



City of Pensacola

Architectural Review Board

Agenda

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

August 20, 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. 26-916 ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM JULY 30, 2026

Recommendation:

Sponsors:

Attachments: 07-30-2026_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 26-917 420 W. BLOUNT
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR NEW IN-GROUND POOL AND FENCE

Attachments: Images
ES00501
Application and Materials

3. 26-918 211 W. STRONG STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR NEW FRONT DOORS

Attachments: Images
ES00291
Application and Materials

4. 26-919 75 S. TARRAGONA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6

REVIEW FOR DEMOLITION OF NON-CONTRIBUTING STRUCTURE

Attachments: *Images*
 Application and Materials

5. 26-920 75 S. TARRAGONA STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW FOR NEW PENSACOLA OPERA CENTER

Attachments: *Images*
 Application and Materials

ADJOURNMENT

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

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



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

July 30, 2026

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

MEMBERS ABSENT: None

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Digital Media Specialist Booth, Deputy City Attorney Goldsmith, Digital Media Specialist Johnston, Planning & Zoning Division Manager Cannon, Legal Services Administrator Madigan

STAFF VIRTUAL: Development Services Director Morris

OTHERS PRESENT: Melissa Geary, Susan Nitterauer, Chris Vail, Charles Kunze, Ellis Bullock, Christian Wagley, Katarina Younger, Grace Jinnah (virtual), Rob French, Carleton Baker

AGENDA:

- Roll Call
- Quorum / Call to Order
- Approval of Meeting Minutes from June 18, 2026
- Open Forum

New Business:

- 18 W. Wright Street
- 608 E. Belmont Street
- 209 S. Baylen Street
- 200 W. Garden Street
- 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 DelGallo made a motion to approve the June 18, 2026, minutes, seconded by Board Member Fisher, and it carried 7-0.

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 Legal Services Administrator Madigan will swear in City Staff and each applicant.

New Business

Item 2 – 18 W. Wright Street

North Hill preservation district & Palafox historic business district / Zone C-2A

Final Review of New Playground Equipment and Landscaping

Action Taken – Approved with requirement that a tree be added to SE corner

The board disclosed that no ex-parte communication had occurred.

Outerspaces Landscapes is requesting approval to install a new playground at Christ Episcopal Church. The proposal includes the use of artificial turf, two 12-by-12-foot sun-sail canopies installed over new pavers arranged in a checkerboard pattern, and additional pavers of various sizes configured as hopscotch and stepping-stone pathways. The sun-sail structures will be 12 feet tall and supported by wooden posts. Mr. Bullock was sworn in and presented to the board. The board asked questions regarding the secured campus, the use of artificial turf in the historic districts, landscaping and shading strategies, and sightlines from the street to the playground area. Board Member Ramos asked if it would be helpful to add a tree to the plan so that the turf doesn't become too hot and to keep a certain aesthetic to screen some of the area. Board Member Mead agreed that adding another shade tree would diminish the visual impact of the turf by drawing the eye up. Mr. Ellis did not have an issue with adding a tree and the board was ok with allowing the application to choose a species of shade tree.

Board Member DelGallo made a motion to approve as submitted with the requirement that a shade tree be added in the southeast corner of the site. The species can be at the discretion of the applicant. The motion was seconded by Board Member Ramos, and it carried 7-0.

Item 3 – 608 E. Belmont Street

Old East Hill preservation district / Zone OEHR-2

Conceptual review for exterior renovations at a contributing structures

Action Taken – Approved with comments on siding, windows, and paint

The board disclosed that no ex-parte communication had occurred. Advisor Pristera had, however, met with the home owner to discuss and advise on the project.

Grace Jinnah is requesting conceptual approval for exterior renovations to a contributing structure. The proposal includes adding a new rear porch; replacing all existing windows with single-hung vinyl units; replacing the current vinyl siding with new fiber-cement lap siding; installing a new asphalt shingle roof; and updating the front porch trim, balusters, brackets, and spandrels. Several paint scheme options are also being considered. Because this is a conceptual review, a complete application packet will be submitted for final approval at a future meeting.

Ms. Jinnah, Ms. Geary, and Mr. Vail were sworn in and presented to the board. Advisor Pristera thought the proposed project overall was acceptable since the home had gone through so many exterior renovations and changes in the past. Most of the exterior

materials, including porch details, siding, and windows, had been replaced, so there was very little original materials left. Board preferred that smooth-board Hardie (rather than wood-grain) be used. The board also discussed the use of simulated divided lites, with internal and external grilles which is a requirement when grilles are proposed and what profile of windows would be appropriate. Board Member Ramos asked if a 1 over 1 without any grilles would be preferred, and Board Member Mead thought that the front windows could be a two over two, but one over ones on the sides and rear. Two over two's is also ok on the sides, but variation would have been typical. For colors, the board preferred the options with the darker bodies

Board Member DelGallo made a motion to approve as submitted. The motion was seconded by Board Member Garrett, and it carried 7-0. Clarification to the motion included the board's general discussion – the use of smooth Hardie, the option for all one-over-one windows or two-over-two windows on the front with simulated divided lites (grilles between the glass and exterior grille) and one-over-one on the sides and rear, and the paint preference for the two darker bodied options rather than the lighter body one.

Item 4 – 209 S. Baylen Street

Palafox historic business district / Zone C-2A

Conceptual review to demolish a noncontributing addition and new Tiki-bar

Action Taken – Conceptual approval with comments

The board disclosed that no ex-parte communication had occurred. Advisor Pristera had, however, communicated with the applicants.

Jennifer Jackson and Scott Zepp are requesting conceptual review for the demolition of a noncontributing 1950s rear addition and the development of the site as a new tiki-themed bar. The applicants are under a purchase agreement with the current property owner and are seeking general feedback from the board before proceeding further.

As proposed, the rear wing would be removed to create space for a new courtyard and a central entryway. The site would feature extensive landscaping, along with the construction of a tiki bar, canopy, and designated food truck area. Conceptual site plans and a rendering from S. Baylen Street have been provided for review.

Mr. Kunze was sworn in and presented to the board. It was possible that more of the noncontributing addition may be requested in the future to be removed, depending on final engineering and inspection findings. The board did not have an issue with that since the main contributing structure would not be impacted. The board discussed the entrance area on Intendencia Street and the site plan. Board Member Garrett was pleased to see this type of concept be proposed away from Palafox to activate Baylen Street more. She advised final review should address the color temperature of lights to keep a "tiki vibe" and wanted to ensure that the proposed landscaping would be real and not artificial. Since the building is pushed back from its neighbor, anything placed within the entryway will appear hidden. Board Member Ramos wanted the final review to be more subtle so that the theme and the character of the Palafox historic business district would be considered more and not adversely impacted. He did not have any issue with the demo.

Board Member Mead made a motion to approve in consideration of the comment made with an expressed sense that if the demolition of the noncontributing structure serves the proposed use that it would be looked favorably on, and that the final should meet the objectives of the board's comments. The motion was seconded by Board Member DelGallo, and it carried 7-0.

**Item 5 – 200 W. Garden Street
Palafox historic business district / Zone C-2A
Final Review of a New Shopping Center
Action Taken –**

The board disclosed that no ex-parte communication had occurred. Branch Acquisition Company, LLC is requesting final review for a new shopping center development. The project includes a 33,700-square-foot grocery store situated within the interior of the site, along with 30,500 square feet of retail space fronting Garden and Spring Streets. The design incorporates the existing historic brick walls to highlight the new retail buildings and create distinct entry and gathering areas. Architectural elements include brick and stucco facades complemented by a variety of canopies and awnings. At the corner of Palafox and Spring Streets, the plan reserves space for a pocket park featuring an elevated sign element that welcomes pedestrians into the site. A conceptual review of the project was approved by the board in May. While the project is being presented for final review, additional consideration of the southeast colonnade feature will be required at a later date. Detailed reviews of site signage will proceed as abbreviated submissions from individual tenants as the project move forward.

Two letters which were emailed to board were also provided as hardcopies.

Mr. French and Mr. Baker were sworn in and presented to the board.

Chairman Brantley was pleased with how the project came together and thought that the site orientation and tenant alignment would activate the streets and that the corner park and proposed feature in the southeast corner would hold the intersection well. Board Member Mead echoed the sentiments and thought that this plan was superior to what was first reviewed. The arcade along Spring Street did not just need to be preserved but could also be incorporated into the overall site design (such as an anchoring for signage) and used as a site feature so long as it was done appropriately. The board discussed site lighting, materials and palettes, and the final site layout which provided good solutions to previous board comments on parking, pedestrian safety, building layout, and back of house screening. Board Member Ramos would like to see more attention be given to the back of house screening as well as more landscaping, a larger buffer, or an improvement on the elevation on the Romana Street side. The board also discussed the crosswalk at the Romana Street entrance and suggested some form of demarcation, such as a change of materials or colors. The board preferred rumble paving and a brick or paver crosswalk. Landscaping and tree selection was discussed. Christian Wagley spoke to the board and Chairman Brantley provided some background on the board's past reviews of the project. Mr. French and Mr. Baker were provided an opportunity for rebuttal.

Board Member DelGallo made a motion to approve as submitted. The motion was seconded by Board Member Mead, and it carried 7-0.

Adjournment – With no further business, the Board adjourned at 3:46 p.m.

Respectfully Submitted,



Gregg Harding
Assistant Planning & Zoning Division Manager, Secretary of the Board



16 July 2026

Architectural Review Board (ARB)
Pensacola City Hall
222 W Main Street
Pensacola, FL 32502

Subject: North Hill Preservation Association (NHPA) ARB Comments

The North Hill Architectural Review and Assistance Committee (ARAAC) met Monday, 13 July, and reviewed the following item pertaining to North Hill which is on the ARB agenda for this month. The NHPA Board met and reviewed the ARAAC comments on 14 July. The Committee and the NHPA Board have the following comments:

Item 2 18 W. Wright Street North Hill Preservation District
Commercial Final Review of New Playground Equipment and Landscaping at a
Contributing Structure

Outerspaces Landscapes is requesting approval to install a new playground at Christ Episcopal Church. The proposal includes the use of artificial turf, two 12'-by-12-foot sun-sail canopies installed over new pavers arranged in a checkerboard pattern, and additional pavers of various sizes configured as hopscotch and stepping-stone pathways. The sun-sail structures will be 12 feet tall and supported by wooden posts.

Comments:

1. We have no comments or objections to this request.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):

Marcie Whitaker, NHPA Member, ARAAC Chair
Lisa Bradley, NHPA Board of Director/Treasurer, ARAAC Co-Chair
Deborah Hart, NHPA Board Member, Past ARAAC Chair
Wendy McCullar, NHPA Board Director
Bobbi Godwin, NHPA Member
Neal Hatch, NHPA Member
Lee Hansen, NHPA Member

Pride in the Past – Faith in the Future

North Hill Preservation Association, Inc. • Post Office Box 12451 • Pensacola, Florida 32591
www.historicnorthhill.com
president@historicnorthhill.com

Gregg Harding

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, July 30, 2026 9:11 AM
To: Gregg Harding
Subject: [EXTERNAL] ARB comments from Old East Hill

 **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT** 

Dear ARB members:

The members of the Old East Hill Property Owners Association Architectural Committee have reviewed and discussed the proposed projects in Old East Hill on the July ARB agenda, and we offer the following comments:

3. 608 E. Belmont Street

Old East Hill preservation district / Zone OEHR-2 / City Council District 6

The Committee discussed this matter and we would like to share several comments and concerns from committee members. We are excited to see this restoration, which corrects many poorly-done improvements put in by a previous owner. Please consider the following comments from Committee members:

- 1) “I suggest providing better photo examples of the proposed windows. There are composite impact options available that better replicate historic wood windows than standard vinyl.”
- 2) “Overall a great improvement. I am not fond of the sunburst detail surrounding the attic dormer vents.” We note that this detail is not original to this 1885 home, nor does it appear to be representative of sunburst patterns that were used on Victorian homes. We ask the board to consider whether this detail should be improved or removed. Perhaps the shakes as seen on the front elevation would be a better choice.
- 3) Concerns about site drainage and the management of demolition debris were expressed, but we understand that these are outside of the scope of review for ARB.
- 4) “Unfortunately the Hardie siding does not at all fully replicate the original wood siding, as Hardie is a thin material that does not provide the depth of relief that does wood siding. We are happy to see that the plan is to use/restore real wood siding on the front façade, where much of it is protected by the two porches anyway. Pressure treated wood siding, properly primed on all six sides and properly installed (rain gap for drainage) would be a durable choice on any elevation of the home—especially those visible from the street.”
- 5) We do wish to note that the ballusters on the first floor porch have been updated to match those on the second floor. We are happy to see this correction of a code violation that had lingered for a few years after a sunburst pattern of ballusters was installed by a previous owner.
- 6) “I don’t like seeing PVC used for porch ballusters when the original was wood, and wood is available, looks better and works just fine. The existing ballusters on this contributing structure are wood. I have the same concern about the other PVC architectural details—this is a contributing structure.”

Thank you for considering our comments, and for your service.

A handwritten signature in black ink, reading "Christian Wagley". The signature is fluid and cursive, with the first name "Christian" and last name "Wagley" clearly legible.

Christian Wagley

Chair

On behalf of the Old East Hill Property Owners Association Architectural Committee

Diane Dixie

Michael Courtney

Casandra Manis

Susan Ford Buck

Lou Courtney

Seth Haynes

Christian Wagley

--

Christian Wagley
(850) 687-9968



Gregg Harding

From: Christian Wagley <christianwagley@gmail.com>
Sent: Thursday, July 30, 2026 12:25 PM
To: Gregg Harding
Subject: [EXTERNAL] comments to ARB on item 5

⚠ **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT** ⚠

Dear ARB members:

Please consider some quick comments below from me as an individual, related to Item 5--200 W. Garden St.:

Please ensure that storefronts along Garden St. and Spring St each have functioning doors and proper pedestrian access out to the adjacent sidewalk. I know you tried to ensure this with the new jewelry store on the other side of Garden St. and were not successful.

The proposed grocery store entrance is oriented to the parking lot rather than to an adjacent street, which makes pedestrian access more difficult and does not reflect the type of urban design aspirations shown in the 2025 Urban Core CRA Plan update. The CRA Plan states on pg. 93: ***“Requiring minimum parking standards and locating surface parking lots along street frontages lead to environments that are hostile to pedestrians.”***

The proposed grocery store parking lot is the least attractive part of the entire project, as is typical of any project that includes both buildings and parking. But placing a parking lot on the corner, as shown in the design for the grocery store, is the very worst location as it magnifies—makes much more visible to the public—the negatives of a parking lot (asphalt, the chaos of parked cars). No amount of trees or landscaping can fix this.

