



City of Pensacola

Architectural Review Board

Agenda

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

June 18, 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. 26-700 ARB MEETING MINUTES

Attachments: 05-21-2026_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 26-701 114 W. WRIGHT STREET
PALAFOX HISTORIC BUSINESS DISTRICT / C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF A NEW DETACHED GARAGE AT A CONTRIBUTING
STRUCTURE

Attachments: Images
FL Master Site File
Application & Materials

3. 26-702 322 E. INTENDENCIA STREET
PENSACOLA HISTORIC DISTRICT / ZONE HR-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF WINDOW REPLACEMENT & OTHER
IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Attachments: 322 E. Intendencia St_Images
FL Master Site File
322 E. Intendencia St_Application & Materials

4. 26-703 211 W. CERVANTES STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF WINDOW REPLACEMENT, REPAIRS &
LANDSCAPING AT A CONTRIBUTING STRUCTURE

Attachments: 211 W. Cervantes St_Images
FL Master Site File
211 W. Cervantes St_Application & Materials

5. 26-704 **518 N. BAYLEN STREET**
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF REPAIRS, LANDSCAPING AND A NEW
CONSERVATORY AT A CONTRIBUTING STRUCTURE

Attachments: 518 N. Baylen St_Images
FL Master Site File
518 N. Baylen St_Application & Materials

6. 26-705 **110 W. STRONG STREET**
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF A COMPLETE WINDOW REPLACEMENT AT
A CONTRIBUTING STRUCTURE

Attachments: 110 W. Strong St_Images
FL Master Site File
110 W. Strong St_Application & Materials

7. 26-706 **523 & 527 E. GOVERNMENT STREET**
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW OF A NEW TWO-STORY SINGLE-FAMILY
RESIDENCE AND AN ADU AT A CONTRIBUTING STRUCTURE

Attachments: 523 & 527 E. Government St_Images
FL Master Site File - 523 E. Govt St
FL Master Site File - 527 E. Govt St
523 & 527 E. Government St_Application & Materials

8. 26-707 **618 BAYOU BLVD**
CITY COUNCIL DISTRICT 4
HISTORIC STRUCTURE DEMOLITION APPLICATION

Attachments: 618 Bayou Blvd_Images
Application

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
May 21, 2026

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

MEMBERS ABSENT: Board Member Fisher, Board Member Ramos & Board Advisor Pristera

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Historic Preservation Planner Foster, Digital Media Specialist Booth, Deputy City Attorney Goldsmith

STAFF VIRTUAL: Planning & Zoning Division Manager Cannon

OTHERS PRESENT: Chris Overton, Nannette Chandler, Keri Riccio, Jack Haylett, Stephanie Willhelm, Louise Myslak, Josh Keith, & Austin Smith

AGENDA:

- Roll Call
- Quorum / Call to Order
- Approval of Meeting Minutes from April 16, 2026
- Open Forum

New Business:

- 200 W. Garden Street
- 407 W. Desoto Street
- 520 N. Spring Street
- 1201 N. Barcelona Street
- 1011 N. Reus Street - Variance
- Adjournment

Call to Order / Quorum Present

Chairperson Brantley called the meeting to order at 2:00 PM with a quorum present. All board members stated their name for the record.

Approval of Meeting Minutes – Board Member Mead made a motion to approve the April 16, 2026, minutes, seconded by Board Member Del Gallo, and it carried 5-0.

Open Forum – none

Chairperson Brantley explained the procedures of the Board meeting, including requirements for audience participation. He also explained that all items are quasi-judicial and that Deputy City Attorney Goldsmith will swear in City Staff and each applicant. Chairperson Brantley then announced that Agenda Item number five would be moved to item number two.

New Business

Item 2 – 200 W. Garden Street

Palafox historic business district / Zone C-2A / City Council District 6

Conceptual Review of a New Shopping Center

Action Taken – Conceptually Approved

Branch Acquisition Company is requesting a conceptual review of a re-designed shopping center with parking, landscaping, and illuminated lighting. The applicant is seeking broad feedback on building materials, siting, and massing. The proposed plans show a brick, mixed-use shopping center with spaces for businesses and a 29,739 sq ft grocery store; two historic walls along Garden Street and Spring Street; several patios; a large parking lot; a “pocket park” on the corner of Garden Street and Spring Street; a colonnade on the corner of Romana Street and Spring Street; and extensive landscaping including a variety of trees and shrubs.

Deputy City Attorney Goldsmith swore in City Staff, Mr. Haylett, and Mrs. Riccio. Chairperson Brantley asked the Board if they have had any ex parte communication amongst each other for this item, and they responded no. Mr. Haylett and Mrs. Riccio presented their project to the Board, explaining the changes to the plans since their Conceptual Review submission in April. Mr. Haylett said this is the first time in his career that he’s changed plans entirely because of an ARB’s comments, and the Board was exactly right – it is now more pedestrian friendly, the grocer likes it better, and it’s easier for the trucks. The changes include adding pedestrian access on the corner of Garden Street and Spring Street, along with moving the pocket park to that location; moving the grocery store from Spring Street to the corner of S. Reus Street and W. Romana Street, shifting the loading dock behind the store, and shifting the back of house area for the store to a less prominent street frontage (S. Reus Street), as opposed to Spring Street; incorporating the historic wall on Spring Street into outdoor seating at a restaurant; heavy landscaping along Spring Street; and adding a new colonnade on the corner of Spring Street and Romana Street. Chairperson Brantley commended the applicants for addressing the Board’s concerns for pedestrian access and safety. Board Member Mead asked staff for clarification on why a conceptual review item is being handled as quasi-judicial and staff responded that their research indicates that it’s safer to handle it this way because the same procedures will apply to the final review. Board Member Mead stated that this is a far superior proposal than what was previously presented. Board Member Garrett commented that this project better reflects the community by bringing the retail spaces to the corner rather than the grocer, supports local businesses, and emphasizes that we’re a walkable city. She added that the new colonnade and façades will use historic brick so pay attention to those details.

Board Member Mead made a motion to approve the application as submitted. Board Member Mead added that the final review will need more specific details to demonstrate it

meets code for parking requirements, visibility triangles, and signage. **Board Member Del Gallo seconded the motion, and it carried unanimously.**

Item 3 – 407 W. Desoto Street

North Hill preservation district / Zone PR-1AAA / City Council District 6

Final Review of a New Pool at a Contributing Structure

Action Taken – Approved with Abbreviated Review to Follow

Blue Haven Pools is requesting approval to construct a new 24' x 12' Gunitite pool and 400 sf paver patio at a contributing structure. Proposed materials include supra granite pavers, aqua marine tile, white marble coping, a veneer water feature, and blue quartz plaster. The pool equipment will be in the side yard and screened by the existing fence.

Deputy City Attorney Goldsmith swore in Mr. Overton. Chairperson Brantley asked the Board if they had any ex parte communication with the applicant or amongst each other for this item, and they responded no. Mr. Overton stated the application is as is and added that a wooden privacy fence is the only thing not shown in the application, but that staff informed him he can submit an Abbreviated Review for the fence.

Board Member Del Gallo made a motion to approve the application. Board Members Mead and De Gallo asked staff about the fence and staff responded that they could add it into the motion that it's approved with an abbreviated review to follow for the fence. **Board Member Del Gallo amended the motion to approve the application with an Abbreviated Review to follow for the fence. Board Member Mead seconded the motion, and it carried unanimously.** The applicant asked if he needs to get the application in quickly and Chairperson Brantley explained that Abbreviated Reviews only take a few days.

Item 4 – 520 N. Spring Street

North Hill preservation district / Zone PR-2 / City Council District 6

Final Review of a New Pool, Cabana, and Fence at Contributing Structure

Action Taken – Approved as submitted

Chandler Prospecting is requesting approval for construction of a 12' x 20' pool, a 9' x 34' cabana, a metal fence, and landscaping. The proposed plans show a Gunitite pool with black and white tile and white travertine coping; a cabana with turned 6 x 6 columns, chandelier lighting, and weathered wood tiles; a metal fence; and landscaping along the new metal fence and on the rear property line.

Deputy City Attorney Goldsmith swore in Mrs. Chandler. Chairperson Brantley asked the Board if they had any ex parte communication with the applicant or amongst each other for this item, and they responded no. Nannette Chandler presented her project to the Board, explaining that this is the final phase of development at this address and she last appeared before the Board to have the Accessory Dwelling Unit approved. She explained that the Cabana drawings are simple, but there will be more detail in the form of fabric and curtains, and the rear portion will be almost completely covered by a 6' fence with Jasmine planted that will serve as a wall against strong north winds. She added that the lighting will match what's on the existing home and five large trees will be planted to provide additional privacy from the neighbors. Chairperson Brantley suggested she add windows to the cabana to provide air flow and Mrs. Chandler replied that fans will be mounted in the cabana in the summer. Board Member Mead commented that he liked the roof treatment and suggested air grilles at the base of the cabana wall for natural ventilation.

Board Member Garrett made a motion to approve the application as submitted.

Board Member Del Gallo seconded the motion, and it carried unanimously.

Item 5 – 1201 N. Barcelona Street

North Hill preservation district / Zone PR-1AAA / City Council District 6

Final Review of a New Two-Story Single-Family Residence, Pool and ADU

Action Taken – Approved with Comments

Joshua Keith and Mitchell Whitehead are requesting a final review of a new two-story single-family residence with a pool in the courtyard and an accessory dwelling unit (ADU) above a detached garage. The proposed plans show a brick home with Hardie lap siding, asphalt shingles, vinyl windows, lanterns, LED wall lamps, and wood composite decking; an in-ground Gunite pool; a covered walkway connecting the main residence to the garage; an ADU over a two-car garage with Hardie lap siding, and asphalt shingles; a pine shadowbox fence; and extensive landscaping.

Deputy City Attorney Goldsmith swore in Mr. Keith. Chairperson Brantley asked the Board if they had any ex parte communication with the applicant or amongst each other for this item, and they responded no. Joshua Keith presented his project to the Board. Chairperson Brantley read North Hill's comments into the record and noted they didn't elaborate. Board Member Sisson asked if the only change from what was submitted in the Conceptual Review is the barrel tile roof and Mr. Keith confirmed that it was. Board Member Mead commented that the eclectic style isn't trying to mimic anything, and that the application is a very comprehensive package. Chairperson Brantley commented that the windows on the rear elevation doesn't consistently have divided lights and Mr. Keith said the intention is for them to be everywhere except for the sliding door. He added that the courtyard elevation's columns don't all have a brick base and it looks odd and Mr. Keith agreed that they should all have the brick bases.

Board Member Mead made a motion to approve the application with the stipulation that the courtyard elevation columns be changed to all have brick footers. Board Member Mead mentioned the rear elevation columns are not symmetrical and he may want to revisit that. **Board Member Del Gallo seconded the motion, and it carried unanimously.**

Item 6 – 1011 N. Reus St

North Hill preservation district / Zone PR-1AAA / City Council District 6

Variance

Action Taken – Approved as Submitted

Stephanie Wilhelm is requesting a variance to increase the maximum rear yard coverage area from 25% to 35.5% to allow the existing detached garage to remain on the property as an accessory structure for a future lot split.

Deputy City Attorney Goldsmith swore in Mrs. Wilhelm and Mrs. Myslak. Chairperson Brantley asked the Board if they had any ex-parte communication with the applicant or amongst each other for this item. Board Member Mead replied that he has problem disclosing his communication, he doesn't know if its required under the statute, that he was asked as an adjoining land owner if the variance affected him, that he supports people doing what they want to do with their property, and that he had no predisposition or judgment on the requirements for the variance. Mrs. Wilhelm presented her project to the Board, going through each checklist item [an ARB Variance Checklist was provided to the applicant by staff]. She explained that she has had no interest from any potential buyers on purchasing the whole lot, that potential buyers are only interested in buying the house

if it comes with the detached garage, and that keeping the garage would require the variance to increase the maximum rear yard coverage area. Mrs. Myslak, Mrs. Willhelm's realtor, confirmed that the only interest since November has insisted that the garage comes with the house and that they currently have an offer from a Naval Officer whose wife is a master carpenter, but they want the garage to use it as a workshop. Board Member Del Gallo asked staff if the variance would apply to a new garage or rear yard structure if they tore down the existing detached garage. Staff explained that the variance only applies to the existing structure and a new structure would have to meet code, which is the 25% max rear yard coverage, and a deviation from that would have to be applied for through a variance. Mrs. Willhelm added that the motion could specify the variance is for the existing structure and not any future structures. Staff clarified that adding that to the motion would be unnecessary, the existing structure can be repaired in-kind, but new construction must meet code.

Board Member Del Gallo made a motion to approve the application as submitted. Board Member Mead seconded the motion, and it carried unanimously.

Adjournment – With no further business, the Board adjourned at 2:55 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dana Foster".

Dana Foster
Historic Preservation Planner
Secretary of the Board

IN THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PENSACOLA

ORDER ON APPLICATION FOR VARIANCE

May 21, 2026

1011 N. Reus Street

This matter came before this Board upon the application of **Stephania Wilhelm** for a variance to the requirements of **Sec 12-3-55(4)a.2.** of the City of Pensacola Land Development Code, to wit: a variance to increase the maximum rear yard coverage area from 25% to 35.5% to allow a detached garage to remain as an accessory structure for the proposed lot division.

Based upon the consideration of the application and other evidence presented at a hearing before the Board, the Board:

- ☐ Finds that the application is for an impermissible variance as to the use of the subject property, and, therefore, the Board denies the variance.
- ☐ Finds that the evidence does not support the findings and determinations which the Board is required by law to make in order to authorize the variance, and therefore the Board denies the variance.
- ☒ Makes the following findings and determinations:
 1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
 2. That the special conditions and circumstances do not result from the actions of the applicant;
 3. That granting the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other lands, buildings, or structures in the same zoning district;
 4. That literal interpretation of the provisions of the applicable zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant
 5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
 6. That the grant of the variance will be in harmony with the general intent and purpose of the applicable zoning ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
 7. That the variance will not constitute any change in the districts shown on the zoning map, will not impair an adequate supply of light and air to adjacent property, will not

materially increase the congestion in public streets, or increase the public danger of fire and safety, will not materially diminish or impair established property values within the surrounding area, and will not otherwise impair the public health, safety, morals and general welfare of the City of Pensacola.

Additional Criteria per Sec. 12-12-3(5)b:

- (a) That the Variance granted will not detract from the architectural integrity and/or historical accuracy of the development and its surroundings; and
- (b) That the grant of the Variance will be in harmony with the general intent and purpose of this title and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

DONE AND ORDERED this the **21st** day of **May 2026**, by the Architectural Review Board of the City of Pensacola.

Attest:

By: *Dana Foster*
Secretary

By: *William Foster*
Chairman

JUDICIAL REVIEW OF DECISION OF BOARD: If denied a variance by the Board, that request for a variance cannot be heard again for a period of one (1) year. In accordance with Section 12-12-2 of the Land Development Code, any person or persons, jointly or severally, aggrieved by a decision of the Board, may apply to the Circuit Court of the First Judicial Court of Florida within thirty (30) days from the date of rendition of the decision by the Board. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice or Appeal has not been received within thirty-five (35) days of the date of rendition of the decision of the Board and the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-701

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**114 W. Wright Street
Palafox Historic business district / C-2A / City Council District 6
Final Review of a New Detached Garage at a Contributing Structure**

SUMMARY:

Advanced Construction Services is requesting approval to construct a new 22' x 20' detached garage in the rear yard of a single-family residence. The proposed garage will have Hardie lap siding with a smooth finish, vinyl impact windows, a fiberglass half-glass entry door, and carriage house garage doors.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-8\(3\)](#) Commercial land use district; Regulations

[12-3-27\(f\)\(2\)](#) Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines

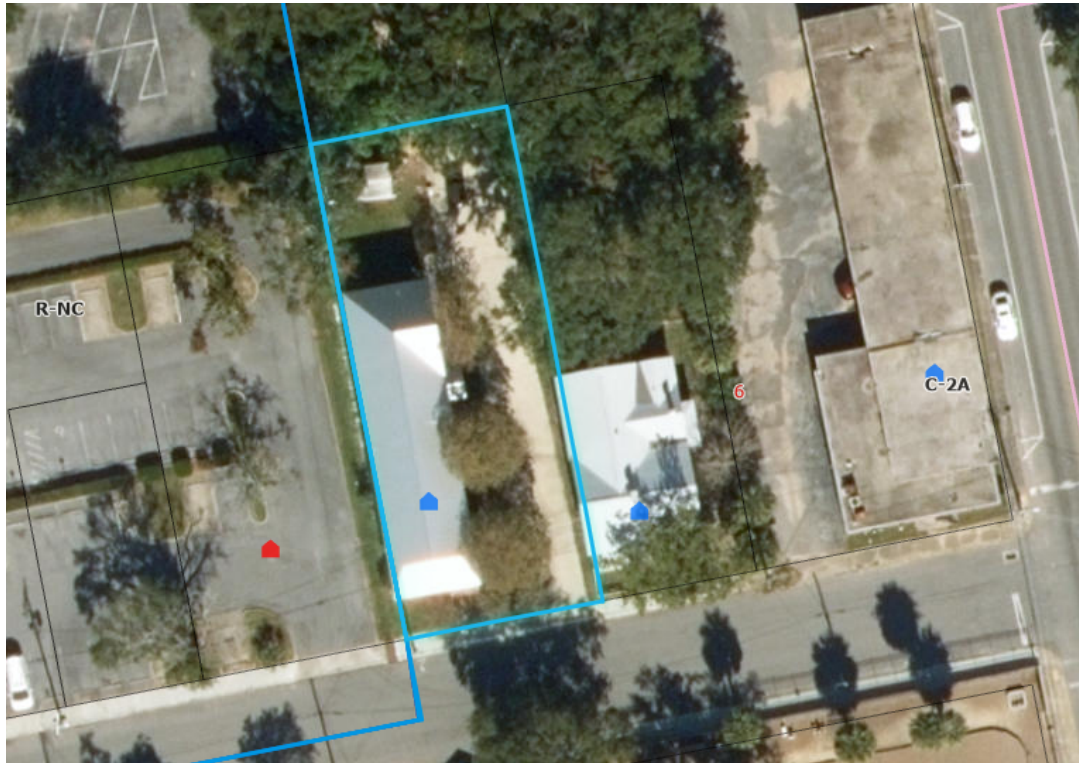
12-3-27(f)(4) Palafox Historic Business District; Architectural review of proposed exterior development; Board Review Standards

[12-3-55\(4\)](#) Accessory uses and structure standards; Residential accessory structure standards

ATTACHMENTS:

1. Images
2. FL Master Site File
3. 114 W. Wright St_Application & Materials

114 W. Wright Street



FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. ES 1245

Site Name 114 W. Wright St. Survey Date 8210
Address of Site 114 W. Wright St., Pensacola, FL 32501
Instruction for locating N side of W. Wright St. between N.
Baylen St. and N. Spring St.
Location Belmont Tract 7 25 & 26
Subdivision name block no. lot no.

County Escambia
District name if applicable Palafox Place Historic and Business
Owner of Site: Name Crutchfield, A. M. and Lena
Address 114 W. Wright St.
Pensacola, FL 32501
Type of Ownership Private Recording Date
Recorder: Name & Title Marcille, Ruth and Campbell, D. L.
Address HPPB

Condition of Site:	Integrity of Site:	Original Use <u>Residence</u>
Check One	Check One or More	Present Use <u>Vacant</u>
☐ Excellent	☒ Altered	Dates <u>C + 1910</u>
☐ Good	☐ Unaltered	Cultural/Phase <u>American</u>
☒ Fair	☒ Original Use	Period <u>20th Century</u>
☐ Deteriorated	☐ Restored/Date	
	☐ Moved/Date	

NR Classification Category Building Date listed on NR
Threats to Site:
Check One or More

☐ Zoning	☐ Transportation
☒ Development	☐ Fill
☒ Deterioration	☐ Dredge
☐ Borrowing	
☐ Other (See Remarks Below)	

Areas of Significance: Architecture

Significance:

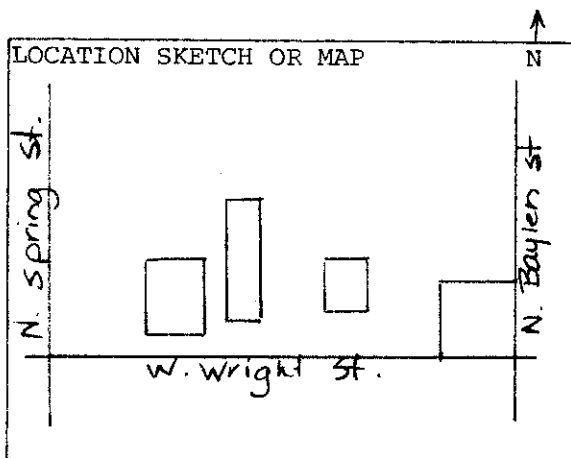
This modest frame vernacular residence was built by Eva Pfeiffer as a rental unit in about 1910. It is typical of workers housing in Pensacola during the first decades of the twentieth century.

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

Architect Unknown
 Builder Unknown
 Style and/or Period Frame vernacular
 Plan Type Rectangular
 Exterior Fabric(s) Asbestos: shingles
 Structural System(s) Wood frame: unknown
 Porches S/side, 1 story, 3 bay, wood post, decorative lattice
 Orientation South
 Foundation Piers: brick
 Roof Type Gable: intersecting
 Secondary Roof Structure(s) Hip
 Roof Surfacing Composition shingles: rectangle
 Window Type DHS, 2/2, wood # DHS, 2/4, wood (floor to ceiling)
 Ornament Exterior - turned spindles and posts: jigsaw brackets
 Chimney Brick
 Chimney Location W/center: lateral slope # NW/rear: offset #
 No. of Chimneys 3 No. of Stories 1½
 No. of Dormers 0 Outbuildings 0
 Surroundings residential/commercial
 Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970

Latitude and Longitude:

° ' " ° ' "
 Site Size (Approx. Acreage of Property) Lt. 1



Township	Range	Section
2S	30W	46

UTM Coordinates:

16	478900	3364850
Zone	Easting	Northing

Photographic Records Number HPPB P.83.14 Frame 23A;
 Please attach Photographic Print HPPB P.82.38 Frame 12

CONTINUATION SHEET

CHIMNEY LOCATION: SW/end, lateral slope

942==





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

Architectural Review Board Application
Full Board Review

Application Date: 5/26/22

Project Address: 114 W WRIGHT ST.
Applicant: ADVANCED CONSTRUCTION SERVICES
Applicant's Address: 1550 E. GONZALEZ ST.
Email: advconstruction@aol.net **Phone:** 950-393-1322
Property Owner: Robert VANSLYKE

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

Application is hereby made for the project as described herein:

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

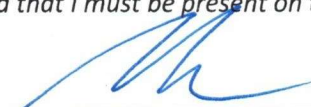
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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

A NEW 22' x 20' GARAGE TO BE
CONSTRUCTED IN THE REAR YARD.

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

5/26/22
Date

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

- Color shingles will be used: SHINGLES WILL BE LIGHT WHITE / GREY IN COLOR
- Height of the structure from base to roof peak: APPROXIMATELY 12' TO THE PEAK.
- The dimensions of the garage door panels: GARAGE DOORS ARE 8' WIDE X 7' TALL.
- Product info for the "fiberglass half glass" door: PLASTPRO DOOR: FL17347.5
- CWS viny impact windows: 2 / 2 FL 16177.1
- Siding: HARDIE SMOOTH SIDING - COLOR TO MATCH THE HOME

117 W Wright St., Pensacola, FL

The property at 114 E. Wright Street is in the Palafox Historic Business District (zoned C-2A) and as such, does not have a rear yard setback. From a Land Development Code perspective, the only thing that would apply is the lot coverage requirement, which is a max of 100% of the total building area for buildings up to 100 ft high. Translation – you don't need a variance.

Let me know if you have any other questions.

Best,

Dana Foster

Historic Preservation Planner

Visit us at cityofpensacola.com

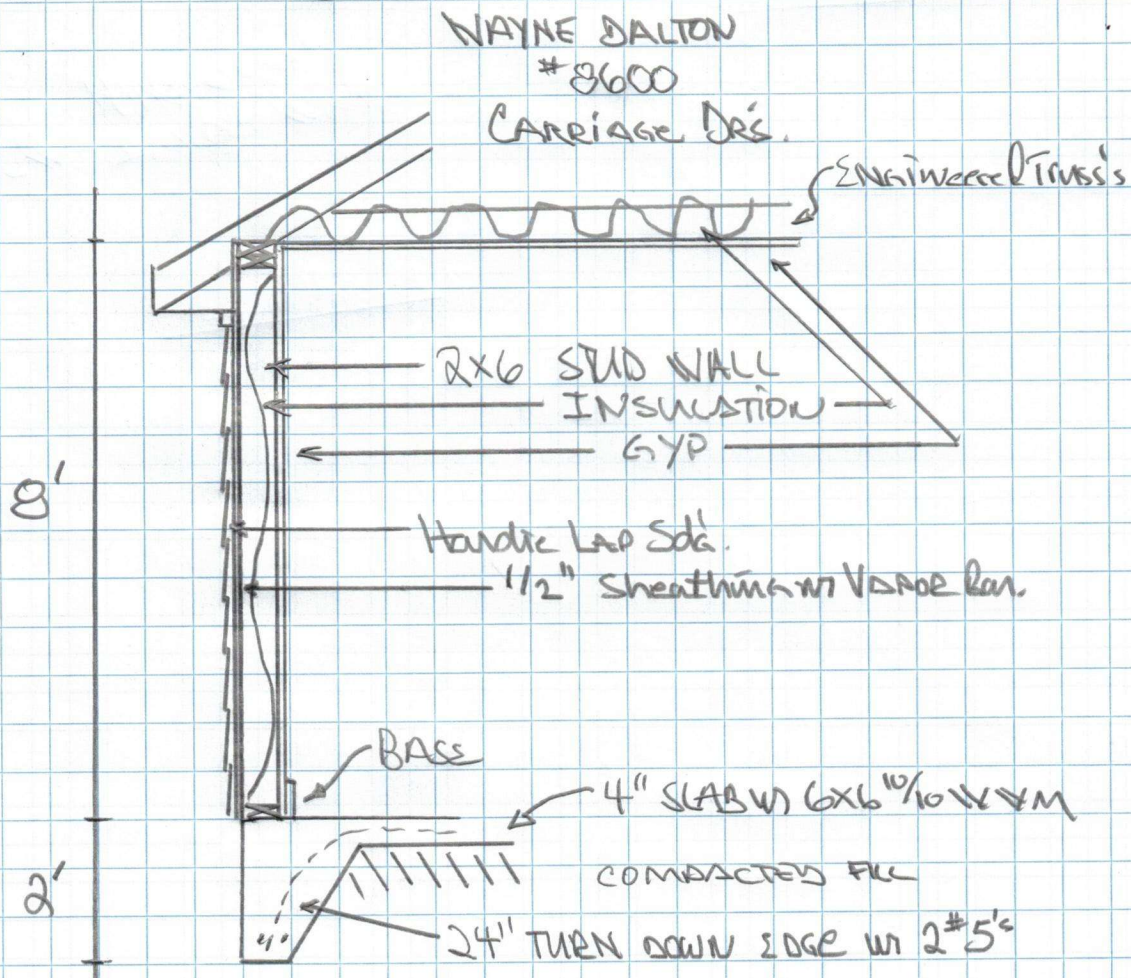
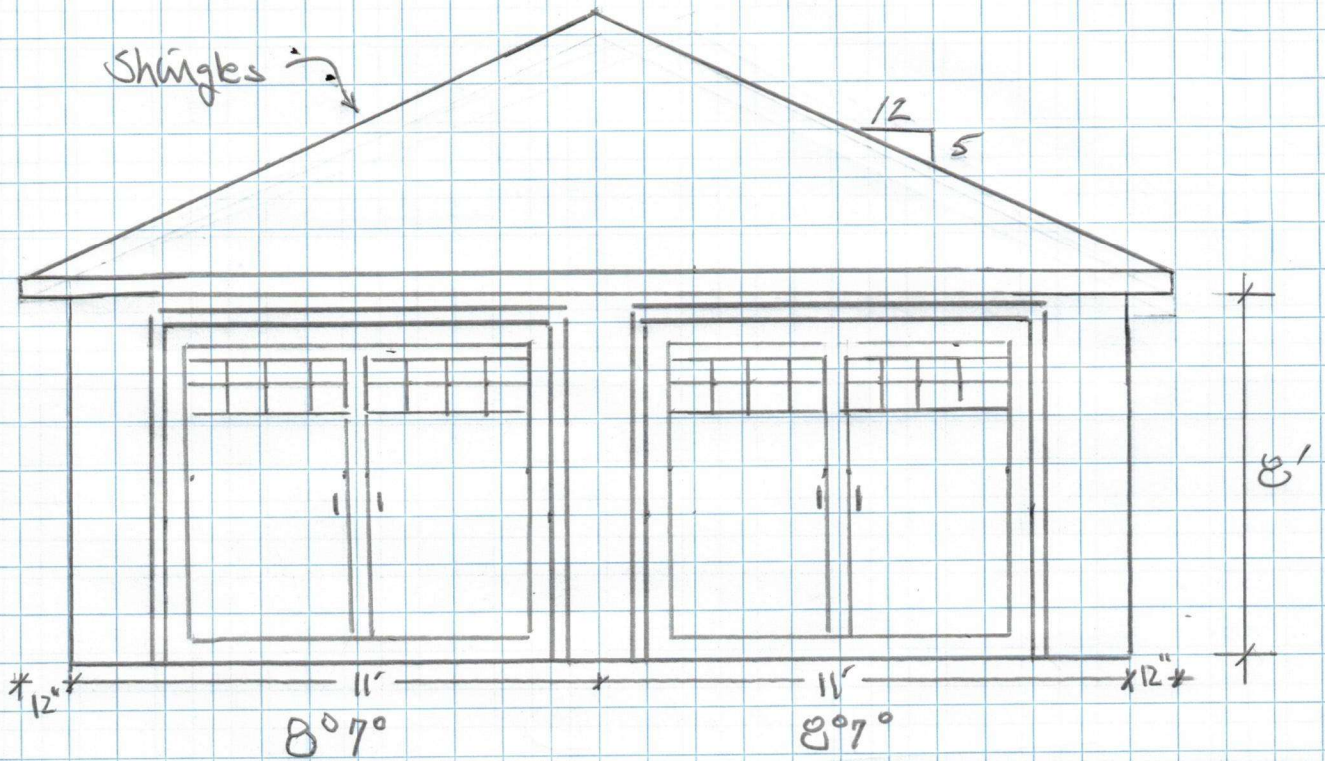
Address: 222 W. Main St. Pensacola, FL 32502

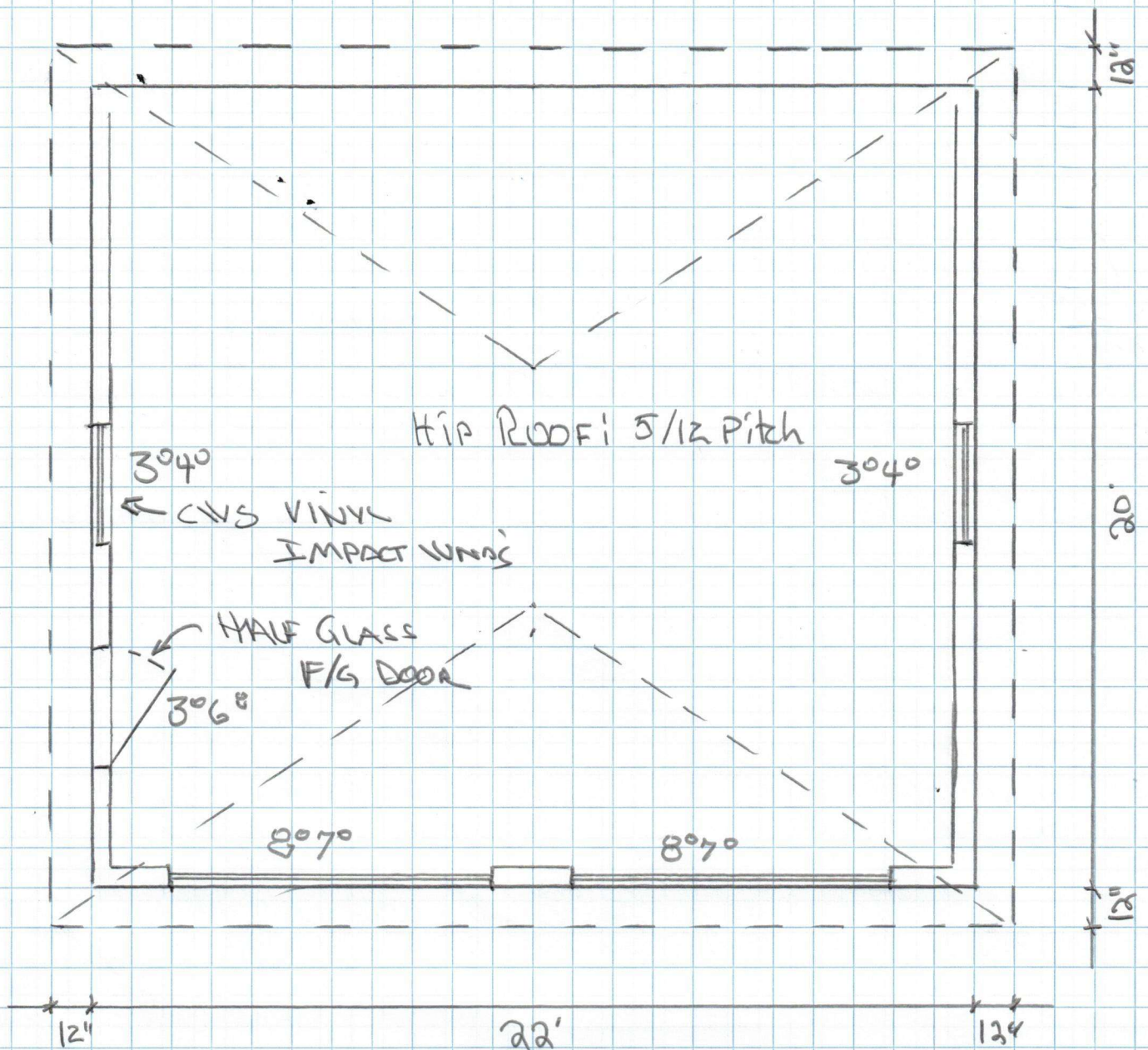
Office: 850.435.1671

Email: dfoster@cityofpensacola.com

Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.







