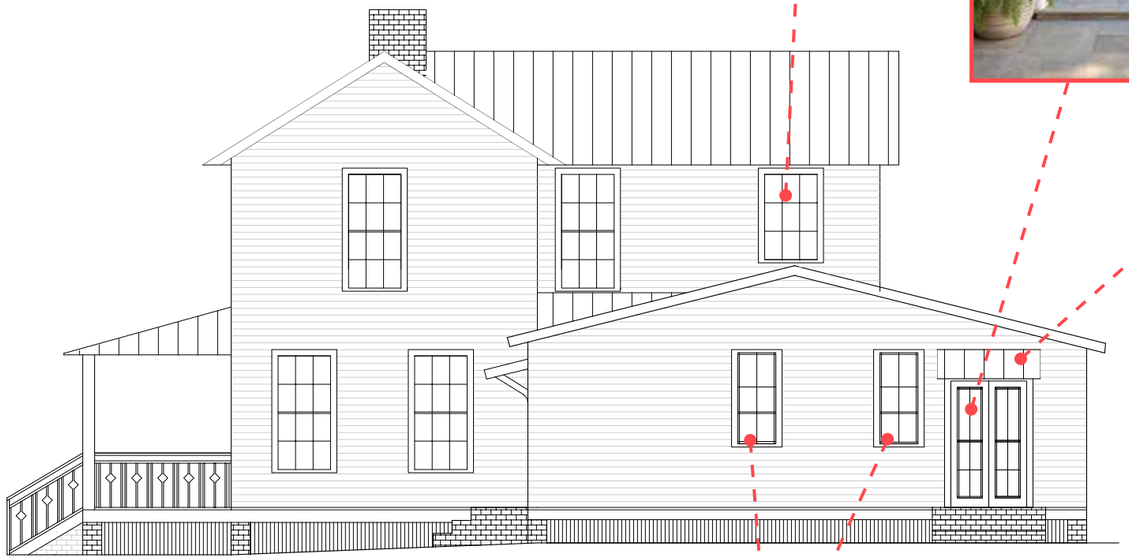
34”w x 52”h
Wood Window



60”w x 80”h
Wood Door







24”w x 60”h
Wood Window

To be replaced with half-height window, wood construction with divided lites



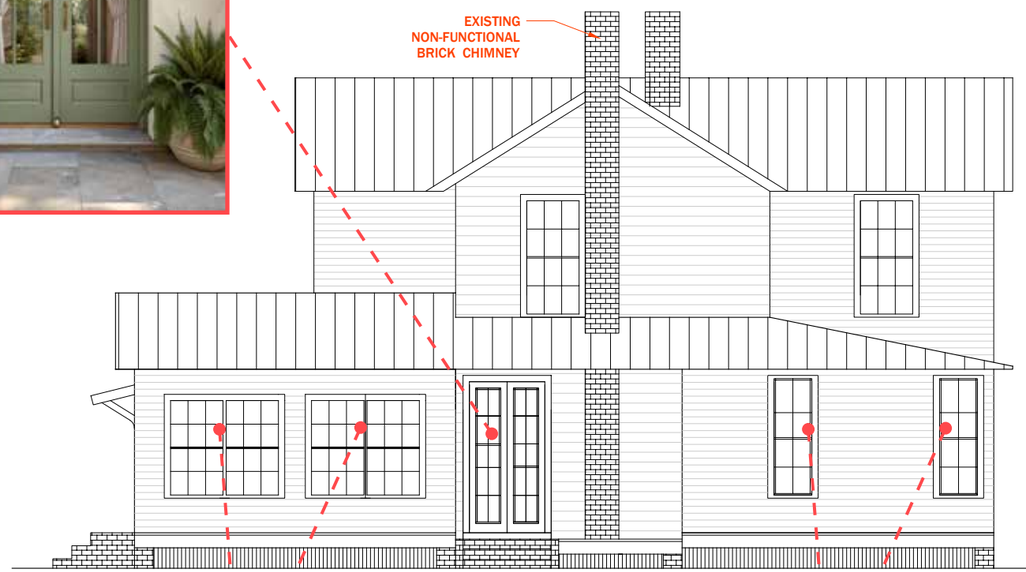
To Be Removed for Addition

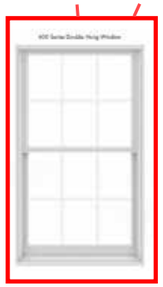


All New WIndows to be Wood, Double-Hung, Divided Lite windows by Pella, JeldWen, Andersen or Similar

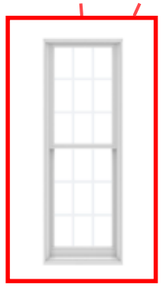
60”w x 96”h
Wood Door







34”w x 60”h
Wood Window



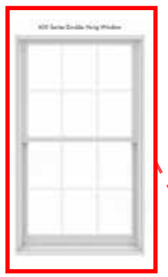
24”w x 72”h
Wood Window



Existing back door
repurposed for
new side / front



All New WIndows to be Wood, Double-Hung, Divided Lite windows by Pella, JeldWen, Andersen or Similar



34”w x 72”h
Wood Window





Hanging Lantern
Over Front Door



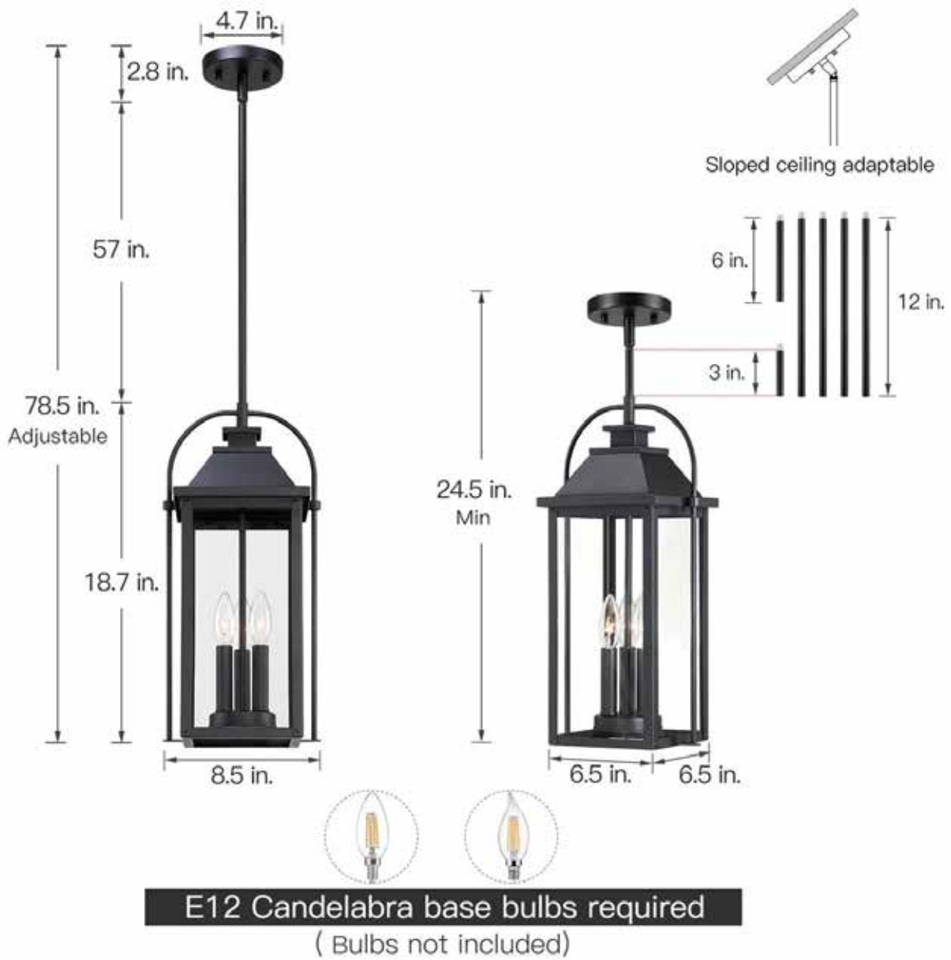
Sconce Lanterns at
Side Entrances

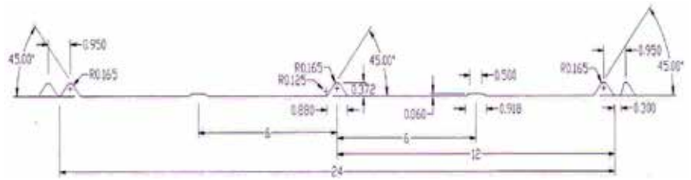




Sconce Lanterns at
Side Entrances


4.7 in.
18.2 in.
8.6 in.
8 in.
7.9 in.
6.5 in.
E12 Candelabra base bulbs required
(Bulbs not included)


4.7 in.
2.8 in.
57 in.
78.5 in.
Adjustable
18.7 in.
8.5 in.
Sloped ceiling adaptable
6 in.
12 in.
3 in.
24.5 in.
Min
6.5 in.
6.5 in.
E12 Candelabra base bulbs required
(Bulbs not included)

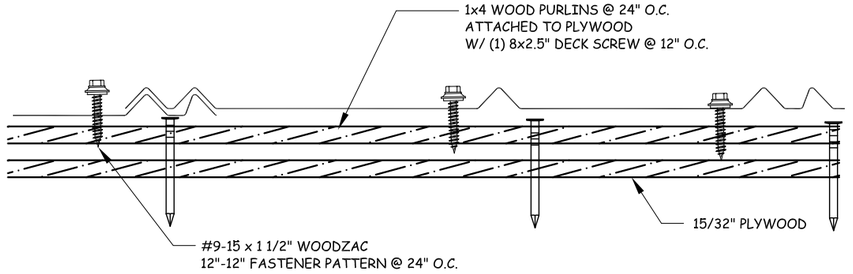


5-V Panel Installation Specifications

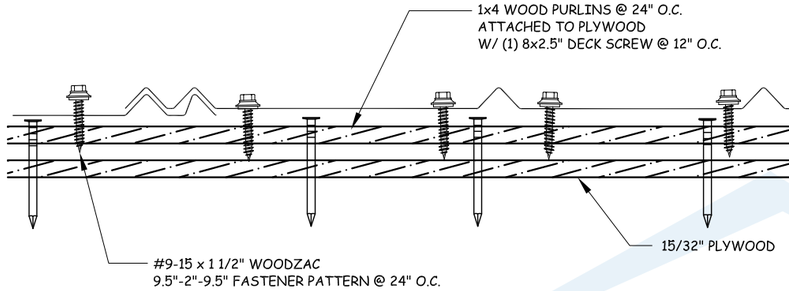
ROOF APPLICATION: Roof slope must be a minimum of a 2/12 pitch to use this product. For slopes lower than a 3/12 pitch, lap sealant is suggested on the side laps of the panel. Substrate needs to be a minimum of 15/32" plywood that is APA rated. The use of 30# felt is needed to provide adequate thermal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

- Start at the gable or rake opposite of the prevailing wind. The leading edge should be the uneven rib.
- **Side lap procedure**-Pay careful attention that the uneven rib is over lapped by the even rib.
- **End lap procedure**-When long panels are required. Dixie Supply recommends the customer to consider lapping the panels a minimum of 16" to insure proper drainage. Two strips of butyl sealant tape should be used at the end lap and fastened on the uphill side of the strips of butyl sealant tape.
- **Eave detail procedure**- Dixie Supply recommends the use of an eave flashing with butyl sealant tape above and below the closure strip (inside) which will go between the underside of the roofing panel and on the top side of the flashing to avoid water infiltration.
- **Ridge detail procedure**- The appropriate ridge cap is placed on top of the solid closure strips (outside) with butyl sealant tape above and below the closure fastened through each rib at 12" on center. A longer screw (2"-2.5") is recommended to be used to fasten the ridge. Each section of ridge cap needs to be overlapped a minimum of 12 inches.
- **Fasteners**-Metal to Wood application- 5-V panels should be fastened by a minimum #9 x 1.5" WoodZac. Metal to Metal application- 5-V panels should be fastened by a minimum #12 x 1" Tek screw
- **Siding Applications**-5-V panels used as siding are side lapped the same as in the roofing application. It is best to start a siding sheet at a large opening (i.e. sliding door, window, door etc.) so that the panels are square. Butyl sealant tape is not required for side lap application. However, butyl sealant tape is recommended where any closures are required.
- **Trimming and cutting steel panels**- Whether cutting with the profile (length-wise) or across the profile (width-wise), it is best to use a steel cutting blade or an abrasive, self consuming (carboundum) blade with an electric saw, hand tin-snips or a nibbler. It is very important to cut panels one at a time with the finished side or panel facing down on wood blocks. Care should be taken to ensure that the hot metal particles and filings from the cutting do not become embedded in the panel.
- **Note**- Filings from screw cuttings must be cleaned off the panels after screws have been applied through the panel to avoid rust marks or "bleeding" on the panels. Store only in a dry place. Stack flat on blocks or racks to protect bottom panels. Failure to comply with the above procedures relieves Dixie Supply responsibility of damage to or deterioration of the finish and voids any paint or finish warranty.

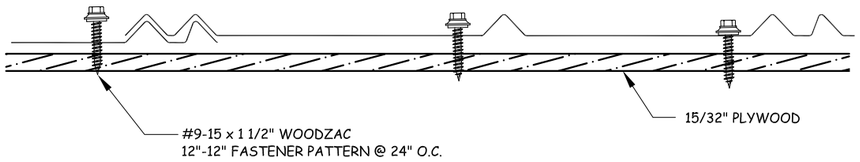
May be through fastened roof panel over 1x4 wood purlins (optional) over one layer of asphalt shingles (optional) fastened thru to min. 15/32" APA Plywood decking substrate. Roof panel may be fastened to APA plywood decking without the options listed above. Non-Structural application. Non-HVHZ application.