The Romana St. elevation for the grocery store is very poorly done, presenting a hostile face to pedestrians and the streetscape.

I ask the ARB to require the proposed grocery store be brought forward and placed within 10' of the Spring St. right-of-way (meeting the dense business district standards) and include a pedestrian entrance along Spring St. Parking should be properly placed behind the building (to the west).

The proposed grocery orientation does not at all reflect the historic character of downtown streetscapes in which buildings are oriented to the street and any parking is located to the rear or side. If the grocery remains in this location, I would like to see the ARB require a pedestrian entrance along Romana St., or at least see the store entrance placed in the SE portion of the building so that it in some way encourages pedestrian access from Romana St.

Thank you,

--

Christian Wagley
801 E. La Rua St.

Pensacola, FL 32501
(850) 687-9968

Gregg Harding

From: Zachary Lane <zaclane007@gmail.com>
Sent: Thursday, July 30, 2026 1:36 PM
To: Cynthia Cannon; Gregg Harding; Amy Hargett
Cc: Christian Wagley; Jarah Jacquay; DC Reeves
Subject: [EXTERNAL] Do Not Approve a Suburban Style Strip Center in Downtown Pensacola!

 **THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT** 

Ms Cannon,

Please distribute the following comments to all members of the Architectural Review Board before today's meeting and include them in the public record for the Spring and Garden Street development. Members of the Architectural Review Board,

I am writing to urge you not to approve the current design for the proposed grocery store and shopping center at Spring and Garden Streets.

This is one of the most prominent and urban locations in Pensacola, yet the proposal resembles a conventional suburban strip shopping center. The grocery store faces a large surface parking lot, with parking directly adjoining the public sidewalk along two sides of the property. Rather than contributing to a walkable downtown, the design prioritizes the visibility and convenience of automobiles.

The buildings should line and address Spring Street, Garden Street, and the surrounding cross streets, with active storefronts and entrances facing the sidewalks. Parking, service areas, and vehicles should be located behind the buildings or otherwise screened from public view. A project of this significance should strengthen the urban fabric, improve the pedestrian experience, and establish a street frontage appropriate for the center of Pensacola.

Mobile made a similar mistake with its Midtown Publix, where a suburban layout was justified by the desire for drivers to see both their parking space and the front door at the same time. Pensacola should demand something better for this highly visible site.

This property was once proposed as the location of Waverly, which could have become one of Pensacola's strongest urban infill developments. It is deeply disappointing that the replacement proposal is so automobile-oriented and inconsistent with the walkable downtown Pensacola says it wants to create.

Please require the applicant to substantially revise the site plan so that the buildings address the streets and sidewalks and the parking is placed out of view. Pensacola should not continue allowing suburban development patterns in the heart of downtown.

Thank you for your consideration.

Zac Lane

420 E Brainerd St



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-917

Architectural Review Board

8/20/2026

QUASI-JUDICIAL HEARING

SUBJECT:

420 W. Blount

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

Final review for new in-ground pool and fence

SUMMARY:

John and Robin Jones are requesting approval for a new in-ground pool and for the replacement of an existing side fence with a brick wall and wooden gate. The proposed pool will measure 30 feet by 12 feet and will be surrounded by a deck constructed of "Myra"-color pavers. The existing fence between the main house and the detached garage will be replaced with a 5-foot-tall brick wall built with Henry Brick to match the home's brickwork, along with a 6-foot wooden gate featuring a decorative wrought-iron inset.

Please find attached all relevant documentation for your review.

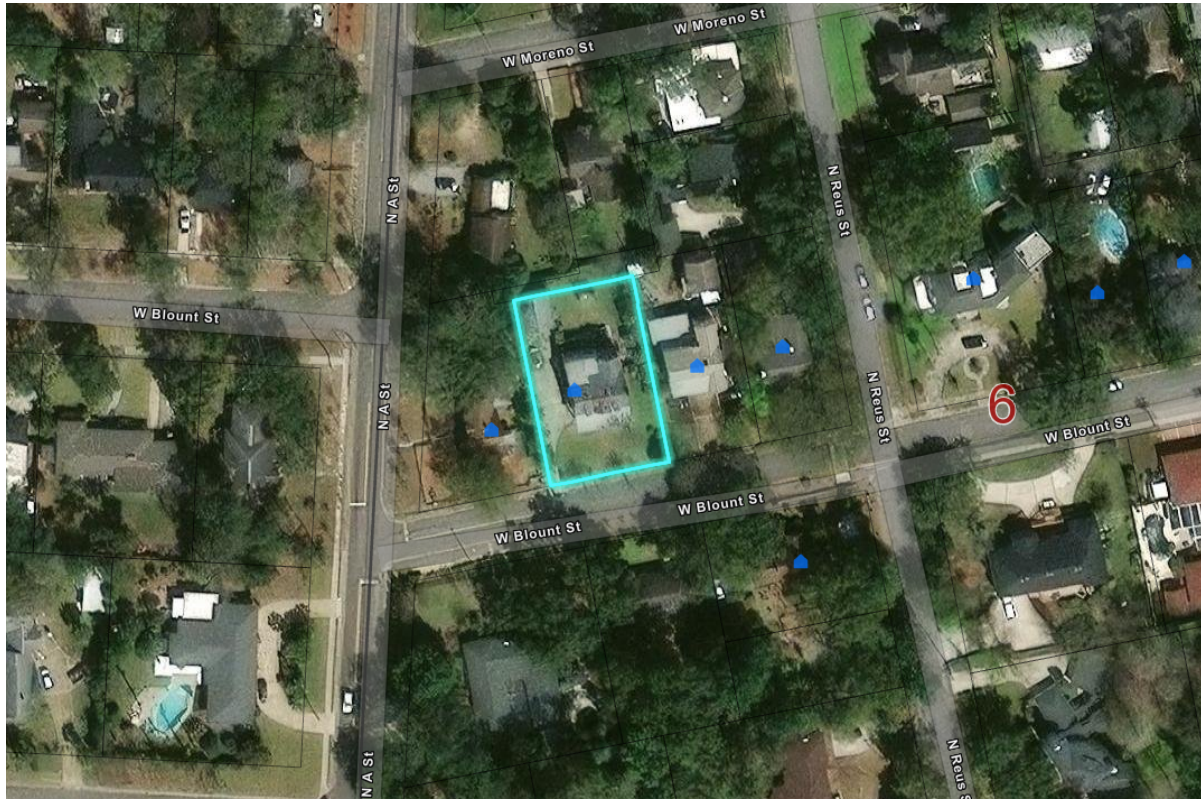
RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(2\)d.2.ii.\(a\) North Hill preservation district, Rules governing decisions](#)

ATTACHMENTS:

1. Images
2. ES00501
3. Application and Materials

420 W. Blount Street



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 501
Site Name Hayward, A.J. House 830 = = Survey Date 8009 820 = =
Address of Site: 420 W. Blount St. Pensacola, Fl. 32501 905 = =
Instruction for locating N side W Blount St. between N Reus and N
DeVilliers St. 813 = =
Location: Clapp Tract 165 3 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Hayward, Ashton J. Jr. and Sherril, C.H. and J.D.
Address: c/o 2380 Hallmark Dr.
Pensacola, Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8009 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Hawley, Nancy
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 859 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use Residence 850 = =
Dates: Beginning + 1932 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =

NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

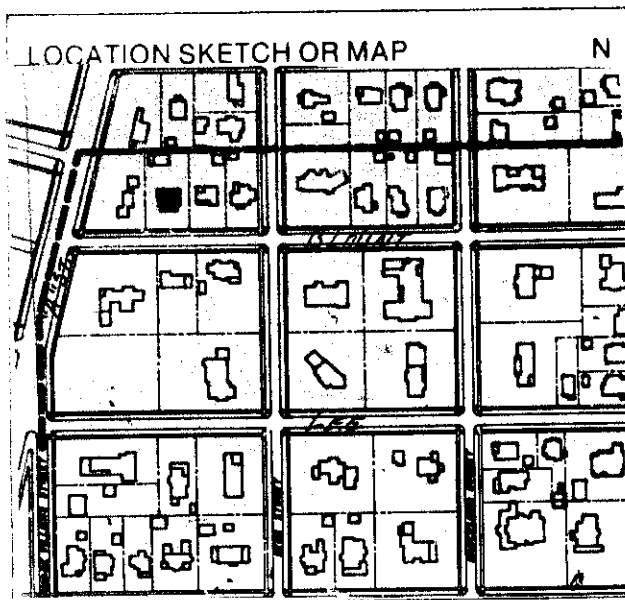
Significance:

An excellent of Georgian Revival architecture.

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

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Georgian Revival 964 ==
 PLAN TYPE Rectangle 966 ==
 EXTERIOR FABRIC(S) Brick: common bond 854 ==
 STRUCTURAL SYSTEM(S) Masonry 856 ==
 PORCHES S/massive portico, massive squ columns, 5 bay, access
from S 942 ==
 FOUNDATION: Brick: continuous 942 ==
 ROOF TYPE: Hipped 942 ==
 SECONDARY ROOF STRUCTURE(S): Portico 942 ==
 CHIMNEY LOCATION: E end 942 ==
 WINDOW TYPE: DHS, 6/6, wood; louvered shutters 942 ==
 CHIMNEY: Brick 882 ==
 ROOF SURFACING: Composition shingle: butt 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
 809 ==
 Latitude and Longitude: " " " " " " 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30W	19	812 ==

UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P81.1 Fr. 32 860 ==

Contact Print





**Architectural Review Board Application
Full Board Review**

Application Date: 7-10-26

Project Address: 420 W Blount St.

Applicant: John Jones and Robin Jones

Applicant's Address: 420 W Blount St.

Email: Email on file **Phone:** 9013566082

Property Owner: John Jones and Robin Jones

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

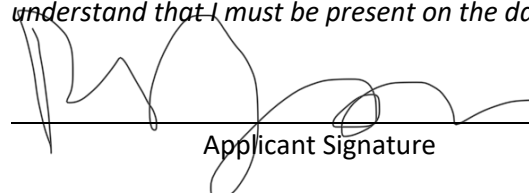
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Install swimming pool with travertine decking, remove existing arbor and picket fence.

~~Replace side fence with brick wall and wooden gate with iron insert.~~

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

7/10/26
Date

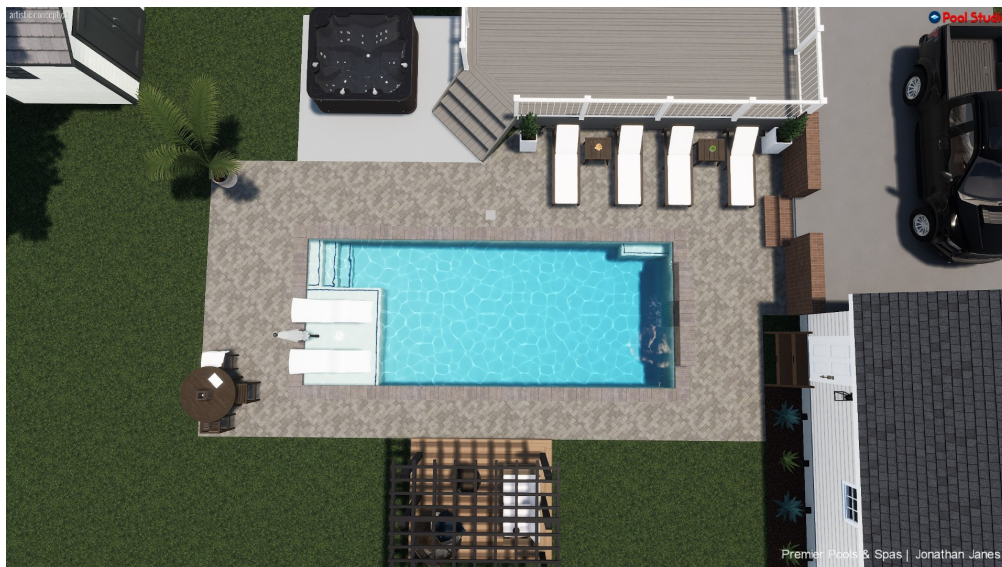
Gunite Pool Proposal:

To install a gunite pool in the back yard of our property which is contained in a 6 foot tall privacy fence (except a small portion which is a white picket fence with an arbor). This will be replaced with a brick wall, wooden gate with iron insert, and wall. Specifics are below. Pool will start 9 feet from the existing deck and 11 feet from the driveway. No change visually from the front of the house.

The pool will be 30x12 rectangle shape and unit. The decking (pavers) will be 12x24 travertine (Myra color, pic below) as well as the coping of the same color. The interior will be Heather gray pebble tech (picture below) and the waterline tiles will be 6x6in. NPT tile.