FL PRODUCT APPROVAL:

Hardie Lap Siding:	FL 13192.2
WALK DOOR:	FL 5262.5
WINDOWS:	FL 17791.1
GARAGE DOORS:	FL 8248.2
SHINGLES:	FL 10124.1









Comfort Shield

High-performance product designs for convenient, everyday protection and comfort.



Strong and secure vinyl.

Fade-resistant vinyl formula

CWS vinyl uses a fade-resistant formula that is performance-tested for excellent weathering, durability and color retention. Some competitors use lower-cost formulations.

Outstanding weather performance

CWS Comfort Shield Vinyl windows outperform the industry requirement for air infiltration by 53%.¹

A long-lasting glass seal

CWS' premium sealant process helps prevent fogging between the panes of insulating glass. The Low-E coating is removed where the glass meets the sealant. This extra step helps reduce the possibility of the glass seal failing — so you can depend on CWS Comfort Shield windows to give you years of exceptional energy efficiency and comfort.

Strong and sturdy frame

Multichambered frame design is 52% stronger than ordinary vinyl.²

Weather resistant design

Multichambered frame and fully welded sash improve strength and thermal performance and reduce sound transmission. Vinyl window sashes with optional performance upgrades are metal-reinforced, creating a window that's extra sturdy and wind-resistant.

Increased security and privacy

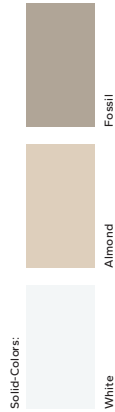
Optional security and privacy features on windows and patio doors give you more peace of mind.

¹ Based on WDMA Hallmark requirements using NFRC model-size windows.
² Based on the force required to bend a window frame profile.

Colors & Finishes

Frame Color

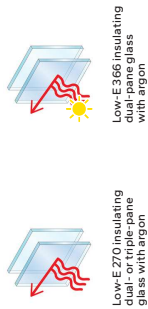
Create a signature look with a solid-color frame. A solid color throughout the vinyl formula keeps minor dings and scratches virtually invisible.



Glass Options

Low-E Glass¹

Our glass collection offers energy saving choices to keep your home comfortable year-round.



Additional Glass Options

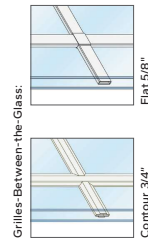
Additional glass options provide added benefits, such as more strength, improved energy efficiency or additional design options.



Grilles

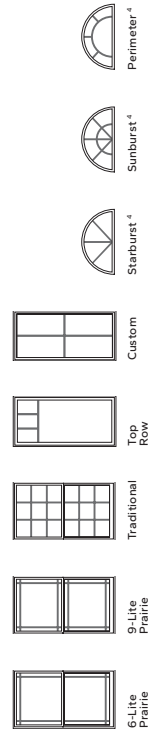
Grilles Types

Grilles are color-matched to your window or patio door interior and exterior frame color.



Grille Patterns

Choose from one of our standard grille patterns or create a unique look with custom patterns.³



¹ Optional high-altitude Low-E insulating glass available with or without argon on select products.

² Available in both dual-pane and triple-pane glass.

³ Grille patterns offered may vary per product. See specific product information for availability.

⁴ Only available with a curved product or curved glass.

Window Hardware

Casement & Awning

Our casement and awning hardware folds neatly out of the way so it won't interfere with roomside window treatments. Finishes match frame color.



Sliding, Single- & Double-Hung

AutoLock hardware automatically locks the window when it is shut, simply close the sash and confirm it latches.



Integrated Sash Lift

Make raising and lowering single- and double-hung window sashes easy with a standard, integrated sash lift.



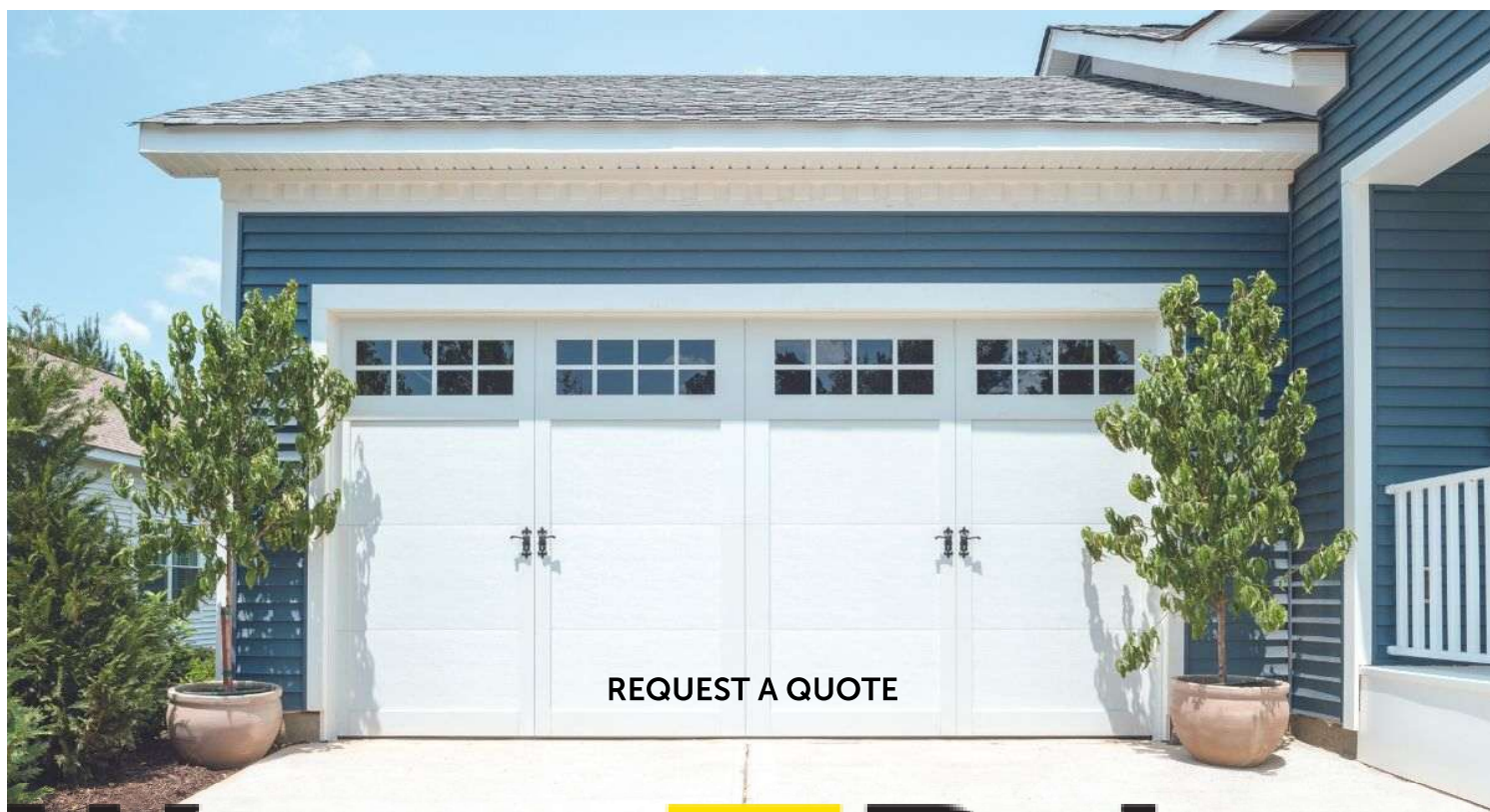
Window Limited Opening Devices

A vent stop can be engaged or disengaged manually and restricts how far the bottom sash of a double-hung window can open. A window opening control device (WOCD) complies with a safety standard and allows for ventilation, emergency escape and rescue when released. A WOCD automatically limits the sash opening to less than four inches, unless it is intentionally disengaged, enabling the sash to fully open.



Carriage House Garage Doors

Model 8600



BACK
TO TOP
^

Search

VIEW FULL GALLERY



Add the Beauty of Classic Carriage House Garage Doors to Your Home

Imagination is a beautiful thing—and we love seeing all the unique ways our customers infuse their home with personal flair using our Carriage House Steel garage doors. They're in good company. Even HGTV design stars have even chosen Wayne Dalton doors for a coveted home makeover. Whether you're looking for crisp geometry of square-topped garage doors or prefer the graceful lines of arched topped garage doors, you're sure to find inspiration in popular Model 8600.

Expertly crafted, this Wayne Dalton steel carriage house garage door offers all the charm of the swing-door originals in a no-fuss, low-maintenance standard steel-panel door. Each panel is richly embossed with a wood-grain pattern with a DecaTrim™ II Overlays to give it an authentic look that is the foil for so many architectural styles. Just as important, this Carriage House Garage Door features foamed-in-place polyurethane insulation with a U-factor of .13 (R-value of 12.12). They not only look gorgeous, but they can also enhance your home's thermal efficiency, too.

Choose Carriage House garage doors to enhance a European-styled stone manse. Accent a contemporary new build or traditional ranch with square-topped garage doors. Model 8600 works beautifully with homes wrapped in plank siding, stacked stone, traditional brick and mortar, shake shingles, stucco or an attractive combination of finishing materials.

REQUEST A QUOTE

DESIGN YOUR GARAGE DOOR

FIND A WAYNE DALTON DEALER



Wayne Dalton offers a Lifetime Limited Warranty on this garage door. Please reference the warranty document for details.

Carriage Garage Doors That Boast Timeless Style

At Wayne Dalton, we want you to be completely happy with your steel carriage house garage doors. That's why we offer lots of design options that allow you to customize the Model 8600—including arched garage doors. Whether you'll be adding the finishing touch to a coastal hideaway, New England-style cottage, traditional ranch in the 'burbs, contemporary urban oasis, or countryside Colonial, we will help you bring your creative vision to life.

Features

Whether you choose arched garage doors or the square-topped version of Wayne Dalton's low maintenance steel carriage house garage doors, they are engineered for gorgeous, good looks and easy-care use. Expert craftsmanship and high-quality features ensure they are::

- **Thermally Efficient**

Foamed-in-place polyurethane insulation gives the Model 8600 a U-factor* of .13  (R-value** of 12.12) to improve your home's thermal efficiency and block street noise. Snug fitting tongue-and-groove joints help keep wind and weather out of your garage. A bottom weather seal blocks draft and debris.

- **Durable**

DecaTrim™ II overlay boards are specially treated to resist termites, weather and fungal decay. Attractive 14-gauge heavy duty hinges provide maximum strength between sections, stability and smoother door operation. Ball-bearing rollers with nylon wheels and solid steel shafts provide smooth, quiet, dependable operation. A 25,000-cycle spring option provides twice the life of a standard torsion spring.

- **Windsafe®**

Structural reinforcements are available for model 8600 doors used in coastal and high-wind areas.

- **Guaranteed**

Model 8600 comes with a Limited Lifetime Warranty.

BACK
TO TOP
^

*U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

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

Available with WindSafe® wind load reinforcement built to withstand specific high-wind pressures to meet local building codes.

*Proper door selection is the responsibility of the homeowner. Please consult your local building code official, certified engineer or architect for wind load requirements in your specific location.

WINDLOAD GARAGE DOORS





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-702

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**322 E. Intendencia Street
Pensacola historic district / Zone HR-2 / City Council District 6
Final Review of Window Replacement & Other Improvements at a Non-Contributing
Structure**

SUMMARY:

Martin Mullin is requesting approval to replace thirteen windows with cellular PVC windows, install a metal gate, install a new brick sidewalk, repair several windows, and paint the window trim in Sherwin William Dover White (SW 6385).

Please find attached all relevant documentation for your review.

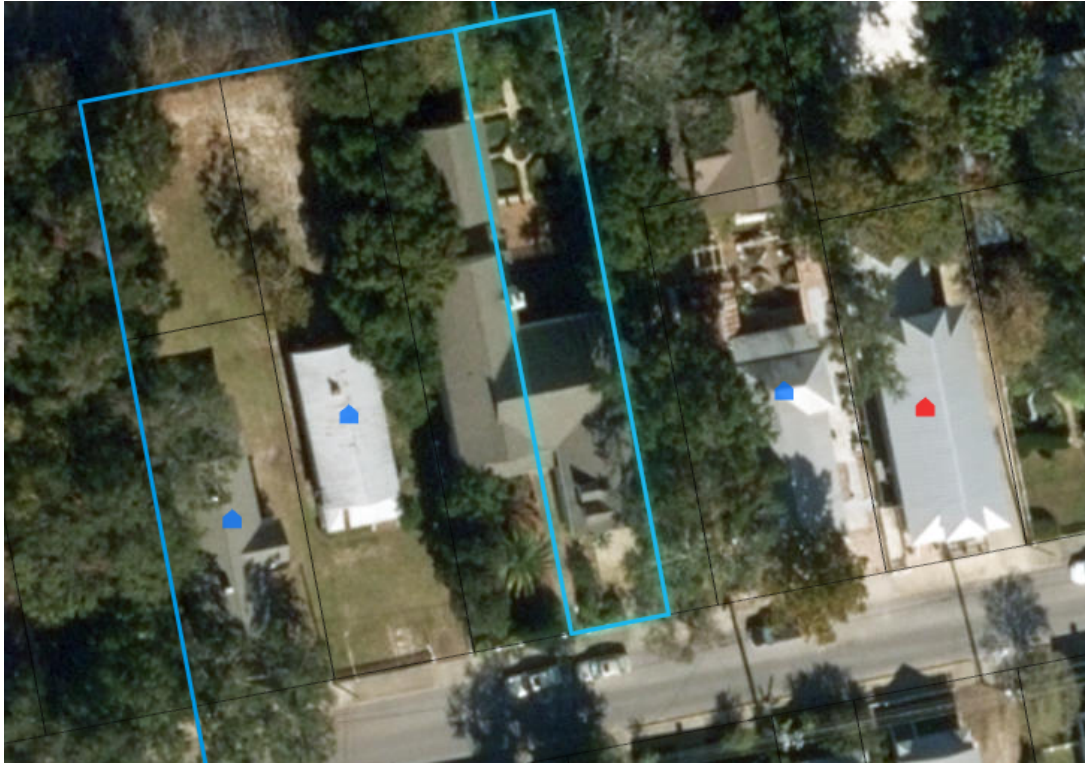
RECOMMENDED CODE SECTIONS

[12-3-10\(1\)d.2.ii.](#) Pensacola historic district; Procedure for review; Decisions; Rules governing decisions
12-3-10(1)e.3. Pensacola historic district; Regulations and guidelines for any development within the historic zoning districts; Fences
12-3-10(1)e.6. Pensacola historic district; Regulations and guidelines for any development within the historic zoning districts; Landscaping
12-3-10(1)g. Pensacola historic district; Restoration, alterations and additions to noncontributing and modern infill structures within the historic district

ATTACHMENTS:

1. 322 E. Intendencia St_Images
2. FL Master Site File
3. 322 E. Intendencia St_Application & Materials

322. E. Intendencia St



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 1144
Site Name Paul Blake House 830 = = Survey Date 8307 820 = =
Address of Site: 322 E. Intendencia St., Pensacola, FL 32501 905 = =
Instruction for locating On N side of E. Intendencia St. between S. Alcaniz St. 813 = =
and S. Florida Blanca St. 868 = =
Location: Old City Tract 22 port. 159 808 = =
subdivision name block no. lot no.
County: Escambia
Owner of Site: Name: Hines, Rosa Lee, 1/3 int. # Williams, Emmanuel, 2/3 int;
Address: 112 S. C St. 322 E. Intendencia St. 902 = =
Pensacola, FL 32501 Pensacola, FL 32501 832 = =
Type of Ownership Private 848 = = Recording Date
Recorder:
Name & Title: Gantzhorn, Alan (Historic Sites Specialist)
Address: HPPB 818 = =
838 = =

Condition of Site: Integrity of Site: Original Use Residence 850 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = =
☐ Good 863 = = ☐ Unaltered 858 = =
☒ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) () 858 = =
☐ Moved () (Date:) () 858 = =
Present Use Residence 844 = =
Dates: Beginning C+ 1905 840 = =
Culture/Phase American 845 = =
Period 20th Century 916 = =

NR Classification Category: Building

Threats to Site:

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

Areas of Significance: Architecture 910 = =

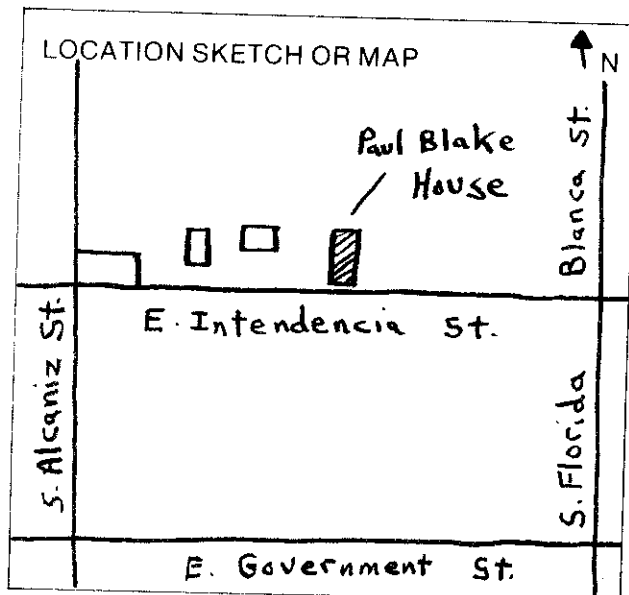
Significance:

Paul Blake, a black laborer, probably constructed this modest shotgun cottage in about 1905. The building contributes to the historical and architectural character of the Pensacola Historic District.

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

911 = =

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Frame vernacular (shotgun) 964 = =
 PLAN TYPE Rectangle 966 = =
 EXTERIOR FABRIC(S) Wood: clapboard with cornerboards 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES S/1 story hipped porch with square posts, 2 bay, access from S
 FOUNDATION: Piers: brick 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): N/1 story shed addition 942 = =
 CHIMNEY LOCATION: Center ridge 942 = =
 WINDOW TYPE: DHS, 6/6, wood 942 = =
 CHIMNEY: Brick: stuccoed, twin caps 882 = =
 ROOF SURFACING: Metal: corrugated 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS 1 952 = = NO. OF STORIES 1 950 = =
 NO. OF DORMERS 0 954 = =
 Map Reference (incl. scale & date) USGS 7.5 Min. Pensacola 1970
 Latitude and Longitude: 809 = =
 Site Size (Approx. Acreage of Property): Lt. 1 800 = =
 833 = =



Township	Range	Section
2S	30W	46

UTM Coordinates:

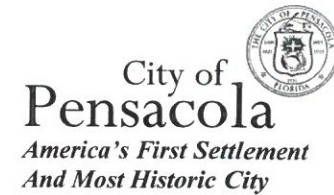
Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P.83.29 Frame 35 860 = =

Contact Print



Architectural Review Board Application
Full Board Review



Application Date: 5.21.26

Project Address: 322 E. Intendencia St.

Applicant: Martin Mullin

Applicant's Address: 1621 E. Brainerd St.

Email: marty@mullinarchitects.com Phone: 850.857.9925

Property Owner: Martha Turner

(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.

(1.) Add new brick sidewalk to match existing.
(See site plan) SK-1.

(2.) Add new metal gate at existing opening.
(See SK-1).

(3.) Replace (13) existing windows with
new wd./clad windows. (See SK-2 and cut
sheets. Touch up existing trimwork w/ new
paint job to match existing. SW 6385

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.

Martin Mullin
Applicant Signature

5.21.26
Date

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

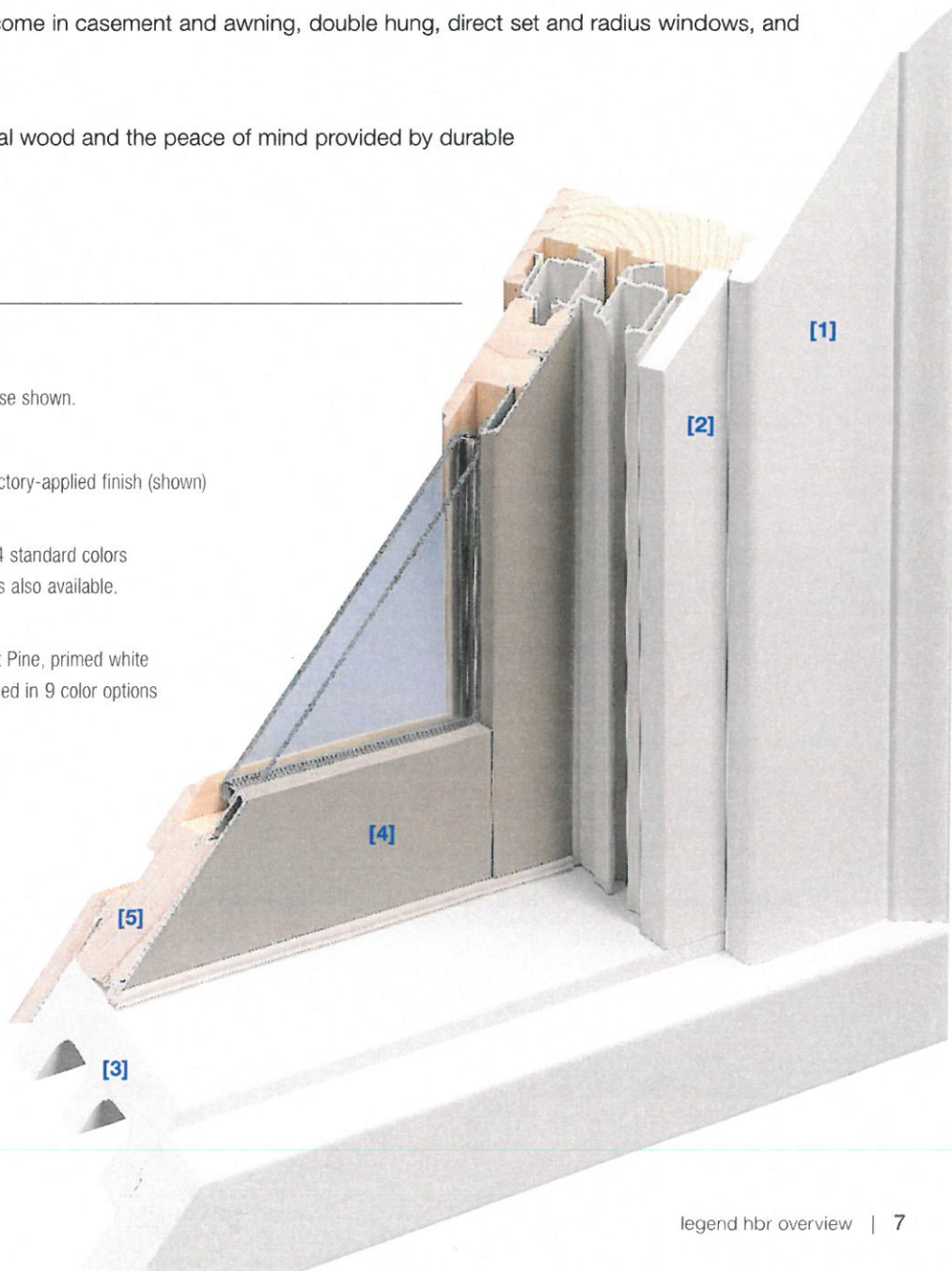
Legend HBR

Get the best of both worlds. Blending the strength of the Legend CPVC frame with a wood clad sash, Legend HBR from Windsor represents the next advancement in hybrid window and door technology. Beautiful wood craftsmanship and the paintable exterior cellular PVC frame make Legend HBR a versatile choice for use for replacement, new construction or historical applications.

Available with a host of features, including cellular PVC blind stops, extruded clad wood sash in standard, feature or custom colors. Additionally, Legend HBR sash and frame colors can be contrasted and rough openings are identical to those of standard Legend windows, giving you the flexibility to mix and match styles and colors to complement your design vision. Legend HBR offerings come in casement and awning, double hung, direct set and radius windows, and swinging and sliding patio doors.

Bring home the traditional styling of real wood and the peace of mind provided by durable cellular PVC with Legend HBR.

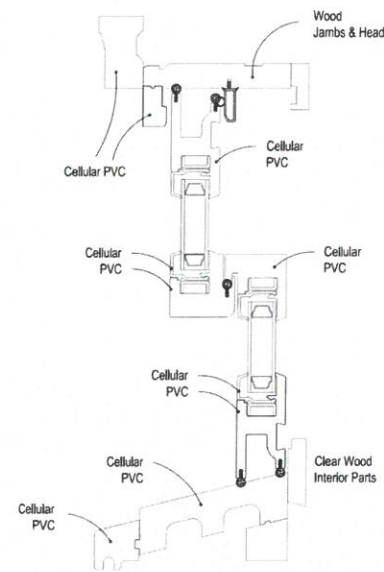
- [1] 4-1/2" backband casing with bull nose sill nose shown.
- [2] Cellular PVC traditional blind stop.
- [3] Cellular PVC exterior frame comes in white factory-applied finish (shown) and can easily be painted.
- [4] Extruded aluminum exterior sash offered in 24 standard colors or 27 feature colors. Custom color matching is also available. Tan cladding shown.
- [5] Interior frame and sash offered in Clear Select Pine, primed white or black, painted white, black, or gray, or stained in 9 color options including clear coat.



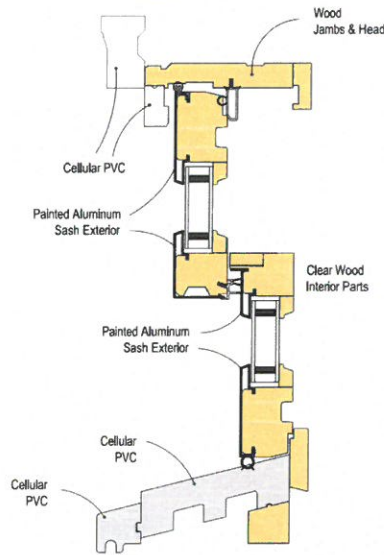
Double Hung

Technical Drawings

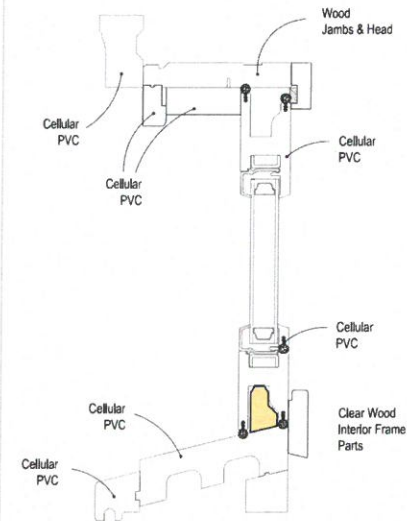
Legend
Double Hung



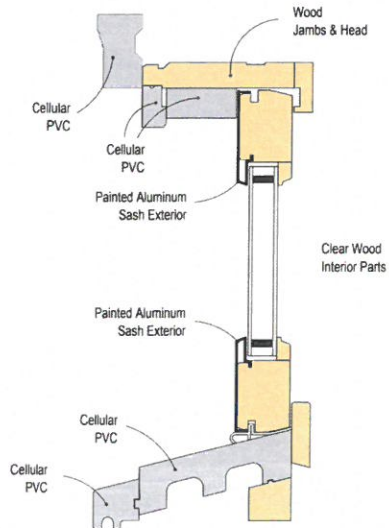
Legend HBR
Double Hung



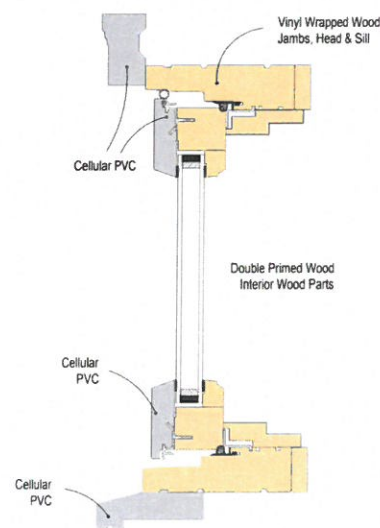
Legend
Double Hung Picture



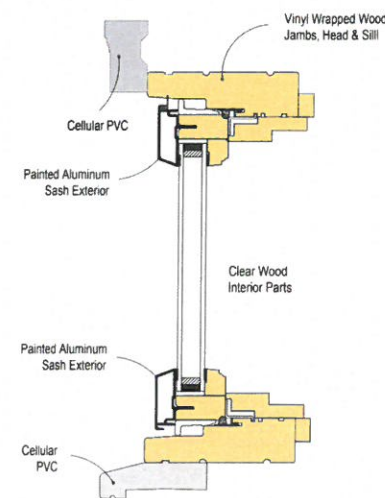
Legend HBR
Double Hung Picture



Legend
Double Hung Transom



Legend HBR
Double Hung Transom



GRILLES All of our wood and cellular PVC Windsor Divided Lite (WDL) bars are hand-fitted to ensure a perfect fit. Tall and short bars are available on casement, awning and direct set. Short bars are available on double hung and patio doors.



7/8" & 1-1/4"
Perimeter Grille
(Legend HBR)



7/8" & 1-1/4" Stick
Grille
(Legend HBR)



3/4" & 1" Profilled
Inner Grille
(Legend &
Legend HBR)



13/16" Flat Inner Grille
(Legend &
Legend HBR)



7/8" & 1-1/4" Exterior
Clad Windsor
Divided Lite
(Legend HBR)



7/8" & 1-1/4" CPVC
Windsor Ogee
Divided Lite
(Legend)



5/8", 7/8", 1-1/4" & 2"
Tall Putty
Windsor Divided Lite
(Legend & Legend HBR)



5/8", 7/8", 1-1/4" & 2"
Short Putty
Windsor Divided Lite
(Legend & Legend HBR)



2" Tall Putty
Simulated Check Rail
(Legend HBR)



2" Exterior Low Profile
Simulated Check Rail
(Legend HBR)



3-3/8"
Simulated Mid Rail
(HBR Swinging Patio
Door only)

GRILLE PROFILES



Standard
Insulating Glass



13/16"
Inner Grille



3/4" Profilled
Inner Grille



1" Profilled
Inner Grille



7/8" Stick &
Perimeter Grille



1-1/4" Stick &
Perimeter Grille



Legend 5/8"
Short Putty WDL
w/ Inner Bar



Legend 5/8"
Tall Putty WDL
w/ Inner Bar



Legend 7/8"
Ogee WDL
w/ Inner Bar



Legend 7/8" Short
Putty & Ogee WDL
w/ Inner Bar



Legend 7/8" Ogee
& Short Putty WDL
w/ Inner Bar



Legend 7/8"
Short Putty WDL
w/ Inner Bar



Legend 7/8" Ogee
& Tall Putty WDL
w/ Inner Bar



Legend 7/8"
Short & Tall Putty
WDL w/ Inner Bar



Legend 1-1/4"
Ogee WDL
w/ Inner Bar



Legend 2"
Ogee WDL
w/ Inner Bar



Legend HBR 5/8"
Short Putty WDL
w/ Inner Bar



Legend HBR 5/8"
Short & Tall Putty
WDL w/ Inner Bar



Legend HBR 7/8"
Ogee WDL
w/ Inner Bar



Legend HBR 7/8"
Short Putty & Ogee
WDL w/ Inner Bar



Legend HBR 7/8"
Contemporary
& Ogee WDL
w/ Inner Bar



Legend HBR 7/8"
Ogee & Short Putty
WDL w/ Inner Bar



Legend HBR 7/8"
Short Putty WDL
w/ Inner Bar



Legend HBR 7/8"
Contemporary
& Short Putty WDL
w/ Inner Bar



Legend HBR 7/8"
Ogee & Tall Putty
WDL w/ Inner Bar



Legend HBR 7/8"
Tall Putty WDL
w/ Inner Bar



Legend HBR 7/8"
Contemporary
& Tall Putty WDL
w/ Inner Bar



Legend HBR 1-1/4"
Ogee WDL
w/ Inner Bar



Legend HBR 1-1/4"
Contemporary
& Ogee WDL
w/ Inner Bar



Legend HBR 2"
Ogee WDL
w/ Inner Bar



Legend HBR 2"
Contemporary WDL
w/ Inner Bar



Legend HBR 2"
Ogee & Putty WDL
w/ Inner Bar



Legend HBR 2"
Contemporary
& Putty WDL
w/ Inner Bar

NOTE: Printing limitations prevent exact color/finish representation. See your Windsor distributor for actual samples.

Options & Accessories

Finishing touches to perfect your vision. See the difference paint can make. Windsor's in-house paint application can help you make a statement with your Legend HBR windows and doors. Choose from over 50 shades in our standard and feature color palettes, or make it truly unique with custom color matching or our matte finish colors. All paints are protected with the highly durable 2604¹ finish, or you can upgrade to 2605² for even stronger defense against the elements.³

STANDARD CELLULAR PVC COLOR



STANDARD CLAD COLORS (LEGEND HBR) Available in 2604 and 2605 finish.

White	Linen	Ivory	Sandstone	Clay	Tan	Sage Brown	Walnut	Desert Dust	Bronze	Dark Bronze	Appalachian Brown
Red River Rouge	Cinnamon	Sage Green	Hunter Green	Military Blue	Clear	Dove Gray	Slate Gray	Charcoal Gray	Iron	Sable	Black

FEATURE CLAD COLORS (LEGEND HBR) Available in 2604 and 2605 finish. (Custom color matching is also available.)

French Vanilla	Burnt Sun	Pueblo Tan	Dijon	Beige	Coastal Tan	Sierra Tan	Putty	Antique Bronze	Sunflower	Burnt Pumpkin	Copper
Brick Red	Redwood	Boysenberry	Patina Green	Camarillo Green	Midnight Blue	Stormy Monday	Textured Black				

MATTE CLAD COLORS (LEGEND HBR) Available in 2604 finish only.