TYPE 1 FASTENER PATTERN W/PURLINS

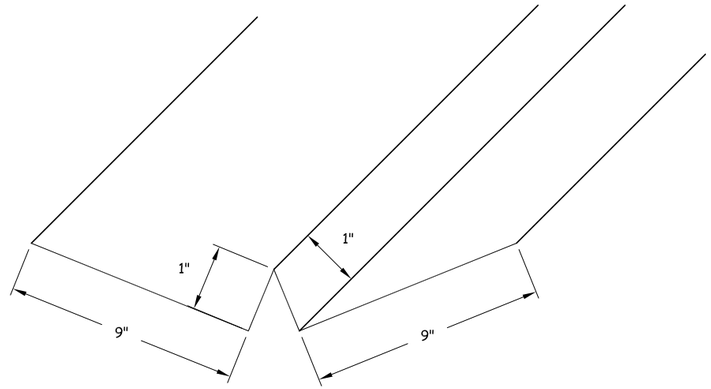


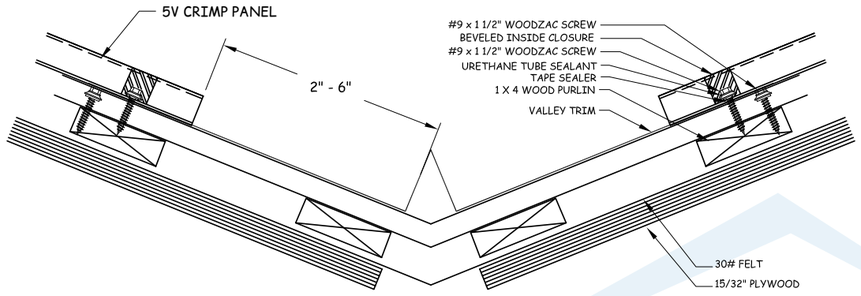
TYPE 2 FASTENER PATTERN W/PURLINS



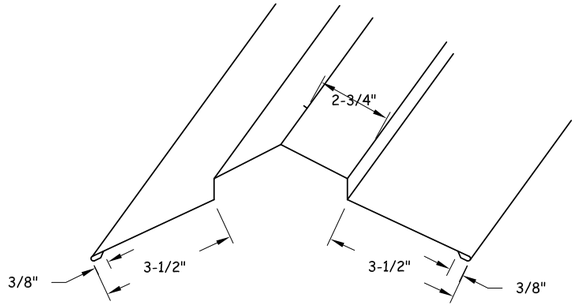
TYPE 1 FASTENER PATTERN

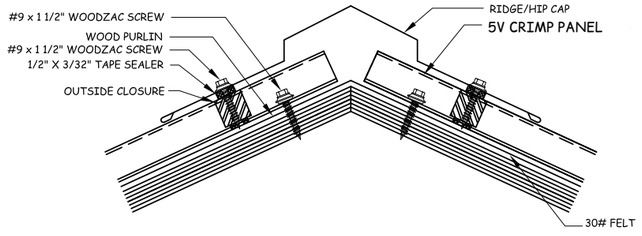
TYPE 2 FASTENER PATTERN



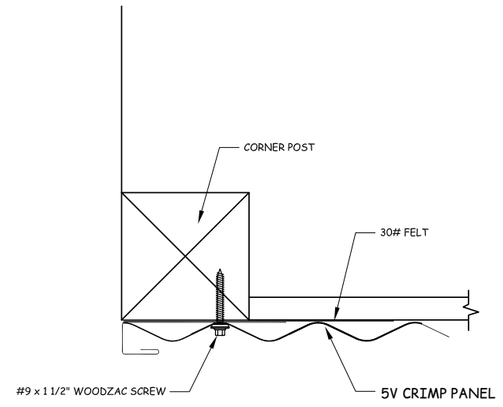


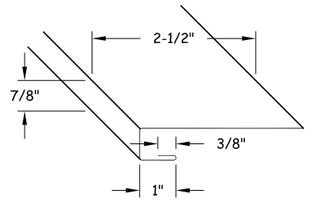
VALLEY



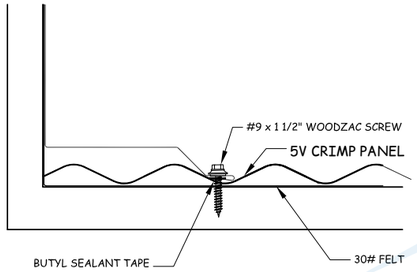


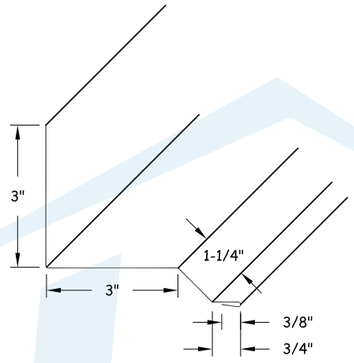
RIDGE/HIP



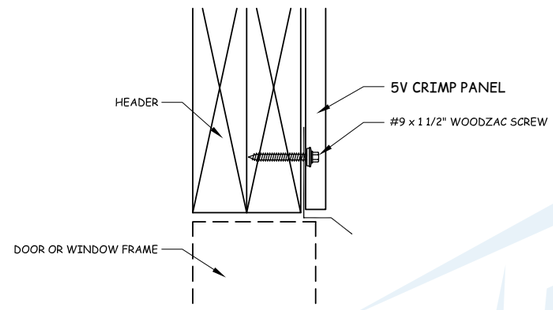


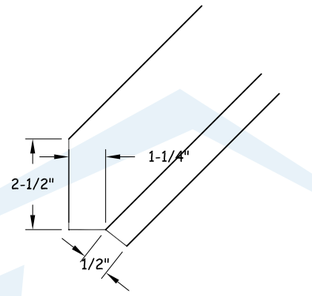
J-MOLD



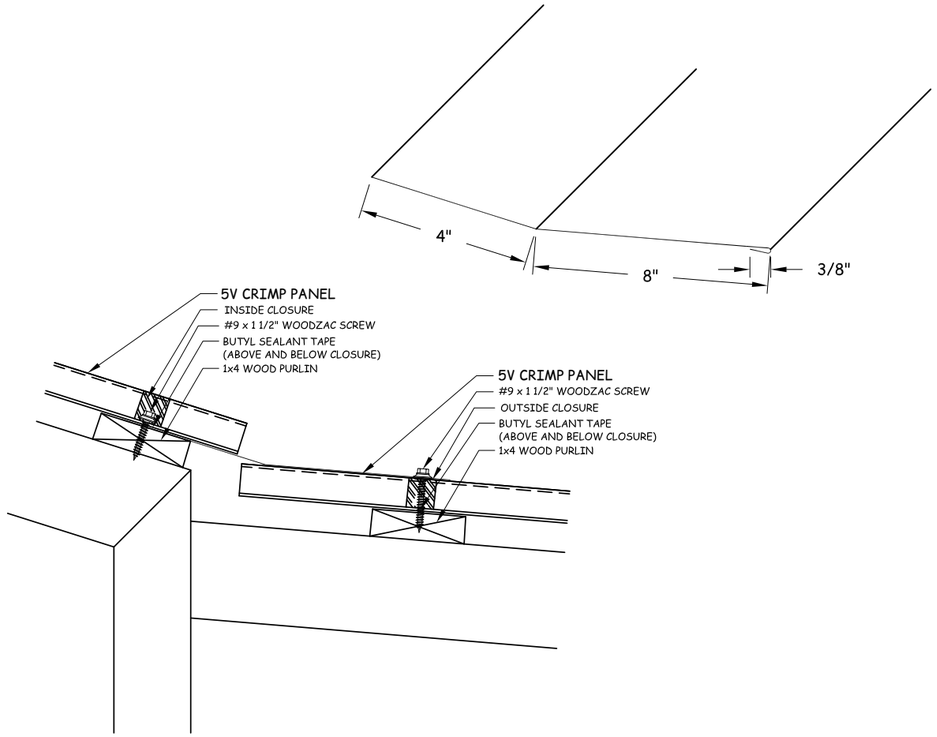


SIDEWALL

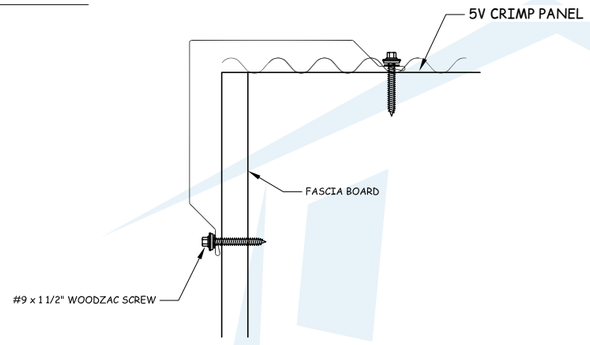




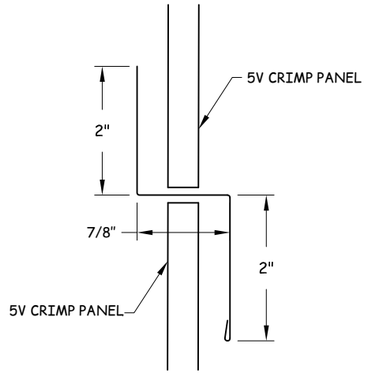
RAT GUARD



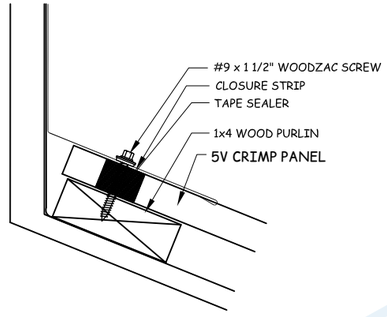
TRANSITION

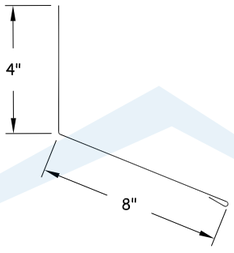


RAKE

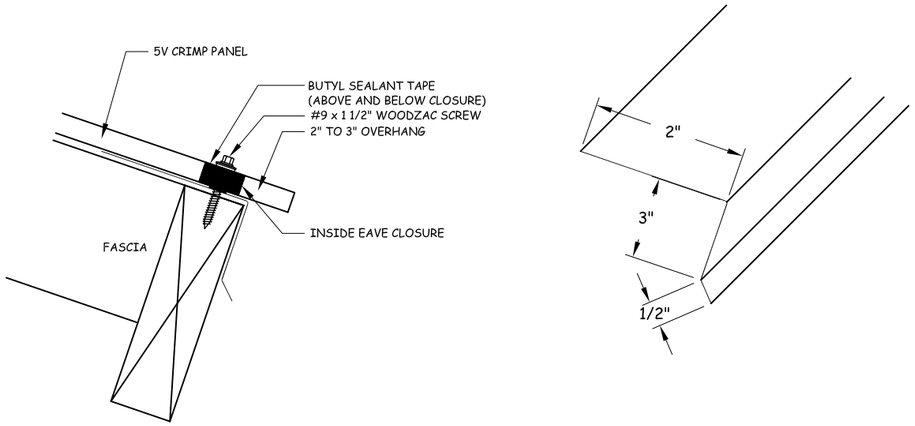


DOUBLE ANGLE

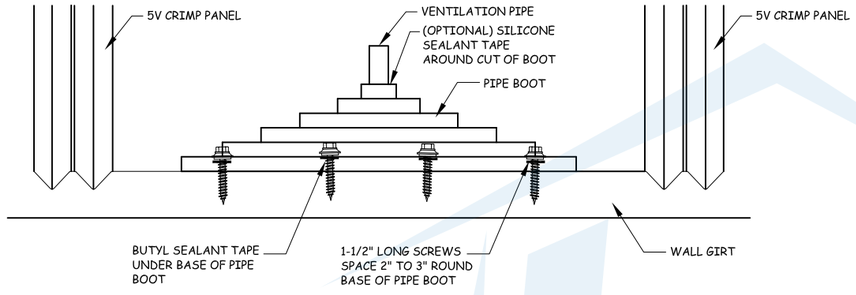




END WALL



EAVE

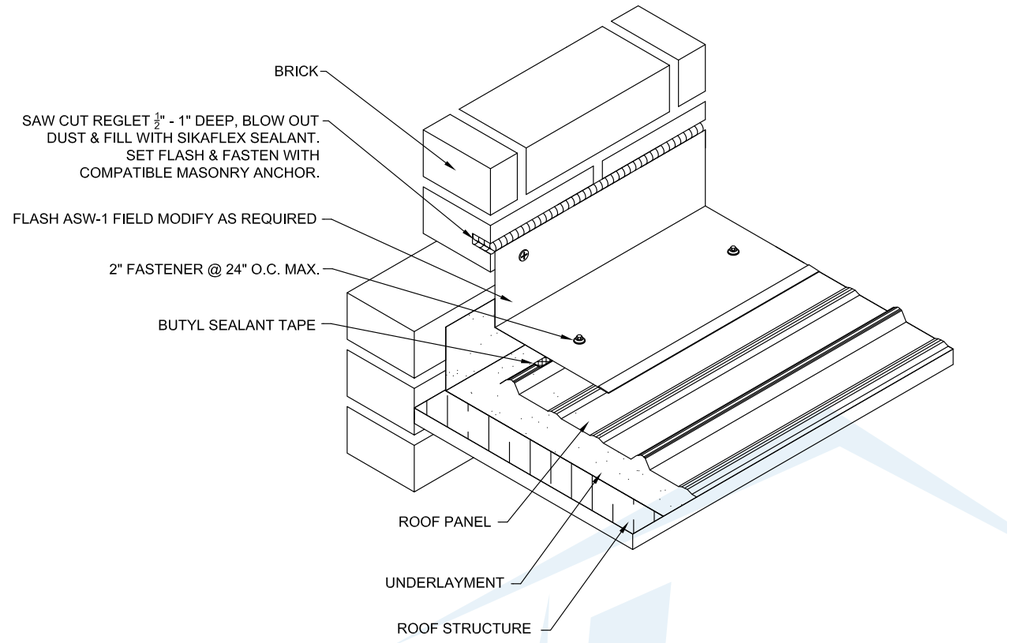


PIPE FLASHING

RESIDENTIAL TRIM DETAILS

CHIMNEY DETAILS

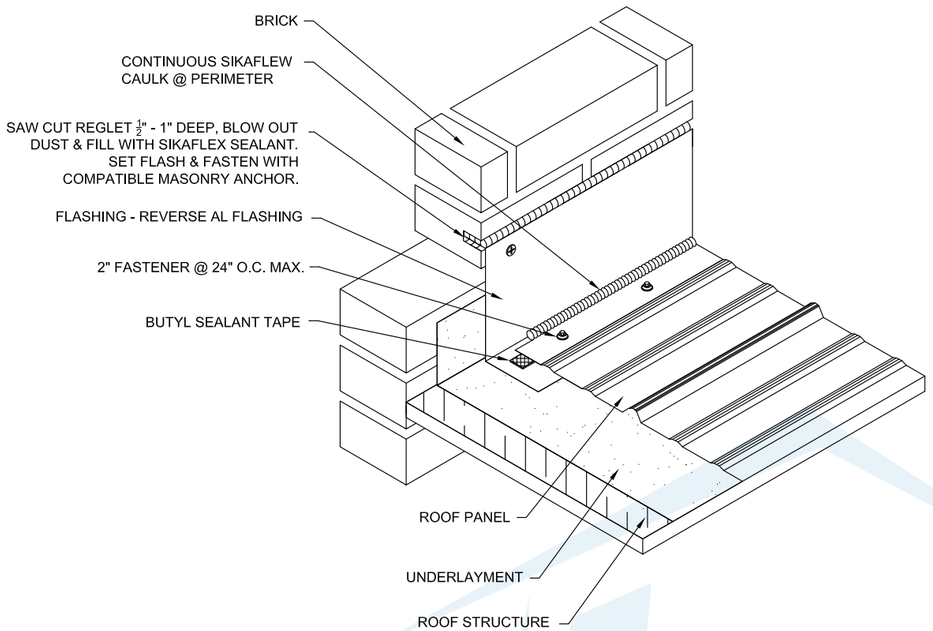
VERSION 1



RESIDENTIAL TRIM DETAILS

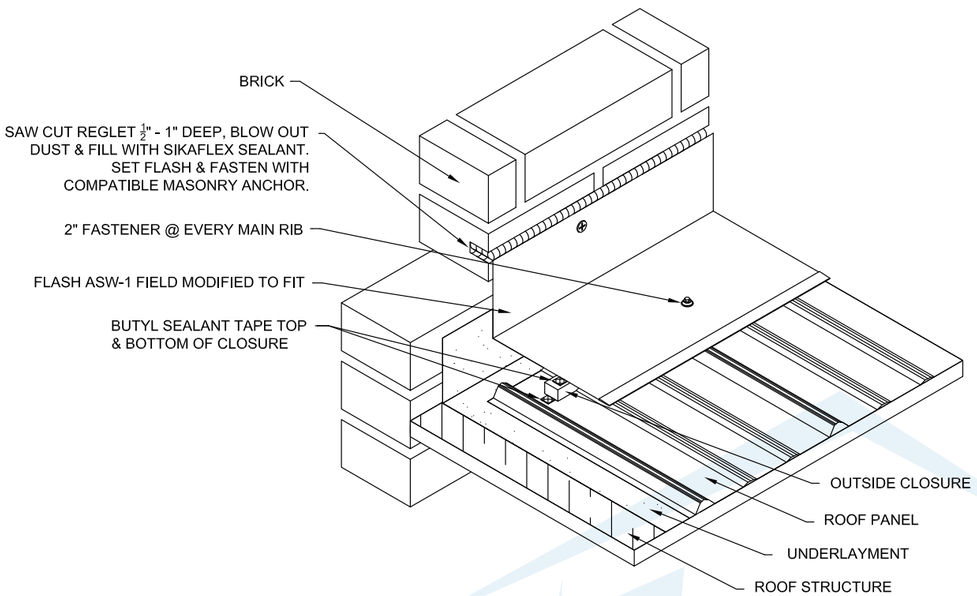
CHIMNEY DETAILS

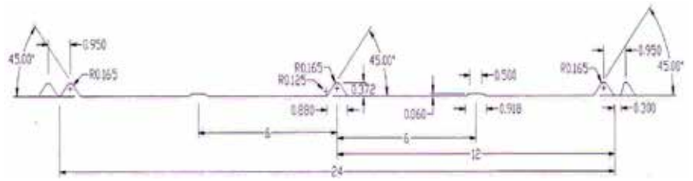
VERSION 2



RESIDENTIAL TRIM DETAILS

CHIMNEY ENDWALL





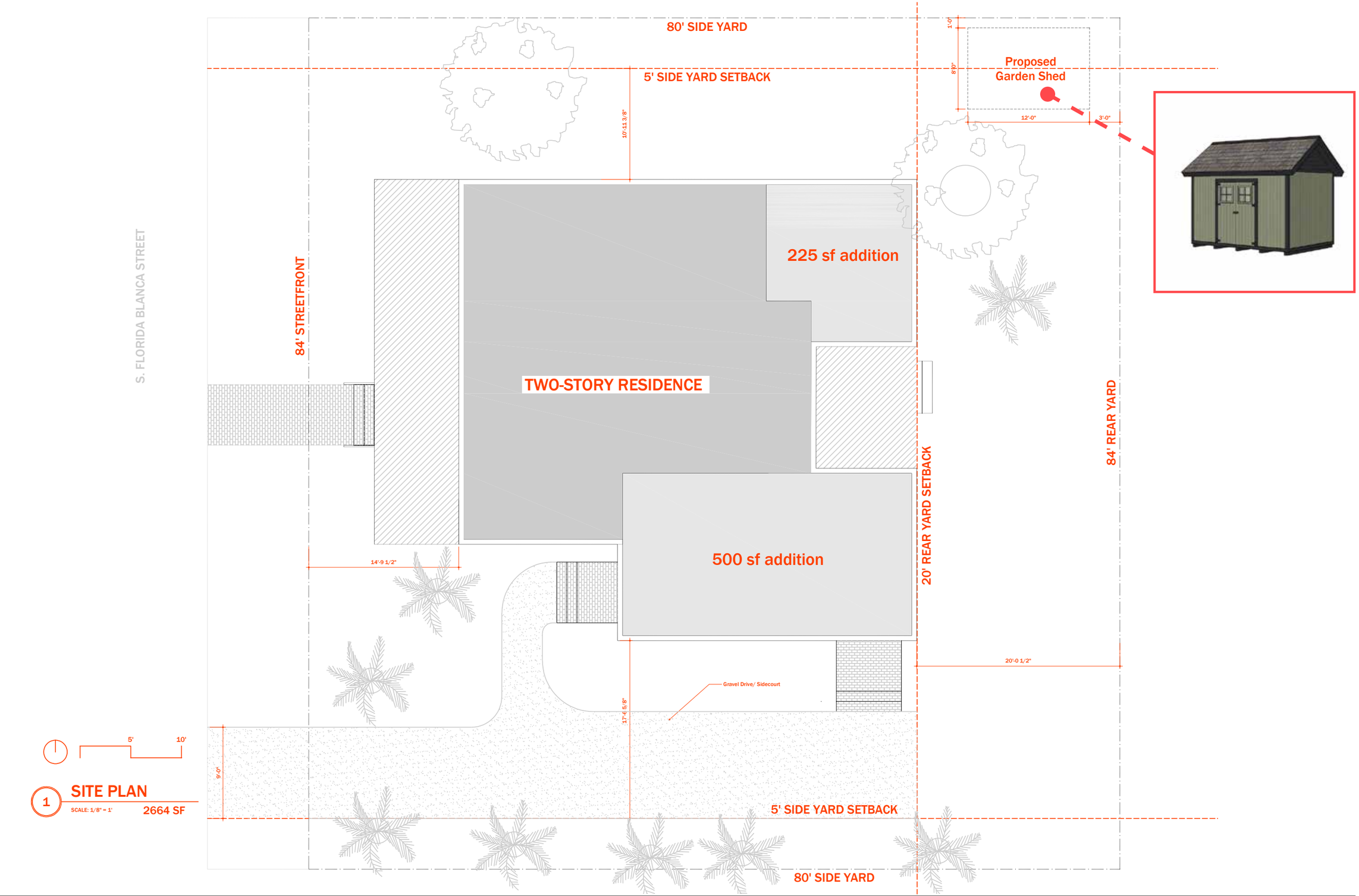
5-V Panel Installation Specifications

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

- Start at the gable or rake opposite of the prevailing wind. The leading edge should be the uneven rib.
- **Side lap procedure**-Pay careful attention that the uneven rib is over lapped by the even rib.
- **End lap procedure**-When long panels are required. Dixie Supply recommends the customer to consider lapping the panels a minimum of 16" to insure proper drainage. Two strips of butyl sealant tape should be used at the end lap and fastened on the uphill side of the strips of butyl sealant tape.
- **Eave detail procedure**- Dixie Supply recommends the use of an eave flashing with butyl sealant tape above and below the closure strip (inside) which will go between the underside of the roofing panel and on the top side of the flashing to avoid water infiltration.
- **Ridge detail procedure**- The appropriate ridge cap is placed on top of the solid closure strips (outside) with butyl sealant tape above and below the closure fastened through each rib at 12" on center. A longer screw (2"-2.5") is recommended to be used to fasten the ridge. Each section of ridge cap needs to be overlapped a minimum of 12 inches.
- **Fasteners**-Metal to Wood application- 5-V panels should be fastened by a minimum #9 x 1.5" WoodZac. Metal to Metal application- 5-V panels should be fastened by a minimum #12 x 1" Tek screw
- **Siding Applications**-5-V panels used as siding are side lapped the same as in the roofing application. It is best to start a siding sheet at a large opening (i.e. sliding door, window, door etc.) so that the panels are square. Butyl sealant tape is not required for side lap application. However, butyl sealant tape is recommended where any closures are required.
- **Trimming and cutting steel panels**- Whether cutting with the profile (length-wise) or across the profile (width-wise), it is best to use a steel cutting blade or an abrasive, self consuming (carboundum) blade with an electric saw, hand tin-snips or a nibbler. It is very important to cut panels one at a time with the finished side or panel facing down on wood blocks. Care should be taken to ensure that the hot metal particles and filings from the cutting do not become embedded in the panel.
- **Note**- Filings from screw cuttings must be cleaned off the panels after screws have been applied through the panel to avoid rust marks or "bleeding" on the panels. Store only in a dry place. Stack flat on blocks or racks to protect bottom panels. Failure to comply with the above procedures relieves Dixie Supply responsibility of damage to or deterioration of the finish and voids any paint or finish warranty.

May be through fastened roof panel over 1x4 wood purlins (optional) over one layer of asphalt shingles (optional) fastened thru to min. 15/32" APA Plywood decking substrate. Roof panel may be fastened to APA plywood decking without the options listed above. Non-Structural application. Non-HVHZ application.

GARDEN SHED CONCEPT


80' SIDE YARD
5' SIDE YARD SETBACK
10'-11 3/8"
Proposed
Garden Shed
1'-0"
8'-0"
12'-0"
3'-0"
S. FLORIDA BLANCA STREET
84' STREETFRONT
225 sf addition
TWO-STORY RESIDENCE
500 sf addition
20' REAR YARD SETBACK
84' REAR YARD
14'-9 1/2"
Gravel Drive/ Sidecourt
17'-5 5/8"
20'-0 1/2"
9'-0"
5'
10'
1
SITE PLAN
SCALE: 1/8" = 1'
2664 SF
5' SIDE YARD SETBACK
80' SIDE YARD







Proposed Footings



Proposed Engineered
Siding by LP Smartside



Proposed Shed Colors

SmartSide®
TRIM & SIDING

PANEL SIDING

Cedar Texture



Product:

LP® SmartSide® 190 Series Siding Panel

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements

Grooved panels are designed for vertical installation only

Rated for structural use by APA

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

TREATED WITH SMART GUARD ZINC BORATE-BASED PROCESS

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

SUSTAINABLE FORESTRY INITIATIVE SFI-00603

LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

SmartSide®
TRIM & SIDING

190 Series Panel - Cedar Texture

19/32" Nominal Thickness
Primed: 8" o.c.: 8' | 9' | 10'

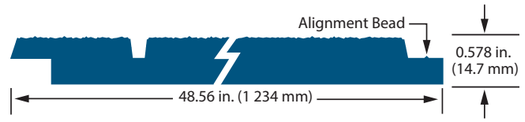
Primed Specifications and PIDs:

PRODUCT	THICKNESS	WEIGHT	MAX SPAN RATING
All products	0.578 in. (14.7 mm)	2 PSF	24 in.



PRODUCT	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	PID
190 Series Cedar Texture Panel 8" o.c.	8 ft. (96 in.) (2.4 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1 234 mm)	25852
	9 ft. (108 in.) (2.7 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1 234 mm)	25853
	10 ft. (120 in.) (3.0 m)	8 in. o.c.	3/8 in. (10 mm)	48.56 in. (1 234 mm)	25854*

190 SERIES CEDAR TEXTURE PANEL 8" O.C.



File #: 26-286 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

213 S. Florida Blanca Street
Pensacola historic district / Zone HC-1 / City Council District 6
Final Approval 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: replace three windows on the front elevation with 96” x 36”, six over six, SDL, wood-clad windows and add four transoms; replace five windows on the side elevations with 60” x 32” four over four, SDL, wood-clad windows and add four 24” x 24” transom windows; install one set of 18”W x 84”H Hawaiian mango wood shutters with aluminum shutter caps; install LP Smartside 3/8” x 6” Lap Siding with a brushed stroke finish and 4” exposure; a brick foundation; install Bevolo lanterns; reconstructing the demolished walls; redeck the porch with Aeratis Legacy 6” wide T&G porch plank; replace the front entry door with a 6 lite mahogany door; and painting the body in Sherwin Williams Pink Shadow (SW 00700), and the sofit, fascia, and door and window trim in White (DET 653). The proposed plans also show a new rear addition with three-four over four, SDL, wood-clad windows; a metal awning over the rear door to match the roof with wood brackets; French doors with sidelites and a transom; and wood porch steps.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
12-3-10(1)d.2.ii. Pensacola historic district; Procedure for review; Decisions; Rules governing decisions
12-3-10(1)e. Pensacola historic district; Regulations and guidelines for any development withing 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. 213 S. Florida Blanca St_Application & Materials

213 S. Florida Blanca St











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

Architectural Review Board Application
Full Board Review

Application Date: 2/2/26

Project Address: 213 Florida Blanca

Applicant: Stan Albright

Applicant's Address: 1607 E. Lee St

Email: salbright0809@Gmail.com Phone: 850 802-3306

Property Owner: Mr & Mrs Alan Bunt
(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:

The porch I'll address with the board. The shutters are the same as previously submitted All windows are a wood clad Jeldwin 5500 series SDL Grills, Patio Door & sidelights w/ transom 5500 series as well. Columns I'll address with board. All columns in the area are 6X6 square or Larger Doors 5 1/2 X 5 1/2 Cypress

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: 2/2/26

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

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

Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: 213 Florida Blanca

Applicant: Stan Albright

Applicant's Address: 1607 E. Lee St

Email: salbright0809@gmail.com Phone: 850 602 3306

Property Owner: Mr & Mrs Alan Bont
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☒ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Samples of LP siding has been secured. T&G Porch decking was available 1850, most produced 1880. New Columns detail per board. Window have been changed on rear elevation. Rectangular windows changed to square. LP siding reveal 4" per board. Windows and doors are the same they were OK'd

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 1/27/26

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

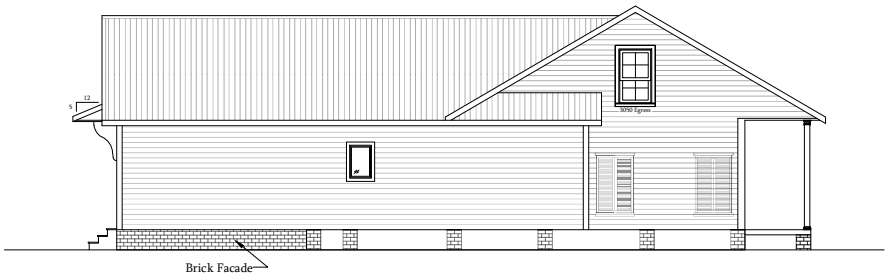


1 Front Elevation
Scale: 1/8" = 1'-0"



2 Rear 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"



4 Right 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

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

Date

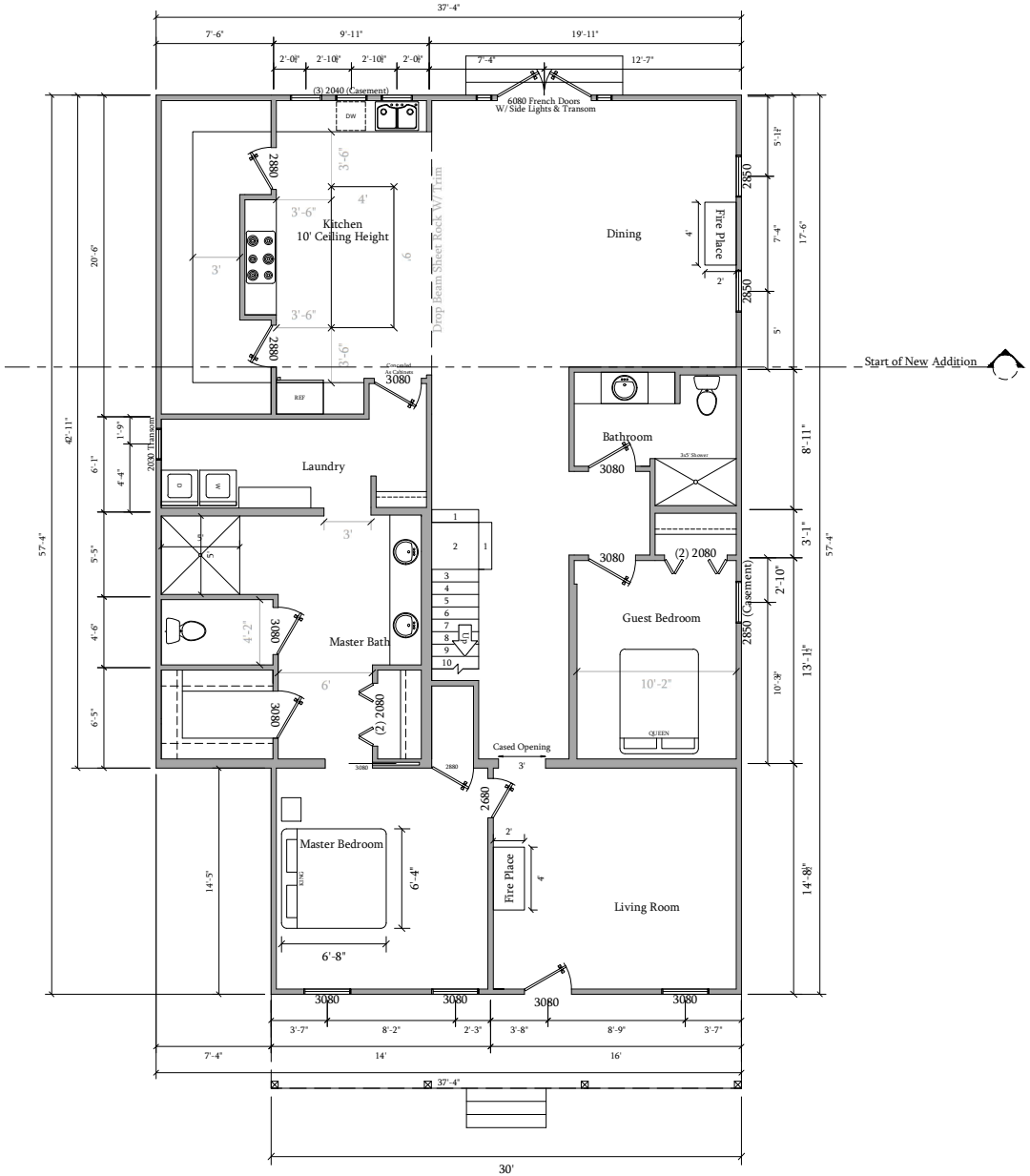
Revision

Draftsman:	V
Engineer:	ATH
Project #:	2025-051
Sheet:	A1

FOR REVIEW ONLY
WITHOUT SIGNATURE AND SEAL

Andrew T. Herbert FLPE 101452

-
DRAFT
(FOR REVIEW ONLY)



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

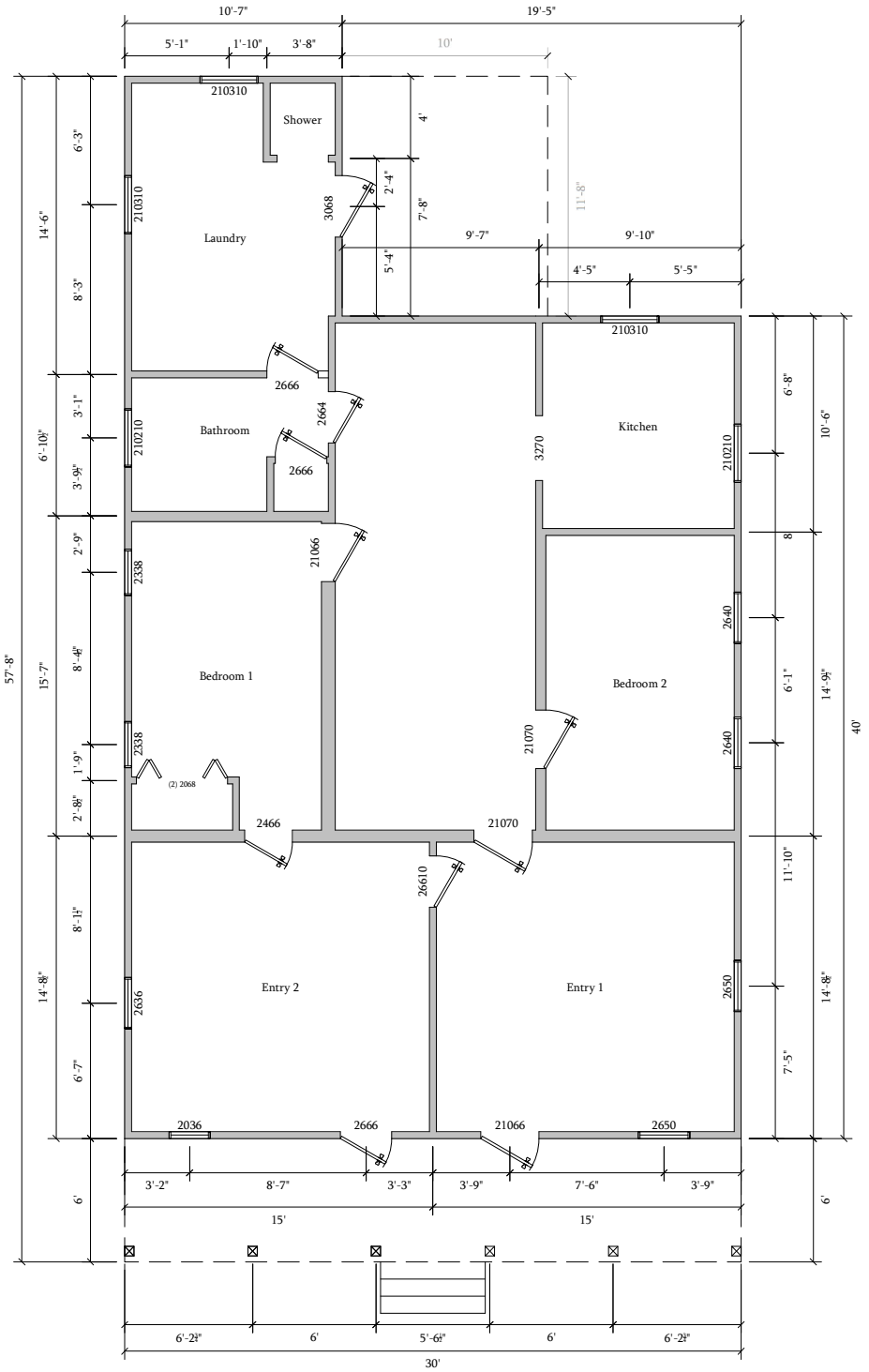
Revision

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

FOR REVIEW ONLY
WITHOUT SIGNATURE AND SEAL

Andrew T. Herbert FLPE 101452

-
DRAFT
(FOR REVIEW ONLY)



Project Name:
213 Historic District

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

ASAP ENGINEER

Office: 850.262.8332

Existing Floor Plan

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

Date

Revision

Draftsman:	V
Engineer:	ATH
Project #:	2025-051
Sheet:	A4

FOR REVIEW ONLY
WITHOUT SIGNATURE AND SEAL

Andrew T. Herbert FLPE 101452

-
DRAFT
(FOR REVIEW ONLY)

January 2025



Existing metal roof system

LP Smartside lap siding FL# 9190.2 brushed stroke finish 3/8" x 6" with 5" exposure

JeldWen 5500 series. Impact rated clad wood windows FL# 17594.1

Columns 6"x6" wrapped for 7"x7" finish

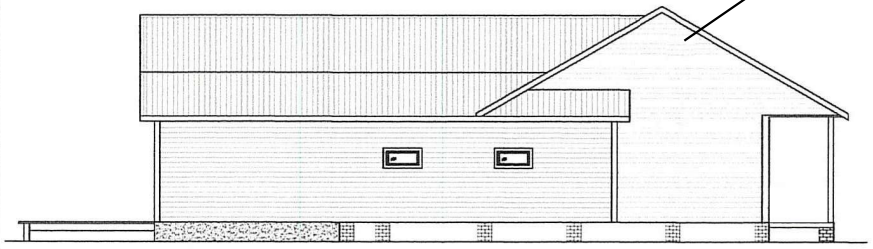
1 Front Elevation
Scale: 1/8" = 1'-0"



Brick veneer foundation

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

Elevations are schematicin 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"

Paint clapboards historic pink.

Paint soffit, fascia, all door & windows, trim, porch columns historic white.



All windows Jeldwen 5500 wood clad SDL 4 over 4.

Existing windows are unapproved vinyl.