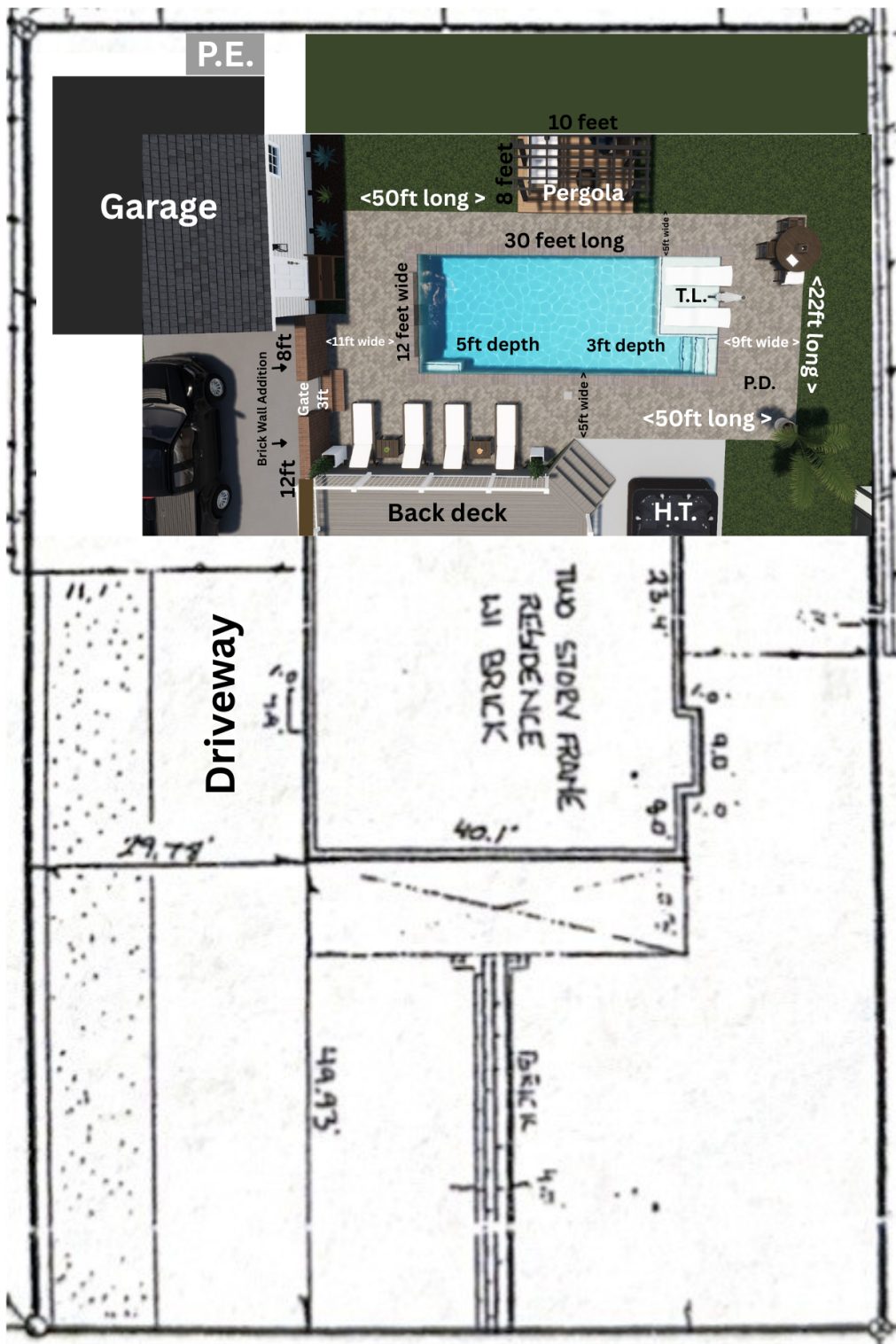
The pergola already exists in our backyard.

The pool pump and accessories will be located behind the garage.



Completed pool plans for our property.





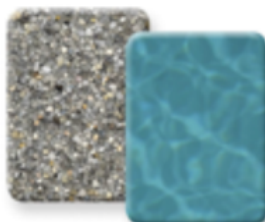
KEY:

P.E. - Pool Equipment / Pump
P.D. - Pool Decking
H.T. - Hot Tub
T.L. - Tanning Ledge

Pool Gunite and Decking (Paver) Materials:

Heather Gray Gunite

Pool Decking: Myra Color



Brick Wall Proposal:

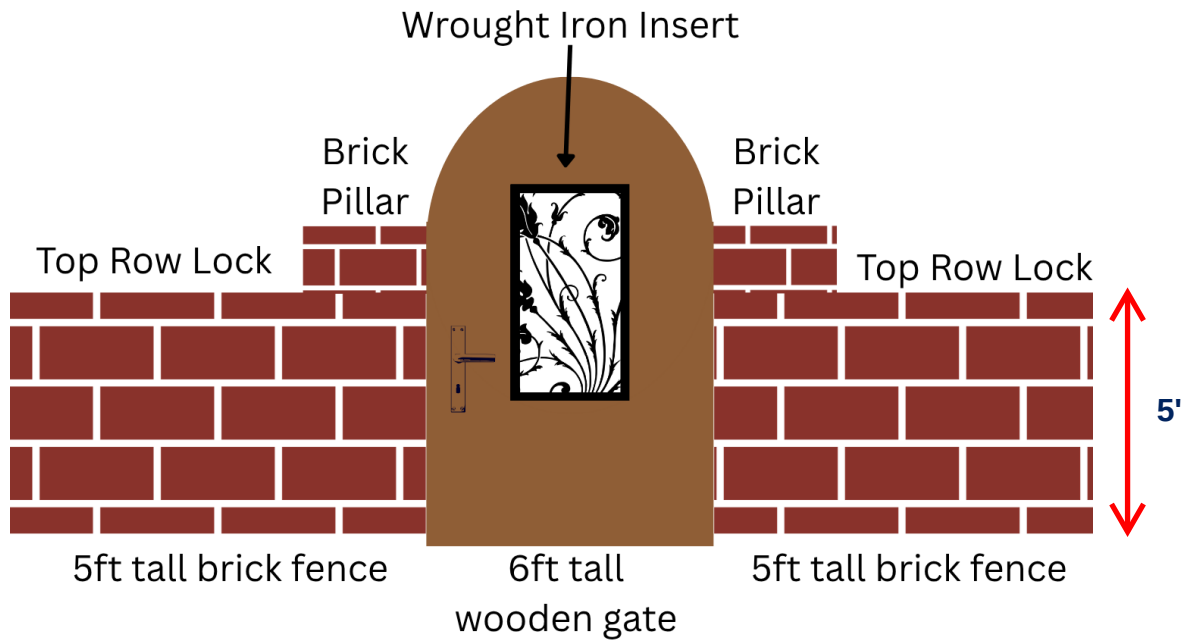
We will remove a white picket fence and arbor and replace with a brick wall separated by a 6 foot tall wrought iron gate (picture below) and another brick wall. The brick will be Henry Brick: Market Street color (Queen Size). Closest match to the rest of the house brick work (picture below). The fence will measure 5 feet tall (first side by the house 12 feet, 3 feet wide 6 foot tall gate, followed by another 8 foot brick wall. Gate will be adding more privacy to the backyard as well as better safety.



Current fence/gate on our property. Which will be replaced existing footprint exactly with brick wall and gate pictured below.



Brick Wall and Gate Plan



Following photos of our property and area where the pool is planned in its current state.



Back of House



Backyard



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-918

Architectural Review Board

8/20/2026

QUASI-JUDICIAL HEARING

SUBJECT:

211 W. Strong Street
North Hill preservation district / Zone PR-2 / City Council District 6
Final review for new front doors

SUMMARY:

Andrea Levitt and Beth Gregory are requesting approval to replace the two front doors of the main house with six-lite, one-panel Craftsman-style mahogany doors. The new doors will feature two full-length sidelites, satin nickel hardware, and will be painted Benjamin Moore's historic color "Hawthorne Yellow." In addition, the center door will include a custom, full-width transom.

Please find attached all relevant documentation for your review.

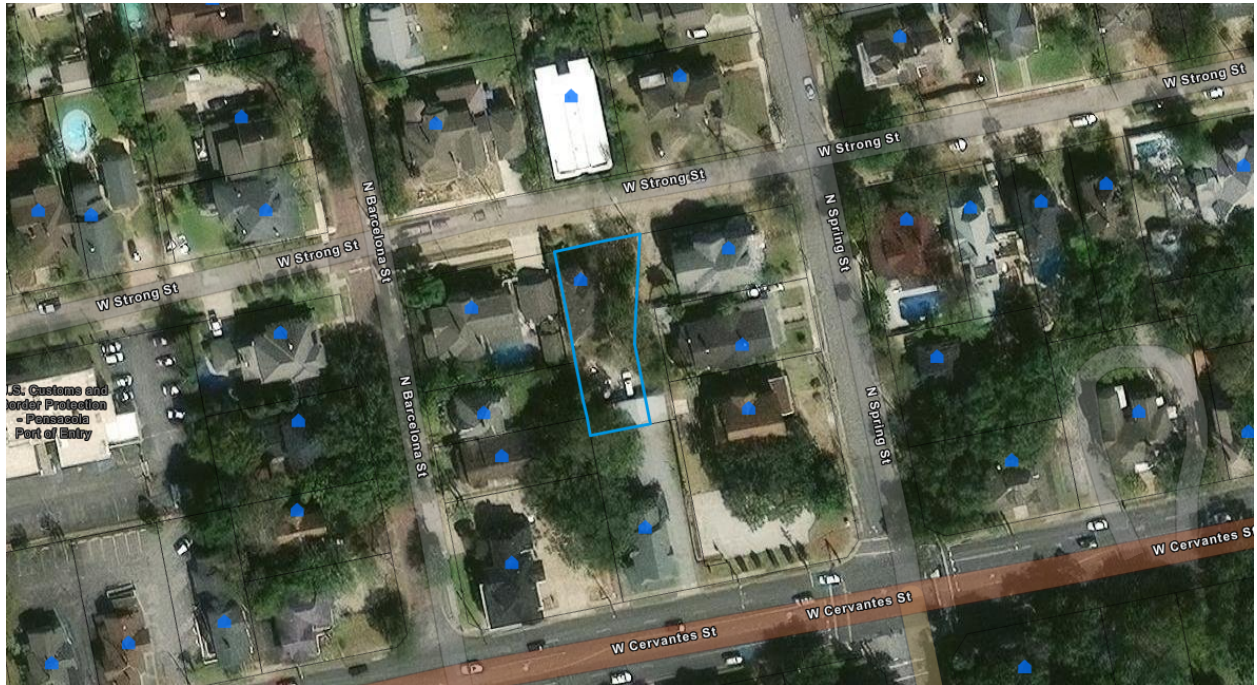
RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.ii.(a) North Hill preservation district, Rules governing decisions

ATTACHMENTS:

1. Images
2. ES00291
3. Application and Materials

420 W. Blount Street



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. SS 291
Site Name Lischoff, Alex Rental 830 = = Survey Date 8009 820 = =
Address of Site: 211 W. Strong St. Pensacola, Fl. 32501 905 = =
Instruction for locating S side W. Strong between Spring and Barcelona Sts. 813 = =
Location: Belmont Tract 37 port 11,12,13 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Wall, John C. and Lila L.
Address: 211 W. Strong St.
Pensacola, Fl. 32501 902 = =
Type of Ownership Private 848 = = Recording Date 8009 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Hawley, Nancy
Address: HPPB

Condition of Site: Integrity of Site: Original Use Residence 838 = =
Check One Check One or More
Excellent 863 = = ☒ Altered 858 = =
☒ Good 863 = = ☐ Unaltered 858 = =
Fair 863 = = ☒ Original Site 858 = =
Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =

NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture 910 = =

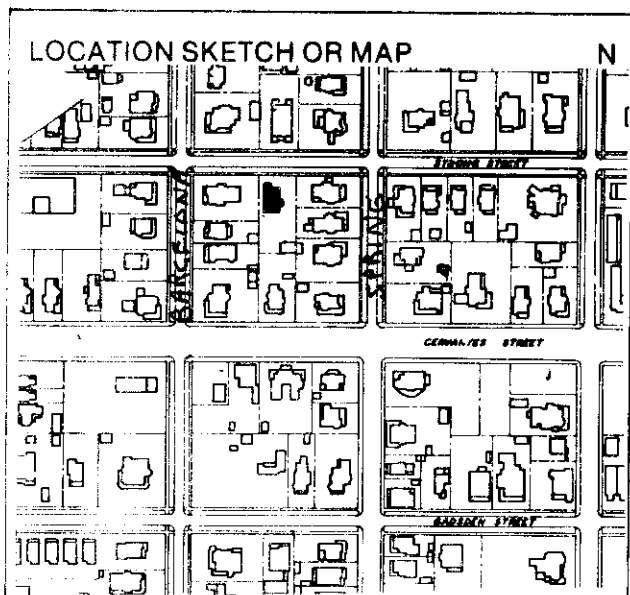
Significance:

This interesting masonry vernacular house, showing Mediterranean influences, was built as a rental unit by Alex Lischoff, whose residence was adjacent.

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

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Mediterranean Revival 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) Brick:decorative; stucco 854 ==
 STRUCTURAL SYSTEM(S) Masonry 856 ==
 PORCHES None
 942 ==
 FOUNDATION: Not Visable 942 ==
 ROOF TYPE: Hip on Hip 942 ==
 SECONDARY ROOF STRUCTURE(S): None 942 ==
 CHIMNEY LOCATION: None 942 ==
 WINDOW TYPE: DHS, 3/1; casement, 4 light; louvered shutters 942 ==
 CHIMNEY: 882 ==
 ROOF SURFACING: Composition shingle: diamond 882 ==
 ORNAMENT EXTERIOR: Decorative brick patterning 882 ==
 NO. OF CHIMNEYS 0 952 == NO. OF STORIES 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 P80.30.4 NH25-10 860 ==

Contact Print





**Architectural Review Board Application
Full Board Review**

Application Date: 7/27/26

Project Address: 211 W. Strong Street

Applicant: Andrea Levitt/Beth Gregory

Applicant's Address: 211 W. Strong St., Pensacola, FL 32501

Email: Email on file **Phone:** 850-292-9660

Property Owner: Andrea Levitt/Beth Gregory

District: ☐ PHD ☒ NHDP ☐ 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 fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

Change front doors on main house. Wooden design attached. Mahogany door with Benjamin Moore historic collection Hawthorne Yellow paint finish with satin nickel hardware.

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

Signature on file

Applicant Signature

7/27/26

Date

211 W. Strong Street

Request to change front two (2) doors on main house to new mahogany entry doors painted “Hawthorne Yellow” from Benjamin Moore’s historic collection. Main entry door to 211 unit will have a custom transom door extending the full width of opening.

Existing



Proposed example (not including Hawthorne Yellow color)



Proposed door - https://www.doors.com/products/prestige-entries-7231sl-131-6-lite-1-panel-mahogany-door-and-two-14-3-lite-1-panel-sidelites-with-insulated-beveled-glass-80-glass-wood-exterior?_pos=1&_sid=48b20008b&_ss=r



Prestige Entries

Mahogany 6-Lite TDL 1-Panel Exterior Wood Entry Door And Two 14" 3-Lite 1-Panel Sidelites

PRODUCT #675801 Model: 7231SL-131

★★★★★ [doors.com is rated 4.9/5 stars](#)

This mahogany entry door showcases a 6-lite glass design with a single raised bottom panel, lending timeless character to your home. The mahogany face adds warmth and grain you can feel, balanced by glass that keeps things bright. Engineered stiles and rails improve structural stability and help resist warping and cracking, while insulated, tempered glass adds comfort, energy efficiency, and a quieter, more secure entry.

Product Details

This mahogany entry door pairs a 6-lite glass design over a solid raised lower panel with a clean, considered profile, setting a welcoming tone the moment guests arrive. The door is built from mahogany, a dense, premium hardwood prized for its deep, even color and natural resistance to the elements. Daylight pours through the glass to brighten the room and make the entry feel larger and more welcoming, with tempered, insulated glass improving both durability and everyday comfort. It is built around engineered stiles and rails for lasting stability and everyday durability. This door unit will arrive unfinished, ready for a custom stain or paint job.

