



City of Pensacola

Architectural Review Board

Agenda

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

September 17, 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. 26-1068 ARCHITECTURAL REVIEW BOARD MEETING MINUTES FROM AUGUST 20, 2026

Recommendation:

Sponsors:

Attachments: 08-20-2026_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 26-1069 517 N. ALCANIZ STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY COUNCIL DISTRICT 6
FINAL REVIEW FOR SIDING REPLACEMENT

*Attachments: Images
ES02028
Application and Materials*

3. 26-1071 803 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-2 / CITY COUNCIL DISTRICT 6
CONCEPTUAL APPROVAL FOR PROPOSED RESIDENTIAL DEVELOPMENT

*Attachments: Images
ES02155
Application and Materials*

4. 26-1072 605 W. LA RUA STREET
BELMONT DEVILLIERS NEIGHBORHOOD/ ZONE R-NCB/CITY COUNCIL

DISTRICT 6
HISTORIC STRUCTURE DEMOLITION APPLICATION

Attachments: 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

August 20, 2026

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

MEMBERS ABSENT: Board Member Sisson

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Historic Preservation Planner Boren, Digital Media Specialist Booth, Digital Media Specialist Johnston, Deputy City Attorney Goldsmith, Legal Services Administrator Abbott

STAFF VIRTUAL: Planning & Zoning Division Manager Cannon

OTHERS PRESENT: Andrew Mercer, John Jones, JJ Zielinski, David Richbourg

AGENDA:

- Roll Call
- Quorum / Call to Order
- Approval of Meeting Minutes from July 30, 2026
- Open Forum

New Business:

- 420 W. Blount Street
- 211 W. Strong Street
- 75 S. Tarragona Street
- 75 S. Tarragona Street
- Adjournment

Call to Order / Quorum Present

Chairperson Brantley called the meeting to order at 2:01 PM with a quorum present. All board members present stated their name for the record.

Approval of Meeting Minutes – Board Member Mead made a motion to approve the July 30, 2026, minutes, seconded by Board Member Del Gallo, and it carried 6-0.

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 Abbott will swear in City Staff and each applicant.

New Business

Item 2 – 420 W. Blount Street

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

Final Review of New In-Ground Pool and Fence

Action Taken – Approved as submitted

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

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 travertine deck constructed of “Myra”-color pavers. The existing white picket fence and arbor 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. North hill did provide comments but had no objections to the application request.

Mr. John Robert Jones, the homeowner and applicant, was sworn in and presented to the board. He disclosed that the brick wall/fence will require an engineering survey that will be conducted by JDA and will be completed before they apply for the permit. The board had no comments or questions.

Board Member Mead made a motion to approve as submitted. The motion was seconded by Board Member Del Gallo, and it carried 6-0.

Item 3 – 211 W. Strong Street

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

Final Review for New Front Doors

Action Taken – Approval with an abbreviated review to follow on the final paint scheme and final door selection.

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

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, black hardware to match the exterior lighting fixtures, and will be painted Benjamin Moore’s historic color “Hawthorne Yellow.” In addition, the center door will include a custom, full-width transom.

The original application proposed the hardware as a satin nickel finish, before deciding on the black finish to match the exterior lighting. North hill did provide comments but had no objections to the application request.

Andrew Mercer, Ms. Levitt’s contractor to represent the item, was sworn in and presented to the board. Mr. Mercer indicated that the current doors are the original exterior doors, and the porch had been added on sometime between 1919 and the last 40 years, and the interior/exterior doors to be replaced have rotted out. The initial quote for mahogany doors was around \$8,000 per door, so the applicant is going back to proposing fir doors. Mr. Mercer also proposed door lites on the upper third of the door (or upper two panes), with frosted glass (or glazing), and a paint gray door with black hardware. Mr. Mercer stated the applicants wanted frosted glazing and to reduce the

height of the door lites for more privacy and asked the board if it was permissible. Board Member Mead clarified if he meant a half lite as opposed to the three quarter, or two-thirds lite, and Mr. Mercer confirmed. Mr. Mercer stated that the opening for the sidelites on the right side (referring to the window to the right), or the 211 side (street address number) is 10 inches higher (than the door). He postulated making the door taller and removing the upper transom to make it look better, but did not know if it was permissible, since the doors were moved from the inside of the porch out, and they (the previous contractors) crafted around the door in a “hob-nobby” manner that created water leaks and interior deterioration.

Chairperson Brantley asked if his door plans changed from the provided proposal, and Assistant Planning & Zoning Manager Harding clarified the plans provided represent what was originally submitted, and that the applicant (the homeowners) asked to change to this door. Assistant Planning & Zoning Manager Harding clarified with Mr. Mercer that the provided door plans represent the mahogany door from Window and Sash that were no longer being considered, and that the door pictured on the presentation was published online and provided by the applicant. Chairperson Brantley asked whether Mr. Mercer was also suggesting to raise the solid portion of the door up. Mr. Mercer stated he was feeling out what could be done, and that he would send in a new drawing, that they were not in a hurry as there was other work to be done.

Chairperson Brantley opened questions and comments from the board. Board members Brantley, Mead, and Ramos discussed the proportions and dimensions of the door height, transom, and glazing such as doorlites and sidelites on the façade.

Mr. Mercer approached the board and provided an additional photo of the door to Assistant Planning & Zoning Manager Harding. Mr. Mercer also stated the trim would be gray (Puritan Gray for trim and accent), and the walls blue (Philipsburg Blue for body), and that an abbreviated review was already submitted and approved on July 8th. Board Member Mead commented that the structure is one of the most striking Italianate styles in the neighborhood. Board Members Mead and Ramos and Board Advisor Pristera commented on the importance of the structure having a third color separating the body, trim, and detail work to be architecturally accurate. Mr. Mercer agreed with their comments and confirmed that the original brickwork would not be altered. The soffits and rafter tails were also discussed by the board, and Mercer confirmed they would be Puritan Gray, and the rafter tails would remain exposed.

After hearing the comments and concerns from the board, Mercer suggested the door, entire casing, and the accent at the top as Hawthorn Yellow, with Philipsburg Blue for the body, and Puritan Gray for the trim.

Board Member Mead made the motion to approve with an abbreviated review to follow on the final paint scheme and final door selection. The motion was seconded by Board Member Ramos, and it carried 6-0.

Item 4 – 75 S. Tarragona Street

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

Review for demolition of non-contributing structure

Action Taken – Approved as submitted

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

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.

Chairperson Brantley decided on reviewing Items 4 and 5 as one item, with two separate motions for each at the end of the discussion.

