



City of Pensacola

Architectural Review Board

Agenda

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

August 15, 2024, 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. 24-714 APPROVAL OF JULY 18, 2024 ARB MINUTES.

Attachments: 7-18-24_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 24-715 404 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHC-1 / CITY
COUNCIL DISTRICT 6
FINAL APPROVAL FOR REAR PATIO ADDITION AT A NON-
CONTRIBUTING STRUCTURE

*Attachments: Images
Application and Materials*

3. 24-716 411 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & R-NC / CITY
COUNCIL DISTRICT 6
FINAL APPROVAL FOR EXTERIOR IMPROVEMENTS AT A NON-
CONTRIBUTING STRUCTURE

*Attachments: Images
May 2023 Meeting Minutes
May 2023_Application and Materials
August 2024_Application and Materials*

4. 24-717 2 N. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6

FINAL APPROVAL FOR EXTERIOR ALTERATIONS AT A CONTRIBUTING
STRUCTURE

Attachments: Florida Master Site File Form
Images
Application and Materials

5. 24-718 400 BLK W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION APPLICATION

Attachments: Images
400 Blk W. Wright Street_ARB_historic structure demolition
application

ADJOURNMENT

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

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



City of Pensacola

ARCHITECTURAL REVIEW BOARD

MINUTES

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

July 18, 2024

2:00 PM

Hagler-Mason Conference Room,
2nd Floor

CALL TO ORDER / QUORUM

Members Present: Derek Salter, Jordan Yee, George R Mead, II, Anna Fogarty

Members Absent: Yuri Ramos, Lou Courtney

Also Present: Ross Pristera, Historic Preservation Planner Walker, Assistant Planning & Zoning Division Manager Harding, Annette Vallett, Roy and Maria Cox, J. Alton Lister, Alex Grace, David Hawking, Harold Griffin, Ellison Bennett

APPROVAL OF MINUTES

1. 24-655 APPROVAL OF JUNE 20, 2024 ARB MINUTES.

Board Member Mead made a motion to approve the June 2024 ARB meeting minutes. Board Member Fogarty seconded the motion and it carried 4-0.

OPEN FORUM

NEW BUSINESS

In an effort to be transparent, Historic Preservation Planner Walker shared email communication that occurred between board members. The board received communication on the same email from Greg Uzdevenes, applicant for Item 4 -514 E. Government Street, on July 5, 2024, that included a pdf attachment that compiled previous one-on-one email correspondence from Board Members Salter, Spencer, Ramos, Yee, Fogarty, and Courtney. To our knowledge, no board members responded to the full group email and a copy of the attachment is available at the meeting. This information was entered into the public record under

the guidance of the City Attorney.

2. 24-650 815 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL FOR ADDITION TO A CONTRIBUTING STRUCTURE

Carter Quina is seeking final approval for an addition to a contributing structure that includes a sunroom, porches, new studio, carport, and new brick paver driveway. The addition will have wood lap siding, a brick foundation, a shingle roof, and a paint scheme to match the existing structure with Plygem Mira series aluminum-clad wood windows, fiberglass entrance doors, fiberglass columns, and a composite railing system.

Carter Quina presented to the board. Mr. Quina shared details for a zinc-leaded glass wood-framed window proposed for the horizontal window on the north elevation. Board Member Mead asked if the existing driveway would be retained. Mr. Quina answered yes, the existing driveway will be retained in addition to the proposed new paver driveway. Board Member Mead expressed concern about retaining the existing driveway and having two points of vehicular access. Board Member Fogarty complimented the proposal. Chair Salter noted he supported the use of the lead glass window though horizontal in orientation and complimented the design of the addition. Chair Salter asked if the windows with divided lites would be simulated with an exterior muntin and internal shadow bar. Mr. Quina answered yes. Chair Salter shared that North Hill Preservation Association had no objections to the request.

Board Member Fogarty made a motion to approve the application as submitted. Board Member Yee seconded the motion and it carried 4-0.

3. 24-648 212 S. ALCANIZ STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
CHIMNEY REMOVAL AT A NON-CONTRIBUTING STRUCTURE

J. Alton Lister is seeking approval to remove one chimney at a non-contributing structure. The chimney is enclosed with wood siding and has continual termite damage. The applicant is proposing either to remove and replace the existing chimney or remove and not replace it using matching siding and installing a new metal roof.

J. Alton Lister presented to the board. Chair Salter noted he would prefer to see the chimney removed and infill with matching lap siding. Board Member Mead agreed with Chair Salter and noted the chimney does not add anything to the structure. Chair Salter asked the applicant for the preference for treatment. Mr. Lister shared the homeowner is leaning toward removing entirely due to the ongoing termite issues.

Board Member Mead made a motion to approve. Board Member Fogarty seconded the motion and it carried 4-0.

4. 24-647 514 E. GOVERNMENT STREET
PENSACOLA HISTORIC DISTRICT / ZONE HC-1 / CITY COUNCIL DISTRICT 6
FINAL APPROVAL FOR CARPORT ENCLOSURE AT A NON-CONTRIBUTING
STRUCTURE

Greg Uzdevenes is seeking final approval to enclose an existing carport to create a garage by adding a Super Sneaky brand garage door with Hardie siding and shutters. A garage enclosure of a different design was denied at the April 2024 meeting and at the June 2024 meeting, a follow-up application was tabled until the July 18, 2024, ARB meeting.

Greg Uzdevenes presented to the board and shared that he tried to incorporate feedback from the previous meeting. Chair Salter noted that the intent of the ordinance is to preserve the architectural character of the district, which predates automobiles. Introducing a garage element is detrimental to the district and a front-facing garage in the historic district is not appropriate. Board Member Mead noted he did not understand the transom shutter. Mr. Uzdevenes noted it was a suggestion by a board member, but it could be removed. Board Member Mead echoed Chair Salter's concerns and noted renderings would be helpful for the board to visualize execution of the carport enclosure. Board Member Fogarty preferred the original garage door over the proposed application, especially without examples of a hidden garage door for reference. The proportions of the shutters or faux window seemed low for where a window would typically be placed. Board Member Fogarty noted she would have a hard time approving the Super Sneaky garage door product. Mr. Uzdevenes noted he incorporated what the board requested and what he thought would be approved. Board Member Mead reinforced the need for an example to reference, more details, and renderings showing the siding and shutter treatments on the existing building.

Board Member Yee noted he proposed the Super Sneaky garage door product but also shares some of the board's concerns about lack of detail. The idea is possible, but the execution needs to be depicted better. It seems that a number of the board's suggestions were incorporated, such as the shutter above the garage door. Board Member Yee asked if the shutters are currently on the building since they do not match the window proportions and if new windows were being installed. Mr. Uzdevenes answered that no new windows were being proposed. Board Member Yee asked about the shutters on the windows on the existing porch. Mr. Uzdevenes shared that the original construction plans indicated shutters, but they were never installed, so the shutters do not exist. The proposed shutters over the garage door are to break up the siding at the suggestion of the board at the last meeting. Board Member Yee noted he preferred the previous design with the shed roof intact and a louvered door. Chair Salter restated that a garage door is not

appropriate for the district, but it sounds like the majority of the board feels there is some possible solution that could be appropriate with the right treatment.

Board Member Mead made a motion to deny it as being inconsistent with the overall consistency of the district with regard to it continuing to have the appearance of a garage without appropriate treatment. Chair Salter noted the motion was based on Sec. 12-3-10(1)d.2.ii. Board Member Fogarty seconded the motion. Board Member Mead reiterated his concerns about breaking up the lines and suggested options for helping to conceal the jambs and door header and a footing element is needed to carry the visual line across the foundation. The motion failed 2-2 with Chair Salter and Board Member Yee dissenting.

Chair Salter shared he was not in favor of the motion because it offered a path forward to approve a garage door. Board Member Yee noted he would reconsider his position on the motion. Board Member Mead restated his previous motion. Board Member Fogarty seconded the motion and it carried 3-1 with Chair Salter dissenting. Chair Salter noted the denial is for the design as proposed and the applicant can incorporate the board's feedback and reapply. Mr. Uzdevenes summarized the feedback as a continuance of a stem wall across the bottom of the door opening, concealing the jamb line with shutters or something similar, and to eliminate the louver over the door and expanse of siding. Mr. Uzdevenes asked if multiple options could be presented. Chair Salter answered that yes, multiple options can be presented to the board.

5. 24-651 1 S. JEFFERSON STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
PROPOSED MURAL FOR TRASH ENCLOSURE

The Downtown Improvement Board is seeking approval for a mural on the trash compactor located near the intersection of Jefferson and Garden Streets.

Walker Wilson presented to the board. Chair Salter asked if consideration was given for a mural on the side that faces Jefferson Street. Mr. Wilson noted the DIB would be open to expanding the scope. Chair Salter noted the proposed west side facing Vinyl is not as visible to the public as the east and south sides of the compactor and would like to see murals on all sides. The east side of the compactor should be made a priority over the west side. Board Member Mead agreed with Chair Salter and noted that a panoramic photograph would work well on multiple panels.

Board Member Mead made a motion to approve with the suggestion of prioritizing the east face versus the west face or wrapping the entire enclosure. Chair Salter proposed an amendment to require that the priority be the two primary street elevations of Garden and Jefferson Streets, rather than a suggestion. Board Member Mead accepted the amendment.

Mr. Wilson asked if the additional photographs should be returned to the full board for review. Board Member Mead asked staff for clarification and staff answered no.

Board Member Yee seconded the motion and it carried 4-0.

6. 24-652 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW FOR MODIFICATIONS TO HOTEL DEVELOPMENT

Buck Lindsay is seeking final approval for design changes to the hotel development at 600 S. Palafox Street. This project received final approval at the April 2024 meeting with the requirement of an abbreviated review to address the glass and metal elements at the corner of Palafox and Cedar Streets. The abbreviated review was not submitted. The dual hotel brand has been adjusted to Tempo by Hilton only, resulting in minor exterior changes and the elimination of the second floor, corner dining terrace.

Alex Grace presented to the board. Chair Salter noted that signage is typically handled through a separate abbreviated review. Board Member Mead complimented the proposal.

Chair Salter made a motion to approve the application as submitted. Board Member Mead seconded the motion with clarification that the signage element at the top is architectural enough to be included in the approval, but the signage for the street level frontages must come back for abbreviated review. Chair Salter accepted the amendment and it carried 4-0.

7. 24-679 416 W. WRIGHT STREET
BELMONT-DEVILLIERS / ZONE C-2 / CITY COUNCIL DISTRICT 6
HISTORIC STRUCTURE DEMOLITION REVIEW

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 association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Roman Repin presented the board. Mr. Repin is the potential buyer of the property and is interested in demolishing the funeral home due to the presence of asbestos. An asbestos report and letter from the current owner was distributed to the board. Mr. Pristera shared that Benboe is a longstanding family name in Pensacola with the business beginning as early as 1937. The current funeral home was built in 1961. This neighborhood has seen a lot of redevelopment and the historic structure demolition ordinance is designed for the community to voice their concerns in situations such as this. The building could be contributing due to being at least 50 years old, but the cultural significance is at the forefront. Board Member Mead asked about 412 W. Wright Street and staff noted that the structure was approved for demolition because it did not meet the National Park Service's criteria for historic significance. Historic Preservation Planner Walker also noted that the funeral home structure is on two different parcels and the block structure with the name Benboe Funeral Home is not currently being proposed for demolition. Board Member Mead asked the applicant about the plans for the block structure on the separate parcel. Mr. Repin answered they are open to suggestions and have thought about retail or an office. Board Member Mead asked the applicant if he intends to demolish or retain that structure. Mr. Repin answered they will do whatever works in their favor or the city's favor and the applicant is willing to work with the city for the best way forward. Board Member Mead echoed Mr. Pristera's comments on the significance of the property and noted the importance of retaining the Benboe name and highlighting the cultural significance. Board Member Mead shared he was leaning toward a delay to allow adequate community input.

Ellison Bennett addressed the board as a member of the public. Mr. Bennett shared his connection to the Benboe family and the funerary business. Mr. Bennett noted that no local investors had an opportunity to purchase the property and the building was gutted after the last hurricane and should not have asbestos. It would be a dishonor to the original owners for the building to be demolished. The structure at 412 W. Wright Street was once a beauty shop and is in poor condition from the last storm. The building at 416 W. Wright Street is essentially a new structure because of all the work that occurred after the last hurricane. It is concerning that no one asked about the history of the Benboe family or the funeral home. Mr. Bennett and others sought refuge in the funeral home during hurricanes in the last few years.

David Hawkins addressed the board as a member of the public. Mr. Hawkins, owner of Joe Morris & Son Funeral Home, noted that Joe Morris & Son is the oldest black-owned funeral home in the City of Pensacola. Ownership goes back to 1913. Mr. Hawkins shared that the only reason he owns the funeral home is that he cares about the history of the Belmont-DeVilliers area and retaining the Joe Morris name in the community. Black history is being eroded every day, and it is important to protect and defend our heritage. Mr. Hawkins would like to address the opportunity to finance the preservation of the building and see an opportunity for the community to get involved.

Harold Griffin, Sr. addressed the board as a member of the public. Mr. Griffin shared the deep history of the funeral home and the longstanding use in the community for funerary services. The significance for the African American community is immense. Mr. Griffin reinforced that the building should not have any asbestos. Mr. Griffin echoed Mr. Bennett and Mr. Hawkins' sentiments that preservation is an opportunity for young people to see what can be achieved and provide empowerment to our youth. Mr. Griffin would like to see the applicant and the community come together to find a way to save the building.

Council member Teniade Broughton addressed the board. Ms. Broughton asked Mr. Pristera if additional research had been done. Mr. Pristera noted it was a quick turnaround and referring the application to the board is the process in place to explore and determine historic significance. Ms. Broughton shared more about the history and that demolition would be very unfortunate.

Mr. Pristera clarified that the building is still for sale and the applicant is a potential buyer. Based on what has been discussed, a delay would allow the community to get involved, or the potential buyer may reconsider the proposal. Mr. Pristera noted the board cannot prohibit the demolition but only delay it. Board Member Yee echoed Mr. Pristera's frustration that the demolition cannot be prohibited. Board Member Yee referenced Mr. Benboe's letter that was distributed to the board and the fact the property was listed publicly on the market with several price reductions. The current property owner is requesting the board to allow the demolition, but a delay would allow additional discussions with the community. Chair Salter noted for the record that a packet was distributed to the board that included a letter from the current owner, Daniel Benboe II, stating the sale had been advertised for one year and the packet included an asbestos report. Chair Salter shared support for a 60-day delay since the criteria for significance was demonstrated during the discussion. Board Member Mead echoed Chair Salter's comments and shared the history of the historic structure demolition ordinance which resulted from the John Sunday House demolition proposal. Board Member Mead also supported the demolition delay.

Board Member Mead made a motion to impose a 60-day delay on demolition. Board Member Fogarty seconded the motion and it carried 4-0.

ADJOURNMENT

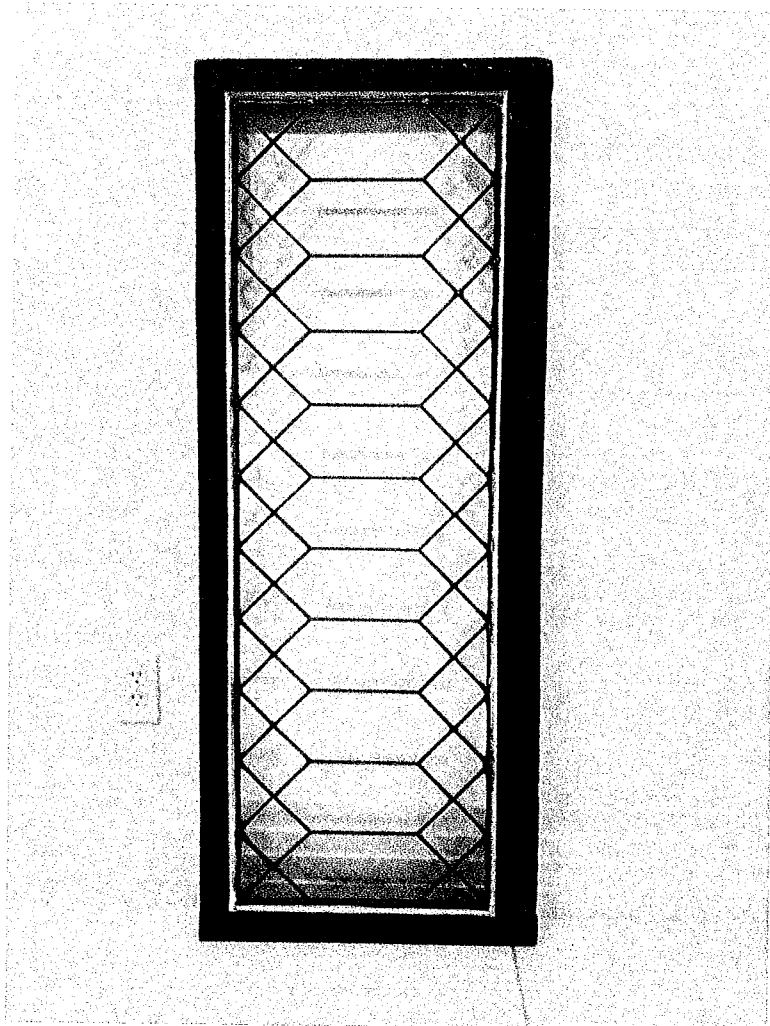
815 N. Barcelona St
Pensacola, FL 32501

**Proposed Antique Transom Window to be located on the North Elevation
in the Sunroom Addition.**

c.1900 Zinc Leaded Glass with Wood Frame

Restoration: No broken or cracked glass. The window has been cleaned, re-leaded and tested.