Details

Door Type	Exterior
Configuration	Single
Style	French, Divided Lite, Modern Farmhouse
Panel Style	1 Panel
Glass Lite Count	6 Lite
Material	Wood
Wood Species	Mahogany
Door Thickness	1-3/4"
Glass	With Glass

Color/Finish	Optional
Paintable	Yes
Stainable	Yes
Impact Rated	No
Sidelites Available	Yes
Number of Sidelites	2
Transom	No

Exterior hardware - <https://www.doorhardwarecenter.com/kwikset-800ce-smt-chelsea-single-cylinder-sectional-handleset/?srsId=AfmBOorydyX0U-rjwLcXttYrm0C-oEG31XvCOg240G-PW6KntR-gt2G8>

Satin Nickel finish



Exterior finish color for door - <https://www.benjaminmoore.com/en-us/paint-colors/color/hc-4/hawthorne-yellow>

HC-4 Benjamin Moore Historic Collection – Hawthorne Yellow

Hawthorne Yellow

HC-4

A bold yet balanced yellow that is a popular accent choice for interiors and exteriors.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-919

Architectural Review Board

8/20/2026

QUASI-JUDICIAL HEARING

SUBJECT:

75 S. Tarragona Street
Palafox historic business district / Zone C-2A / City Council District 6
Review for demolition of non-contributing structure

SUMMARY:

Hicks / Zielinski Architects, LLC is requesting approval to demolish a noncontributing structure currently used by the Pensacola Opera Center. The existing building, constructed primarily of metal and stucco, reportedly experiences persistent water intrusion and related deterioration. A conceptual review of the proposed replacement building will follow this item.

Because the structure is classified as noncontributing within the district, the standards in Sec. 12-3-10(1)j., Other demolition permits, apply. Under this section, the applicant is not required to demonstrate unseasonal economic hardship or unusual and compelling circumstances. Instead, the board must determine whether the structure possesses any historical, cultural, architectural, or archaeological significance. If the board finds no such significance, a demolition permit may be issued.

However, the applicant does not intend to demolish the building immediately. Their plan is to continue using the structure for as long as feasible, up until permits for the new building are secured.

Please find attached all relevant documentation for your review.

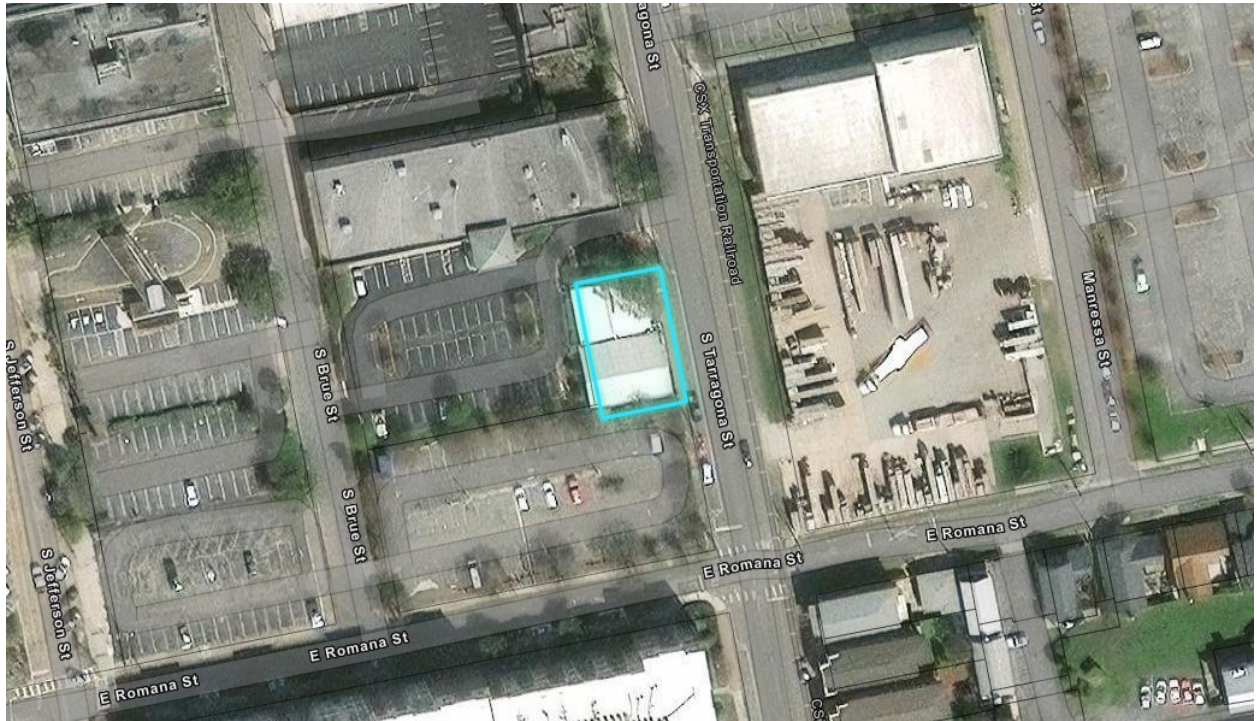
RECOMMENDED CODE SECTIONS

[Sec. 12-3-27\(f\)2.d. Palafox historic business district, Decision guidelines, Demolition](#)
[Sec. 12-3-10\(1\)j. Historic and preservation land use district, Other demolition permits](#)

ATTACHMENTS:

1. Images
2. Application and Materials

75 S. Tarragona Street





**Architectural Review Board Application
Full Board Review**

Application Date: 7.30.26

Project Address: 75 S. Tarragona Street

Applicant: Hicks / Zielinski Architects LLC

Applicant's Address: 706 Nagel Drive

Email: Email on file Phone: 850-602-8455

Property Owner: Pensacola Opera

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.

Demolition of an existing non-conforming structure. It is a rusty metal building with endless water intrusion issues. It is looking to be replaced by the current owner with a new structure to better fit their current and future needs.

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

Signature on file

Applicant Signature

7.30.26

Date

Front (east) elevation .



South elevation



Rear (west) elevation



North elevation



Source: Escambia County Property Appraiser

Restore Full Version

General Information		Assessments				
Parcel ID:	000S009001020222	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	130410000	2025	\$145,250	\$194,946	\$340,196	\$340,196
Owners:	PENSACOLA OPERA INC	2024	\$127,820	\$195,138	\$322,958	\$322,958
Mail:	PO BOX 1790 PENSACOLA, FL 32591-1790	2023	\$127,820	\$192,395	\$320,215	\$320,215
Situs:	75 S TARRAGONA ST 32502					
Use Code:	CULTURAL	Tax Estimator				
Taxing Authority:	DOWNTOWN, PENSACOLA CITY LIMITS	Homestead Amendment Estimator				
Tax Inquiry:	Open Tax Inquiry Window	Change of Address				
Tax Inquiry link courtesy of Escambia County Tax Collector		File for Exemption(s) Online				
		Report Storm Damage				

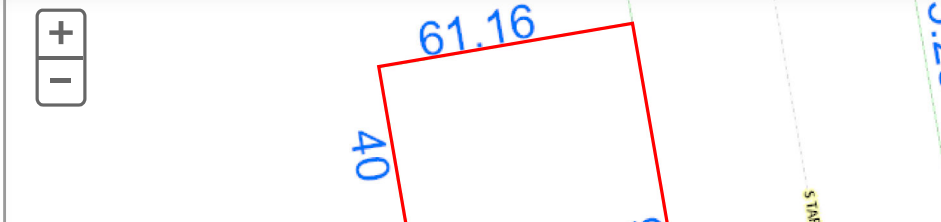
Sales Data Type List:							2025 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	FRATERNAL AND OTHER	
01/27/2009	6419	1170	\$100	QC	N		Legal Description S 95 FT OF N 135 FT OF LT 222 BLK 31 OLD CITY TRACT OR 4616 P 1236 OR 6419 P 1170 CA 75	
10/2000	4616	1236	\$170,000	WD	N			
07/1998	4285	471	\$170,000	WD	N			
11/1997	4285	468	\$100,000	WD	N			
08/1995	3827	512	\$150,000	WD	N		Extra Features	
Official Records Inquiry courtesy of Escambia County Clerk of the Circuit Court and Comptroller							None	

Parcel Information

Section
Map Id: [CA075](#)

Approx.
Acreage:
0.1314

Zoned:
C-2A



View Florida Department of Environmental Protection (DEP) Data

Buildings

Address:75 S TARRAGONA ST, Improvement Type: AUDITORIUM/THEATR, Year Built: 1961, Effective Year: 1990, PA Building ID#: 17197

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-STUCCO OV BLOCK

EXTERIOR WALL-METAL-MODULAR

FLOOR COVER-CONCRETE-FINISHED

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-8

NO. STORIES-1

ROOF COVER-ENAMELED METAL

ROOF FRAMING-STEEL TRUSS/FRAME

STORY HEIGHT-12

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 4886 Total SF

BASE AREA - 2370

OFFICE AVG - 2381

OPEN PORCH FIN - 35

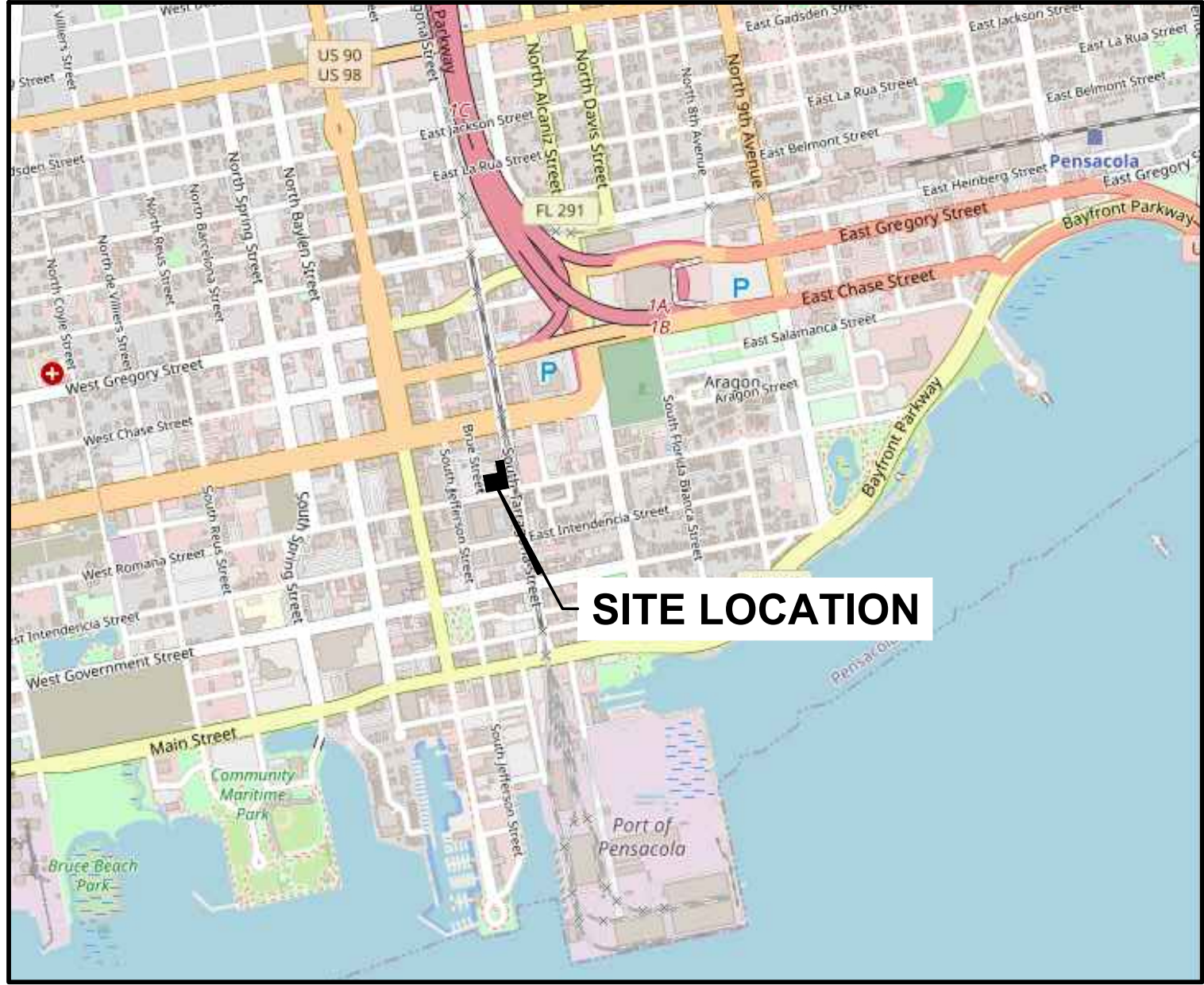
OPEN PORCH UNF - 100

Images



7/31/2025 12:00:00 AM

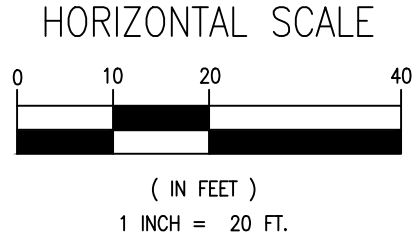
The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



VICINITY MAP
NOT TO SCALE

BOUNDARY SURVEY PENSACOLA OPERA

A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA



Line Table		
Line #	Length	Direction
L1	10.18	N9°47'27\"W
L2	2.00	S80°07'16\"W

DESCRIPTION: (O.R. 4616, PAGE 1236 ESCAMBIA COUNTY, FLORIDA)

THE NORTH 55 FEET OF THE SOUTH 160 FEET OF LOT 222, AND THE SOUTH 40 FEET OF THE NORTH 80 FEET OF LOT 222, BLOCK 31, OLD CITY TRACT, ACCORDING TO MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, COPYRIGHTED BY THOMAS C. WATSON IN 1906.