4 Right 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

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

Date
Revision

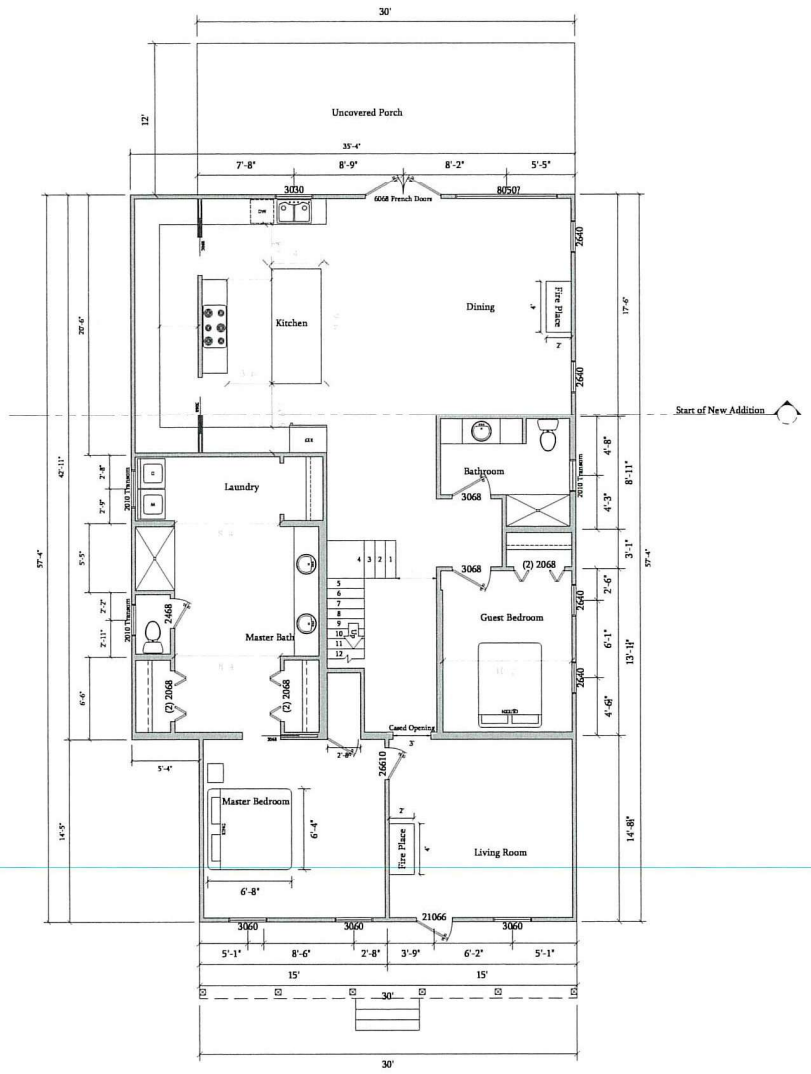
Draftsman:	V
Engineer:	ATH
Project #:	2025-051
Sheet:	A1

FOR REVIEW ONLY
WITHOUT SIGNATURE AND SEAL

Andrew T. Herbert FLPE 101452

DRAFT
(FOR REVIEW ONLY)

January 2025



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

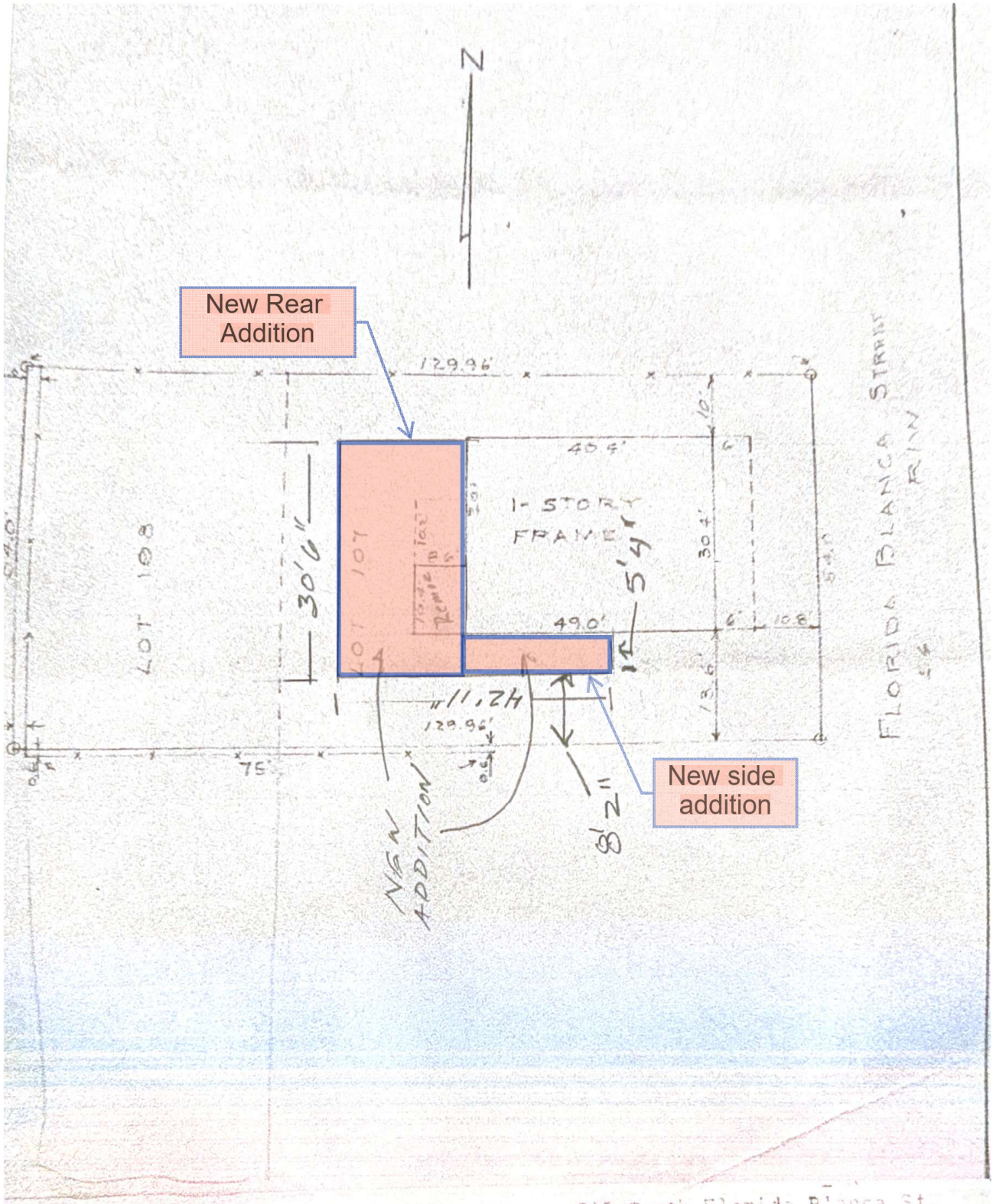
Revision

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

FOR REVIEW ONLY WITHOUT SIGNATURE AND SEAL

Andrew T. Herbert FLPE 101452

DRAFT (FOR REVIEW ONLY)



C= PIPE

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 18, 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

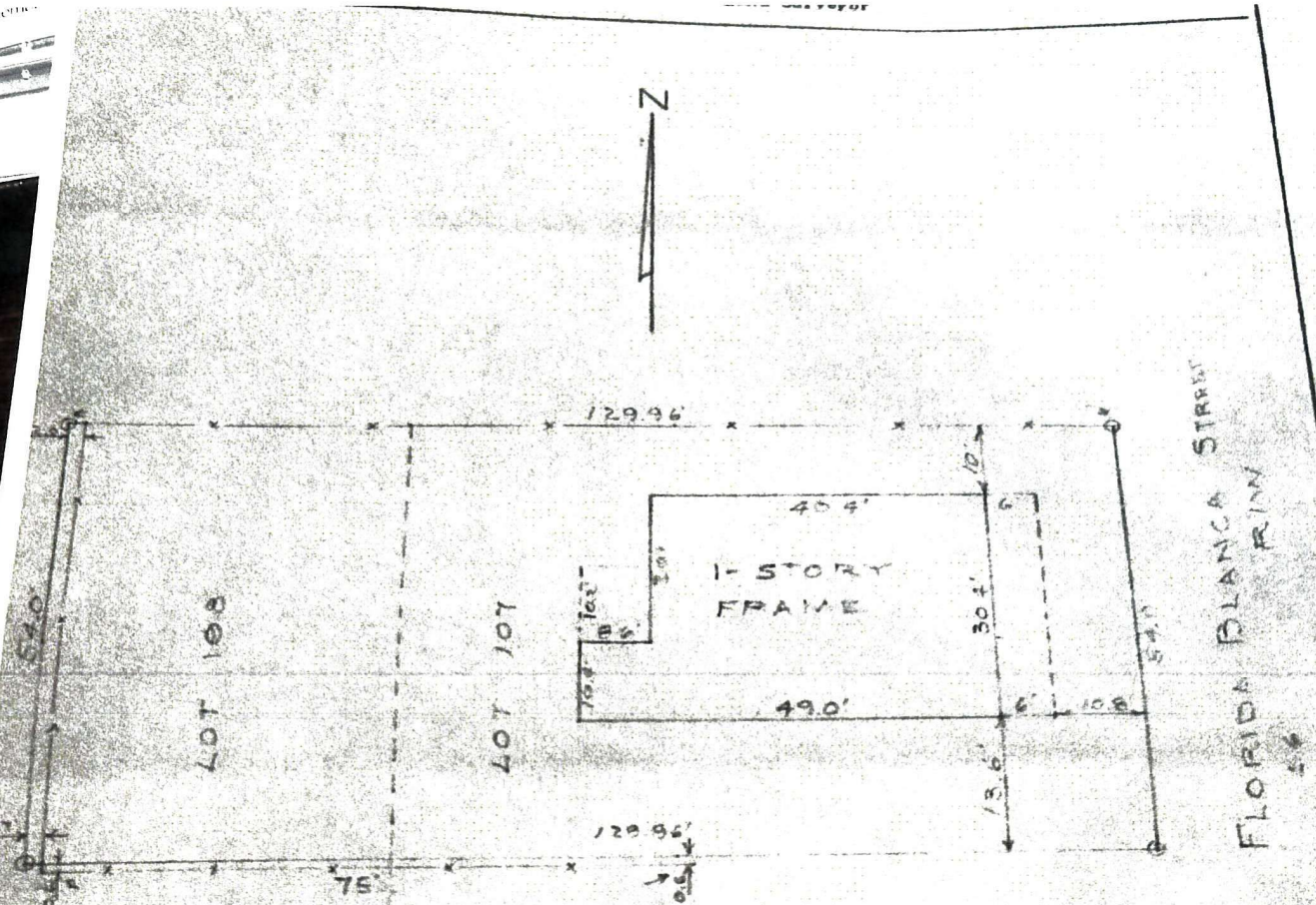
FILE NO. 67-03-051

F. 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

RECERTIFIED ____



C- PIPE

Property Address 213 South Florida Blanca St.

DESCRIPTION The North 54 feet of lot 107 and the North 54 feet of the East 42.9 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

L. B. 32 f. 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

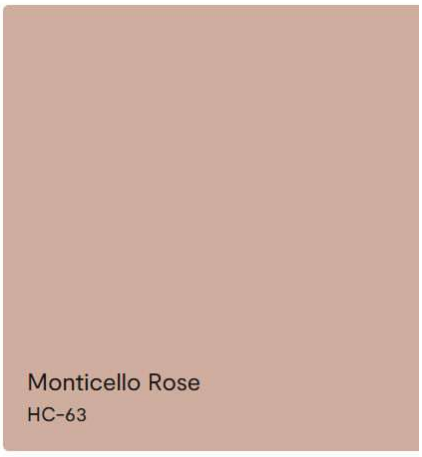
RECERTIFIED _____

213 S. Florida Blanca St – Paint Colors

Sherwin Williams Pink Shadow (SW 0070) - Clapboards



Benjamin Moore Monticello Rose (HC-63)



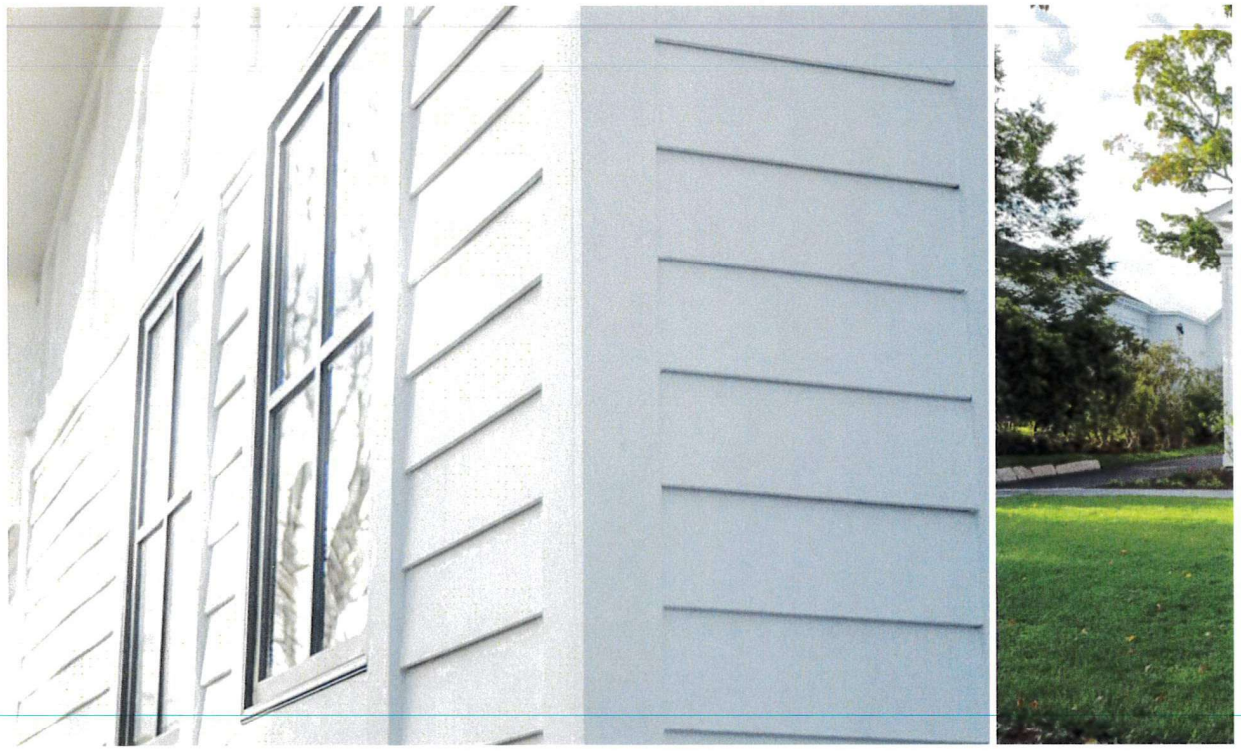
Dunn Edwards Paints Historic White (DET 653) – Soffit, fascia, all doors & window trim, & porch columns



LP SmartSide®
ExpertFinish® TRIM & SIDING

LP® SMARTSIDE® EXPERTFINISH® TRIM AND SIDING

LAP SIDING



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


ÆRATIS
THE PERFORMANCE LEADER IN EXTERIOR LIVING SPACE
NOW INCLUDING:
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





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.

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

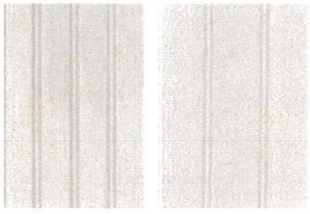


Aeratis Traditions is an uncolored board that can be painted or stained in any color. Unlike the Heritage line which can also be painted, Traditions flooring requires paint or stain to maintain it's unmatched warranty. When painted it maintains a 5-A paint adhesion, the strongest paint adhesion in the 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.

24" ON CENTER

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

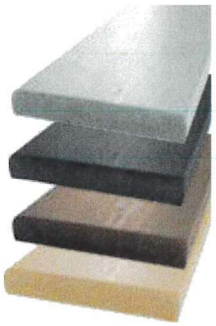
Product Dimensions

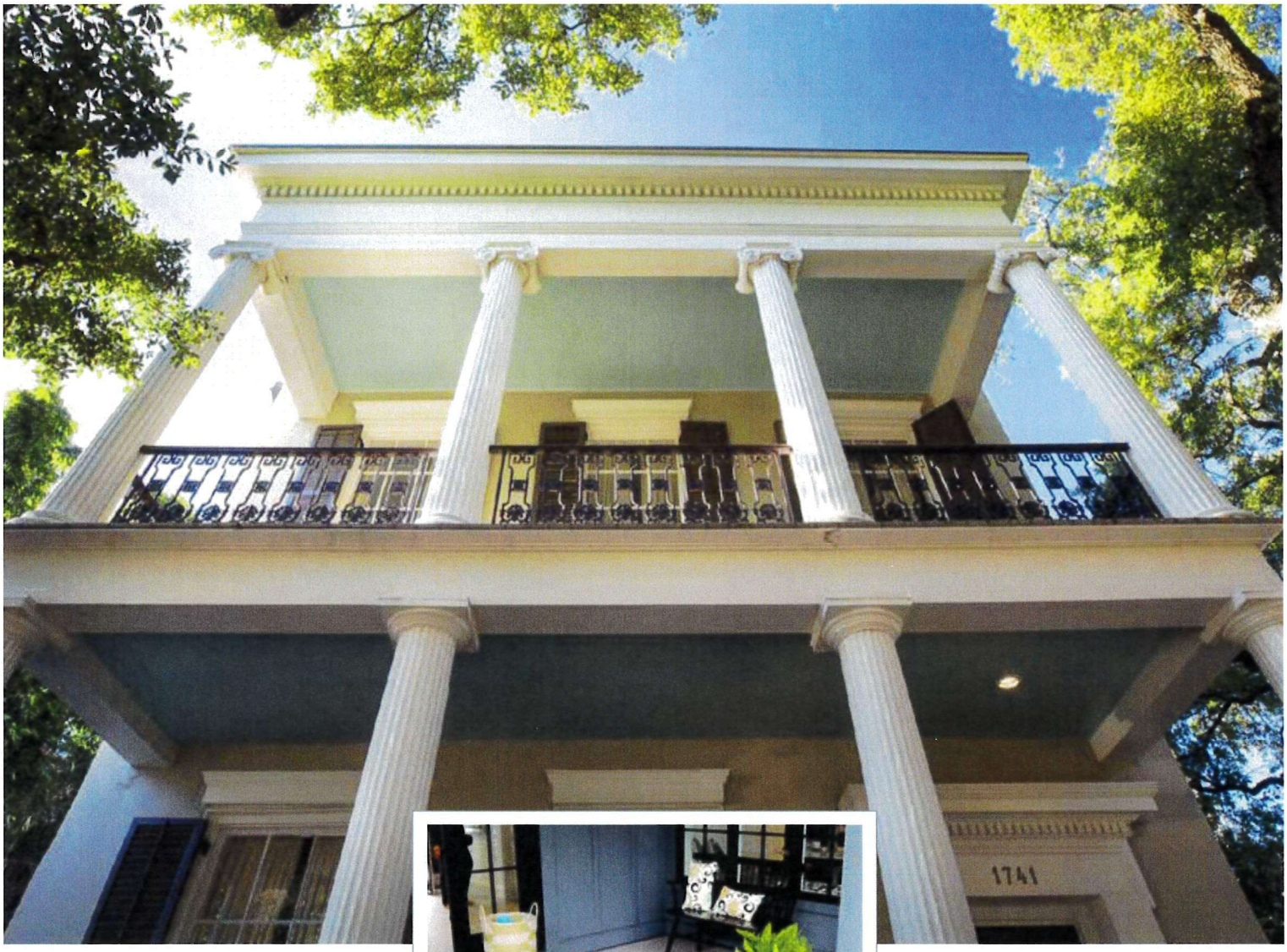
Product	L	W
Heritage Porch Flooring	12', 16', 20'	3-1/8"
Legacy Porch Flooring	12', 16', 20'	6"
Traditions Porch Flooring	12', 16', 20'	3-1/8"
Universal Porch Plank	12'	5-1/2"
All Trim Pieces	8'	NA
Traditions - 24" Ceiling	16'	5"

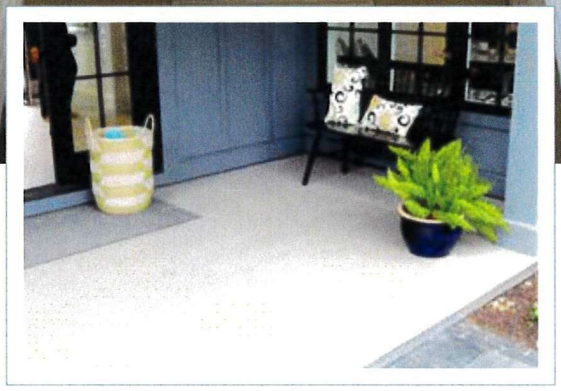
Heritage & Traditions thickness - 7/8" (Actual)
Legacy thickness - 7/8" (Actual)
Universal Porch Plank thickness - 7/8" (Actual)
Traditions Twenty-Four thickness- 3/8" (Actual)

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

PVC PORCH PRODUCTS

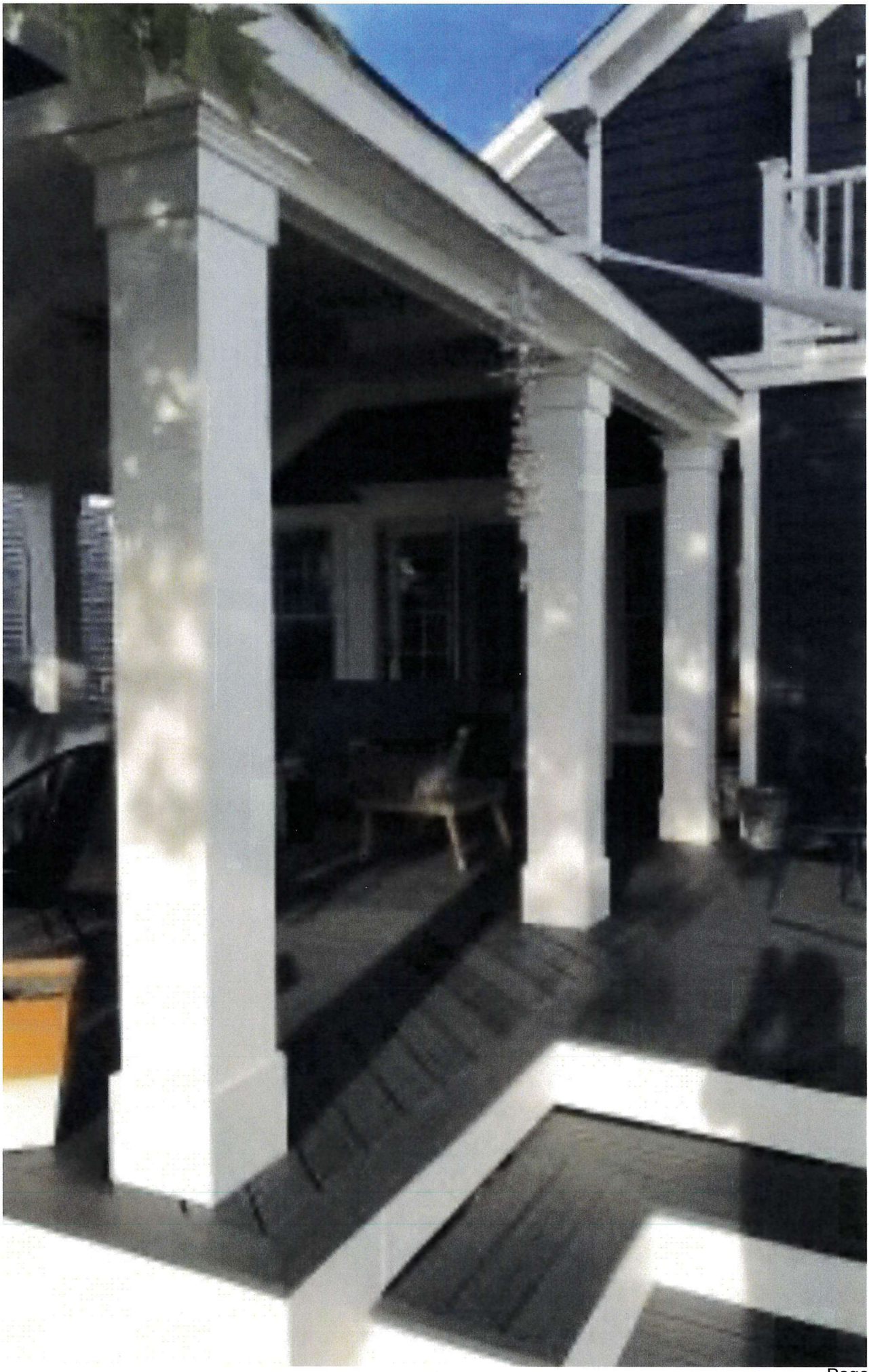
p. 888-676-2683

products@aeratis.com

www.aeratis.com www.porchpro.com

PROUD PARTNER OF

This Old House



ANDALUCIA 6 LITE SINGLE ENTRY DOOR WITH TRANSOM

$2,750.00

★★★★★ (1 review) Write a Review



Join Our Newsletter

Front Door

GRAND ENTRY DOORS

0

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

Add to Cart

$6.24	★★★★★ 2	Not yet rated
Add to Cart	$31.75	$21.30
	Add to Cart	Add to Cart

Product Overview | Customer Reviews | Ask a Question

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


Your home, your castle –
built to last, styled to impress.
EKENA
MILLWORK

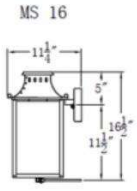

Mango Wood
Premium Shutters
Mango trees mature four times faster than many hardwood species. Once they stop producing fruit, they're harvested for their wood, making them a smart option for eco-friendly, renewable resources.
American Crafted: Mango wood is sourced from Hawaiian mango trees and assembled 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

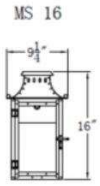

Color Options
Find the perfect match with 25 color choices
Viridian Green
Fire Red
Burnt Toffee
Ocean Swell
Colorful Leaves
Thermal Green
Sojourn Blue
Black
White
Track Green
Shadow Mountain
Seaglass
Pure Turquoise
Primed
Starless Night
Wine Red
Turmeric
Antiqua
Pepper Red
Peaceful Blue
Natural Twine
Moss Green
Lilly Pads
Hailstorm Gray
Raisin Brown


Shutter Cap
Unfinished
Primed
Assembled+ Primed x2
Painted
Every Order Includes
Shutter Caps
• Protects from moisture
• Extends the lifespan of your shutters
• Enhances the architectural design
Aluminum (standard)
Protects the shutter
Copper (available)
Double Layer Protection
Our dual-step priming process – applied before and after assembly – adds an extra layer of durability to your Mango wood shutters.
Only included on Louver, Raised Panel & Flat Panel Shutter Styles

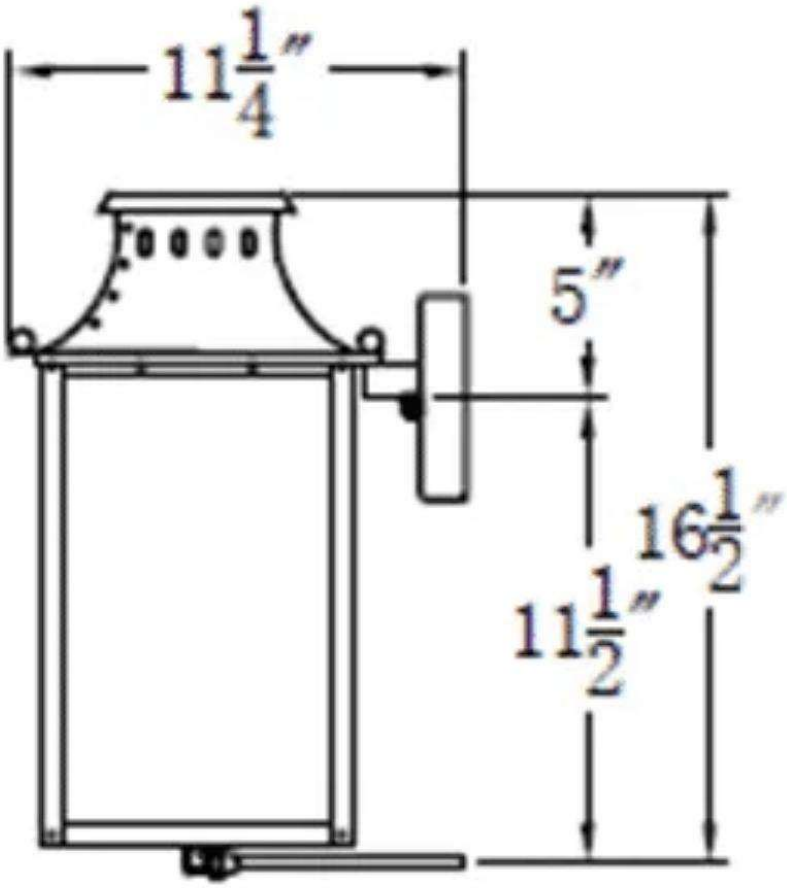





MS 16
11¼"
5"
16½"
11½"


MS 16
9¼"
16"

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-
GAS & ELECTRIC LIGHTS

www.bevolo.com
504.522.0485

For more information,
visit one of our showrooms:

521 Conti Street, New Orleans, LA
304/316/318 Royal Street, New Orleans, LA
68467 Hwy 59, Mandeville, LA

Awning Bracket

Rustic Wood Bracket w/ Offset Brace, Thorton Style, Slat Ends, 5 1/2"W x 30"D x 38"H, Smooth Western Red Cedar

★★★★★ 68 customer reviews

Item No.: BKT0604X30X38THR06SWR



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-287 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

21 W. Romana Street
Palafox historic business district / Zone C-2A / City Council District 6
Review of Installation of a Cooler at a Contributing Structure

SUMMARY:

Bistrology is requesting approval to install a 20’ x 80’ x 9’ walk-in cooler in the rear of the building. The proposed cooler will be screened by the existing ~6’11” brick wall and ~7’7” wooden fence with a matching gate.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
12-3-27.(f)(2) Palafox historic business district; Architectural review of proposed exterior development; Decision guidelines
12-3-27.(f)(4)h. Palafox historic business district; Architectural review of proposed exterior development; Board review standards; Landscaping and screening
12-3-55. Accessory uses and structure standards.

ATTACHMENTS:

1. 21 W. Romana St_Images
2. FL Master Site File
3. 21 W. Romana St_Application & Materials

21 W. Romana Street





Rear Elevation – Location of Cooler





Existing Screening – Brick wall & wood fence & gate







STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 1215
820 = =
Survey Date 8210 905 = =
830 = =
Site Name
Address of Site: 21-21½ W. Romana St., Pensacola, FL 32501
Instruction for locating S side of W. Romana St. between S. Baylen St. and Palafox Place 813 = =
Location: Old City Tract (subdivision name) 26 (block no.) port. lt. 195 (lot no.) 868 = =
808 = =
County: Escambia
Owner of Site: Name: Liberis, Charles S.
Address: 421 N. Palafox St.
Pensacola, FL 32501 902 = =
832 = =
Type of Ownership Private 848 = = Recording Date
Recorder:
Name & Title: Marcille, Ruth
Address: HPPB 818 = =
838 = =

Condition of Site:

Check One	
☐ Excellent	863 = =
☐ Good	863 = =
■ Fair	863 = =
☐ Deteriorated	863 = =

Integrity of Site:

Check One or More	
■ Altered	858 = =
☐ Unaltered	858 = =
■ Original Site	858 = =
☐ Restored ( ) (Date:)	( ) 858 = =
☐ Moved ( ) (Date:)	( ) 858 = =

Original Use Commercial 850 = =
Present Use Vacant 844 = =
Dates: Beginning C+ 1908 840 = =
Culture/Phase American 845 = =
Period 20th Century

916 = =
NR Classification Category: Building

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 = =		

910 = =
Areas of Significance: Architecture, commerce

Significance:

Philip Hannah constructed this two story masonry vernacular building in about 1908. It housed the Upp Motor Car Company, and remained in continuous use by various automotive firms until about 1935. The building contributes to the architectural and historical character of the DIB district.