Dimensions: 20 1/2" H x 52" W x 1 3/8" D



Daniel Leslie Benboe II
215 Peters St SW Unit B
Atlanta, Georgia 30313
July 17, 2024

Derek Salter
Chairperson
Architectural Review Board
222 W Main St.
Fifth Floor
Pensacola, FL 32502

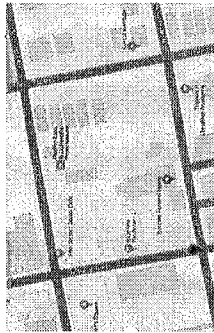
Dear Derek Salter:

My name is Daniel Leslie Benboe II. I was born in Pensacola and am a UWF graduate. I'm the son of the late Daniel Leslie Benboe (former owner and funeral director, Benboe Funeral Home). My grandfather, Joseph E. Benboe, and my great uncle, Clarence "Cap" F. Benboe opened the funeral home in 1937. In the early 1950s the original building was torn down and the existing building was built in its place. My father died in 2013 and Zoya Webster-Phillips and I both inherited the business. My father left detailed instructions to sell the business at some point after his death but especially if the business begins to fail. Since Hurricane Sally resulting in extensive damage we have operated at a loss the last 4 years in a row. We're proud to say we continued to operate for 11 years after my father's passing. Zoya is 82 years old and ready to retire. I live in Atlanta, Georgia working for Georgia State University. We've worked very hard to list the property. After more than a year on the market and several price reductions we finally received the only written offer since listing in 2023. None of Zoya's children or grandchildren have any interest in continuing the business. Norma member of the Benboe family had interest in continuing running the business. As the last surviving Benboe owner of Benboe Funeral Home, I am begging your consideration and agreement to allow the purchasing developer demolish the building and move forward with new and vibrant development that Pensacola so needs. The business has effectively closed and anything outside a sale is a burden financially with zero benefit to the community as a dead business. I urge you to approve any requests so that we can move forward with this sale and redevelopment to the benefit of the community. The development company has requested that the name of the housing development be named 'Benboe Heights'. Zoya and myself think that's a honorable tribute to the legacy of the community, Benboe Funeral Home and my family as we move into the future. Many thanks, please feel free to contact me directly.

Respectfully,

Daniel Benboe

Daniel Leslie Benboe II
boebender@yahoo.com
404-567-9963



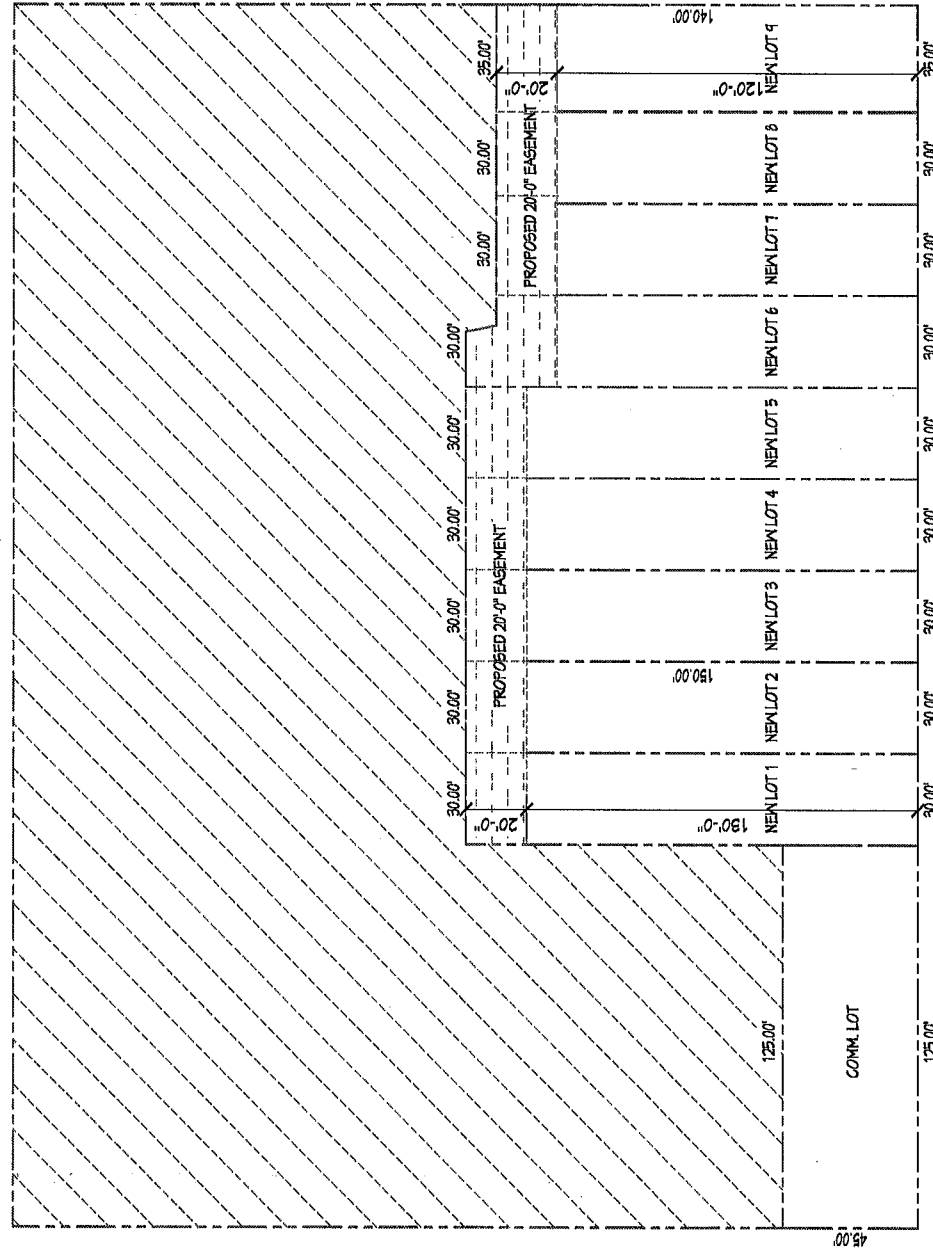
SITE MAP

WRIGHT STREET PROJECT

PRELIMINARY SITE PLAN REVIEW

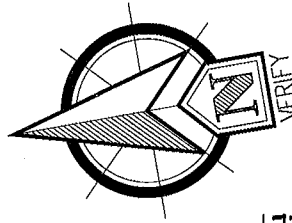
D&S DEVELOPMENT

W BELMONT STREET



DE VILLIERS STREET

WRIGHT STREET



NOTES:
 LOT AND HOUSE LOCATION TO BE
 VERIFIED BY OWNER CONTRACTOR.
 VERIFY ALL SETBACKS WITH BUILDING
 DEPARTMENT AND ZONING.
 SEPTIC TANK OR SEWER INVERT TO
 BE VERIFIED WITH HEALTH
 DEPARTMENT.
 ALL DIMENSIONS OF SITE PLAN TO BE
 VERIFIED WITH
 OWNER/ALLIANCE/SETBACKED
 SURVEY AND ADJUSTED WITH
 SURVEY AND LEGAL DESCRIPTION.
 ALL DRIVEWAYS AND SIDEWALKS TO
 BE VERIFIED BY
 OWNER/CONTRACTOR.
 SOILS DRAINAGE
 SURFACE DRAINAGE SHALL BE
 DIVERGED TO A STORM SEWER
 OR TO A STORM DRAINAGE
 POINT OF COLLECTION THAT DOES
 NOT CREATE A HAZARDOUS LOT.
 BE GRADE TO DRAIN SURFACE WATER
 TO THE STREET OR TO THE
 GRADE SHALL FALL A MINIMUM OF 6
 INCHES (152 MM) WITHIN THE FIRST 10
 FEET (305 MM).

SITE PLAN
 SCALE: 1"=20'-0"

W.S.P.

HOUSE PLANS UNLIMITED

HOUSE PLANS UNLIMITED

DS DEVELOPMENT

PROJECT INFO

PROJECT #

THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM HOUSE PLANS UNLIMITED.



Mr. Roman Repin
Benboe Heights LLC
5051 Grande Drive F8
Pensacola, FL 32504

July 15, 2024
Project No.: M24-374

Re: Pre-Demolition Asbestos Survey Report
412 W. Wright Street (House)
416 W. Wright Street (Funeral Home)
Pensacola, FL 32501

Dear Mr. Repin:

Southern Earth Sciences, Inc. (SES) is pleased to inform you of the results of the above referenced project.

1.0 INTRODUCTION

The pre-demolition asbestos survey included the funeral home structure located at 416 W. Wright Street and the adjacent house structure located at 412 W. Wright Street in Pensacola, Florida. Mr. Adam Beasley of SESI completed the survey on July 9, 2024. A total of forty-nine (49) bulk samples of suspect asbestos-containing building materials were collected for analysis. The bulk samples were sent to Eurofins CEI, a National Voluntary Laboratory Accreditation Program (NVLAP) accredited analytical laboratory in Cary, NC. Bulk samples were analyzed by Polarized Light Microscopy (PLM), E.P.A. Method 600/R-93/116. Test results are attached.

2.0 DEFINITIONS

Asbestos Containing Materials (ACM): Building materials used for construction of a structure that are known or are suspect for containing asbestos.

Asbestos: Asbestos is the asbestiform varieties of chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite.

Asbestos Inspection: An evaluation performed by a trained and E.P.A. certified inspector to determine the presence or absence of Asbestos-containing materials. Asbestos inspectors engage in the survey and assessment of ACBM.

Category I non-friable ACM: asbestos-containing packings, gaskets, resilient floor covering and asphalt roofing products.

Category II non-friable ACM: any material, excluding Category I ACM, that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Demolition: the removal of load-bearing walls or structural components.

Regulated Asbestos Containing Material (RACM): (a) Friable asbestos materials, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or, (d) Category II non-friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by NESHAPS.

Renovation: the removal of any other building components other than load-bearing walls or structural components.

3.0 PHYSICAL SURVEY

According to data obtained from the Escambia County Property Appraiser website, the house located at 412 W. Wright Street is approximately 1,044 square feet in size and was constructed in 1952. The structure is a single-story, above-grade, wooden building with a sloped, shingled roof. Interior flooring consists of carpet, wood floors, floor tile and vinyl sheet flooring. Interior walls are constructed of gypsum board. The ceilings are constructed of gypsum board with a popcorn ceiling texture. It should be noted that the majority of the house was inaccessible due to the build-up of personal belongings on the floor. Please refer to photographs 2 and 3 in the appendix of this report for conditions. It is possible that additional asbestos containing materials could be present that were not sampled.

According to data obtained from the Escambia County Property Appraiser website, the funeral home located at 416 W. Wright Street is approximately 8,676 square feet in size and was constructed in 1951. The structure is a single-story, slab-on-grade, concrete block building with a rolled, shingled roof. Interior flooring consists of carpet, terrazzo, floor tile and vinyl sheet flooring. Interior walls are constructed of gypsum board and plaster. Ceilings in the building consist of ceiling tiles in a suspended ceiling grid, painted gypsum board and gypsum board with texture. It should be noted that the funeral home was in operation at the time of the survey and a funeral viewing was occurring during the time of the survey. Care was taken by SESI personnel to limit destructive sampling. It should also be noted that the embalming room was being used, therefore, only a cursory visual inspection was done of that room. Due to these circumstances, it is possible that asbestos containing materials could be present that were not sampled.

4.0 SUMMARY OF FINDINGS

The E.P.A. definition for an asbestos-containing material is a building material that contains more than 1 percent asbestos when analyzed by PLM and is placed into two categories; friable and non-friable. Friable ACM is a material that can be easily pulverized with hand pressure as opposed to non-friable ACM.

House (412 W. Wright Street)

The yellow/tan vinyl sheet Flooring and associated yellow mastic (*samples 07/08 and 11/12*) located in the kitchen/dining room area contained 20% and 2% Chrysotile asbestos, respectively. Located underneath the vinyl sheet floor is brown and blue/green floor tile that contains 10% Chrysotile asbestos and black flooring mastic that contains 3% Chrysotile asbestos. The asbestos containing floor tile and black flooring mastic is also present in the back northeast room of the house underneath non-asbestos vinyl sheet flooring. These materials are considered Category I non-friable ACMs under the NESHAP regulation. There are approximately 500 square feet of these materials in the kitchen/dining room area of the house and the back

northeast room of the house. Refer to photographs 4 and 5 in the appendix of this report.

The white ceiling texture (*samples 15, 16 and 17*) contained 2% Chrysotile asbestos and is a Regulated Asbestos Containing Material (RACM) and is considered friable. There is approximately 800 square feet of this material located on the ceilings throughout the structure. Refer to photograph 6 in the appendix of this report.

The composite samples of drywall/joint compound (*samples 13 and 14*) were determined to contain <1% asbestos. Therefore, the drywall system is not considered to be ACM by EPA. However, OSHA does not allow composite samples. The joint compound analyzed by itself was determined to contain 2% Chrysotile asbestos. The quantity of drywall/joint compound was not quantified in this survey. Refer to photograph 6 in the appendix of this report.

Funeral Home (416 W. Wright Street)

The tan floor tile (*samples 11 and 12*) contained 5% Chrysotile asbestos and the black flooring mastic contained 5% Chrysotile asbestos. These materials are considered Category I non-friable ACMs under the NESHAP regulation. There is approximately 350 square feet of these materials located in the back hallway underneath non-asbestos vinyl sheet flooring. Refer to photograph 8 in the appendix of this report.

The black flooring mastic (*samples 13 and 14*) contained 5% Chrysotile asbestos. This material is considered a Category I non-friable ACM under the NESHAP regulation. There is approximately 350 square feet of this material located in the break room and the adjoining room.

The gray 9" x9" floor tile (*samples 15 and 16*) contained 5% Chrysotile asbestos and the black flooring mastic contained 5% Chrysotile asbestos. These materials are considered Category I non-friable ACMs under the NESHAP regulation. There is approximately 350 square feet of these materials located in the storage rooms located across the hallway from the breakroom. Refer to photograph 9 in the appendix of this report.

The white ceiling texture (*samples 22 - 25*) contained 5% Chrysotile asbestos and is a Regulated Asbestos Containing Material (RACM) and is considered friable. There is approximately 550 square feet of this material located on the ceilings of the back hallway and the first room on the right. Refer to photograph 10 in the appendix of this report.

If additional suspect materials are discovered that were not assessed during this survey, work should be stopped, and the materials tested by a Florida licensed asbestos consultant.

5.0 CONCLUSIONS AND RECOMMENDATIONS

House (412 W. Wright Street)

The asbestos containing white ceiling texture is considered a Regulated Asbestos Containing Material (RACM) and must be removed prior to demolition.

The asbestos containing yellow/tan vinyl sheet flooring and yellow mastic are classified as Category I non-friable asbestos containing materials. Due to the propensity of vinyl sheet flooring to become friable during demolition activities, the asbestos containing vinyl sheet flooring is considered RACM and

must be removed prior to demolition. The yellow mastic located underneath the flooring must also be removed.

The asbestos containing brown/blue/green floor tile and black flooring mastic are classified as Category I non-friable asbestos containing materials. The joint compound associated with the drywall system is classified as a Category II non-friable asbestos containing material. Even though the EPA NESHAP regulation allows the demolition of buildings with nonfriable asbestos left in place, OSHA states that the "demolition of a building with ACM left in place falls under the definition of removal of installed ACM" (*refer to the OSHA interpretation letter in the appendix of this report*). Based on this information, if the ACMs listed above are left in place, the contractor performing the demolition would need to be a Florida Licensed Asbestos Abatement Contractor or they would need to subcontract a Florida Licensed Asbestos Abatement Contractor to perform the asbestos-related activities. If the ACMS are left in place during demolition, the demolition debris must be disposed of in a C & D landfill that accepts non-friable asbestos containing materials and the building materials cannot be recycled. Demolition with non-friable asbestos containing materials left in place is considered Class II work by OSHA (29CFR1926.1101) and requires worker and supervisor asbestos training. The non-friable materials that are left in place must be adequately wetted during all demolition activities to avoid "Visible Emissions" as described in NESHAPS regulations. An OSHA Competent Person must be on site during demolition to ensure proper engineering controls and work practices are utilized and to recognize suspect ACM. Therefore, we recommend that the asbestos containing materials listed above be removed by a Florida Licensed Asbestos Abatement Contractor which will allow the demolition debris to be disposed of in a C & D landfill and recycling of building materials.

Funeral Home (416 W. Wright Street)

The asbestos containing white ceiling texture is considered a Regulated Asbestos Containing Material (RACM) and must be removed prior to demolition.

The asbestos containing tan and gray floor tile and black flooring mastic are classified as Category I non-friable asbestos containing materials. Even though the EPA NESHAP regulation allows the demolition of buildings with nonfriable asbestos left in place, OSHA states that the "demolition of a building with ACM left in place falls under the definition of removal of installed ACM" (*refer to the OSHA interpretation letter in the appendix of this report*). Based on this information, if the ACMs listed above are left in place, the contractor performing the demolition would need to be a Florida Licensed Asbestos Abatement Contractor or they would need to subcontract a Florida Licensed Asbestos Abatement Contractor to perform the asbestos-related activities. If the ACMS are left in place during demolition, the demolition debris must be disposed of in a C & D landfill that accepts non-friable asbestos containing materials and the building materials cannot be recycled. Demolition with non-friable asbestos containing materials left in place is considered Class II work by OSHA (29CFR1926.1101) and requires worker and supervisor asbestos training. The non-friable materials that are left in place must be adequately wetted during all demolition activities to avoid "Visible Emissions" as described in NESHAPS regulations. An OSHA Competent Person must be on site during demolition to ensure proper engineering controls and work practices are utilized and to recognize suspect ACM. Therefore, we recommend that the asbestos containing materials listed above be removed by a Florida Licensed Asbestos Abatement Contractor which will allow the demolition debris to be disposed of in a C & D landfill and recycling of building materials.

Removal of asbestos containing materials must be performed by an Asbestos Abatement Contractor licensed by the State of Florida, with certified personnel. ACM abatement must comply with the State of Florida Department of Business and Professional Regulation, Chapter 469, licensing and training; Chapter 62-701.520, Waste Disposal Rules; Chapter 62-257, DEP 1999, Asbestos Program and OSHA 29 CFR 1926.1100 (Construction Industry Standard).

NESHAPS requires a 10-working day notification to the Florida Department of Environmental Protection (FDEP) Division of Air Management prior to the start date of an asbestos abatement or demolition project.

6.0 GENERAL COMMENTS

This asbestos survey has been performed to identify asbestos containing materials in the existing building and is not intended as abatement specifications and drawings.

Comments and observations given above reflect an opinion as to the various materials and conditions visually observed during the inspection and should not be construed as a representation or warranty expressed or implied, as to scope, thoroughness or accuracy of the inspection.

A conscious effort is made to identify all suspect materials. There is a possibility that conditions or materials may exist which could not be identified during our survey due to physical inaccessibility and the use of nondestructive sampling methods. Materials that typically do not contain asbestos have not been sampled. These materials include but are not limited to rubber, fiberglass, etc.

Conclusions and recommendations given in this report are based upon our interpretation of current regulatory standards. Changes in regulatory standards may require changes in our conclusions and recommendations.

We appreciate the opportunity to be of service to you on this project. Should you have any questions or require additional information, please contact our office.

Sincerely,
SOUTHERN EARTH SCIENCES, INC.