DESCRIPTION: (O.R. 9203, PAGE 17 ESCAMBIA COUNTY, FLORIDA)

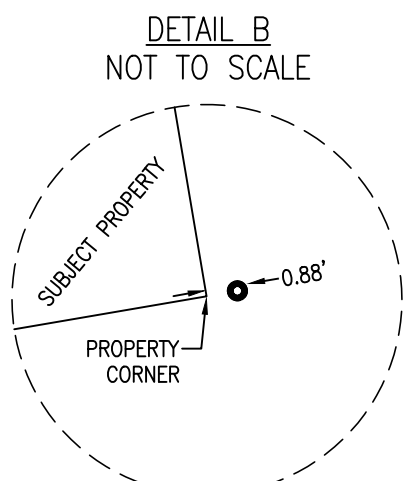
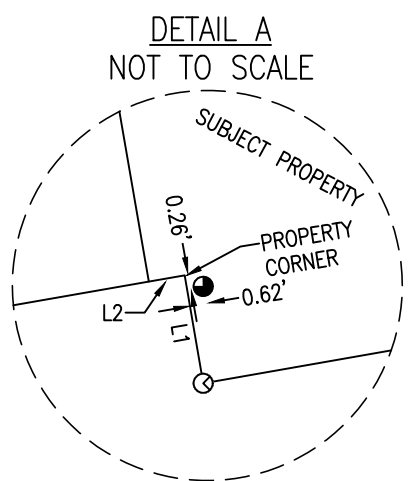
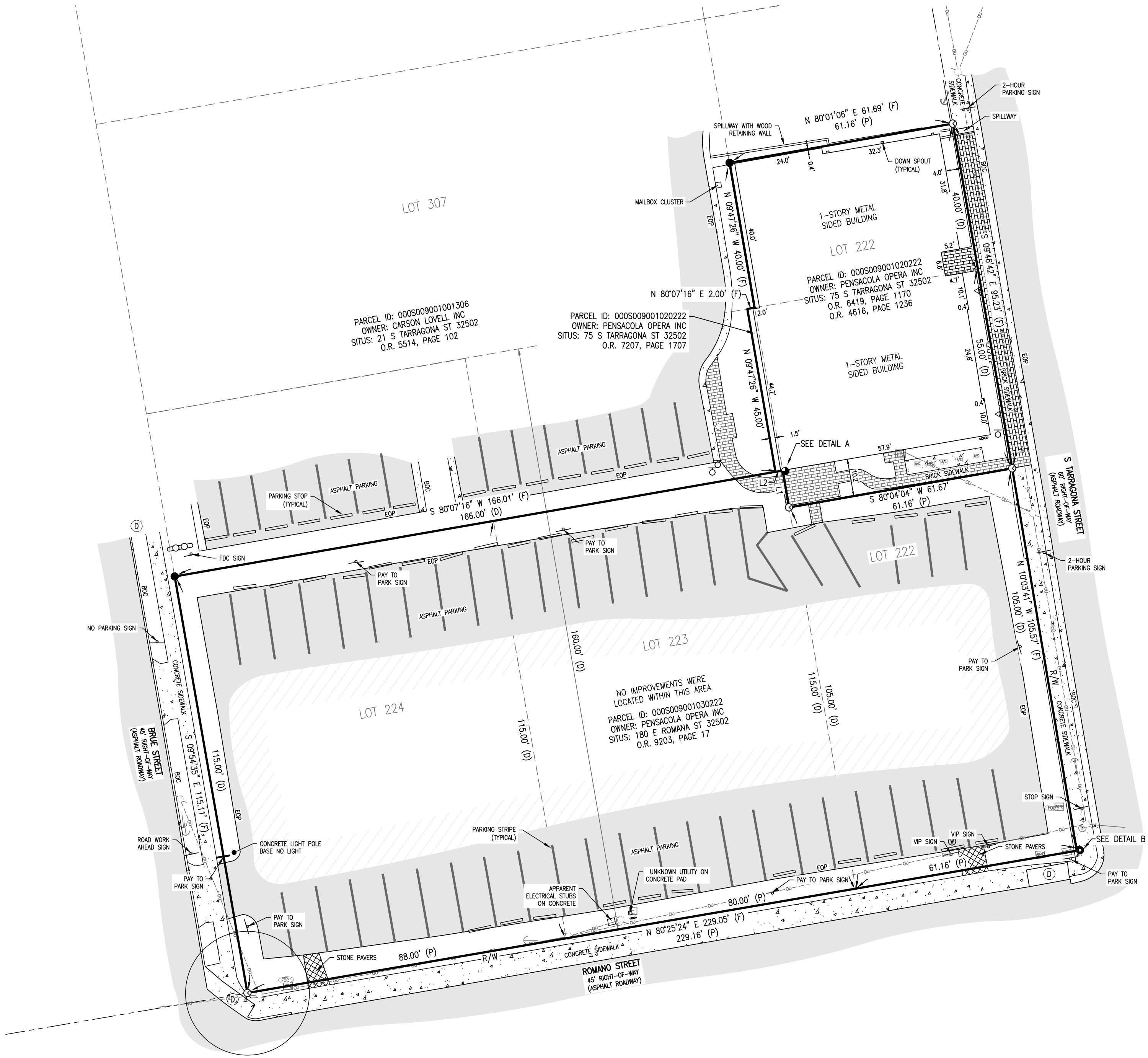
THE SOUTH 115 FEET OF LOTS 223 AND 224, AND THE SOUTH 105 FEET OF LOT 222, BLOCK 31, OLD CITY TRACT, AS SHOWN ON THE MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1906, SAID PROPERTY BEING BOUNDED ON THE WEST BY RUE STREET, ON THE SOUTH BY ROMANA STREET, AND ON THE EAST BY TARRAGONA STREET.

DESCRIPTION: (O.R. 7207, PAGE 1707 ESCAMBIA COUNTY, FLORIDA)

THE NORTH FORTY FIVE (45) FEET OF THE SOUTH ONE HUNDRED SIXTY (160) FEET OF THE EAST TWO (2) FEET OF LOT TWO HUNDRED TWENTY-THREE (223), BLOCK THIRTY (30) (WHICH ALSO MAY BE REFERRED TO AS BLOCK 31 HISTORICALLY) OLD CITY TRACT, AS PER MAP OF THE CITY OF PENSACOLA COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011) AND ARE REFERENCED TO THE GRID BEARING OF SOUTH 09°46'42\" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH TARRAGONA STREET, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON. SUBSURFACE UTILITIES WERE NOT LOCATED FOR THIS SURVEY.
- VISIBLE IMPROVEMENTS LYING WITHIN 10'± OF THE PROPERTY LINES ARE AS SHOWN HEREON.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "A9", AREAS DETERMINED TO BE WITHIN THE BASE FLOOD ELEVATION OF 9.0', BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0440J, EFFECTIVE DATE OF AUGUST 19, 2025.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETC/ETC MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE SURVEYING BUSINESS CERTIFICATE OF AUTHORIZATION NUMBER FOR McKIM & CREED, INC. IS LB7917.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THE FIELD SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER 2025 AND JANUARY 2026, AND RECORDED IN FIELD BOOK NC3, PAGE 6, AND FIELD BOOK JUM6, PAGES 27-30 AND 33.



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS BOUNDARY SURVEY IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION.

STEVEN P. UNRUE, PSM
FLORIDA CERTIFICATE NO. 7526
McKIM & CREED, INC.

SEAL

DATE



1301 N. Palmyra St.
Pensacola, Florida 32501
Phone: (850) 994-9503
FL Surveying Business #LB7917
FL Certificate of Authorization # 9958
www.mckimcreed.com

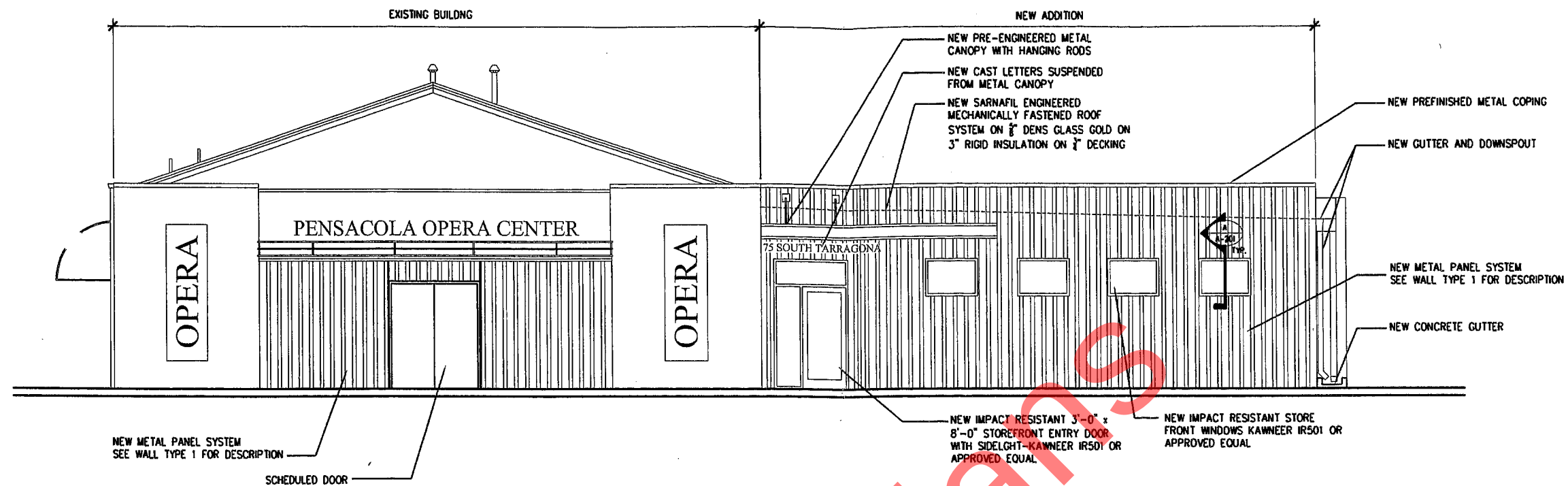
BOUNDARY SURVEY
PENSACOLA OPERA
75 S TARRAGONA ST.
PENSACOLA, FL 32502
SECTION: 46 TOWNSHIP: 2S RANGE: 30W
ESCAMBIA COUNTY, FLORIDA

NOTE: UNLESS STATED OTHERWISE: NO TITLE SEARCH HAS BEEN FURNISHED NOR PERFORMED BY THE UNDERSIGNED TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN TITLE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. UNDERGROUND FOOTINGS OF BUILDINGS AND THE CASE OVERLAYS THEREOF WERE NOT LOCATED. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

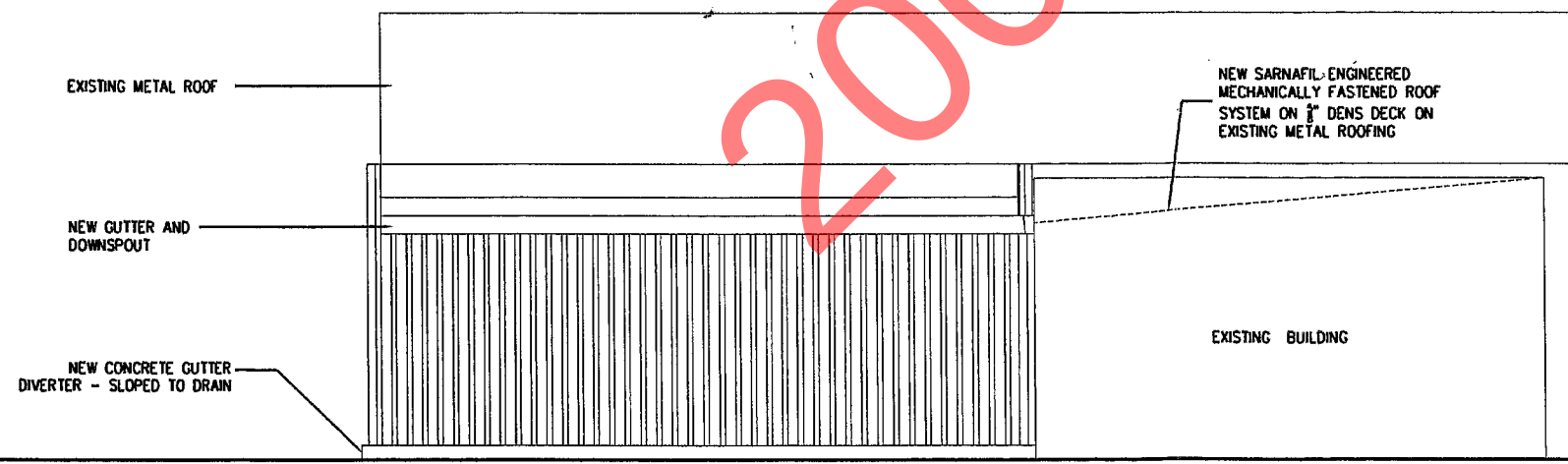
REVISIONS

Date	Description

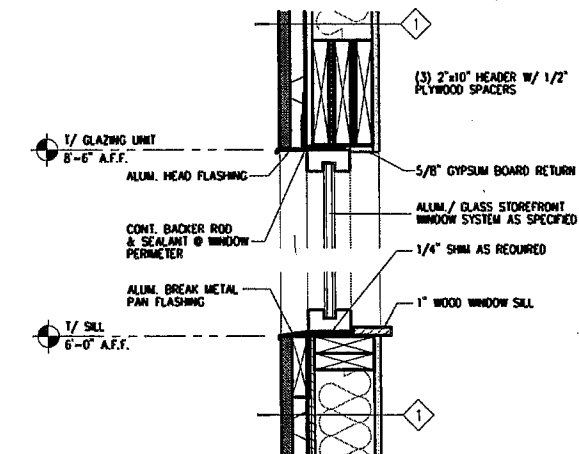
Valid only with embossed seal
Designed By:
Drawn By: AKP
Checked By: SPU
Job No.: 107240001
Date: 1/21/2025
Scale: 1" = 20'
FIELD DATE: 1/21/25
CREW: JUM
CREW: NC/PP
FB NC3 PG 6
FB JUM6 PG 27-30, 33



1 EAST ELEVATION
A201
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A201
SCALE: 1/4" = 1'-0"



A WINDOW SECTION / DETAIL
A201
SCALE: 1 1/2" = 1'-0"

SPENCER MAXWELL BULLOCK
ARCHITECTS

17 EAST MAIN STREET, SUITE 100
PENSACOLA, FLORIDA 32501
850 . 432 . 7772 (OFFICE)
850 . 432 . 7057 (FAX)
AA C001828

CERTIFICATION :