Matte Tan	Matte Desert Dust	Matte Bronze	Matte Sable	Matte Slate Gray	Matte Charcoal Gray	Matte Black

¹AAMA 2604 finish backed by a 20-year warranty.
²AAMA 2605 finish backed by a 30-year warranty.
³For applications within one mile of the coast, AAMA 2605 finish will carry a 10-year warranty and AAMA 2604 will carry no warranty. For specific warranty details, please refer to the complete warranty document posted on our website, www.windsorwindows.com.

LEGEND HBR DOUBLE HUNG WINDOWS. Franklin, Tennessee.



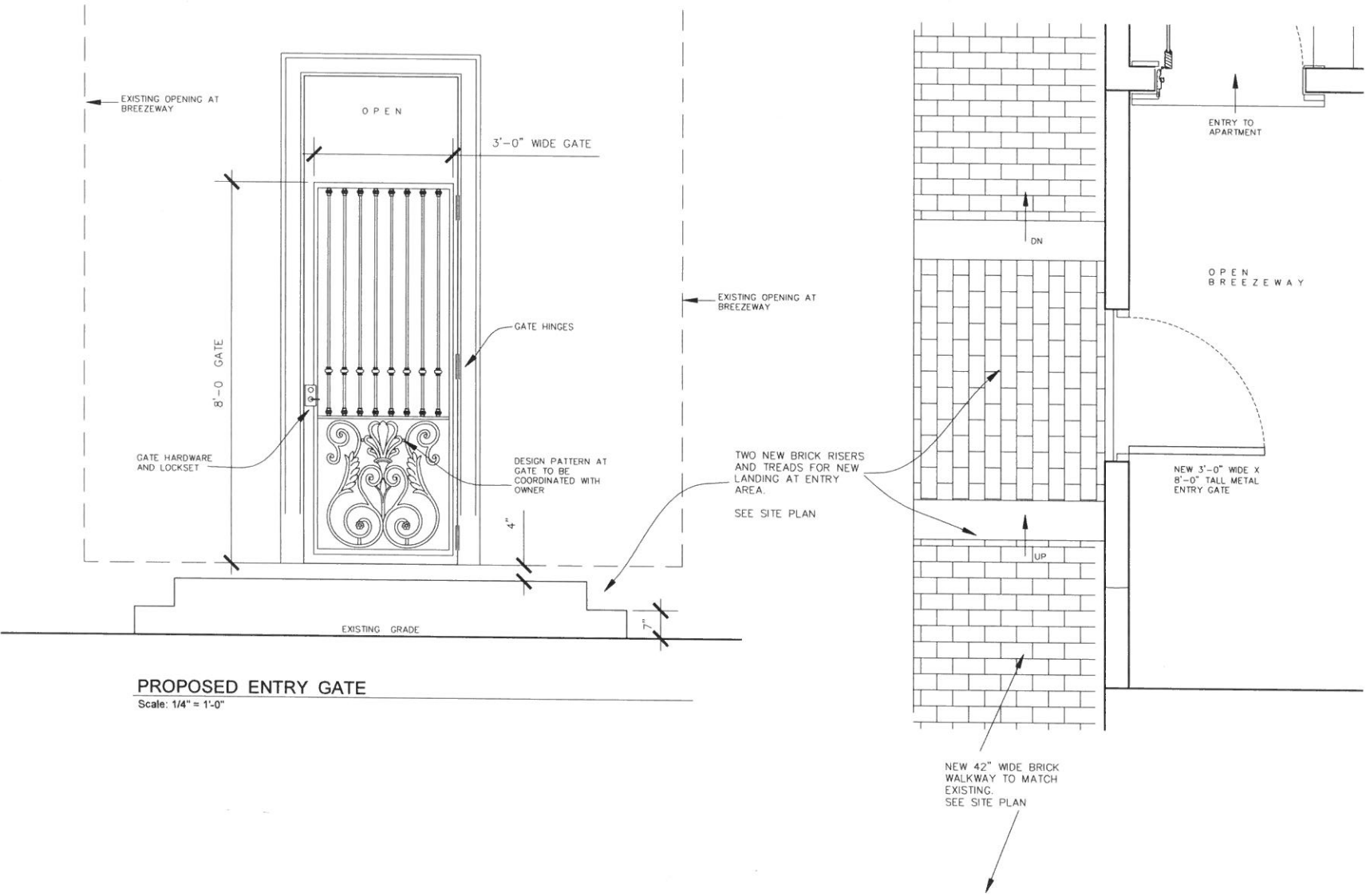
Double Hung

Meet the new standard in Craftsman style and preservation projects. Because of the traditional look of cellular PVC, Windsor's double hung Legend windows are able to meet the exacting needs of architects and historical renovators when high-performance and weatherproof durability are required.

Fine aesthetic details include a sloped sill and sill nosing to enhance the look of real wood, while the EZ Tilt sash and compression jambliner make removal and cleaning a simple process. And like all Legend products, our double hung windows are paintable and are backed by a 25-year warranty.



Whether you're looking for replacement windows or the perfect fit for new construction, Legend double hung is sure to satisfy.

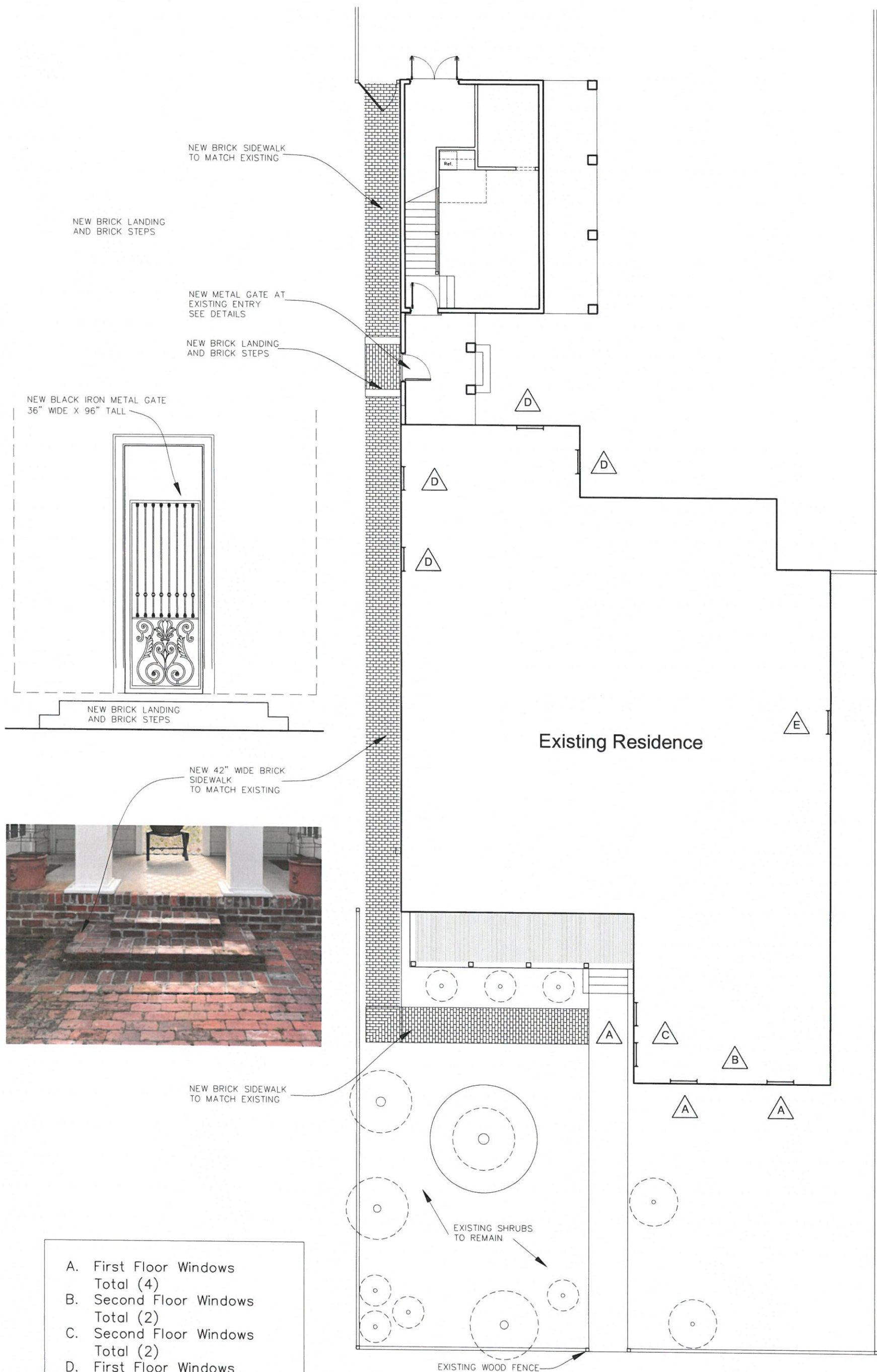


MULLIN ARCHITECTS
P.O. Box 18325
Pensacola, Florida 32523
mullinarchitects.com
Phone: 754-431-5708
Cell: 454-643-3123
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY BE USED FOR INFORMATION PURPOSES ONLY. NO REPRODUCTION, DISTRIBUTION, OR SALE OF THIS DRAWING IS PERMITTED WITHOUT THE WRITTEN CONSENT OF MULLIN ARCHITECTS, LLC.
ARCHITECT'S SEAL

Turner Residence
322 East Intendencia Street
Pensacola, Florida 32502

MAY 28, 2026

SK-4



- A. First Floor Windows
Total (4)
- B. Second Floor Windows
Total (2)
- C. Second Floor Windows
Total (2)
- D. First Floor Windows
Total (4)
- E. First Floor Window
Total (1)

SITE PLAN

322 East Intendencia Street
Pensacola, Florida 32502

SK-1



E



D



D



D



D



WINDSOR - Manufacturer

- A. First Floor Windows
Total (4)
- B. Second Floor Windows
Total (2)
- C. Second Floor Windows
Total (2)
- D. First Floor Windows
Total (4)
- E. First Floor Window
Total (1)

Window Replacements
322 East Intendencia Street
Pensacola, Florida 32502

SK-2



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-703

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

211 W. Cervantes Street

North Hill preservation district / Zone PC-1 / City Council District 6

Final Review of Window Replacement, Repairs & Landscaping at a Contributing Structure

SUMMARY:

Nannette Chandler is requesting approval to replace the windows with aluminum-clad wood windows, replace the doors with mahogany doors, paint, and landscape.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-10\(2\)d.2.ii.](#)(b) North Hill; Procedure for review; Decisions; Rules governing decisions

12-3-10(2)e.5. North Hill; Regulations and guidelines for any development within the preservation district; Paint colors

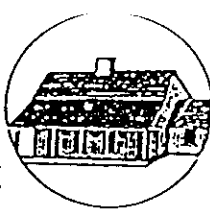
12-3-10(2)f. North Hill; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district

ATTACHMENTS:

1. 211 W. Cervantes St_Images
2. FL Master Site File
3. 211 W. Cervantes St_Application & Materials

211 W. Cervantes Street





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00659
Recorder #
Field Date 5/ 3/ 95
Form Date 6/28/ 95

Original
☒ Update

SITE NAMES (addr. if none) J. B. GUTTMAN RENTAL HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4718]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 211 W. CERVANTES ST.
CROSS STREETS nearest/between S SIDE BETW. N. SPRING AND N. BARCELONA ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-110-030
SUBDIVISION NAME NORTH HILL BLOCK 30 LOT NO. 12, p 11, 13
OWNERSHIP ☒ private-profit ☐ priv-nonprofit ☐ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☒ n
[UTM: ZONE 16 17 EASTING NORTHING]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

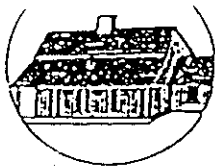
STYLE FRAM EXTERIOR PLAN USHP NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS SDDR
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.) CRGA
CHIMNEY: No. 2 Materials BRIC LOCATIONS EXT. NE CORNER;
WINDOWS (types, materials, and placements) DHS; 2/2: WOOD S LATERAL SLOPE

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations N/1 STORY HIPPED PORCH; #E & W/
Porch roof types 2 TIERED VERANDAH W/BRICK PIERS TO 2ND STORY 5 BAY
EXTERIOR ORNAMENT

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

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

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

**HISTORY**

CONSTRUCTION DATE 1900 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) BOARDING HOUSE
 PRESENT USES (give dates) _____
 OWNERSHIP HISTORY (especially original owner) J. B. GUTTMAN (1908-FAMILY UNTIL 1933)
C.M.H.C. PROPERTIES, INC. (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. info | Local Designation Category _____
 Individually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. info | _____
 Potential contributor to NR district? ☐ yes ☐ no ☐ insuff. info | _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. R4, F32-33

RECORDER

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

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

DEVELOPER USE ONLY		OFFICIAL EVALUATIONS				DEVELOPER USE ONLY	
NR DATE		KEEPER NR ELIGIBILITY	y	n	pe	u	Date
		SHPO NR ELIGIBILITY	y	n	pe	u	Date
IDEALIST DATE		LOCAL DESIGNATION					Date
		Local office					

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

REQUIRED:

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name Guttman, J. B. Rental 830 = = Site No. 251659
Address of Site: 211 W. Cervantes, St., Pensacola, FL 32501 820 = =
Instruction for locating on S side of Cervantes St between N Spring St 905 = =
and N Barcelona St 813 = =
Location: Belmont Tract 30 12 port 11, 13 868 = =
County: Escambia 808 = =
Owner of Site: Name: Church, Brownsville Assembly of God, Inc.
Address: 3100 W. DeSoto St.
Pensacola, FL 32501 902 = =
Type of Ownership Institution 848 = = Recording Date 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guede, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 818 = =
838 = =
Check One Check One or More
☒ Excellent 863 = = ☒ Altered 858 = =
☐ Good 863 = = ☐ Unaltered 858 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use Residence 850 = =
Dates: Beginning c+1900 844 = =
Culture/Phase American 840 = =
Period 20th century 845 = =
NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture, History 910 = =

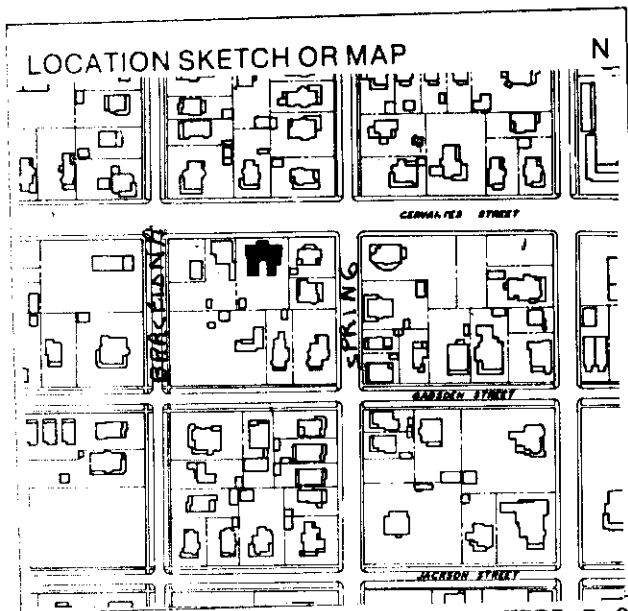
Significance:

J. B. Guttman purchased this house in 1908. The family owned the house until 1933. It was used as a rental. It was later converted into a boarding house.

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

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE U 966 ==
 EXTERIOR FABRIC(S) wood; novelty siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES N/ 1 story hipped porch w/ brick piers; 1 bay; access from N#
E/ 2 tiered verandah w/ brick piers to 2nd story, wood posts 942 ==
 FOUNDATION: pier; brick; brick continuous 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): cross gables 942 ==
 CHIMNEY LOCATION: exterior NE corner; S lat slope 942 ==
 WINDOW TYPE: DHS; 2/2; wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: composition shingle; butt 882 ==
 ORNAMENT EXTERIOR:
 NO. OF CHIMNEYS 2 952 == 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): LT1 833 ==



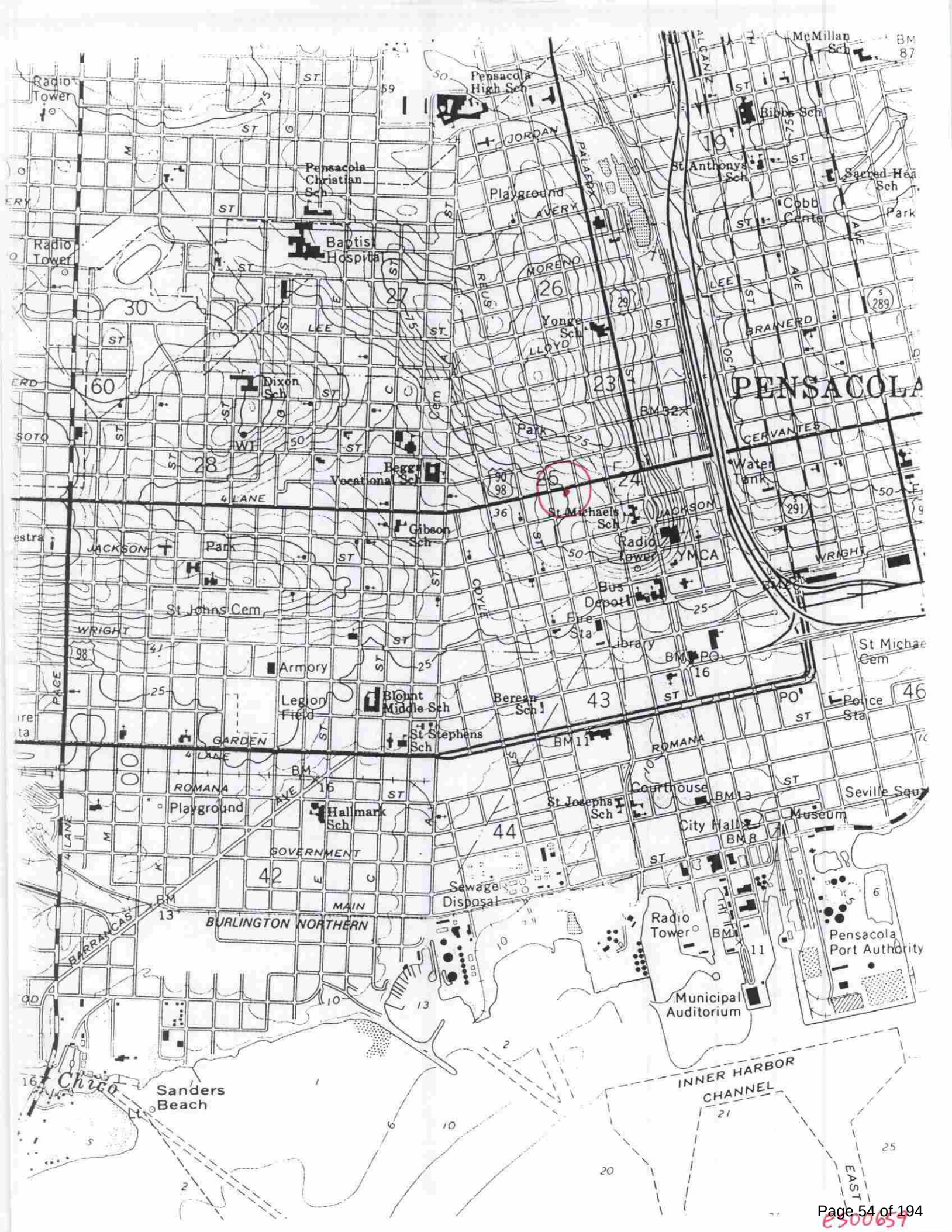
Township	Range	Section
2S	30W	19

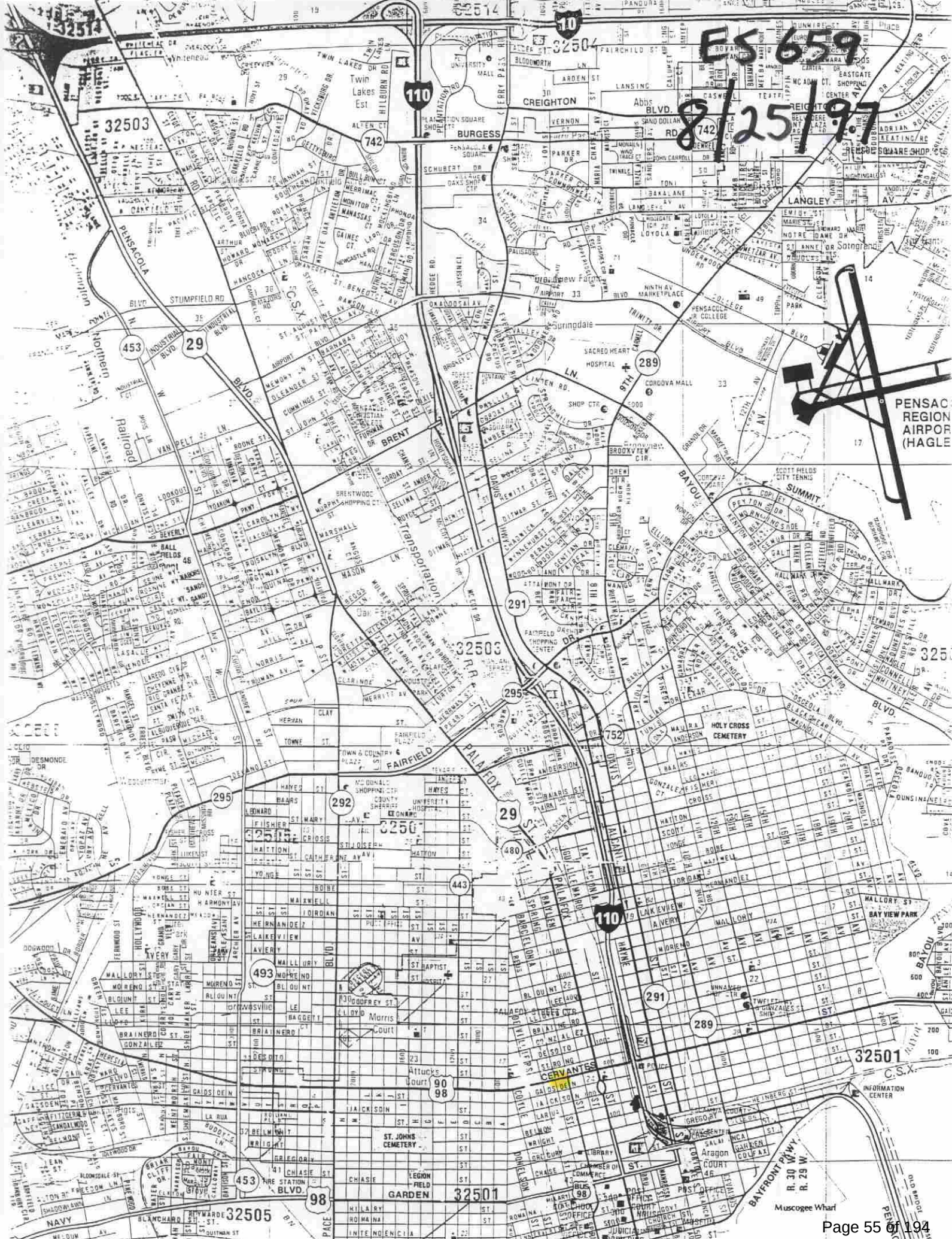
UTM Coordinates:

Zone Easting Northing

Photographic Records Numbers HRPB P.80.10 Fr 8 860 ==
NH 13-29A

Contact Print





ES 659
8/25/97



PENSACOLA
REGION AIRPORT
(HAGLEY)





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

**Architectural Review Board Application
Full Board Review**

Application Date: 5/28/2026

Project Address: 211 W. Cervantes St.
Applicant: Nannette Chandler
Applicant's Address: 1100 N. Davis Hwy
Email: nchandler10@gmail.com **Phone:** 850.518.3863
Property Owner: Chandler Prospecting, LLC

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

Application is hereby made for the project as described herein:

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

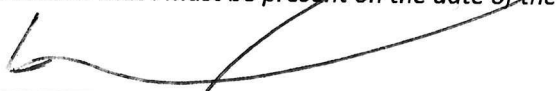
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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

Final review of exterior facade

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

5/27/24
Date

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

211 W. Cervantes Existing Conditions





Street View



Windows



National Fenestration
Rating Council®

CERTIFIED

JELD-WEN®

WINDOWS & DOORS

Aluminum-Clad Wood Frame

Double Hung

Double-glazing with LowE

and Argon fill

JEL-N-850-01863-00001



WINDOW & DOOR
MANUFACTURERS ASSOCIATION

WDMA

Hallmark Certified

www.wdma.com

STANDARD

AAMA/WDMA/CSA 101/1.8.2/A440-11;
130-H-775.05

JELD-WEN

WINDOWS & DOORS

W-3500 Clad Double Hung

Manufacturer Stipulates Hallmark Certification
as indicated below

RATING

Class R-PG50; Size Tested 37.375x76 in;
TypeH; DP +50/-50

Exterior Paint Colors
Body: Benjamin Moore HC-54 Jumel Peachtone
Trim & Porch Ceilings: Benjamin Moore HC-140 Prescott Green
Columns & Trim: Benjamin Moore HC-174 Lancaster Whitewash



Sidings and railings will be board-for-board replacement as needed.

Exterior Doors

ETO Mahogany Doors 3/0, 6/8, Natural Stain





Agapanthus

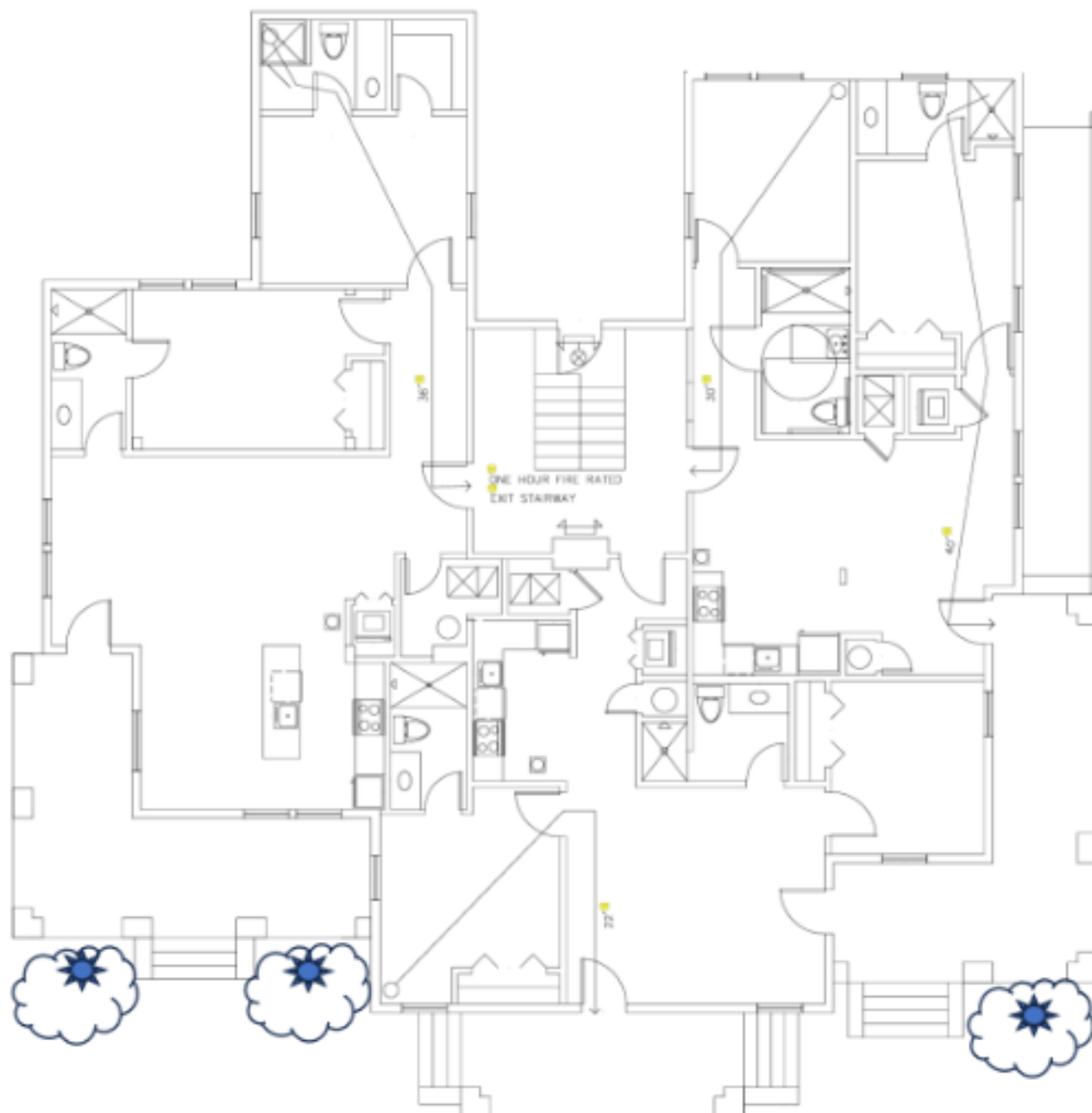


Pineapple Guava Tree

 Pineapple Guava Tree-form

 Large Existing Oak

 Agapanthus Grouping

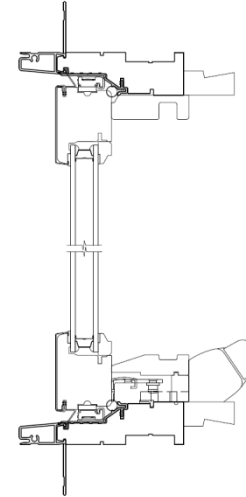


Standard Offering

- High Performance Design
- AuraLast® Wood
- 9 Exterior Clad Colors
 - AAMA 2603
- Standard & Custom Sizes
- Basic Jamb 4-9/16"
- Pine Interior
- 7 Hardware Finishes
- Low E³ 366® / Argon
- BetterVue® Screen



Pine Interior



9 Cladding Colors

STANDARD COLORS



Standard
Screen



BetterVue®
Screen

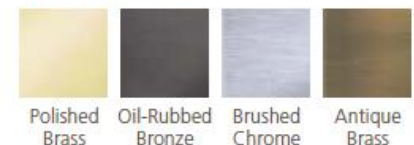


7 Hardware Finishes

Painted Finishes



Plated Finishes



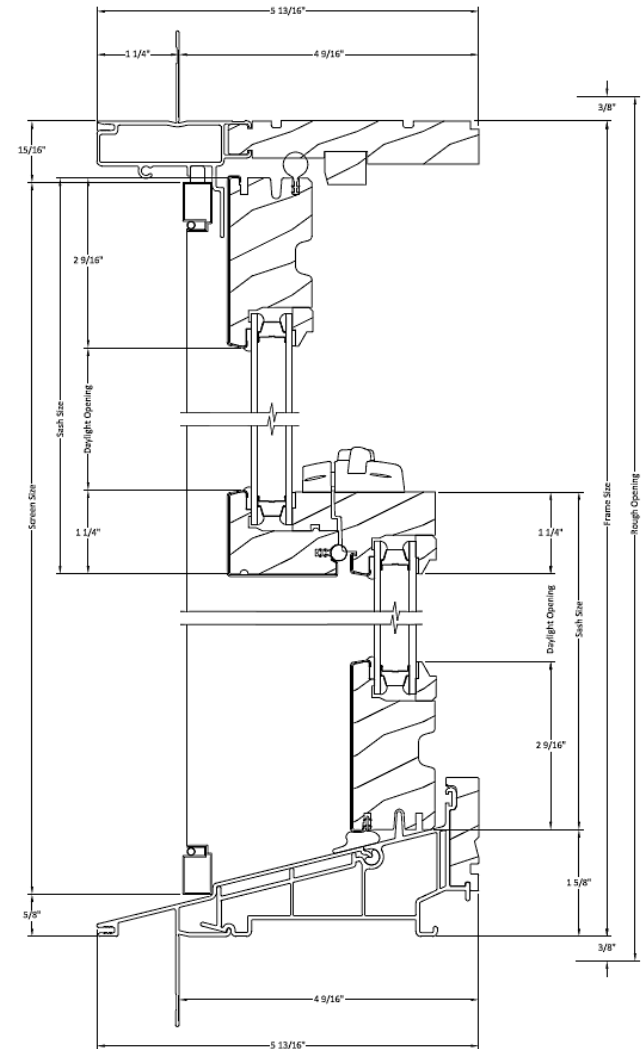
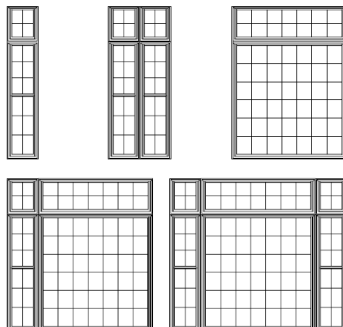
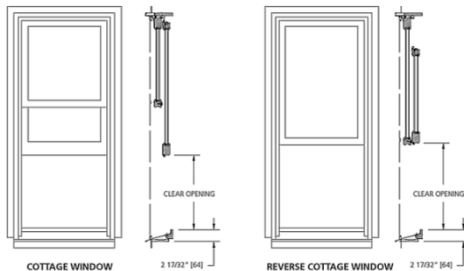
Exterior Standard Specifications

- Aluminum Clad Units Only
 - Frame: Extruded Aluminum Clad / W2500
 - Sash: Roll Form Aluminum Clad
 - Sill: Engineered - Aluminum / PVC Honeycomb
 - Aluminum Skin
 - PVC Chambered Interior Construction
 - Improved Energy Efficiency
 - Added Strength
 - ENERGY STAR® Available
- AuraLast® Wood
- Standard & Custom Sizes
 - Width: 21 3/8 to 41 3/8
 - Height : 36 to 76
- Jambs 4-9/16"