Adam P. Beasley
AHERA Accredited Asbestos Inspector
Certificate No.: 240015-9306



Mark E. Wilson, P.E.
Asbestos Consultant No. AX 85
State of Florida

Attachments: House - Laboratory Analytical Report/Bulk Sample Log/Sample Chain of Custody
Funeral Home - Laboratory Analytical Report/Bulk Sample Log/Sample Chain of Custody
Photographs
OSHA Interpretation Letter
Inspector's Training Certificate
Asbestos Business License



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-715

Architectural Review Board

8/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

404 E. Belmont Street
Old East Hill Preservation District / Zone OEHC-1 / City Council District 6
Final Approval for Rear Patio Addition at a Non-Contributing Structure

SUMMARY:

Landmark Engineering is seeking final approval for an open-framed covered patio on the rear of the primary structure. The framing members will be exposed southern pine with a 5V crimp metal roof in Charcoal Gray to match the existing roof and exposed rafter tails with tongue and groove yellow pine decking over the rafters.

Recommended Code Sections:

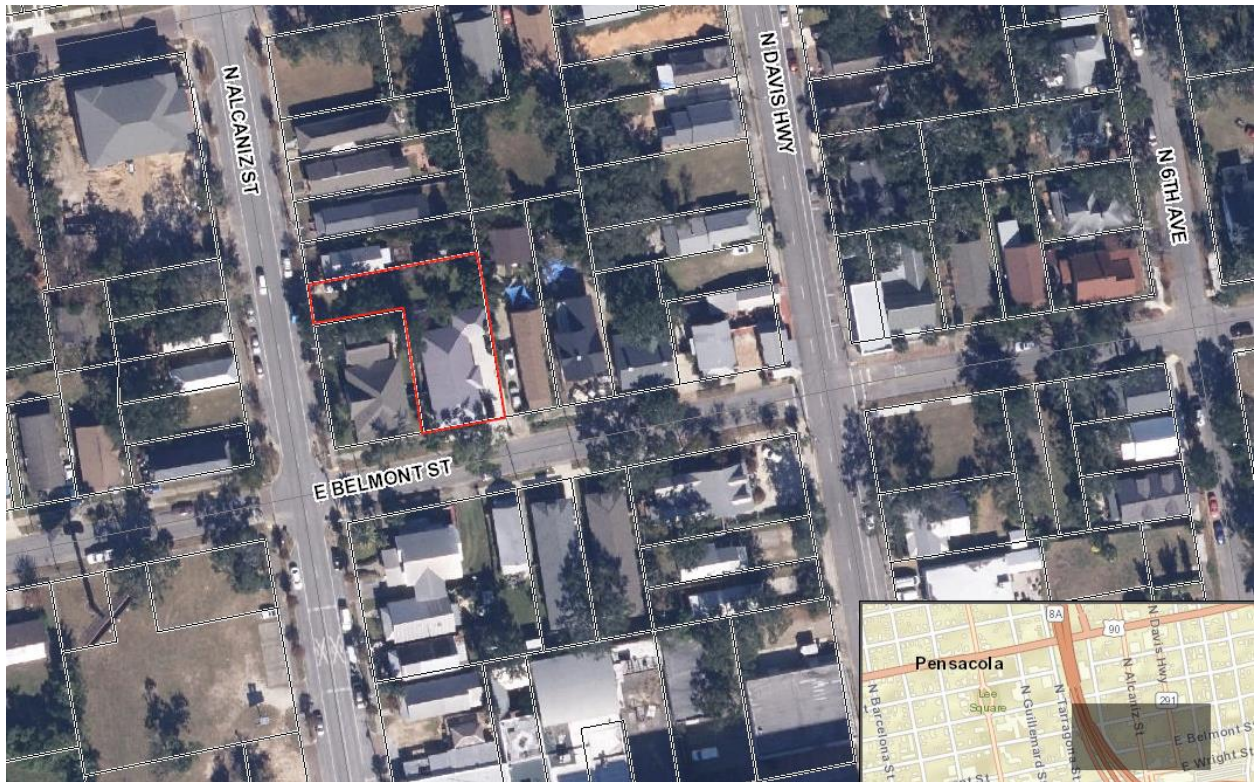
Sec. 12-3-10(3)e.3.ii.(a) Old East Hill Preservation District; Procedure for review of plans; Decisions, Rules governing decisions.

Sec. 12-3-10(3)h. OEHPD; Renovation, alterations and additions to non-contributing and modern infill structures within the Old East Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

404 E. Belmont Street



**Architectural Review Board Application
Full Board Review**

Application Date: JULY 24, 2024

Project Address: 404 E BELMONT ST PENSACOLA FL
Applicant: LANDMARK ENGINEERING
Applicant's Address: 7604 W FAIRFIELD DR PENSACOLA FL 32506
Email: ENGINEERING.LME@GMAIL.COM **Phone:** (850) 470-9722
Property Owner: ASHTON & EMILIE HOWARD

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 six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

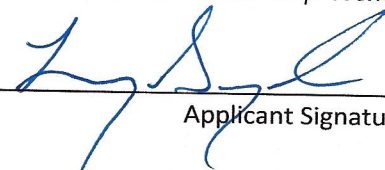
Project specifics/description:

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

**FINAL REVIEW - HOMEOWNER WOULD LIKE TO INSTALL AN OPEN FRAMED COVER PATIO ON
THE REAR OF THE HOME. ALL FRAMING MEMBERS WILL BE EXPOSED SOUTHERN PINE.**

**METAL SALES 5-V CRIMP ROOF PANEL (CHARCOAL GRAY) WILL BE INSTALLED TO MATCH
EXISTING ROOF SYSTEM OF HOME. RAFTERS WILL BE OPEN TO BELOW WITH TONGUE &
GROOVE YELLOW PINE DECKING INSTALLED OVERTOP OF RAFTERS.**

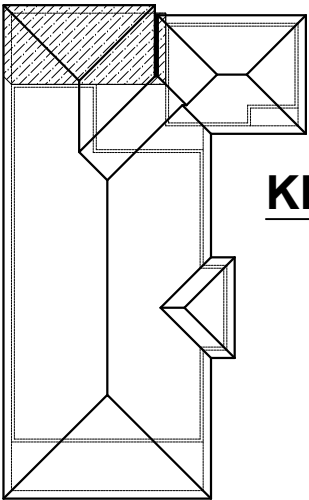
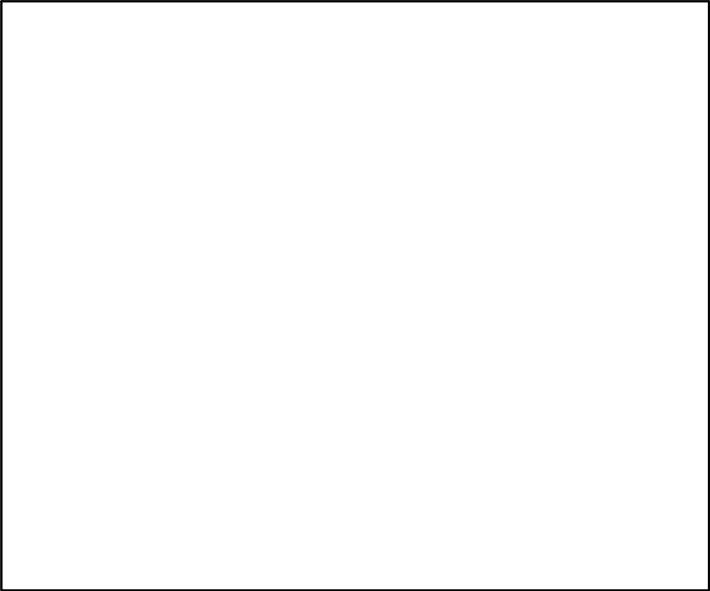
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.


Applicant Signature

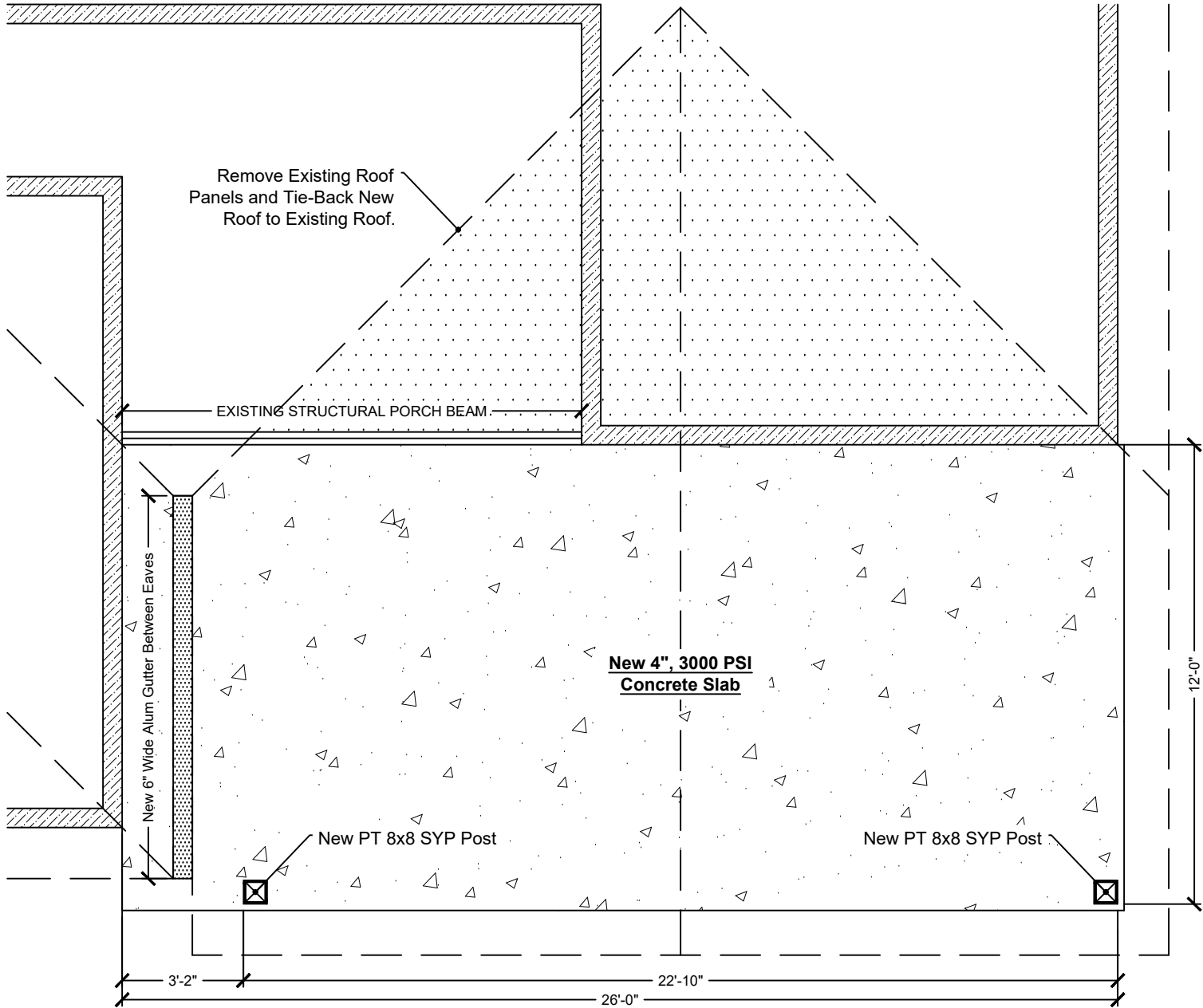
7/24/24
Date

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

PROJECT INFORMATION	
CLIENT INFORMATION	
Ashton & Emilie Howard	
ENGINEER-OF-RECORD	
LandMark Engineering & Land Planning, inc. 7604 W Fairfield Dr., Pensacola, FL 32506	
PROJECT ADDRESS	
404 E Belmont St Pensacola FL	
CERTIFICATION STATEMENT	
I verify that to the best of my knowledge, these plans and specifications comply with the Florida Building Code 8th edition (2023) and ASCE 7-22 for 160 MPH wind speed (3-second gust).	
NOTICE	
Any deviation from these plans without written approval by the engineer of record is not authorized unless obtained in writing with the signature and raised seal of the engineer-of-record. If any unauthorized modifications occur, the engineer-of-record shall not be responsible for damages or costs resulting from the modification. If site conditions are found to differ from those set forth in these plans or if any discrepancies are discovered, notify the engineer-of-record immediately. The engineer shall not be responsible for work that continues despite known discrepancies.	

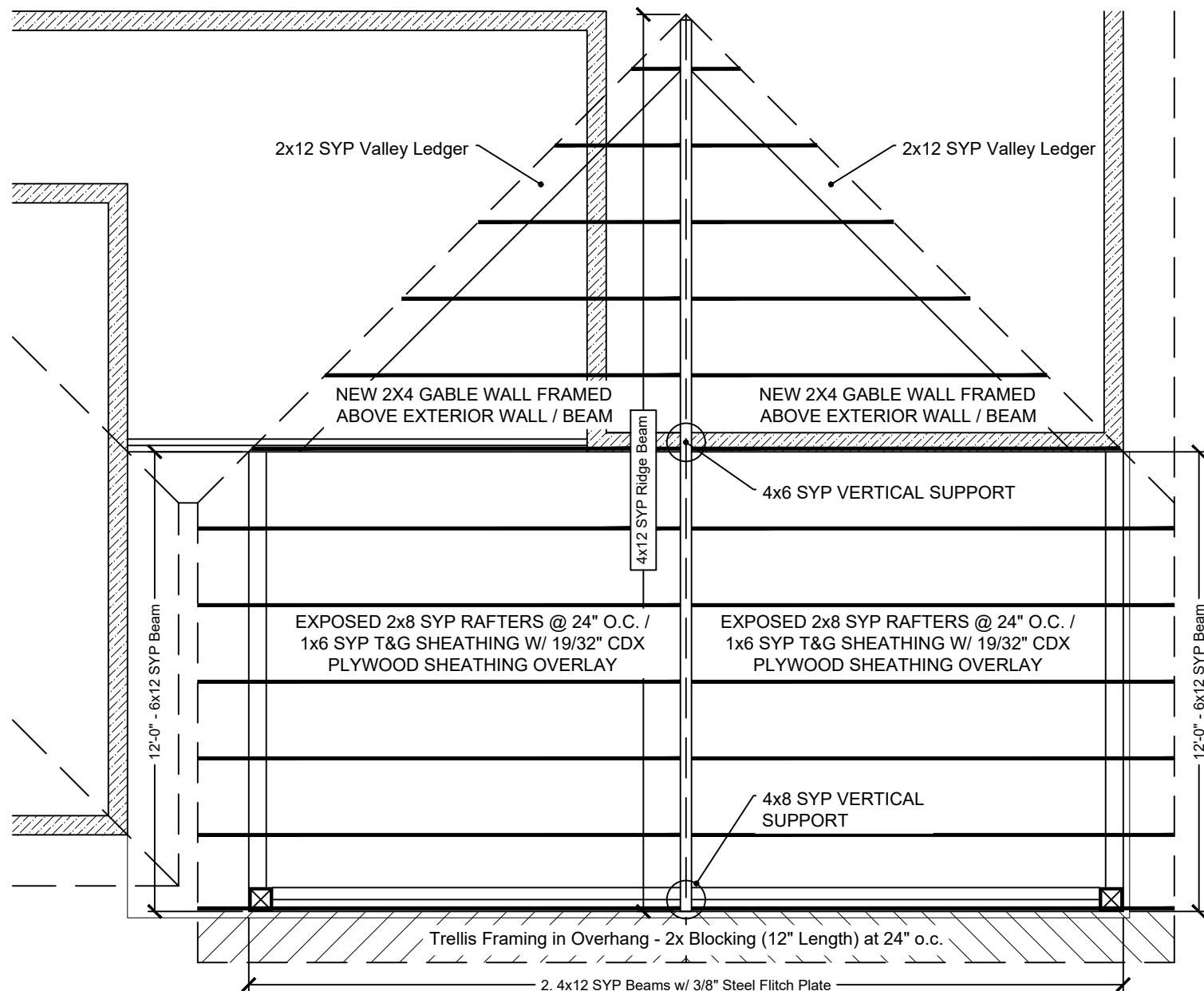


KEY PLAN



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME AND LOCATION	
Rear Covered Porch 404 E Belmont St Pensacola FL	
LANDMARK ENGINEERING & LAND PLANNING 7604 W. Fairfield Dr. - Pensacola, FL 32506 Phone#(850) 470-9722-Fax#(850) 470-9661-www.LMEngr.com FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977 FLCGC 060900	
This drawing is not valid unless this area bears the signature and raised seal of a professional engineer licensed in the state to which the design applies.	
ARCHITECTURAL REVIEW ONLY	
PROJECT NUMBER	
2024239	
PLOT DATE	
Jul 24, 2024	
DRAWN BY	CHECKED BY
LAS	LAS
SHEET NUMBER	
A1.0 SHEET 1	



PROPOSED FRAMING PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME
AND LOCATION

Rear Covered Porch
404 E Belmont St
Pensacola FL

LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone#(850) 470-9722-Fax#(850) 470-9661-www.LMEngr.com
FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977
FLCGC 060900

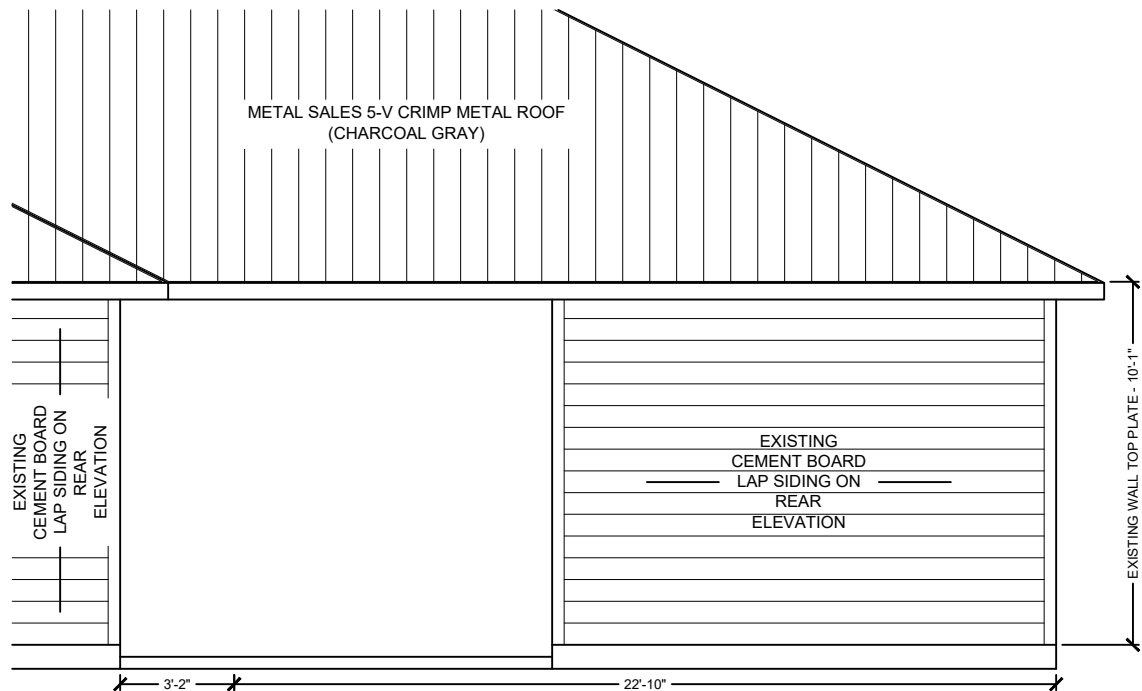
This drawing is not valid unless this area bears the signature and raised seal of a professional engineer licensed in the state to which the design applies.