PENSACOLA
OPERA
CENTER

75 S. TARRAGONA STREET
PENSACOLA, FL

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

NOT FOR CONSTRUCTION

DRAWN BY : DG/PDP

CHECKED BY : PDP

PROJECT NO. - - -

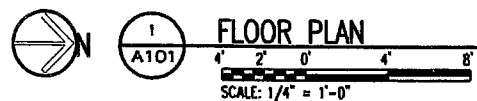
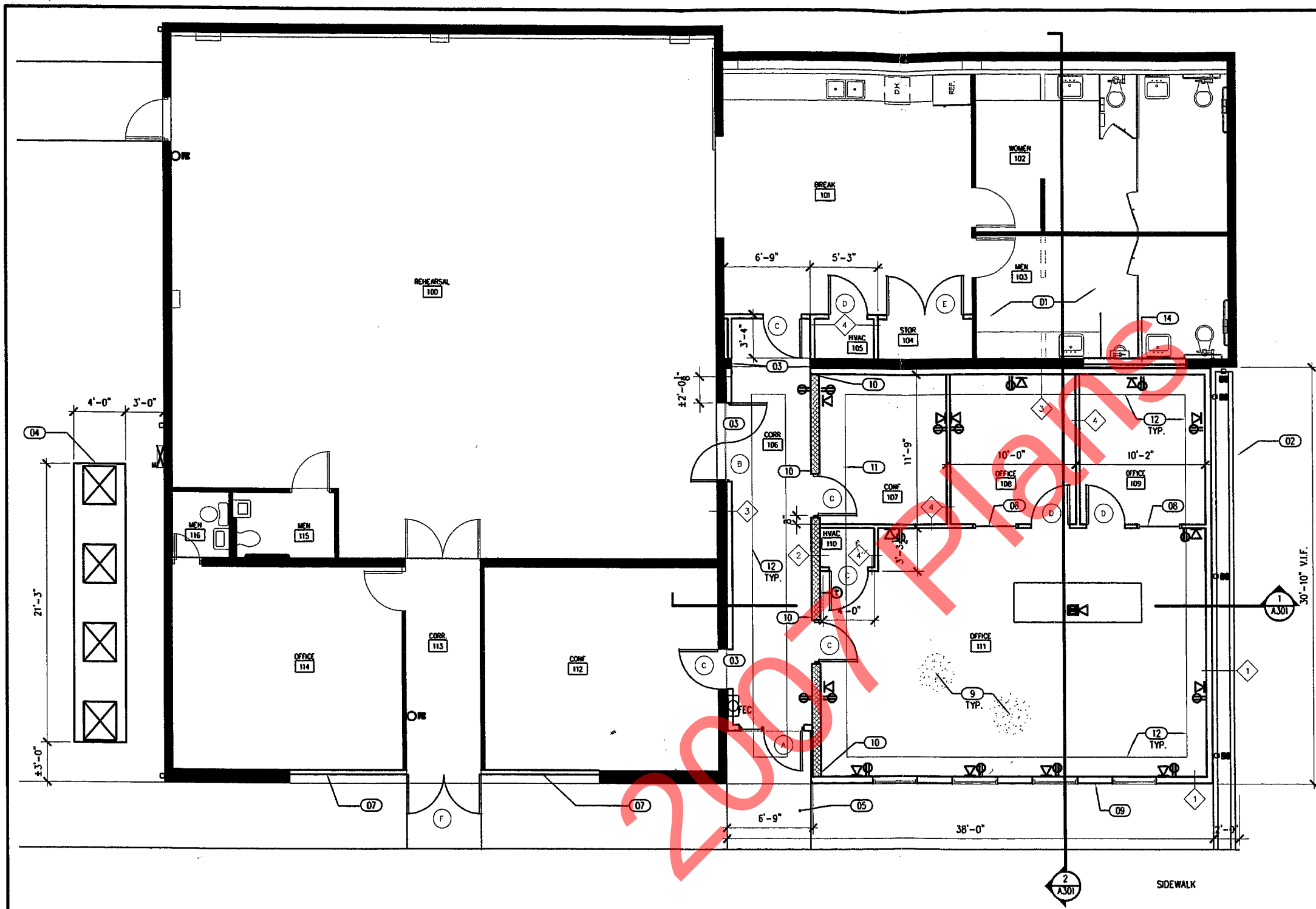
DATE : 11/1/06

SHEET TITLE :

ELEVATIONS

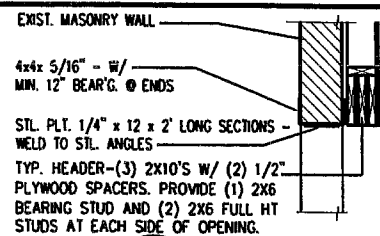
SHEET NO. :

A201



FLOOR PLAN

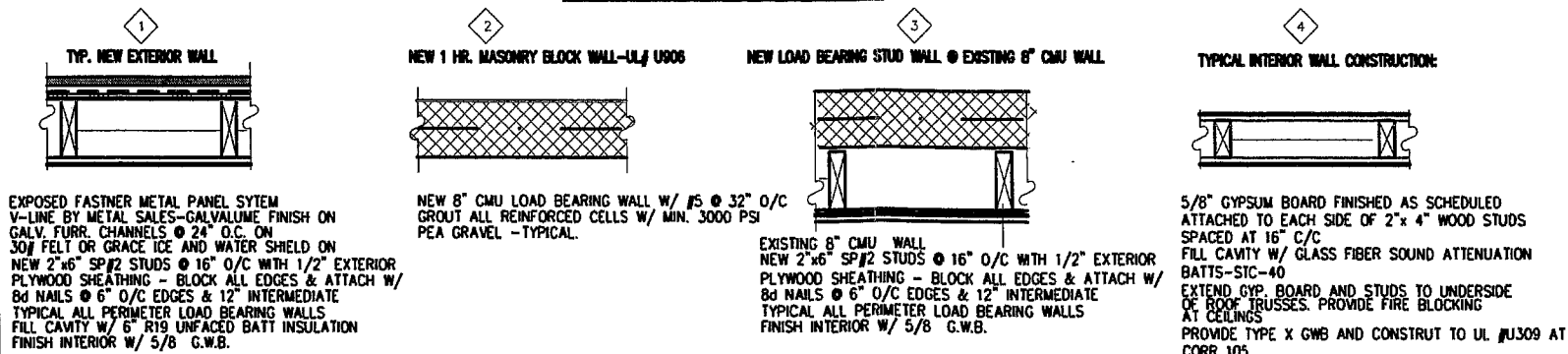
SCALE: 1/4" = 1'-0"



HEADER/LINTEL DETAIL

SCALE: 3/4" = 1'-0"

WALL TYPE DESCRIPTIONS:



LEGEND:

- DUAL PHONE/DATA OUTLET @ 18" A.F.F. (U.N.O.)
- DUPLEX OUTLET @ 18" A.F.F. (U.N.O.)
- DUPLEX OUTLET - GROUND FAULT INTERRUPTOR
- DUPLEX OUTLET - RECESSED IN FLOOR, COORDINATE ALL LOCATIONS W/ ARCHITECT
- THERMOSTAT
- DOOR TYPE MARK, SEE DOOR INFORMATION
- NEW DOOR & FRAME
- WALL TYPE TAG, SEE WALL TYPE DESCRIPTIONS
- EXISTING WALL
- FEC FIRE EXTINGUISHER CABINET - SEMI RECESSED

KEYNOTES:

- 01 ROUGH-IN PLUMBING IN MEN'S BATHROOM ONLY. ALL OTHER WORK INSIDE MEN'S BATHROOM TO BE FUTURE WORK.
- 02 24" WIDE C.I.P CONCRETE "GUTTER" W/ 6" HIGHx4" WIDE CURBS ON EACH SIDE.
- 03 SEE DETAIL 2/A101 FOR LINTEL DETAIL AT EXISTING MASONRY WALLS
- 04 4" CONCRETE PAD W/ RELOCATED CONDENSING UNITS. COORDINATE EXACT PAD LOCATION W/ SOUTH PROPERTY LINE. RE-ROUTE HVAC PIPING/WIRING TO NEW UNIT LOCATIONS.
- 05 NEW 4" CP 3000 PSI FIBER REINF. CONCRETE SIDEWALK. SLOPE 1:20 MAX
- 06 REMOVE EXISTING STOREFRONT DOOR AND FRAME. REWORK OPENING FOR NEW DOOR
- 07 REMOVE EXISTING SIDING AND WOOD WINDOWS. AND PROVIDE NEW WALL SYSTEM TO MATCH WALL TYPE #1
- 08 CLEAR TEMPERED GLASS WINDOW IN PAINTED HOLLOW METAL FRAME. INTERIOR WINDOWS TO BE 3'-6"x4'-0" H, TOP OF WINDOW FRAME TO ALIGN W/ TOP OF DOOR FRAME. EXTERIOR WINDOWS TO BE 3'-6"x2'-6" H, TOP OF WINDOW FRAME TO ALIGN W/ TOP OF STORE FRONT ENTRY FRAME.
- 09 NEW 4" CONCRETE SLAB ON GRADE / VAPOR BARRIER & COMPACTED FILL - REINFORCE W/ 6x6 W1.4 x W1.4 FLAT SHEETS-FINISH SMOOTH AND SEAL
- 10 PROVIDE MIN 2-#5 REINF. AT EACH SIDE OF ALL OPENINGS & END OF WALLS - GROUT ALL REINF. CELLS - TYPICAL.
- 11 THICKENED SLAB UNDER CMU LOAD BEARING WALL
- 12 TURN DOWN SLAB BELOW - TYPICAL.
- 13 NOT USED
- 14 REMOVE EXISTING OVERHEAD DOOR AND INFILL W/ 2X6 STUDS AT 16" O.C.

DOOR INFORMATION:

- A 3'-0"x8'-0" STOREFRONT ENTRY DOOR W/ SIDELIGHT. CLEAR ANODIZED W/ LIGHT GRAY INSULATED GLAZING. KAWNEER IR501 W/ 1 5/16 IMPACT RESISTANT GLAZING AND FLORIDA PRODUCT APPROVAL / OR APPROVED EQUAL
- B PAIR OF 3'-0"x7'-0" SOLID CORE 20 MIN. PAINTED WOOD FLUSH DOORS IN PAINTED HOLLOW METAL FRAME. PROVIDE PANIC HARDWARE AND DOOR CLOSURE. PROVIDE 1/4 WIRE GLASS LITE @ EACH DOOR
- C 3'-0"x7'-0" 20 MIN SOLID CORE PAINTED WOOD DOOR W/ FULL WIRE GLASS LITE IN PAINTED HOLLOW METAL FRAME. PROVIDE SCHLAGE JUPITER ALSOPO LOCK SET AND CLOSURE
- D 3'-0"x7'-0" SOLID CORE PAINTED WOOD DOOR IN HOLLOW METAL FRAME PROVIDE SCHLAGE JUPITER ALSOPO LOCK SET @ OFFICE AND ALIOS AT HVAC CLOSET
- E PAIR OF 3'-0"x7'-0" SOLID CORE PAINTED WOOD DOOR IN HOLLOW METAL FRAME PROVIDE SCHLAGE JUPITER ALSOPO LOCK SET @ OFFICE AND ALIOS AT HVAC CLOSET
- F PAIR OF 3'-0"x7'-0" INSULATED GALV. HOLLOW METAL EXTERIOR DOORS IN HOLLOW METAL FRAME BY INGERSOL RAND OR APPROVED EQUAL. PROVIDE PANIC HARDWARE AND CLOSURE.

SPENCER MAXWELL BULLOCK ARCHITECTS

17 EAST MAIN STREET, SUITE 100
PENSACOLA, FLORIDA 32501
850 . 432 . 7772 (OFFICE)
850 . 432 . 7057 (FAX)
AA 001820

CERTIFICATION :

PENSACOLA
OPERA
CENTER

75 S. TARRAGONA STREET
PENSACOLA, FL

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE REPRODUCED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

NOT FOR CONSTRUCTION

DRAWN BY : DG/PDP

CHECKED BY : PDP

PROJECT NO. - - -

DATE : 11/1/06

SHEET TITLE :

OVERALL
FLOOR PLANS

SHEET NO. :

A101



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-920

Architectural Review Board

8/20/2026

QUASI-JUDICIAL HEARING

SUBJECT:

75 S. Tarragona Street
Palafox historic business district / Zone C-2A / City Council District 6
Conceptual review for new Pensacola Opera Center

SUMMARY:

Hicks / Zielinski Architects, LLC is seeking conceptual approval for a new Pensacola Opera Center building and related site improvements. The conceptual submittal includes an overall site plan, floor plans, and building elevations illustrating a two-story structure with a third-level clerestory roof above the opera hall. The building is positioned near the E. Romana Street property line, and a porte cochere establishes the primary frontage along S. Tarragona Street. A water-fountain feature is also proposed at the southeast corner of the site.

Because this request is for conceptual review, a subsequent final review will be required. At that stage, the applicant must provide complete drawings and detailed information for all exterior materials and architectural features.

Please find attached all relevant documentation for your review.

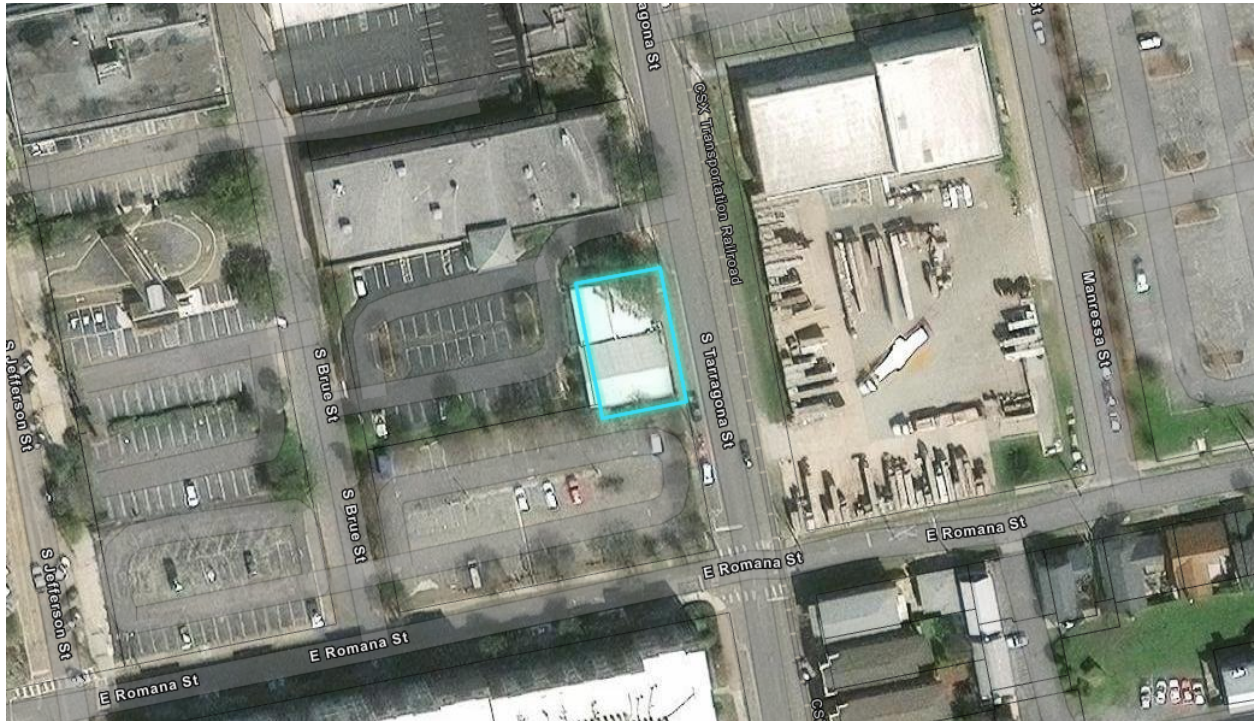
RECOMMENDED CODE SECTIONS

[Sec. 12-3-27\(f\)2.b. Palafox historic business district, Decision guidelines, New buildings](#)

ATTACHMENTS:

1. Images
2. Application and Materials

75 S. Tarragona Street





**Architectural Review Board Application
Full Board Review**

Application Date: 7.30.26

Project Address: 75 S. Tarragona Street

Applicant: Hicks / Zielinski Architects LLC

Applicant's Address: 706 Nagel Drive

Email: Email on file Phone: 850-602-8455

Property Owner: Pensacola Opera

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.