Mr. JJ Zielinski, the architect to represent the items, was sworn in and presented to the board. Zielinski acknowledged that Pensacola Opera is one of the greater cultural entities in Pensacola and needs to grow with the city. He indicated the Opera needed more room to grow, and the current structure was not historic. Board Member Mead agreed the structure is a pristine example of industrial rescue, early 80s, and as a result demolition should be approved in his opinion.

Board Member Mead made a motion to approve the demolition, finding the building to have no historical or architectural significance per Sec. 12-3-10(1)j. Board Member Garrett seconded the motion, and it carried 6-0.

Item 5 – 75 S. Tarragona Street

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

Conceptual Review for New Pensacola Opera Center

Action Taken – Conceptual review denied with comments for second conceptual review before the board

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

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.

Since the zoning district is C-2A, there is no visibility triangle requirements, allowing the proposed water feature, and there is no landscaping requirements for parking lots.

Chairperson Brantley opened questions and comments to the board and recommended that after discussion the project come back for another conceptual review before a final review. The board discussed with Mr. Zielinski the egress, parking, a secondary entrance, programmatic details, safety concerns, the south and east elevations, a porte cochère with a stronger façade and a possible terrace along Tarragona Street, the entryway, windows/aperture scale, transom uniformity, punched openings, masonry veneer of brick with mixed materials, a courtyard, and the intent of the water fountain.

Mr. Zielinski agreed that more renderings would be helpful to present in future conceptual plans. Board Advisor Pristera commented on losing the streetscape, the building being set too far back, the entrance, and making the covering more architectural and a statement piece. Mr. Zielinski indicated the setback was for allowing attendees to gather outside in the front. Board Member Ramos referenced the proposed Jeweler Trade Shop on 150 West Garden Street, as a suggestion to activate the corner and create a space for people to gather before the event. Assistant Planning & Zoning Manager Harding indicated that the project should go to a one stop development review to address curbing and linear footing to get final comments from engineering. In summary Chairperson Brantley indicated site context would be helpful, renderings, and thought into the building form and defined entry, that includes the programmatic element of the outdoor gathering space/courtyard.

Chairman Brantley made a motion to deny the conceptual review and that the application come back to the board for a second conceptual review showing more detail and more thought put into the overall building form and entry, and to include the board's general comments and feedback. Board Member Mead seconded the motion, and it carried 6-0. It was clarified that the board's discussion and motion to deny was based on Sec. 12-3-27(f)(2)b and c.

Adjournment – With no further business, the Board adjourned at 3:04 p.m.

Respectfully Submitted,



Courtney Boren
Historic Preservation Planner, Secretary of the Board



20 August 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) reviewed the following items pertaining to North Hill which are on the ARB agenda for this month. The NHPA Board reviewed the ARAAC comments prior to submitting the comments to the ARB. The Committee and the NHPA Board have the following comments:

**Item 2
Residential**

**420 W. Blount
Final Review for New In-Ground Pool and Fence**

North Hill Preservation District

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.

Comments:

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

**Item 3
Residential**

**211 W. Strong Street
Final Review for New Front Doors**

North Hill Preservation District

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.

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

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



Page 2
NHPA ARB Comments
August 20, 2026

Jan O'Rourke, NHPA Board Director
Dylan Smith, NHPA Board Director
John Berg, NHPA Board Director
Nannette Chandler, NHPA Board Director
Steve Kukla, NHPA Board Director
Bobbi Godwin, NHPA Member
Neal Hatch, NHPA Member
Lee Hansen, NHPA Member
Kathy Sandstorm McKean, NHPA Member

Pride in the Past – Faith in the Future

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Provided at the meeting.





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1069

Architectural Review Board

9/17/2026

QUASI-JUDICIAL HEARING

SUBJECT:

517 N. Alcaniz Street
Old East Hill preservation district / Zone OEHC-1 / City Council District 6
Final review for siding replacement

SUMMARY:

Robert Landers is requesting approval for the final review to replace siding on the northern elevation of the building that is not facing Alcaniz Street. Numerous sections of the original wood siding have deteriorated and are irreparable. The proposed Hardie Artisan Lap Siding consists of smooth finish fiber cement that matches the existing historic siding in design, lap exposure, profile, and dimensions. The proposed siding will have an exposure of 6 inches, matching the typical Old East Hill exposures of 5.5-6.5 inches. The proposed siding will be painted light green to match the existing siding. Corner boards and window trim will not be replaced at this time.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(3\)d.3.ii.\(a\) Old East Hill preservation district, Rules governing decisions](#)
[ARB policy - UWF Historic Trust Recommendations to ARB Regarding the Use of Alternative Building Materials](#)

ATTACHMENTS:

1. Images
2. ES02028
3. Application and Materials

517 N. Alcaniz Street



☒ original
☐ update

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 1.1: 3/89

Site 8 ES 02028

Recorder #

SITE NAME Samuel Goodson House
 HISTORIC CONTEXTS Depression/ New Deal
 NAT. REGISTER CATEGORY District
 OTHER NAMES OR MSF NOS None
 COUNTY Escambia OWNERSHIP TYPE private-individual
 PROJECT NAME West-East Hill Survey: S&R DHR NO 3226
 LOCATION (Attach copy of USGS map, sketch-map of immediate area)
 ADDRESS 517 & 519 North Alcaniz St. CITY Pensacola
 VICINITY OF / ROUTE TO West-East Hill neighborhood W. side of N Alcaniz St. between E. Jackson St. and E. LaRua St.
 SUBDIVISION East King Tract BLOCK NO 24 LOT NO 160
 PLAT OR OTHER MAP County appraisers' atlas sheet #68
 TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
 IRREGULAR SEC? ☒ y ☐ n LAND GRANT
 USGS 7.5' MAP Pensacola 1970 PR 1987
 UTM: ZONE EASTING NORTHING
 COORDINATES: LATITUDE D M S LONGITUDE D M S

HISTORY

ARCHITECT: F M L Unknown
 BUILDER: F M L Unknown
 CONST DATE 1933 CIRCA C RESTORATION DATE(S):
 MODIFICATION DATE(S):
 MOVE: DATE ORIG LOCATION
 ORIGINAL USE(S) duplex
 PRESENT USES(S) duplex

DESCRIPTION

STYLE frame vernacular
 PLAN: EXTERIOR rectantular
 INTERIOR
 NO.: STORIES 1 OUTBLDGS -0 PORCHES 0 DORMERS 0
 STRUCTURAL SYSTEM(S) ballon wood framing
 EXTERIOR FABRIC(S) vinyl siding covering drop siding
 FOUNDATION: TYPE pier MATLS brick
 INFILL concrete block
 PORCHES n/a
 ROOF: TYPE gable SURFACING composition shingles
 SECONDARY STRUCS. shed
 CHIMNEY: NO 1 MTLS brick LOCNS SE: offset, lateral
 WINDOWS SHS, 2/2 aluminum
front door has 4 lights 1/2 way down
 EXTERIOR ORNAMENT none observed
 CONDITION deteriorated SURROUNDINGS residential
 NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y n (IF Y, ATTACH)
 ARTIFACTS OR OTHER REMAINS

local community development
social history

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

LOCATION OF NEGATIVES Historic Pensacola Preservation Board
NEGATIVE NUMBERS 91N115WEH (Frames 1-2)

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I
I      M      A      P
I  Street/plat map, not
I      USGS

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**Architectural Review Board Application
Full Board Review**

Application Date: August 24, 2026

Project Address: 517 N. Alcaniz St., Pensacola, FL 32501

Applicant: Robert Landers

Applicant's Address: 521 N. Alcaniz St., Pensacola, FL 32501

Email: Email on file Phone: 214-662-9164

Property Owner: Robert Landers

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.