ARCHITECTURAL
REVIEW ONLY

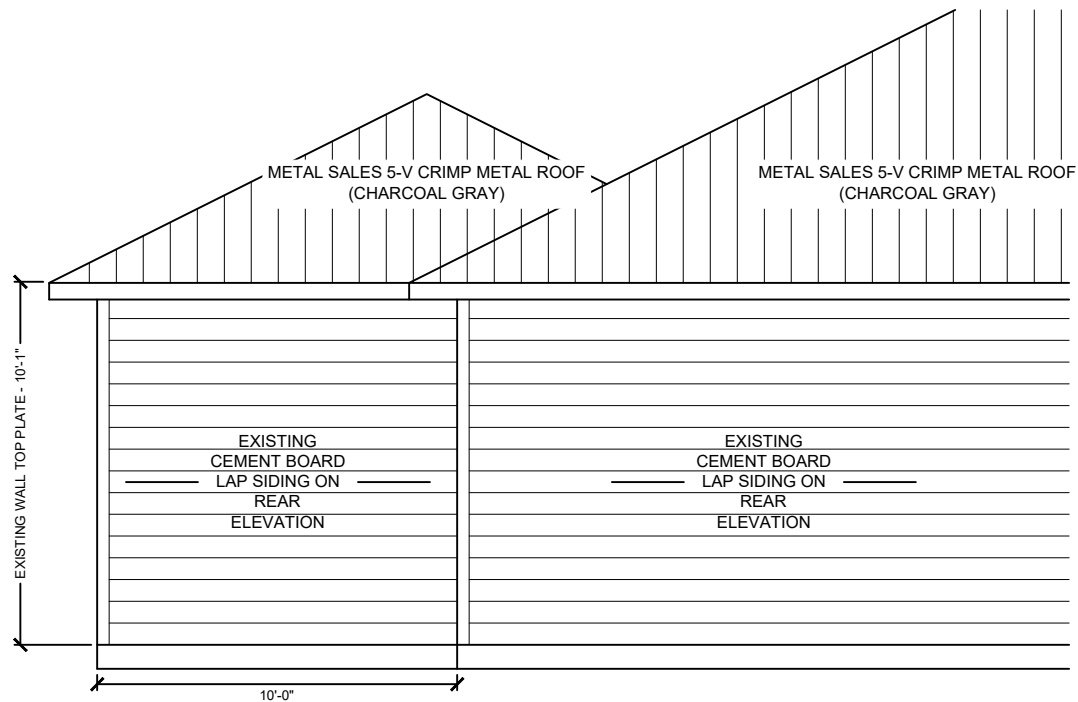
This drawing is not valid unless this area bears the signature and raised seal of a professional engineer licensed in the state to which the design applies.

PROJECT NUMBER	
2024239	
PLOT DATE	
Jul 24, 2024	
DRAWN BY	CHECKED BY
LAS	LAS

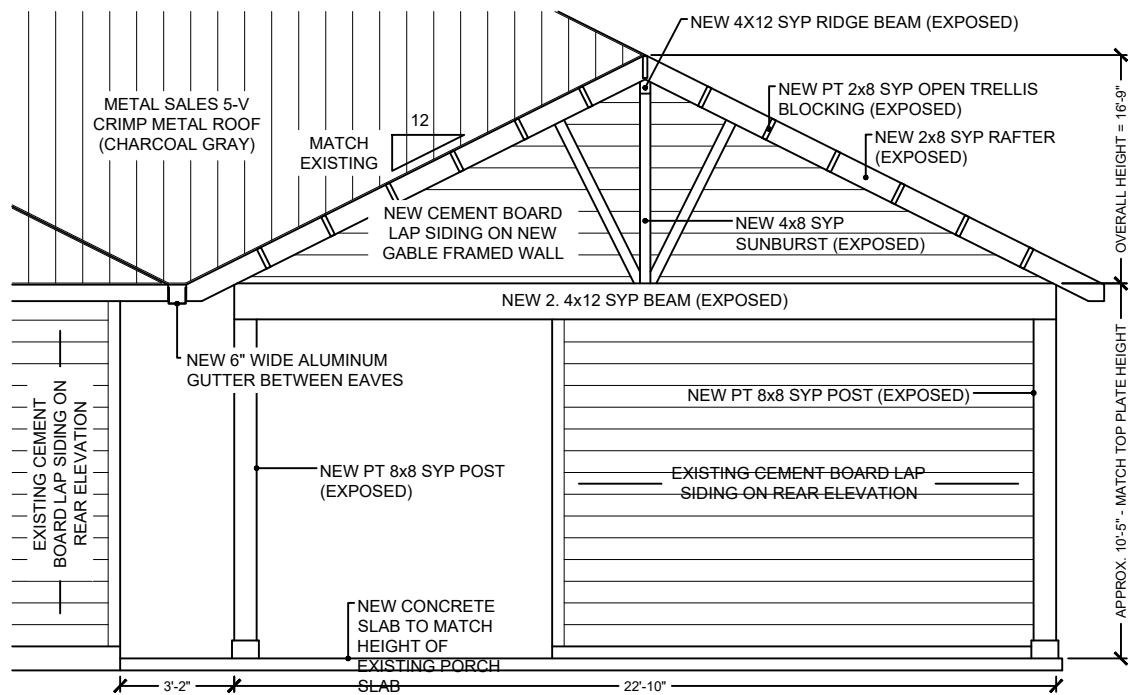
SHEET NUMBER
A2.0
SHEET 2



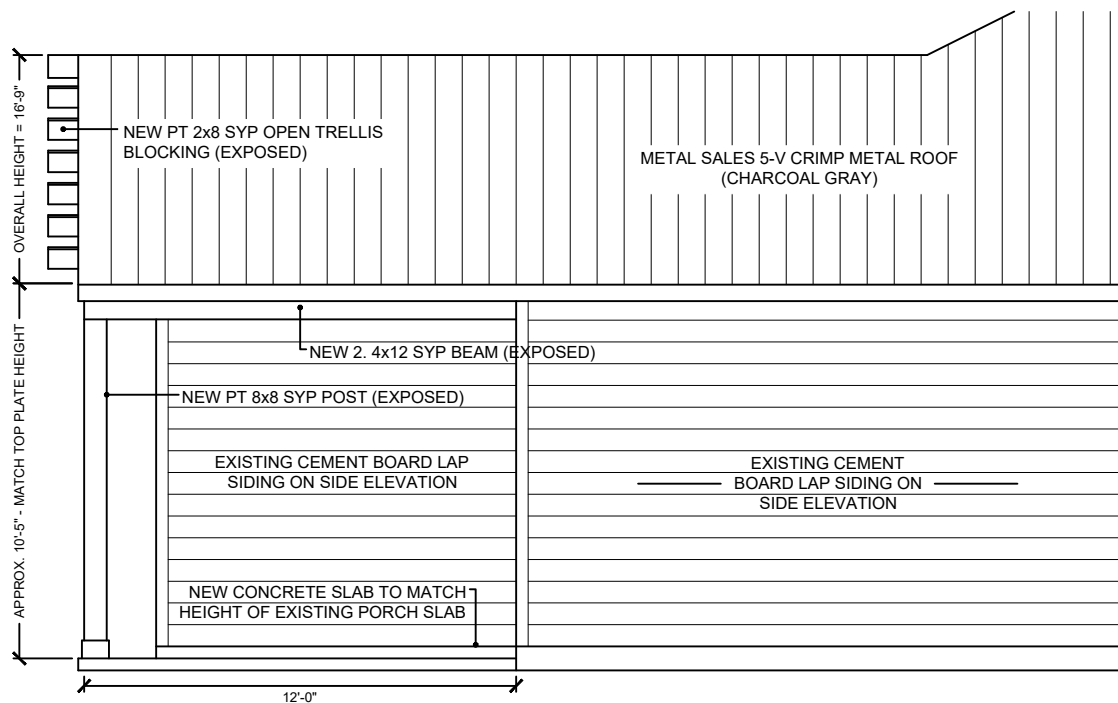
EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING SIDE ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT NAME
AND LOCATION

Rear Covered Porch
404 E Belmont St
Pensacola FL

LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone#(850) 470-9722-Fax#(850) 470-9661-www.LMEngr.com
FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977
FLCGC 060900

This drawing is not valid unless this area bears the signature and raised seal of a professional engineer licensed in the state to which the design applies.

ARCHITECTURAL
REVIEW ONLY

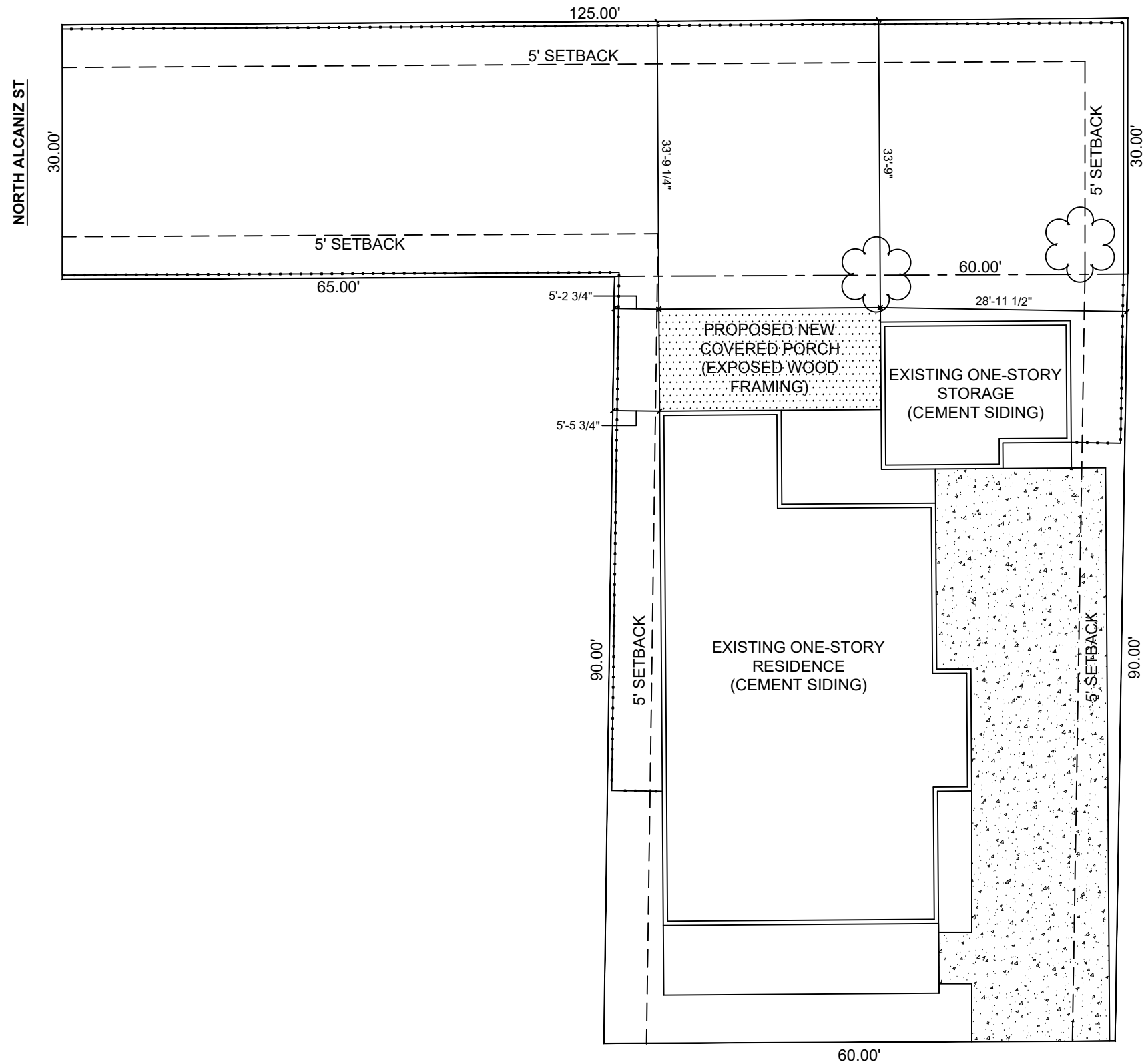
PROJECT NUMBER
2024239

PLOT DATE
Jul 24, 2024

DRAWN BY
LAS

CHECKED BY
LAS

SHEET NUMBER
A3.0
SHEET 3



PROPOSED SITE PLAN
SCALE: 1" = 15'-0"

PROJECT NAME
AND LOCATION

Rear Covered Porch
404 E Belmont St
Pensacola FL

LANDMARK
ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone#(850) 470-9722-Fax#(850) 470-9661-www.LMLEngr.com
FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977
FLCGC 060900

This drawing is not valid unless this area bears the signature and raised seal of a professional engineer licensed in the state to which the design applies.

ARCHITECTURAL
REVIEW ONLY

PROJECT NUMBER
2024239

PLOT DATE
Jul 24, 2024

DRAWN BY LAS	CHECKED BY LAS
-----------------	-------------------

SHEET NUMBER
A4.0
SHEET 4



404 E BELMONT ST - EXISTING FRONT ELEVATION (SOUTH)



404 E BELMONT ST - ADJACENT PROPERTIES TO THE SOUTH



404 E BELMONT ST - EXISTING SIDE ELEVATION (EAST)



404 E BELMONT ST - EXISTING SIDE ELEVATION (WEST)

PROJECT NAME
AND LOCATION

Rear Covered Porch
404 E Belmont St
Pensacola FL

LANDMARK

ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr. - Pensacola, FL 32506
Phone# (850) 470-9722 Fax# (850) 470-9661 www.LMEngr.com
FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977
FLCGC 060900

This drawing is not valid unless this area
bears the signature and raised
seal of a professional engineer licensed
in the state to which the design applies.

ARCHITECTURAL
REVIEW ONLY

PROJECT NUMBER

2024239

PLOT DATE

Jul 24, 2024

DRAWN BY	CHECKED BY
LAS	LAS

SHEET NUMBER

A5.0
SHEET 5



404 E BELMONT ST - EXISTING REAR ELEVATION (NORTH - PROJECT AREA)



404 E BELMONT ST - EXISTING REAR ELEVATION (NORTH - PROJECT AREA)



404 E BELMONT ST - EXISTING REAR ELEVATION (NORTH - PROJECT AREA)



404 E BELMONT ST - EXISTING REAR ELEVATION (NORTH - PROJECT AREA)

PROJECT NAME
AND LOCATION

Rear Covered Porch
404 E Belmont St
Pensacola FL

LANDMARK

ENGINEERING & LAND PLANNING

7604 W. Fairfield Dr. - Pensacola, FL 32506

Phone#(850) 470-9722-Fax#(850) 470-9661-www.LMEngr.com

FLPE 36946 - ALPE 21755 - FLCA 7378 - ALCA 2977

FLCGC 060900

This drawing is not valid unless this area

bears the signature and raised

in the state to which the design applies.

seal of a professional engineer licensed

ARCHITECTURAL
REVIEW ONLY

PROJECT NUMBER	
2024239	
PLOT DATE	
Jul 24, 2024	
DRAWN BY	CHECKED BY
LAS	LAS

SHEET NUMBER
A6.0
SHEET 6

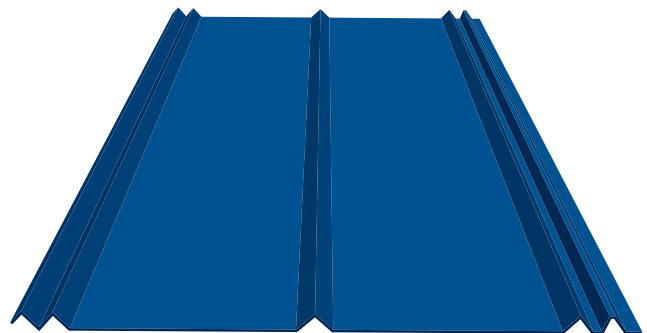
5V-Crimp

Metal Sales Manufacturing Corporation



Metal Roof Panel with a Classic Look

- ▶ Choose from PVDF (Kynar 500®), MS Colorfast45® or Acrylic Coated Galvalume®
- ▶ Available in a wide variety of ENERGY STAR® listed colors
- ▶ Installs over a solid substrate
- ▶ 24 gauge and 26 gauge
- ▶ Minimum 3:12 slope

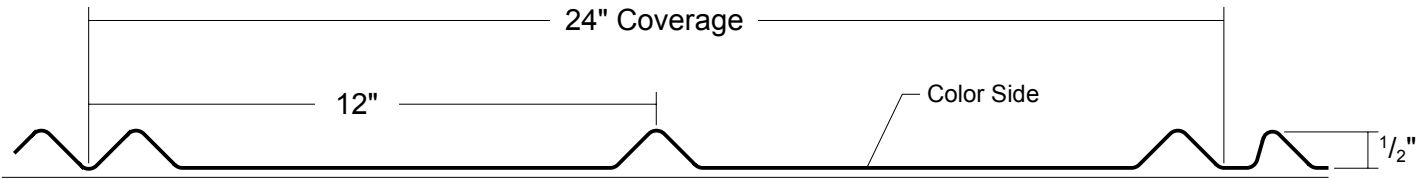


800.406.7387
metalsales.us.com

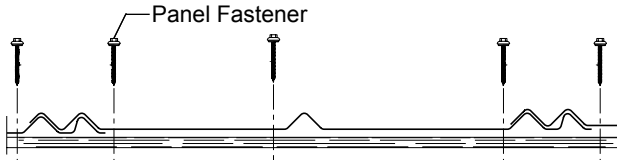
ms metal sales™
manufacturing corporation

5V-CRIMP

PROFILE

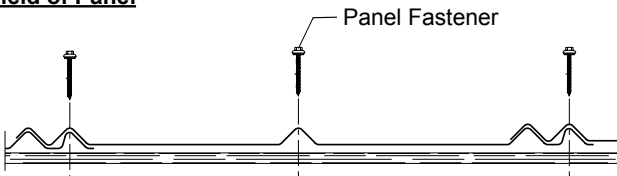


FASTENING PATTERN

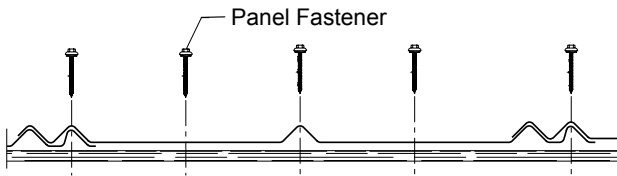


ALTERNATE FASTENING PATTERN

Field of Panel



Ends of Panel



LOAD TABLE

SECTION PROPERTIES								ALLOWABLE UNIFORM LOADS, psf For various fastener spacings					
Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		Outward Load					
				Ixx	Sxx	Ixx	Sxx						
				in ⁴ /ft	in ³ /ft	in ⁴ /ft	in ³ /ft	0.5'	1'	1.5'	2'	2.5'	3'
26	24	50	0.77	0.0025	0.0070	0.0015	0.0055	197	100	71	62	50	42
24	24	50	1.02	0.0030	0.0089	0.0020	0.0073	197	100	71	62	50	42

1. Theoretical section properties have been calculated per AISI 2007 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable load is calculated in accordance with AISI 2007 specifications considering bending, shear, combined bending and shear, deflection and UL 580 uplift testing over 5/8" plywood using the Alternate Fastening Pattern above. Allowable load considers the 3 or more equal spans condition. Allowable load does not address web crippling, fasteners or support material. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase for wind.