911 = =

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

ARCHITECT Unknown

BUILDER Unknown 872 = =

STYLE AND/OR PERIOD Masonry vernacular 874 = =

PLAN TYPE Rectangular 964 = =

EXTERIOR FABRIC(S) Stucco: smooth # Brick: common (6th) 966 = =

STRUCTURAL SYSTEM(S) Masonry: brick 854 = =

PORCHES Recessed portico 856 = =

FOUNDATION: Continuous: brick 942 = =

ROOF TYPE: Flat: built-up 942 = =

SECONDARY ROOF STRUCTURE(S): - 942 = =

CHIMNEY LOCATION: - 942 = =

WINDOW TYPE: Fixed (metal) 942 = =

CHIMNEY: - 942 = =

ROOF SURFACING: Built-up 882 = =

ORNAMENT EXTERIOR: 882 = =

NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 2 882 = =

NO. OF DORMERS 0 950 = =

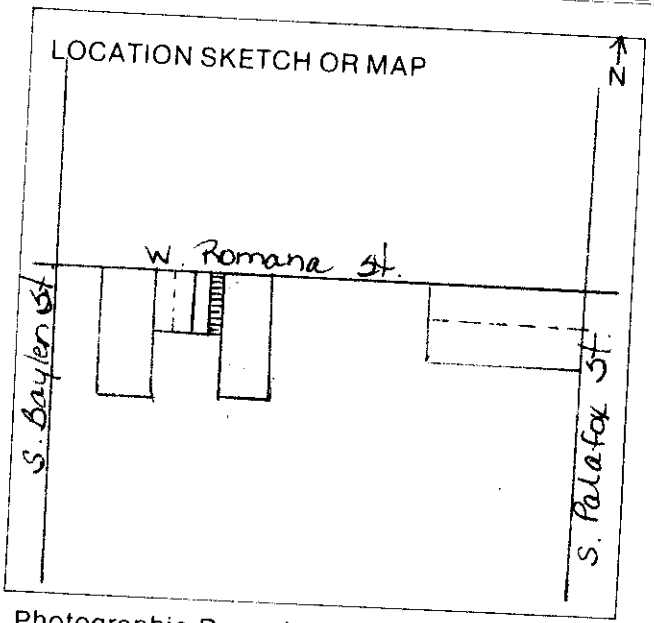
Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970 954 = =

Latitude and Longitude: ° ′ ″ ° ′ ″ 809 = =

Site Size (Approx. Acreage of Property): Lt. 1 800 = =

833 = =

LOCATION SKETCH OR MAP



Township	Range	Section
2S	30W	46

812 = =

UTM Coordinates:

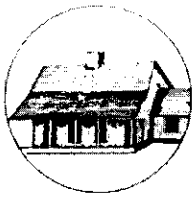
Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P.83.7 Frame 14; HPPB P.83.15 Frames 22A & 23A 860 = =

Contact Print

Page 1

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

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

Site #8 ESO1215
Field Date 8-21-2011
Form Date 8-28-2011
Recorder # _____

Site Name(s) (address if none) 21-21 1/2 W. Romana St. Pensacola 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	Direction	Street Name	Street Type	Suffix Direction
Address:	21-21 1/2	W	Romana	Street	

Cross Streets (nearest / between) S.Side between S. Baylen and S.Palafox St
USGS 7.5 Map Name PENSACOLA USGS Date 2009 Plat or Other Map _____
City / Town (within 3 miles) Pensacola In City Limits? ☒yes ☐no ☐unknown County Escambia
Township 2S Range 30W Section 46 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 000S009001002195 Landgrant _____
Subdivision Name Old City Tract Block 26 Lot part 195
UTM Coordinates: Zone ☒16 ☐17 Easting 520676 Northing 3364409
Other Coordinates: X: 30.411548 Y: 87.215273 Coordinate System & Datum NAD83/WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1908 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Auto dealership From (year): 1908 To (year): 1935
Current Use Abandoned/Vacant 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.) Phillip Hannah Constructed this two story Masonry vernacular building in about 1908.
Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe HPBD Architectural Review

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. Brick 3. common (6th) brick pattern
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
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 _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HISTORICAL STRUCTURE FORM

Site #8 ESO1215

DESCRIPTION (continued)

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

Porch Descriptions (types, locations, roof types, etc.) Recessed Portico

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource _____

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 record numbers HPPB P.83.7 Frame 14, P83.15 Frame 22A, P83.15 Frame 23 A

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) Phillip Hannah builts this two story building in about 1908. It housed the UPP Motor Car Company and various automotive firms until about 1935, The building contributes to the architectural and historical Character of the DPHB District.
Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Commerce 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

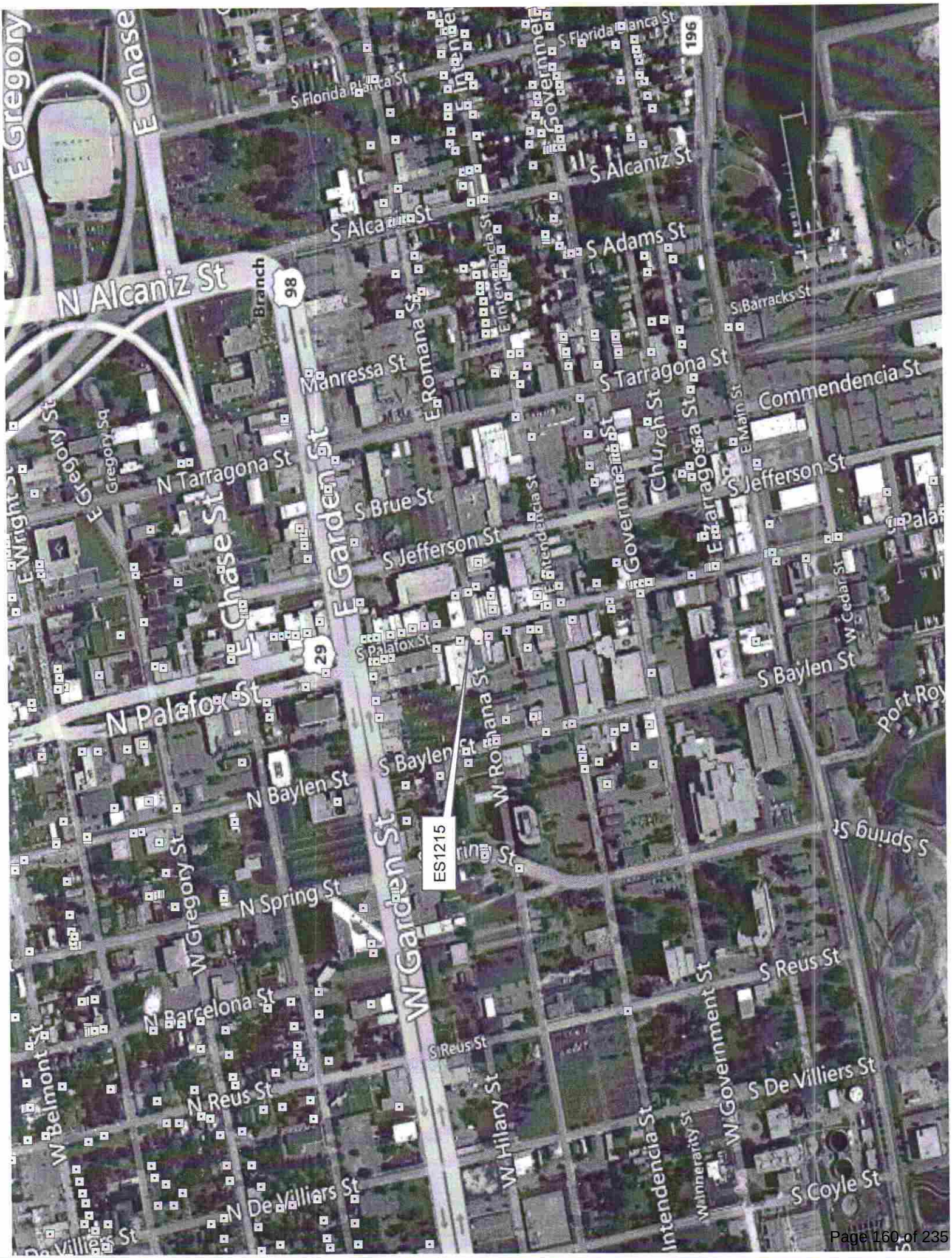
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type All materials at one location Maintaining organization _____
Document description Architectural Review Board Files File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Cynthia Catellier 850-288-0189 Affiliation The 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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ 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.


E Gregory St
E Chase St
N Alcaniz St
S Florida Blanca St
S Alcaniz St
S Adams St
S Barracks St
Manressa St
E Romana St
S Tarragona St
Commendencia St
E Gregory Sq
N Tarragona St
S Brue St
S Jefferson St
E Garden St
Church St
E Main St
W Cedar St
S Palafox St
N Palafox St
S Baylen St
N Baylen St
W Romana St
W Gregory St
N Spring St
S Spring St
ES1215
N Barcelona St
S Reus St
N Reus St
W Belmont St
W Hilary St
W Government St
S De Villiers St
N De Villiers St
S Coyle St
Intendencia St
Branch
98
29
196




NAI Halford
AVAILABLE
850 433-0577
MICHAEL CARRO
NAI Halford
AVAILABLE
850 433-0577
MICHAEL CARRO

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

Architectural Review Board Application
Full Board Review

Application Date: 11/3/26

Project Address: 21 W Romana St

Applicant: Bistrology

Applicant's Address: 21 W Romana St Pensacola FL

Email: bistrology98@gmail.com Phone: 786 447 3943

Property Owner: Charles Libris
(If different from Applicant)

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

Application is hereby made for the project as described herein:

☐ Residential Homestead – $50.00 hearing fee

☑ Commercial/Other Residential – $250.00 hearing fee

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

Project specifics/description:
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

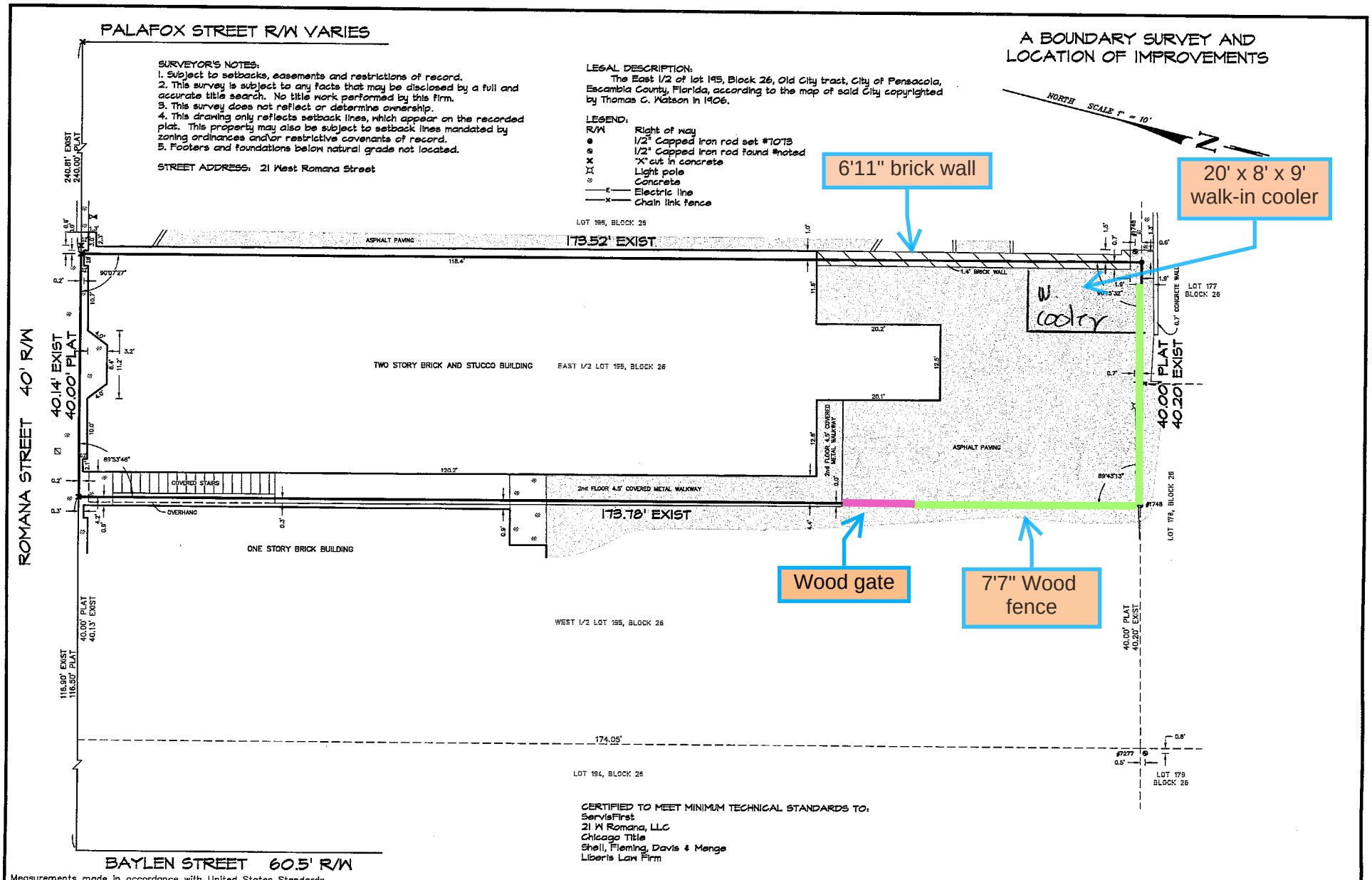
I would like to install a refrigeration unit / walk in cooler in the back of my building.
20' x 8' x 9'

Screening already in place includes a ~6'11" brick wall and ~ 7'7" wood fence with a matching gate

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: 11/3/26

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



Measurements made in accordance with United States Standards.

Bearing Reference N.A.
Ordered By VICKY HEINRICHS
Elevation Reference
Encroachments: BUILDING, FENCE, BRICK WALL, CONCRETE, ASPHALT, METAL WALKWAY, AERIAL ELECTRIC LINE, OVERHANG
Source of information CITY ATLAS SHEET #74; MAP OF PENSACOLA BY T.C. WATSON (1906); PUBLIC RECORDS; SURVEYS BY THIS FIRM

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

I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

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

SHEET 1 OF 1

LB No. 7073

NOT VALID UNLESS IMPRINTED WITH EMBOSSED SEAL AND SIGNED BY SURVEYOR

Scale 1" = 10'
File No. 35754-13
Job No. E-4148
FB 1542 PG. 14-18
FB PG.
Date of Survey 12-19-13
Date of Plat 12-19-13
Date of Revision
Drawn by PMJ
Checked By WJG

21 W. Romana Street





Rear Elevation – Location of Cooler



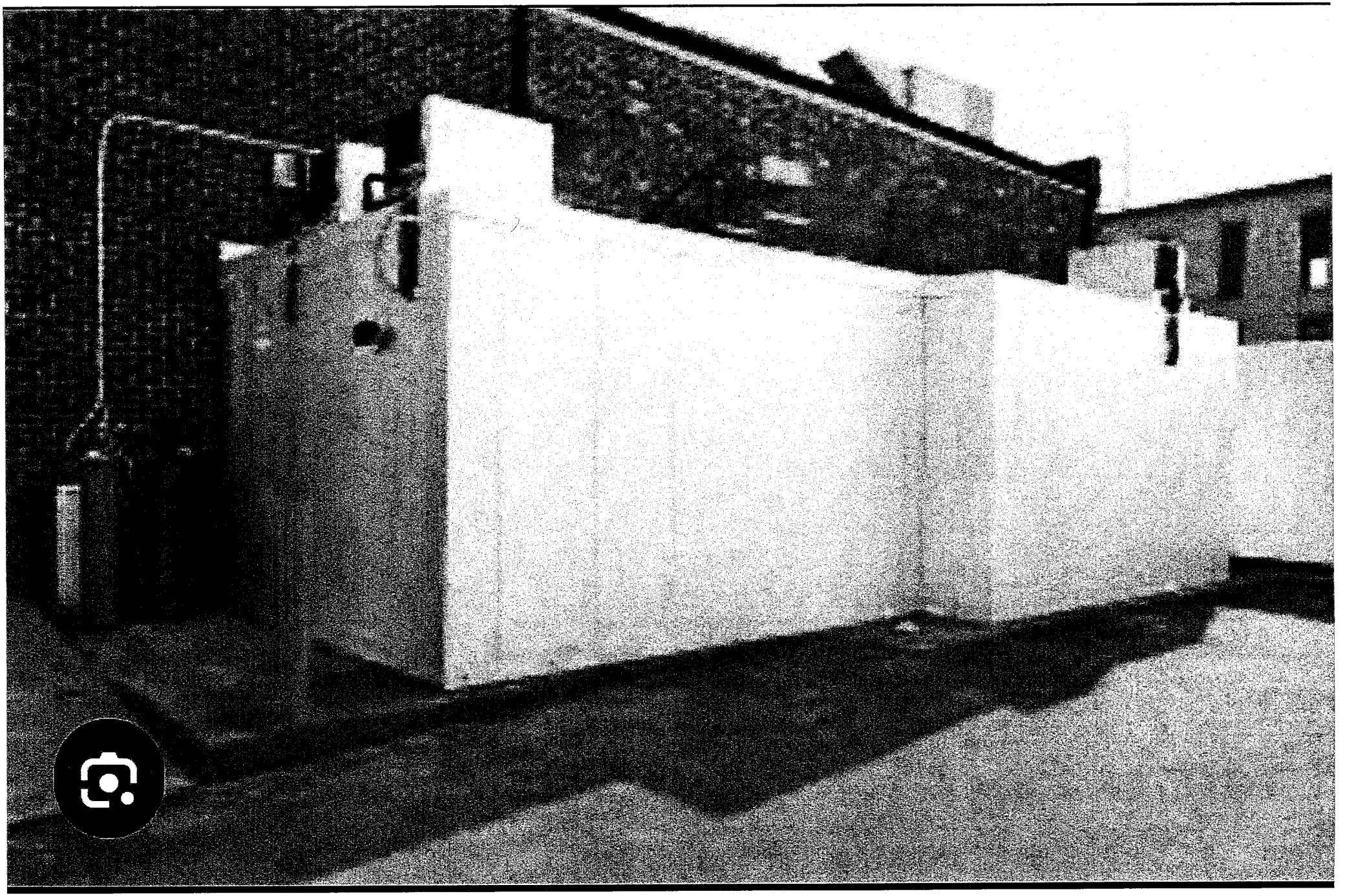


Existing Screening – Brick wall & wood fence & gate









MASTER-BILT®
Refrigeration Solutions

WALK-INS & REFRIGERATION SYSTEMS

Cold Storage Solutions from
Front of the House to Back



MADE IN USA

HOW MUCH CUSTOMIZATION DO YOU NEED?



QS SERIES

SINGLE COMPARTMENT SELF-CONTAINED

- Many standard sizes: choose from over 14,000 configurations
- Location flexibility: indoor and outdoor models
- Easy installation: packaged refrigeration system, cord and plug electrical, no drainline on indoor models



QUICK SHIP

SINGLE COMPARTMENT AND COMBOS WITH EXPANDED SIZING

- More compartment options: Single or two-compartment coolers, freezers, or combos
- More flexible dimensions: add depths in one-foot increments up to 14 ft., widths in one-foot increments up to 12 ft.
- Self-contained or remote refrigeration available



READY-BILT™

FACTORY PRE-ASSEMBLED COLD STORAGE

- Fastest setup: ready to set in place, no field installation required
- Outdoor location: allows full use of interior retail or work space
- Increased storage capacity minimizes delivery cost



BILT2SPEC™

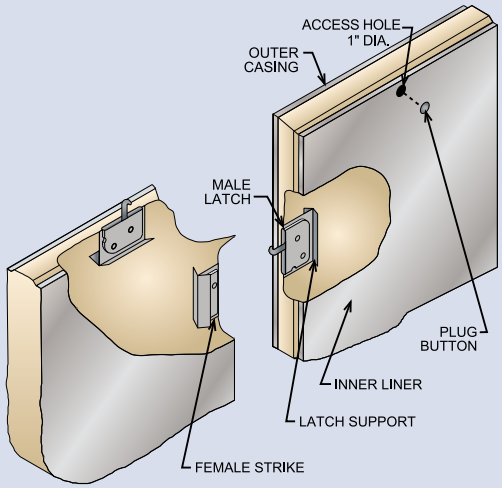
CUSTOM DESIGNED MODELS IN ANY SIZE, SHAPE OR FINISH

- Widest range of options: glass doors, heavy-duty floors, electronic controls and much more
- Custom refrigeration available: including water-cooled and heavy-duty systems
- Optional panel thicknesses: for load bearing or added efficiency

STANDARD FEATURES

FEATURE	QS SERIES	QUICK SHIP	READY-BILT™	BILT2SPEC™
COMPARTMENTS				
Single	✓	✓	✓	✓
Double	×			
LOCATION				
Indoor	✓	✓	×	✓
Outdoor			✓	
WIDTHS				
4'	×	✓	✓	✓
5'	×			
6'	✓			
7'	×			
8'	✓			
9'	×			
10'	✓			
11'	×		×	
12'	×		×	
DEPTHS				
6'	✓	✓	✓	✓
7'	×			
8'	✓			
9'	×			
10'	✓			
11'	×			
12'	✓			
14'*	✓			
HEIGHTS				
6'7"	×	✓	✓	✓
7'7"	✓			
8'7"	×			
7'4" floorless (cooler only)	✓		×	
8'4" floorless (cooler only)	×		×	
DOOR WIDTHS				
26"	✓	✓	✓	✓
30"				
36"				
DOOR HINGING				
Left	✓	✓	✓	
Right				
REFRIGERATION SYSTEM TYPE				
Capsule Pak ECO™ (R290)	✓	✓	✓	✓
Capsule Pak™ Remote	×			
Split-Pak A2L™ Remote	×•			
TEMPERATURE				
Non-refrigerated (panels only)	×	✓	✓	✓
Cooler	✓			
Freezer	✓			

*10 x 14 QS Series freezer models ship with dual Capsule Pak ECO systems.



Cam-Locking Panels

Should the walk-in need relocation or expansion, panels can be taken apart as easily as they are assembled.



Standard Floors

- .100 aluminum finish with optional finishes available
- Support 800 pounds per square foot (evenly distributed stationary load)

Polyurethane Insulation Savings Calculator

Insulation makes a big difference in total cost of walk-in ownership! Click on the code above and see how much you can save with a walk-in featuring polyurethane.

PANEL BASICS

- Standard walk-in panels are four inches thick
- Optional five and six inch thicknesses available for added strength and efficiency
- The most durable standard finish: 26 ga. acrylic-coated stucco galvanized steel
- Widest range of optional interior and exterior finishes
- Robust standard flooring: supports 800 lbs. per sq. ft. (evenly distributed stationary load)
- Optional plywood-reinforced floors or structural floors recommended for frequent traffic from heavy handcarts, dollies or forklifts

CAM-LOCK SYSTEM

- Provides the most accurate, tightest fit between panels
- Airtight fit: provides the most accurate, tightest fit between panels
- Simple operation: requires only a factory-supplied hex wrench to activate
- Future flexibility: Should the walk-in need relocation or expansion, panels can be taken apart as easily as they are assembled

FOAMED-IN-PLACE INSULATION

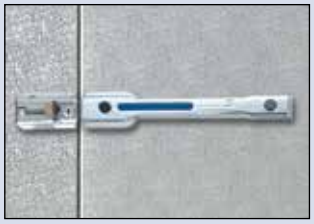
- Polyurethane insulation provides exceptional efficiency and temperature-retaining properties
- Superior energy efficiency: panels meet DOE requirements for cooler and freezer applications
- Standard four-inch thick panels meet or exceed R-factor requirements for freezers and coolers.
- Polyurethane foam permanently adheres to metal panels adding strength and reliability.
- Superior moisture resistance: polyurethane's 97% closed cell content limits the passage of moisture through the panel.
- Maximum walk-in storage space: polyurethane foam allows for thinner walls
- Environmentally-friendly: HFO blend blowing agent has zero ozone depletion potential and is below the EPA's SNAP global warming potential requirements

DEPENDABLE CONSTRUCTION

- Flexibility to fit your layout with 26", 30" and 36" widths
- Cam-lift hinges are spring-loaded for an easy, reliable closure
- Unique field-adjustable hinge backing plates ensure a proper fit of the door to its opening during installation and also allow for any necessary future adjustments
- Spring-activated door closer and magnetic gasket for a dependable seal
- Adjustable double sweep gasket on bottom of door to remove frost build-up on threshold



Doors can be customized with kickplates and other options to fit your application.



Deadbolt Locking Handle

- Can be independently locked with a key and/or padlock
- Locking mechanism with inside release knob allows for easy exit from walk-in should someone be locked inside
- Entire locking mechanism is on frame portion of door section and will not freeze



LED Lighting

- Uses less energy and lasts up to 50,000 hours vs. 1000 hours for incandescent bulbs
- Mounted at the interior top of the door to provide full illumination
- Minimal heat output reduces cooling costs



Digital Thermometer/Light Switch

- Conveniently integrated into one component
- Waterproof “elbow-engaged” illuminated light switch allows user to turn on the light easily, even when hands are full
- Digital display is easy to read in all ambient conditions

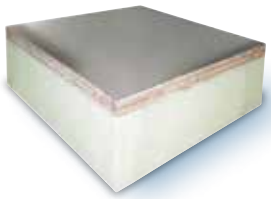


Durable Hinges

- Field adjustable to compenstate for door settling during install or after
- Cam-lift, spring loaded hinges help ensure doors close completely
- Available for either a left- or right-hand opening door

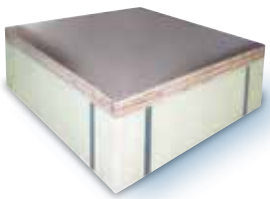
OPTIONS & ACCESSORIES

THESE AND MANY OTHER OPTIONS AND ACCESSORIES ARE AVAILABLE TO CUSTOMIZE YOUR WALK-IN.



Heavy-Duty Flooring

With a layer of foamed-in place plywood, supports lighter hand carts.



Structural Flooring

Designed to support a 5000 lbs/sq. ft. evenly distributed stationary load.



Security Latch With Electronic Strike

Control access to your walk-in and protect contents.



Push Bar Inside Release

Hands-free, effortless door opening. Requires security latch and electronic strike.



Kick Plates

Protect doors and other panels from dents and scratches.



Ramps

Interior and exterior ramps make it easy to enter and exit your walk-in.



MBWA-1

An all-in-one alarm, thermometer and light management system.



Foot Treadle

Allows sanitary, hands-free door opening when your hands are full.



Viewport In Door

Allows a clear view of inside contents and increases security.



Additional LED Lighting

Provides substantial energy savings and maintains or increases light output.



Glass Doors

Boost sales with increased visibility for your products. Available for coolers & freezers.



Custom Refrigeration Systems

Specify water-cooled systems or special holding temperatures as needed for your project.

REFRIGERATION SYSTEMS



Built for maximum sustainability and energy efficiency, Capsule Pak ECO™ systems also take up less space.

CAPSULE PAK ECO™ SELF-CONTAINED SYSTEMS

- Significantly reduced Global Warming Potential of 3
- Indoor and outdoor models
- Smaller footprint (up to 28% shorter and 20% narrower) for more working space and easier handling

PATENTED TECHNOLOGY
U.S. Patent No. 11,859,885

R290 REFRIGERANT



Evaporator section located on top of walk-in.



Condensing unit section located remotely.

A2L REFRIGERANT

CAPSULE PAK™ REMOTE SYSTEMS

- Indoor and outdoor models
- Separate evaporator coil and condensing unit which are quick-connected using pre-charged refrigerant line sets
- Eliminates extra heat discharged by the condensing unit reducing air conditioning load and operational costs
- Removes noise from the work area for a more comfortable working environment

A2L REFRIGERANT





Remote systems release heat outside without increasing temperatures and air conditioning load inside a building.