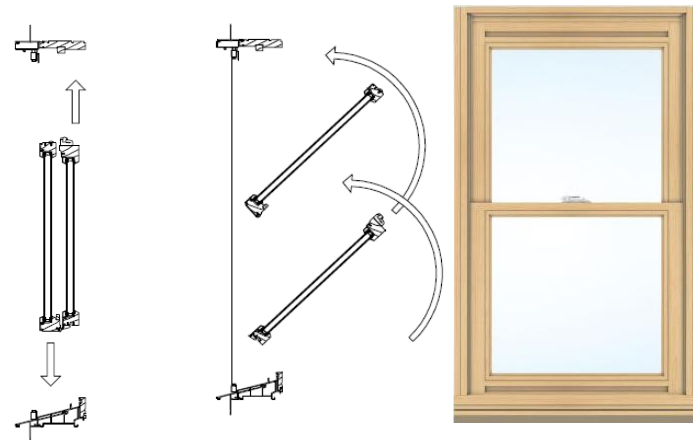
Exterior Standard Specifications

- Sash
 - Stiles - 1 3/4"
 - Rails - 2 9/16"
- Optional Cottage Units
- Multiple Assemblies



W-3500™ Double Hung Interior

- Pine Interior
- Compression Jamb Liner
 - Sash Tilt Out
 - Sash Removable
- Secure Stylized Cam Lock
 - Provides Solid Weather-strip contact
 - 7 Hardware Finishes



Cam Lock
7 Hardware Finishes

Pine Interior



Painted Finishes



White



Desert
Sand



Chestnut
Bronze

Plated Finishes



Polished
Brass



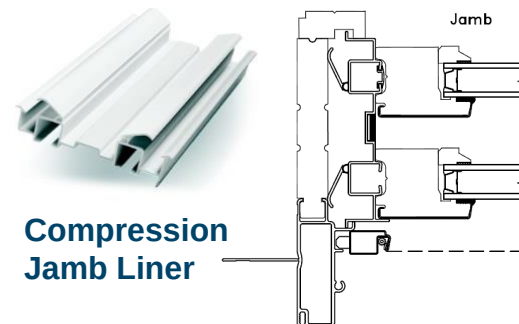
Oil-Rubbed
Bronze



Brushed
Chrome

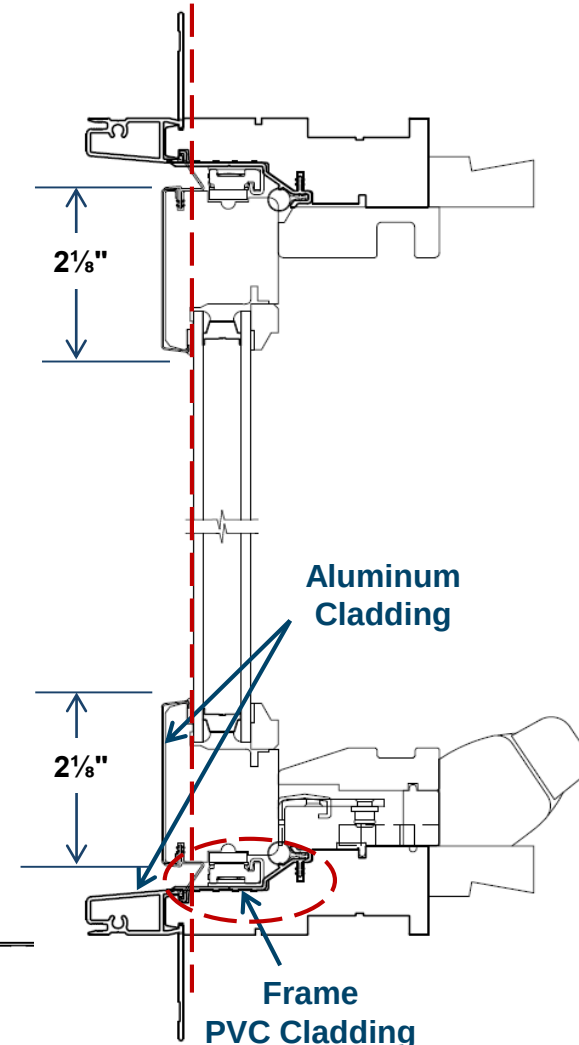
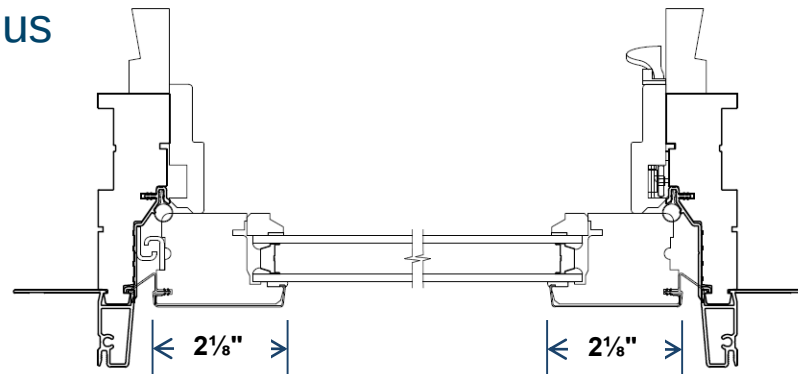


Antique
Brass



Standard Specifications

- Clad Units Only
 - Frame: Extruded Aluminum / W2500
 - Frame: Addition of PVC Cladding
 - Sash: Roll Form Aluminum / Heavier W-3500
 - Aluminum Cladding Stops At Exterior Glazing
 - ENERGY STAR® Available
- Standard & Custom Sizes
 - Frame Width: 20" to 36"
 - Frame Height : 24" to 72"
- Largest Operating Size – 36" x 72"
- Sash - Tradition Plus
 - Stiles - 2 1/8"
 - Rails - 2 1/8"



Interiors

- Pine Interior
- Nesting Operator Handle
- Single Sash Lock Handle
- 7 Hardware Finishes
- 3 Screen Frame Colors
- BetterVue Screens

3 Interior Screen Colors



Brilliant White Frame



Desert Sand Frame



Chestnut Bronze Frame

7 Hardware Finishes

Painted Finishes



White



Desert Sand



Chestnut Bronze

Plated Finishes



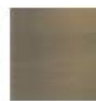
Polished Brass



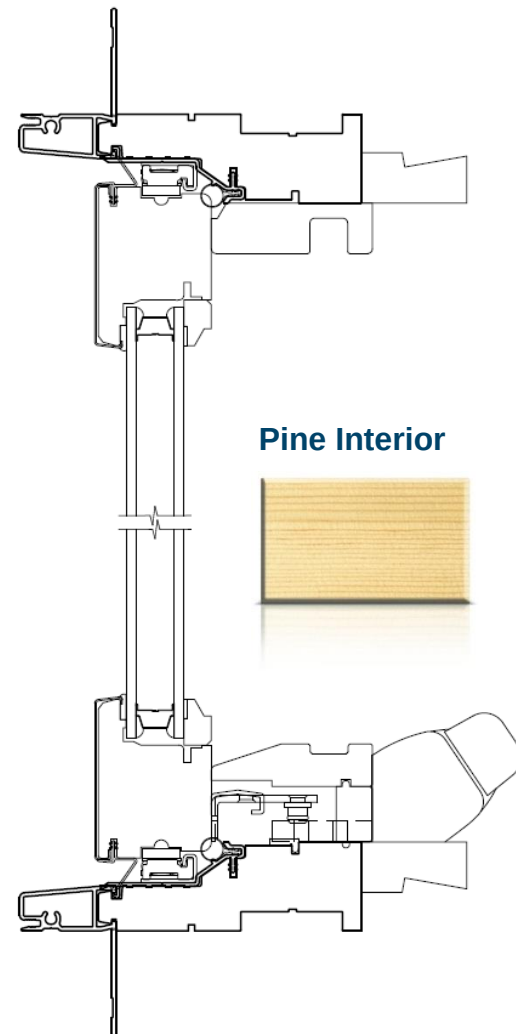
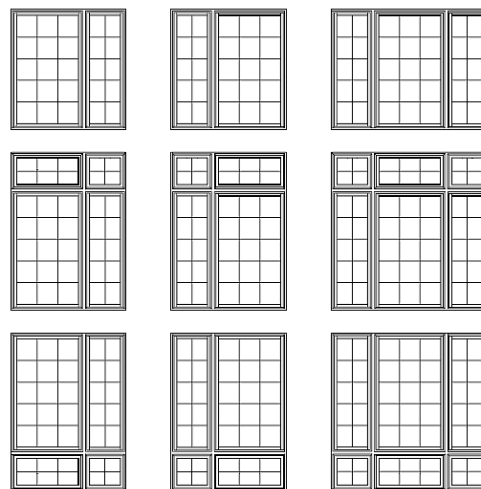
Oil-Rubbed Bronze



Brushed Chrome



Antique Brass



Pine Interior



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-704

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

518 N. Baylen Street

North Hill preservation district / Zone PR-2 / City Council District 6

Final Review of Repairs, Landscaping and a New Conservatory at a Contributing Structure

SUMMARY:

Nannette Chandler is requesting approval to refinish the porch floors, repair the doors and windows, paint, landscape, repair and paint the fence, install a new gate at the driveway, and install a new conservatory. Please note the carriage house was deemed an "unsafe structure" by the City's Building Inspections Department, is scheduled to be demolished, and does not require ARB approval for demolition since it is on the City's unsafe building list.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-10\(2\)d.2.ii.](#)(b) North Hill; Procedure for review; Decisions; Rules governing decisions

12-3-10(2)e.6. North Hill; Regulations and guidelines for any development within the preservation district; Residential accessory structures

12-3-10(2)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

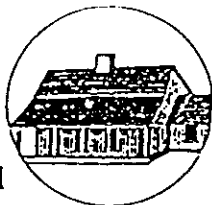
[12-3-55\(4\)](#) Accessory uses and structure standards; Residential accessory structures standards

ATTACHMENTS:

1. 518 N. Baylen St_Images
2. FL Master Site File
3. 518 N. Baylen St_Application & Materials

518 N. Baylen St





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00439
Recorder #
Field Date 5/1/95
Form Date 6/26/95

Original
X Update

SITE NAMES (addr. if none) GEORGE REESE HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY building structure X district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 518 N. BAYLEN ST.
CROSS STREETS nearest/between SE CORNER OF N. BAYLEN AND W. JACKSON ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9010-080-020
SUBDIVISION NAME NORTH HILL BLOCK 20 LOT NO. 9, 10, p 28 & 1
OWNERSHIP private-profit priv-nonprofit X priv-indiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
UTM: ZONE 16 17 EASTING NORTHING
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

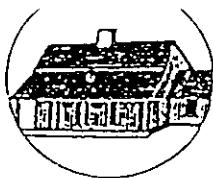
STYLE QUEE EXTERIOR PLAN IRRE NO. STORIES 2.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types CONT Materials BRIC/STONE
EXTERIOR FABRICS SDDR
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials BRIC LOCATIONS N. SLOPE
WINDOWS (types, materials, and placements) DHS; 2/2; WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations N&W/2 TIERED VERANDAH; 4 BAY
Porch roof types WITH FANLIKE BRACKETS, SQUARE BALLUSTERS
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: excellent X 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 1884 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) RESIDENCE
 OWNERSHIP HISTORY (especially original owner) GEORGE REESE (ORIGINAL)
JOE A. AND PATRICIA T. EDMISTEN (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. R2, F3-4

RECORDER

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

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

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

REQUIRED:

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



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name Reese, George House 830 = = Site No. ES 439
Address of Site 518 N. Baylen St. Pensacola, Fl. 32501 820 = =
Instruction for locating SE corner of N. Baylen and W. Jackson 905 = =
Location: Belmont Tract 20 9,10, port. 8, 11 813 = =
subdivision name block no. lot no. 868 = =
County: Escambia 808 = =
Owner of Site: Name: Bell, Annie Lee
Address: 518 N. Baylen St.
Pensacola, Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8005 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 818 = =
838 = =
Check One Check One or More
☒ Excellent 863 = = ☐ Altered 858 = =
☐ Good 863 = = ☒ Unaltered 858 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use Residence 850 = =
Dates: Beginning ca. 1884 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: District 916 = =

Threats to Site:

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

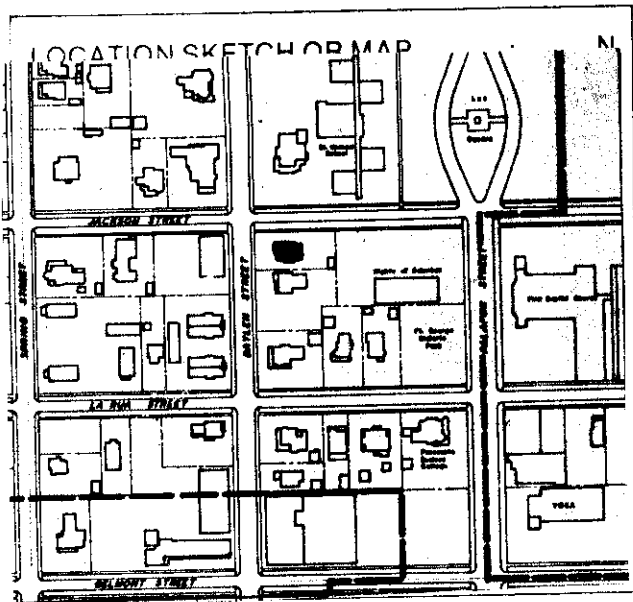
Areas of Significance: Architecture, History 910 = =

Significance:

George Reese owned and occupied 518 N. Baylen prior to 1885. By 1897 he had become tax assessor of Escambia County. After his term as tax assessor, he went through real estate and the insurance business before his death.

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

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Queen Anne 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Wood: novelty siding 854 ==
 STRUCTURAL SYSTEM(S) Wood frame 856 ==
 PORCHES Nand W/ 2 tiered verandah, 4 bay, with fan brackets and square ballusters 942 ==
 FOUNDATION: Piers: brick stone, continuous 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: N slope 942 ==
 WINDOW TYPE: DHS, 2/2, wood 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: Composition shingle: diamond 882 ==
 ORNAMENT EXTERIOR: turned and pierced brackets 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2½ 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gorson Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P80.22 Fr. 32 860 ==

Contact Print







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

**Architectural Review Board Application
Full Board Review**

Application Date: 5/27/26

Project Address: 518 N. Baylen St.
Applicant: Nannette Chandler
Applicant's Address: 1100 N. Davis Hwy
Email: nchandler10@gmail.com **Phone:** 850.518.3863
Property Owner: Chandler Prospecting, LLC

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

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

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

Final review of exterior facade and conservatory, and carriage house demolition.

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

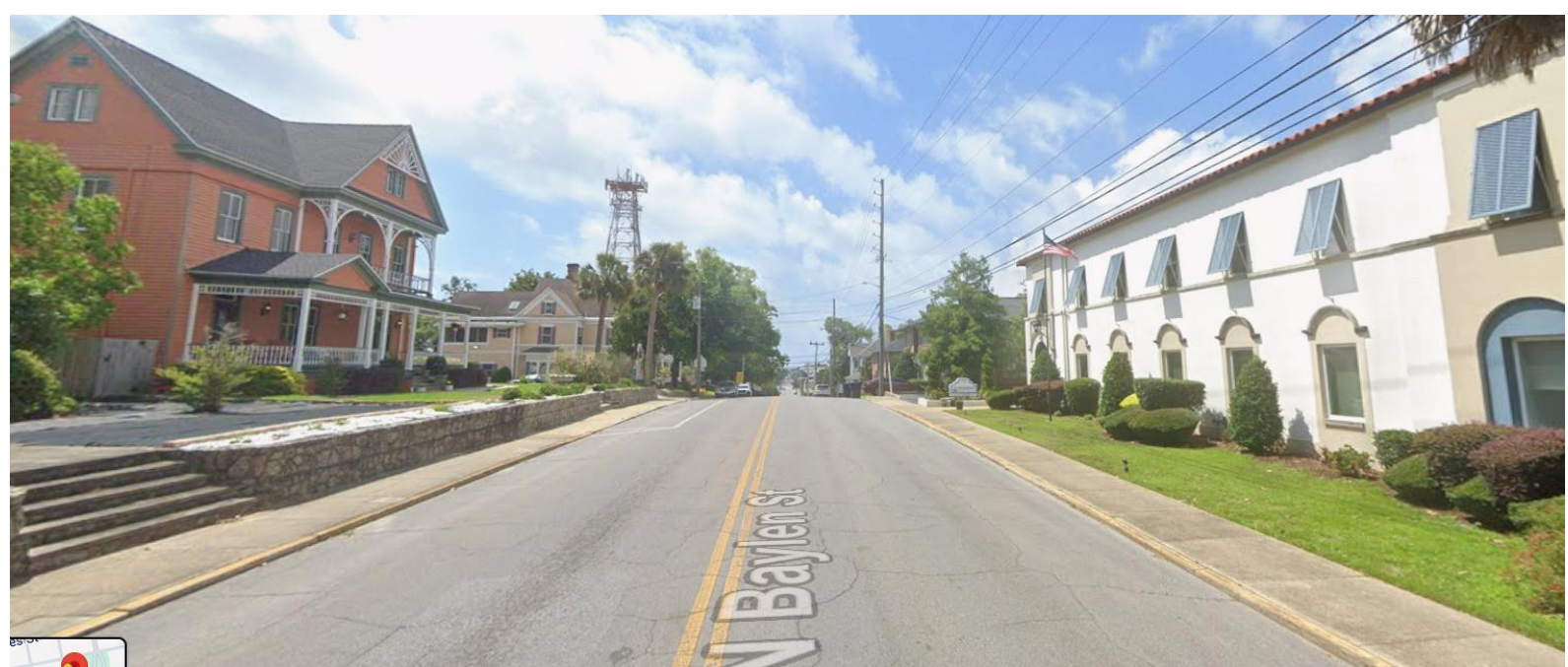
[Signature]
Applicant Signature

5/26/26
Date

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

518 N Baylen

Street View



518 N Baylen

518 N. Baylen Existing Conditions











Proposed Exterior

Porch floors	Refinished original tongue and groove flooring
Doors	Refinished original wood doors
Windows	Repair existing original windows

Exterior Paint Colors:

Body: Sherwin Williams SW 0053 Porcelain

Trim, railings, and columns: Sherwin Williams SW 0068 Copen Blue

Landscaping



Cast Iron Plant



Agapanthus Blue and White



Pacific Blue Juniper



Eagleston Holly Tree Form



Pineapple Guava Tree



Pine Straw for garden beds

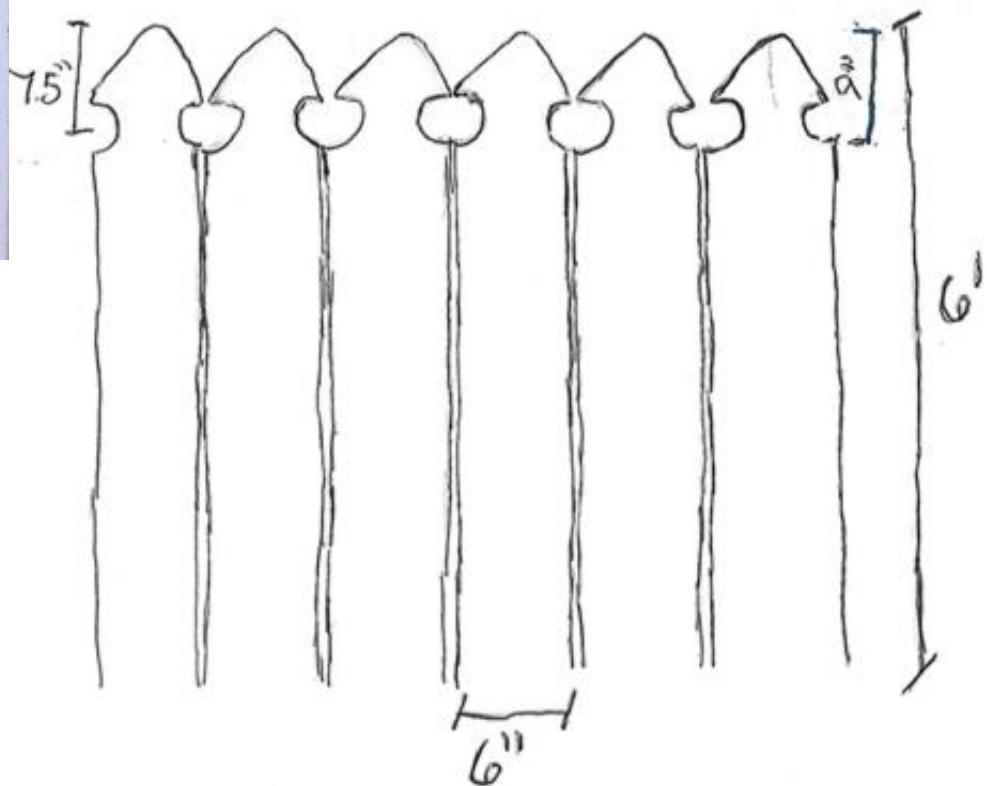


New 6' Fence Reference

1x6 treated and whitewash stain applied

Drive gate will be an exact replica of the fence.

The existing drive gate is two 6x6' panels and the new one will be an exact replica.



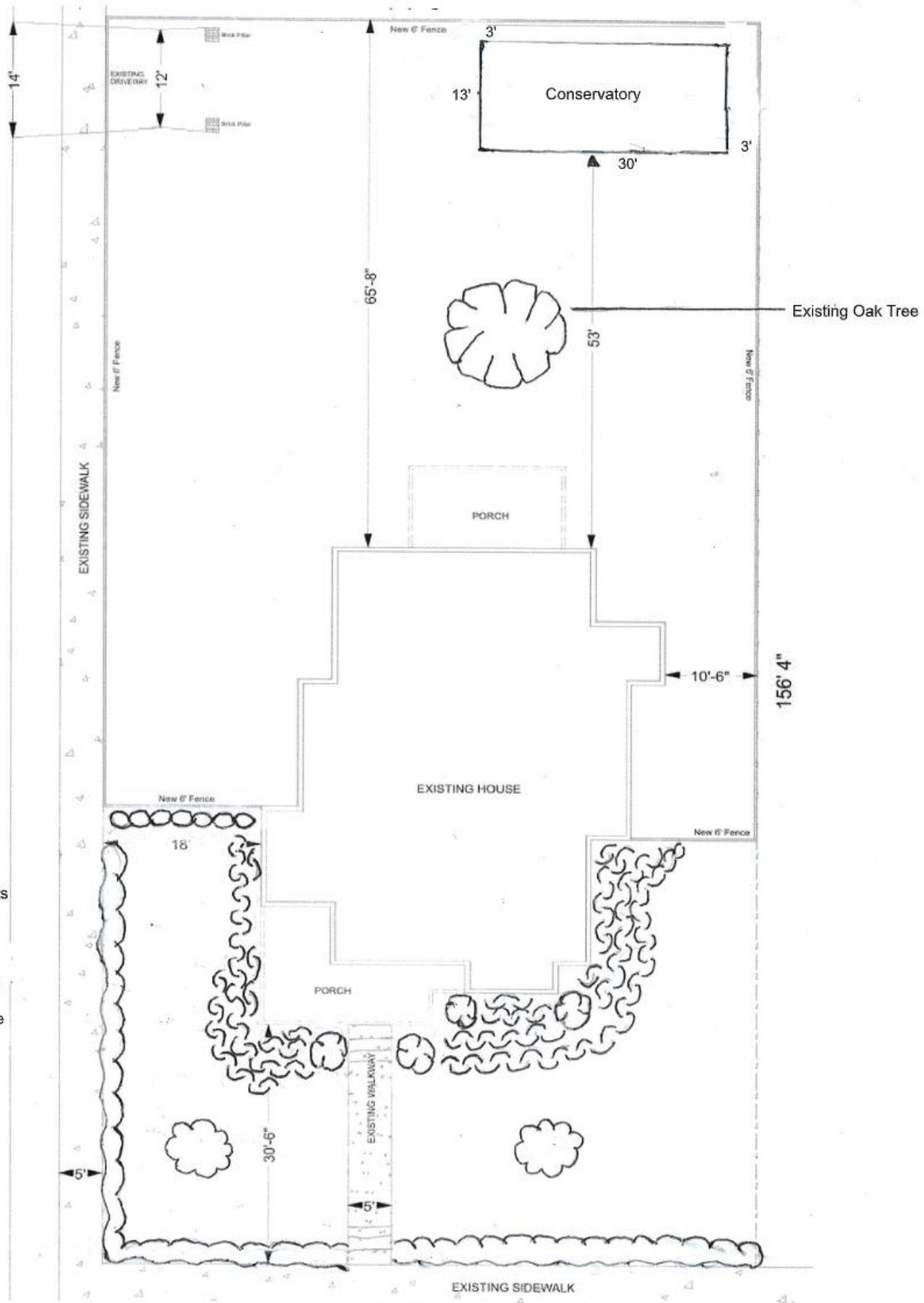
 - Cast Iron Plants

 - Agapanthus
Blue and White

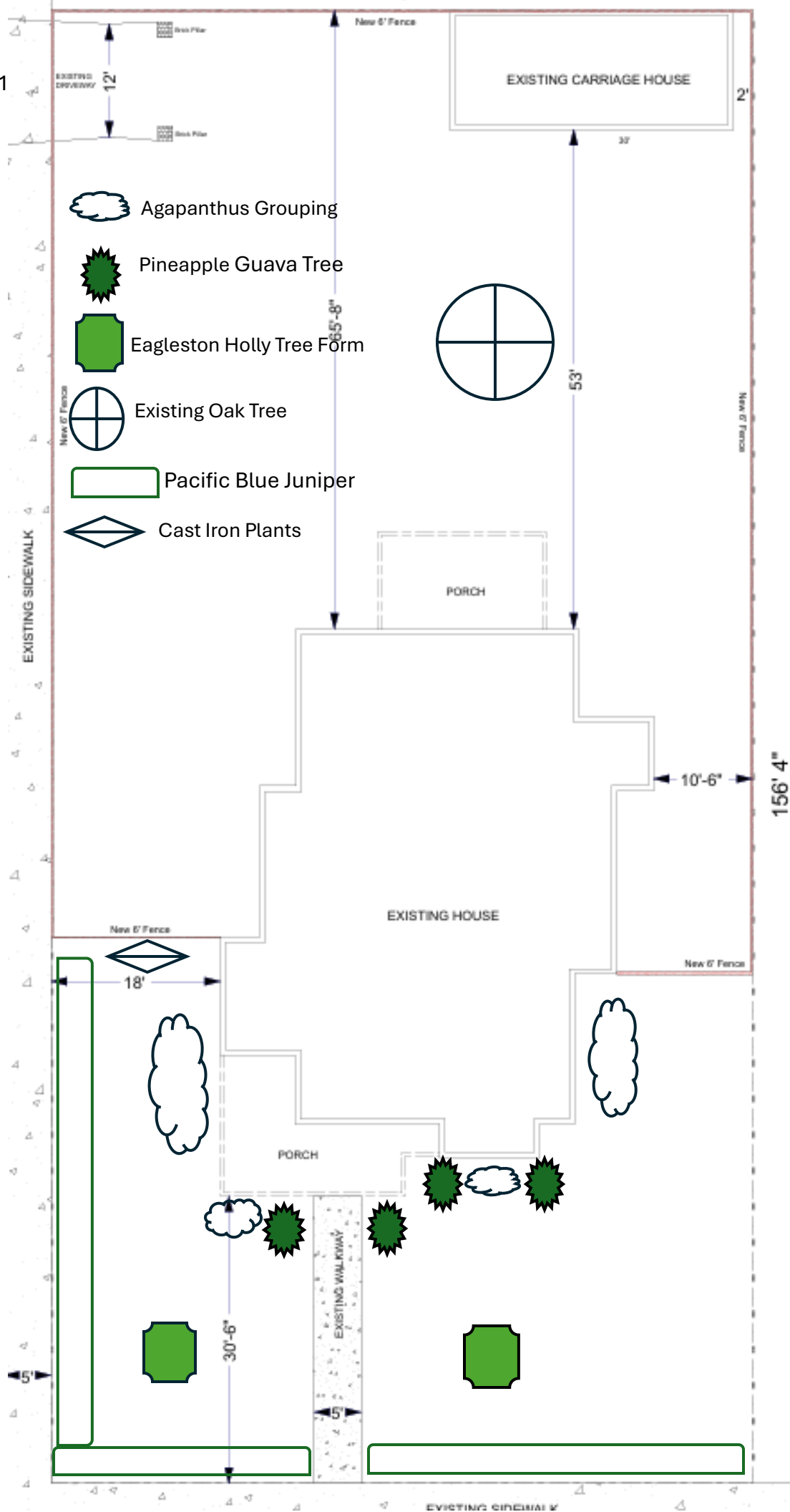
 - Pineapple Blue
Juniper

 - Pacific Blue
Juniper

 - Eagleston
Holly Tree



51



518 N Baylen

Existing Carriage House Conditions



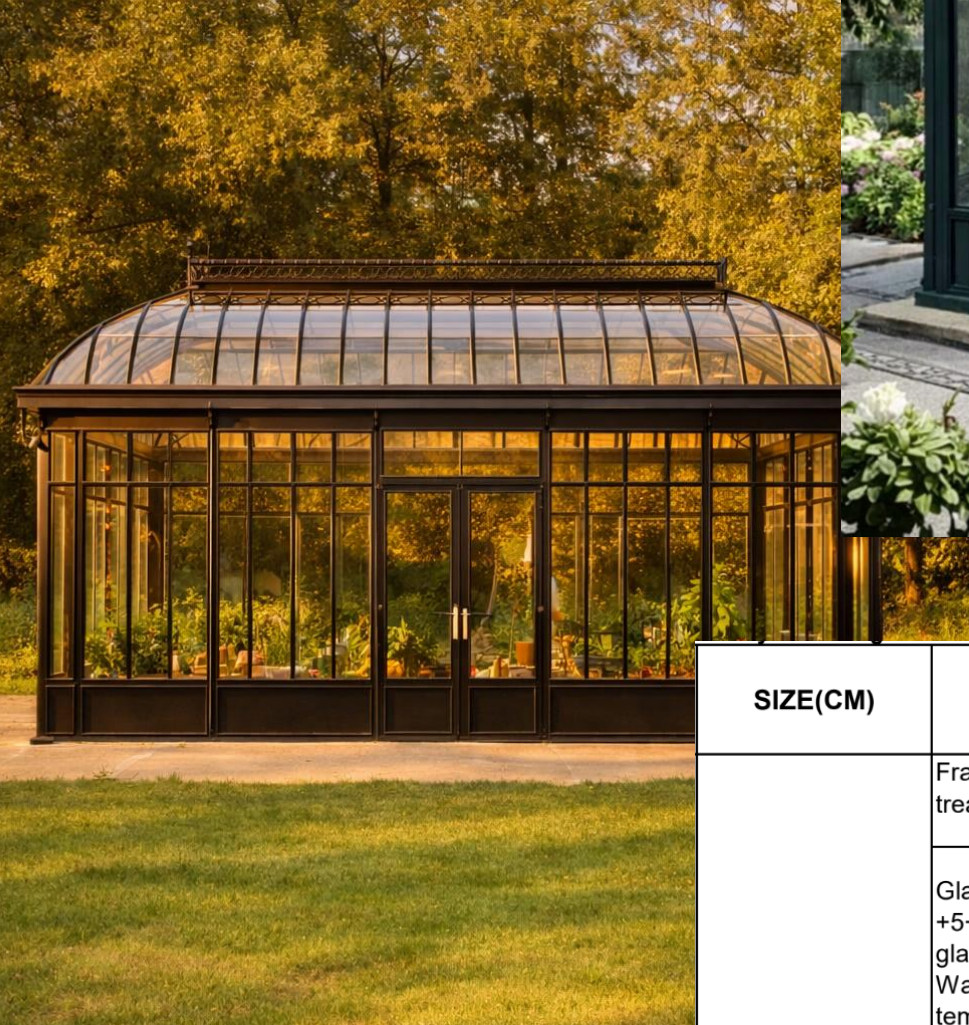


Proposed Conservatory Rendering

Max Height will be 15'

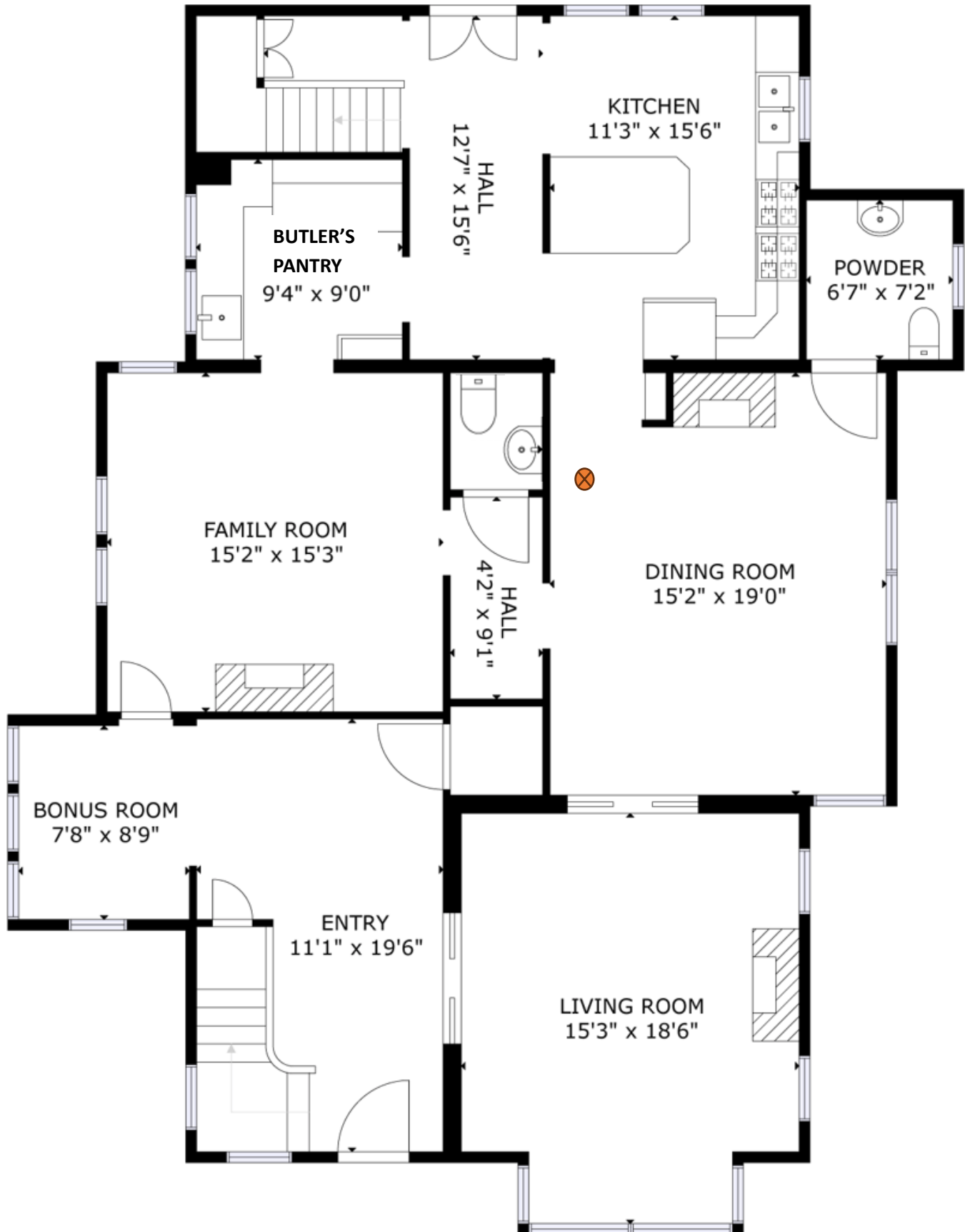
Material: Steel construction with a powder coat finish