Please see next page

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

August 24, 2026

Date

Project specifics/description:

Final review of application to replace siding on the north side of the building. Original wood siding has failed, and water enters the interior of the property during heavy rain. Numerous sections of existing siding are rotten and irreparable.

This is a historic mid-block property where side elevations are not highly visible from the public street. Proposed new siding is Hardie Artisan Lap Siding that is a smooth finish fiber cement siding matching existing historic siding in design, lap exposure, profile, and dimensions but will last decades longer than new wood lap siding. Use of such alternative materials is supported by the policy recommended by UWF and adopted by the Architectural Review Board of the City of Pensacola, Florida, on June 17, 2021 (attached as Appendix for reference).

Existing exposure varies widely, from less than 5 inches to 6 inches. Hardie Artisan lap siding dimensions are 7.25" wide by .625" thick by 144" long, and it will have a consistent exposure of 6 inches, matching typical Old East Hill exposures of 5.5 – 6.5 inches.

New siding will be painted light green to match the existing siding. Corner boards and window trim will not be replaced at this time.

Front Elevation (For Reference Only - No Changes Proposed)



Existing North Elevation (Proposed Siding Replacement)



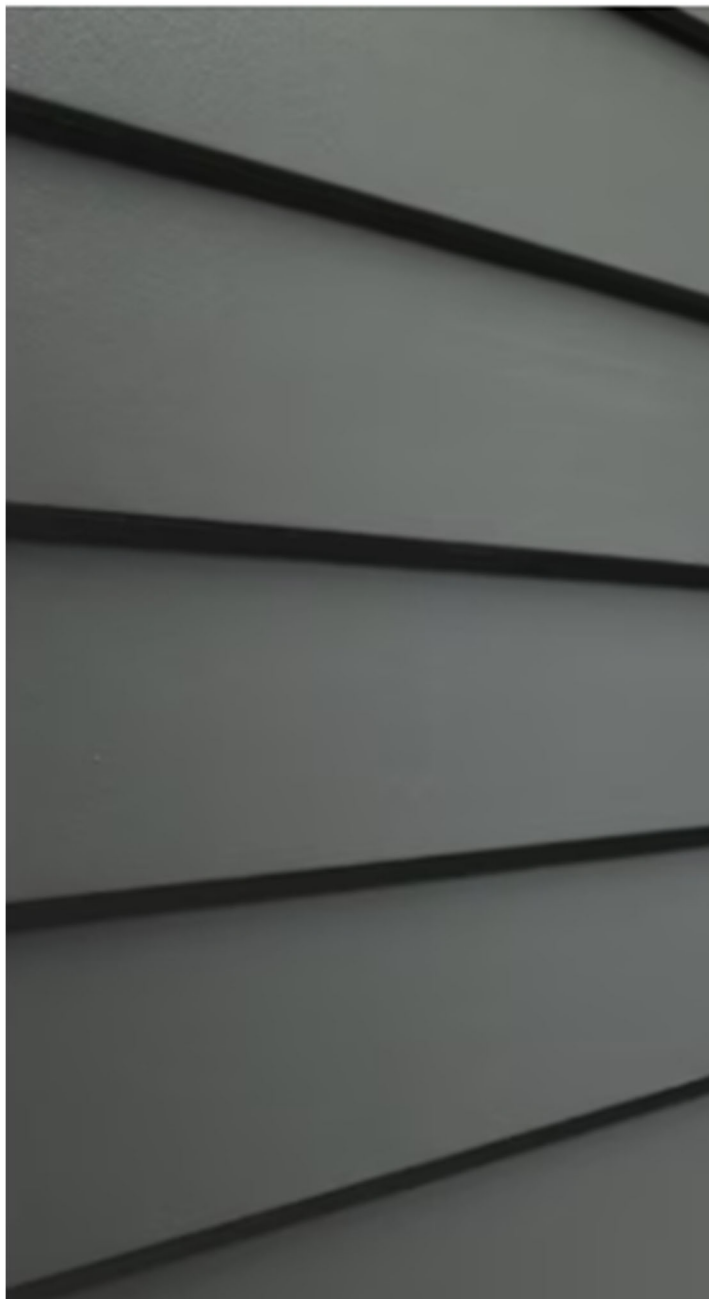
Hardie Artisan Lap Siding (Proposed Replacement Material)



Existing Siding



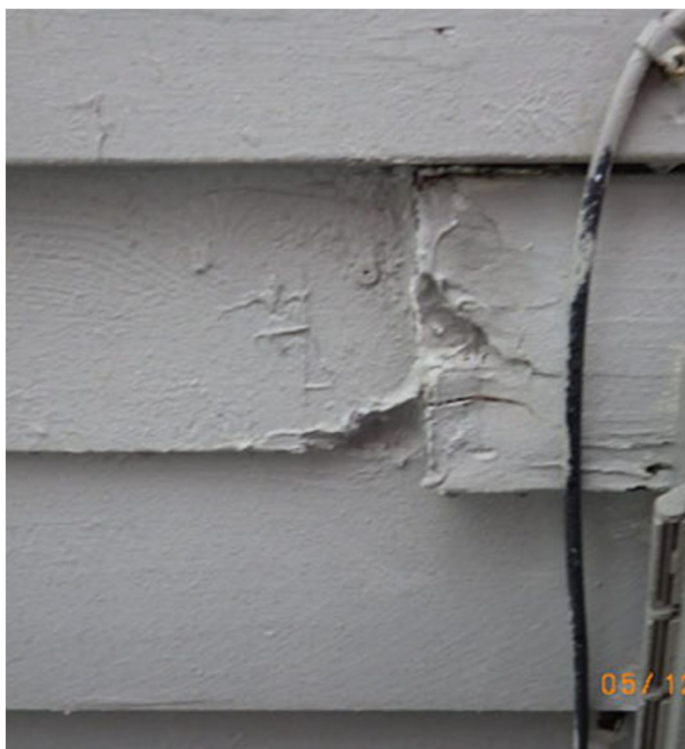
Hardie Artisan Lap Siding



Existing Siding



Damaged Existing Siding



Damaged Existing Siding



Inconsistent Exposures



Hardie Artisan Lap Siding Examples



Hardie Artisan Lap Siding Example



Hardie Artisan Lap Siding Example



Specs: Lap

Color Collection	Width	Length	Thickness	ExposureWidth
Primed for Paint 	7.250 IN	144.000 IN	0.625 IN	6.000 IN

APPENDIX

UWF HISTORIC TRUST RECOMMENDATIONS TO ARB REGARDING THE USE OF ALTERNATIVE BUILDING MATERIALS

These recommendations, if approved by the ARB, should supersede all previous policies concerning the use of vinyl, aluminum, fiber cement, or other artificial materials that previously have been adopted by the ARB.