1000 ©MS/9-2013

Metal Sales Manufacturing Corporation

Anchorage, AK: 866.640.7663
 Bay City, MI: 888.777.7640
 Deer Lake, PA: 800.544.2577
 Denver, CO: 800.289.7663
 Detroit Lakes, MN: 888.594.1394

Fontana, CA: 800.782.7953
 Fort Smith, AR: 877.452.3915
 Independence, MO: 800.747.0012
 Jacksonville, FL: 800.394.4419
 Jefferson, OH: 800.321.5833

Mocksville, NC: 800.228.6119
 Nashville, TN: 800.251.8508
 Rock Island, IL: 800.747.1206
 Rogers, MN: 800.328.9316
 Seattle, WA: 800.431.3470

metalsales.us.com

Sellersburg, IN: 800.999.7777
 Spokane, WA: 800.572.6565
 Temple, TX: 800.543.4415
 Woodland, CA: 800.759.6019

Outdoor Accents®

Decorative Hardware

The Outdoor Accents decorative hardware product line features connectors and fasteners that bring beauty and strength to custom outdoor living structures. The two connector designs — Mission Collection® and Avant Collection™ — offer a choice of styles, from ornate and traditional to clean and simple. Both collections install with an innovative, load-rated hex-head washer and fastener combination, delivering the appearance of a bolt while providing the easy installation and convenience of a screw.

Outdoor Accents connectors include post bases to secure wood columns to concrete while providing a 1" stand-off height that helps reduce decay. These bases accommodate lumber in both nominal and rough sizes. Optional decorative side plates are available to give the look of a four-sided post base.

Angles make connections between beams and posts stronger and provide more consistent, straight corners for a variety of outdoor projects. Flat T and L straps provide reinforcement for connections where one lumber piece intersects another at a 90° angle. The deck joist tie attaches 2x joists to the side of 4x or larger support posts. Both collections also feature gable plates and decorative washers to add flair to any outdoor living project.

Additionally, the Essentials Collection features concealed flange hangers that work with both styles and the Accessories Collection features products that add decorative accents to any project.

Material: See tables

Finish: ZMAX® coating with black powder coat

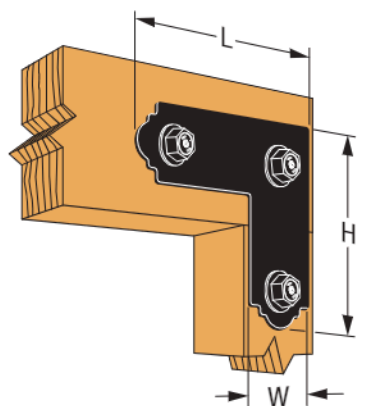
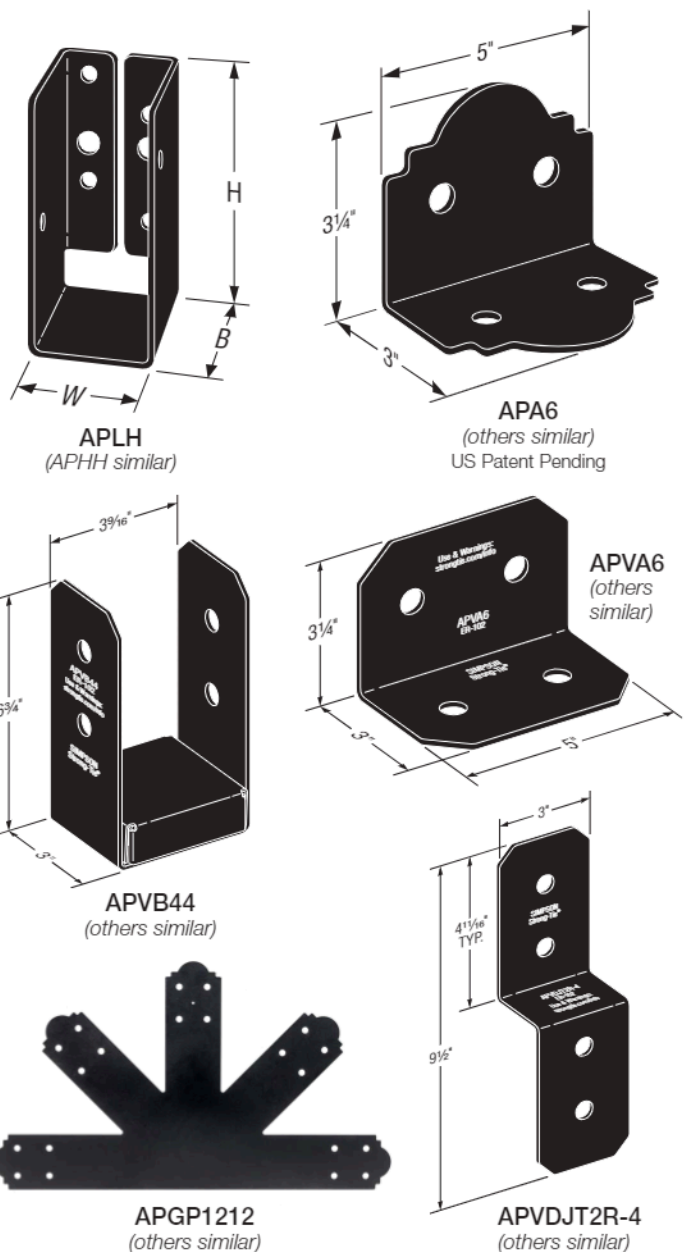
Installation:

- Use all specified fasteners; see General Notes
- Outdoor Accents connectors must be installed with the Hex-Head Washer (STN22) and Structural Wood screw (SDWSDBB) combination. Some items require Strong-Drive® SD Connector screws.

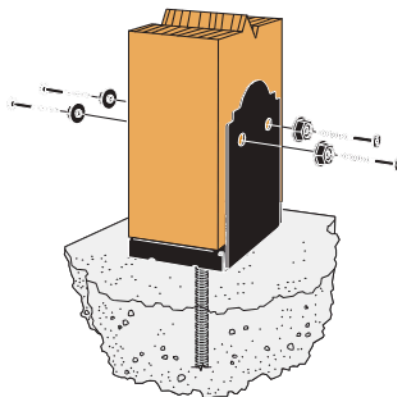
Codes: See p. 13 for Code Reference Key Chart

Web Applications:

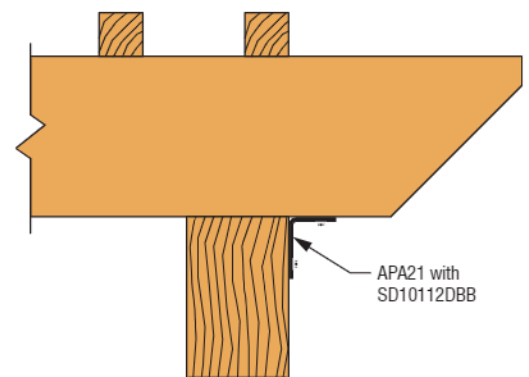
- Visit app.strongtie.com/pps to access our Pergola Planner Software™.
- Visit app.strongtie.com/agpd to access our Architectural Gable Plate Designer.



Typical APL4 Installation



Typical APB Installation



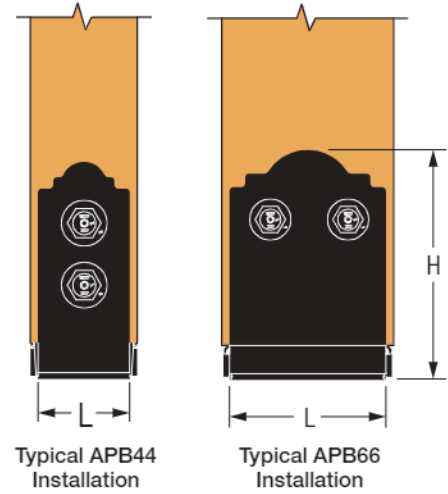
Typical APA21 Installation

Outdoor Accents® — Mission Collection®

Decorative Hardware

Post Bases

Model No.	Ga.		Dimensions (in.)			Fastener Qty.		DF/SP Allowable Loads		Code Ref.
	Base	Strap	L	W	H	Column	Anchor	Uplift (160)	Down (100)	
APB3.75	16	12	3	3¾	6¾	4	(1) %	1,035	6,725	IBC®, FL, LA
APB44	16	12	3	3¾	7	4	(1) %	1,035	6,725	
APB44R	16	12	3	4¼	6¾	4	(1) %	1,035	6,725	
APB66	12	12	5	5½	7½	4	(1) %	1,260	11,450	
APB66R	12	12	5	6	7¼	4	(1) %	1,260	11,450	
APB88	14	12	7	7½	10¾	8	(2) %	2,670	22,255	
APB88R	14	12	7	8	10¾	8	(2) %	2,670	22,255	
APB1010	14	12	9	9½	11	8	(2) %	2,365	23,725	
APB1010R	14	12	9	10	10¾	8	(2) %	2,365	23,725	

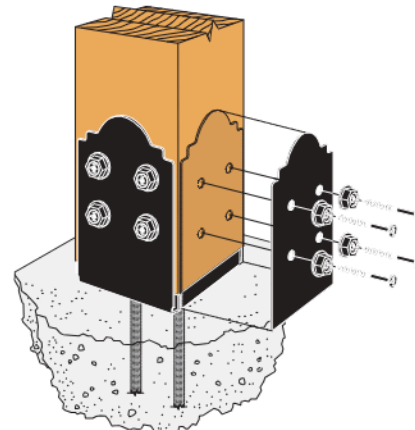


1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier is to design concrete and anchorage for uplift loads. Visit strongtie.com for more information about [mechanically galvanized](#) or stainless-steel Titen HD® or SET-3G™ applications.
4. Downloads shall be reduced where limited by capacity of the post.
5. All post fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.
6. Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for installations that lack top support (such as fences or unbraced carports).
7. Fasteners sold separately.

Decorative Side Plates

Model No.	Ga.	Dimensions (in.)		Fastener Qty.
		W	H	Column
APB44DSP	12	3	6¾	4
APB66DSP		5	7¼	
APB88DSP		7	10¾	8
APB1010DSP		9	10¾	

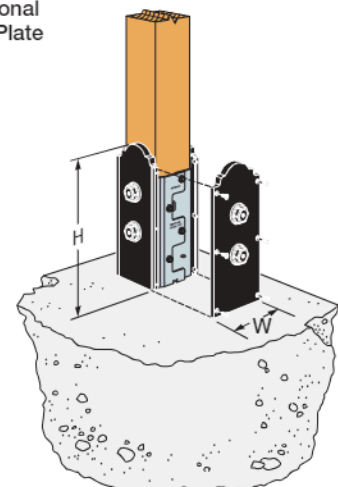
1. All fasteners are a Outdoor Accents SDWS22312DBB inserted through an STN22 hex-head washer. Quantities listed are for two parts.
2. Install top of decorative side plates flush to top of post base strap legs. Decorative side plates installed on APB post bases will be raised up ¼" from the bottom of the post base, while installations on rough models will not.
3. Fasteners sold separately.



Decorative Post Base Wrap

Model No.	Post Size	Height (in.)	Installs With	Coating Material	Packaging Quantity
APBDW44	4x4 post	10¾	(12) black screws (included)	Composite plastic	(1) 4-sided set
APBDW66	6x6 post	11¾			

1. Wraps around the MPBZ moment post base as well as the CBSQ, ABUZ, ABWZ and ABAZ post bases (only with screw and nail applications; will not work over bolts).



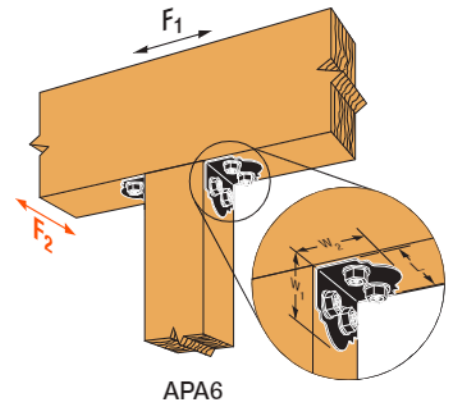
Outdoor Accents® — Mission Collection®

Decorative Hardware

Heavy Angles

Model No.	Ga.	Dimensions (in.)			Fastener Qty.		DF/SP Allowable Loads			Code Ref.
		L	W ₁	W ₂	Column	Beam	Uplift (160)	F ₁ (160)	F ₂ (100/160)	
APA4	12	3	3¼	3	2	2	710	1,220	380	IBC®, FL, LA
APA6	12	5	3¾	3½	4	4	1,350	1,985	1,215	

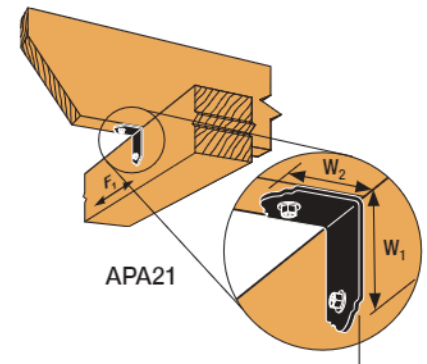
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
3. All fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.
4. Fasteners sold separately.



Light Rafter Tie

Model No.	Ga.	Dimensions (in.)			Fastener Qty.		DF/SP Allowable Loads		Code Ref.
		L	W ₁	W ₂	Column	Beam	Uplift (160)	F ₁ (160)	
APA21	14	1¾	2	1½	1	1	200	120	IBC, FL, LA

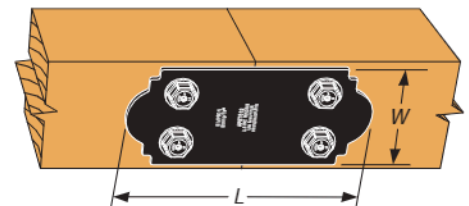
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Allowable loads and fastener quantities are for a single part.
3. All fasteners are Outdoor Accents SD10112DBB connector screws.
4. Fasteners sold separately.



Beam-to-Column Ties and Flat Straps

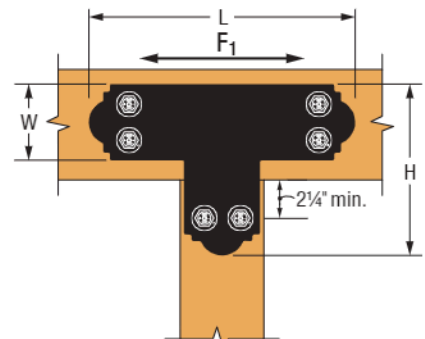
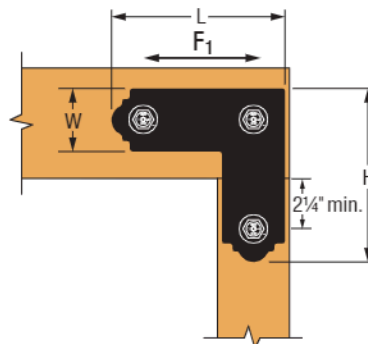
Model No.	Ga.	Dimensions (in.)			Fastener Qty.		DF/SP Allowable Loads		Code Ref.
		W	L	H	Column	Beam	Uplift/Tension (160)	F ₁ (160)	
APL4	12	3	8¼	8¼	2	4	1,155	670	IBC, FL, LA
APL6	12	5	11¼	11¼	4	6	1,905	1,340	
APT4	12	3	13½	8¼	2	4	1,330	1,015	
APT6	12	5	17½	11¼	4	8	2,130	1,425	
APST412	12	3	11¼	—	—	8	850	—	—
APST612	12	5	11¼	—	—	8	1,505	—	

1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
3. All fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.
4. Fasteners sold separately.



Web Applications:

- Visit app.strongtie.com/pbs to access our Post-to-Beam Selector.
- Visit app.strongtie.com/agpd to access our Architectural Gable Plate Designer.



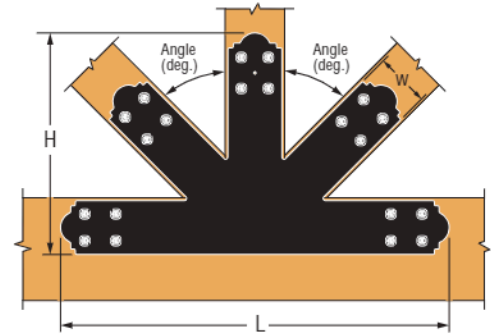
Outdoor Accents® — Mission Collection®

Decorative Hardware

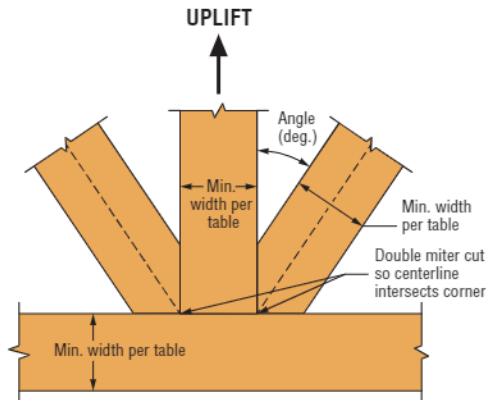
Gable Plates

Model No.	Ga.	Roof Pitch	Angle (deg.)	Dimensions (in.)			Fastener Qty.			DF/SP Allowable Loads	Code Ref.
				W	H	L	Beam	Center Column	Angled Struts	Uplift (160)	
APGP612	12	6:12	27°	5	20½	36	16	8	16	3,925	—
APGP812		8:12	34°								
APGP1212		12:12	45°								

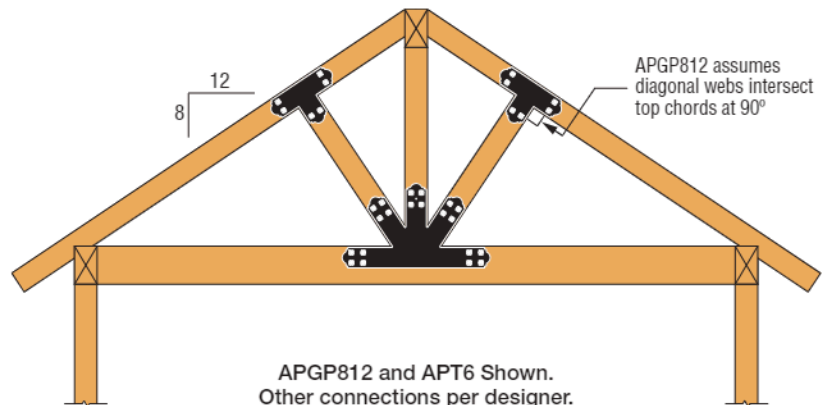
- Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
- Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
- Uplift loads apply to the connection between the center vertical post and the beam.
- All fasteners are a Outdoor Accents SDWS22312DBB inserted through an STN22 hex-head washer. Quantities listed are for two parts.
- Fasteners sold separately.