SPLIT-PAK A2L™ REMOTE SYSTEMS

- Systems composed of separate condensing unit and evaporator coil sized to fit requirements
- All condensing unit components are pre-wired and assembled on a durable galvanized steel angle leg base
- Condensing units designed to function in high temperature environments with standard weather hood to protect from the elements
- Evaporator coils are ready to mount and available in air (off cycle) defrost for coolers and electric defrost for freezers

FEATURES & BENEFITS

- Increase food safety while reducing energy and installation costs
- More precise and reliable temperature control compared to all-mechanical systems
- Standard on Capsule Pak ECO™, Capsule Pak™ remote and Split-Pak A2L™ remote refrigeration systems
- Energy-saving demand defrost initiates a defrost cycle only when needed for up to 87% reduction in defrost cycles
- LogiTemp® Plus with Reverse Cycle Defrost option available on Split-Pak A2L systems for more complete removal of the ice build-up in evaporator coils



With an optional router you can monitor and control your system from your desktop, smartphone or tablet.

ADDITIONAL SERVICES

Factory-Certified Installation and Commissioning

- Master-Bilt offers comprehensive walk-in installation and commissioning services for everything from small coolers to large cold storage warehouses.
- We partner with certified service agents across the US and Canada, handling shipment to start-up so you can focus on your business.
- Benefits include professional installation, expedited service, and a warranty guarantee.
- Installers conduct site visits, coordinate deliveries, store equipment safely, inspect throughout the process, collaborate with contractors, and ensure timely equipment start-up and inspection readiness.

Restoration Program

- Make your walk-in like new again with a replacement door, floor or refrigeration system.
- Surface-mount replacement doors fit practically any walk-in cooler or freezer, even one from another manufacturer.
- If your floor finish is peeling away from the insulation or mildew between floor seams is causing a health hazard, we can help with a new floor overlaminate or replacement floor.
- Let us replace your existing refrigeration system with a new, more efficient model.

Contact us today for more information on these services.

MASTER-BILT® Refrigeration Solutions
908 Hwy 15 South • New Albany, MS 38652
800-647-1284 • www.master-bilt.com

RSG Refrigerated Solutions Group®

002517 Rev. E All specifications within this publication subject to change without notice. ©2025 Master-Bilt Products, LLC. All rights reserved.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-288 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

307 S. Reus Street
Governmental center district / Zone C-2 / City Council District 7
Conceptual Review of partial demolition and modifications to a commercial structure

SUMMARY:

ParsCo LLC is requesting approval to demolish the front of a commercial building, construct a new façade, and develop a parking lot with plant screening. The proposed plans show a reduced building footprint of 59’ x 72’ (4,248 sq ft); a ~34’ x 60’ parking lot with four standard spaces and one handicap space; a new façade with a hallow metal entry door painted to match the CMU, a 30’ x 14’ impact glass bifold garage door, and five Illumis LED gooseneck lights with white shades; a side elevation with an existing door that will be painted D7 metals Arctic White (Sr.69 SRI 84); and the building will be painted Sherwin Williams Snowbound (SW 7004).

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS
12-4-1(2) Off street parking spaces requirements; Parking requirements for specific land uses
12-3-8(3) Commercial land use district; Regulations
12-3-28(b)(2) Governmental center district; Procedure for review of plans; Review and approval by the architectural review board
12-3-28(c) Governmental center district; Decisions
12-3-56(c)(1)a. Buffer Yards; Locations for required buffer yards and screening of specific uses or facilities; Required buffer yards; Within or adjacent to a residential zoning district

ATTACHMENTS:

1. 307 S. Reus St_Images
2. FL Master Site File
3. 307 S. Reus St_Application & Materials

307 S. Reus Street





Page 1

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 ES06113
Field Date 7-16-2024
Form Date 7-30-2024
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) Salvation Army Welfare Building — Multiple Listing (DHR only) _____
Survey Project Name City of Pensacola Flood Elevation No. 1 — 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	Direction	Street Name	Street Type	Suffix Direction
307	S	Reus	Street	

Address:
Cross Streets (nearest / between) Between West Government St and West Zarragossa St
USGS 7.5 Map Name PENSACOLA — USGS Date 1994 — Plat or Other Map _____
City / Town (within 3 miles) Pensacola — In City Limits? ☒yes ☐no ☐unknown — County Escambia
Township 2S — Range 30W — Section _____ — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 000S009001001245 — Landgrant _____
Subdivision Name Old City Tract — Block 28 — Lot 245
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1961 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Office — From (year): 1961 — To (year): 2024
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 Replacement doors
Additions: ☒yes ☐no ☐unknown Date: _____ — Nature Metal warehouse addition to the west
Architect (last name first): Look & Morrison — Builder (last name first): Dyson & Co.
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown Describe Governmental Center District

DESCRIPTION

Style International — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. _____ — 3. _____
Roof Material(s) 1. Built-up — 2. Sheet metal:corrugated — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)
Fixed, glass block; Casement, metal, rectangular; Hopper, metal, single

Distinguishing Architectural Features (exterior or interior ornaments)
The building's horizontal massing, overhanging eaves, flat roof, and minimal architectural detailing are hallmarks of the International style.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
None observed

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 ES06113

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details)
The entry features two, single-leaf metal doors spanned by a set of five glass block windows surmounted by fixed lights.

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

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource
See attached ccontinuation sheet

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select 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)
See attached continuation sheet

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)
See attached continuation sheet

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Architecture 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 Field notes Maintaining organization FEMA Federal Emergency Management Agency
Document description Project Documentation File or accession #'s City of Pensacola Flood Elevation No

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Olivia Heckendorf Affiliation _____
Recorder Contact Information RGA / 525 Wait Ave, Wake Forest, NC 27587 / oheckendorf@rgaincorporated.com
(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET – ES06113
307 South Reus Street
Salvation Army Welfare Building
Fieldwork Date: 7/16/2024

Narrative Description of Resource

Architectural Description

The 1961 building at 307 South Reus Street, originally known as the Salvation Army Welfare Building, sits on a 0.1768-acre parcel on the west side of South Reus Street. The property is bounded by new single-family homes to the north, Pensacola City Hall to the east, an alley (formerly called Bear Alley or Fort Road) to the south, and newly constructed garages to the west. The sidewalk runs across the front of the building and enables access to the two front doors. A mature tree stands between South Reus Street and the sidewalk.

The International-style building has a rectangular footprint, composed of a flat-roofed main block with overhanging eaves. Around 1975, a storage addition off the rear (west) elevation was constructed. The building is constructed of concrete block, with an exposed concrete block exterior. Corrugated metal partially covers the rear addition. A built-up roof covers the original block, while corrugated metal covers the circa-1975 addition.

The primary (east) elevation measures seven bays wide. Two, single-leaf metal doors anchor the north and south bays of the façade. Between the two doors is a set of five, 24-light glass block windows surmounted by fixed-sash, rectangular lights. A recessed sign space lines the seven bays of the façade and features a short, flat-roof overhang.

The south side elevation of the main block, which is visible from the alley, is perforated by three, metal-sash hopper windows. Each window is set into a recessed bay with a concrete sill. To the west of the windows, a metal roll-up garage door perforates the storage addition. Two additional metal hopper windows pierce the building's north side elevation. The rear (west) elevation is dominated by the corrugated metal storage addition that dates to around 1975.

The following alterations to this house were observed: replacement doors, and rear storage addition.

The Salvation Army Welfare Building remains in its original location with minimal apparent changes to the lot and therefore possesses its integrity of location. New construction to the building's north has impacted the building's integrity of setting. Overall, the building appears to retain its original form and general fenestration. However, the alterations listed above have diminished its integrity of design, materials, and workmanship and its general artistic value as a work of architecture. Despite these changes, the Salvation Army Welfare Building conveys its feeling and association as an International-style building.

History of the Salvation Army Welfare Building

Designed by the Pensacola architectural firm, Look & Morrison, the Salvation Army Welfare Building was completed in 1961, located immediately south of the Salvation Army Citadel at 301 West Government Street (demolished) and north of the 1963 Red Shield Lodge of the Salvation Army at

309 South Reus Street. Dyson and Co. served as the contractor for the project. The purpose of the building was to allow for the Salvation Army to conduct family welfare work. It had an office, storage space, and a utility room (*The Pensacola News*, 26 May 1961:8A). The Salvation Army used the building until 1975, when it vacated the space for a new building at 1501 North Q Street (*The Pensacola News Journal*, 30 November 1975:4B).

Pfeiffer Printing Company took over the building following the Salvation Army. Founded in 1929, the Pfeiffer Printing Company originally opened a location on West Intendencia Street (*The Pensacola News*, 9 February 1930:20). The Pfeiffer Printing Company occupied the building until its closure around 1995.

Today, S2 Investment Group, LLC owns the property, and the Florida Institute for Human and Machine Cognition (IHMC) occupies the space.

Explanation of Evaluation

This Salvation Army Welfare Building was evaluated both individually and as a possible component of a larger historic district at the local, state, and national levels. Eligibility for the NRHP is based on a two-part test of significance and integrity under Criteria A, B, and C.

The Salvation Army Welfare Building was constructed in 1961, during a time when downtown businesses or organizations were relocating out of the historic downtown core of Pensacola. The construction of the building reflects this widespread shift away from centralized downtowns to more suburban settings, though the Salvation Army Welfare Building relocated just three blocks west of its original location on South Palafox Street (Criterion A). To date, the resource has not been found to be associated with persons significant in the past (Criterion B). As a work of architecture, the Salvation Army Welfare Building stands as an example of an International-style building designed by local architects Look & Morrison. Rooted in Modernism, the International style was a popular choice for commercial and office buildings in the 1960s. The Salvation Army Welfare Building has been altered through the replacement doors, and the large storage addition added to the rear (west) elevation completed around 1975. It is neither a standout example of its type, period, or method of construction nor the work of a master, and it lacks high artistic value and individual distinction (Criterion C).

Because the Salvation Army Welfare Building lacks individual significance and integrity it is the opinion of the surveyor that it is not eligible for individual listing in the NRHP. However, it may qualify as a contributing resource to a potential Block 28/37 historic district (see Block 28/37 Historic District survey form [ES05981]).

Bibliographic References

Davidson, W. H.
1880 *Plan of Donelson Tract.* On file, UWF Historic Trust, Pensacola, Florida.

Durnford, Elias
1767 *A Plan of the Town of Pensacola, 1767.* Electronic document, http://hdl.loc.gov/loc.gmd/g3934p.ar165700, accessed August 2024.

Escambia County Clerk & Comptroller (ECCC)

n.d. Historical Deed Book Index. Electronic document, https://public.escambiaclerk.com/ordeeds/EscambiaIndex/index.html, accessed July 2024.

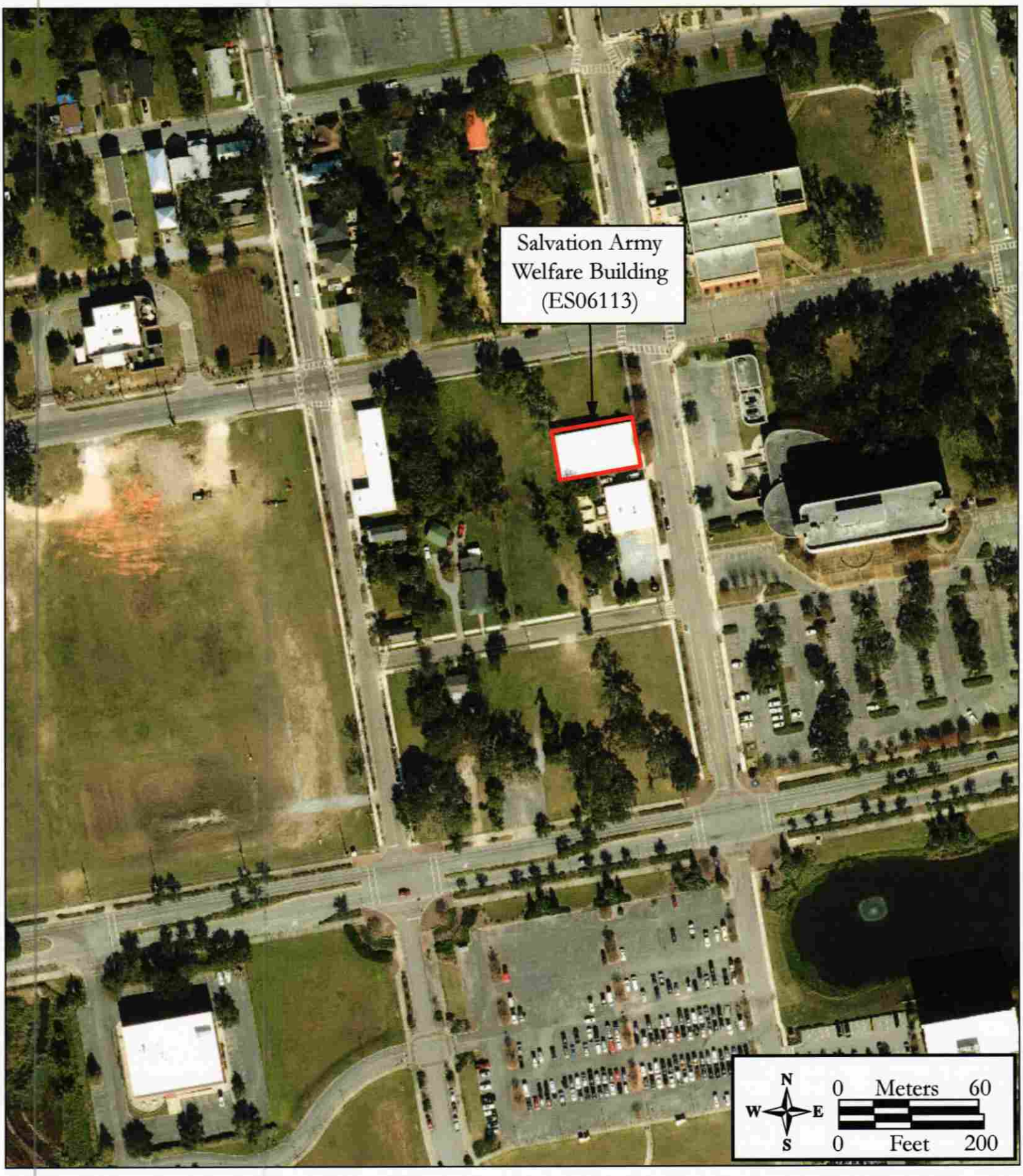
McAlester, Virginia Savage
2015 *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture.* Alfred A. Knopf, New York, New York.

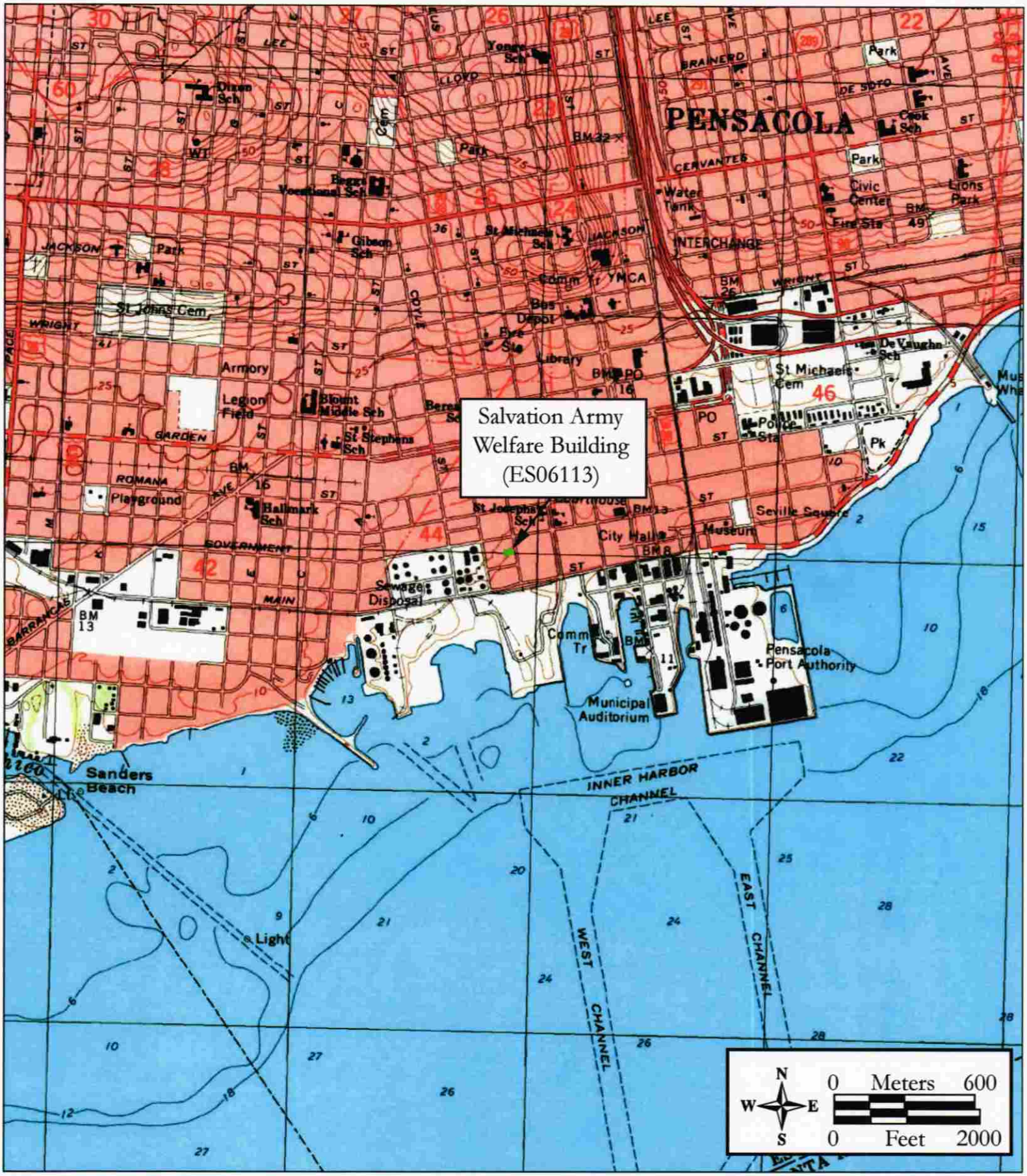
The Pensacola News
1930 Advertisement. February 9:20.
1961 Salvation Army Building Begins. May 26:8A.

The Pensacola News-Journal
1975 Salvation Army to Dedicate Center. November 30:4B.

Pintado, Vincente Sebastián
1813 *Plano borrador del nuevo Proyecto para el arreglo de dos plazas en la población de Panzacola á los extremos oriental y occidental de la actual.* Electronic document, http://hdl.loc.gov/loc.gmd/g3934p.lh000894, accessed August 2024.

Purcell, Joseph
1778 *A Plan of Pensacola and Its Environs In Its Present State, From an Actual Survey in 1778.* Electronic document, http://hdl.loc.gov/loc.gmd/g3934p.ar166100, accessed August 2024.


Salvation Army
Welfare Building
(ES06113)
N
W
E
S
0
Meters
60
0
Feet
200


Salvation Army
Welfare Building
(ES06113)
PENSACOLA
Sanders
Beach
INNER HARBOR
CHANNEL
WEST
CHANNEL
EAST
CHANNEL
Municipal
Auditorium
Pensacola
Port Authority
City Hall
Museum
Seville Square
Sewage
Disposal
Armory
Legion
Field
Playground
St Johns Cem
St Michaels
Cem
Civic
Center
Water
Tank
Fire Sta
Police
Sta
Bus
Depot
Library
Comm Tr
YMCA
Park
Light
N
W
E
S
0
Meters
600
0
Feet
2000


PFEIFFER
ihmc




PFEIFFER
14274
32227
30
31
CHILLX

ihmc
AQUATIC
ANNEX
307 S. REUS ST

Architectural Review Board Application
Full Board Review

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

Application Date: 1/21/26

Project Address: **307 S Reus Street, Penascola, FL 32502**

Applicant: ParsCo, LLC

Applicant's Address: 700 N. De Villiers Street, Pensacola, FL 32501

Email: *info@pars-co.net* Phone: 850-696-7656

Property Owner: S2 Investment 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 eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Design review of new exterior front facade of existing warehouse. Scope of work shall include new CMU wall with new Overhead/Bi-Fold door, new 3070 man-door, and exterior lighting. We also include proposed paint color, product data on the doors, parapet cap metal color selection, and lighting specifications.

Option to have black or white gooseneck light fixtures.

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

1/28/26
Date

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

EXISTING CONDITION PHOTOS



Figure 1 EAST ELEVATION (REUS STREET)



Figure 2 NORTH ELEVATION



Figure 3 SOUTH ELEVATION (FORT STREET)



Figure 4 WEST ELEVATION

MERRILL PARKER SHAW, INC.

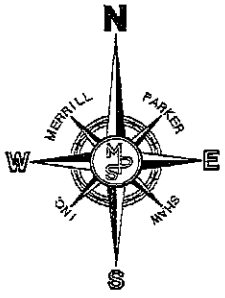
4928 N. DAVIS HWY — PROFESSIONAL SURVEYING SERVICES — PH: (850) 478-4928
PENSACOLA, FL 32503 FAX: (850) 478-4924

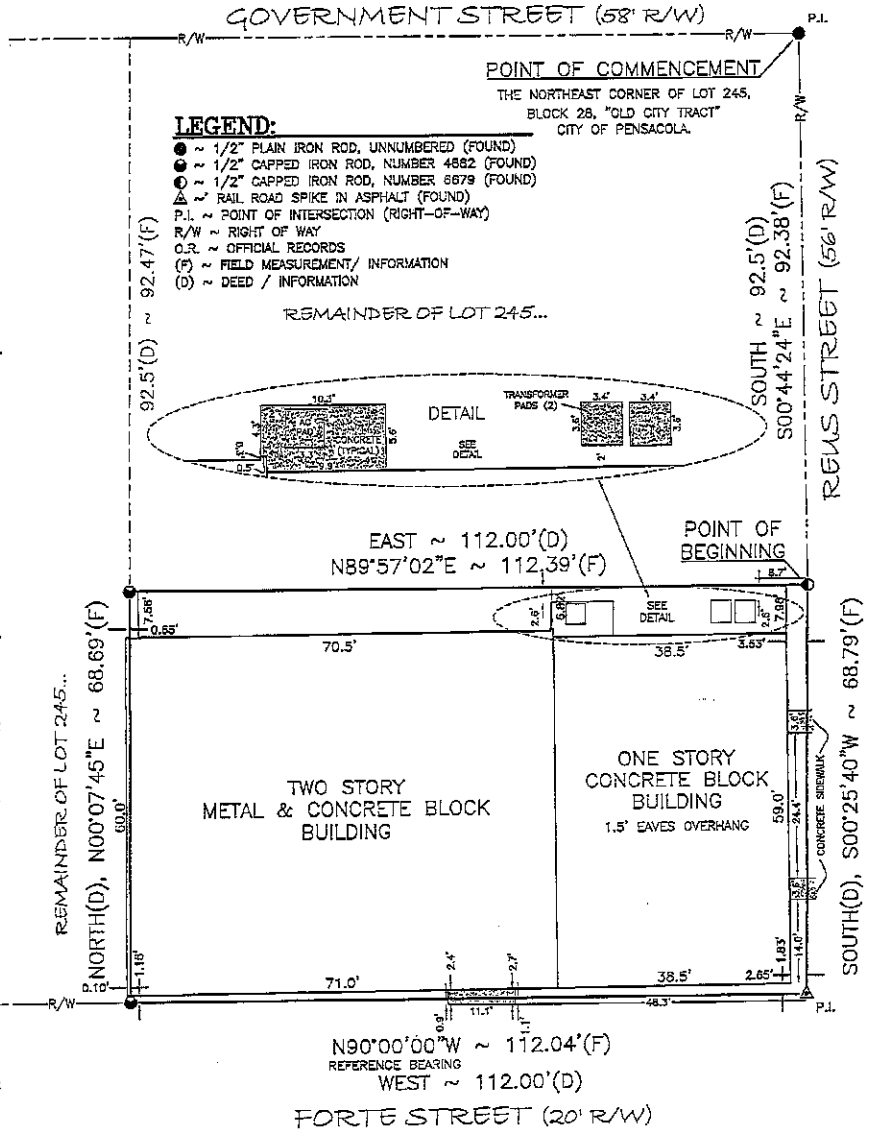
PREPARED FOR: GEOFF NAGEL
REQUESTED BY: BERKSHIRE HATHAWAY / BILLY LOVELACE

JOB NO.: 16-8227-S-1
DATE: JANUARY 26, 2016

PROPERTY ADDRESS: 307 S. REUS ST.

SCALE: 1" = 20'





SURVEYOR'S NOTES:

1.) THE NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF FORTE STREET (40' R/W), THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

2.) SOURCE OF INFORMATION: THE DEEDS OF RECORD; THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WATSON IN 1906; AND EXISTING FIELD MONUMENTATION.

3.) NO TITLE SEARCH WAS PERFORMED BY OR FURNISHED TO MERRILL PARKER SHAW, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, RIGHT-OF-WAYS, EASEMENTS, BUILDING SETBACKS, RESTRICTIVE COVENANTS, GOVERNMENTAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES AND/OR USE OF THE SUBJECT PROPERTY.

4.) ONLY THE ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.

5.) THE DIMENSIONS OF THE BUILDINGS (IF ANY) AS SHOWN HEREON ARE ALONG THE OUTSIDE FACE OF THE BUILDINGS AND DO NOT INCLUDE THE EAVES OVERHANG OR THE FOOTINGS OF THE FOUNDATIONS.

6.) THE SURVEY AS SHOWN HEREON DOES NOT DETERMINE OWNERSHIP.

7.) THE MEASUREMENTS MADE IN THE FIELD, INDICATED THUSLY (F), AS SHOWN HEREON WERE MADE IN ACCORDANCE WITH UNITED STATES STANDARDS.

8.) FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

DESCRIPTION: (AS PROVIDED BY CLIENT)

BEGIN AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GOVERNMENT & REUS STREETS, SAID POINT BEING THE NORTHEAST CORNER OF LOT 245, OLD CITY OF PENSACOLA; THENCE SOUTH ALONG WEST LINE OF REUS STREET 92.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG WEST LINE OF REUS STREET TO THE NORTH LINE OF FORTE STREET; THENCE WEST ALONG NORTH LINE OF FORTE STREET 112.00 FEET; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF REUS STREET TO A POINT WHICH IS 92.5 FEET SOUTH OF THE SOUTH LINE OF GOVERNMENT STREET; THENCE EAST 112.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN LOT 245, BLOCK 28, OLD CITY TRACT, CITY OF PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

CERTIFIED TO:

GEOFF NAGEL
WHIBBS & STONE, P.A.
CHICAGO TITLE INSURANCE COMPANY
SERVIS FIRST BANK

THAT THE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN THE STATE OF FLORIDA, ACCORDING TO FLORIDA ADMINISTRATIVE CODE, CHAPTER 5J-17.051 AND 5J-17.052, PURSUANT TO CHAPTER 472.027, FLORIDA STATUES.

"BOUNDARY SURVEY"

SHEET 1 OF 1 *MEASUREMENTS MADE TO UNITED STATES STANDARDS*

COPYRIGHT © 2016 BY MERRILL PARKER SHAW, INC.
P.C.: DK DRAFTED: RDC TYPED: RDC CHECKED: EWP

DESCRIPTION: SEE ABOVE
AS PER THE RECORD MAP OF "THE CITY OF PENSACOLA" COPYRIGHTED BY THOMAS C. WATSON IN 1906.