It has been the general practice of the Architectural Review Board [herein “ARB” or “Board”] to duplicate documented building materials, types, styles, and construction methods when making repairs, alterations, and/or additions to contributing structures. However, the Board may consider any variances from the original materials, styles, etc. if circumstances unique to each project are found to warrant such variances. In reviewing such variances, the Board shall refer to the Secretary of the Interior’s Standards for Rehabilitation.

The Board acknowledges that the quality of non-traditional materials have greatly improved since the adoption of the City of Pensacola’s historic and preservation land use districts and that the quality of some traditional materials have declined and may no longer match the properties of original material. In regards to fiber cement siding, the Board shall consider the U.S. Secretary of the Interior’s Standard #6: “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.” Giving the increasing popularity of fiber cement products, continued requests for its use, and conditional approval by the National Park Service the following policy is proposed:

- 1) Any request for application of any siding to any building in the Pensacola historic districts shall be brought before the ARB prior to proceeding with the work.
- 2) Smooth finish fiber cement siding with lap exposure typically found on historic buildings in historic and preservation districts may be considered for:
 - new infill construction
 - new construction designed to match historical designs
 - new structures behind existing contributing structures new additions to existing contributing structures
 - elevations where fire-rated materials are required to meet code requirements.

Smooth finish fiber cement siding matching existing historic siding in design, lap exposure, profile, and dimensions may be considered for:

- historic corner property side and rear elevations not highly visible from the public street – on an elevation-by-elevation basis if the existing historic wood siding cannot be retained and repaired, as confirmed by UWF Historic Trust staff pending review of photographs and/or site visit as applicable
- historic mid-block property side elevations not highly visible from the public street and all rear elevations on an elevation-by-elevation basis if the existing historic wood siding cannot be retained and repaired, as confirmed by UWF Historic Trust staff pending review of photographs and/or site visit as applicable.

An application to use fiber cement siding shall include the following (though not limited to):

- supplemental illustrations, images, or photographs of proposed siding
- proposed texture
- profile details, dimensions, and thickness
- photographs and details of existing siding
- photographs of building elevations where proposed siding is to be used

3) The use of composite materials (mixture of wood and fibrous materials), polyurethane, PVC, or fiber cement materials for decking, railings, and other architectural details will be considered on a case-by-case basis for both contributing and non-contributing buildings, along with new construction. The ARB will require extensive documentation by the applicant to substantiate all claims of unique conditions and/or financial hardship to justify consideration of non-historic materials by the Board. Details, textures, profiles, and material properties shall closely match traditional building materials; samples and product information are required at the time of review; and documentation of current materials and building conditions shall be provided to the Board. If a project receives ARB approval, the ARB will limit the use of artificial materials, and the Board will closely monitor installation to insure correct application of materials.

4) The use of vinyl and aluminum siding on any “contributing” structure in any historic district is inappropriate; therefore, in virtually all circumstances, a request for permission to use non-historic materials will be denied. In order to maintain the character and ambiance of the historic districts, the ARB believes that it is inappropriate to use vinyl and aluminum siding material on structure that are considered “non-contributing” within the districts. Consequently, the ARB also will strongly discourage the use of these materials on “non-contributing” structures.

5) The continued research and consideration of non-traditional building materials in the Pensacola historic districts will be evaluated yearly by the UWF Historic Trust. If the review of a new material or change to an existing policy is deemed necessary, the UWF Historic Trust staff

will make a recommendation to the UWF Historic Trust Property and Collection Committee for review. If the Committee approves staff recommendations, the request will go before the UWF Historic Trust Board of Directors, with the final review going before the ARB.

This policy was adopted by the Architectural Review Board of the City of Pensacola, Florida, on June 17, 2021.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1071

Architectural Review Board

9/17/2026

QUASI-JUDICIAL HEARING

SUBJECT:

803 E. Belmont Street
Old East Hill preservation district / Zone OEHC-2 / City Council District 6
Conceptual approval for proposed residential development

SUMMARY:

Jordan Yee, the architect and contractor representing Mark Chastain, prospective buyer of the property, is requesting conceptual approval of a proposed residential development and is requesting board feedback regarding the site plan and massing. The original house will be restored, but a rear addition will be demolished and a new accessory dwelling unit will be built adjacent to the original structure at 803 E. Belmont Street. The demolition of the non-historic accessory shed unit will allow the south end of the lot to be drawn as a new parcel and developed with a new primary residential structure with an attached accessory dwelling unit.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(3\)e.3.ii.\(a & b\) Old East Hill preservation district, Rules governing decisions](#)

ATTACHMENTS:

1. Images
2. ES02155
3. Application and Materials

803 E. Belmont Street



North Elevation and side yard



West Elevation and rear addition to be demolished



Overview of the lot showing the location of the proposed parcel subdivision, new primary residential structure with attached accessory dwelling unit in the rear facing N. 8th Ave, and new accessory dwelling unit facing E. Belmont Street.