APGP1212



Note: 12:12 will have equal cuts.
Other sizes will have unequal cuts.

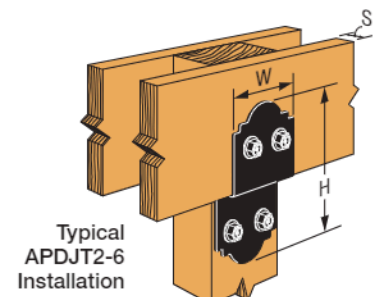
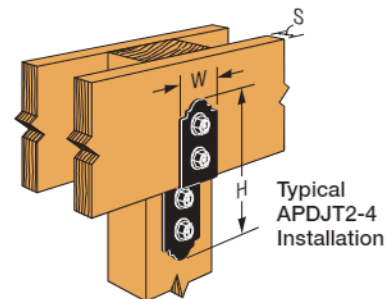


APGP812 and APT6 Shown.
Other connections per designer.

Deck Joist Tie

Model No.	Ga.	Dimensions (in.)			Fastener Quantity and Length		DF/SP Allowable Down Loads		Code Ref.
		S	W	H	Column	Joist	Floor (100)	Roof (125)	
APDJT2-4	12	1½	3	10	(2) 3½"	(2) 5½"	1,870	2,340	IBC®, FL, LA
APDJT1.75-4	12	1¾	3	9¾	(2) 3½"	(2) 5½"	1,870	2,340	
APDJT2R-4	12	2	3	9½	(2) 3½"	(2) 5½"	1,870	2,340	
APDJT2-6	12	1½	5	10	(2) 3½"	(2) 5½"	1,870	2,340	
APDJT1.75-6	12	1¾	5	9¾	(2) 3½"	(2) 5½"	1,870	2,340	
APDJT2R-6	12	2	5	9½	(2) 3½"	(2) 5½"	1,870	2,340	

- Roof loads are 125% of floor loads unless limited by other criteria. Floor loads may be adjusted for load durations according to the code provided they do not exceed those in the roof column.
- Allowable loads and fastener quantities are per part. APDJT1.75 model loads for Western Red Cedar are 1,430 lb. floor (100) and 1,790 lb. roof (125).
- Joist fastener is an Outdoor Accents SDWS22512DBB structural wood screw inserted through an STN22 hex-head washer. Post fastener is an SDWS22312DBB structural screw inserted through an STN22 hex-head washer.
- Fasteners sold separately.



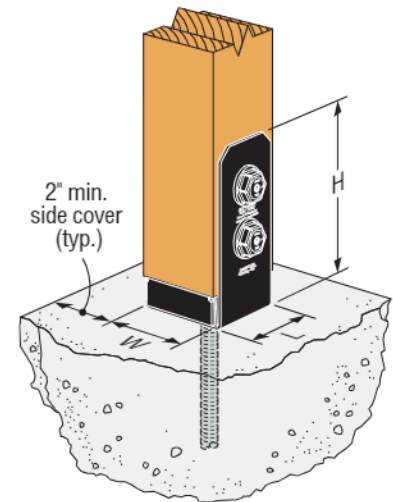
Outdoor Accents® — Avant Collection™

Decorative Hardware

Post Base

Model No.	Ga.		Dimensions (in.)			Fastener Qty.		DF/SP Allowable Loads		Code Ref.
	Base	Strap	L	W	H	Column	Anchor Dia. (in.)	Uplift (160)	Down (100)	
APVB44	16	12	3	3 ⁹ / ₁₆	6 ³ / ₄	4	(1) %	1,035	6,725	IBC®, FL, LA
APVB44R	16	12	3	4 ¹ / ₁₆	6 ¹ / ₂	4	(1) %	1,035	6,725	
APVB66	12	12	5	5 ¹ / ₂	6 ¹³ / ₁₆	4	(1) %	1,260	11,450	
APVB66R	12	12	5	6	6 ⁹ / ₁₆	4	(1) %	1,260	11,450	
APVB88	14	12	7	7 ¹ / ₂	9 ⁷ / ₈	8	(2) %	2,670	22,255	
APVB88R	14	12	7	8	9 ⁹ / ₈	8	(2) %	2,670	22,255	
APVB1010	14	12	9	9 ¹ / ₂	9 ³ / ₄	8	(2) %	2,365	23,725	
APVB1010R	14	12	9	10	9 ¹ / ₂	8	(2) %	2,365	23,725	

1. Uplift loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier is to design concrete and anchorage for uplift loads. Visit strongtie.com for more information about **mechanically galvanized** or stainless-steel Titen HD® or SET-3G™ applications.
4. Downloads shall be reduced where limited by capacity of the post.
5. All column fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.
6. Column bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for installations that lack top support (such as fences or unbraced carports).
7. Fasteners sold separately.

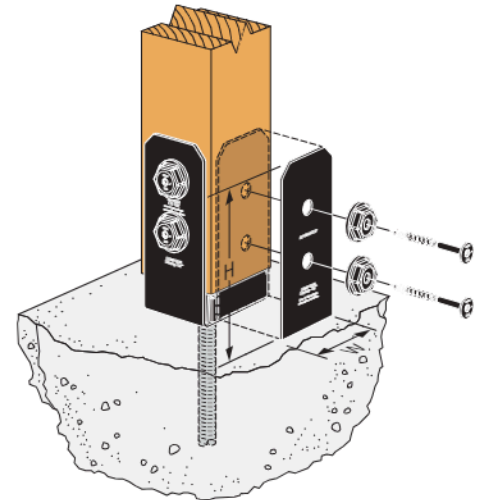


APVB44

Decorative Side Plates

Model No.	Ga.	Dimensions (in.)		Fastener Qty.
		W	H	
APVB44DSP	12	3	6 ¹ / ₂	4
APVB66DSP		5	6 ⁹ / ₁₆	
APVB88DSP		7	9 ⁵ / ₈	8
APVB1010DSP		9	9 ¹ / ₂	

1. All fasteners are Outdoor Accents SDWS22312DBB inserted through an STN22 hex-head washer. Quantities listed are for two parts.
2. Install top of decorative side plates flush to top of post base strap legs. Decorative side plates installed on APVB post bases will be raised up 1/4" from the bottom of the post base, while installations on rough models will not.
3. Fasteners sold separately.

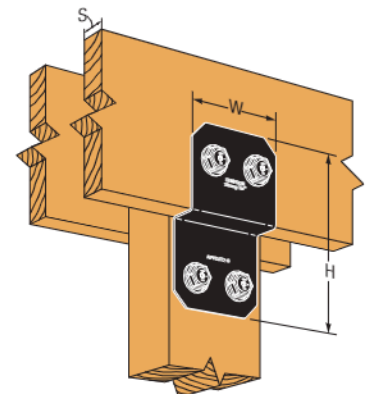


APVB44DSP shown with APVB44 post base

Deck Joist Tie

Model No.	Ga.	Dimensions (in.)			Fastener Quantity and Length		DF/SP Allowable Down Loads		Code Ref.
		S	W	H	Column	Joist	Floor (100)	Roof (125)	
APVDJT2-4	12	1 ¹ / ₂	3	10	(2) 3 ¹ / ₂ "	(2) 5 ¹ / ₂ "	1,870	2,340	IBC, FL, LA
APVDJT1.75-4	12	1 ³ / ₄	3	9 ³ / ₄	(2) 3 ¹ / ₂ "	(2) 5 ¹ / ₂ "	1,870	2,340	
APVDJT2R-4	12	2	3	9 ¹ / ₂	(2) 3 ¹ / ₂ "	(2) 5 ¹ / ₂ "	1,870	2,340	
APVDJT2-6	12	1 ¹ / ₂	5	8 ¹ / ₂	(2) 3 ¹ / ₂ "	(2) 5 ¹ / ₂ "	1,870	2,340	
APVDJT1.75-6	12	1 ³ / ₄	5	8 ³ / ₄	(2) 3 ¹ / ₂ "	(2) 5 ¹ / ₂ "	1,870	2,340	
APVDJT2R-6	12	2	5	8	(2) 3 ¹ / ₂ "	(2) 5 ¹ / ₂ "	1,870	2,340	

1. Roof loads are 125% of floor loads unless limited by other criteria. Floor loads may be adjusted for load durations according to the code, provided they do not exceed those in the roof column.
2. Allowable loads and fastener quantities are per part. APVDJT1.75 model loads for Western Red Cedar are 1,430 lb. floor (100) and 1,790 lb. roof (125).
3. Joist fastener is an Outdoor Accents SDWS22512DBB structural wood screw inserted through an STN22 hex-head washer. Column fastener is an SDWS22312DBB structural screw inserted through an STN22 hex-head washer.
4. Fasteners sold separately.



APVDJT2-6

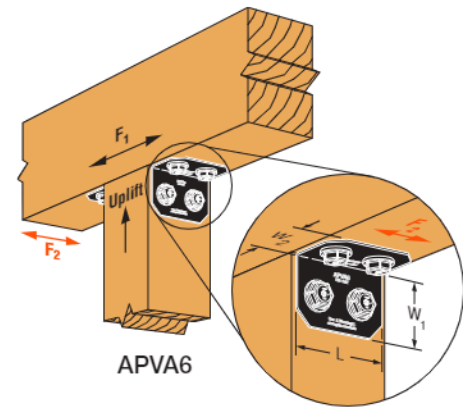
Outdoor Accents® — Avant Collection™

Decorative Hardware

Heavy Angles

Model No.	Ga.	Dimensions (in.)			Fastener Quantity		DF/SP Allowable Loads			Code Ref.
		L	W ₁	W ₂	Column	Beam	Uplift (160)	F ₁ (160)	F ₂ (100/160)	
APVA4	12	3	3¼	3	2	2	710	1,220	380	IBC®, FL, LA
APVA6	12	5	3¼	3	4	4	1,350	1,985	1,215	

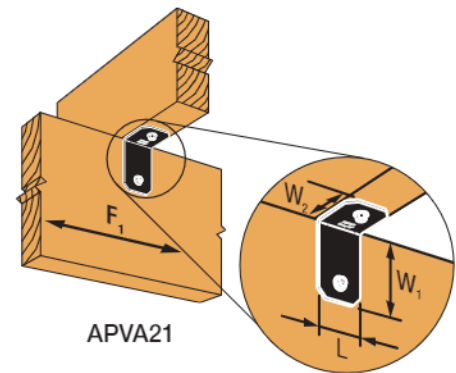
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
3. All fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.
4. Fasteners sold separately.



Light Rafter Tie

Model No.	Ga.	Dimensions (in.)			Fastener Quantity		DF/SP Allowable Loads		Code Ref.
		L	W ₁	W ₂	Column	Beam	Uplift (160)	F ₁ (160)	
APVA21	14	1½	2	1½	1	1	200	120	IBC, FL, LA

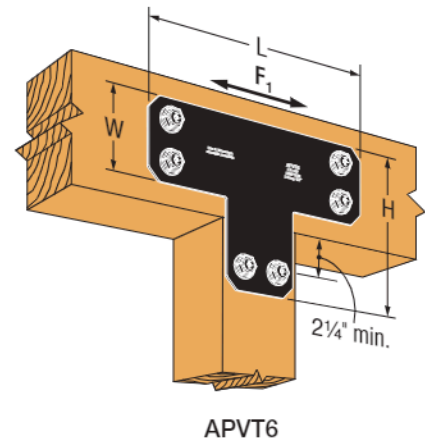
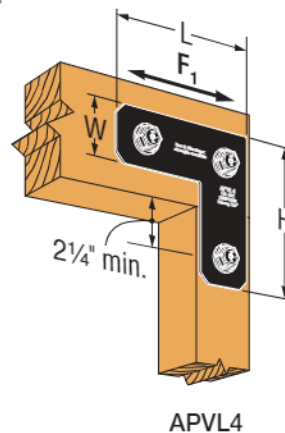
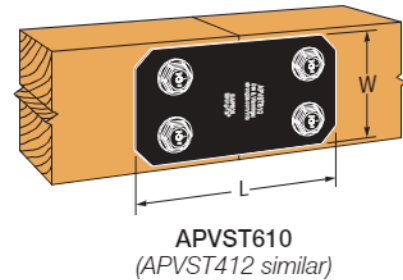
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Allowable loads and fastener quantities are for a single part.
3. All fasteners are Outdoor Accents SD10112DBB connector screws.
4. Fasteners sold separately.



Beam-to-Column Ties and Flat Straps

Model No.	Ga.	Dimensions (in.)			Fastener Quantity		DF/SP Allowable Loads		Code Ref.
		W	L	H	Column	Beam	Uplift (160)	F ₁ (160)	
APVL4	12	3	8¼	8¼	2	4	1,155	670	IBC, FL, LA
APVL6	12	5	10½	10½	4	6	1,905	1,340	
APVT4	12	3	13½	8¼	2	4	1,330	1,015	
APVT6	12	5	16	10½	4	8	2,130	1,425	
APVST412	12	3	11¼	—	—	8	850	—	—
APVST610	12	5	9¾	—	—	8	1,505	—	

1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
3. All fasteners are Outdoor Accents SDWS22312DBB structural wood screws inserted through an STN22 hex-head washer.
4. Fasteners sold separately.



Web Applications:

- Visit app.strongtie.com/pbs to access our Post-to-Beam Selector.
- Visit app.strongtie.com/agpd to access our Architectural Gable Plate Designer.



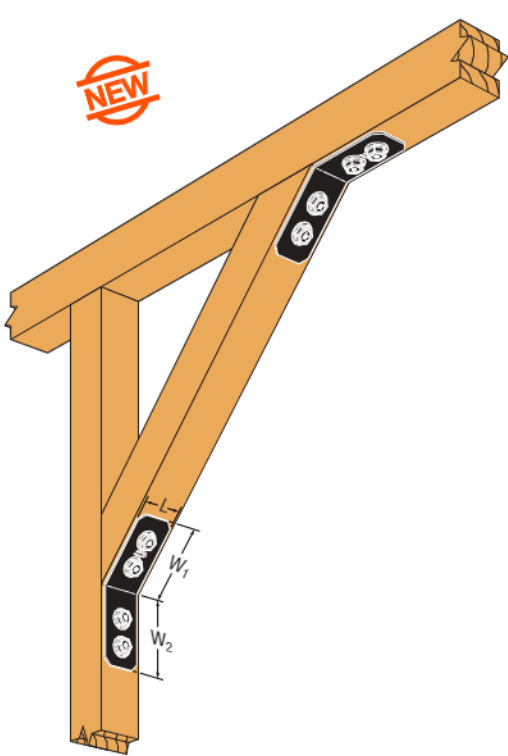
Outdoor Accents® — Avant Collection™

Decorative Hardware

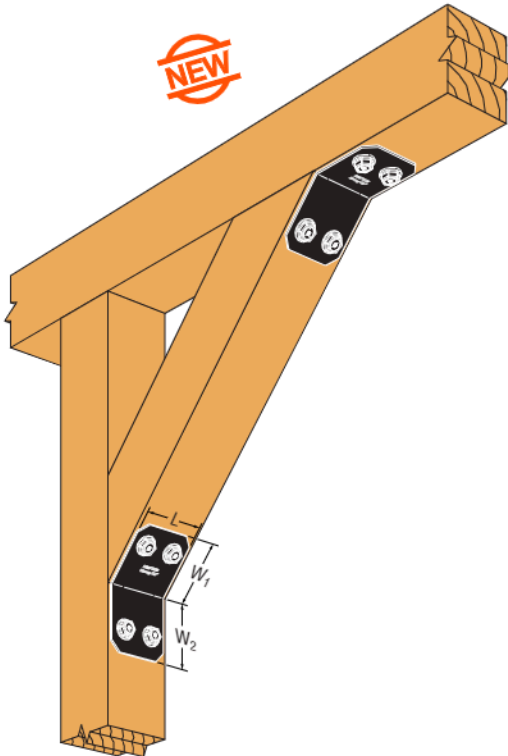
Knee Braces

Model No.	Ga.	Dimensions (in.)			Fastener Quantity	
		L	W ₁	W ₂	Column or Beam	Knee Brace
APVKB45-4	12	3	5%	5%	2	2
APVKB45-6	12	5	4%	4%	2	2

1. All fasteners are Outdoor Accents SDWS22312DBB inserted through an STN22 hex-head washer.
Quantities listed are for one part.
2. Fasteners sold separately.



Typical APVKB45-4 Installation
(other connections per designer)



Typical APVKB45-6 Installation
(other connections per designer)

Outdoor Accents® — Avant Collection™

Decorative Hardware

Gable Plates

Model No.	Ga.	Roof Pitch	Angle (deg.)	Minimum Wood Member Width (in.)	Dimensions (in.)			Fastener Quantity			DF/SP Allowable Loads	Code Ref.
					W	H	L	Beam	Center Column	Angled Struts	Uplift (160)	
APVGP612	12	6:12	27°	5½	5	19¾	34½	16	8	16	3,925	—
APVGP812		8:12	34°	5½								
APVGP1212		12:12	45°	5½								
APVGP1212-4		12:12	45°	3½	3	11½	20	8	4	8	2,195	

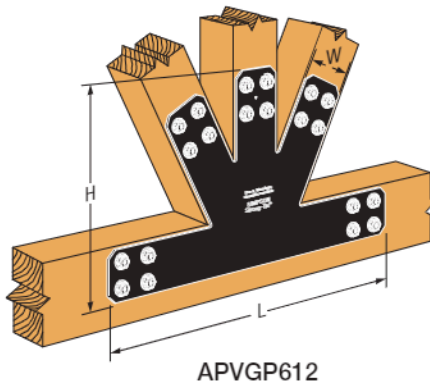
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.