Color: Black



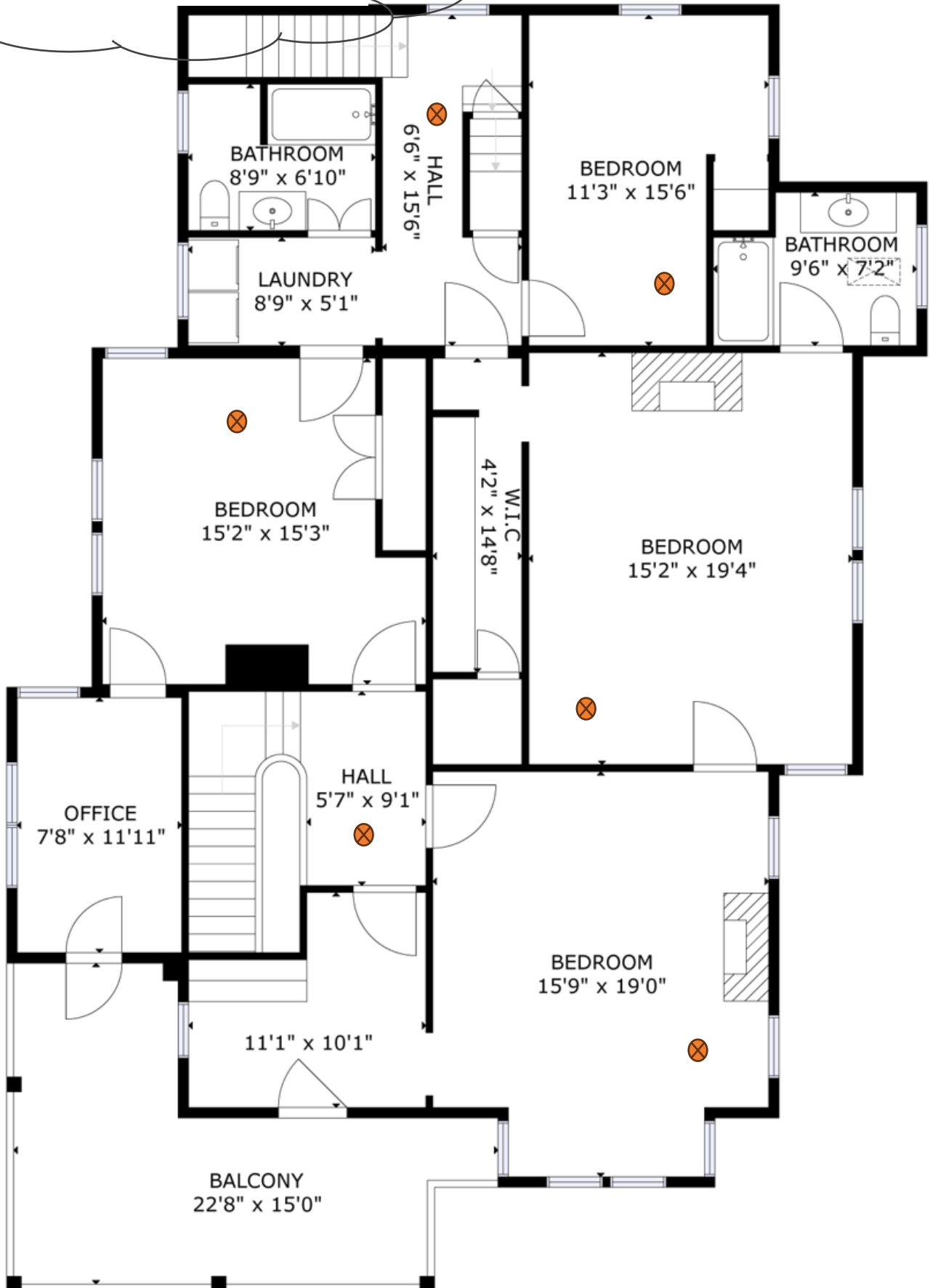
SIZE(CM)	Description
L30'xW13'xH16'	Frame: hot galvanized steel material (Q235), Zinc treatment on each welding points to prevent corrosion.
	Glass: Roof : With Hot-dip galvanized steel +5+0.76+5mm tempered double-layer laminated safety glass Wall: Hot-dip galvanized steel pipe+5+9+5mm hollow tempered glass.
	Color : Powder coated -any color (Aksu Outdoor powder warranty 10 years)
	Window: Windows on walls,The roof with 6 electric remote control windows (pening up to outside)
	Doors: one double door on each side with handle and key lock. (can be customize)

518 N. BAYLEN FLOORPLAN

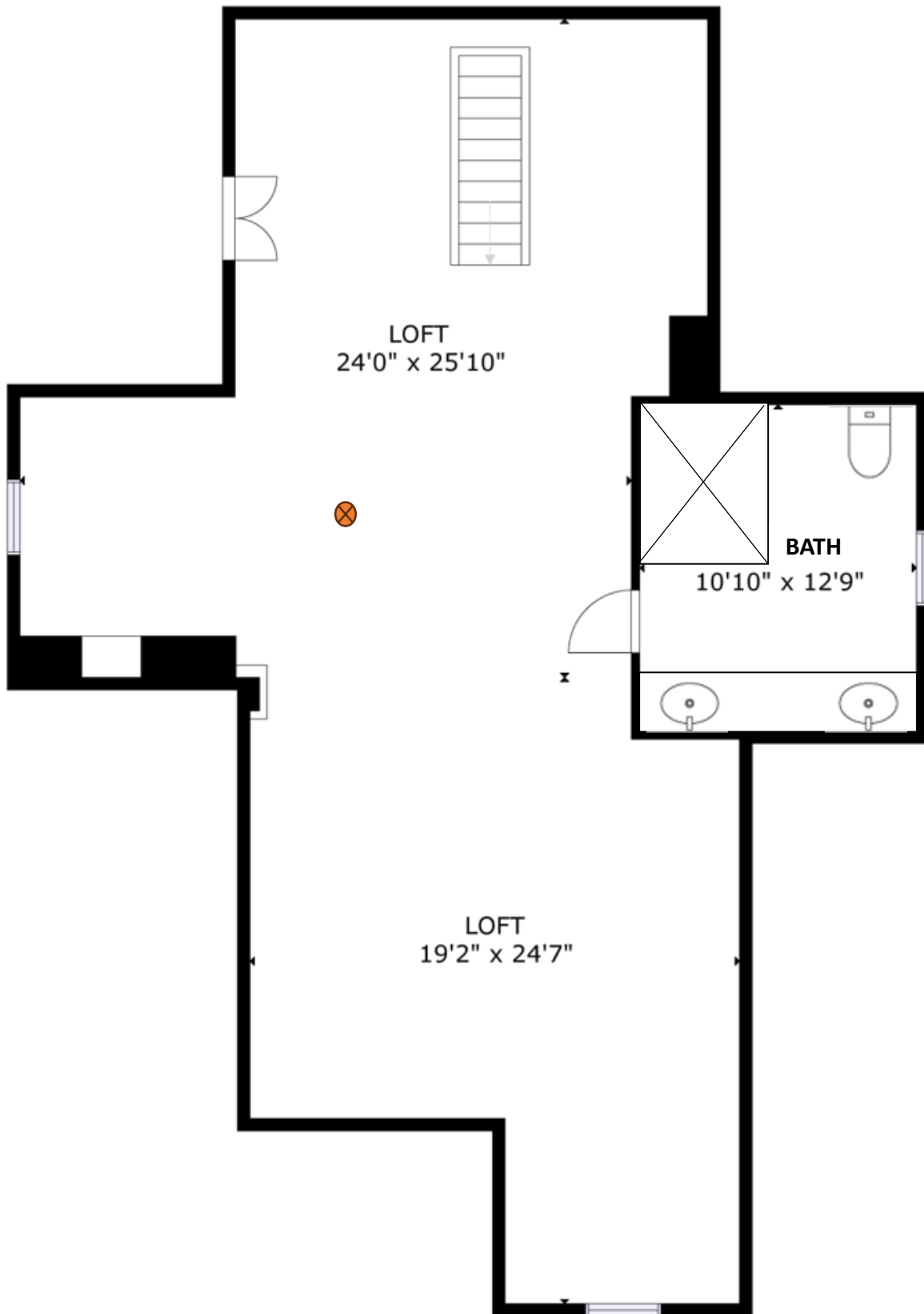


518 N. BAYLEN FLOORPLAN

Smoke/Carbon Detector as per R314.2.2



518 N. BAYLEN FLOORPLAN





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-705

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**110 W. Strong Street
North Hill preservation district / Zone PR-2 / City Council District 6
Final Review of a Complete Window Replacement at a Contributing Structure**

SUMMARY:

Martha's Vineyard Foundation is requesting approval to replace the historic wood windows at a contributing structure with Sierra Pacific, impact-resistant, double-hung, aluminum wood-clad windows. The current windows on the home are the original wood windows. This proposed project would be partially funded by grant money, if awarded.

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

ATTACHMENTS:

1. 110 W. Strong St_Images
2. FL Master Site File
3. 110 W. Strong St_Application & Materials

110 W. Strong Street







HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00629

Recorder #

Field Date 5 / 3 / 95

Form Date 7 / 10 / 95

Original
☒ Update

SITE NAMES (addr. if none) DEWBERRY-SEMMES HOUSE

[MULT. LIST. #8

SURVEY NORTH HILL

[SURVEY #

4758

NATIONAL REGISTER CATEGORY

☒ building☐ structure☒ district☐ site☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 110 W. STRONG ST.

CROSS STREETS nearest/between N SIDE BETW. N BAYLEN AND N SPRING ST

NEAREST CITY/TOWN PENSACOLA

IN CURRENT CITY LIMITS

☒ yes ☐ no

COUNTY ESCAMBIA

TAX PARCEL # 9010-026-043

SUBDIVISION NAME NORTH HILL

BLOCK 43

LOT NO. 26-28

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

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

ROUTE TO

MAPPING

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

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

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

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

DESCRIPTION

STYLE FRAM EXTERIOR PLAN IRRE NO. STORIES 2.5

STRUCTURAL SYSTEMS WF

FOUNDATION: Types PIER Materials BRIC

EXTERIOR FABRICS SDDR SHWD

ROOF: Types GAHP Materials SHCO

Secondary strucs. (dormers etc.) CRGA

CHIMNEY: No. 2 Materials BRIC, STUC LOCATIONS EXTERIOR, W LAT SLOPE

WINDOWS (types, materials, and placements) DHS, 6/1, 2/2, 1/1, WOOD, BAY (SEMI-OCTAGONAL)

MAIN ENTRANCE (stylistic details)

PORCHES: #open #closed #incised Locations S,E/ 1 STORY GABLE PORCH WITH

Porch roof types STUCCOED PIERS, 4 BAYS, ACCESS FROM SOUTH

EXTERIOR ORNAMENT

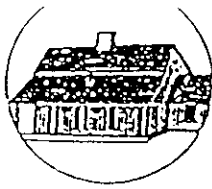
INTERIOR PLAN CONDITION: ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousSURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural

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

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

Artifacts or other remains

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



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORYCONSTRUCTION DATE 1910 CIRCA yes no

ARCHITECT: (last name first) _____

BUILDER: (last name first) CHARLES H. TURNERMOVES yes X 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) RESIDENCEOWNERSHIP HISTORY (especially original owner) NANCY LOPOSER (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? yes no insuff. infoIndividually elig. for Nat. Register? yes no insuff. infoPotential contributor to NR district? yes no insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS REFERENCES

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

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

Location of negatives/neg. nos. R16, F23-24

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

DIR USE ONLY		OFFICIAL EVALUATIONS				DIR USE ONLY	
NR DATE		KEEPER NR ELIGIBILITY	<u>y</u>	<u>n</u>	<u>pe</u>	<u>n</u>	Date <u>7/1/92</u>
SHPO NR ELIGIBILITY			<u>y</u>	<u>n</u>	<u>pe</u>	<u>n</u>	Date <u>7/1/92</u>
LOCAL DESIGNATION							Date <u>7/1/92</u>
DELIST DATE		Local office					

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; n=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. 25629
Site Name Dewberry/Semmes House 830 == Survey Date 8005 820 ==
Address of Site: 110 W. Strong St. Pensacola, FL 32501 905 ==
Instruction for locating on N side of W. Strong St. between N. Baylen St.
and N. Spring St. 813 ==
Location: Belmont Tract 43 26-28 868 ==
subdivision name block no. lot no.
County: Escambia 808 ==
Owner of Site: Name: Dunn, Bruce R., & Janet G.
Address: 110 W. Strong St.
Pensacola, FL 32501 902 ==
Type of Ownership private 848 == Recording Date 832 ==
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use residence 838 ==
Check One Check One or More
☒ Excellent 863 == ☒ Altered 858 ==
☐ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==
Present Use residence 850 ==
Dates: Beginning + 1910 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: district 916 ==

Threats to Site:

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

Areas of Significance: Architecture; History 910 ==

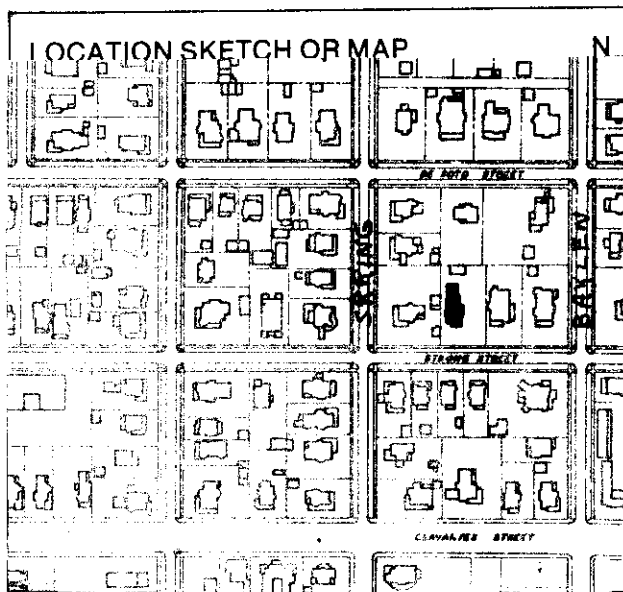
Significance:

From 1910 to 1919, this frame vernacular house served as a rental unit for William C. Dewberry, a physician. From 1919 to 1953, however the family of Oliver J. Semmes owned and resided at 110 W. Strong St. Semmes was the president of Traders Brokerage Company, a real estate firm. He was also president of the Export Fuel and Ice Company.

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

911 ==

ARCHITECT unknown 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD frame 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) wood; novelty siding; butt shingles; stucco gab 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES S & E / 1 story gabled porch w/ stuccoed piers; 4 bay; access
from S 942 ==
 FOUNDATION: pier; brick; brick; poerced 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): cross gable 942 ==
 CHIMNEY LOCATION: E exterior; W lat slope 942 ==
 WINDOW TYPE: DHS; 6/1, 2/2, 1/1; wood; bay (semi-octagonal) 942 ==
 CHIMNEY: brick, stuccoed 882 ==
 ROOF SURFACING: composition shingle; butt 882 ==
 ORNAMENT EXTERIOR: half timbering; exposed rafters 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 2 1/2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

Zone _____ Easting _____ Northing _____ 890 ==

Photographic Records Numbers HPPB P.80.10 Fr. 21 860 ==

Contact Print







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

Architectural Review Board Application
Full Board Review

Application Date: May 28, 2026

Project Address: 110 W. STRONG ST. Pensacola, FL 32501
Applicant: Mantha's Vineyard Foundation, Inc.
Applicant's Address: 110 W. STRONG ST.
Email: acctmvpensacola@gmail.com Phone: (850) 417-3913
Property Owner: Mantha's Vineyard Foundation, Inc.

District: ☐ PHD ☒ NHPD ☒ (If different from Applicant) ~~PHDPD~~ ☐ 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.

Replace the windows at 110 W. Strong St. with impact resistant, Sierra Pacific
H-3 windows which will closely match the historic design, size, appearance + color.
The windows will be supplied, and the work done by Range Window and Door, a
local company with experience in North Hill projects. Completing this project is an
essential step in preserving the historic integrity of the property by eliminating
the on-going deterioration caused by water intrusion and protecting against
potential storm related damage.

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.

Dr. Bob Greene, president
Applicant Signature

May 28, 2026
Date

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



Dear sirs,

The requested window replacement at 110 West Strong Street is a critical preservation measure necessary to protect the long-term integrity of this historic residence. Since acquisition, all windows have required repeated caulking and have been painted shut in an effort to manage persistent water intrusion caused by significant gaps around the frames. This ongoing failure has already resulted in severe deterioration, including rotted flooring beneath multiple windows that required replacement. Despite continued temporary repairs, rainfall still causes water intrusion, accelerating deterioration of historic materials and increasing the risk of further structural damage. The existing windows are also extremely fragile, to the extent that even routine cleaning can cause cracking, making them no longer viable as a dependable protective element of the building envelope. Replacing the current windows with appropriately designed impact-resistant units would not only prevent additional water damage and improve storm resilience in a hurricane-prone area, but also serve as an essential investment in safeguarding the historic fabric and continued preservation of the home.

Respectfully yours,

Dr. Robert D Greene



RANGE

Mail Payments

P.O. Box 30142
Pensacola, FL
32503

EMAIL : scott@rangewindow.com

Good afternoon,

My name is Scott Snowden; I am the owner of Range Window and Door. I sell windows and doors and have a team that performs installation on residential and lite commercial projects. Mr. Greene contacted me to provide him with an estimate to replace the windows at 110 W. Strong St. Knowing that this home is in North Hill, I recommended that he consider Sierra Pacific aluminum wood-clad windows.

Mr. Greene asked that I come by and look at the situation he is currently dealing with. On my site visit I looked at all the windows on the project. I saw multiple windows with what appeared to be water staining on the windowsills, blistered trim under the window stool, and drywall with visible staining. Several windows had clear tape on cracks in the glass and several exterior windowsills looked as if they should be replaced. I could not determine if the sills were rotten under the window without my crew removing the window all together. All the windows have been caulked shut from the inside (not by Range window and Door) I feel as if this was possibly a temporary fix for the water intrusion.

Mr. Greene has expressed an interest in seeking approval from the board to replace all these windows with impact rated Sierra Pacific windows. I am confident that we could very closely mimic the original windows by using double hung windows, matching the grid patterns with like SDL's, and with 75 color options we should be able to get a very close color. The benefits of replacing these would be significant, it would more than likely help his insurance premium, the windows would function as designed and allow for egress, the water intrusion issue would be completely identified, and the house would become more energy efficient. Mr. Greene has expressed his passion for these old homes and that this could help truly preserve this home, as the water intrusion and storm protection are his biggest concern.

Sierra Pacific aluminum wood-clad windows are in a home I worked on in North Hill located at 315 W. Lee Street.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Snowden".

Christopher Scott Snowden

EAST SIDE OF HOUSE



NORTH SIDE OF HOUSE



SOUTH SIDE OF HOUSE

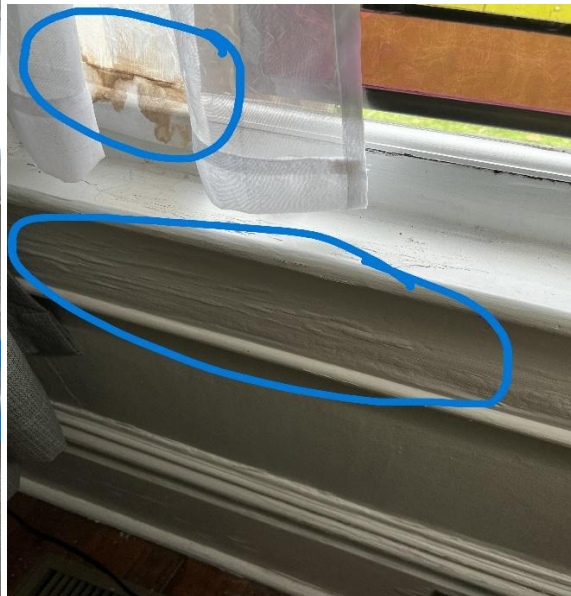


WATER INTRUSION STAINS AND CRACKS





WATER INTRUSION CAUSING DAMAGE TO WINDOW TRIM AND BASE BOARDS



CRACKED WINDOWS



CRACKED WINDOW: NOTE ON ALL WINDOWS OF HOW FRAGILE.

ALL WINDOWS ARE CAUKED AND PAINTED SHUT TO HELP PREVENT FURTHER WATER AND AIR INTRUSION

WEST SIDE OF HOUSE





3455 Doctor MLK Jr Dr
Pensacola, FL 32503
PO BOX 30142



BILL TO:

SHIP TO:

Phone
Email:

Phone
Fax

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
100-1	WindowAndDoor	PK- 385	9	EA	\$2,683.94	\$24,155.48

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36.25 x 83.5, Operating
[DIMENSIONS], Frame Width = 36.25, Frame Height = 83.5, RO Width = 36.75, RO Height = 84
[UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, Operating, CoreGuard Plus
[FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush
[SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No, W/S = Black
[GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 31.125, Glass Height = 38.8125
[GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Unit 1 Glass 1: Division = None
Unit 1 Glass 2: Division = Typical, 3W, 3H
[HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner Type = Concealed,
[SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 34.25, Screen Height = 81.656
[WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
[PERFORMANCE], U-Factor = 0.29, SHGC = 0.19, CR = 55, VT = 0.43, AJ = <0.30/<1.5, CPD = SIE-N-135-05089-00004, Can ER = 15, W m 2k = 1.65, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21907



PK 385

Rough Opening: 36.75" X 84"
Overall Unit Size: 36.25" X 83.5"
Room Location: None Assigned

* All drawings are viewed from exterior of window.

Page 1 Of 18

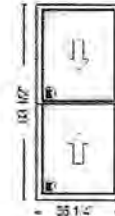
CCWPNL

5/20/2026

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
200-1	WindowAndDoor	PK- 385	12	EA	\$2,370.87	\$28,450.45

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36.25 x 83.5, Operating
 [DIMENSIONS], Frame Width = 36.25, Frame Height = 83.5, RO Width = 36.75, RO Height = 84
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 31.125, Glass Height = 38.8125
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 34.25, Screen Height = 81.656
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.21, CR = 55, VT = 0.48, AI = <0.30/<1.5, CPD = SIE-N-135-05089-00001, Can ER = 16, W m 2k = 1.65, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21907



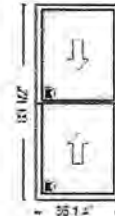
PK 385

Rough Opening: 36.75" X 84"
Overall Unit Size: 36.25" X 83.5"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
300-1	WindowAndDoor	PK- 385	2	EA	\$2,540.11	\$5,080.23

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36.25 x 83.5, Operating
 [DIMENSIONS], Frame Width = 36.25, Frame Height = 83.5, RO Width = 36.75, RO Height = 84
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Standard Obscure, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 31.125, Glass Height = 38.8125
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 34.25, Screen Height = 81.656
 [WRAPPING], 4 9/16"Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.21, CR = 55, VT = 0.48, A1 = <0.30/<1.5, CPD = SIE-N-135-05089-00001, Can ER = 16, W m 2k = 1.65, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21907



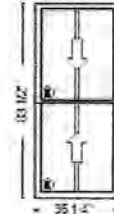
PK 385

Rough Opening: 36.75" X 84"
Overall Unit Size: 36.25" X 83.5"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
400-1	WindowAndDoor	PK- 385	11	EA	\$2,510.01	\$27,610.15

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36.25 x 83.5, Operating
 [DIMENSIONS], Frame Width = 36.25, Frame Height = 83.5, RO Width = 36.75, RO Height = 84
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 31.125, Glass Height = 38.8125
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 1H
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 34.25, Screen Height = 81.656
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.19, CR = 55, VT = 0.43, AI = <0.30/<1.5, CPD = SIE-N-135-05089-00004, Can ER = 15, W m 2k = 1.65, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21907



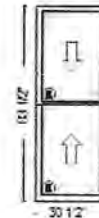
PK 385

Rough Opening: 36.75" X 84"
Overall Unit Size: 36.25" X 83.5"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
500-1	WindowAndDoor	PK- 385	2	EA	\$2,142.98	\$4,285.97

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 30.5 x 83.5, Operating
 [DIMENSIONS], Frame Width = 30.5, Frame Height = 83.5, RO Width = 31, RO Height = 84
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split =
 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color
 = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No,
 W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black
 Cardinal IG Spacer, IGThickness = 1", Glass Width = 25.375, Glass Height = 38.8125
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner
 Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 28.5, Screen
 Height = 81.656
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap
 Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.21, CR = 55, VT = 0.48, AI = <0.30/<1.5, CPD
 = SIE-N-135-05089-00001, Can ER = 16, W m 2k = 1.65, Performance Grade = PG50, Wind
 Zone = WZ-3, FBC = FL21907



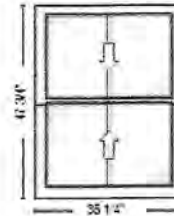
PK 385

Rough Opening: 31" X 84"
Overall Unit Size: 30.5" X 83.5"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
600-1	WindowAndDoor	PK- 385	2	EA	\$1,726.31	\$3,452.63

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36.25 x 47.75, Operating
 [DIMENSIONS], Frame Width = 36.25, Frame Height = 47.75, RO Width = 36.75, RO Height = 48.25
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 31.125, Glass Height = 20.9375
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 1H
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 34.25, Screen Height = 45.906
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.19, CR = 55, VT = 0.43, AI = <0.30/<1.5, CPD = SIE-N-135-05089-00004, Can ER = 15, W m 2k = 1.65, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21907



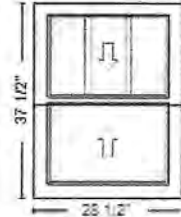
PK 385

Rough Opening: 36.75" X 48.25"
Overall Unit Size: 36.25" X 47.75"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
700-1	WindowAndDoor	PK- 385	1	EA	\$1,341.06	\$1,341.06

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 28.5 x 37.5, Operating
 [DIMENSIONS], Frame Width = 28.5, Frame Height = 37.5, RO Width = 29, RO Height = 38
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split =
 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color
 = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No,
 W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black
 Cardinal IG Spacer, IGThickness = 1", Glass Width = 23.375, Glass Height = 15.8125
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty,
 Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille
 Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow
 Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Unit 1 Glass 1: Division = None
 Unit 1 Glass 2: Division = Custom, 3W, 1H
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 2-Locks, Jamb Liner
 Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 26.5, Screen
 Height = 35.656
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap
 Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.19, CR = 55, VT = 0.43, AI = <0.30/<1.5, CPD
 = SIE-N-135-05089-00004, Can ER = 15, W m 2k = 1.65, Performance Grade = PG50, Wind
 Zone = WZ-3, FBC = FL21907



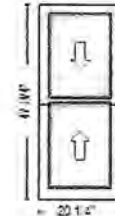
PK 385

Rough Opening: 29" X 38"
Overall Unit Size: 28.5" X 37.5"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
800-1	WindowAndDoor	PK- 385	3	EA	\$1,253.37	\$3,760.11

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 20.25 x 47.75, Operating
 [DIMENSIONS], Frame Width = 20.25, Frame Height = 47.75, RO Width = 20.75, RO Height = 48.25
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Sash Split = 50/50, Operating, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Standard, Ultra Coat, White, Ship Sash Separate = No, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 15.125, Glass Height = 20.9375
 [HARDWARE], Applied, Standard, Standard Lock, Hdwr Color = White, 1-Lock, Jamb Liner Type = Concealed,
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 18.25, Screen Height = 45.906
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.21, CR = 55, VT = 0.48, AI = <0.30/<1.5, CPD = SIE-N-135-05089-00001, Can ER = 16, W m 2k = 1.65, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21907



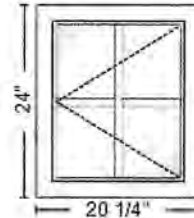
PK 385

Rough Opening: 20.75" X 48.25"
Overall Unit Size: 20.25" X 47.75"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
900-1	WindowAndDoor	PK- 385	1	EA	\$1,009.96	\$1,009.96

H3 FeelSafe Casement Windows, Casement, Rectangle, 20.25 x 24, Left
[DIMENSIONS], Frame Width = 20.25, Frame Height = 24, RO Width = 20.75, RO Height = 24.5
[UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Left, CoreGuard Plus
[FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Frame Jamb Style = Flush
[SASH PANEL], White 001, AAMA 2605, Ultra Coat, White, W/S = Black
[GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 16.25, Glass Height = 20
[GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 2H
[HARDWARE], Shipped with Unit, Encore, Hdwr Color = White, Coastal Corrosion Stainless Steel, 14" Hinge
[SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 16.535, Screen Height = 19.726
[WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
[PERFORMANCE], U-Factor = 0.27, SHGC = 0.19, CR = 58, VT = 0.42, AI = <0.30/<1.5, CPD = SIE-N-136-03734-00004, Can ER = 17, W m 2k = 1.53, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL23008



PK 385

Rough Opening: 20.75" X 24.5"
Overall Unit Size: 20.25" X 24"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1000-1	WindowAndDoor	PK- 385	1	EA	\$1,431.26	\$1,431.26

H3 FeelSafe Direct Set Windows, DirectSet, Rectangle, 64.5 x 14, Fixed
 [DIMENSIONS], Frame Width = 64.5, Frame Height = 14, RO Width = 65, RO Height = 14.5
 [UNIT TYPE], Complete Unit, Fixed, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Frame Jamb Style = Flush
 [SASH PANEL]
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type PP, None, Black
 Cardinal IG Spacer, Glass Width = 61.8125, Glass Height = 11.3125
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty,
 Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille
 Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow
 Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 4W, 1H
 [WRAPPING], 4 9/16" Jamb, Wood, Nail Fin = Integral Rigid Aluminum Nailing Fin, Aluminum
 Drip Cap Applied, Installation Straps = No
 [PERFORMANCE], U-Factor = 0.29, SHGC = 0.22, CR = 57, VT = 0.48, AI = <0.30/<1.5, CPD
 = SIE-N-148-02067-00003, Can ER = 16.39042, W m 2k = 1.65, Performance Grade = PG50,
 Wind Zone = WZ-3, FBC = FL27616



PK 385

Rough Opening: 65" X 14.5"
Overall Unit Size: 64.5" X 14"
Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1100-1	WindowAndDoor	PK- 385	1	EA	\$963.21	\$963.21

H3 FeelSafe Direct Set Windows, DirectSet, Rectangle, 40 x 17, Fixed
 [DIMENSIONS], Frame Width = 40, Frame Height = 17, RO Width = 40.5, RO Height = 17.5
 [UNIT TYPE], Complete Unit, Fixed, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Frame Jamb Style = Flush
 [SASH PANEL]
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type PP, None, Black
 Cardinal IG Spacer, Glass Width = 37.3125, Glass Height = 14.3125
 [WRAPPING], 4 9/16" Jamb, Wood, Nail Fin = Integral Rigid Aluminum Nailing Fin, Aluminum
 Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.26, SHGC = 0.24, CR = 57, VT = 0.54, AI = <0.30/<1.5, CPD
 = SIE-N-148-02066-00001, Can ER = 21.80539, W m 2k = 1.48, Performance Grade = PG50,
 Wind Zone = WZ-3, FBC = FL27616



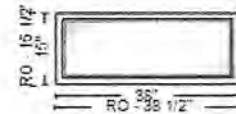
PK 385

Rough Opening: 40.5" X 17.5"
Overall Unit Size: 40" X 17"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1200-1	WindowAndDoor	PK- 385	2	EA	\$861.81	\$1,723.63

H3 FeelSafe Direct Set Windows, DirectSet, Rectangle, 38 x 15, Fixed
 [DIMENSIONS], Frame Width = 38, Frame Height = 15, RO Width = 38.5, RO Height = 15.5
 [UNIT TYPE], Complete Unit, Fixed, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Frame Jamb Style = Flush
 [SASH PANEL]
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type PP, None, Black
 Cardinal IG Spacer, Glass Width = 35.3125, Glass Height = 12.3125



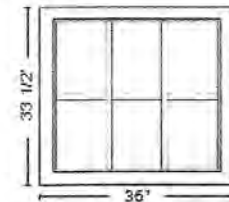
[WRAPPING], 4 9/16\" Jamb, Wood, Nail Fin = Integral Rigid Aluminum Nailing Fin, Aluminum
 Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.26, SHGC = 0.24, CR = 57, VT = 0.54, AI = <0.30/<1.5, CPD =
 SIE-N-148-02066-00001, Can ER = 21.80539, W m 2k = 1.48, Performance Grade = PG50,
 Wind Zone = WZ-3, FBC = FL27616

PK 385

Rough Opening: 38.5\" X 15.5\"
Overall Unit Size: 38\" X 15\"
Room Location: None Assigned

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1300-1	WindowAndDoor	PK- 385	1	EA	\$1,375.27	\$1,375.27