Corner Lot on E. Belmont and N 8th Ave



Page 1
X original
___ update

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

Site 8 ES **02155**
Recorder # _____

SITE NAME George Hoffman House
HISTORIC CONTEXTS Spanish-American War
NAT. REGISTER CATEGORY district
OTHER NAMES OR MSF NOS none
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 803 East Belmont St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood; S. side of E. Belmont
St. between N. 8th Ave. and N. 9th Ave.
SUBDIVISION New City Tract BLOCK NO 60 LOT NO 1
PLAT OR OTHER MAP county appraiser's atlas 68
TOWNSHIP 2S RANGE 30W SECTION 22 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L unknown
BUILDER: F _____ M _____ L unknown
CONST DATE 1906 CIRCAC _____ RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR irregular
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) balloon wood framing
EXTERIOR FABRIC(S) asbestos shingles covering wood
FOUNDATION: TYPE pier MATLS brici
INFILL sheet metal
PORCHES N/porch/2/3 square wood columns 1/3 concrete block/3/2"x4" railing & pickets/n
ROOF: TYPE gable SURFACING composition shingles
SECONDARY STRUCS. porch, gable
CHIMNEY: NO 1 MTLS brick LOCNS NW: offset, lateral
WINDOWS dhs, 6/6 wood; dhs, 4/6 wood; fixed, 6 transom, 1; 4 lights on front
door half way down
EXTERIOR ORNAMENT none observed
CONDITION fair SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; oaks

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y X N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE

local community development
Social History

ELIGIBLE FOR NAT. REGISTER? y n likely, need info insf inf
 SIGNIF. AS PART OF DISTRICT? xy n likely, need info insf inf
 SIGNIFICANT AT LOCAL LEVEL? xy n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

* * *DHR USE ONLY* * * * * DHR USE ONLY * *
 *
 * DATE LISTED ON NR *
 * KEEPER DETERMINATION OF ELIG.(DATE): -YES -NO *
 * SHPO EVALUATION OF ELIGIBILITY(DATE): -YES -NO *
 * LOCAL DETERMINATION OF ELIG.(DATE): -YES -NO *
 * OFFICE *
 *
 * * *DHR USE ONLY* * * * * DHR USE ONLY * *

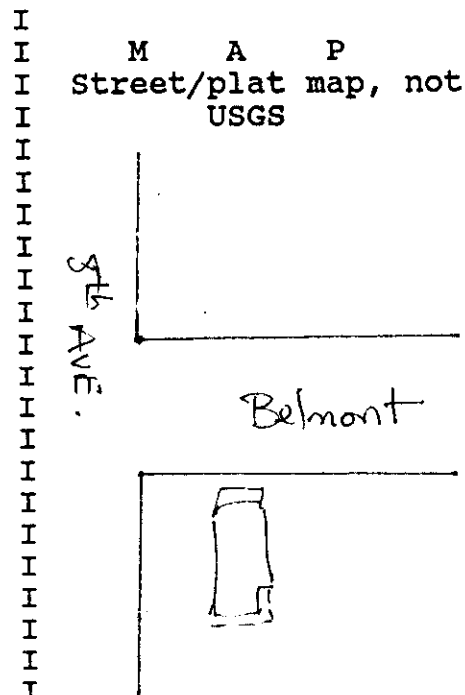
RECORDER INFORMATION: NAME F Richard M T L Brosnaham
 DATE: MO 8 YR 92 AFFILIATION Historic Pensacola Preservation Board

PHOTOGRAPHS (Attach a labeled print bigger than contact size)

LOCATION OF NEGATIVES Historic Pensacola Preservation BoardNEGATIVE NUMBERS 91N117WEH (frames 32-33)

P H O T O G R A P H

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.



REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED





**Architectural Review Board Application
Full Board Review**

Application Date: 8/26/2026

Project Address: 803 E Belmont St

Applicant: Jordan Yee

Applicant's Address: 8 N Coyle St

Email: Email on file Phone: 850-380-8020

Property Owner: Jones Charles Gregory Jones Monica R Trustees

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.

~~The prospective buyer of the property, Mark Chastain, would like conceptual approval of the subdivision of the existing parcel into two parcels per the proposed site plan and massing.~~

~~Lot history will allow this per discussion with Gregg Harding.~~

~~The original house will be restored, but a non-historic addition will be demolished and a new ADU will be built that will be accessory to the original structure at 803. The demolition of the non-historic will allow the south end of the lot to be drawn as a new parcel and developed with new primary residential structure and ADU.~~

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

8/26/2026

Date

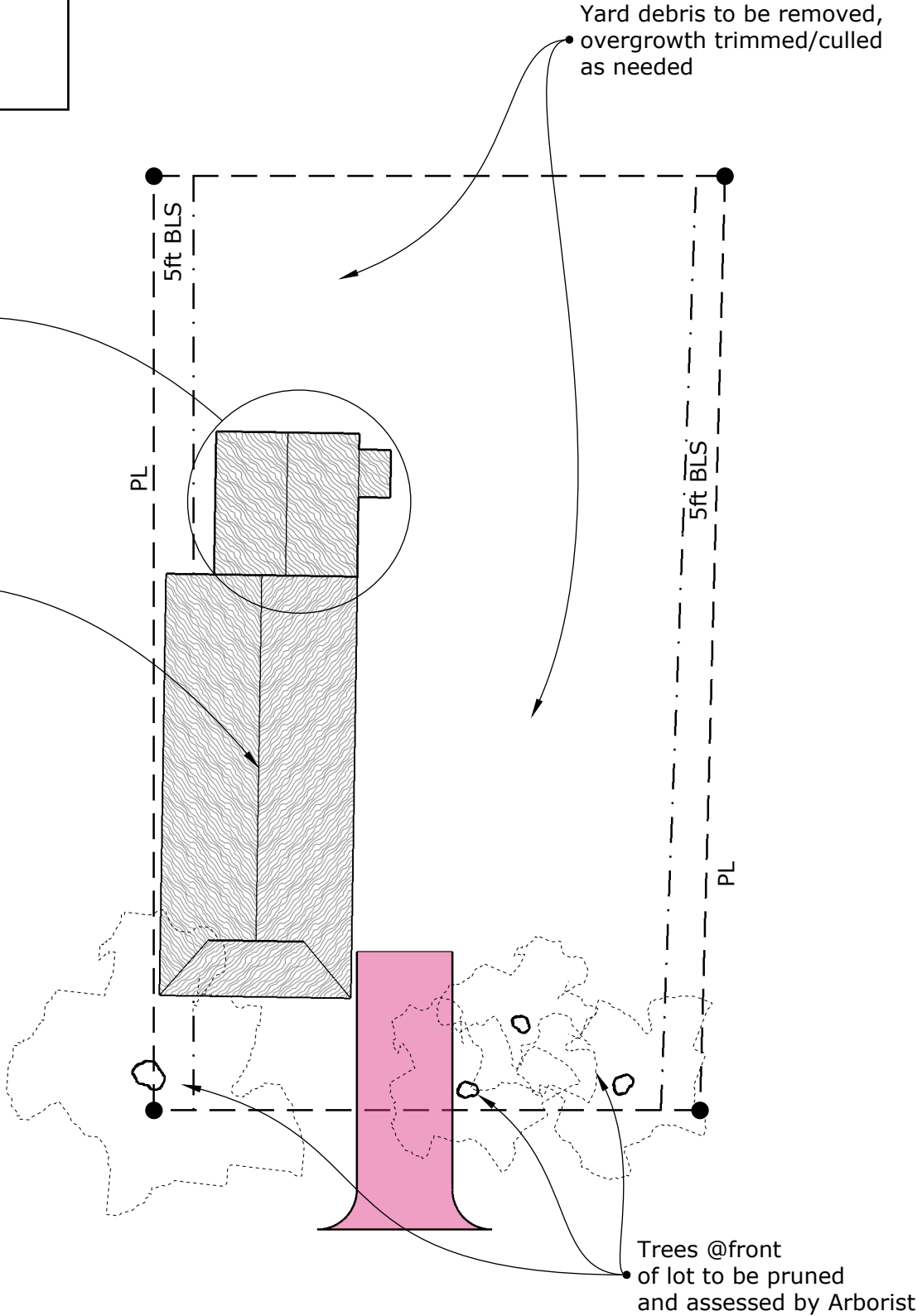
803 EAST BELMONT STREET PENSACOLA, FL 32501