Submittal for "conceptual approval" for a new Pensacola Opera center.

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

Signature on file

Applicant Signature

7.30.26

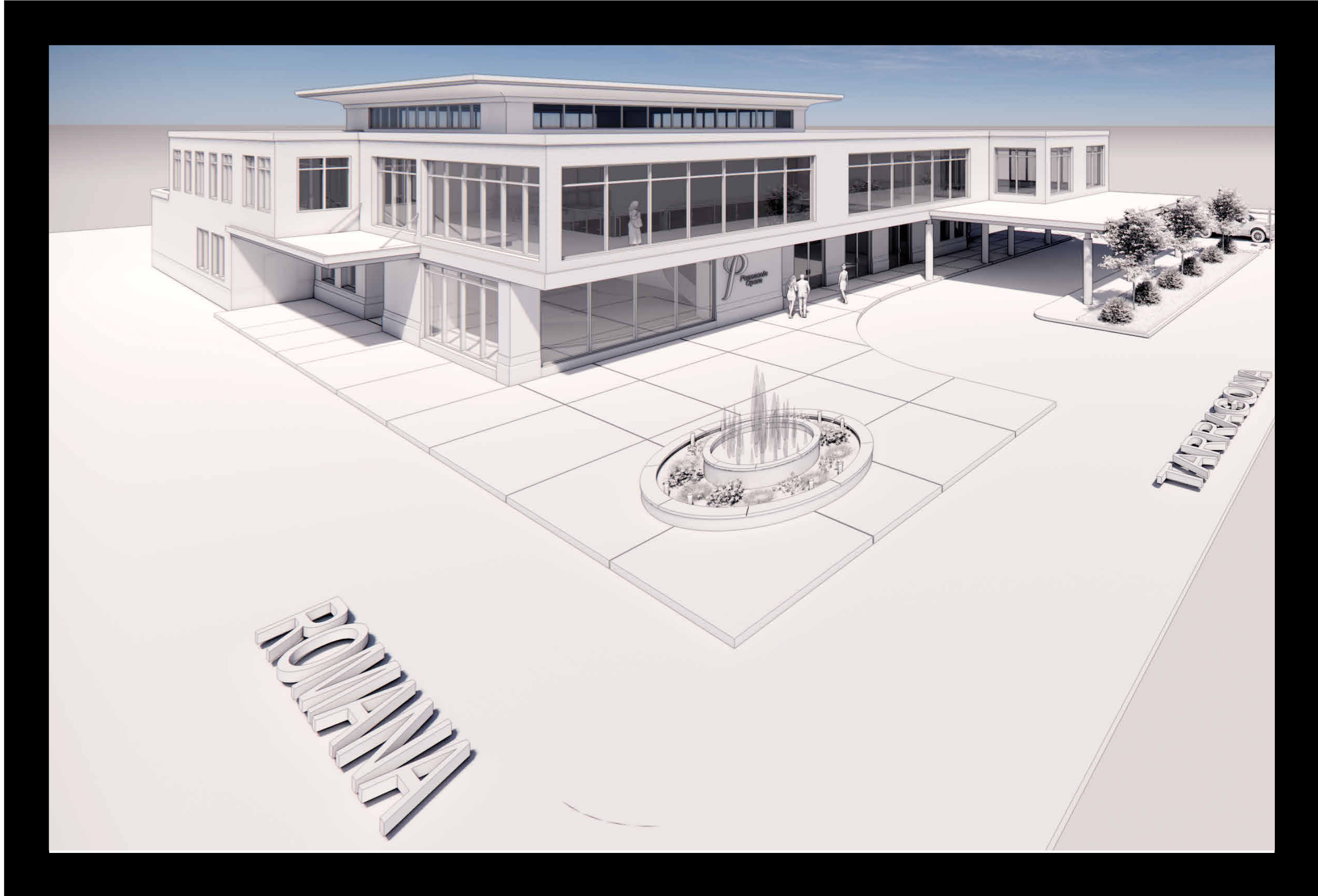
Date

PENSACOLA OPERA HALL

75 S. TARRAGONA ST. PENSACOLA, FL 32502

ARB CONCEPTUAL APPROVAL SET

07-30-2026



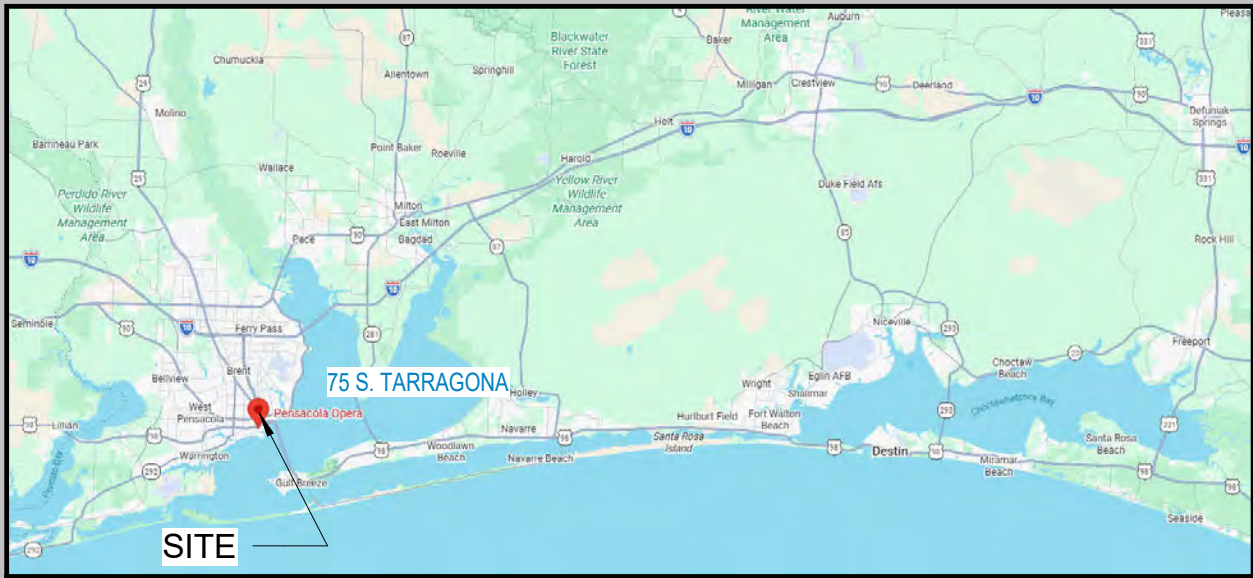
1 PRELIMINARY MASSING RENDER - FOR REFERENCE ONLY
NOT TO SCALE

PENSACOLA OPERA HALL

75 S. TARRAGONA ST. PENSACOLA, FL. 32502

SITE LOCATION MAP

75 S. TARRAGONA ST. PENSACOLA, FL 32502



ARCHITECT / DESIGNER

HICKS / ZIELINSKI ARCHITECTURE, LLC
ARCHITECT: JASON HICKS

CONTACT: JJ ZIELINSKI
850.602.8455 PHONE
JJ@ZIELARCH.COM EMAIL

GENERAL CONTRACTOR

STRUCTURAL ENGINEER

COVER SHEET

Date 06.02.2026
Drawn By -
Checked By JZ

A-0.0



PENSACOLA OPERA HALL

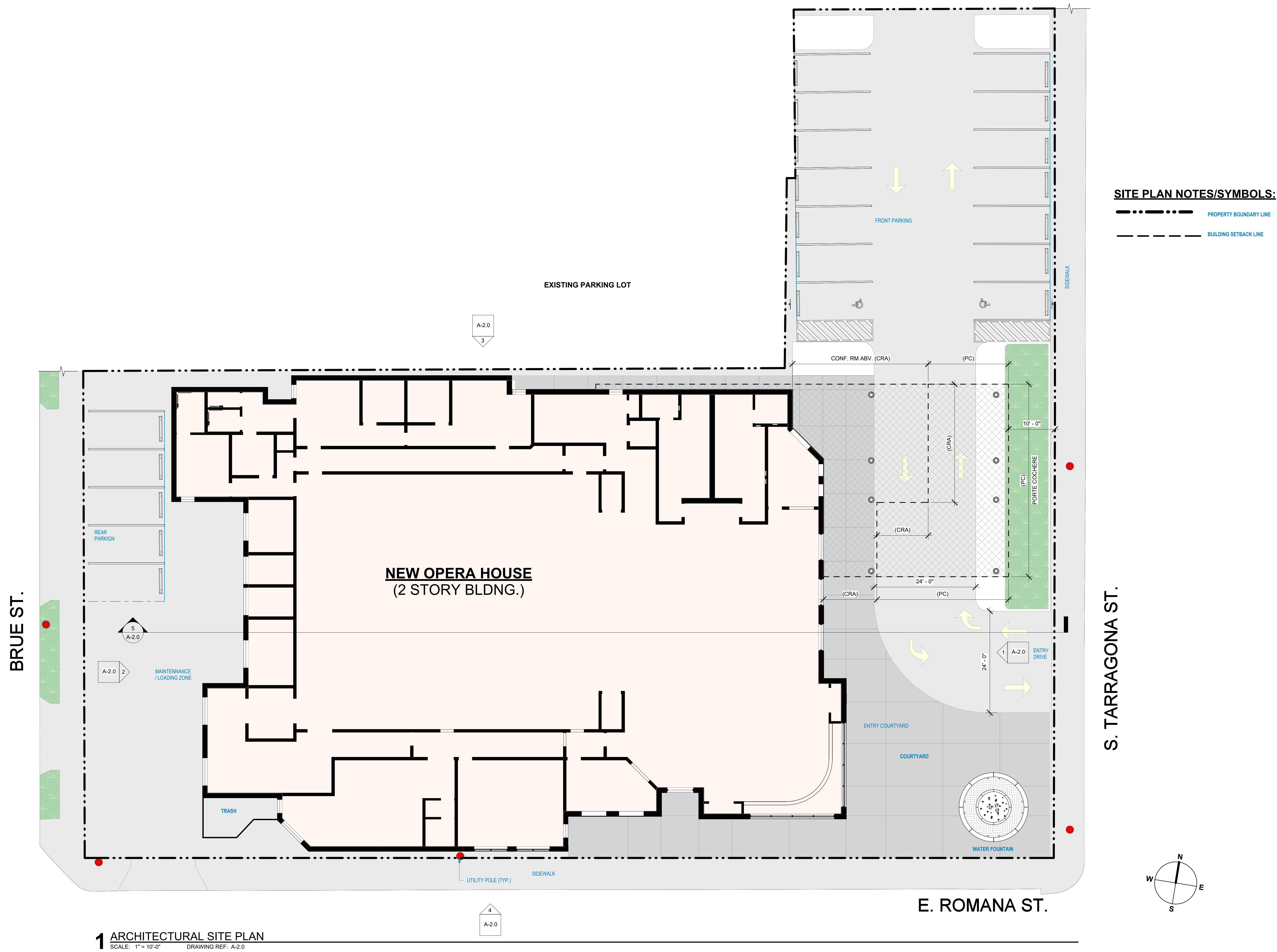
75 S. TARRAGONA ST. PENSACOLA, FL. 32502

[illegible]