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36 x 33.5, Picture
 [DIMENSIONS], Frame Width = 36, Frame Height = 33.5, RO Width = 36.5, RO Height = 34
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Picture,
 CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color
 = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Ultra Coat, White, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black
 Cardinal IG Spacer, IGThickness = 1\", Glass Width = 30.875, Glass Height = 28.625
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty,
 Bar Width = 7/8\", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille
 Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow
 Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Typical, 3W, 2H



[WRAPPING], 4 9/16\" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap
 Applied
 [PERFORMANCE], U-Factor = 0.26, SHGC = 0.2, CR = 59, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-134-06011-00004, Can ER = 18.18717, W m 2k = 1.48, Performance Grade = PG50, Wind
 Zone = WZ-3, FBC = FL21908

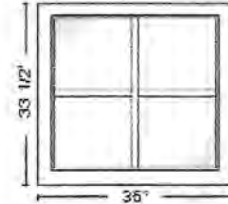
PK 385

Rough Opening: 36.5\" X 34\"
Overall Unit Size: 36\" X 33.5\"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1400-1	WindowAndDoor	PK- 385	1	EA	\$1,305.70	\$1,305.70

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 36 x 33.5, Picture
 [DIMENSIONS], Frame Width = 36, Frame Height = 33.5, RO Width = 36.5, RO Height = 34
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Picture,
 CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color
 = White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Ultra Coat, White, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black
 Cardinal IG Spacer, IGThickness = 1", Glass Width = 30.875, Glass Height = 28.625
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty,
 Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille
 Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow
 Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 2H



[WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap
 Applied
 [PERFORMANCE], U-Factor = 0.26, SHGC = 0.2, CR = 59, VT = 0.45, AI = <0.30/<1.5, CPD =
 SIE-N-134-06011-00004, Can ER = 18.18717, W m 2k = 1.48, Performance Grade = PG50, Wind
 Zone = WZ-3, FBC = FL21908

PK 385

Rough Opening: 36.5" X 34"
Overall Unit Size: 36" X 33.5"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1500-1	WindowAndDoor	PK- 385	2	EA	\$1,091.34	\$2,182.69

H3 FeelSafe Double Hung Windows, DoubleHung, Rectangle, 25.25 x 34.25, Picture
[DIMENSIONS], Frame Width = 25.25, Frame Height = 34.25, RO Width = 25.75, RO Height = 34.75

[UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Picture, CoreGuard Plus

[FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Visible Interior Vinyl Profile Color = White, Frame Jamb Style = Flush

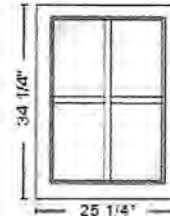
[SASH PANEL], White 001, AAMA 2605, Ultra Coat, White, W/S = Black

[GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 20.125, Glass Height = 29.375

[GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 2H

[WRAPPING], 4 9/16"Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied

[PERFORMANCE], U-Factor = 0.26, SHGC = 0.2, CR = 59, VT = 0.45, AI = <0.30/<1.5, CPD = SIE-N-134-06011-00004, Can ER = 18.18717, W m 2k = 1.48, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL21908



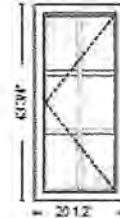
PK 385

Rough Opening: 25.75" X 34.75"
Overall Unit Size: 25.25" X 34.25"
Room Location: None Assigned

QUOTE #	QUOTE NAME	CUSTOMER PO#	JOB NAME	PROJECT	PO #
2080029	Bob Greene			North Hill	

LINE #	LINE TYPE	DESCRIPTION	QTY	U/M	NET PRICE	EXTENDED
1600-1	WindowAndDoor	PK- 385	2	EA	\$1,394.74	\$2,789.48

H3 FeelSafe Casement Windows, Casement, Rectangle, 20.5 x 43.75, Left
 [DIMENSIONS], Frame Width = 20.5, Frame Height = 43.75, RO Width = 21, RO Height = 44.25
 [UNIT TYPE], Complete Unit, Call Width = Custom X, Call Height = Custom, Left, CoreGuard Plus
 [FRAME], White 001, AAMA 2605, Pine, Ultra Coat, White, Frame Jamb Style = Flush
 [SASH PANEL], White 001, AAMA 2605, Ultra Coat, White, W/S = Black
 [GLASS], Dual Insulated, FeelSafe Insulated Low-E 366, Argon Gas, Type LL, None, Black Cardinal IG Spacer, IGThickness = 1", Glass Width = 16.5, Glass Height = 39.75
 [GRILLES], Grille App = Simulated Divided Lite, Grille Pattern = Equal, Grille Profile = Putty, Bar Width = 7/8", Exterior Grille Color = White 001, Wood Grille Species = Pine, Interior Grille Finish = Ultra Coat, Interior Grille Ultra Coat Color = White, Clad Grille Finish = 2605, Shadow Bar = Yes, Shadow Bar Color = Dark Bronze Anodized, Division = Custom, 2W, 3H
 [HARDWARE], Shipped with Unit, Encore, Hdwr Color = White, Coastal Corrosion Stainless Steel, 14" Hinge
 [SCREENS], Full Screen Applied, FlexScreen, View Clear Mesh, Screen Width = 16.845, Screen Height = 39.476
 [WRAPPING], 4 9/16" Jamb, Nail Fin = Integral Rigid Vinyl Nailing Fin, Aluminum Drip Cap Applied
 [PERFORMANCE], U-Factor = 0.27, SHGC = 0.19, CR = 58, VT = 0.42, AI = <0.30/<1.5, CPD = SIE-N-136-03734-00004, Can ER = 17, W m 2k = 1.53, Performance Grade = PG50, Wind Zone = WZ-3, FBC = FL23008



PK 385

Rough Opening: 21" X 44.25"
Overall Unit Size: 20.5" X 43.75"
Room Location: None Assigned



UPGRADE YOUR EXPECTATIONS WITHOUT UPGRADING YOUR BUDGET



High Tech Fusion Technology

STILL “THE MOST INNOVATIVE WINDOW OF THE YEAR.”





When we introduced our advanced H3 window, Window & Door magazine gave it the Crystal Achievement Award for innovation.

Since then, all we've done is make it even better.

At the core of the H3 is our patented Fusion Technology™. It integrates three perfect materials – extruded aluminum, vinyl and wood – into one perfect window. This unique fusion results in improved energy efficiency & performance, noticeably enhanced aesthetics, an extreme seal, and easier installation.

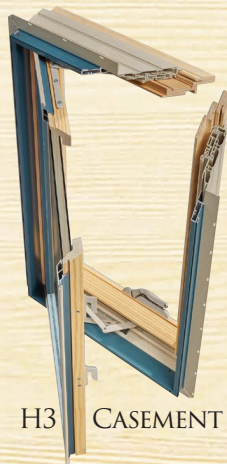
MORE IMPROVEMENTS FOR AN INDUSTRY LEADER.

The past few years have seen some incredible improvements to an already over-achieving window line. We recently introduced our H3 exterior trim profile system with four available looks.

You'll also find our H3 FeelSafe product line making a name for itself in Zone III impact-prone locations. Add the continuous head and sill offered on all of our H3 products, and you'll see why our H3 Series remains a game changer.



H3 DOUBLE HUNG



H3 CASEMENT



H3 HORIZONTAL SLIDER



H3 AWNING



H3 DIRECT SET

NOBODY'S EVER BUILT A CASEMENT LIKE THIS BEFORE

H3



H3 AWNING WINDOW

Like all our products, Sierra Pacific awning windows are custom made, by hand, to your exact specifications. We think you'll notice the difference in how they look and how they perform.

Awning windows are a great choice when you want the fresh air of an open window even if it's raining. Our awning windows are commonly used alone or combined underneath a large picture window to provide ventilation.

Now available in our  FeelSafe impact line.

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like some windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 7 other wood species.

Seamless factory mull system stops water with integral continuous head and sill mulls.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot, and enhanced resistance to air or water leaks. No vinyl components are visible when window is closed.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Premium weatherstripping.

Custom sizing to 1/8" available.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Innovative snap-lock design means no unsightly screws or fasteners on the interior. Only minor nail holes to fill in the screen track.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Top of the line Encore handle and operating hardware are standard.

Choose from eight species of interior wood.

Available with simulated divided lite grilles or our grilles between the glass.

Mix and match the H3 with our premium line to help stay within budget.

Sash has sealed and mitered corners outside, non-mitered inside. Architectural sash setback of 7/8".



NOBODY'S EVER BUILT A DOUBLE HUNG LIKE THIS BEFORE



Now available in our 
FeelSafe impact line. 11/14/17

Wood interior for warmth, beauty and thermal insulation with 4-9/16" standard jamb depth. Not just a veneer like other mid-priced windows. Select ponderosa pine is standard. Available natural, primed, or factory finished, and in 8 other wood species.

Extra-strong 0.078" vinyl base frame for superior rigidity, tight corners, total protection against rot and enhanced resistance to air or water leaks.

Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Proprietary patented Fusion Technology™ integrates 3 perfect materials into 1 perfect window.

Innovative snap-lock design means no unsightly screws or fasteners on the interior.

Low profile surface mounted lock with easy to operate lever.

Constant force balance for smooth, easy operation.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation. The H3 virtually eliminates racking problems.

Available for new construction applications with an integral nailing fin or as an insert or pocketing window for replacement applications.

Choose from eight species of interior wood.

Concealed jambliner just like on our custom built, high end windows.

Easy-tilt sash for easy cleaning.

Premium weatherstripping.

Custom sizing to 1/8" available.

Sash are sealed and mitered corners outside, non-mitered inside.

Seamless factory mull system stops water with integral continuous head and sill mulls.

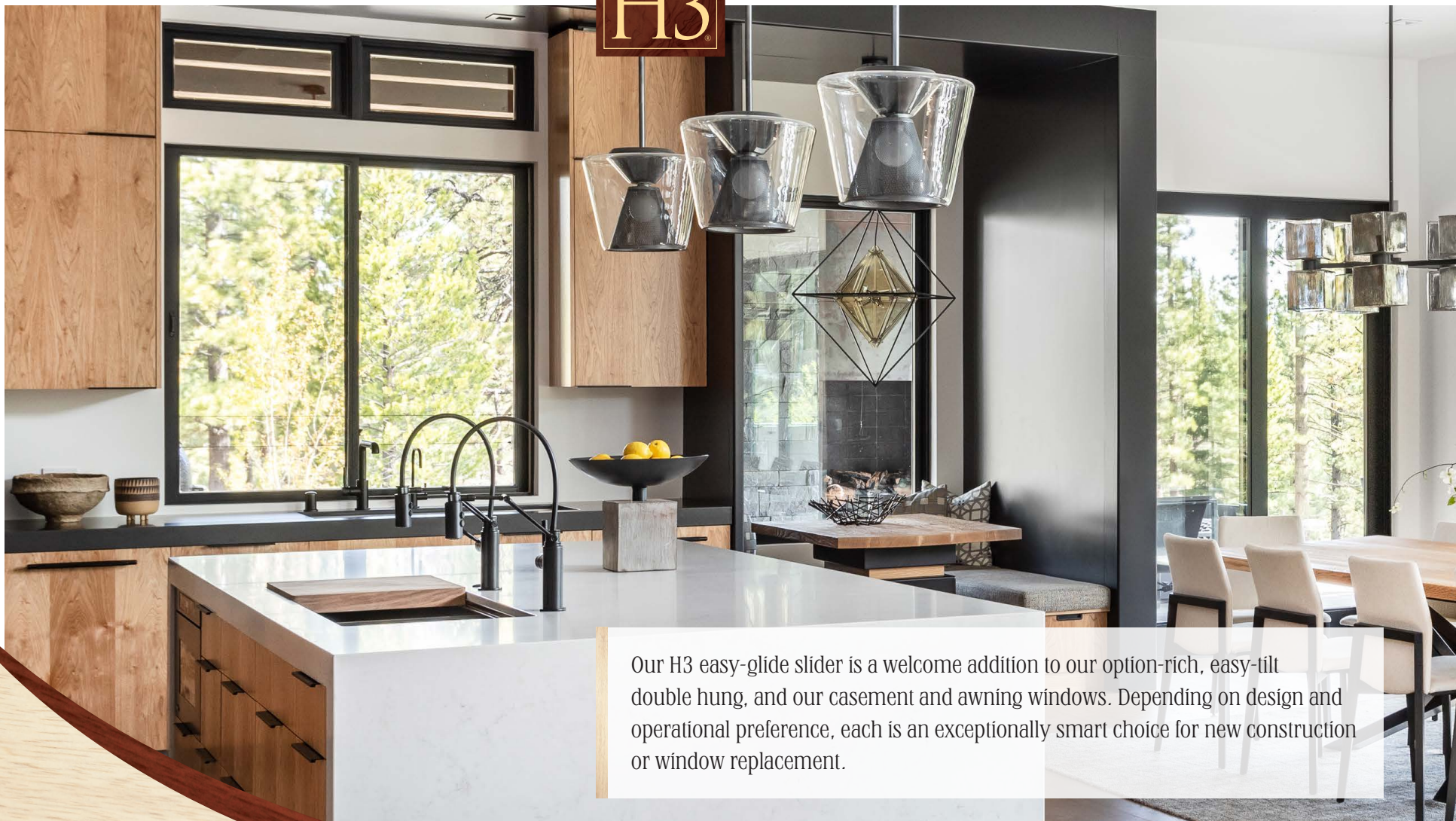
Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Mix and match the H3 with our premium line to help stay within budget.

Available with simulated divided lite grilles or our grilles between the glass.

NOBODY'S EVER BUILT A SLIDER LIKE THIS BEFORE

H3



Our H3 easy-glide slider is a welcome addition to our option-rich, easy-tilt double hung, and our casement and awning windows. Depending on design and operational preference, each is an exceptionally smart choice for new construction or window replacement.



Kelly & Stone Architect | VINEYARD CUSTOM HOMES
KTG Design | Kat Alves Photography

Mitered corners and narrow sash
stiles & rails for a full vista view.

Select ponderosa pine is standard. Available
natural, primed, or factory finished, and in
seven other wood species.

Interior vinyl track mechanism is available in
beige or white to blend seamlessly with a painted
white interior.

Thicker, stronger 0.055" extruded aluminum cladding.
It's at least twice as thick as competitors' roll-form
cladding for greater durability and dent resistance.

Extra-strong 0.078" vinyl base frame for superior
rigidity, tight corners, total protection against rot, and
enhanced resistance to air or water leaks.

Integral rigid nailing fin for greater structural integrity,
improved water barrier and easy installation. The H3
virtually eliminates racking problems.

Jamb depth options
up to 8-1/8".

Precision stainless steel rollers are standard.

Our H3 horizontal slider comes with solid performance, plenty
of glass & accessory options. Available in larger sizes.

Protected to the core against water with our exclusive patented
CoreGuard Plus™ wood treatment for superior rot resistance.

Wood interior for warmth, beauty and thermal insulation.
Not just a veneer like some windows.

Single or triple
configurations.

Proprietary patented Fusion Technology™ integrates
3 perfect materials into 1 perfect window.

Up to a 1" glass
thickness for more
glazing options;
including triple IG.

Innovative snap-lock design
means no unsightly screws
or fasteners on the interior.
Only minor nail holes
to fill in the screen
track.

Available with
simulated divided lite
grilles or our grilles
between the glass.

EXPAND YOUR DESIGN CHOICES WITH DIRECT SETS



Get ready to widen your views with the H3 Direct Set. Up to 50 square feet of glass as a single unit or in combination, with future configurations going even larger. The slim frame design and narrow sight lines make its contemporary profile the perfect match for our H3 Casement, Sliding and Double Hung windows. It's a look that's opening up new possibilities in H3 design.



Choose from eight species of interior wood.

Premium weathersstripping.

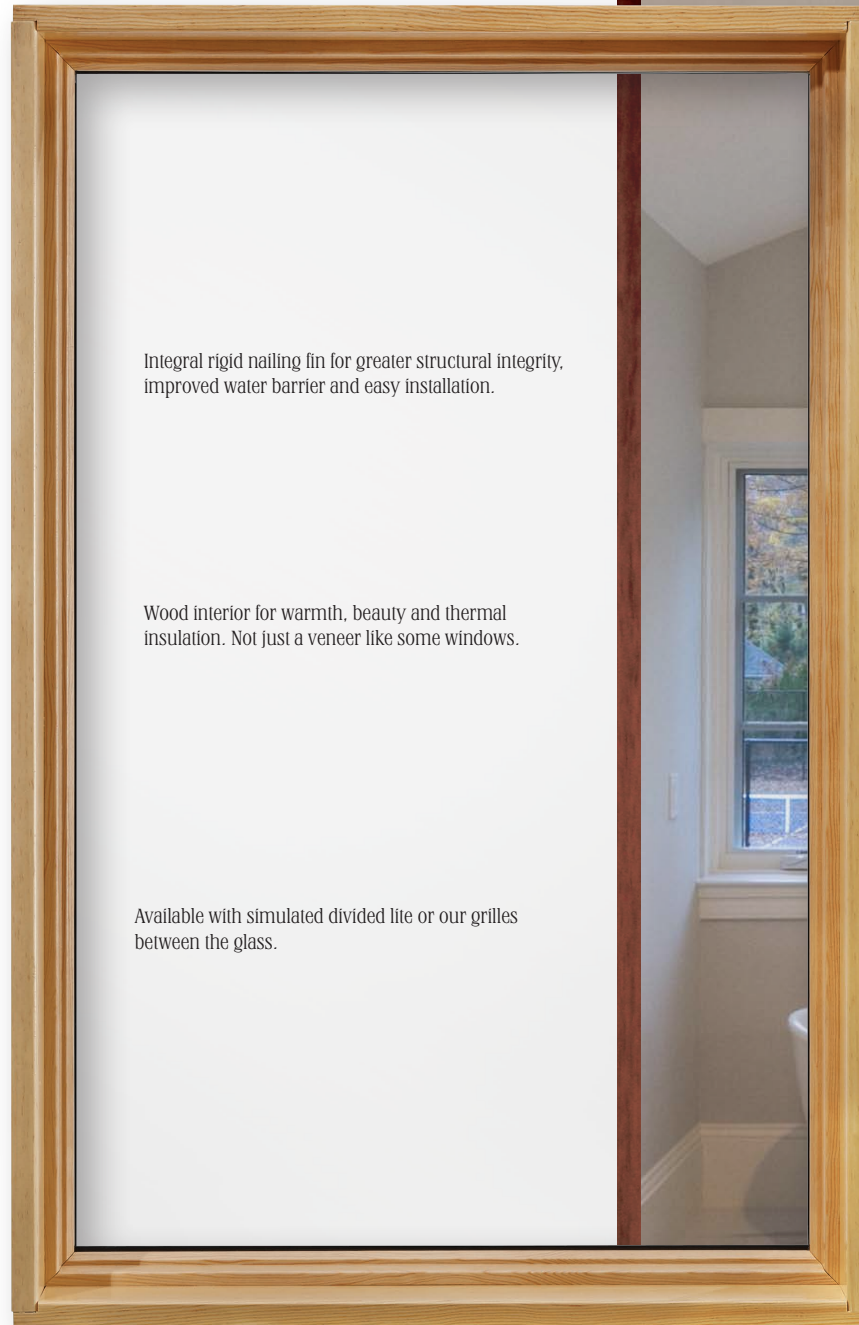
Protected to the core against water with our exclusive patented CoreGuard Plus™ wood treatment for superior rot resistance.

Thicker, stronger extruded aluminum cladding. Ours is at least twice as thick as competitors' roll-form cladding for greater durability and dent resistance.

Integral rigid nailing fin for greater structural integrity, improved water barrier and easy installation.

Wood interior for warmth, beauty and thermal insulation. Not just a veneer like some windows.

Available with simulated divided lite or our grilles between the glass.



A TOP PERFORMER IN ZONE III AREAS

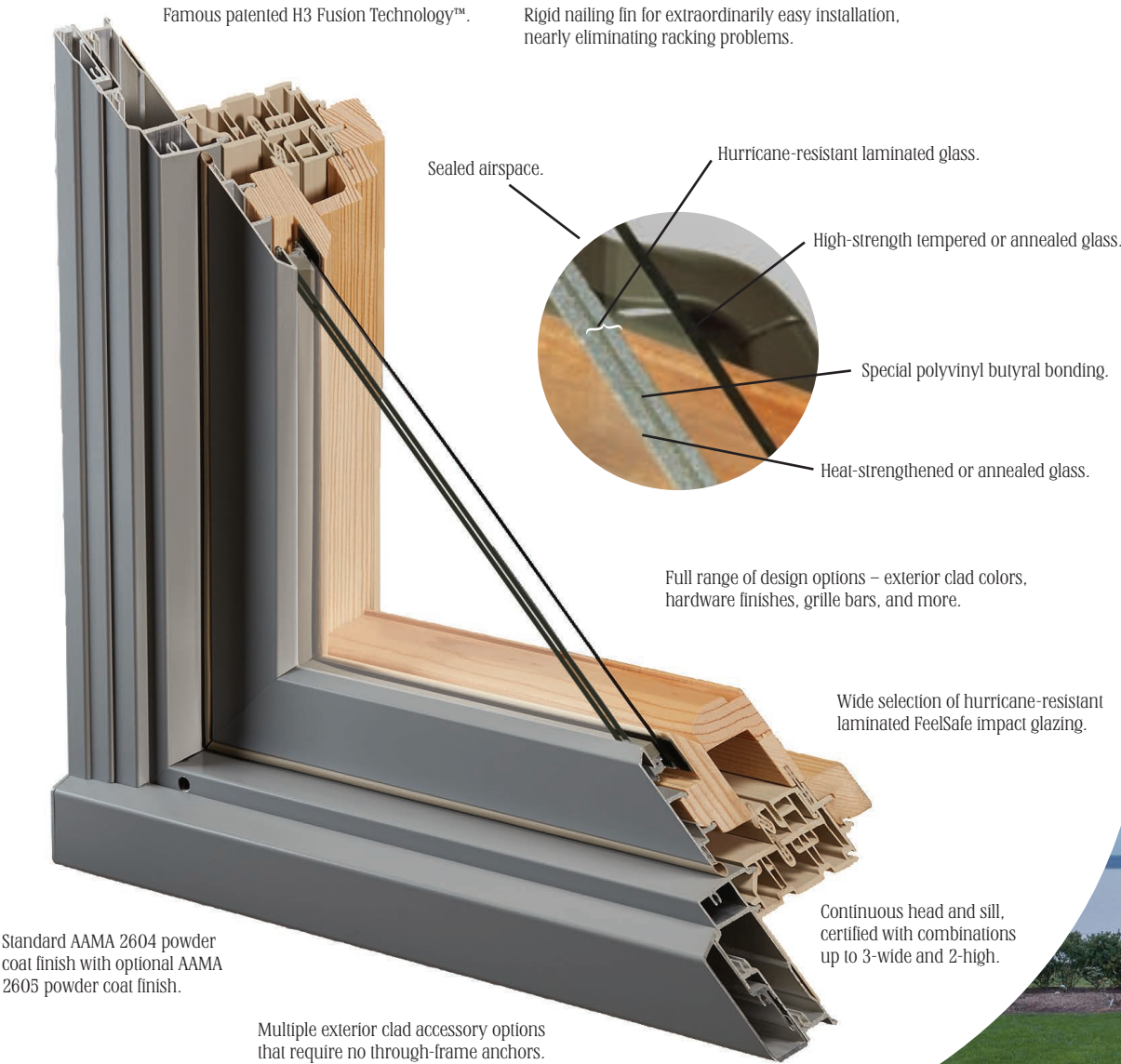
H3



H3 Feelsafe products are available as casements, awnings, double hung and direct set, all with DP +50/-60 zone III rating.



H3 has long been a favorite with architects, builders and homeowners. With the addition of our hurricane resistant FeelSafe glazing, H3 FeelSafe is an amazing and often necessary choice for zone III homebuilders. Exceptionally easy to install and extremely energy efficient, choose from casement, awning, double hung and direct set. Our full H3 FeelSafe line is perfect for coastal building challenges.



ye-h photography | Prentiss + Balance + Wickline Architects

HIGH PERFORMANCE GLAZING OPTIONS



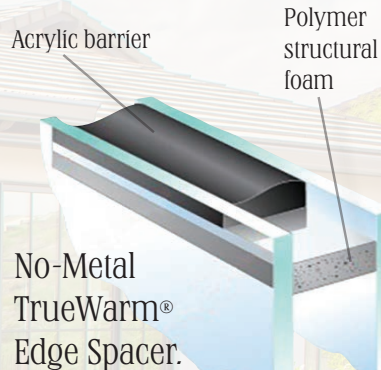
FINE TUNE YOUR WINDOWS FOR OPTIMAL PERFORMANCE.

What's the best glazing for your windows and patio doors?

Obviously, what's best for a freezing northern winter is not necessarily right for a hot southern summer. We have the answer. With one of the broadest selections of glazing options in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and lower your energy bills. You can capture the sun's heat, or reflect it. You can also reduce outside noise, block the sun's damaging UV rays, or even enhance your privacy.

Mandalay Homes



Acrylic barrier

Polymer structural foam

No-Metal TrueWarm® Edge Spacer.

THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that make our H3 windows perform so well is our patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.

Low-E 366



Cardinal's triple layer silver product with their exclusive XL Edge Spacer for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27*. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass.* **

Low-E 366 with i89 Coating**



The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating.* **

Low-E 340



Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and maximum glare control. Also available with Preserve protective film or with Preserve and Neat coating.* **

Low-E 180 Passive Solar



A very high (0.70*) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve protective film or with Preserve and Neat coating.* **

Low-E 180 Passive Solar with i89 Coating**



The same superior performance as regular Low-E 180 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve protective film or with Preserve and Neat coating for a naturally cleaner glass.* **

Dual or Triple Pane Low-E



Insulated for improved energy efficiency. Single surface low-E coating to reduce solar heat gain and block UV rays.

Insulated Glass



For moderate climates. Basic glazing with basic performance.

Sound Control

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

FeelSafe® Insulated Low-E with or without Sea Turtle Glazing



Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or literally blow off the roof. Available in low-E, low-E 366 or low-E 340.

FeelSafe® Laminated with or without Sea Turtle Glazing



For moderate climates, our non-insulated, shatter-resistant FeelSafe glass provides the utmost security—whether your concern is severe storms or intruders. Also available in low-E 366 or low-E 340.

* All values shown are center of glass. ** Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation. *** Available when selecting XL Edge Spacer.



THE WARMTH & BEAUTY OF SELECT WOODS



We happen to think that your windows should match your cabinets perfectly. So whether it's your den or your kitchen, or throughout the whole house, Sierra Pacific lets you choose from eight beautiful woods for your windows, patio doors and trim.



See your local representative for actual wood samples. Wood is a natural material with character, color, and grain patterns with varying densities. Wood veneer wrap may be used on select components of various species.



Prairie
3-1/2" wide



Tradesman
3-1/2" wide



Tradesman II
3-1/2" wide



Craftsman
3-1/2" wide



Continental
3-1/2" wide



Colonial
3-1/2" wide



Regal
3-1/2" wide



Provincial
3-1/2" wide



Tudor
3-1/2" wide

ROSETTES



Available in 2.5" or 3.5"
sizes in matching wood
species.



Heritage
2-3/4" wide



Heritage II
2-3/4" wide



Traditional
2-1/4" wide



Contemporary
2-1/4" wide

A PREMIUM FACTORY FINISH

Nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra-clean conditions.

Sierra Pacific gives you two premium options: Ultra Stain and Ultra Coat.

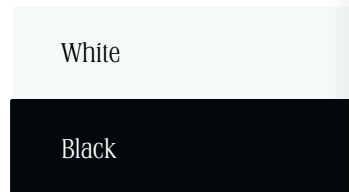
Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a white or black durable interior paint.

Both Ultra Stain and Ultra Coat are so tough, they resist scratching and marring and so superior, they provide advanced protection against moisture.

ULTRA STAIN



ULTRA COAT



CHOOSE CAREFULLY THESE COLORS STAY A LONG, LONG, LONG TIME

The exterior of Sierra Pacific H3 windows is fully encased in low maintenance, heavy-duty, extruded aluminum. Ours is at least twice as thick as our competitors' roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 70 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.

COLOR STAY™ COLLECTION



Ⓥ Available in vinyl.



WEATHERED COLLECTION



TEXTURED COLLECTION

Available AAMA 2604 only



PEARL METALLIC COLLECTION



METALLIC COLLECTION



INDUSTRIAL COLLECTION



Pricing may vary by collection.



MAKE OUR WINDOWS UNIQUELY YOURS

With our grille and hardware design options, you can make the look of your H3 windows truly complement your home—whether your décor is traditional, contemporary, or something in between.



CASEMENT HARDWARE

Our standard handle is the Encore from Truth. It's the same high-end handle as on our premium casements. It folds out of the way of window treatments, and comes in beautiful hardware finishes.



BEAUTIFUL FINISHES *Special order. Extended lead-time.



DOUBLE HUNG HARDWARE

Easy-tilt latches make window cleaning a breeze. Available in multiple finishes.

*Special order. Extended lead-time.



CLASSIC APPEAL, MODERN EASE

Sierra Pacific offers two ways to achieve the classic appeal of traditional divided lights. Our newly expanded selection of simulated divided light profiles, with optional aluminum spacers between the glass, and our grilles between the glass, giving you the visual appeal you want without the grille ever getting in your way.

SIMULATED DIVIDED LITE PROFILES

5/8"

7/8"

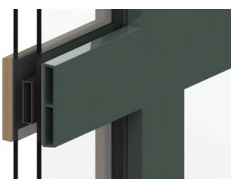
1"

1-1/4"

2"



Contemporary



Putty



Traditional



GRILLES BETWEEN THE GLASS

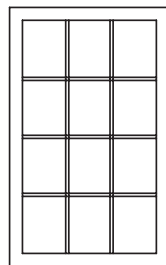
Grilles between the glass come in your choice of profiles: 11/16" or 1" contour or 5/8" flat. Available in 8 colors.

Two-tone grilles also available.

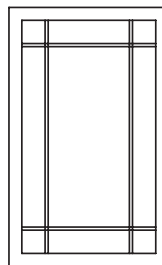


GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal and prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



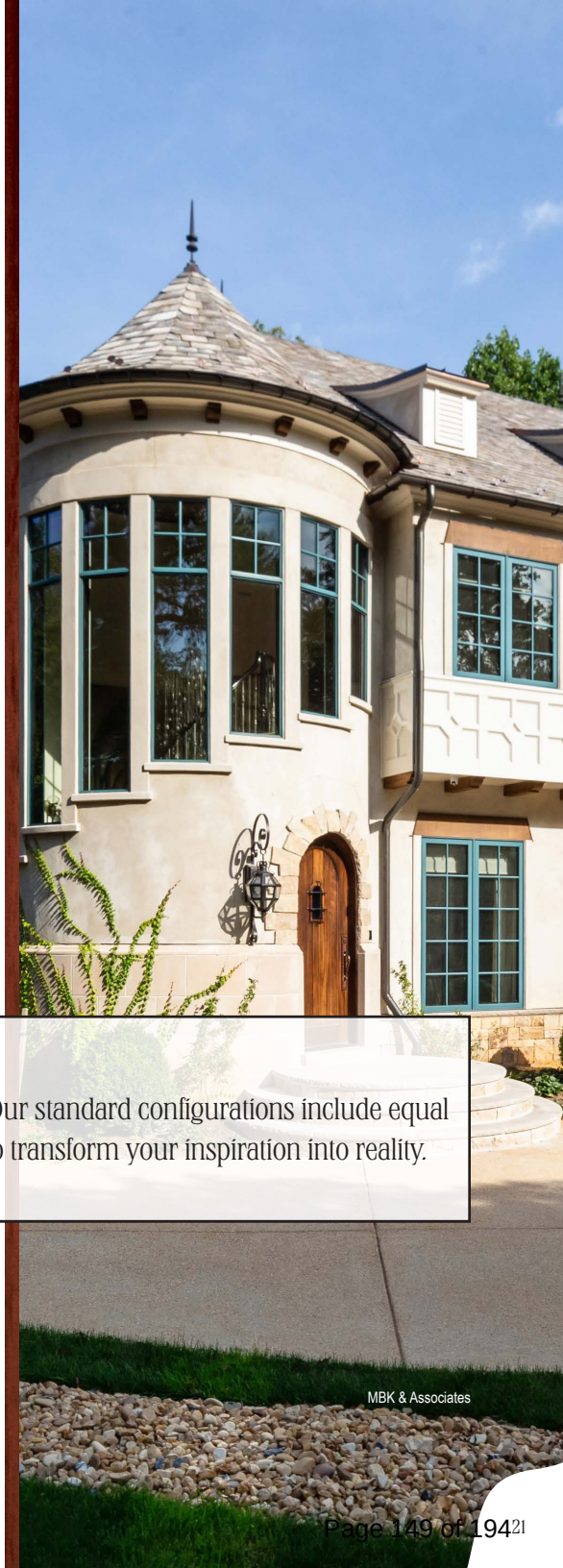
Equal



Prairie



Bronze spacer
option shown



MBK & Associates

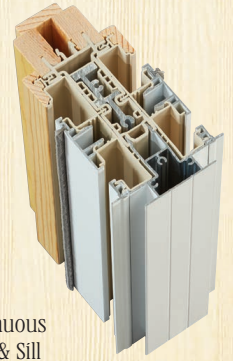
MORE CUSTOMIZATION MADE REMARKABLY EASY

— CONTINUOUS HEAD & SILL ADVANTAGE —

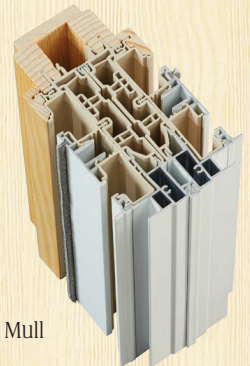
The continuous head & sill of our H3 windows makes installing multi-wide units much simpler. It also improves structural integrity and dramatically increases performance with a water-tight mull joint certified up to three-wide and two-high.