STREET VIEW

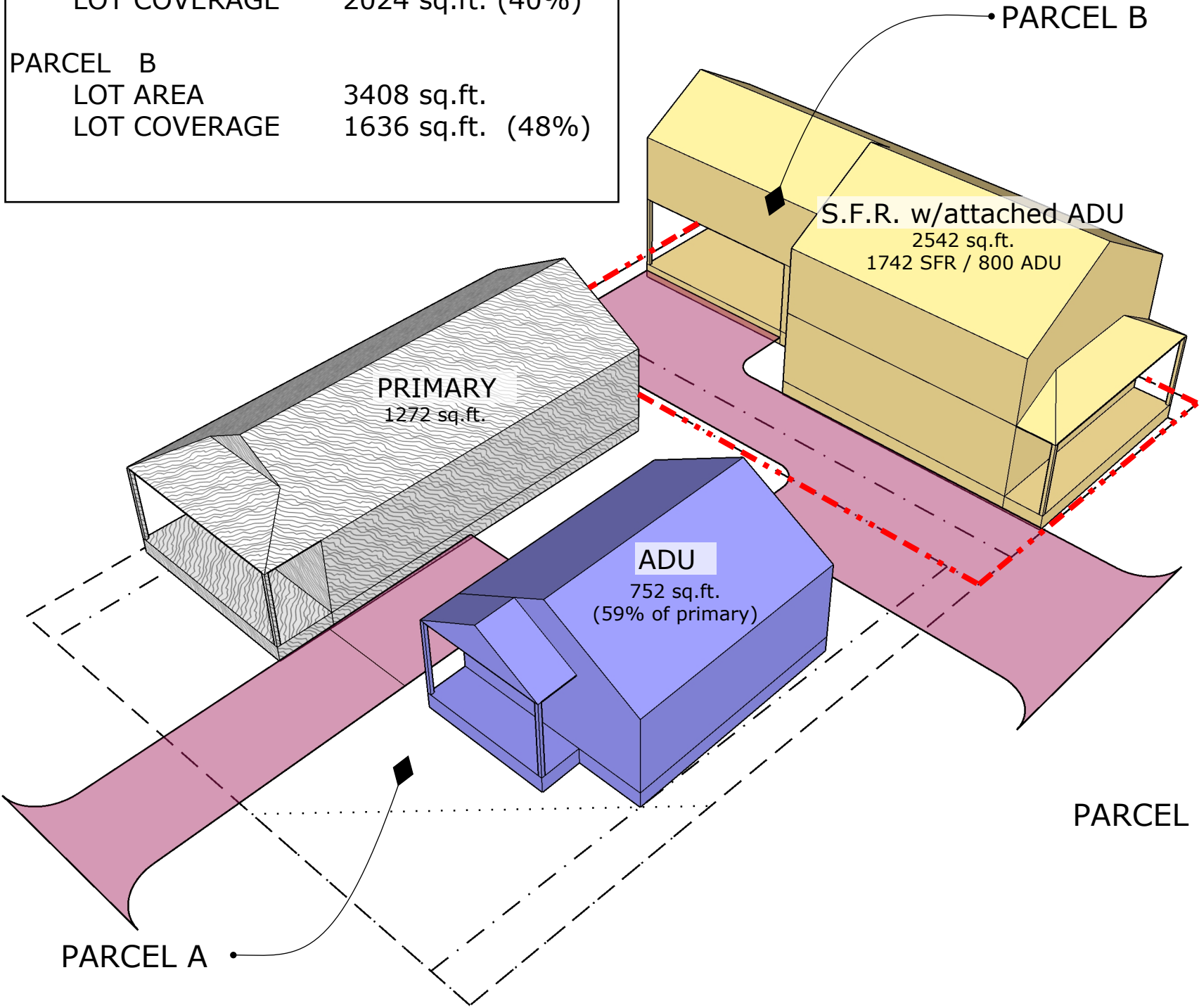
Circa 1970's
ahistorical addition
to be demolished