SECTION N/A, TOWNSHIP N/A, RANGE N/A, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED N/A BOOK N/A, PAGE N/A *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 1/19/16, FIELD BOOK: 312, PG. 76

MERRILL PARKER SHAW, INC. CORPORATION NUMBER 7174
E. Wayne Parker DATE: 1/28/16
E. WAYNE PARKER PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3683 STATE OF FLORIDA

REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR

PROPOSED RENOVATION - "THE ARMORY"

PARCEL INFORMATION & CALCULATIONS

ZONING DISTRICT:

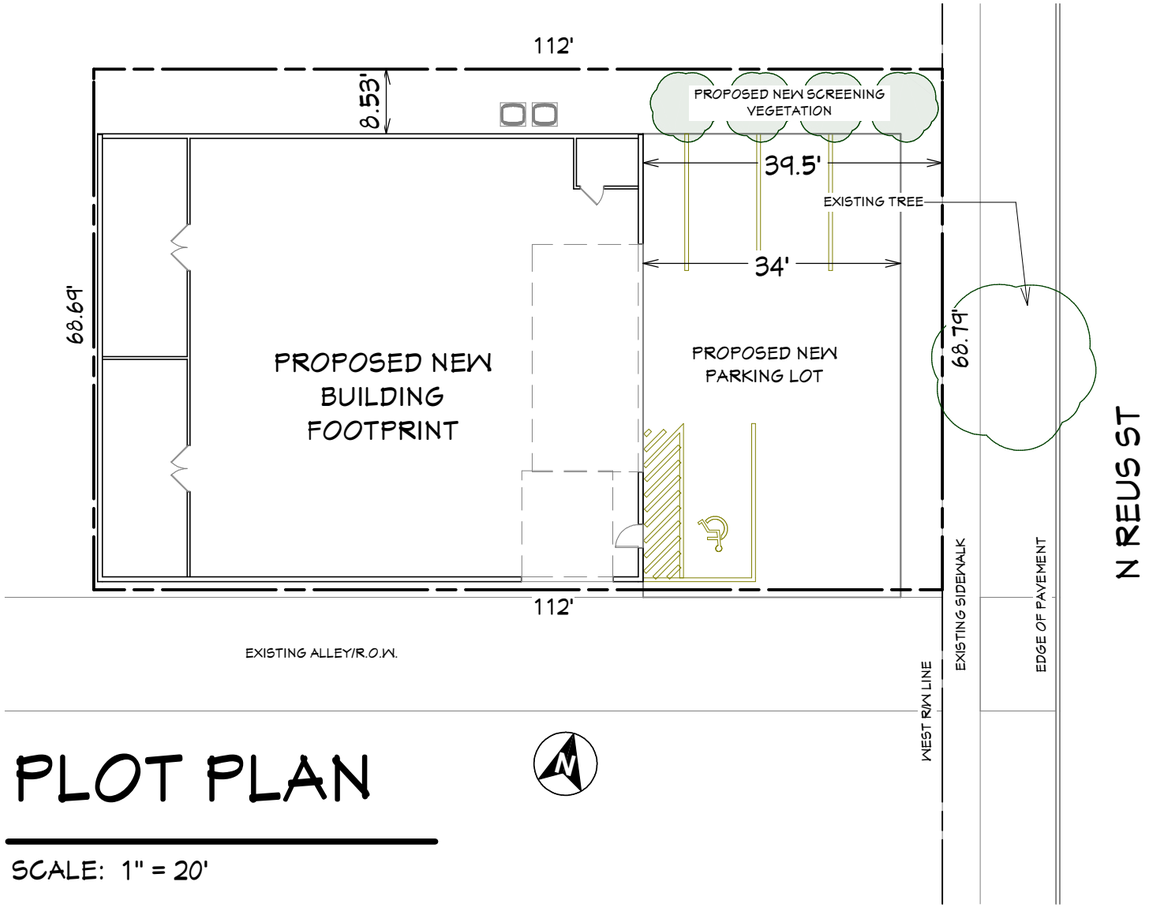
COMMERCIAL LAND USE (C-2); GOVERNMENT CENTER DISTRICT OVERLAY

LOT COVERAGE (BUILDING ONLY):

4,248sqft / 7,693sqft = 55% LOT COVERAGE

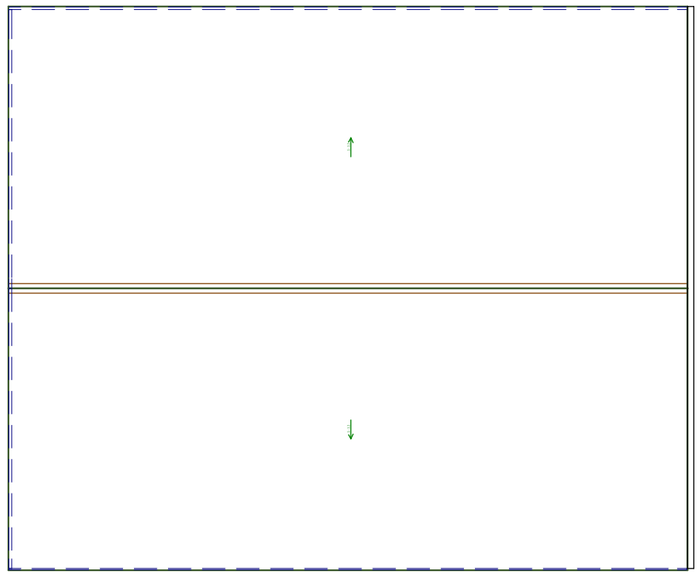
BUILDING AREAS

OPEN STORAGE -	3,495 SQ FT
STORAGE ROOMS -	698 SQ FT
TOILET -	61 SQ FT
TOTAL UNDER ROOF -	**4,254 SQ FT**



PLOT PLAN

SCALE: 1" = 20'



ROOF PLAN

SCALE: 1/8" = 1'-0"

GOOD FOUNDATIONS
INCORPORATED
Custom Home Designs
707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: MR STEPHEN SIMPSON
PROPOSED RENOVATION - THE ARMORY
307 N REUS ST PENSACOLA,FL
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-1



GOOD FOUNDATIONS
INCORPORATED
— Custom Home Designs —

707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: MR STEPHEN SIMPSON

PROPOSED RENOVATION - THE ARMORY
307 N REUS ST PENSACOLA,FL
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-2



GOOD FOUNDATIONS
INCORPORATED
— Custom Home Designs —

707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: **MR STEPHEN SIMPSON**

PROPOSED RENOVATION - THE ARMORY
307 N REUS ST PENSACOLA,FL
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-3



GOOD FOUNDATIONS
INCORPORATED
— Custom Home Designs —

707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: MR STEPHEN SIMPSON

PROPOSED RENOVATION - THE ARMORY

307 N REUS ST PENSACOLA,FL

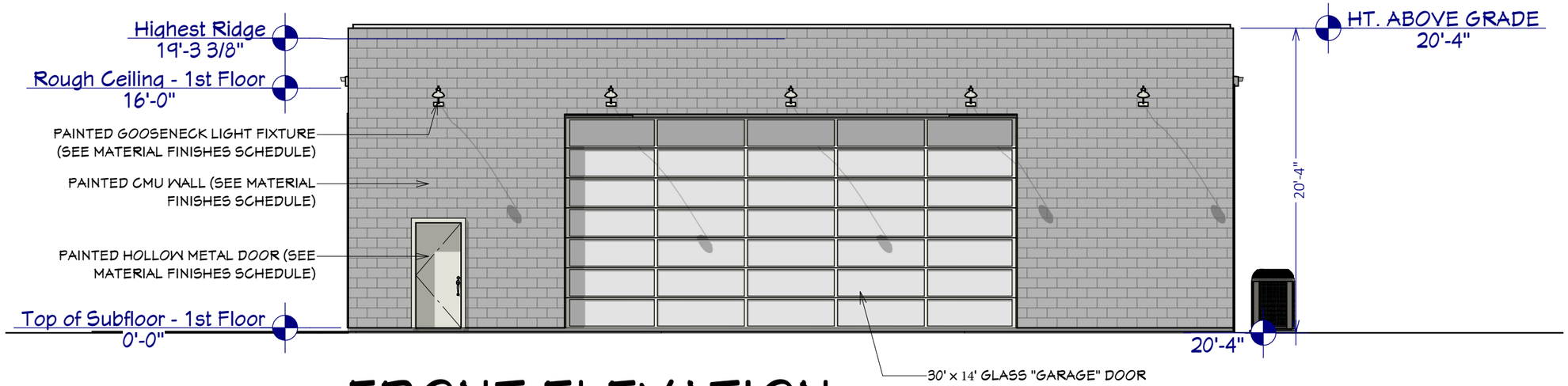
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

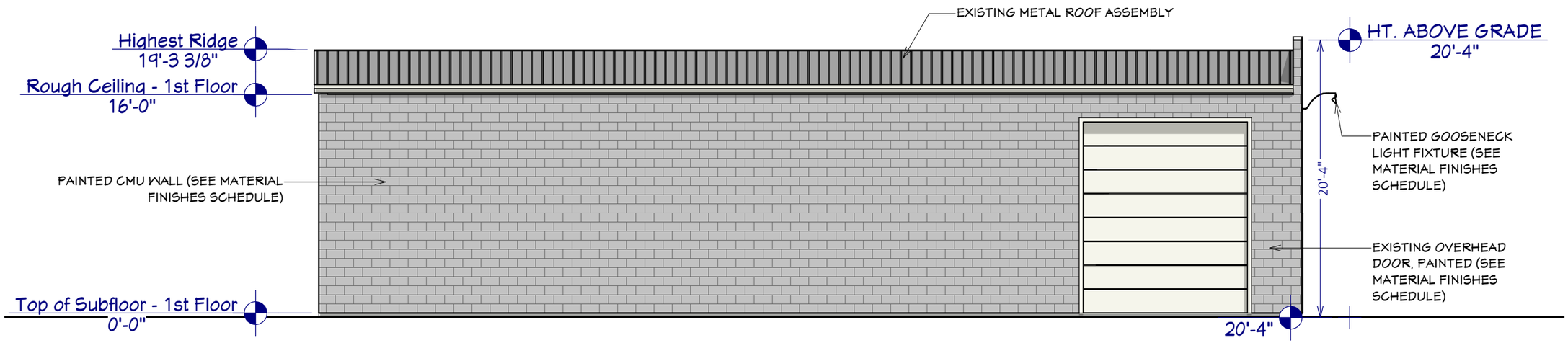
JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

GOOD FOUNDATIONS
INCORPORATED
Custom Home Designs
707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: MR STEPHEN SIMPSON

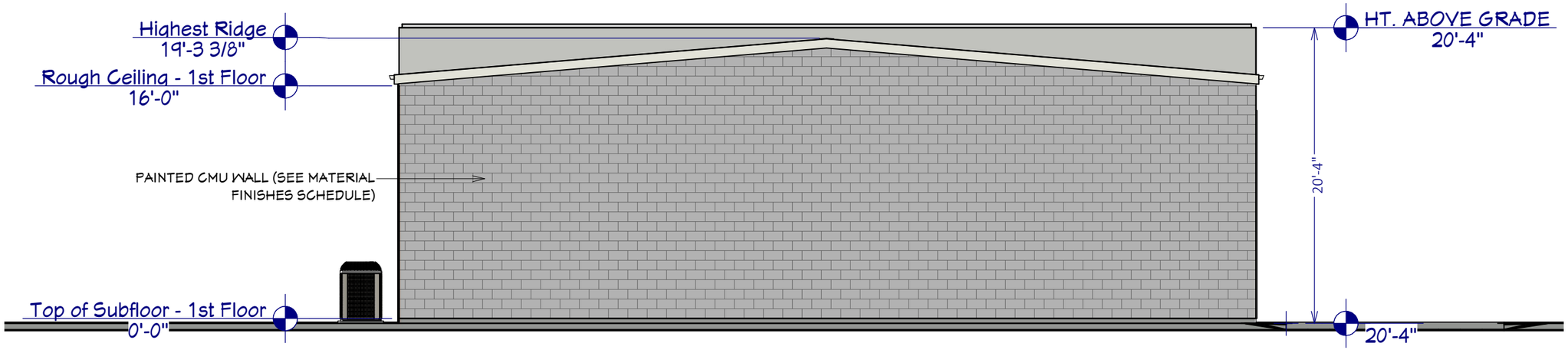
PROPOSED RENOVATION - THE ARMORY
307 N REUS ST PENSACOLA,FL
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

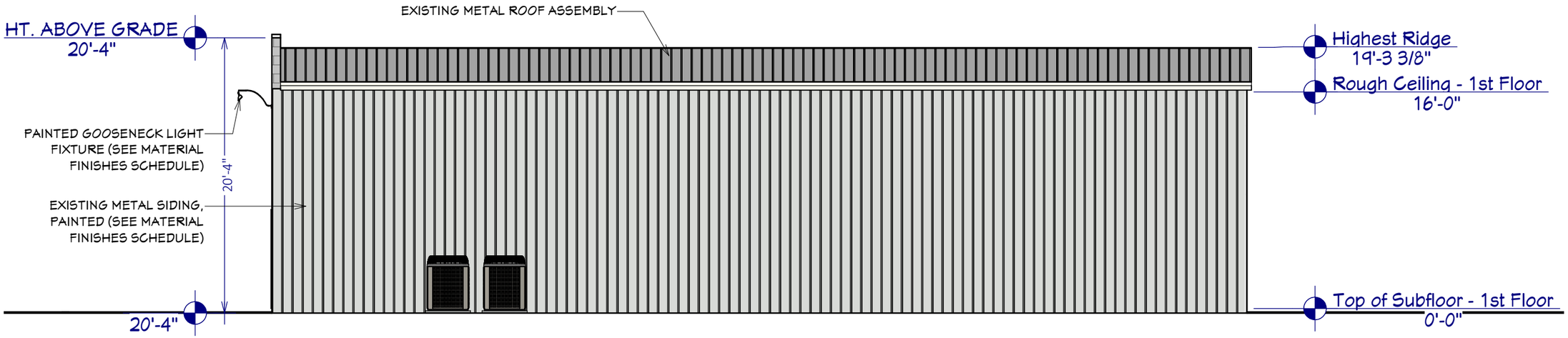
JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-5



REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

GOOD FOUNDATIONS
INCORPORATED
Custom Home Designs
707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: MR STEPHEN SIMPSON

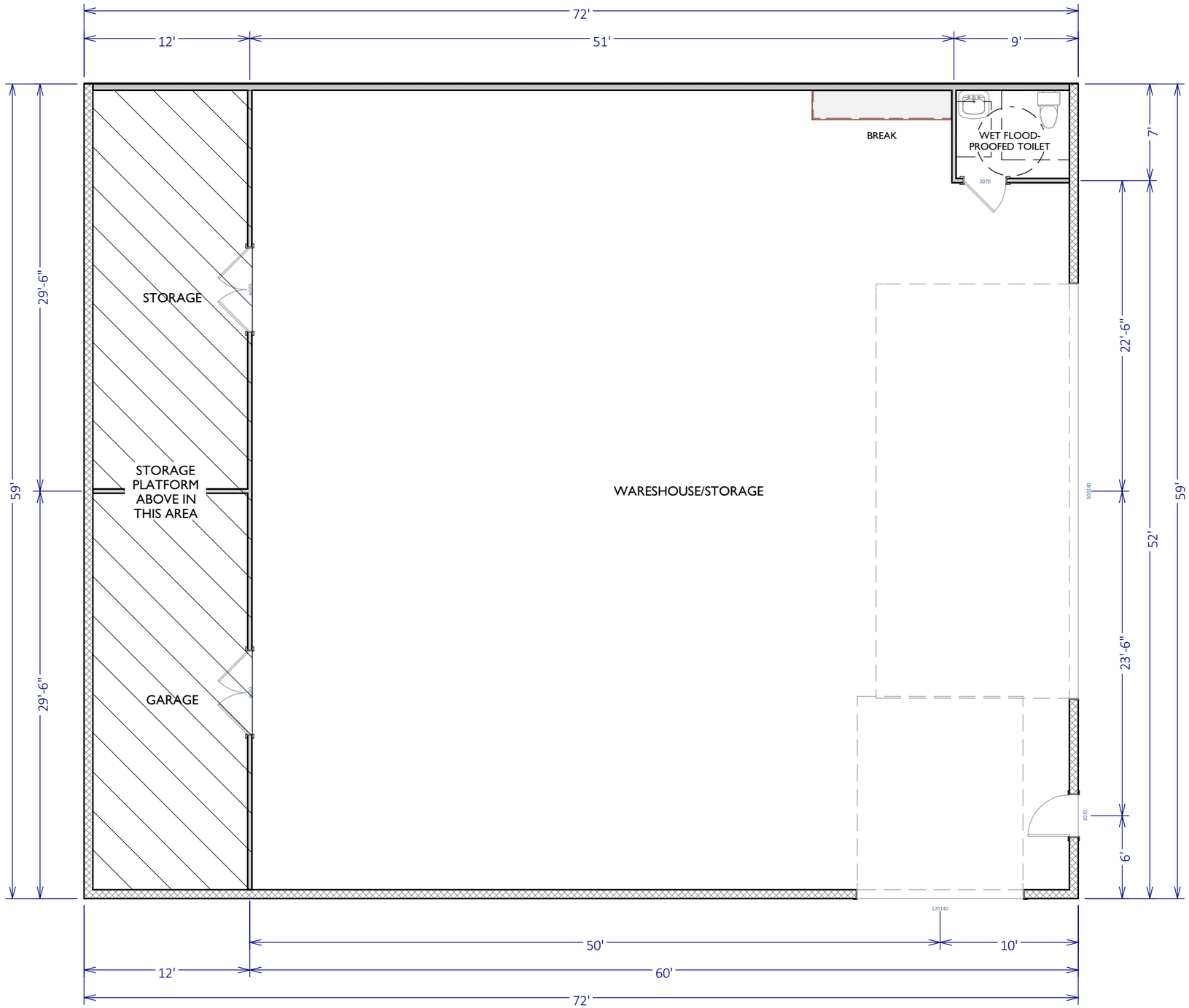
PROPOSED RENOVATION - THE ARMORY
307 N REUS ST PENSACOLA,FL
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-6



FLOOR PLAN

SCALE: 1/8" = 1'-0"

GOOD FOUNDATIONS
INCORPORATED
Custom Home Designs
707 E Cervantes St.
Ste. B, #142
Pensacola, FL 32501
(850) 380-0528
www.goodfoundationsinc.com

© COPYRIGHT 2026, ALL RIGHTS RESERVED. DO NOT REPRODUCE WITHOUT WRITTEN PERMISSION OF GOOD FOUNDATIONS, INC.

PREPARED FOR: MR STEPHEN SIMPSON

PROPOSED RENOVATION - THE ARMORY
307 N REUS ST PENSACOLA,FL
CITY OF PENSACOLA, ESCAMBIA COUNTY

PARSCO

NOTE:
CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION. SOLE RESPONSIBILITY LIES WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF CONSTRUCTION COMPLY WITH BUILDING CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: HANDICAP ACCESSIBILITY, EGRESS REQUIREMENTS, STAIR CONSTRUCTION, AND ELECTRICAL AND PLUMBING REQUIREMENTS. DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

JOB #	26-0114
DRAWN BY:	KEB
DATE:	1/28/2026

A-7


30' x 14' IMPACT GLASS BIFOLD DOORS

Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-1 SPEC SHEET

Order Number:						Bid Number:	11626-PL			
BILL TO:			SHIP TO:			BUILDING MANUFACTURER				
ParsCo, LLC										
Wyatt Gill			Pensacola		FL 32502					
Door Width	**Door Height**	**Wdg.**	**Overall Height**	**Door Style**	**Drive Type**	**Lift Type**	**Truss**	**Hinge Style**	**Tot W - Inches**	**Tot H - Inches**
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

NOT FOR CONSTRUCTION

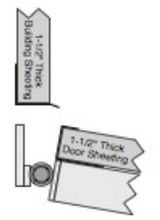
PRELIMINARY SPECS

1. We are providing PRELIMINARY SPECS primarily for you to pass on to your Building Manufacturer / Engineer / Architect / Contractor for the overall size and hinge locations for this door.
2. These are PRELIMINARY SPECS and the WEIGHTS and REACTIONS will change, therefore DO NOT design or manufacture the Doors Building Header and the Doors Building Side Columns using these Preliminary Spec Weights and Reactions.
3. FINAL SPECS will be provided with the FINAL WEIGHTS AND REACTIONS after contract and engineering are finalized. ONLY use FINAL WEIGHTS AND REACTIONS to design and manufacture the Doors Building Header and the Doors Building Side Columns.

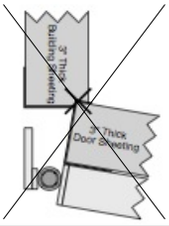
PRELIMINARY - Bi-Fold Door Specifications

	Inches	Feet & Inches	
A-	**360.00"**	*30'- 0.00"*	Clear Opening between side columns or finished clear opening. ***(steel or wood***
AA-	**372.00"**	*31'- 0.00"*	Total distance to stay back with the building sheeting on the side columns.
B-	**168.00"**	*14'- 0.00"*	Clear Opening from bottom truss to finished floor - or total height opening.
C-	**210.00"**	*17'- 6.00"*	Distance from finished floor to the very top of hinge (B+D=C).
CCC-	**198.00"**	*16'- 6.00"*	When using stubs to attach your bi-fold door to - the stub columns should hang no lower than 12 inches below the C measurement.
	(Steel Only) **IMPORTANT**		**NOTIFY SCHWEISS if stub columns are lower than 12".**
D-	**42.00"**	*3'- 6.00"*	Distance from top of clear height to top of single hinges.
E-	**41.00"**	*3'- 5.00"*	Distance from top of clear height to center of mounting hole for single hinges.
F-	**211.00"**	*17'- 7.00"*	Distance from finished floor to the building sheeting line above the door. Hold the sheeting to this elevation from the finished floor. These Specs are designed for up to 1-1/2" Thick Sheeting Panels and Trim. When using 2" Thick Insulated Panel and Trim Add 2" to F Measurement Above. When using 3" Thick Insulated Panel and Trim Add 3" to F Measurement Above.
	IMPORTANT -		It is the Contractors/Owners Responsibility to Ensure the Door Sheeting does not collide with the Building Sheeting - See Illustrations S1 and S2 on the right of this page.
H-	**209.00"**	*17'- 5.00"*	Distance from the finished floor to the center of single hinge bolt holes. ***YOU WILL BOLT THROUGH YOUR HEADER AT THIS HEIGHT***
H2-	**1/2 x 6 HB**		**Header Bolts Schweiss providing, unless otherwise specified by customer / contractor.**

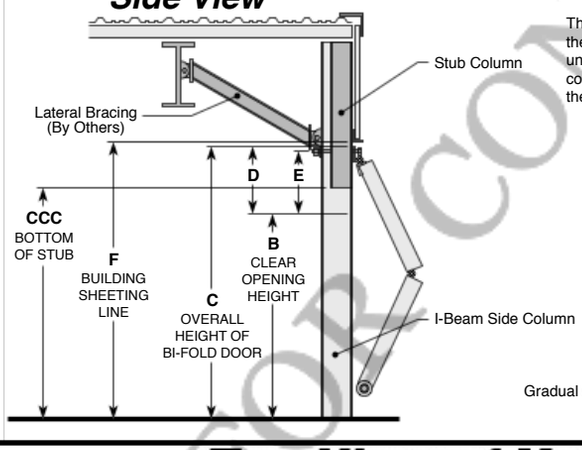
S1 - Clears



S2 - Collision



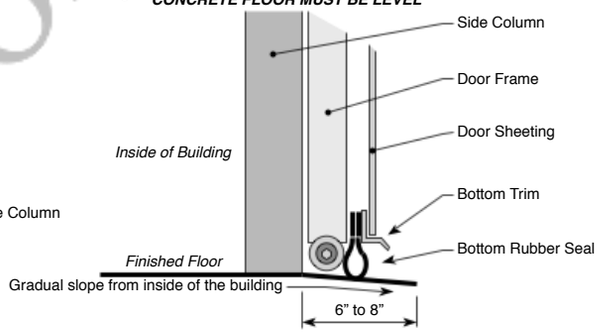
Side View



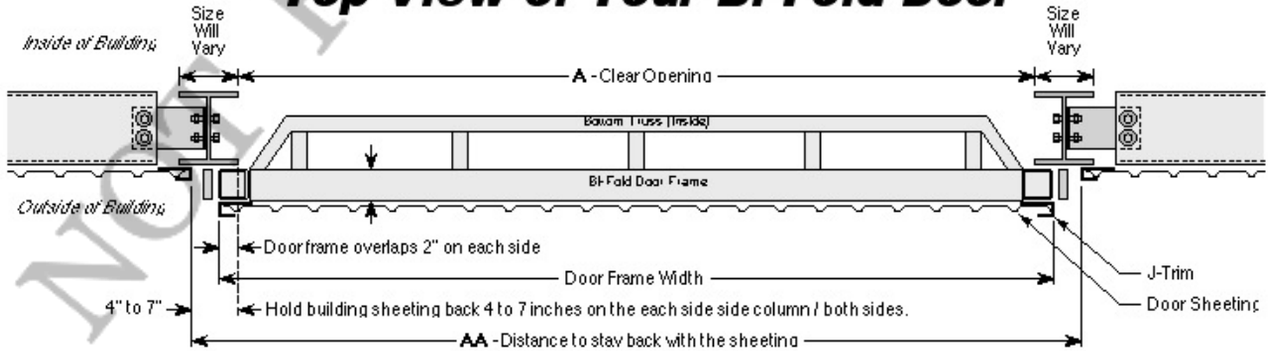
Your Concrete Floor

There must be a solid base or floor under the door frame. The door rests on the face of the building column or building line. To provide a weather tight seal under the bifold door and to keep moisture out of the building, have the concrete floor extend beyond the opening 6 to 8 inches sloping away from the building.

CONCRETE FLOOR MUST BE LEVEL



Top View of Your Bi-Fold Door



1162612:44

NOT FOR CONSTRUCTION

Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-2 SPEC SHEET

Order Number: **Bid Number:** 11626-PL

Door Width	Door Height	Wdg.	Overall Height	Door Style	Drive Type	Lift Type	Truss	Hinge Style	Tot W - Inches	Tot H - Inches
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

NOT FOR CONSTRUCTION

PRELIMINARY SPECS

1. We are providing PRELIMINARY SPECS primarily for you to pass on to your Building Manufacturer / Engineer / Architect / Contractor for the overall size and hinge locations for this door.
2. These are PRELIMINARY SPECS and the WEIGHTS and REACTIONS will change, therefore DO NOT design or manufacture the Doors Building Header and the Doors Building Side Columns using these Preliminary Spec Weights and Reactions.
3. FINAL SPECS will be provided with the FINAL WEIGHTS AND REACTIONS after contract and engineering are finalized. ONLY use FINAL WEIGHTS AND REACTIONS to design and manufacture the Doors Building Header and the Doors Building Side Columns.

PRELIMINARY - Design Criteria - Required Door Information

Building Code	**2024 IBC**	Building Code - *(Default is 2012 IBC)*
Wind Speed	**160 mph**	3 second gust - *(Default is 115 mph)*
Risk Category	**II**	II, III, or IV - *(Default is II)* - *(2009 IBC = Standard Occupancy)*
Wind Exposure	**C**	Exposure - *(Default is C)*
Wind Type	**Component**	Component Wind or Main Wind Force (MWFRS) - (Component if less than 700sqft.)
Enclosure	**Enclosed**	Enclosed or Partially Enclosed - *(Default is Enclosed)*
Topographic Factor - Kzt	**1**	Must Be Provided by the Engineer of Record- *(Default is 1)*
Building Height	**18'**	Mean Roof Height or Eave Height for Building with Roof Slope of 10 Degrees or Less.
Roof Slope	**1 : 12**	Roof Slope - *(Default is 1 : 12)*
Door Operational Wind Speed	**30 mph**	**Maximum Wind Speed for Door Operation is: 30 mph** **Do not operate door if wind speed exceeds the maximum door operating speed. Door must be closed with floor pins and locks engaged when unattended or when wind speed is expected to exceed the maximum door operating speed.**

PRELIMINARY - Technical Information For Your Bi-Fold Door

A1-	**6**	Number of Hinges
A2-	**3**	Number of Lift Points Distributed Equally.
A3-	**240-1PH**	Electrical System with Up/Stop/Down Switch and Power Unit on the **(LI) - Left/Inside**

WARNING - These are PRELIMINARY WEIGHTS that will change due to Final Engineering, if you pass these on to your Building Manufacturer / Engineer / Architect / Contractor, please inform them that these are not the FINAL WEIGHTS. DO NOT manufacture the Doors Building Header or the Doors Building Side Columns using these PRELIMINARY SPEC WEIGHTS.