MULLING OPTIONS



Continuous
Head & Sill
Mull Post



Tight Mull

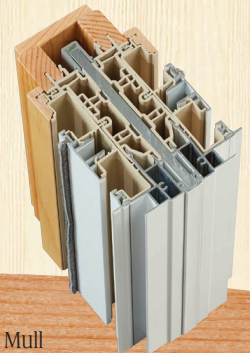


Plate Mull

EXTERIOR TRIM PROFILES



Whitney Kamman Photography | Adams Construction



2" Flat Casing



3.5" Flat Casing



2" Brickmould



2" Oval

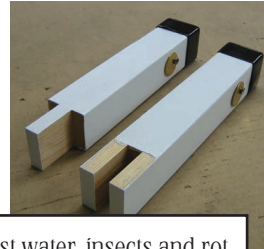


One of the industry's top performers keeps getting design improvements to make it even easier to install, more efficient to own and more beautiful to look at.

Add-on clad profile gives homeowners the flexibility to choose the aesthetic they want.

INDUSTRY-LEADING PROTECTION FOR WOOD

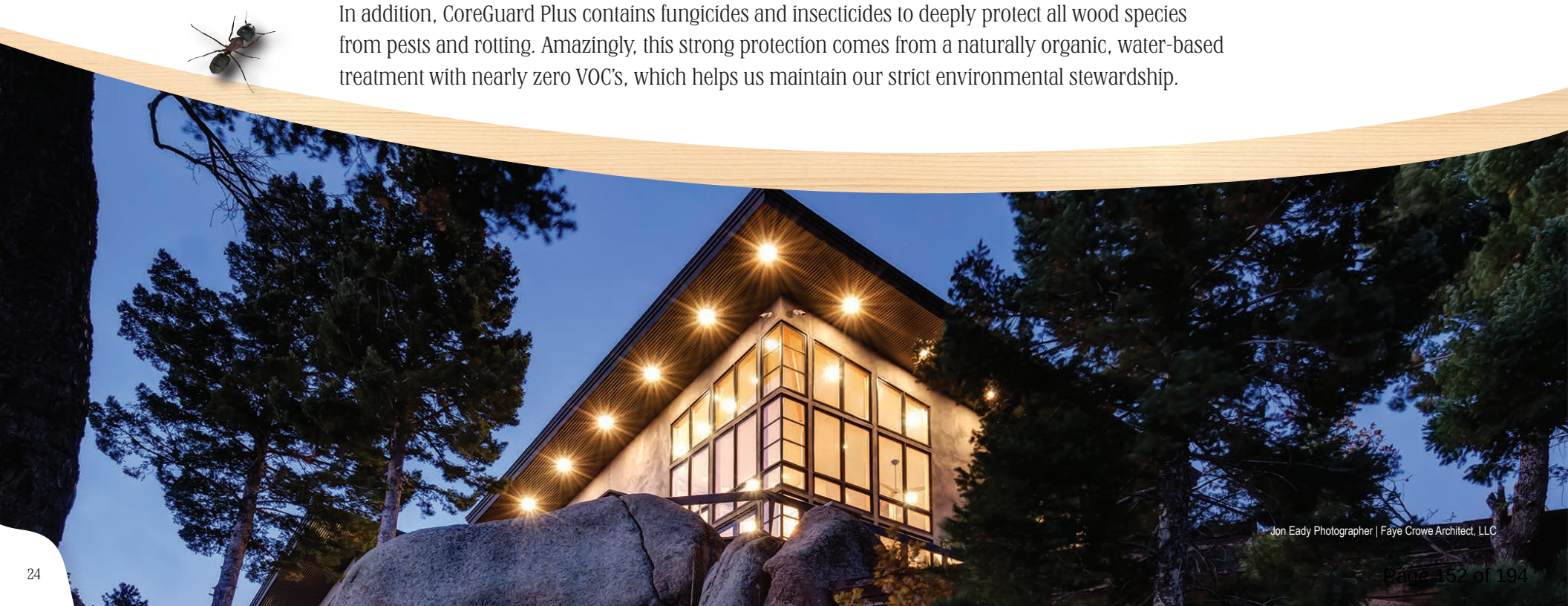
COREGUARD PLUS™ WOOD PRESERVATIVE.



Thoroughly tested in Hawaiian rain forests against water, insects and rot.

Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water, so our windows and patio doors are less likely to warp or swell and have superior dimensional stability.

In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOC's, which helps us maintain our strict environmental stewardship.



Jon Eady Photographer | Faye Crowe Architect, LLC

Page 152 of 194

INDUSTRY-LEADING WARRANTY

A WARRANTY AS TOUGH AS THE PRODUCTS IT GUARANTEES

Sierra Pacific Windows and Doors are backed by our fully transferable 30/20 Limited Warranty (20/10 for commercial products). It provides 30 year residential AAMA 2605 clad exterior coating coverage, 20 year insulated glass coverage, 10 year parts coverage, 2 year labor coverage, and 10 year AAMA 2604 clad exterior coating coverage. For warranty specifics, please refer to SierraPacificWindows.com.



OUR INSTALLATION SECRET: TIME IS MONEY

The H3 isn't just remarkably advanced. It's also remarkably easy to install and finish. A rigid nailing fin is integral to H3 windows. It produces greater structural integrity, an improved water barrier and the virtual elimination of racking problems.

Plus, our innovative snap-lock design also means no unsightly screws or fasteners on the interior and fewer nail holes to fill. In fact, the only nail holes on the casement are in the screen track.

The bottom line is that you save time. And time is money.



THE PERFECT COMPLEMENT TO YOUR H3 WINDOWS.

In addition to the remarkably advanced H3, Sierra Pacific also offers several complete lines of wood windows and patio doors. We build them with careful attention to detail, superb craftsmanship, innovative engineering, and the newest technology.

Of course, they're designed to complement your H3 windows.



Casement Window



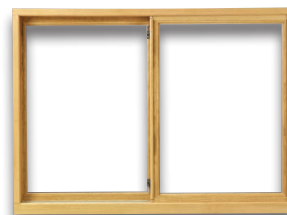
Double Hung Window



Single Hung Window



Awning Window



Horizontal Sliding Window



Bay or Bow Window



Swinging Patio Door



Sliding Patio Door



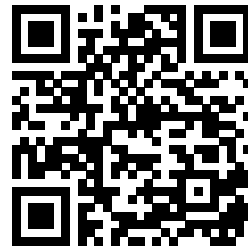
Geometric Shape Window

Instagram Follow us @SierraPacificWindows



Your Sierra Pacific product may contain inert gas, intended to improve thermal performance. Even the best manufacturing techniques cannot guarantee that the initial fill rate of the inert gas will be maintained during the product's lifetime, and Sierra Pacific makes no such guarantee. If the product is fitted with a breather or capillary tube system, it must be treated as if it is entirely air filled. Sierra Pacific does not guarantee the presence of inert gas or any thermal performance related to inert gas. See actual warranty for complete details.

We reserve the right to change product specifications without notice. Photography used may not represent current product features and options.
Sierra Pacific windows and doors are successful thanks in part to our unique patents. Visit spi-ind.com/ip to learn more.



We're the company building the most uncompromising windows
and doors possible for clients with the highest expectations, a fact
we're proving one beautiful project
at a time.

SCAN THE QR CODE TO SEE FOR YOURSELF.



REF: ARB- 110 WEST STRONG STREET PROJECT

We respectfully but urgently request approval for a window replacement project tied to our Impact 100 grant application. Pensacola Bay Area Impact 100 (impact100pensacola.org) is an organization of more than 100 women who each contribute \$1,000 annually to support local nonprofits in the Pensacola Bay Area, with every dollar going directly to those organizations. Each year, more than \$100,000 is awarded to qualifying nonprofit recipients. We were honored to receive one of these grants in 2021 and have been encouraged to apply again to help fund the critically needed replacement of the windows at 110 West Strong Street to preserve this historic home. We are submitting this request under the Arts, Culture & History category because of the home's historical significance and the urgent need to protect its structural integrity. This year's grant award is \$101,000 per recipient, and the application deadline is June 15th. Finalists will be announced on September 16th; however, we must receive ARB approval by June 18th or we will have no choice but to withdraw our application and forfeit this critical funding opportunity. As a 501(c) nonprofit organization, we must steward every dollar responsibly, and this grant would provide essential support for a project that cannot move forward without approval. Any delay will not only jeopardize this funding opportunity but also allow the condition of this historic home to continue to decline.

ESSENTIAL STEPS TO APPLY

STEP 1

Submit a Letter of Intent due online by noon on
April 30

The Letter of Intent is available at
www.impact100pensacola.org

STEP 2

Grant Application due online by noon on
June 15

Organizations who submit a Letter of Intent on or before the noon deadline of **April 30** and meet the eligibility requirements will receive access to the online grant application.

Once submitted, the application is reviewed for completion and forwarded to the applicant's designated Focus Area.

More information is available at:
www.impact100pensacola.org

For any questions about the grant process, contact us at:
grants@impact100pensacola.org

LINK & LEARN SERIES

These events provide the opportunity to LINK with fellow nonprofit organizations and IMPACT 100 board members & LEARN relevant information about the IMPACT 100 grant process.

Wednesday, November 19, 2025
7:30 a.m. - 9:00 a.m.
Marcus Pointe Baptist Church

Tuesday, January 27, 2026
11:30 a.m. - 1:00 p.m.
St. Christopher's Episcopal Church

ADDITIONAL INFORMATION

A variety of information can be found on our website. Periodic emails will also be sent to nonprofits for whom IMPACT 100 has accurate contact information. If your organization is interested in receiving information from IMPACT 100, please visit our website or scan the QR code to fill out the **Nonprofit Contact Information Form**.



www.impact100pensacola.org

PENSACOLA BAY AREA
IMPACT100
Arts & Culture · Education · Environment · Family · Health & Wellness

PENSACOLA BAY AREA
IMPACT100
Arts & Culture · Education · Environment · Family · Health & Wellness

\$18.7 Million
awarded since 2004

**GRANT
APPLICATION
PROCESS**

2026

IMPORTANT DATES

MARCH 26

Number of IMPACT 100 members and the grant amounts for the current year are announced.

Online Letter of Intent becomes available to nonprofits.

APRIL 16

Nonprofit Workshop is held.

APRIL 30

Letter of Intent is due online by noon.

MAY 15

The grant application is released to eligible nonprofit organizations.

MAY 19

Grant Application 101 Webinar is offered to those nonprofits that have submitted a Letter of Intent.

JUNE 2

Grants Q&A sessions are available to nonprofits submitting a grant application.

JUNE 15

The online grant application is due online by noon.

LATE JULY-AUGUST

Focus Area Committees meet, conduct site visits, and select finalists.

SEPTEMBER 16

The finalists are announced.

OCTOBER 11

Annual Meeting is held, where each finalist presents their project, and the members of IMPACT 100 vote for the grant recipients.

NONPROFIT OPPORTUNITIES

Consider attending these *free* events for information concerning the grant application process. Although they are not a requirement, you should find them very helpful and informative. RSVP is typically requested. Check our website or Facebook for more information.

NONPROFIT WORKSHOP

April 16, 2026

The Nonprofit Workshop features a keynote speaker, an overview of the grant process, and a question and answer session. The Nonprofit Social is designed to provide networking time amongst our local nonprofit organizations.

GRANT APPLICATION 101 WEBINAR

May 19, 2026

This webinar is open to nonprofits who submit a Letter of Intent this year. It provides a “walk-through” of the online grant application and an opportunity for attendees to ask questions regarding it.

GRANTS Q&A

June 2, 2026

This is an opportunity for those nonprofits who are submitting a grant application this year to meet with an IMPACT 100 board member one-on-one and ask any last-minute questions they may have concerning their grant application.

More information is available at:

www.impact100pensacola.org

For any questions about the grant process, contact us at:

grants@impact100pensacola.org

GRANT FOCUS AREAS



ARTS, CULTURE & HISTORY

Initiatives that develop, enhance or preserve the arts, music, culture and history of the Pensacola Bay Area.



EDUCATION

Initiatives that further the educational process or improve access to education for children and/or adults in the Pensacola Bay Area.



ENVIRONMENT & RECREATION

Initiatives that restore or enhance the environment, promote animal-centered care, or improve recreation and fitness in the Pensacola Bay Area.



FAMILY

Initiatives that strengthen and enhance the lives of children and families living in the Pensacola Bay Area.



HEALTH & WELLNESS

Initiatives that improve the mental and/or physical well-being of people living in the Pensacola Bay Area.



MARTHA'S VINEYARD FOUNDATION, INC
in [2021](#), [Family](#), [Martha's Vineyard Foundation](#), [Nonprofit](#) ·
[Share](#)

VINEYARD FAMILY HOUSE

Caring for Families in Crisis

Grant Year: 2021 | Focus Area: Family | Grant Amount:
\$101,820 | Grant Status: Complete

The Vineyard Family House (VFH) is a faith-based respite house offering a home away from home where critical care families can come for rest, meals, support and friendship. Similar to the way Ronald McDonald House takes in immediate family members of hospitalized children 21 years and younger, out of town families with adult patients are offered a place to stay at VFH so they can focus on their injured or ill loved ones. VFH welcomes all types of families in need, without regard to religion, race, gender, or financial ability, so the patient may recover faster when not feeling the wilting effects of the situation on their loved ones. In addition to traditional lodging rooms, VFH offers “isolation” rooms, specifically designed for those with immune-suppressed systems and their caregivers. The majority of houseguests are from the Panhandle but live at least 30 miles from Pensacola. Local palliative care and hospice facilities have utilized the guest accommodations, and VFH

regularly serves the families of military personnel from local bases who have been injured or have a medical crisis. Since opening in 2010, VFH has hosted over 1,400 family members from 44 states and 11 foreign countries.

PROJECT DESCRIPTION

In July 2019, VFH purchased a house at 110 West Strong Street that offers 7 bedrooms and 7 bathrooms. Creating a healing environment that is comfortable, dependable, peaceful, friendly, safe and accessible is a priority. Doing this requires (1) providing uninterrupted power in the event of an outage to ensure refrigeration of food and medications, lights, and comfort for guests, (2) constructing a ground floor bedroom and bath for mobility challenged guests, (3) ensuring consistent and efficient heating and cooling, and (4) accommodating a greater number of guests for dining. IMPACT 100 grant funds will be used for the purchase and installation of a 25-kw gas-fired generator with an automatic transfer switch. An existing dining room will also be converted into a bedroom and the only full downstairs bathroom. This in addition to a stairlift added to the kitchen stairs, will better accommodate the needs of guests with mobility issues. A reconfiguration of the existing kitchen will increase the space in the common area, allowing for a farmhouse table that can accommodate 12 people, promoting a greater sense of community. Finally, funds will be used to replace the existing HVAC units with more efficient 4-ton and 3.5-ton Bryant systems.

COMMUNITY IMPACT

The goal of these projects is to provide the highest level of care and support for the families in this, their time of greatest need. The expected impact is to better accommodate guests, make

the lodging more accessible for people of all mobility levels, increase the number of guests served, and enhance the integrity of the space provided. Renovating the facility's infrastructure will alleviate logistical problems and ensure suitable housing for the unique needs of guests and the medically challenged. Family members with physical limitations will have a downstairs bedroom option or a method to access the upstairs bedrooms. The downstairs reconfiguration will allow better guest flow during dining, and the generator will guard against the inconveniences and perils that result from heat, darkness, lack of refrigeration, and/or potentially loss of medical devices used daily by guests. With a commitment to meeting the unexpected needs of families in Pensacola, VFH provides families a home away from home at no cost to them when they need it most.

TAGS: Grant Year: 2021



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-706

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**523 & 527 E. Government Street
Pensacola historic district / Zone HC-1 / City Council District 6
Conceptual Review of a New Two-Story Single-Family Residence and an ADU at a
Contributing Structure**

SUMMARY:

Scott Sallis is requesting conceptual approval to relocate a contributing structure to the rear of the property and perform repairs; construct a new residence above a detached garage / workshop; construct a new two-story, single-family residence with an attached garage; construct a new pool in a courtyard; install a driveway, and landscape. The proposed development will include a lot split with the existing home and the new ADU on one lot, and the new single-family residence and the existing historic cottage on the other lot.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

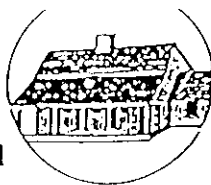
[12-3-10\(1\)d.2.ii.](#) Pensacola historic district; Procedure for review; Decisions; Rules governing decisions
12-3-10(1)e. Pensacola historic district; Regulations and guidelines for any development within the historic zoning districts
12-3-10(1)f. Pensacola historic district; Restoration, rehabilitation, alterations or additions to existing contributing structures in the historic district
12-3-10(h) Pensacola historic district; New construction in the historic district
[12-4-1\(1\)i.](#) Off street parking spaces requirements; General provisions

ATTACHMENTS:

1. 523 & 527 E. Government St_Images
2. FL Master Site File - 523 E. Govt St
3. FL Master Site File - 527 E. Govt St
4. 523 & 527 E. Government St_Application & Materials

523 E. Government Street





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE Version 2.0 7/92

Site #8 ES 2922
Recorder # _____
Field Date 4 / 25 / 95
Form Date 7 / 19 / 95

☒ Original
☒ Update

SITE NAMES (addr. if none) 523 E. GOVERNMENT ST. [MULT. LIST. #8]
SURVEY PENSACOLA HISTORIC DISTRICT [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 523 E. GOVERNMENT ST.
CROSS STREETS nearest/between BETW. S. FLORIDA BLANCA ST. AND S. EIGHTH AVE.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9001-001-096
SUBDIVISION NAME PENSACOLA HIST DIST BLOCK 8 LOT NO. port 96-97
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) OLD CITY TRACT
ROUTE TO _____

MAPPING

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

DESCRIPTION

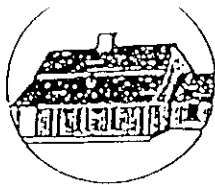
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types HIP Materials SHCO
Secondary strucs. (dormers etc.) _____
CHIMNEY: No. 1 Materials BRIC LOCATIONS E LAT SLOPE
WINDOWS (types, materials, and placements) DHS, 6/6,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

MAIN ENTRANCE (stylistic details) _____
PORCHES: #open _____ #closed _____ #incised _____ Locations N/ 1 STORY APRON, 3 BAY,
Porch roof types ACCESS FROM SOUTH
EXTERIOR ORNAMENT _____

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

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

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

**HISTORY**CONSTRUCTION DATE 1880 CIRCA ☒ yes ☐ noARCHITECT: (last name first) UNKNOWNBUILDER: (last name first) UNKNOWNMOVES ☐ 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) RESIDENCEOWNERSHIP HISTORY (especially original owner) CHARLES A. AND CORA STEWART (ORIGINAL),
RAYMOND H. AND JAMES D. STATAM (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

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

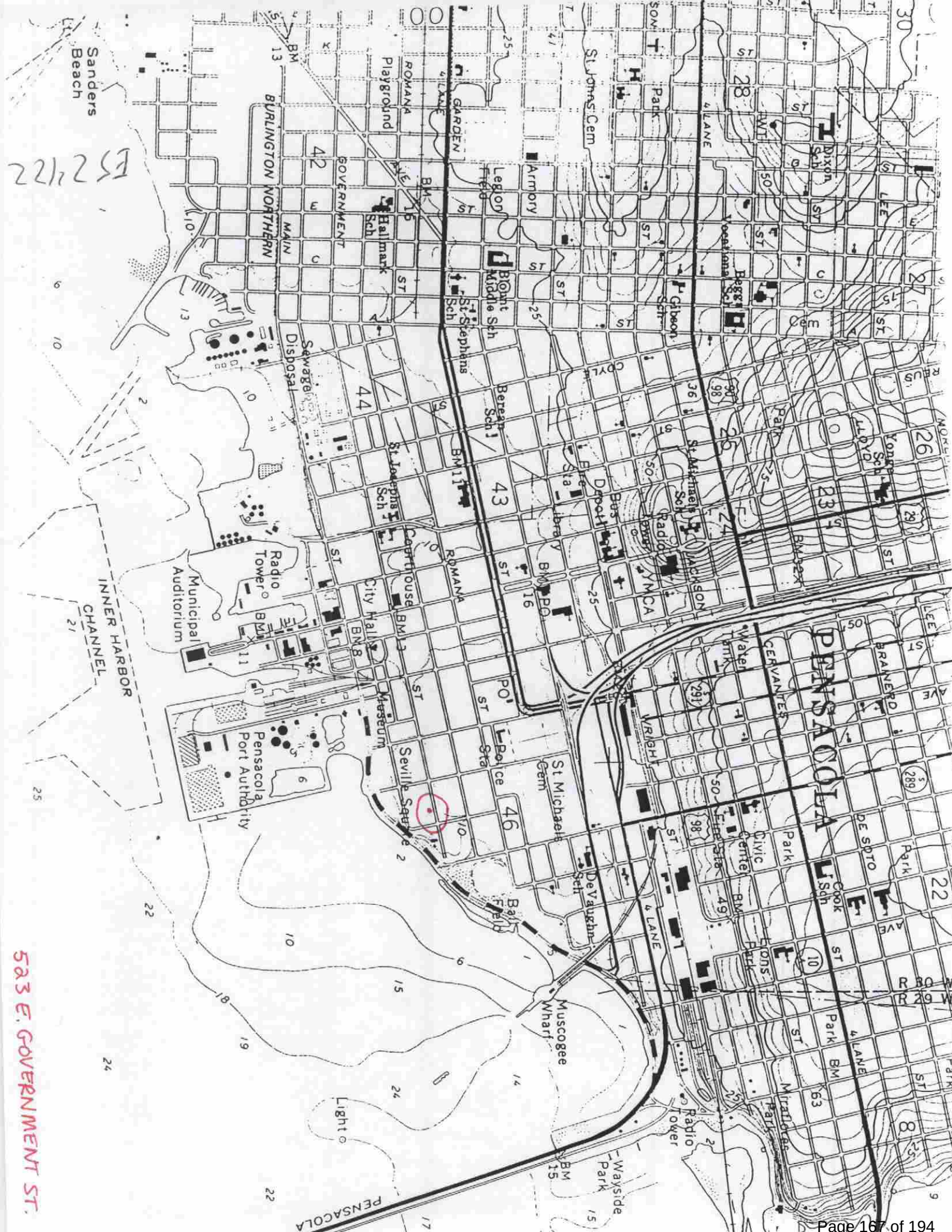
Location of negatives/neg. nos. R10, F35-36**RECORDER**NAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHK USE ONLY		OFFICIAL EVALUATIONS				DHK USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY	y	n	pe	n	Date	/ /
SHPO-NR ELIGIBILITY	SHPO-NR ELIGIBILITY	y	n	pe	n	Date	/ /
LOCAL DESIGNATION	LOCAL DESIGNATION					Date	/ /
LOCAL OFFICE	LOCAL OFFICE						

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

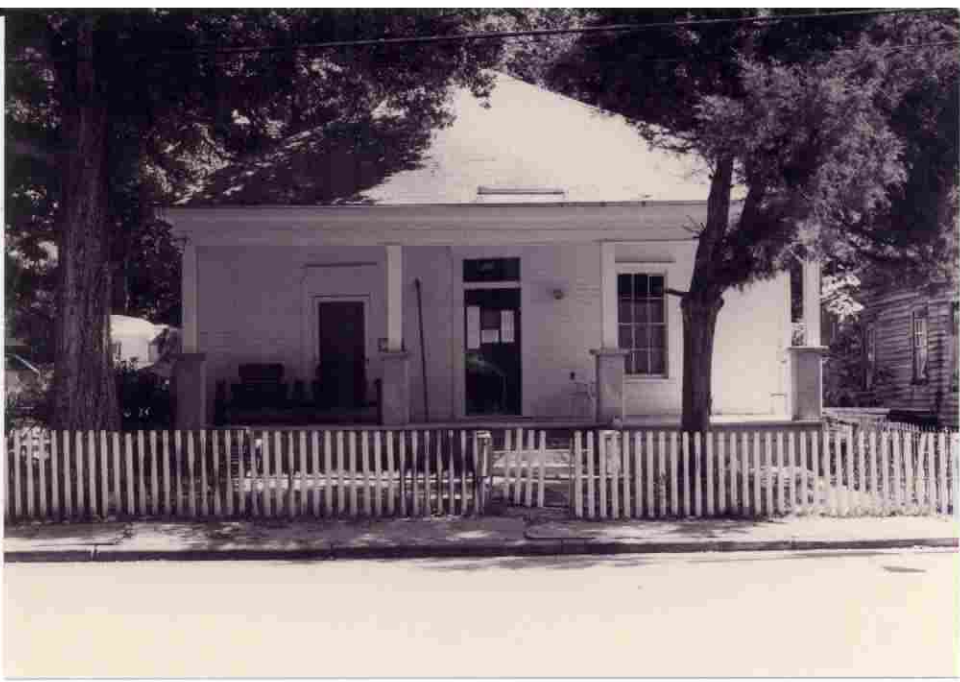
REQUIRED:

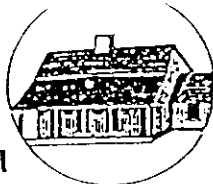
- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



ES 2422

523 E. GOVERNMENT ST.





HISTORICAL STRUCTURE FORM

FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES 2423
 Recorder # _____
 Field Date 4/25/95
 Form Date 4/25/95

☒ Original
☒ Update

SITE NAMES (addr. if none) 527 E. Government (MULT. LIST. #8 _____)
 SURVEY Pensacola Historic District [SURVEY # 4758]
 NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 527 East Government Street
 CROSS STREETS nearest/between Florida Blanca and Cevallos
 NEAREST CITY/TOWN Pensacola IN CURRENT CITY LIMITS ☒ yes ☐ no
 COUNTY Escambia TAX PARCEL # 9001-001-096
 SUBDIVISION NAME Old City Tract BLOCK 8 LOT NO. 96
 OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-anspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
 NAME OF PUBLIC TRACT (e.g., park) _____
 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 EASTING 1 1 1 0 NORTHING 1 1 1 0 7]
 PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

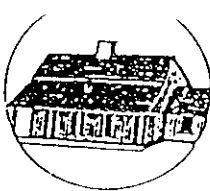
STYLE FRAM EXTERIOR PLAN RECT NO. STORIES 1
 STRUCTURAL SYSTEMS WF
 FOUNDATION: Types PIER Materials BRIC
 EXTERIOR FABRICS WTHB Materials SHCO
 ROOF: Types GA Secondary strucs. (dormers etc.) _____
 CHIMNEY: No. _____ Materials _____ LOCATIONS _____
 WINDOWS (types, materials, and placements) _____
DHS 6/6

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open 1 #closed _____ #incised _____ Locations Front Bay
 Porch roof types SHCO
 EXTERIOR ORNAMENT _____

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

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

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



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1895 CIRCA x yes noARCHITECT: (last name first) UNKNOWNBUILDER: (last name first) UNKNOWNMOVES yes no Dates ALTERATIONS yes no Dates ADDITIONS yes no Dates ORIGINAL USES (give dates) RESIINTERMEDIATE USES (give dates) PRESENT USES (give dates) RESIOWNERSHIP HISTORY (especially original owner) R.H. Statam and James D. (current)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? yes no insuff. infoIndividually elig. for Nat. Register? yes no insuff. infoPotential contributor to NR district? yes no insuff. infoLocal 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. R10, F33

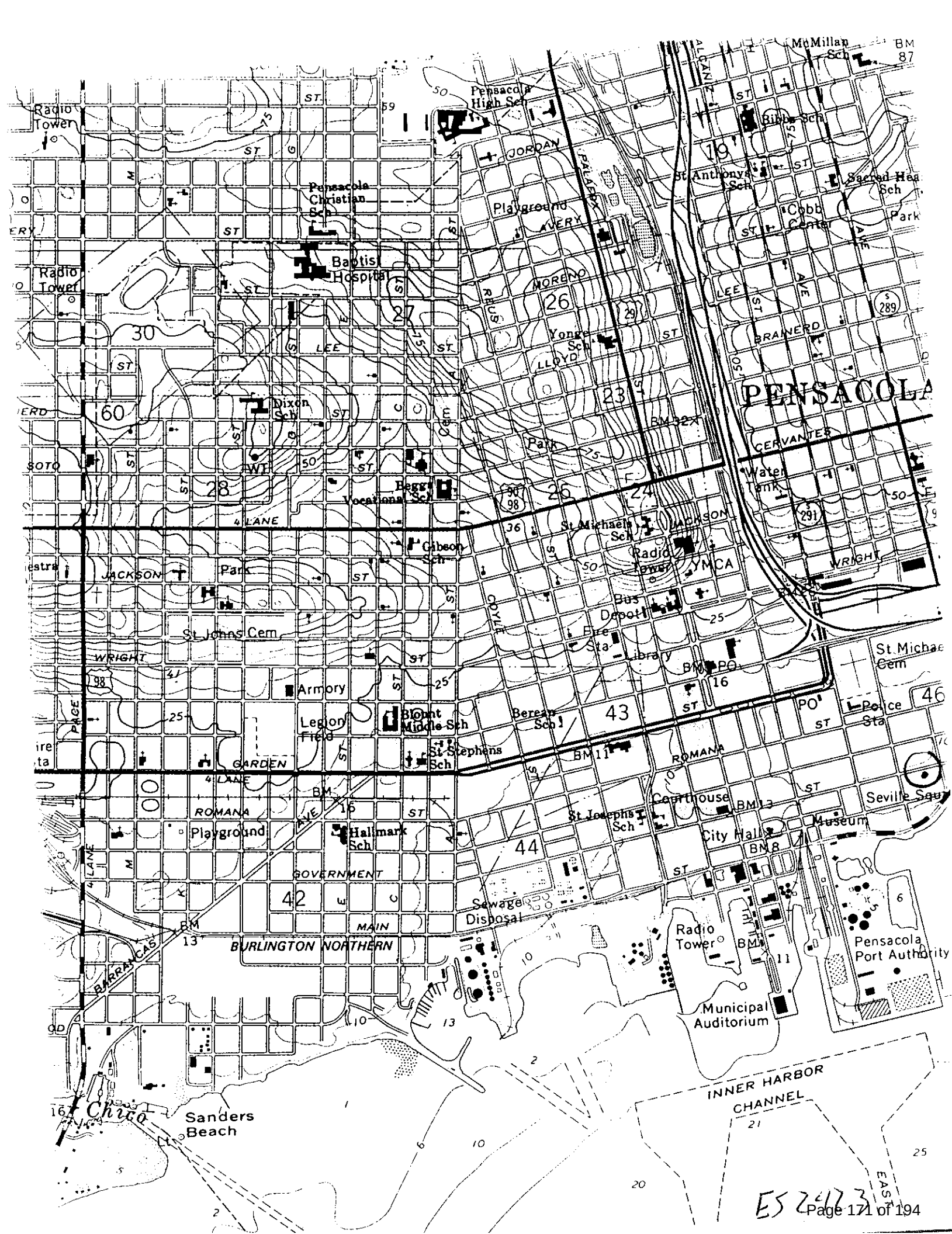
RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR 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	ni	Date
DELIST DATE		SHPO-NR ELIGIBILITY	y	n	pe	ni	Date
		LOCAL DESIGNATION	y	n	pe	ni	Date
		Local office					Date

REQUIRED:

- * y=Yes; n=No; pe=Potentially Eligible; ni=Insufficient Information
- (1) USGS MAP WITH STRUCTURE PINPOINTED
 - (2) LARGE SCALE STREET OR PLAT MAP
 - (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5







**Architectural Review Board Application
Full Board Review**

Application Date: 05/28/2026

Project Address: 523 & 527 E Government St, Pensacola, FL 32502

Applicant: Dalrymple Sallis Architecture

Applicant's Address: 503 E Government St., Pensacola, FL 32502

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

Property Owner: Warner Interstate Properties III, LLC (Bart Warner)

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

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

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

1. Existing, wood-framed, historic cottage (527) to be relocated to the rear of the lot and restored as a residence.
2. New, two-story residence to be constructed at the front of the lot, next to the existing one-story residence (523). Residence to include a connected two-car garage, outdoor patio deck, courtyard, and small pool/jacuzzi.
3. New single-car garage/workshop to be constructed in the rear of the lot and to include a second-level living space with balcony.
4. New, front driveways for both houses.