ARCHITECTURAL SITE PLAN - CONCEPT

Date	06.02.2026
Drawn By	Author
Checked By	Checker

A-0.1





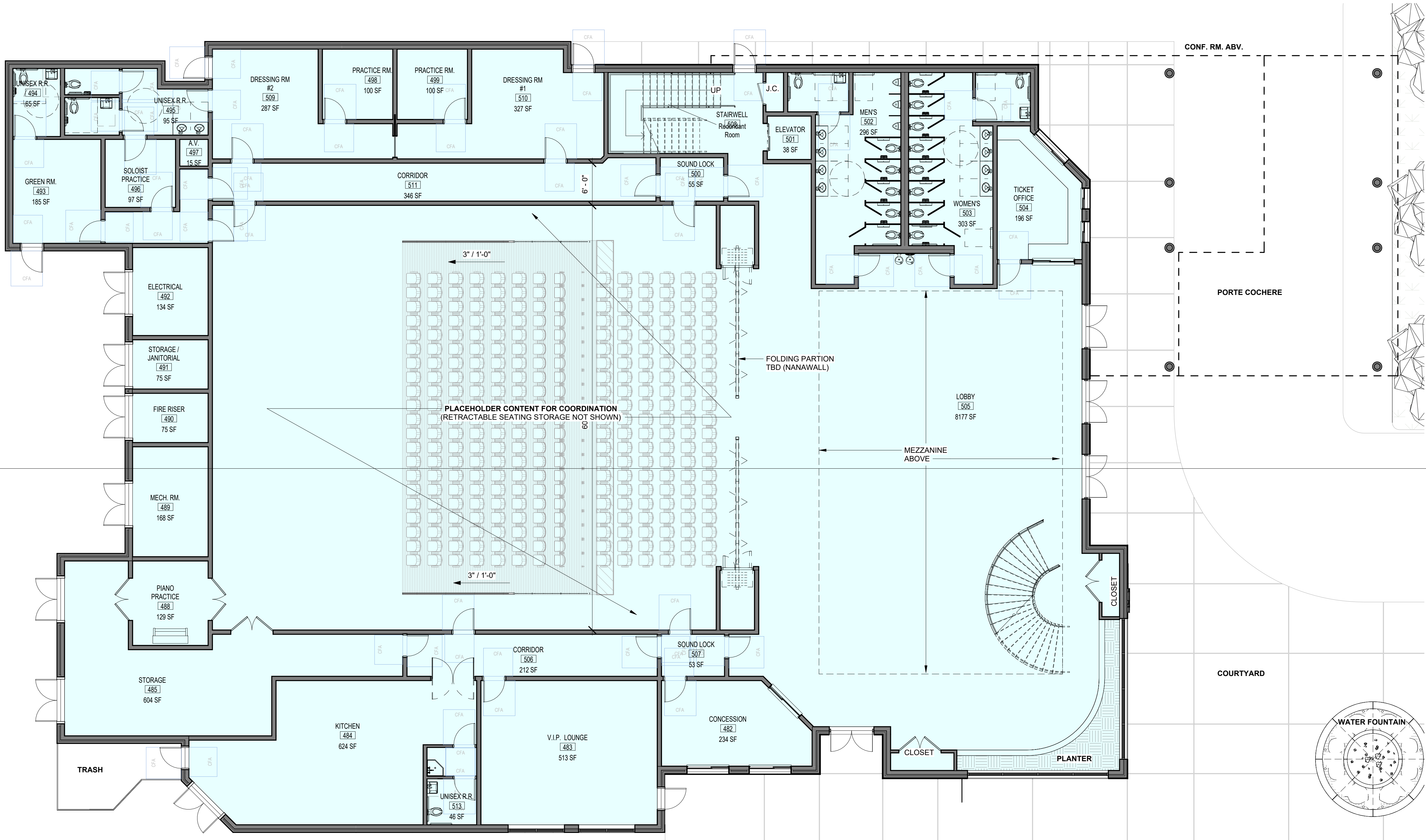
PENSACOLA OPERA HALL

75 S. TARRAGONA ST. PENSACOLA, FL. 32502

No.	Description	Date
1	Revision 1	Date 1

PLANS	
Date	06.02.2026
Drawn By	-
Checked By	JZ

A-1.1



1 Level 1
SCALE: 1/8" = 1'-0" DRAWING REF: A-2.0

LVL1= 14,634 SF
LVL2= 7,505 SF
TOTAL 22,139 SF



PENSACOLA OPERA HALL

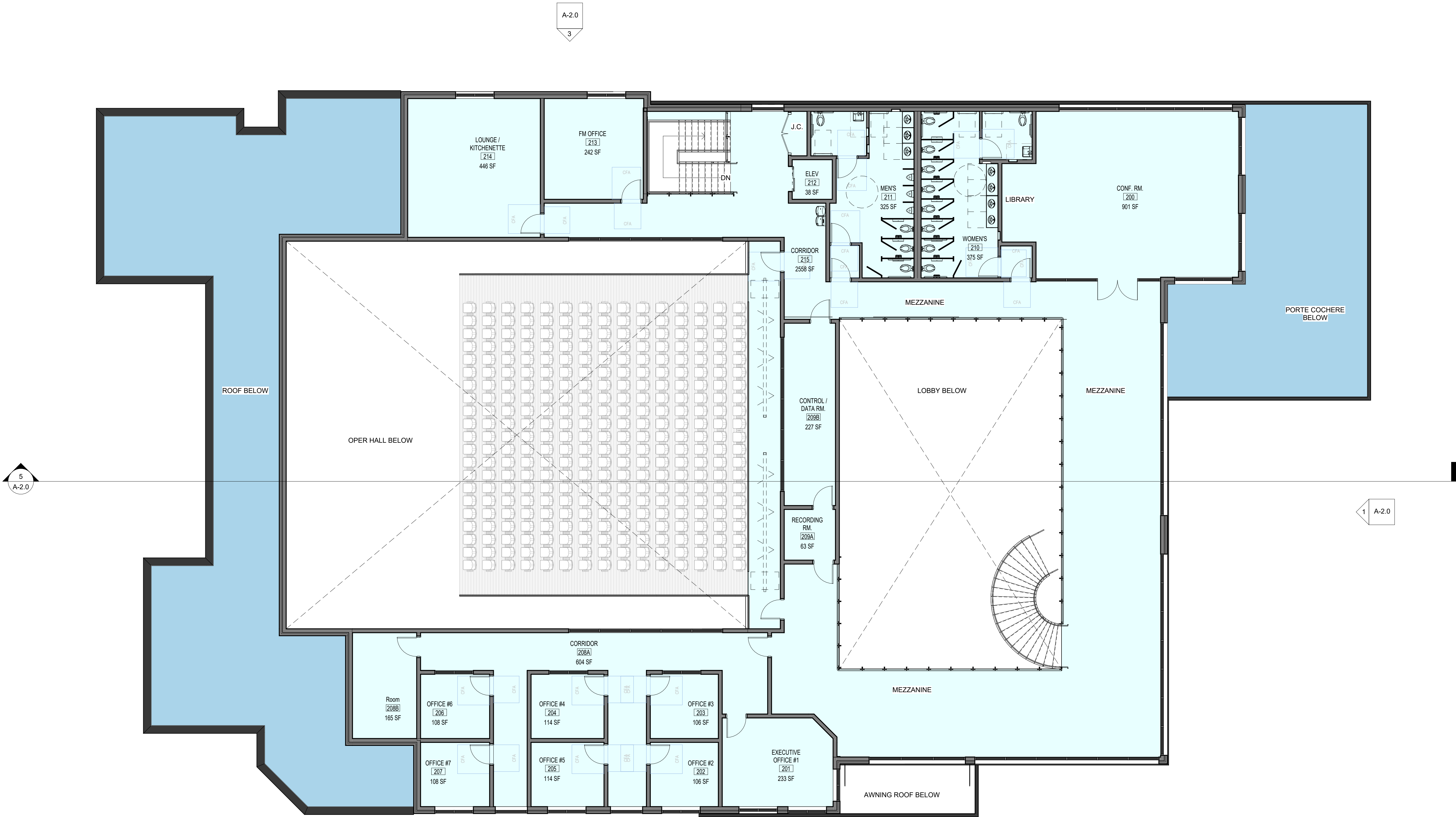
75 S. TARRAGONA ST. PENSACOLA, FL. 32502

No.	Description	Date
1	Revision 1	Date 1

PLANS

Date	06.02.2026
Drawn By	-
Checked By	JZ

A-1.2



1 Level 2
SCALE: 1/8" = 1'-0" DRAWING REF: A-2.0

LVL1= 14,634 SF
LVL2= 7,605 SF
TOTAL 22,139 SF



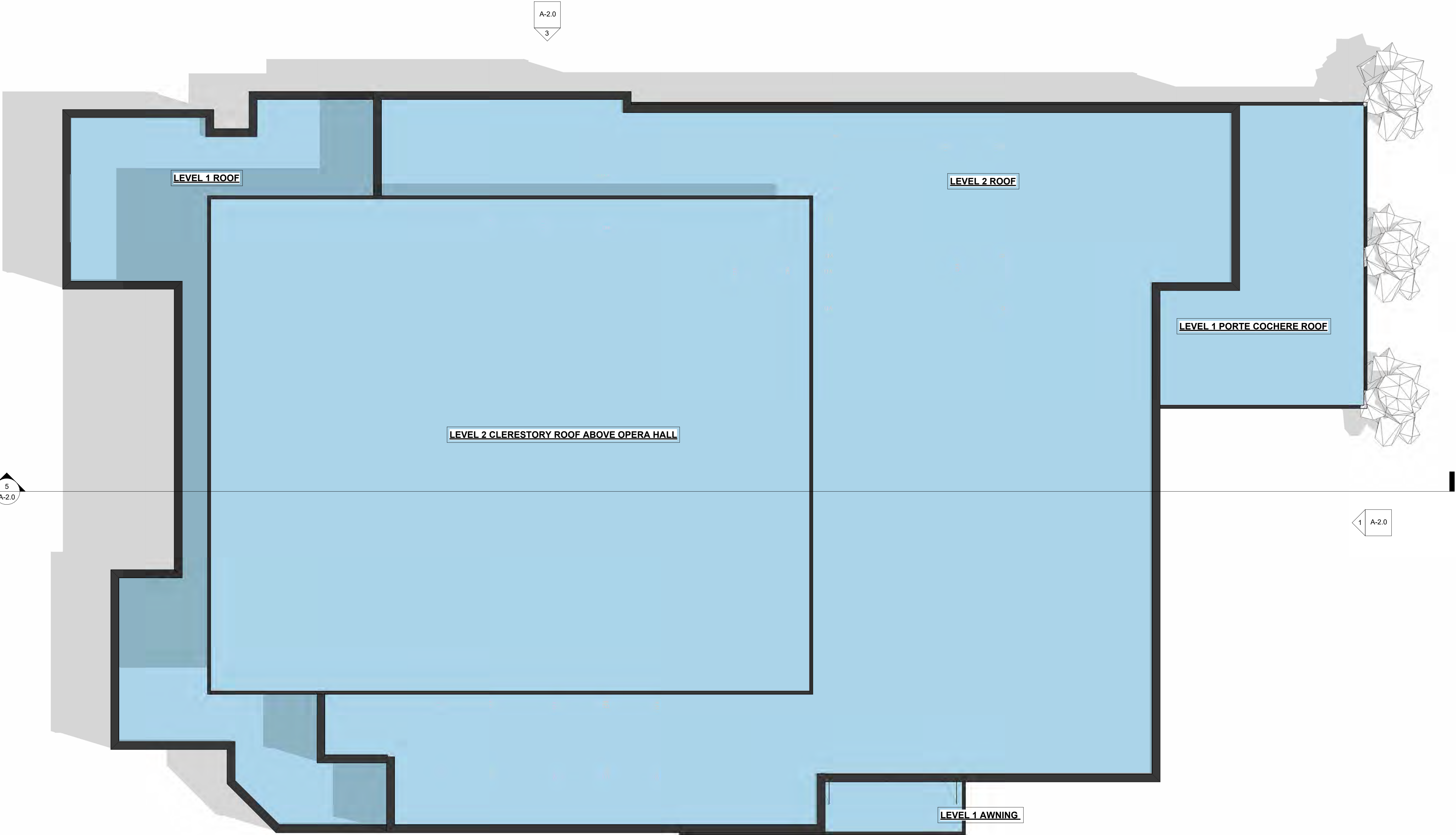
PENSACOLA OPERA HALL

75 S. TARRAGONA ST. PENSACOLA, FL. 32502

No.	Description	Date
1	Revision 1	Date 1

PLANS	
Date	06.02.2026
Drawn By	-
Checked By	JZ

A-1.3



1 OVERALL ROOF PLAN

SCALE: 1/8" = 1'-0" DRAWING REF: A-2.0



PENSACOLA OPERA HALL

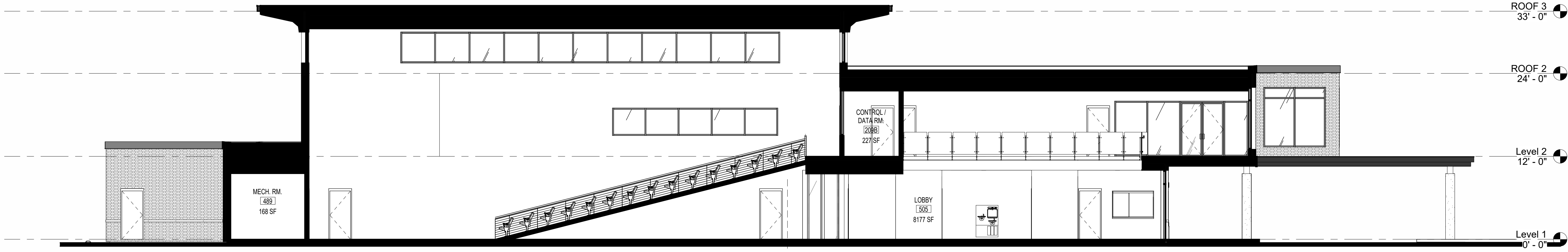
75 S. TARRAGONA ST. PENSACOLA, FL. 32502

No.	Description	Date
1	Revision 1	Date 1

ELEVATIONS / SECTIONS

Date	06.02.2026
Drawn By	-
Checked By	JZ

A-2.0



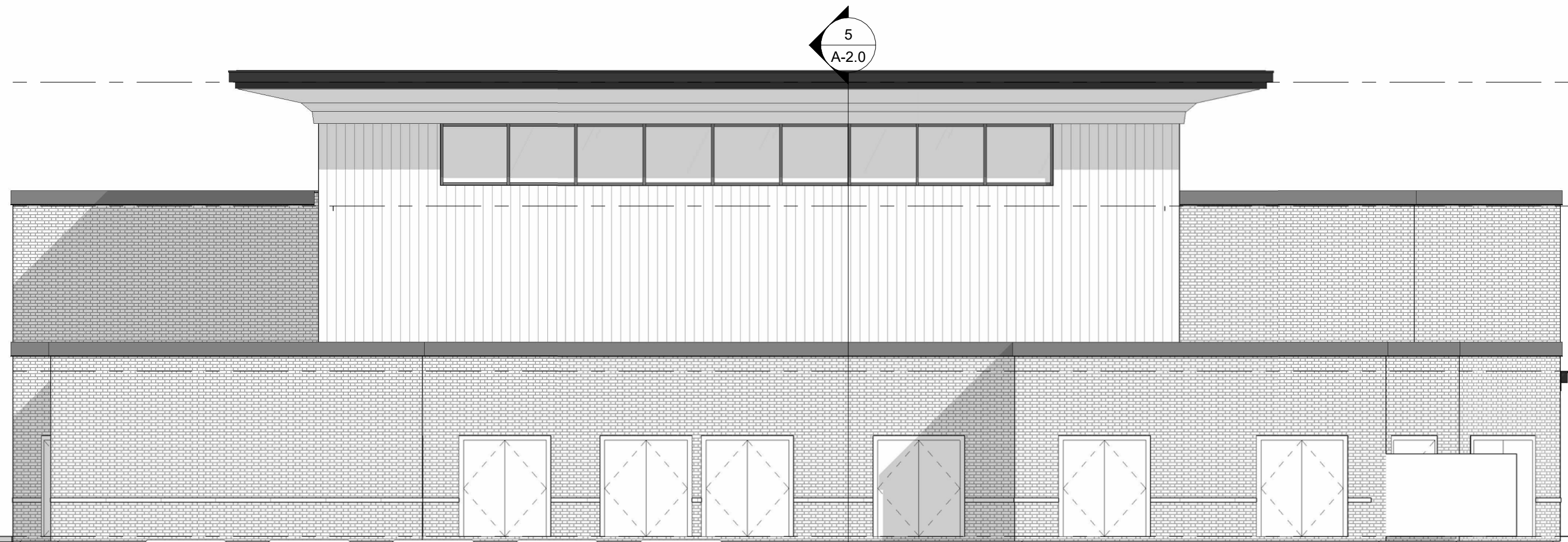
5 DIAGRAMMATIC SECTION FOR COORDINATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"