2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.

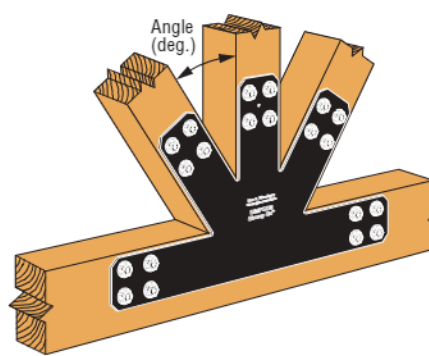
3. Uplift loads apply to the connection between the center vertical post and the beam.

4. All fasteners are Outdoor Accents SDWS22312DBB inserted through an STN22 hex-head washer. Quantities listed are for two parts.

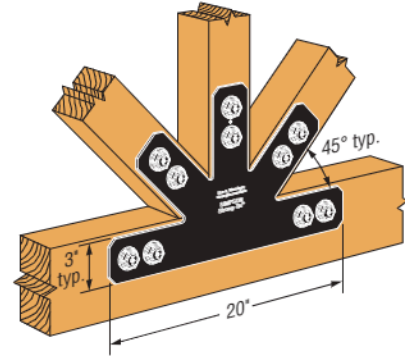
5. Fasteners sold separately.



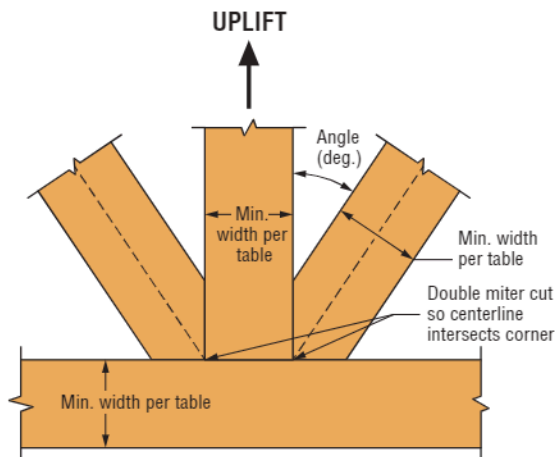
APVGP612



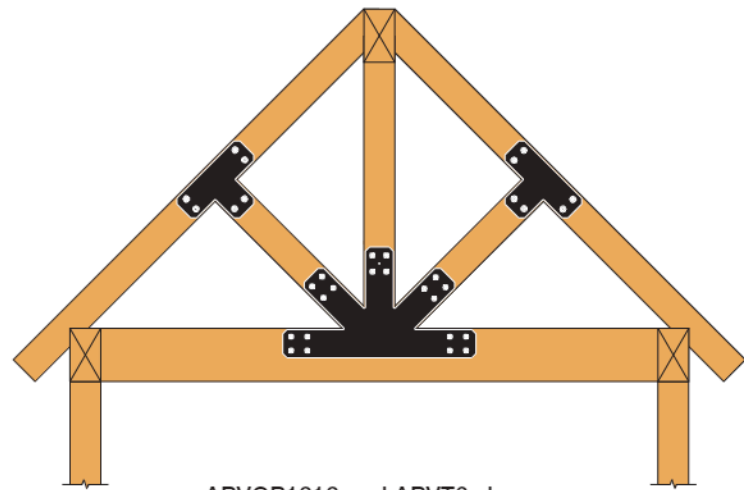
APVGP812



APVGP1212-4



Note: 12:12 will have equal cuts.
Other sizes will have unequal cuts.



APVGP1212 and APVT6 shown.
(other connectors not shown for clarity,
connections and roof pitch designed by others.)



Visit app.strongtie.com/agpd to access Architectural Gable Plate Designer web application for specifying Outdoor Accents gable plates.



Visit app.strongtie.com/pps to access pre-built templates for your project in Pergola Planner Software™.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-716

Architectural Review Board

8/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

411 N. Baylen Street
North Hill Preservation District / Zone PR-2 & R-NC / City Council District 6
Final Approval for Exterior Improvements at a Non-Contributing Structure

SUMMARY:

Dieter Borrell is seeking final approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, white wall-hung planter boxes on the upper stories, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor. This project received conceptual approval at the May 2024 ARB meeting.

Recommended Code Sections:

Sec. 12-3-10(2)d.2.i.-ii. North Hill Preservation District; Decisions; Procedure for review;
General consideration & Rules governing decisions.

Sec. 12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. May 2023 Meeting Minutes
3. May 2023_Application and Materials
4. August 2024_Application and Materials

411 N. Baylen Street



Hill but proposals for new driveways typically request a ribbon style like that of the CRA. Board Member Mead asked for examples of surrounding properties in terms of ribbon driveways. Google Street View yielded no ribbon driveway examples within the vicinity. Board Member Ramos noted he does not disagree with Old East Hill's comments and the applicant's request is reasonable though it would be nice if there were less impervious surface, but there is no code requirement to enforce it.

Board Member Mead made a motion to approve. Board Member Ramos seconded the motion and it carried 6-0.

4. 24-409 704 E. JACKSON STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL
DISTRICT 6
NEW ACCESSORY DWELLING UNIT AT A CONTRIBUTING STRUCTURE

Jessica Stark is seeking final approval for a new accessory dwelling unit at a contributing structure that will include smooth Hardie lap siding with a 5.5 inch reveal, Hardie wrapped columns, a GAF asphalt shingle roof in charcoal and exterior paint both to match the primary structure, PGT vinyl SH5500 single hung one over one windows, a Neuma 3/4 lite fiberglass front door, and black sconce light fixtures. An existing accessory structure in the rear will be removed to accommodate the new accessory dwelling unit.

Mr. and Mrs. Stark presented to the board. Board Member Courtney stated that she is very excited for this project and commended the applicants on their attention to details such as the lap siding exposure and overall appearance. It was a great application. Although the structure was in the back, she asked if round columns, rather than square, had been considered to match the front. Mr. and Mrs. Stark were open to making the columns round. Chairperson Salter stated that the board has approved the proposed window in other applications. Board Member Yee didn't have strong feelings about the column but would support that notion since it would match the main home. It would be a nice addition to the property. Board Member Ramos asked for clarification on the main house windows. Most were 1/1, and several were decorative with a diamond pattern. Board Member Ramos agreed with the column suggestion. The columns were shown as square on the floorplan. Board Member Mead also agreed with the board's suggestion for round columns.

Board Member Ramos made a motion to approve with the requirement that the columns be round to match more closely with the original structure. The board briefly discussed the cost between round vs. square wrapped columns, and they did not think it would be a significant addition. The applicants were agreeable to the motion. Board Member Courtney seconded the motion and it carried 6-0.

5. 24-412 411 N. BAYLEN STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & R-NC / CITY COUNCIL
DISTRICT 6

EXTERIOR IMPROVEMENTS AT A NON-CONTRIBUTING STRUCTURE

Dieter Borrell is seeking conceptual approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor.

Mr. Borrell presented to the board. Board Member Ramos really liked the details with the jasmine. Board Member Mead echoed the compliments on the use of vegetation and thought that the proposed alterations of the full-height glazing gave the building a much more attractive rhythm and made the building look less like a fortress. Chairperson Salter asked if alterations were planned for the north elevation. At this time there were no plans. Chairperson Salter agreed that the proposed application was an improvement and the plans did not detract from any part of the building. Board Member Mead asked if the board was reviewing the line drawing elevations or the renderings since they differed in fenestration. Mr. Borrell clarified that the 2D line drawing elevations were the more developed conceptual plans. Board Member Fogarty liked the double windows and also thought the proposed was a great improvement. It was clarified that the vegetation screens would be fastened to the building. Board Member Courtney asked if the existing structure was painted, and it was. There would be a built-in water system built into the trellises. Jasmine would also grow horizontally along the front entrance. It was clarified that this application would need to come back for final review with additional information on materials.

Board Member Fogarty made a motion to approve the conceptual plans. Board Member Mead seconded the motion and it carried 6-0.

6. 24-413 18 W. WRIGHT STREET NORTH HILL PRESERVATION DISTRICT & PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL DISTRICT 6 NEW WINDOWS AT A CONTRIBUTING STRUCTURE

Townes Plus Architects are seeking final approval to replace the existing windows in the Parish Hall wing of Christ Episcopal Church with Andersen A-Series composite clad wood windows in Forest Green, all double hung except for a small attic window which will be fixed.

Mr. Townes presented to the board. Chairperson Salter asked for Advisor Pristera's opinion on the windows. Advisor Pristera stated that this part of the building is an addition and was not part of the original building. That's likely why it



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-412

Architectural Review Board

5/16/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

411 N. Baylen Street
North Hill Preservation District / Zone PR-2 & R-NC / City Council District 6
Exterior Improvements at a Non-Contributing Structure

SUMMARY:

Dieter Borrell is seeking conceptual approval for exterior improvements at a non-contributing structure that is partially located in the North Hill Preservation District. The northernmost part of the building is located in North Hill while the remaining portion is zoned R-NC. The applicant is proposing to remove the fence and HVAC on the west side of the building, adding a new storefront door system on Baylen Street, adding a new prefinished curtain wall system with blue glass, and new landscaping on the east side of the building composed of Jasmine vines affixed to a stainless steel cable trellis system with prefinished aluminum planters along with Gem Magnolia trees and Drift Roses on the first floor.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

Sec. 12-3-10(2)d.2.i.-ii. North Hill Preservation District; Decisions; Procedure for review; General consideration & Rules governing decisions.

Sec. 12-3-10(2)g. NHPD; Renovation, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.

ATTACHMENTS:

1. Images
2. Application and Materials

411 N. Baylen Street



MAY 2023 ARB MEETING- CONCEPTUAL





**Architectural Review Board Application
Full Board Review**

Application Date: 4/23/2024

Project Address: 411 N. BAYLEN

Applicant: DIETER BORRELL

Applicant's Address: 3298 SUMMIT BLVD, SUITE 22D2

Email: dieter@baarchitecturalgroupinc.com **Phone:** 850-341-0286

Property Owner: SWAN FINANCIAL

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 eight (8) 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.

CONCEPTUAL REVIEW OF THE EXTERIOR IMPROVEMENTS

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.

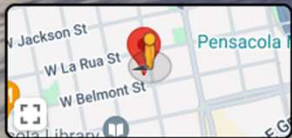

Applicant Signature

4/23/2024

Date

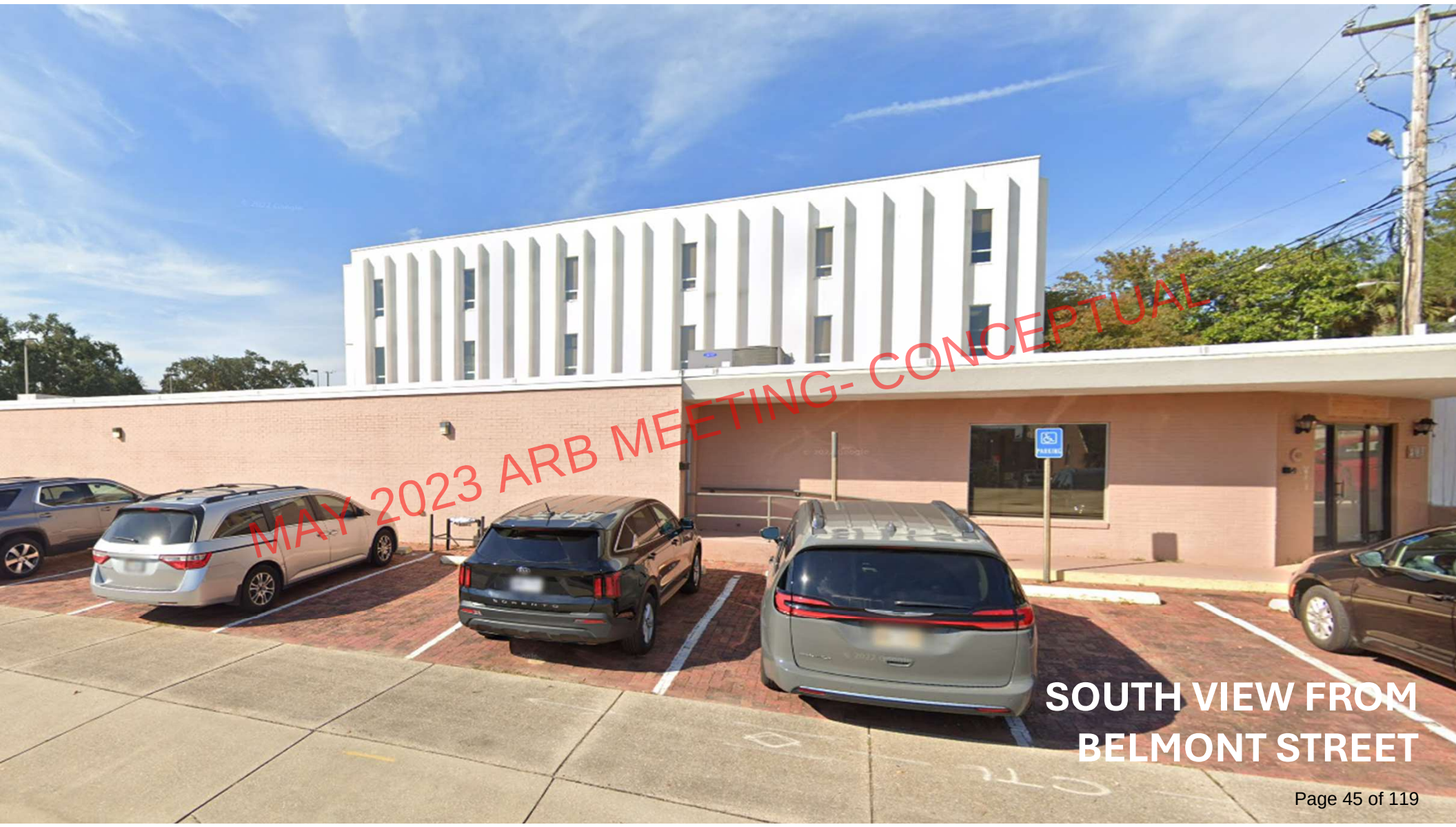
← 416 N Baylen St
Pensacola, Florida
Google Street View
Nov 2021 See more dates

MAY 2023 ARB MEETING- CONCEPTUAL



Google

EAST VIEW FROM
BAYLEN STREET



MAY 2023 ARB MEETING- CONCEPTUAL

**SOUTH VIEW FROM
BELMONT STREET**



MAY 2023 ARB MEETING- CONCEPTUAL

WEST VIEW FROM
PARKING LOT



W LA RUE ST

125

247

50

30

30

60

N BAYLEN ST

150

240

40

35

W BELMONT ST

63

W BELMONT ST

372

Parcel ID: 000S009010010012
Account: [131049000](#)
Section Map: [CA076](#)
Situs: 411 N BAYLEN ST
Complex: BELMONT TRACT
Owner: SWAN NEST LLC
Mailing Address:
107 W GREGORY ST
PENSACOLA, FL 32502
Last Sale: 2/29/2024, \$2,200,000
Property Use: OFFICE, MULTI-STORY
Approx. Acreage: 2.3037 ac
Bldg. Count: 2
Total Heated Area: 41,882 sf
Zoned: R-NC
Taxing Auth: PENSACOLA CITY LIMITS
Schools:
Elem: GLOBAL LEARNING ACADEMY
Int: WORKMAN
High: PENSACOLA