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

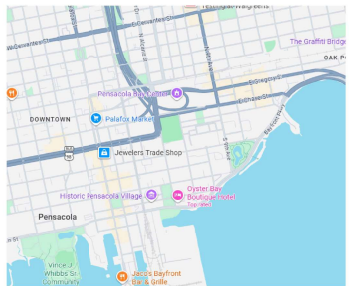
05/28/2026

Date

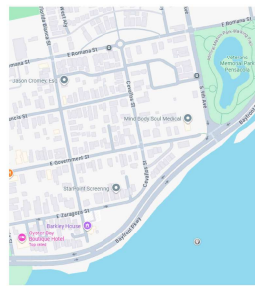
WARNER-STEEN RESIDENCE

NEW, SINGLE-FAMILY RESIDENCE & HISTORIC COTTAGE RESTORATION

527 E GOVERNMENT ST, PENSACOLA, FL 32502



VICINITY MAP



SITE MAP



FEMA FLOOD MAP



3D VIEW

PROJECT TEAM:

ARCHITECT OF RECORD
J. SCOTT SALLIS, AIA, ASOT@dalsai.com
DALRYMPLE | SALLIS ARCHITECTURE
503 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-4399

BUILDING DATA

APPLICABLE CODES:
2023 FLORIDA EXISTING RESIDENTIAL BUILDING CODE, 8TH EDITION;
WORK AREA METHOD: LEVEL 2 ALTERATION

PENSACOLA LOC ZONING:
HC-1: HISTORIC COMMERCIAL
WOOD COTTAGES DISTRICT
MAX BUILDING HEIGHT: 35'
PROPOSED HEIGHT: 33' 7"

FLOOD ZONE:
ZONES X & X500

PHYSICAL PROPERTIES:
BUILDING HEIGHT PER TABLE 504.3:
MAX BUILDING HEIGHT: 33' 7"
PROPOSED HEIGHT: 33' 7"

NO. OF STORIES PER TABLE 504.4:
MAX NUMBER OF STORIES: 3
PROPOSED NUMBER OF STORIES: 2

ALLOWABLE FLOOR AREA PER TABLE 508.2:
ALLOWABLE AREA: 19,000 SF
ACTUAL AREA OF TENANT BUILD OUT: 5,568 SF

BUILDING AREA TOTALS		
LEVEL	AREA	COMMENTS
EXISTING HISTORIC COTTAGE		
FIRST LEVEL	558 SF	
EXISTING RESIDENCE		
FIRST LEVEL	1,562 SF	
NEW RESIDENCE		
FIRST LEVEL	2,497 SF	
SECOND LEVEL	1,515 SF	
NEW WORKSHOP		
FIRST LEVEL	515 SF	
SECOND LEVEL	1,029 SF	
TOTAL BUILDING AREA	7,161 SF	

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2023 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT VERIFIED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS; USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYS IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON, ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROPOSED SUBMITTAL SCHEDULE. ALLOW, AT MINIMUM, (2) BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR INCREASE IN THE CONTRACT SUM WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2023 FBC, RESIDENTIAL EDITION R301.2.1.2 FOR RESIDENTIAL WORK OR 2023 FBC 1609.1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION. FOR R3 OCCUPANCIES ONLY, OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT, OR WIND LOAD APPROVED WINDOWS PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE (2) COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

ELEVATION REFERENCES

ELEV. NO. 1
INTERIOR ELEVATION REFERENCE

SHEET NO. 1
DETAIL NO. 2
EXTERIOR ELEVATION REFERENCE

SHEET NO. 1
DETAIL NO. 3
DETAIL REFERENCE

SHEET NO. 1
DETAIL NO. 4
BUILDING SECTION REFERENCE

ANNOTATION REFERENCES

WALL TAG REFERENCE
WALL TYPE
STC
FIRE RATING
DOOR NUMBER REFERENCE
WINDOW TYPE
DATUM ELEVATION
CENTERLINE
COLUMN GRID NUMBER
ROOM TAG
ROOM
CEILING HEIGHT - ABOVE FIN. FLOOR

REVISION NUMBER REFERENCE

REVISION NO.

dalrymple | sallis
architecture

503 E. Government St.
Pensacola, FL 32502
P: 850-470-4399
F: 850-470-4397
www.dalsai.com
AR 0216285

THIS DOCUMENT SHOWS ORIGINAL AND UNREPRODUCED WORK OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

CERTIFICATION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

WARNER-STEEN RESIDENCE

527 E GOVERNMENT ST, PENSACOLA, FL 32502

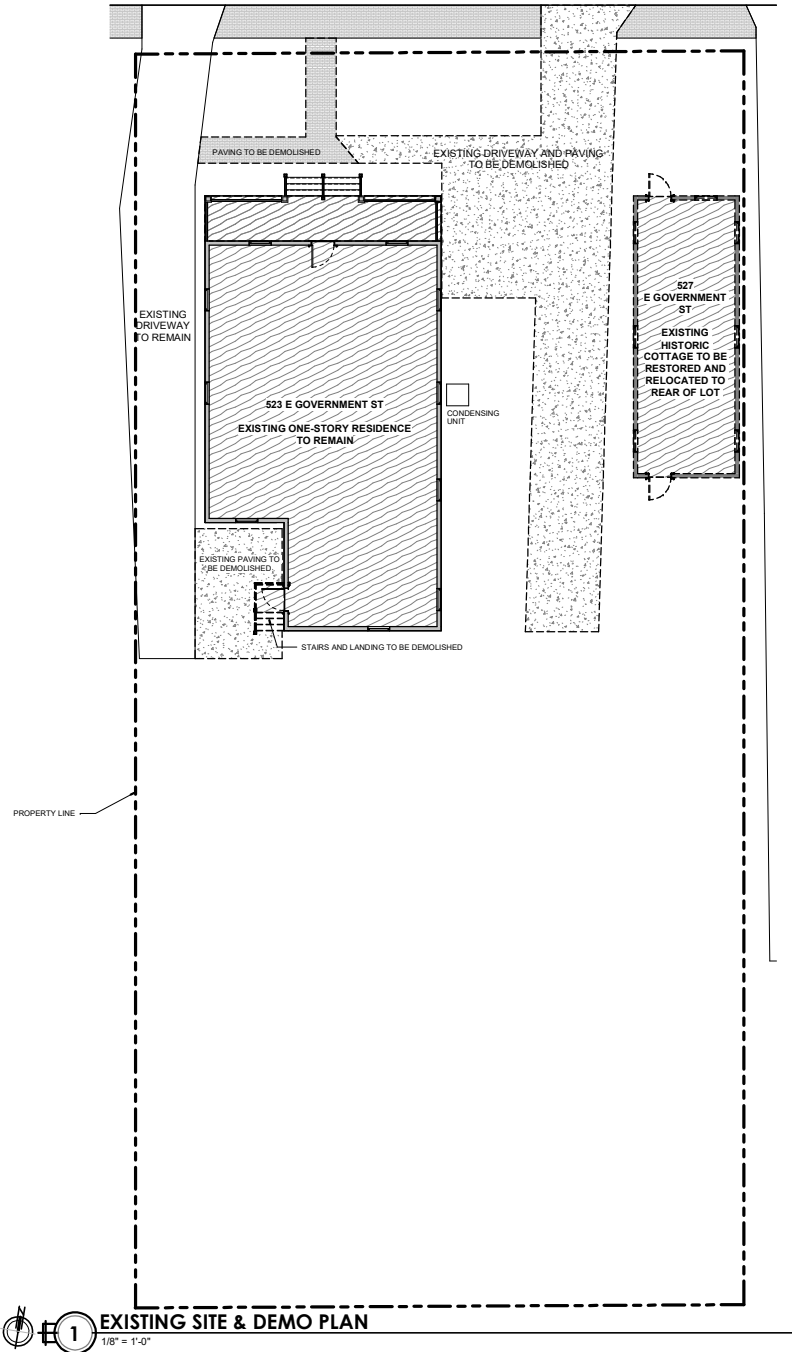
DRAWN BY: RSN
CHECKED BY: JSS
ISSUE DATE: 26-06-11
REVISIONS: No. Desc. Date

SHEET TITLE: TITLE SHEET

SHEET NO: G001

PROJECT NO: 26007

E GOVERNMENT ST



DEMOLITION NOTES

1. IN PERFORMING OF THE DESIGN CONTRACT, THE ARCHITECT WILL MAKE CERTAIN ASSUMPTIONS REGARDING EXISTING STRUCTURES AND CONDITIONS. INASMUCH AS SOME ASSUMPTIONS WILL NOT BE VERIFIED BECAUSE OF THE COST INVOLVED OR TO AVOID DISRUPTION OR DESTRUCTION OF PROPERTY, THE ARCHITECT DOES NOT WARRANT THAT HIS DESIGN WILL CORRESPOND TO ACTUAL FIELD CONDITIONS. EXISTING CONDITIONS WHICH VARY FROM DESIGN ASSUMPTIONS MAY REQUIRE DESIGN ALTERATIONS WHICH MAY INCREASE DESIGN AND CONSTRUCTION COSTS.
2. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
3. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
4. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.

dalrymple | salis
architecture

503 E. Government St.
Pensacola, FL 32502
v: 850-470-6399
f: 850-470-6397
www.dalsai.com
AR 0016585

THIS DOCUMENT SHOWS ORIGINAL AND UNREMOVED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR MAY FAIRLY REPRODUCE WITHIN CONSENT OF THE FIRST REPRODUCER.

CERTIFICATION

**SCHEMATIC
DESIGN NOT FOR
CONSTRUCTION**

WARNER-STEN RESIDENCE

527 E GOVERNMENT ST, PENSACOLA, FL 32502

DRAWN BY: Author	CHECKED BY: JSS
ISSUE DATE: 26-06-11	
REVISIONS No.	Des. Date

SHEET TITLE:
**EXISTING SITE &
DEMO PLAN**

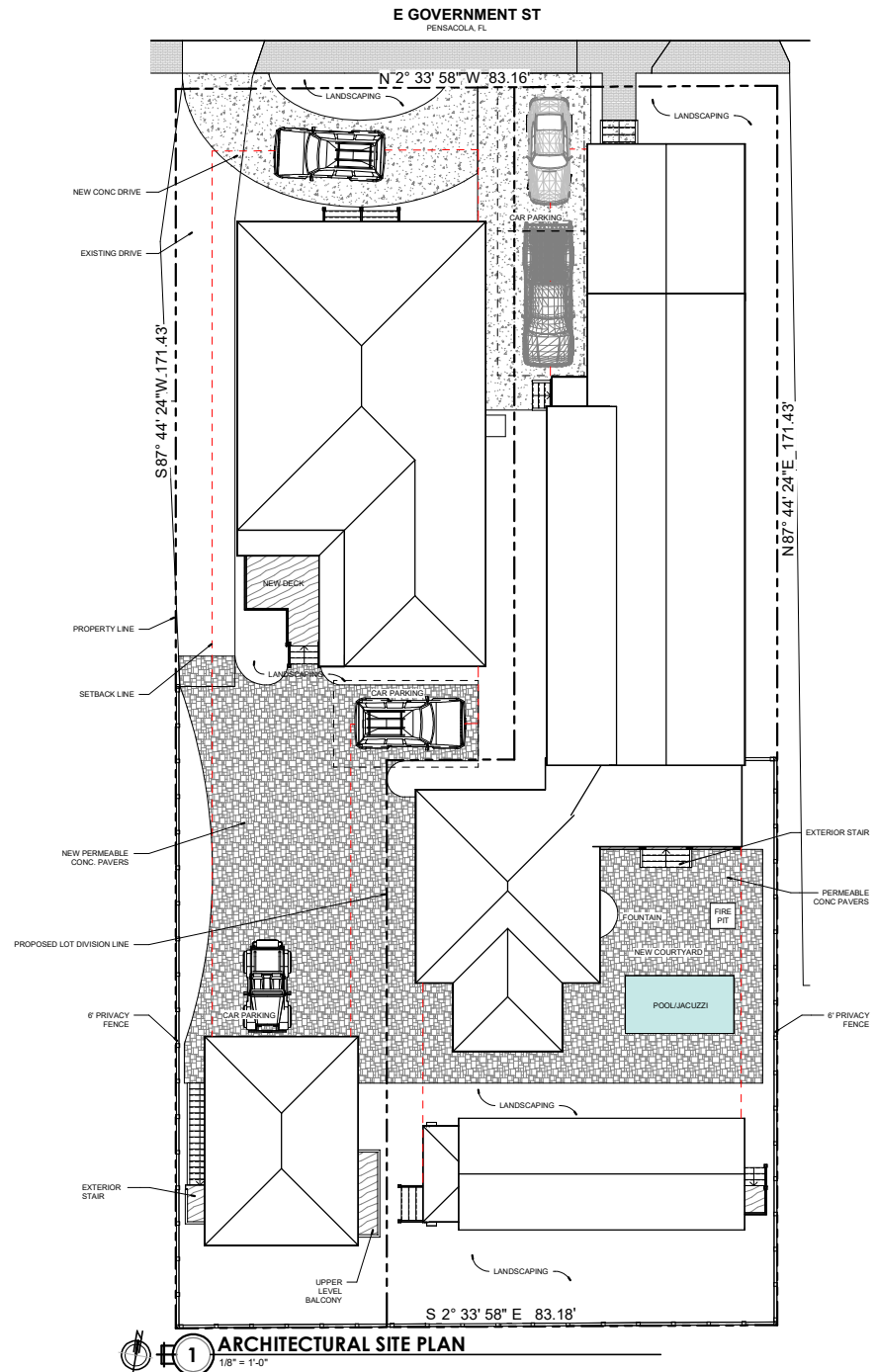
SHEET NO:
A001

PROJECT NO:
26007



EXISTING SITE & DEMO PLAN

1/8" = 1'-0"



ds
dalrymple | salis
architecture
503 E. Government St.
Pensacola, FL 32502
P: 850-470-6399
F: 850-470-6397
www.dalsai.com
AR 0016385

THIS DOCUMENT SHOWS ORIGINAL AND UNREVISED WORK OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR ANY PART HEREOF WITHOUT CONSENT OF THE ARCHITECT

CERTIFICATION

**SCHEMATIC
DESIGN NOT FOR
CONSTRUCTION**

WARNER-STEEEN RESIDENCE

527 E GOVERNMENT ST, PENSACOLA, FL 32502

DRAWN BY: SRB
CHECKED BY: JSS

ISSUE DATE: 26-06-11

REVISIONS
No. Des. Date

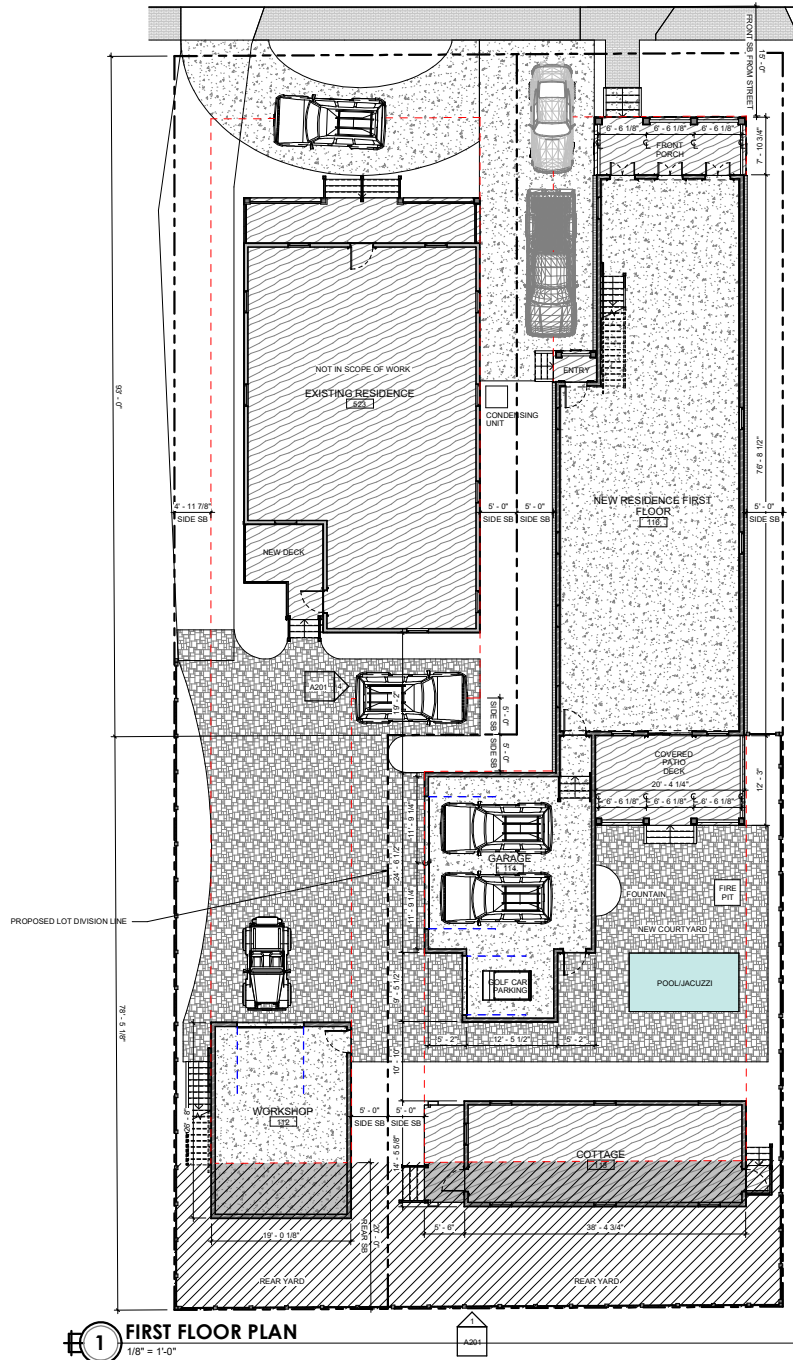
SHEET TITLE:

SITE PLAN

SHEET NO:

A100

PROJECT NO: 26007



NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 6" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT.
3. CONTRACTOR TO COORDINATE WITH OWNERS/SUBCONTRACTOR FOR ALL AUDIOVISUAL WORK. VERIFY LOCATION OF AV EQUIPMENT AND PROVIDE EXHAUST AT CLOSET OR CABINET THAT HOLDS AV EQUIPMENT.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACOUSTICAL INSULATION AT ALL NEW BEDROOM AND BATHROOM WALLS.
6. ENSURE A CONTINUOUS AIR BARRIER IS PROVIDED AT ANY GARAGE WALL ADJACENT CONDITIONED SPACE.
7. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
8. ENSURE ALL TILED SHOWERS UTILIZE A SCHLUTER SYSTEM KERDI SHOWER KIT. ANY BUILT-IN SHOWER BENCHES MUST BE BUILT OUT OF SCHLUTER SYSTEM KERDI BOARD SHOWER FOAM OR CMU BLOCK. WOOD FRAMED SHOWER SEATS ARE NOT ACCEPTABLE.
9. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
10. PROVIDE COMPOSITE ACRYLIC STRETCH TAPE FLASHING SURROUNDING ALL EXTERIOR WALL PENETRATIONS HUBER ENGINEERED WOOD ZIP-SYSTEM BRAND OR ARCHITECT APPROVED EQUAL.
11. ENSURE ALL DUCTWORK TERMINATIONS ARE SEALED IMMEDIATELY AFTER INSTALL TO PROTECT DUCTWORK LINING UNTIL ACTIVATION.

dalrymple | salis
architecture

503 E. Government St.
Pensacola, FL 32502
t: 850-470-4397
f: 850-470-4397
www.dalsai.com
AR 0016585

THIS DOCUMENT SHOWS ORIGINAL AND UNREVISED WORK OF THE ARCHITECT. IT IS NOT TO BE REPRODUCED OR ANY PART THEREOF WITHOUT CONSENT OF THE ARCHITECT.

CERTIFICATION

**SCHEMATIC
DESIGN NOT FOR
CONSTRUCTION**

WARNER-STEEEN RESIDENCE

527 E GOVERNMENT ST, PENSACOLA, FL 32502

DRAWN BY: Author
CHECKED BY: JSS

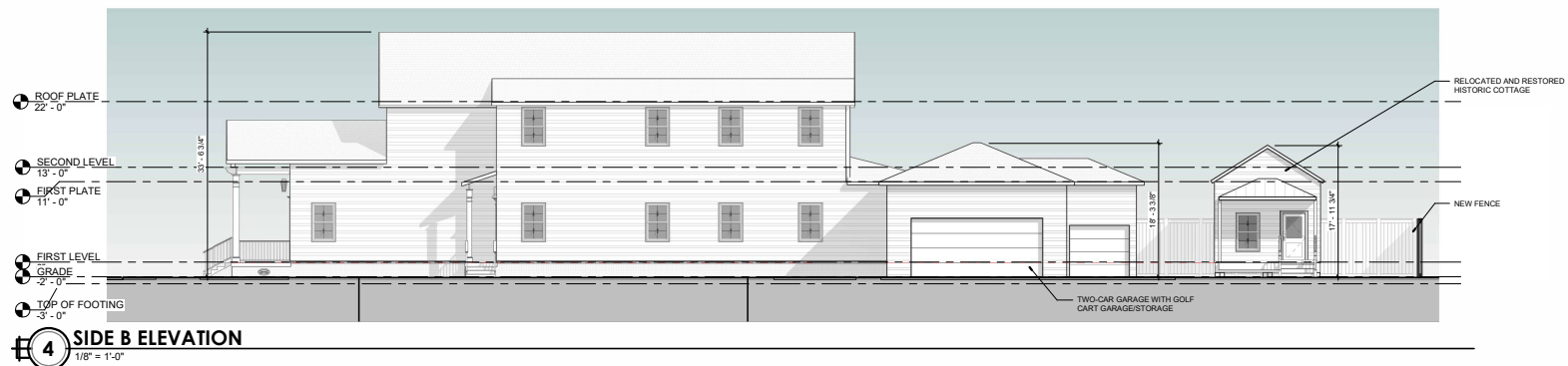
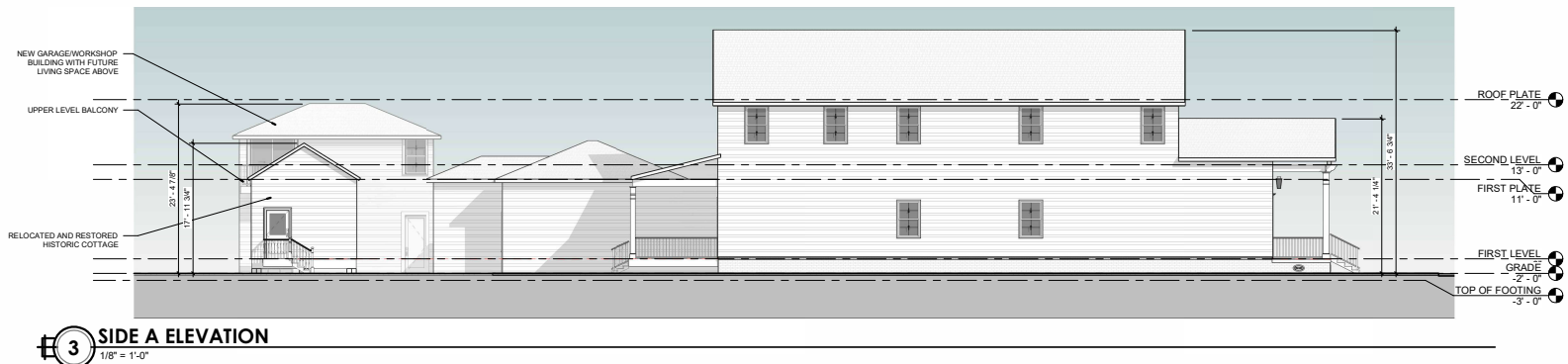
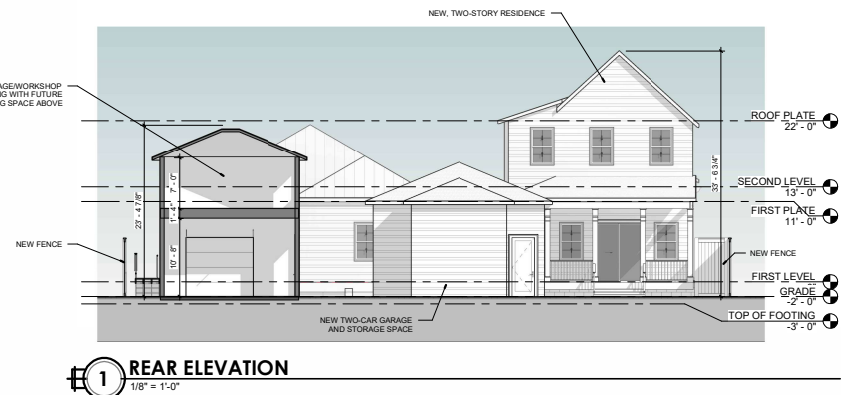
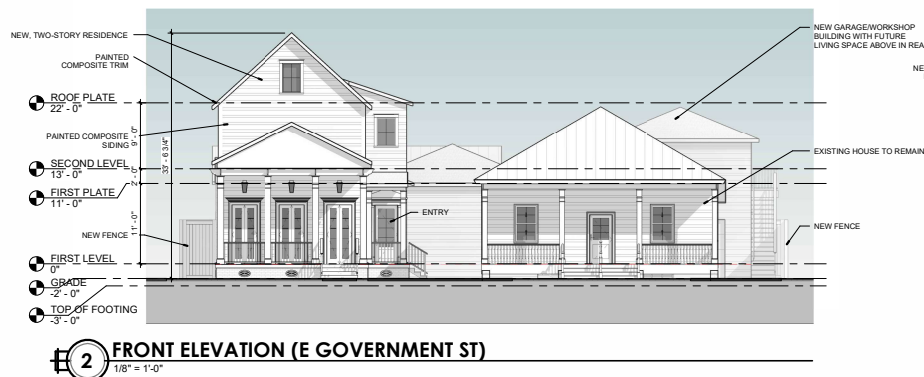
ISSUE DATE: 26-06-11

REVISIONS
No. Des. Date

SHEET TITLE:
**NEW WORK
FIRST FLOOR
PLAN**

SHEET NO:
A101

PROJECT NO:
26007



Date: Thursday, May 28, 2026
Project: 523 & 527 E Government St, Pensacola, FL 32502
Recipient: Pensacola Architectural Review Board

Existing Conditions



View from E Government St looking West



View from E Government St looking East

Exterior Color Schedule

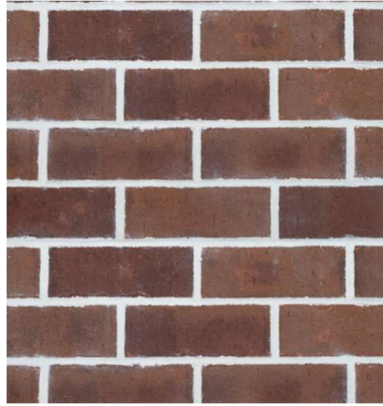
ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
Brick Base	US Brick	Old Overton with White Mortar
Siding	Sherwin Williams	SW 6084 "Modest White"
Entry Door	Sherwin Williams	SW 7069 "Iron Ore"
Windows/Backdoor	JELD-WEN	Black
Shutters	Sherwin Williams	SW 7069 "Iron Ore"
Asphalt Shingle roofing	GAF	Timberline HDZ Mission Brown
Facias	Sherwin Williams	SW 6084 "Modest White"
Exterior Trim	Sherwin Williams	SW 7004 "Alabaster"
Lighting	TBD	Black Metal
Entry Fence	Painted Wood	SW 7005 "Pure White"
Privacy Fence	Painted Wood	SW 7005 "Pure White"
Gutters and Downspouts	Powder Coated Alum.	Black Metal
Exterior Ceilings	Sherwin Williams	SW 7004 "Alabaster"
Soffits	Sherwin Williams	SW 7004 "Alabaster"
Permeable Pavers	Belgard	Amaretto
Entry Columns	Sherwin Williams	SW 6084 "Modest White"
Beams	Sherwin Williams	SW 6084 "Modest White"

SHINGLE ROOF



Timberline® HDZ Lifetime Shingles
Color/Finish: Mission Brown

Brick



US Brick
Color/Finish: Old Overton
White Mortar

Pavers

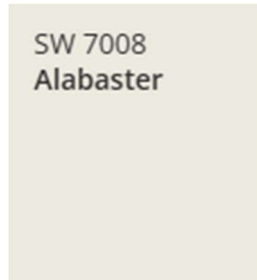


Tremron
Color/Finish: Tuscany
Pavers: Granite Grey

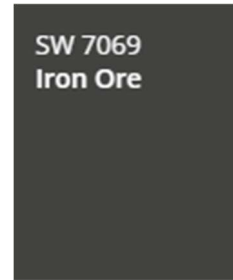
PAINT COLORS



Stucco & Trim
 Sherwin Williams:
 SW 6084 "Modest White"



Exterior Trim & Soffit
 Sherwin Williams:
 SW 7004 "Alabaster"



Shutters
 Sherwin Williams
 SW 7069 "Iron Ore"

LIGHTING



Exterior Sconce

GUTTERS



Round- Style



Gutter and Down Spout –

Finish: Black Metal

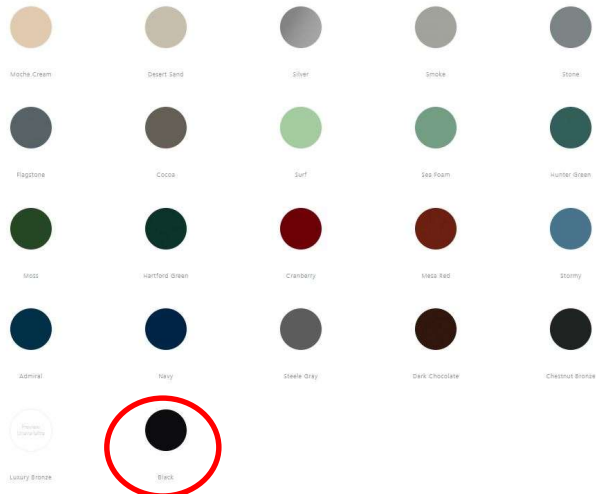
Finish: Black metal

WINDOWS



Model Overview

PROJECT TYPE New construction and replacement	MAINTENANCE LEVEL Moderate	WARRANTY 20 Year Warranty
COLORS & FINISHES 27 Exterior Colors 28 Interior Finish Options	SCREEN & TRIM OPTIONS 2 Exterior Trim Options	FRAME OPTIONS Pocket Replacement Window
GLASS Energy efficient, tinted, textured and protective	DIVIDED LITES Grilles between the glass	HARDWARE 1 Lock Option in 9 finishes
CONSTRUCTION Tilt Sash	MATERIALS 1 Wood Option	



Jeld-Wen:
Siteline® Clad-Wood Window: Double-Hung Pocket
MODEL: Double Hung
COLOR: Black

DOORS



Front & Rear Door - 3/4 VIEW 1-PANEL Clad wood
COLOR: SW 7069 "Iron Ore"

SHUTTERS



Painted Composite
COLOR: SW 7069 "Iron Ore"

PRIVACY FENCE



Wood Privacy Fence
COLOR: SW 7005 Pure White

Color Rendering

Front view





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-707

Architectural Review Board

6/18/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**618 Bayou Blvd
City Council District 4
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. 618 Bayou Blvd_Images
2. Application

618 Bayou Blvd



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: 6/2/2026

Project Address: 618 Bayou Blvd. Pensacola, FL 32503

Applicant: George Sitton

Applicant's Address: 2520 Yates Ave., Pensacola, FL 32503

Email: Gsitton.sch@gmail.com

Phone: 8505540757

**Signature of Property
Owner / Agent*:**

(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: 1908

Current Use: Single family residence

Ownership History: Carol Sherman, 2026-2003; Anne Deshazo, 2003-2002; David Collins, 2002-1999; Paul Bruno, 1999-1982; Lucy, Eva, Dudley, & Alan Sheppard, 1982-?

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.

ARB Secretary Signature

06/04/2026

Date

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

Comments: _____

Architect Signature / Date

UWFHT Representative Signature

6/11/26

Date

Comments: Send to ARB for review
Potential significance for architecture
and early development of the
East Pensacola Heights neighborhood.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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

Address:618 BAYOU BLVD, Improvement Type: SINGLE FAMILY, Year Built: 1908, Effective Year: 1940, PA Building ID#: 42622

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-HIP-HI PITCH

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 3072 Total SF

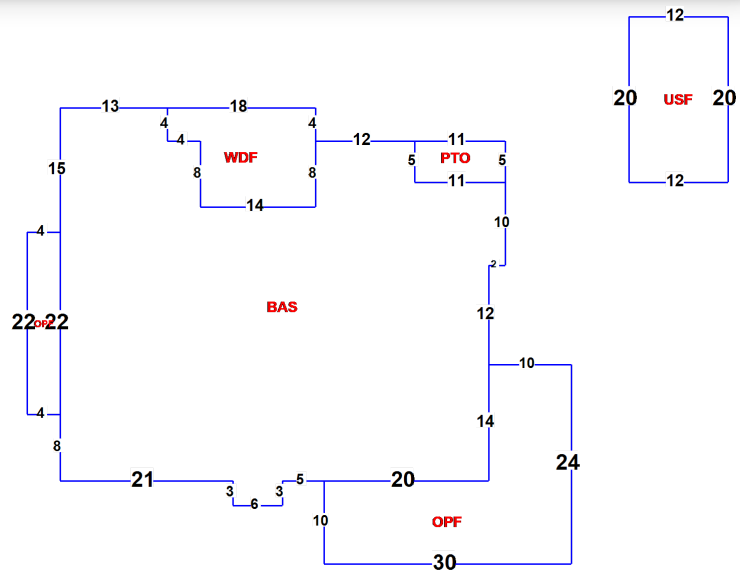
BASE AREA - 2065

OPEN PORCH FIN - 528

PATIO - 55

UPPER STORY FIN - 240

WOOD DECK FIN - 184



Images

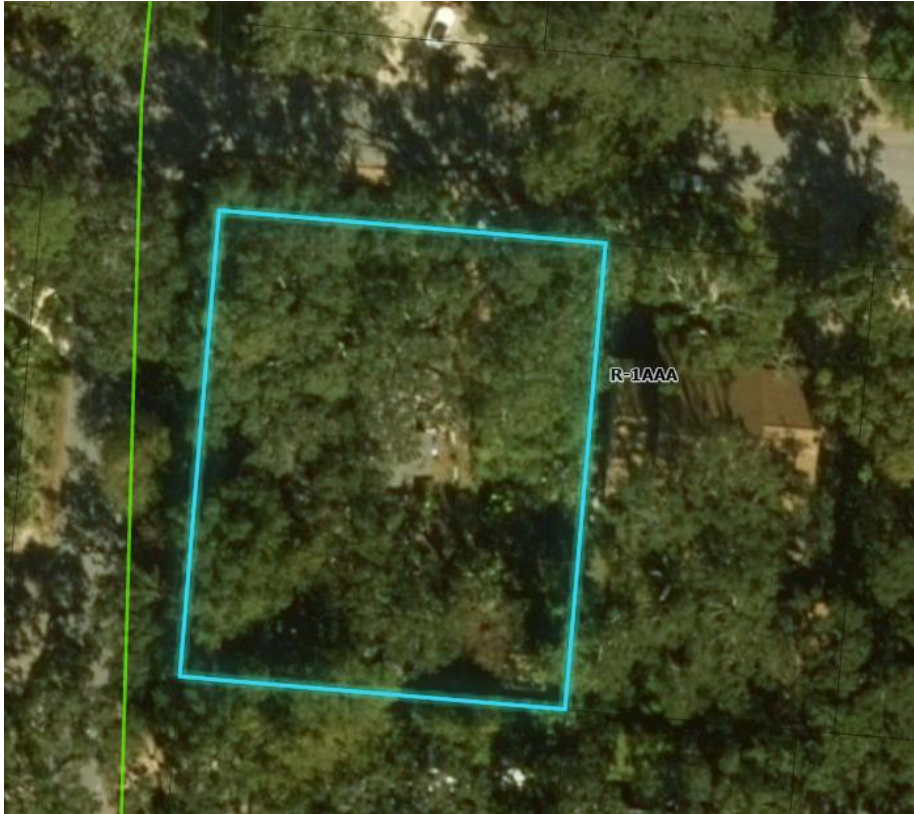


8/11/2015 12:00:00 AM

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:06/03/2026 (tc.1819)

618 Bayou Blvd



Front elevation



Side elevations





Rear elevation