Original 1921
residence to remain



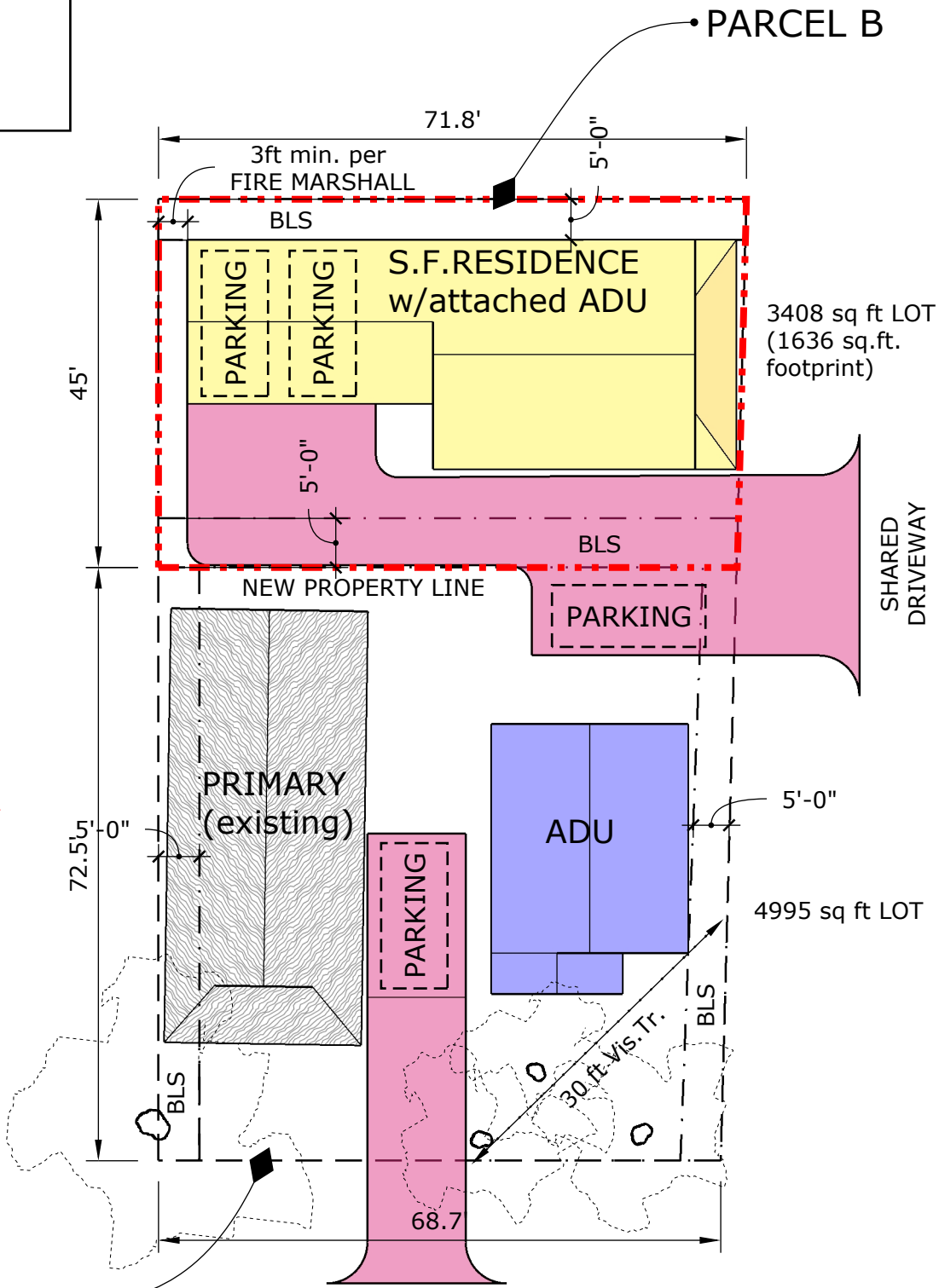
803 EAST BELMONT STREET PENSACOLA, FL 32501

LOT COVERAGE		
PARCEL A		
LOT AREA	4995 sq.ft.	
LOT COVERAGE	2024 sq.ft. (40%)	
PARCEL B		
LOT AREA	3408 sq.ft.	
LOT COVERAGE	1636 sq.ft. (48%)	



PARCEL A

PARCEL B



LEGAL DESCRIPTION

LTS 1 2 BLK 60 NEW CITY TRACT OR
5434 P 247 OR 5964 P 212 OR 6785
P 726 OR 9073 P 1096 CA 68



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-1072

Architectural Review Board

9/17/2026

QUASI-JUDICIAL HEARING

SUBJECT:

605 W. La Rua Street
Belmont DeVilliers Neighborhood/ Zone R-NCB/City Council District 6
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 and association with the development of the Belmont DeVilliers Neighborhood. The structure is known as the Bell House and was originally recorded into the FMSF in 1997 during the Historical and Architectural Survey of the West Hill Neighborhood Belmont DeVilliers. The surveyors evaluated the structure as eligible for the local registry of significant sites, a potential contributor to a proposed National Register District, and contributing to the proposed West Hill/ Belmont DeVilliers Neighborhood. The surveyors evaluated the structure as individually ineligible for listing in the National Register of Historic Places and the SHPO has not evaluated the structure for listing in the National Register of Historic Places.

Per the ordinance, the Board is tasked with determining whether 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.

Please find attached all relevant documentation for your review.

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. Application and Materials

**Architectural Review Board Application
Abbreviated Review for Historic Structure
Demolition**

Application Date: 8/24/2024

Project Address: 1005 W. LaRue St. Pensacola FL 32503
Applicant: Sonya Culliver
Applicant's Address: 1005 W. LaRue St. Pensacola FL 32503
Email: Email on File Phone: (850) 288-5570
Signature of Property Owner or Agent: Sonya J. Culliver
(If different from Applicant)

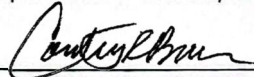
(Office Use)

Construction Year: 1908
Current Use: Vacant Residential
Ownership History: Culliver, Sonya (2013-Present); Weatherspoon, Julia A (2008-2013);
Weatherspoon, Millard (1987-2008); Weatherspoon, Henderson S (1969-1987)

Meets NRHP criteria: _____
Notes: _____

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

08/25/2026

Date

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

Comments: _____

Architect Signature / Date

 9/2/26
UWFHT Representative Signature / Date

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

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

Source: Escambia County Property Appraiser

Restore Full Version

General Information							Assessments				
Parcel ID:	000S009010017079						Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	131721000						2026	\$55,440	\$55,906	\$111,346	\$72,869
Owners:	CULLIVER SONYA						2025	\$33,600	\$56,742	\$90,342	\$70,954
Mail:	605 W LA RUA PENSACOLA, FL 32501						2024	\$33,600	\$54,543	\$88,143	\$68,955
Situs:	605 W LA RUA ST 32501						Open TRIM Notice				
Use Code:	SINGLE FAMILY RESID						Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS						Homestead Amendment Estimator				
Tax Inquiry:	Open Tax Inquiry Window						Change of Address				
Tax Inquiry link courtesy of Escambia County Tax Collector							Report Storm Damage				
Sales Data Type List:							2026 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	HOMESTEAD EXEMPTION				
04/12/2013	7007	1498	\$22,000	WD	N						
10/06/2008	6385	858	\$100	CJ	Y						
09/03/2008	6371	1658	\$100	OT	Y						
03/1987	2404	262	\$100	WD	N						
01/1969	20	234	\$100	WD	N						
Official Records Inquiry courtesy of Escambia County Clerk of the Circuit Court and Comptroller							Legal Description				
							W 35 FT OF E 80 FT OF LTS 16 TO 19 BEL NO BLK 79 BELMONT TRACT OR 7007 P 1498 CA 95				
							Extra Features				
							None				
Parcel Information							Launch Interactive Map				
Section Map Id: CA095 Approx. Acreage: 0.0964 Zoned: R-NCB Evacuation & Flood Information											
View Florida Department of Environmental Protection(DEP) Data											

Buildings

Address: 605 W LA RUA ST, Improvement Type: SINGLE FAMILY, Year Built: 1908, Effective Year: 1975, PA Building ID#: 18179