Door Weights		
B1-	**3829 lbs**	Structural Framing Weight
B2-	**526 lbs**	Exterior Sheeting & Trim Weight (29ga. = 0.82 psf. -- 26ga. = 0.99 psf.)
B3-		Liner Sheeting & Trim Weight (29ga. = 0.82 psf. -- 26ga. = 0.99 psf.) / 2 If Only Bottom Half
B4-		Insulation Weight (4" Blanket = 0.5 psf. -- 6" Blanket = 0.65 psf.)
B5-	**5308 lbs**	Optional - added accessories
B6-	**9663 lbs**	**Estimated Total Door Weight**

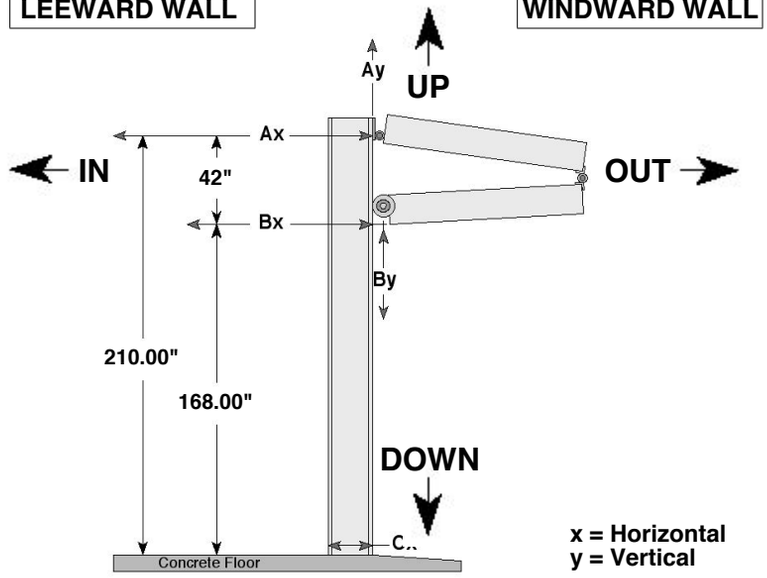
PRELIMINARY - Door Reactions

DOOR CLOSED		END HINGES		CENTER HINGES	
	Column React. at Base (lbs.)	Side Column and 1st Hinge Loc. from Each End (lbs.)		Interior Hinges (lbs.)	
	(C_x)	(A_x)	(A_y)	(A_x)	(A_y)
Dead Load	0	0	1063 ⌄	0	2126 ⌄
WINDWARD WALL	160 MPH WIND LOAD				
Internal Pressure	3422 ‹	753 ‹	0	1506 ‹	0
Internal Suction	5791 ‹	1274 ‹	0	2548 ‹	0
LEEWARD WALL					
Internal Pressure	6449 ›	1419 ›	0	2837 ›	0
Internal Suction	4080 ›	898 ›	0	1795 ›	0

DOOR OPEN		END HINGES		CENTER HINGES	
	Roller Forces (lbs.) Ea. Side	Side Column and 1st Hinge Loc. from Each End (lbs.)		Interior Hinges (lbs.)	
	(B_x)	(A_x)	(A_y)	(A_x)	(A_y)
Dead Load	5918 ‹	1302 ›	1063 ⌄	2604 ›	2126 ⌄
WINDWARD WALL	30 MPH MAXIMUM WIND FOR DOOR OPERATION				
Internal Pressure	688 ‹	127 ‹	116 ⌃	254 ‹	233 ⌃
Internal Suction	584 ‹	108 ‹	99 ⌃	216 ‹	197 ⌃
LEEWARD WALL					
Internal Pressure	762 ›	141 ›	129 ⌃	282 ›	257 ⌃
Internal Suction	759 ›	140 ›	128 ⌃	281 ›	257 ⌃

WIND DIRECTION → LEEWARD WALL

WIND DIRECTION ← WINDWARD WALL



x = Horizontal
y = Vertical

Important Note:

When your bi-fold door is opening or in the wide open position, the door tends to pull away from the building at the hinge line also putting stress on each building column where the roller moves along the column flange. The building manufacturer/contractor/owner is responsible to ensure that the building structure is capable of handling all the imposed loads. All materials not supplied by Schweiss are the full responsibility of others!

11626 12:44

NOT FOR CONSTRUCTION

Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-3 SPEC SHEET

Order Number: **Bid Number:** 11626-PL

Door Width	Door Height	Wdg.	Overall Height	Door Style	Drive Type	Lift Type	Truss	Hinge Style	Tot W - Inches	Tot H - Inches
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

NOT FOR CONSTRUCTION

PRELIMINARY SPECS

1. We are providing PRELIMINARY SPECS primarily for you to pass on to your Building Manufacturer / Engineer / Architect / Contractor for the overall size and hinge locations for this door.
2. These are PRELIMINARY SPECS and the WEIGHTS and REACTIONS will change, therefore DO NOT design or manufacture the Doors Building Header and the Doors Building Side Columns using these Preliminary Spec Weights and Reactions.
3. FINAL SPECS will be provided with the FINAL WEIGHTS AND REACTIONS after contract and engineering are finalized. ONLY use FINAL WEIGHTS AND REACTIONS to design and manufacture the Doors Building Header and the Doors Building Side Columns.

Minimum Bi-Fold Door Header Requirements

1. **Maximum Allowable Vertical Deflection L / 180 Maximum under Dead + Live Load or Dead + Snow Load Combinations. Vertical Frame Deflection must be held so that the door will open when the full snow load is applied to the building.**
2. **Deflection Increases from 0 at Door Side Columns to the maximum allowable deflection at the center of the door.**
3. **Maximum Allowable Horizontal Frame Drift is H / 60 in the plane of the wall containing the door.**

Minimum Bi-Fold Door Side Column Requirements

4. **L / 90 (Wind Load) Maximum Allowable Inward or Outward Deflection of Your Buildings Bi-Fold Door Side Columns:**
5. **L / 180 (Dead Load of Door)**
6. **3/8" Recommended Minimum Flange Thickness of Your Buildings Bi-Fold Door Side Columns:**

Information for Building Designers

Designing the Door Side Column for Bi-Fold Doors.

7. The door side column must be designed to withstand the roller forces as the door opens. Due to the door roller the column flange must be designed to limit the deflection of the flange as the door opens.
8. The door side columns and door header must be on the same plane - flush with each other.

Design the door side columns for:

9. Major axis bending due to the Roller Forces (Bx) shown on the Door Reactions Chart.
10. Axial load by the building framing on the door side column (including the dead load of the door).
11. Design for combined major axis bending and axial load per the provisions of the governing building code, The 2005 Manual of Steel Construction Chapter H.

Deflection Requirements for door side column:

12. Design the door side column for the same deflection requirements as required by the building code.

General Design Notes:

13. The door side columns, header and bracing should be designed by a qualified Professional Engineer.
14. Specific building conditions other than those indicated in the Spec Sheets may exist which require further engineering consideration.
15. Schweiss is not responsible for the size or design of the door header and side columns for your building. All materials not supplied by Schweiss are the full responsibility of others.
16. Door Dead Load is applied to the building when the door is open or closed.
17. It is the building designers responsibility to combine the door reactions with the appropriate load combinations.

Upgrade Equipment - Customer's Choice

You may add any accessory to your Bi-Fold Door, Schweiss strongly recommends these accessories be used on every door.
Only included with your order if the box is checked

1. ☒ Top Override Jiggle Switches
2. ☐ Side Latch Jiggle Switches
3. ☒ Electric Photo Eye Sensors
4. ☐ 3 Button Automatic Switch
5. ☒ Door Base Safety Edge
6. ☐ Warning Lights and Horn
7. ☐ Emergency Back-Up Hand Crank

Read the Schweiss "Safety Information and Operation Manual"

The Schweiss Bi-Fold Doors Safety Information and Operation Manual should be read by anyone involved in the design, specifications, selection or purchase of an industrial bi-fold door operator or automated bi-fold door system.

Call Us If You Have Any Questions

If you have any questions or comments about your bi-fold door's safe operation or its design, call us at the numbers listed at the top of the page and talk to our knowledgeable staff at the factory.

NOT FOR CONSTRUCTION

11626 12:44

Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-4 SPEC SHEET

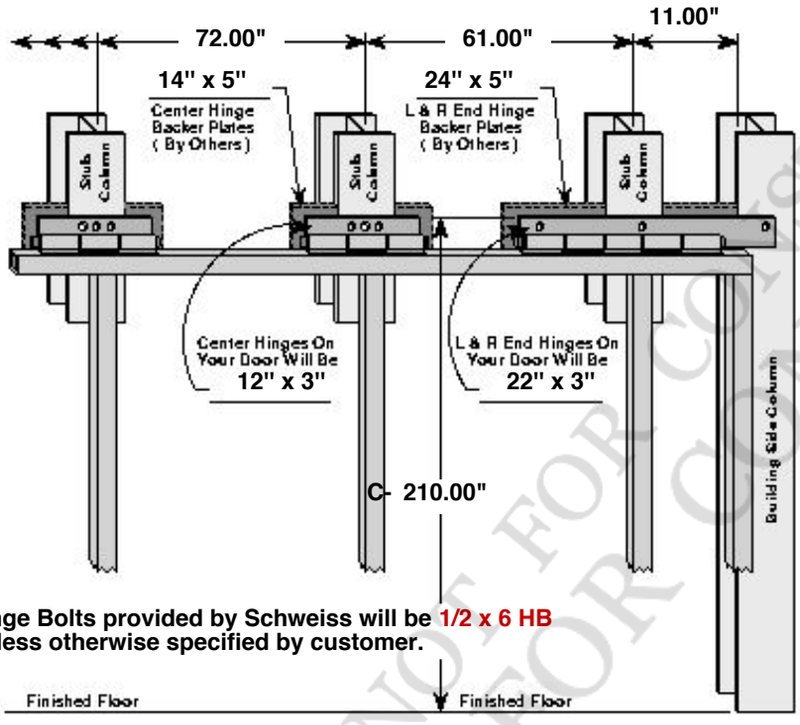
Order Number: **Bid Number:** 11626-PL

Door Width	Door Height	Wdg.	Overall Height	Door Style	Drive Type	Lift Type	Truss	Hinge Style	Tot W - Inches	Tot H - Inches
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

Attaching Bi-Fold Door To Your Building

Typical I-Beam Building Side Column With Stub Columns

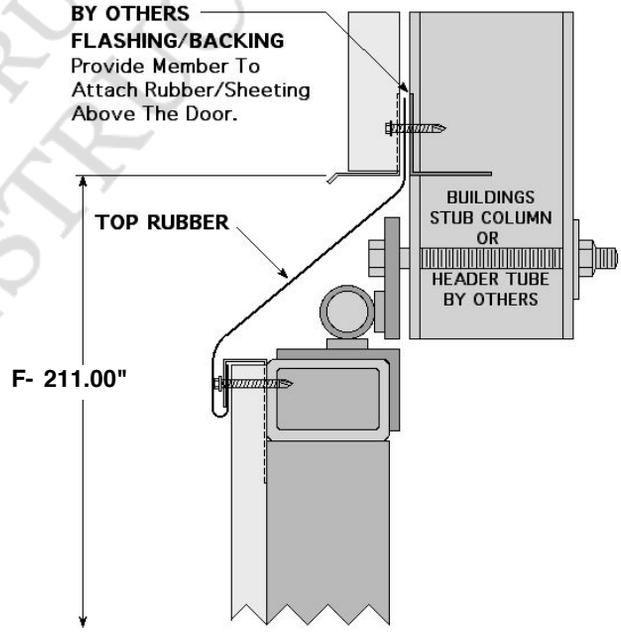
- **Bolt Through Side Columns and Stub Columns.**
- **Hinge Backer Plate Provided By Building Manufacturer/Owner/Contractor.**
- **Hinge Backer Plate Thickness Determined By Building Manufacturer.**
- **Recommended Hinge Backer Plate Sizes - See Below...**



Hinge Bolts provided by Schweiss will be 1/2 x 6 HB
Unless otherwise specified by customer.

Sheeting Above Your Bi-Fold Door

- **Sheet above door at the height shown below.**
- **Provide proper backing to attach sheeting and door top rubber to at this height.**



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PRELIMINARY SPECS

1. We are providing PRELIMINARY SPECS primarily for you to pass on to your Building Manufacturer / Engineer / Architect / Contractor for the overall size and hinge locations for this door.
2. These are PRELIMINARY SPECS and the WEIGHTS and REACTIONS will change, therefore DO NOT design or manufacture the Doors Building Header and the Doors Building Side Columns using these Preliminary Spec Weights and Reactions.
3. FINAL SPECS will be provided with the FINAL WEIGHTS AND REACTIONS after contract and engineering are finalized. ONLY use FINAL WEIGHTS AND REACTIONS to design and manufacture the Doors Building Header and the Doors Building Side Columns.

Owners / Building Manufacturers / Engineers / Architects / Contractors:

When working with contractors or construction companies **it is your responsibility to pass** this information on to them. The Building Manufacturer ***/ Engineer / Architect*** / Contractor / Owner is responsible to ensure that the building structure is capable of handling all the imposed loads. All materials not supplied by Schweiss are the full responsibility of others!

Building Manufacturer / Engineer / Architect / Contractor / Owner is responsible for ensuring that the correct version of the A-1 thru A-7 Spec Sheets are being used for their door. Schweiss Distributing is **Not** liable for the ***Building Manufacturer / Engineer / Architect / Contractor / Owner*** using an obsolete or PRELIMINARY version of the A-1 thru A-7 Spec Sheets.

I have read through the FINALIZED Spec Sheets A-1, A-2, A-3, A-4, A-5, A-6, A-7 and agree to them.

Customer: _____
SIGNATURE REQUIRED

Thank You :
Sales Person **Jeremy Rieke**

11626 12:44

Schweiss furnishes the bi-fold door frame.

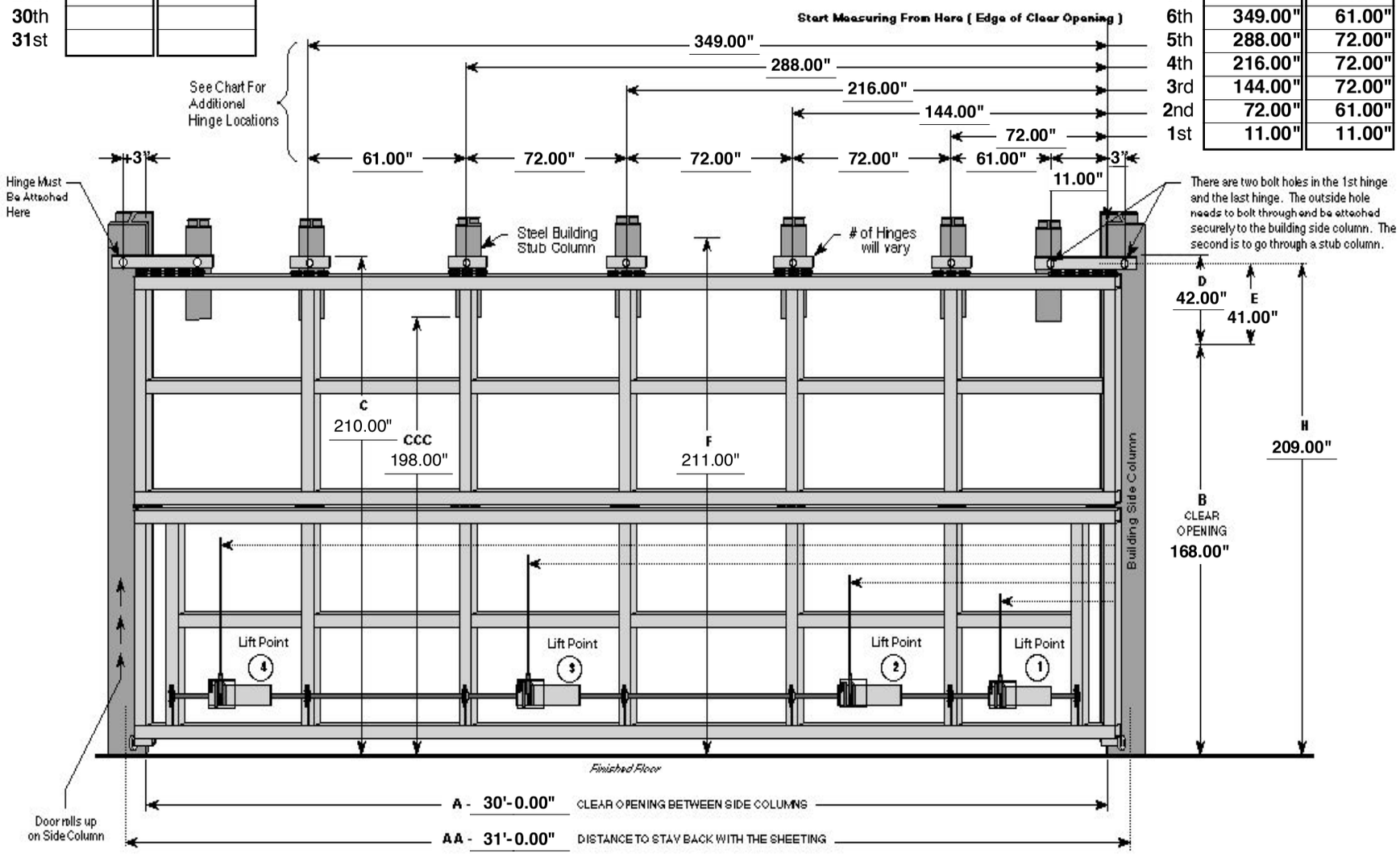
Hinge Locations for your Bi-Fold Door

Field drill the hinge header holes when you are installing the bi-fold door.
Distance from the right side of the clear opening to the center of the holes on each of the single hinges.
Left and Right End Hinges:
Important: Each end hinge of the bi-fold door will overlap the building side column and must be attached securely to each building side column.

	Distance Between Hinges	Hinge Locations
19th		
20th		
21st		
22nd		
23rd		
24th		
25th		
26th		
27th		
28th		
29th		
30th		
31st		

Door Width		Door Height	Wedge
30' 0"	X	14' 0"	42"

	Hinge Locations	Distance Between Hinges
18th		
17th		
16th		
15th		
14th		
13th		
12th		
11th		
10th		
9th		
8th		
7th		11.00"
6th	349.00"	61.00"
5th	288.00"	72.00"
4th	216.00"	72.00"
3rd	144.00"	72.00"
2nd	72.00"	61.00"
1st	11.00"	11.00"



Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-5 SPEC SHEET

Order Number:

Bid Number: 11626-PL

Door Width	Door Height	Wdg.	Overall Height	Door Style	Drive Type	Lift Type	Truss	Hinge Style	Tot W - Inches	Tot H - Inches
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

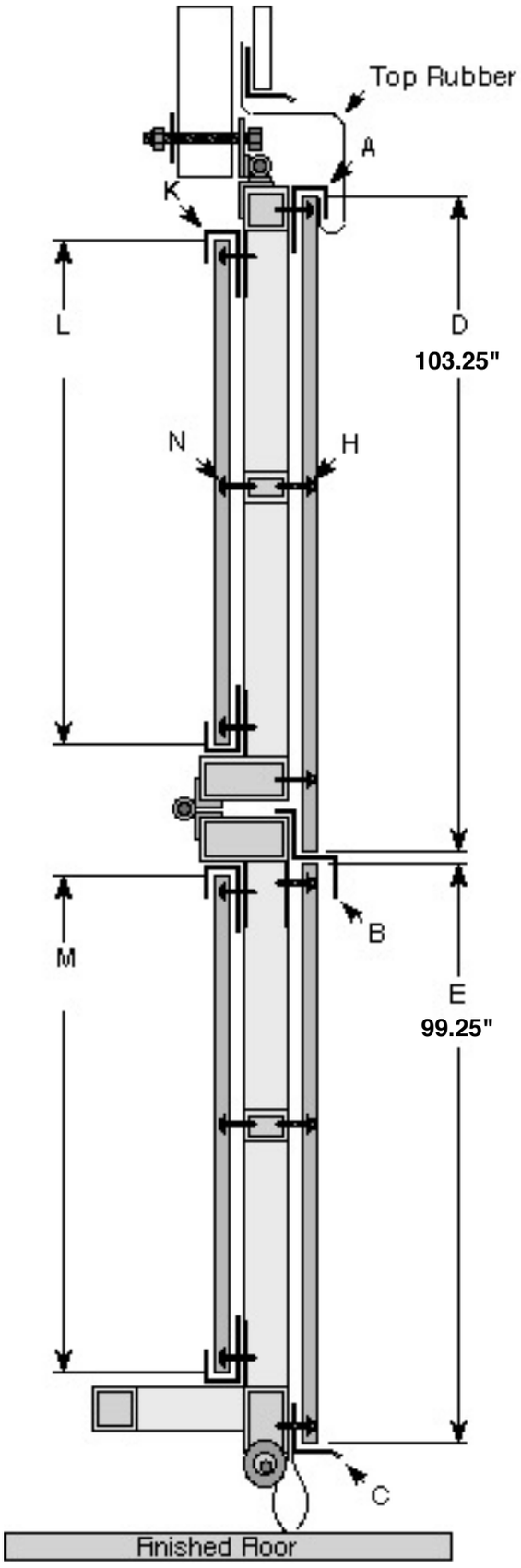
PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-6 SPEC SHEET

Order Number: **Bid Number:** 11626-PL

Door Width	Door Height	Wdg.	Overall Height	Door Style	Drive Type	Lift Type	Truss	Hinge Style	Tot W - Inches	Tot H - Inches
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

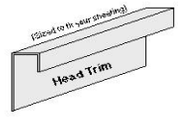
External Sheeting and Trim Provided By: Customer Responsibility



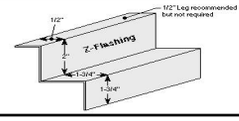
Leave your end wall open or un-sheeted until the door is installed! If the end wall is to be fully sheeted before the door is completed, do not nail or fasten the bottom of the sheets above the door frame.

NOTE: SD = Sheeting Depth

A 32' **H-Trim 26g. - 3xSDx1**



B 32' **Z-Trim 26g. - 1x2xSDx1.75**

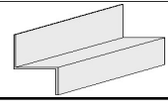


C 32' **B-Trim 26g. - 2.75xSDx.75**



	Qty	Length	
D	**11**	**103.25"**	**Sheeting**
E	**11**	**99.25"**	**Sheeting**

F
H2
G

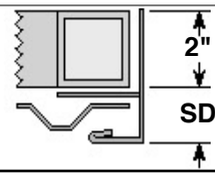


H 311 **1" Fine Thread Tek Screws w/ Seal Washer**

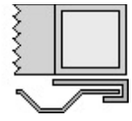
I 37' **F-Trim 26g. - 2x2.75xSDx1**

Customers choice on side trim style.
Either style works well.
If provided by Schweiss you will receive IA "F-Trim".

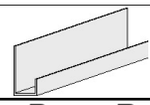
IA-



IB-



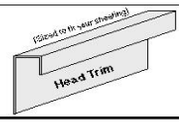
J



Liner Sheeting and Trim Prov. By: Customer Responsible

Flash For Liner Sheeting = Not Set-Up for Liner Sheeting

K



	Qty	Length	
L			
M			

N

Hinge Bolts provided by Schweiss will be 1/2 x 6 HB
Unless otherwise specified by customer.

11626 12:44

Schweiss Dist. Inc.
72121 470th Street
Hector, MN 55342
800-746-8273
Bifold.com

SCHWEISS DOORS

BIFOLD DOOR SPECS

PHONE: 507-426-8273 / FAX: 507-426-7408 / SchweissDoors.com

A-7 SPEC SHEET

Order Number: **Bid Number:** 11626-PL

Door Width	Door Height	Wdg.	Overall Height	Door Style	Drive Type	Lift Type	Truss	Hinge Style	Tot W - Inches	Tot H - Inches
30'-0.00"	14'-0.00"	42"	17'-6.00"	SCHWEISS	Top Drive	Strap Lift	Internal	Single Hinges	364"	210"

DETAILED DRAWING
OBSTRUCTIONS INSIDE OF THE DOORS CLEAR OPENING

Door Opening - Internal Clearance Required

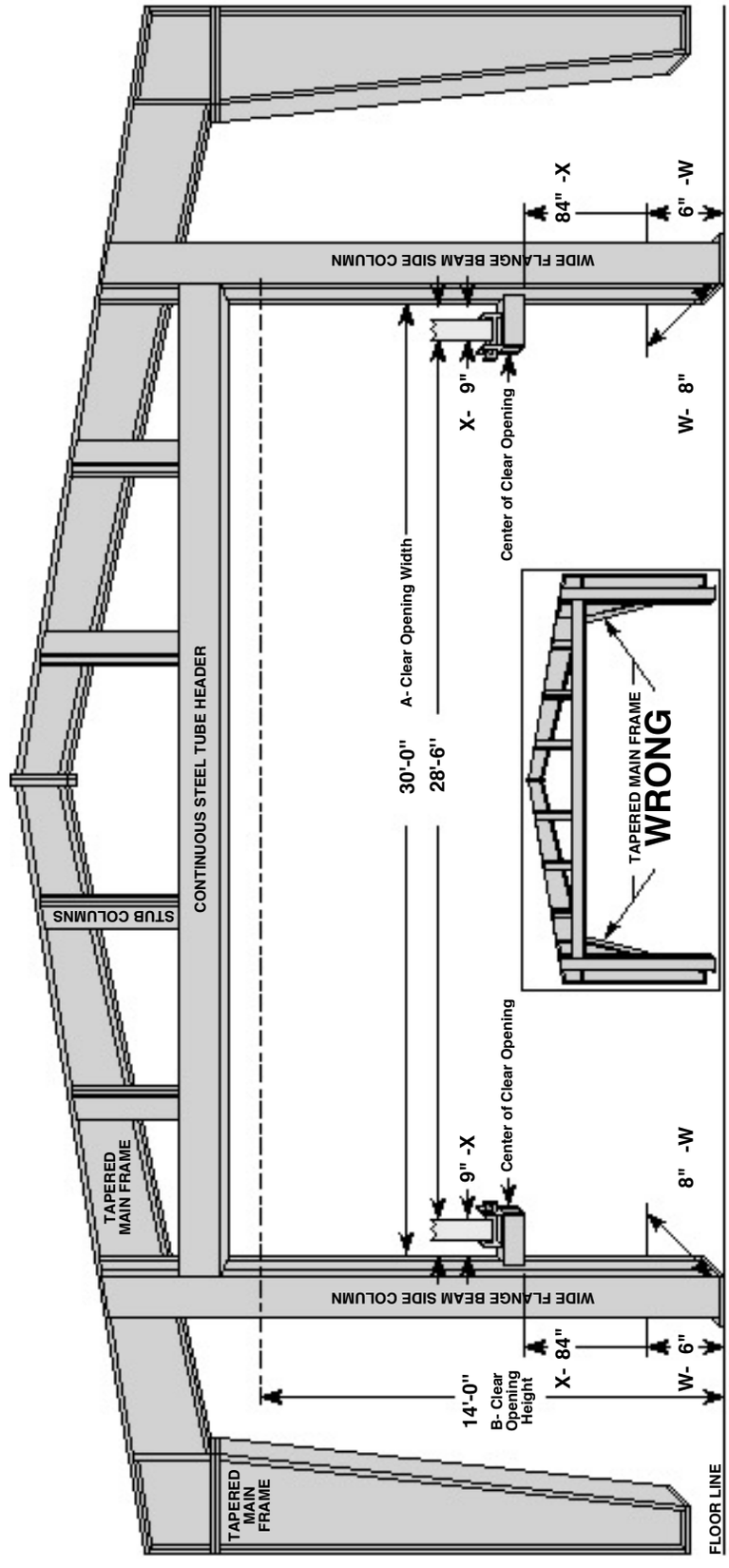
When the bi-fold door comes with internal trusses and/or automatic side latches, the building manufacturer must provide the proper internal clearances inside of the doors clear opening. Schweiss is calling out the distances below and it is the customers/building manufacturers responsibility to ensure these clearances are met for your door to function properly. Pass this information on to your building manufacturer.

VERY IMPORTANT: Keep This Area Clear of Obstructions

There must be no obstacles or obstructions inside of your clear opening at the dimensions listed below.
Examples: No Tapered Main Frames, Interior Walls, etc...

W - Bottom Truss..... - Allow 8" back at 6" up.

X - Strap Latches..... - Allow 9" In at 84" up.



11626 12:44

September 2022 Color of the Month

SW 7004

Snowbound

FULL DETAILS

With its slight gray undertone, this versatile cool white pairs well with other gray-influenced colors. Like stepping into a snowy glade.

Get this color in a:

Color Sample | Paint Sample | Interior Paint | Exterior Paint

CMU BLOCK PAINT COLOR

D7 METALS

STANDARD COLOR OFFERINGS

In Stock **Arctic White** SR .69 SRI 84	**Polar White** SR .64 SRI 77	In Stock **Bone White** SR .61 SRI 72	In Stock **Ivory** SR .69 SRI 84	In Stock **Light Stone** SR .56 SRI 65
In Stock **Saddle Tan** SR .47 SRI 53	**Desert Sand** SR .42 SRI 47	In Stock **Taupe** SR .38 SRI 41	**Buckskin** SR .33 SRI 34	In Stock **Burnished Slate** SR .34 SRI 35
Antique Bronze SR .24 SRI 22	**Light Brown** SR .38 SRI 41	**Koko Brown** SR .35 SRI 37	In Stock **Brown** SR .33 SRI 34	In Stock **Black** SR .31 SRI 31
In Stock **Ash Gray** SR .46 SRI 52	In Stock **Old Town Gray** SR .41 SRI 45	In Stock **Charcoal Gray** SR .37 SRI 31	**Charcoal Gray II** SR .35 SRI 37	In Stock **Charcoal Blue Gray** SR .29 SRI 29
Rustic Red SR .36 SRI 38	In Stock **Rural Red** SR .34 SRI 35	**Dark Red** SR .36 SRI 39	**Crimson Red** SR .31 SRI 31	**Berry** SR .29 SRI 29
In Stock **Evergreen** SR .35 SRI 37	**Ivy Green** SR .28 SRI 27	**Fern Green** SR .29 SRI 29	**Colony Green** SR .28 SRI 27	**Hawaiian Blue** SR .31 SRI 31
In Stock **Gallery Blue** SR .26 SRI 24				
Charcoal Gray CRINKLE SR .33 SRI 35	**Black CRINKLE** SR .29 SRI 29	**Evergreen CRINKLE** SR .33 SRI 35	**Rustic Red CRINKLE** SR .32 SRI 33	**Burnished Slate CRINKLE** SR .30 SRI 31
Koko Brown CRINKLE SR .33 SRI 34	In Stock **Acrylic GALVALUME®** N/A	**Copper Metallic** SR .51 SRI 58		

PARAPET CAP METAL COLOR

Available In 26 Gauge

SHERWIN-WILLIAMS.
Coil Coatings

Sherwin-Williams® is a trademark of SWIMC LLC.