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1466 Total SF

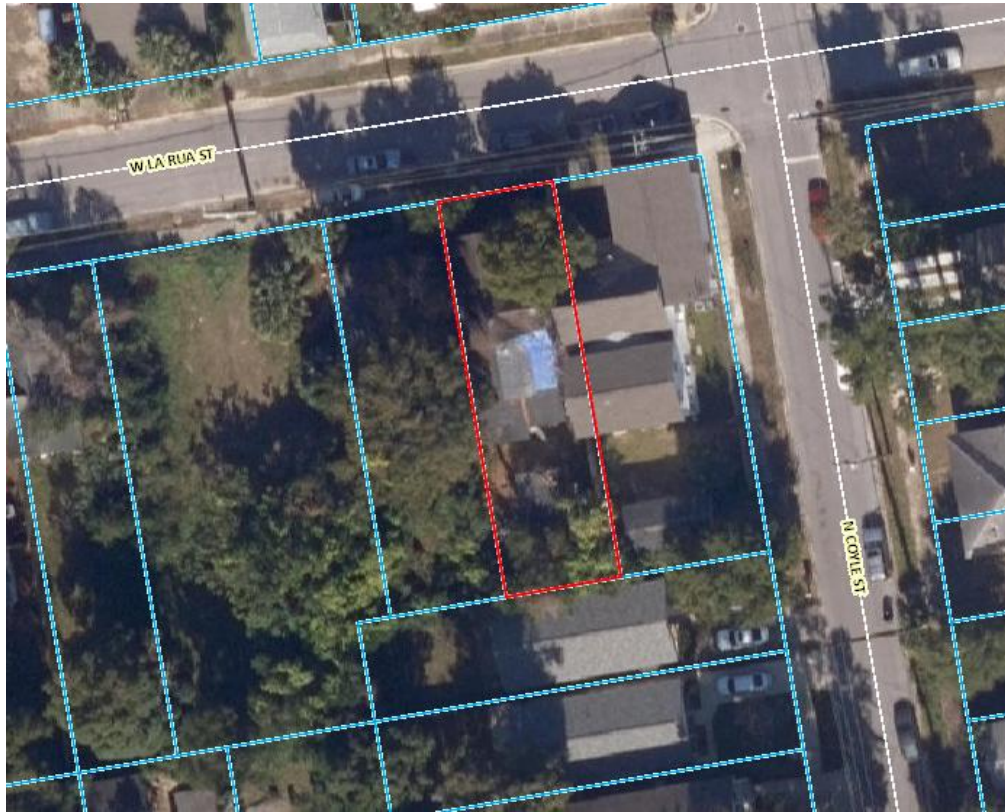
BASE AREA - 1371
OPEN PORCH UNF - 95

Images

9/24/2025 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.

605 W. La Rua Street



North Elevation



Northwest Elevation



Northeast Elevation (obscured)



Street View



HISTORICAL STRUCTURE FORM

GENERAL INFORMATION

Electronic form used: Historical Structure Form Version 2.3 of 5/97

Site #8: ES02598

First site form recorded for this site? Original documentation, site not recorded at FSF

Identifying code (field date, if none then form date): 199710

Recorder #: ** blank **

Field Date: 10/01/1997

Form Date: 01/22/1998

Site name: BELL HOUSE

[Other name(s)]: ** blank **

Mult. list #: ** blank **

Survey name: WEST HILL SURVEY

Survey #: ** blank ** 5294

National register category: District, a coherent group of bldgs, strux, sites

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 605/West/LA RUA/Street/**

Cross streets nearest/between: BETWEEN N COYLE AND N A STREETS

City/town: PENSACOLA

In current city limits? Definitely within the limits of city

County: ESCAMBIA

Tax parcel #: 9010-017-079

Subdivision name: BELMONT TRACT

Block: 079

Lot no.: P16-19

Ownership type: Private-individual

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): WEST HILL AREA. SOUTH SIDE OF W LA RUA ST BETWEEN N COYLE AND N A STREETS

MAPPING

USGS map name & year of publication/revision: PENSACOLA/1987

Township/Range/Section/Qtr: 2 South/30 West/28/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: ** blank **

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Frame Vernacular: Any date

[Other style]: ** blank **

Exterior plan: Irregular

[Other exterior plan]: ** blank **

No. stories: 1

Structural system(s): Balloon wood frame

[Other structural system(s)]: ** blank **

Foundation types: Piers

[Other foundation type]: ** blank **

Foundation materials: Brick

[Other foundation materials]: ** blank **

Exterior fabrics: Drop siding

[Other exterior fabrics]: ** blank **

Roof types: Intersecting gables (cross-gabled)

[Other roof types]: ** blank **

Roof materials: Composition shingles

[Other roof materials]: ** blank **

Roof secondary structures (dormers etc): ** blank **

[Other roof secondary structures]: ** blank **

Chimney no.: ** blank **

Chimney materials: ** blank **

[Other chimney materials]: ** blank **

Chimney locations: ** blank **

Windows (types, materials, etc.): 12 DHS 6/6

Main entrance (stylistic details): ** blank **

of open porches: 1

of closed porches: 1

of incised porches: ** blank **

Porch locations: FRONT

Porch roof types: HIPPED

Exterior ornament: ** blank **

Interior plan: ** blank **

[Other interior plan]: ** blank **

Condition: Deteriorated

Narrative description: TYPICAL IN SIZE AND SCALE FOR AREA

Commercial surroundings (proportion): None of surroundings show this quality (< 10%)

Residential surroundings (proportion): All or nearly all surroundings show quality (>90%)

Institutional surroundings (proportion): None of surroundings show this quality (< 10%)

Undeveloped surroundings (proportion): None of surroundings show this quality (< 10%)

Ancillary features (no., outbldgs, etc.): ** blank **

Artifacts or other remains: ** blank **

FMSF Archaeological form completed? No: Archaeological Form not done

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): C1900

Architect (last name first): ** blank **

Builder (last name first): ** blank **

Status changes (moves, altrns, additns, etc): ** blank **

Year of change: ** blank **

Date change noted: ** blank **

Nature of change: ** blank **

Original, intermediate, present uses: Residence--private; Residence--private; Residence--private

[Other uses]: ** blank **

Year use started: ** blank **

Year use ended: ** blank **

Ownership history (esp. original owners): ** blank **

Research methods: Local tax records for property recd-deeds; Plat or subdivision map for the property; Sanborn maps for this property consulted

[Other research methods]: CITY DIRECTORY

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: ** blank **

Individually elig. for Nat. Register? Ineligible for NR, considered independently

Potential contributor to NR district? Potential contributor, National Register district

Area(s) of historical significance: Local

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repository collection: Photographs/Negatives at repository, describe

Repository housed: Historic Pensacola Preservation Board

Accession number: 97-04-20

Information & description: ** blank **

[Other repository information]: ** blank **

RECORDER

Recorder name (last name first): MOON ROBERT

Recorder address/phone: 120 CHURCH STREET PENSACOLA FLORIDA (850)595-5985

Recorder affiliation: Historic Pensacola Preservation Board

[Other affiliation]: ** blank **

Is text-only supplement file attached (Surveyor-only)? NO supplement file is needed.