Flood Resistant Assembly

Factory Mutual Global studies have shown that flooding costs companies an average of billions of dollars in losses annually making it the most costly natural hazard globally.

This dry flood proofing system is intended to be used in environments where a facility is at risk for flooding. The opening is designed and tested to keep flood water depths up to 36" from entering critical buildings and limiting interior damage.

The Ceco Flood Resistant Opening has been tested to the American National Standard for Flood Abatement Equipment ANSI/FM Approvals 2510-2014 section 4.3.3. This is a passive system that can protect against flood waters at any time while closed.

Flood openings should be installed in a seated position (water pressure against the pull side of the door).



Forced Entry Bullet Resistant Assembly

The Forced Entry Bullet Resistant Assembly (FEBR) from Ceco combines ballistic and forced-entry resistance with advanced materials to provide an elevated threat protection solution compliant and third party tested per stringent Department of State Standard SD-STD.01.01 Rev. G (Amended). The ASSA ABLOY FEBR assembly is tested to withstand 15 minutes of simulated "mob" attack and resistant to 5.56 M193, 5.56 M855 and 7.62 M80 ballistic rounds (UL752 Level 8 bullet resistant).

Forced Entry Bullet Resistant Assemblies safeguard mission critical buildings, executive offices, guard houses, control rooms, and anywhere the highest level of protection and durability are important considerations.

Other options available.

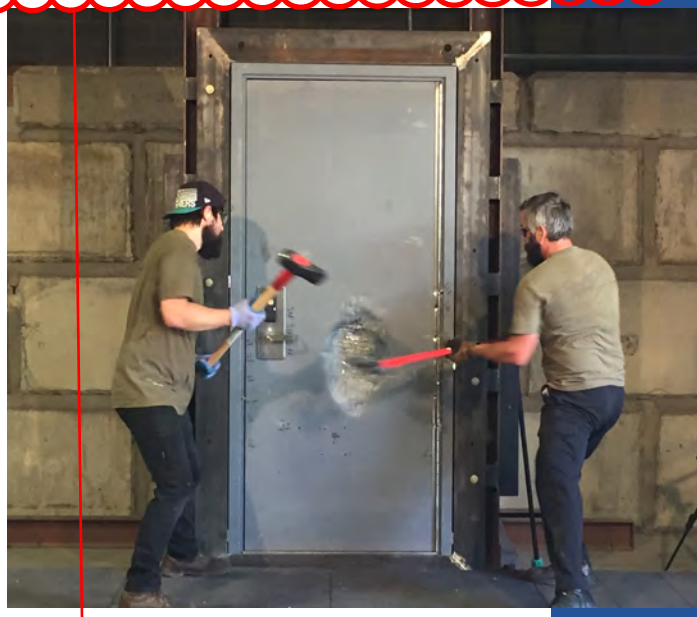


Image from actual forced entry testing

NEW 3070 HOLLOW METAL ENTRY DOOR PAINTED WHITE TO MATCH EXTERIOR CMU

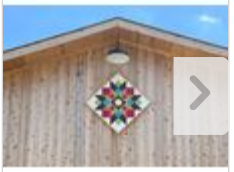
An ILLUMUS Brand









NEW GOOSENECK LIGHTING - 28" DIAMETER SHADE, FIXTURE ARM/SHADE COLOR TO BE WHITE, 3000 LUMENS, 3500K, G22

THE ORIGINAL™ LED WAREHOUSE GOOSENECK LIGHT - 24" & 28"

Share

Write a review

Show Generated Product Code

$960.00

SHADE SIZE ▶	28" SHADE
FINISHES ▶	WHITE
GOOSENECK ARMS ▶	G22
GOOSENECK ARM FINISH ▶	WHITE
MOUNTING ACCESSORY ▶	NONE
LUMENS ▶	3000 LUMENS
COLOR TEMPERATURE ▶	3500K
LED LENS ▼	FLAT LENS

File #: 26-289 | Architectural Review Board | 2/19/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

1182 & 1150 E. Lakeview Ave
City Council District 5
Historic Structure Demolition Application

SUMMARY:

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.

Recommended Code Sections:
Sec. 12-11-5(5) Historic Building Demolition Review Ordinance.
Sec. 12-11-5(5)e.3. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining significance.
Sec. 12-11-5(5)e.4. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining that building is subject to demolition delay.

ATTACHMENTS:

1. 1182 E. Lakeview Ave_Images
2. 1182 E. Lakeview Ave_Historic Demolition Review

1182 E. Lakeview Avenue





Front Elevation



Side Elevations





Rear Elevation





1150 E. Lakeview Avenue



Front Elevation



Side Elevations





Rear Elevation



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

Architectural Review Board Application
Abbreviated Review for Historic Structure Demolition

Application Date: 1-6-26

Project Address: 1182 & 1150 E Lakeview

Applicant: George Sitton

Applicant's Address: 2520 Yates Ave Pensacola FL 32503

Email: Gesitton.SCH@Gmail.com Phone: 850-554-0757

Signature of Property Owner / Agent*: GS

(Office Use)

*** (Per sec. 12-11-5(5)e.1. of city code, If the applicant is not the owner of record of the building, the owner or owners of record shall co-sign the application)**

Construction Year: 1934 (1182 E. Lakeview Ave.) & 1995 (1150 E. Lakeview Ave.)

Current Use: Multi-family

Ownership History: Vicki Baroco Trust, 2026-2011; Vicki Baroco, 2011-2008; Ginger Melvin, 2008-?; Vicki Baroco, ?-1998; Rachel Kohl Trust, 1998-?; Thomas Stone Sr. Trust, 1996-1995; Thomas Stone Sr. 1995-?

Meets NRHP criteria:

Notes: No earlier ownership history records

Historical significance determination based on National Register of Historic Places criteria (see Sec. 12-11-5(E)(3). If applicable, provide photographs of all elevations and a completed FMSF Historical Structures Form.

This request was reviewed by the following member of Planning Staff.

Dana Foster
ARB Secretary Signature

01/14/2025
Date

This request was reviewed by the following members of the Architectural Review Board:

Comments:

Architect Signature / Date

Ross Paitn
UWFHT Representative Signature

1/21/26
Date

Comments: Send to Full Board
Potential architectural and development signifiance based on NRHP criteria A-D.

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

Gary "Bubba" Peters
Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

Back

Nav. Mode (•) Account ( ) Parcel ID

Printer Friendly Version

General Information

Parcel ID:	000S009030014001
Account:	143289000
Owners:	BAROCO VICKI ANN TRUSTEE FOR BAROCO VICKI ANN TRUST
Mail:	1182 E LAVKEVIEW AVE PENSACOLA, FL 32503
Situs:	1182 E LAKEVIEW AVE 32503
Use Code:	MULTI-FAMILY <=9
Units:	2
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2025	$483,727	$808,635	$1,292,362	$602,063
2024	$483,727	$787,925	$1,271,652	$585,096
2023	$451,478	$756,938	$1,208,416	$568,055

Open TRIM Notice

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
12/27/2010	6678	4	$100	WD	N	
09/26/2008	6382	1957	$195,000	WD	Y	
04/1998	4247	1643	$310,000	SM	N	
02/1996	3925	253	$100	WD	N	
09/1995	3846	3	$100	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2025 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

E 25 FT OF LT 14 AND ALL OF LTS 15 THRU 21 AND E 27 50/100 FT OF LT 22 BLK 1 FAIRNIE HILL PLACE PB 1 P 69A...

Extra Features

PATIO
POOL
UTILITY BLDG
WOOD DECK

Parcel Information

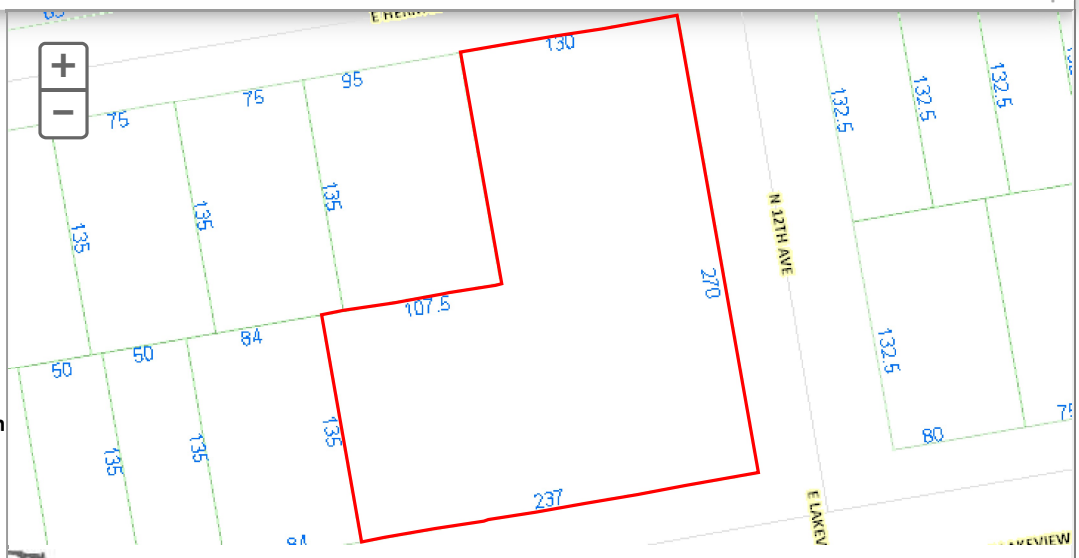
Launch Interactive Map

Section Map Id: CA051

Approx. Acreage: 1.1499

Zoned: R-1AA

Evacuation & Flood Information Open Report



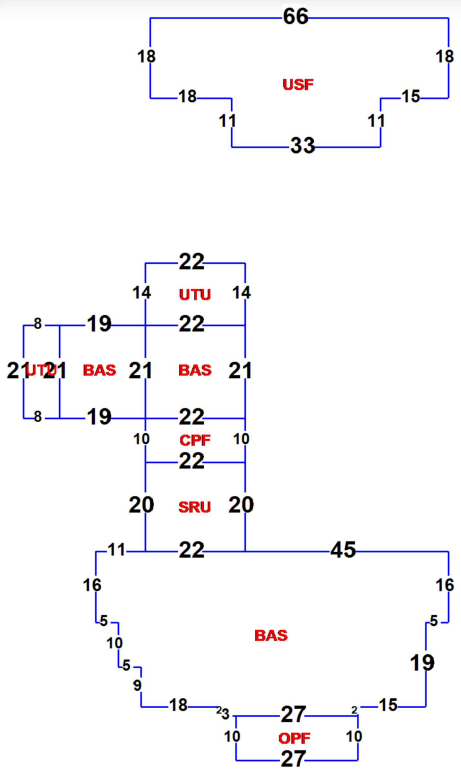
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:1182 E LAKEVIEW AVE, Improvement Type: SINGLE FAMILY CUSTOM, Year Built: 1934, Effective Year: 1975, PA Building ID#: 23303

Structural Elements

DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*STUCCO OV WD/LA*
EXTERIOR WALL-*ALUMINUM SIDING*
FLOOR COVER-*HARDWOOD*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*PANEL-CUSTOM*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*14*
NO. STORIES-*2*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



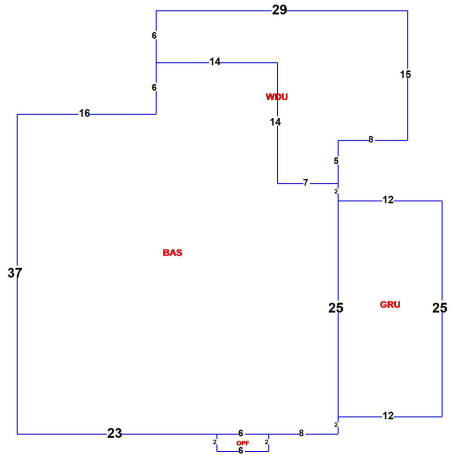
Areas - 6373 Total SF

BASE AREA - *3416*
CARPORT FIN - *220*
OPEN PORCH FIN - *270*
SUN ROOM UNF - *440*
UPPER STORY FIN - *1551*
UTILITY UNF - *476*

Address:1150 E LAKEVIEW AVE, Improvement Type: SINGLE FAMILY, Year Built: 1947, Effective Year: 1995, PA Building ID#: 23304

Structural Elements

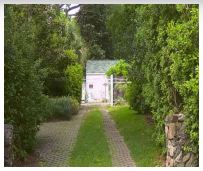
DECOR/MILLWORK-*ABOVE AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*BRICK-FACE/VENEER*
FLOOR COVER-*HARDWOOD*
FOUNDATION-*WOOD/SUB FLOOR*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*GABLE*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 2053 Total SF

BASE AREA - *1397*
GARAGE UNFIN - *300*
OPEN PORCH FIN - *12*
WOOD DECK UNF - *344*

Images


4/24/2023 12:00:00 AM

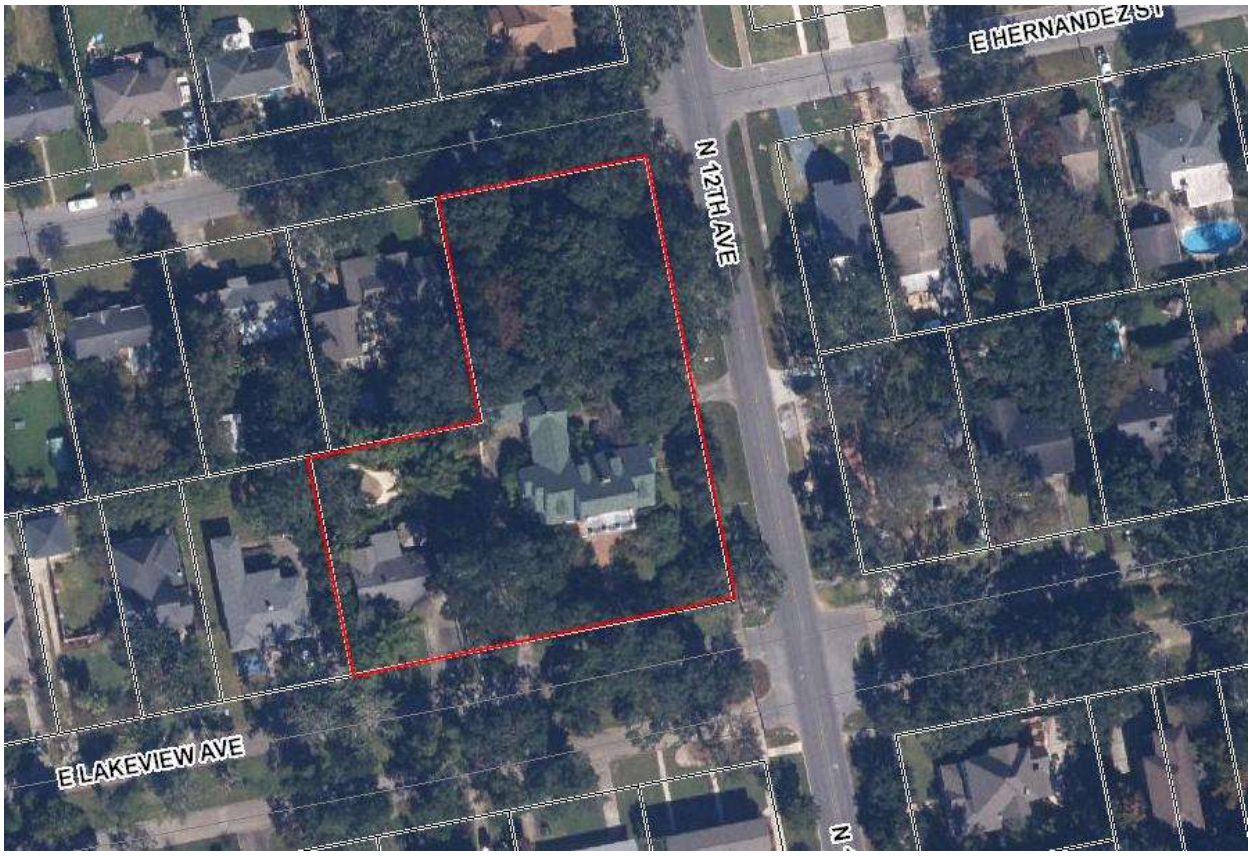

4/24/2023 12:00:00 AM


4/24/2023 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:01/07/2026 (tc.1674)

1182 E. Lakeview Avenue





Front Elevation



Side Elevations





Rear Elevation





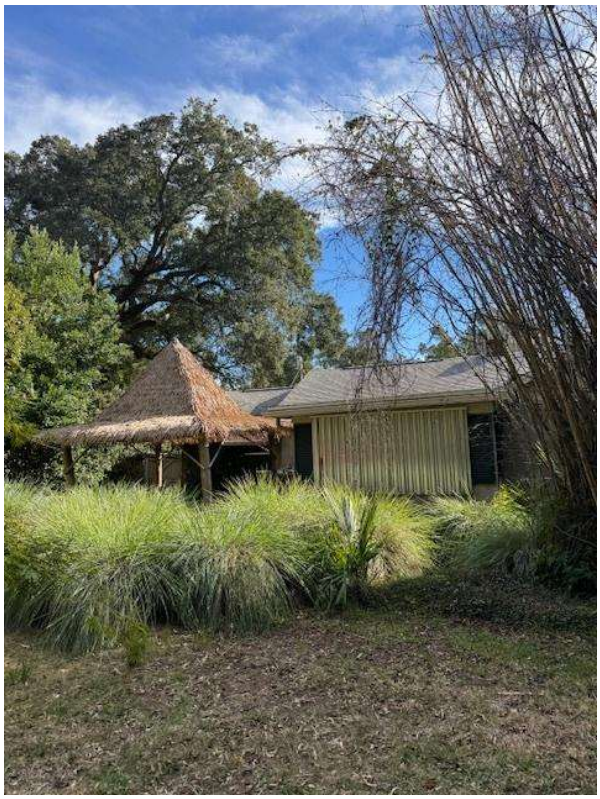
1150 E. Lakeview Avenue



Front Elevation



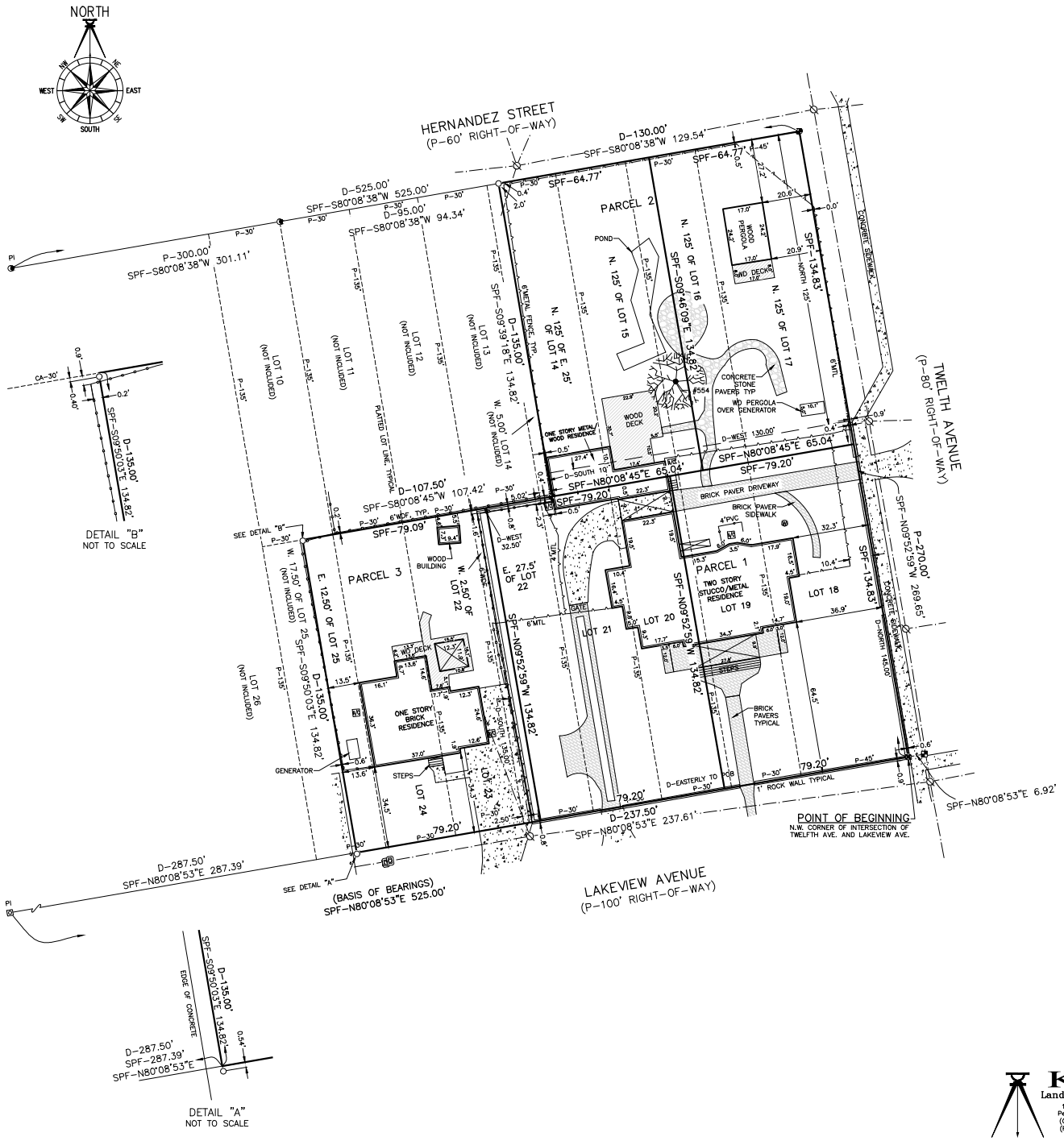
Side Elevations





Rear Elevation





DESCRIPTION: (ORB 6678, PG 0004)

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF THE INTERSECTION OF TWELFTH AVENUE AND LAKEVIEW AVENUE, ACCORDING TO MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE RUN NORTH ALONG THE WEST LINE OF TWELFTH AVENUE A DISTANCE OF 145 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF LAKEVIEW AVENUE 130 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF LAKEVIEW AVENUE 10 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF LAKEVIEW AVENUE 32-1/2 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF TWELFTH AVENUE 135 FEET TO THE NORTH LINE OF LAKEVIEW AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF LAKEVIEW AVENUE, TO THE POINT OF BEGINNING;

PARCEL 2:

THE NORTH 125 FEET OF THE EAST 25 FEET OF LOT 14 AND NORTH 125 FEET OF LOTS 15, 16, AND 17, BLOCK 1, FAIRNIE HILL PLACE, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, IN PLAT BOOK 1 AT PAGE 69 ON MARCH 27, 1941.

PARCEL 3:

THE WEST 2 1/2 FEET OF LOT 22, AND ALL OF LOTS 23 AND 24, AND THE EAST 12.5 FEET OF LOT 25, BLOCK 1, FAIRNIE HILL PLACE, A SUBDIVISION OF PORTION OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 69A, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TOGETHER WITH ALL FURNITURE, FURNISHINGS, APPLIANCES AND TANGIBLE PERSONAL PROPERTY OWNED BY GRANTOR AND LOCATED ON, WITHIN OR ABOUT THE ABOVE REAL ESTATE, LESS AND EXCEPT, JEWELRY, CLOTHING, FAMILY MEMORABILIA AND PERSONAL EFFECTS OF GRANTOR.

SURVEYORS NOTES:

- THE MAP OF SURVEY SHOWN HEREON IS A BOUNDARY SURVEY PREPARED TO DELINEATE THE BOUNDARIES OF DESCRIBED LANDS AND TO LOCATE PERTINENT FIXED IMPROVEMENTS AND TO LOCATE EVIDENCE OF OCCUPATION AND/OR ENCROACHMENTS ALONG OR ACROSS THE BOUNDARIES.
- A BOUNDARY SURVEY DETERMINES RECORD TITLE OR DEED/DESCRIBED LINES AND DOES NOT DETERMINE OWNERSHIP OF PROPERTY AND ENCROACHMENTS OR IMPROVEMENTS (IE. FENCES, WALLS, ETC.) ALONG BOUNDARY LINES.
- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NAD83/11. NO BEARINGS ARE SHOWN ON RECORD PLAT. THE MONUMENTED NORTH R/W LINE OF LAKEVIEW AVENUE, AS SHOWN BEARS N80°08'53"E.
- FIELD MEASURED DISTANCES SHOWN HEREON ARE BASED ON U.S. SURVEY FOOT, UNLESS OTHERWISE SHOWN.
- UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
- NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR OR KJM LAND SURVEYING, LLC.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD NOT SHOWN ON RECORD PLAT OR FURNISHED TO THIS OFFICE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.
- FENCES AND/OR OTHER FEATURES NEAR CORNERS AND/OR LINES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE EAVE OVERHANGS, FOOTINGS OR FOUNDATIONS.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE FLORIDA STANDARDS OF PRACTICE FOR LAND SURVEYING IN CHAPTER 5J-17, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- UNLESS OTHERWISE SHOWN ALL TIES TO EXISTING OR PROPOSED FEATURES ARE MEASURED PERPENDICULAR OR RADIAL TO BOUNDARY LINES OR CURVES.
- THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR, AND ANY ENTITIES AS DECLARED TO HEREON ONLY, AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.
- ALL LOTS SHOWN HEREON ARE IN BLOCK 1 OF FAIRNIE HILL PLACE AS SHOWN ON THE PLAT LISTED IN THE DESCRIPTION ABOVE.
- LOTS 18-23 AND THE E. 27.5' OF LOT 24, ARE SHOWN ON THE PLAT LISTED IN THE ABOVE DESCRIPTION, HOWEVER A NOTE ON SAID PLAT SHOWS THEM AS EXCEPTIONS. THE SAME NOTE ALSO APPLIES TO THE W. 5' OF LOT 14 AND THE S. 10' OF LOTS 15, 16 AND 17 AND THE S. 10' OF THE E. 25' OF LOT 14, ALL BEING IN BLOCK 1.

LEGEND:

- ⊠ –FOUND 3" ROUND CONCRETE MONUMENT
- ■ –FOUND 4" ROUND CONCRETE MONUMENT
- ○ –FOUND 1/2" IRON ROD
- ● –FOUND 3/4" IRON ROD
- ⊕ –FOUND 1/2" CAPPED IRON ROD LB6112
- ⊖ –FOUND 1/2" CAPPED IRON ROD LB6832
- ◉ –SET 1/2" CAPPED IRON ROD LB8298
- ⊗ –SET X WITH PAINT DOT IN WALL
- Ø –POWER POLE WITH GUY ANCHOR
- ——— –OVERHEAD UTILITY LINES
- Ⓦ –WATER METER
- Ⓦ –WELL PUMP

ABBREVIATIONS:

LB	–LICENSED BUSINESS
LS	–LICENSED SURVEYOR
PSM	–PROFESSIONAL SURVEYOR AND MAPPER
WDF	–WOOD FENCE
CLF	–CHAIN LINK FENCE
PVC	–PLASTIC FENCE
MTL	–METAL FENCE
WD	–WOOD
R/W	–RIGHT-OF-WAY
CA	–CITY ATLAS
D	–DEED
SPF	–STATE PLANE FIELD
TYP	–TYPICAL
PI	–POINT OF INTERSECTION

KJM
Land Surveying, LLC.
1616 W. Avery St.
Pensacola, FL 32501
(O) 850-438-0202
(F) 850-438-1307

FOR REVIEW ONLY
CONTACT KJM LAND SURVEYING
PRIOR TO RELEASE
NOT A VALID SURVEY