MAY 2023 ARB MEETING- CONCEPTUAL

CA095

CA076

30

50

65

160

140

N SPRING ST

140



REMOVE FENCE

REMOVE HVAC

REMOVE SHED

REMOVE HVAC

REMOVE SHED

CAPGEMINI

FedEx

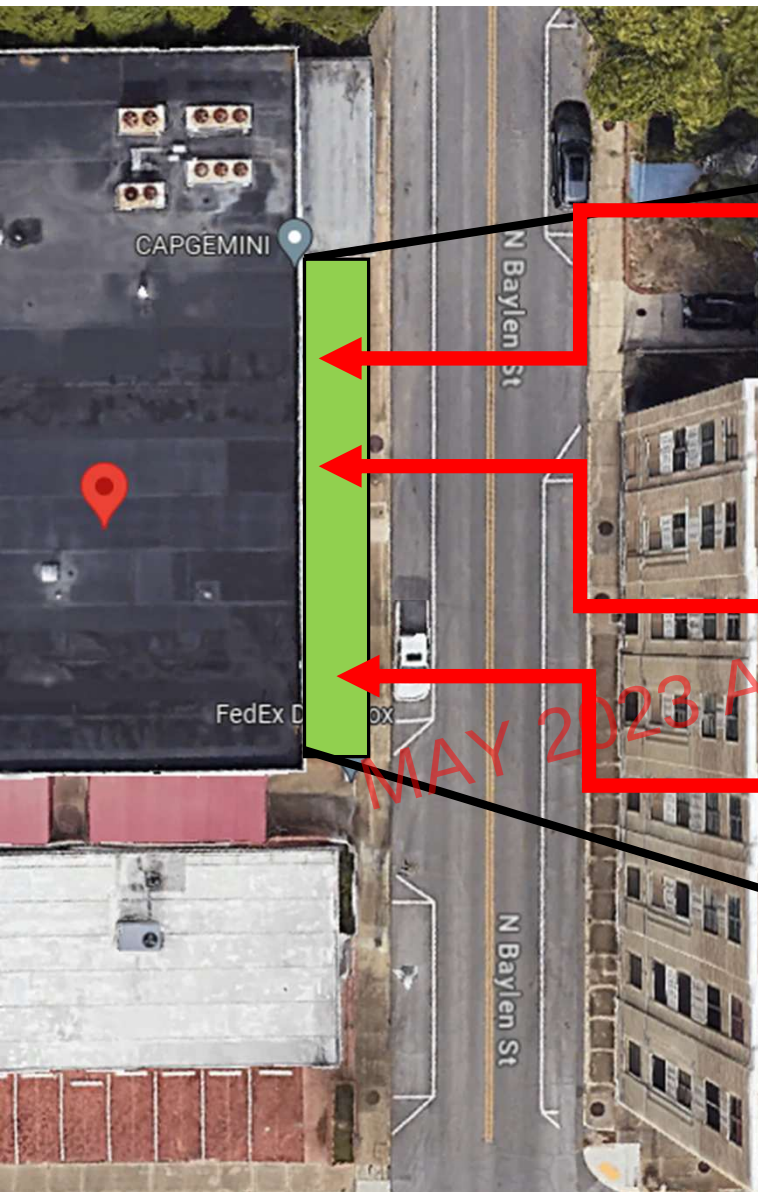
N Baylen

N Baylen St

LANDSCAPE AREA

REMOVE FABRIC
AWNINGS

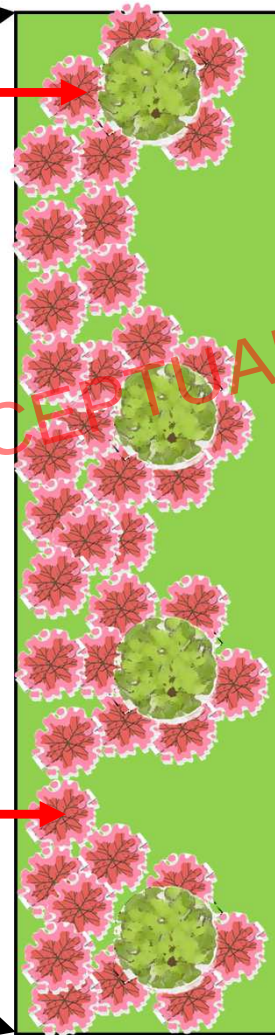
AERIAL PHOTO OF SITE

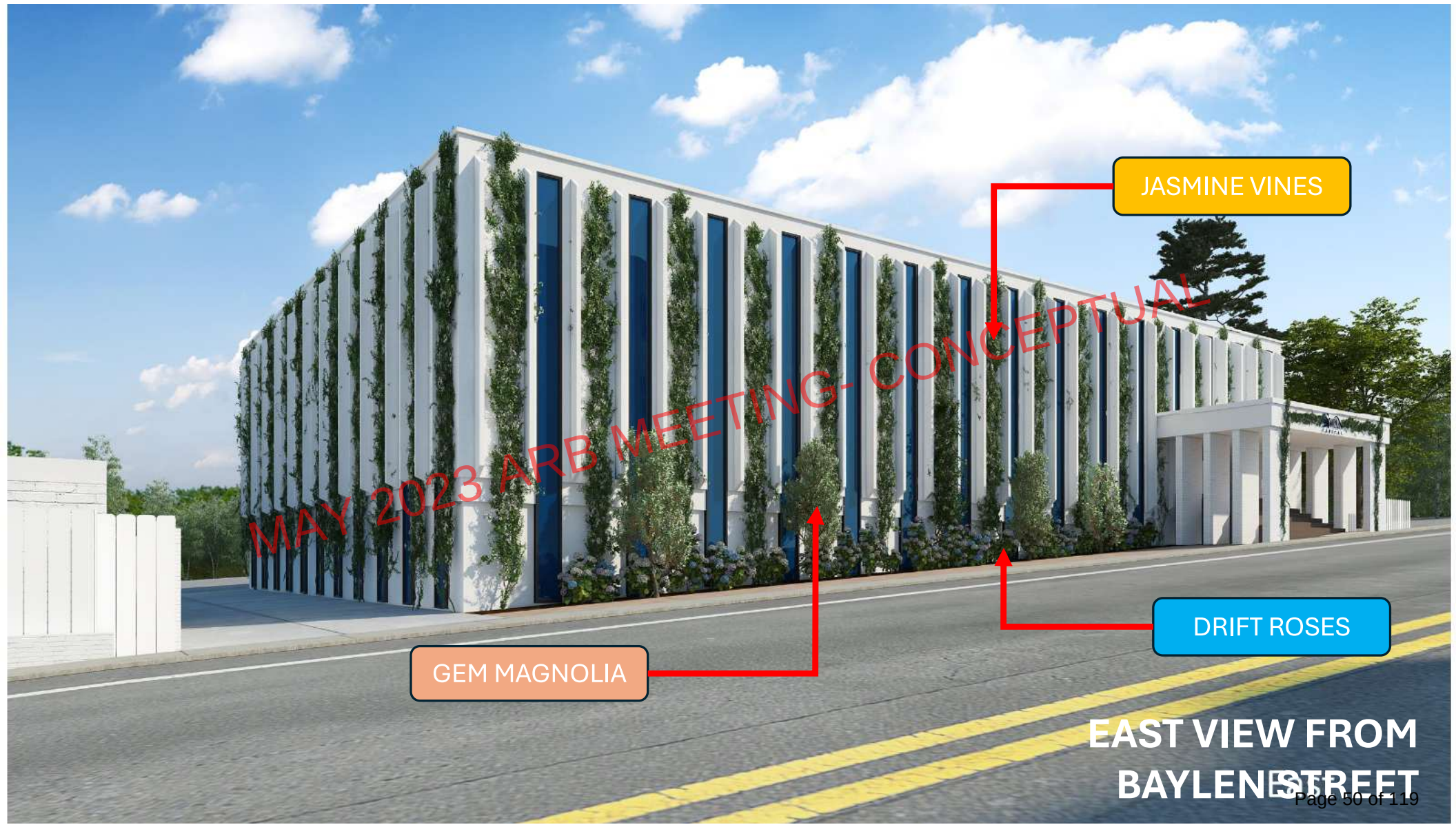


JASMINE VINES

GEM MAGNOLIA

DRIFT ROSES





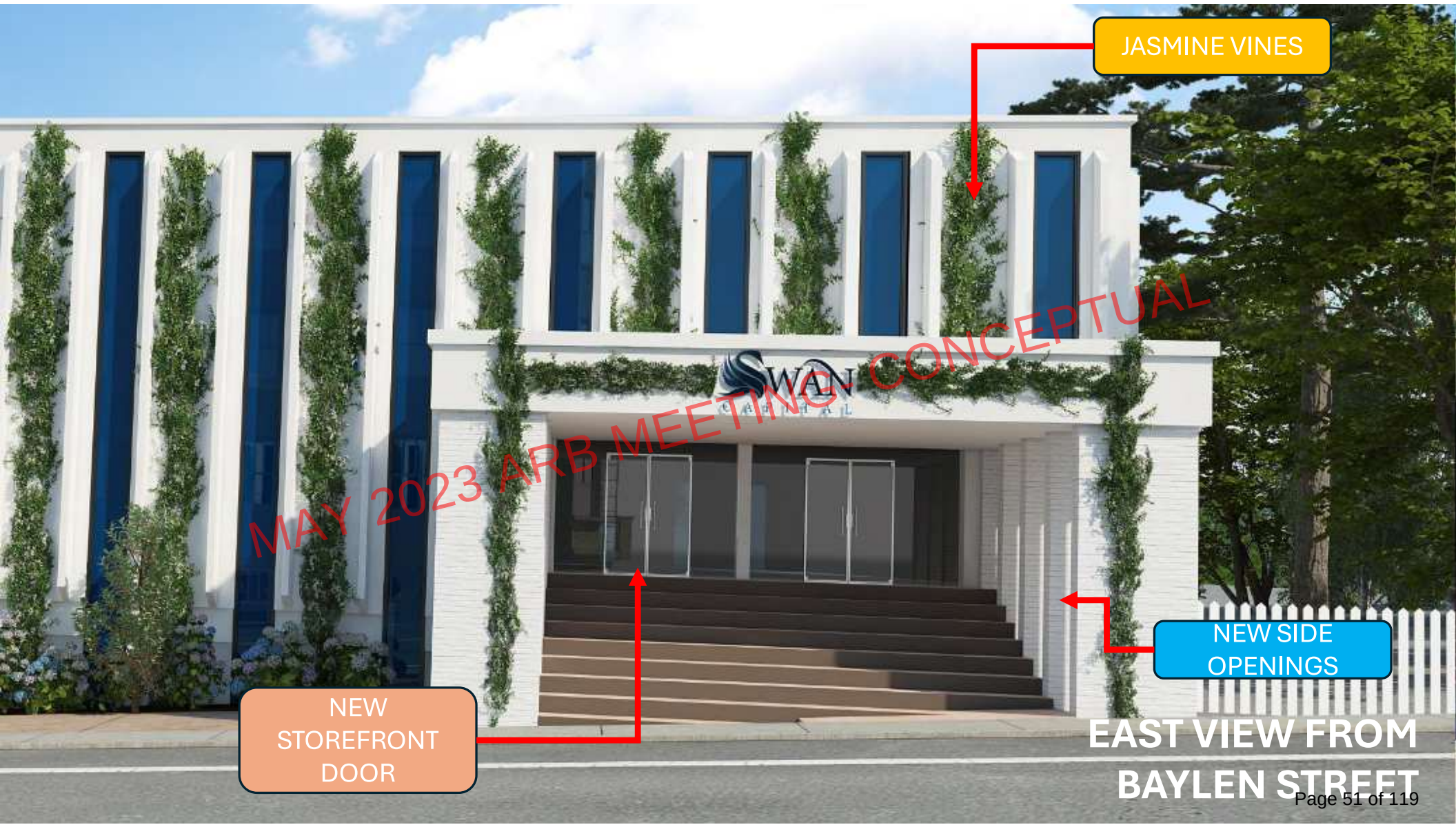
JASMINE VINES

MAY 2023 ARB MEETING - CONCEPTUAL

GEM MAGNOLIA

DRIFT ROSES

EAST VIEW FROM
BAYLEN STREET



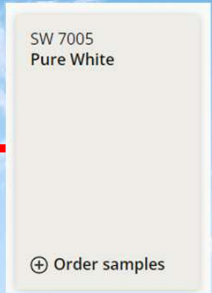
JASMINE VINES

MAY 2023 ARB MEETING CONCEPTUAL

NEW
STOREFRONT
DOOR

NEW SIDE
OPENINGS

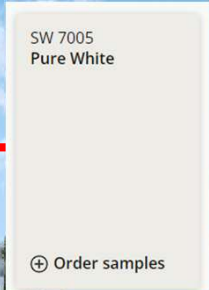
EAST VIEW FROM
BAYLEN STREET



WALL PANEL

MAY 2023 ARB MEETING - CONCEPTUAL

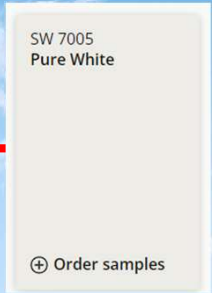
EAST VIEW FROM
BAYLEN STREET



WALL PANEL

MAY 2023 ARB MEETING- CONCEPTUAL

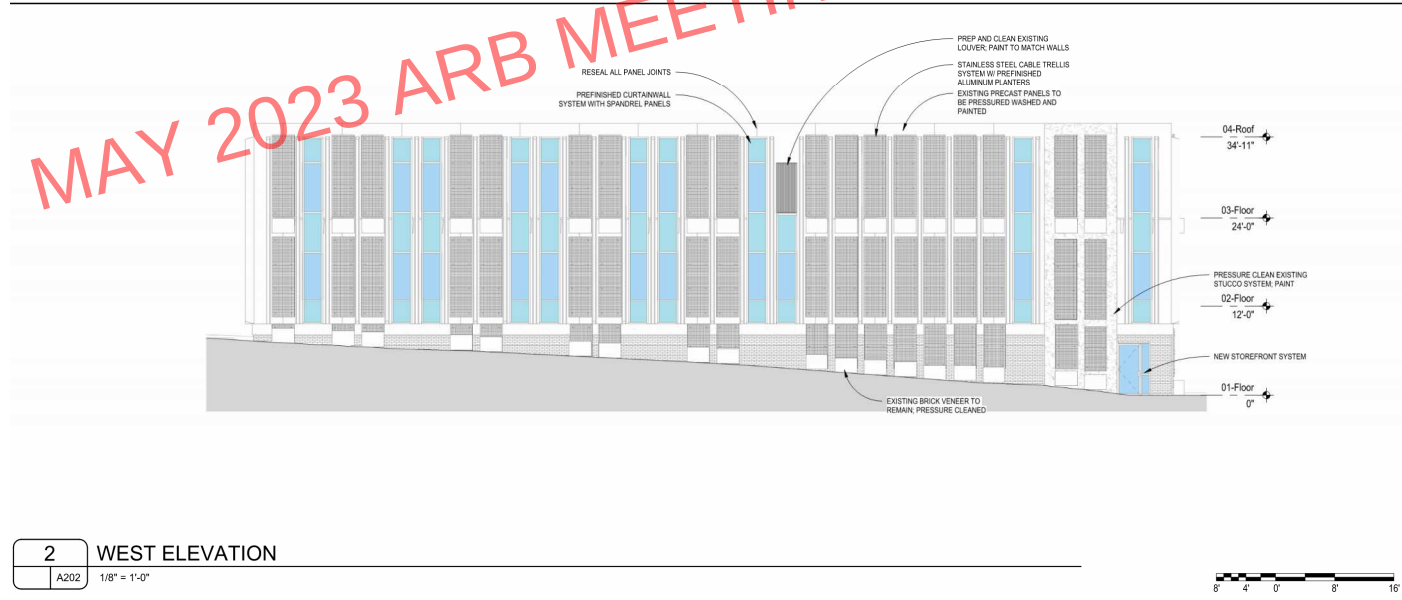
SOUTH VIEW FROM
BELMONT STREET

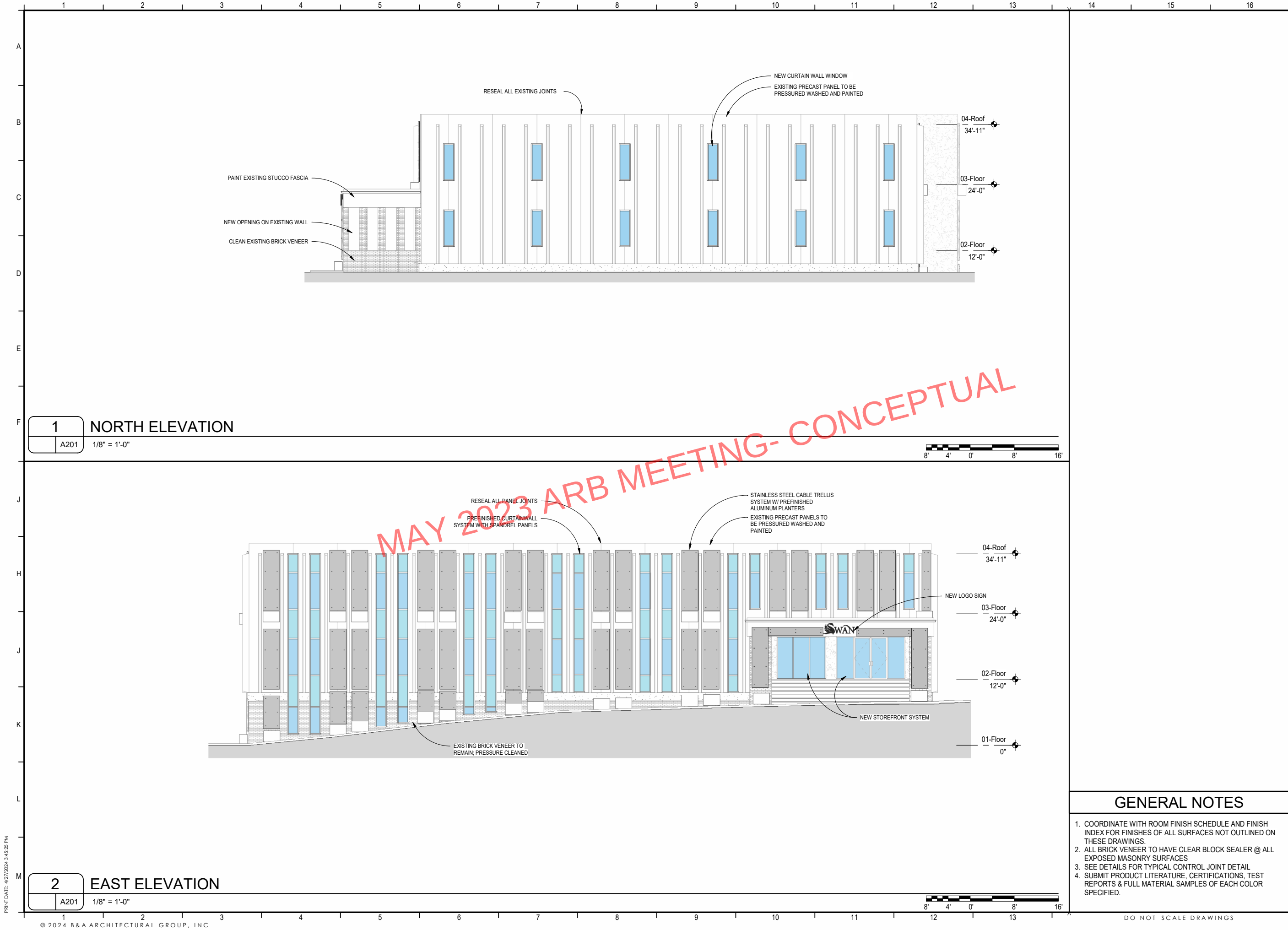


WALL PANEL

MAY 2023 ARB MEETING - CONCEPTUAL

WEST VIEW FROM
WEST
PARKING LOT





PROJECT ISSUES:	
SCHEMATIC DESIGN	2024-04-18
REVISION #1	2024-04-25
REVISION #2	2024-04-27

PROJECT TEAM:	
ARCHITECTURAL	B&A ARCHITECTURAL GROUP
STRUCTURAL	TRUE NORTH STRUCTURAL ENGINEERING
MECHANICAL	GULF STATES ENGINEERING INC
PLUMBING	GULF STATES ENGINEERING INC
ELECTRICAL	GULF STATES ENGINEERING INC

PROJECT:
SWAN FINANCIAL TOWER

SWAN

411 N BAYLEN STREET
PENSACOLA, FLORIDA
32501

-PRELIMINARY-
NOT FOR
CONSTRUCTION

GENERAL NOTES	
1. COORDINATE WITH ROOM FINISH SCHEDULE AND FINISH INDEX FOR FINISHES OF ALL SURFACES NOT OUTLINED ON THESE DRAWINGS.	
2. ALL BRICK VENEER TO HAVE CLEAR BLOCK SEALER @ ALL EXPOSED MASONRY SURFACES	
3. SEE DETAILS FOR TYPICAL CONTROL JOINT DETAIL	
4. SUBMIT PRODUCT LITERATURE, CERTIFICATIONS, TEST REPORTS & FULL MATERIAL SAMPLES OF EACH COLOR SPECIFIED.	

PROJECT NO. :	24010
SHEET TITLE:	EXTERIOR ELEVATIONS

SHEET NUMBER:

A201

REVISION #2



Jennie Sealy Hospital - Galveston, TX

YHC 300 OG

Impact Resistant and Blast Mitigating
Outside Glazed Curtain Wall System

The **YHC 300 OG** is a high performance curtain wall system designed and tested to provide innovative impact and blast solutions for a wide range of applications and design pressures from 45 PSF all the way to 130 PSF. The 3" face dimension ensures recommended glass clearances are maintained. Dry glazing options (for all design pressure ranges) slash installation time for quicker building dry-in.

- Fully tested to ASTM 1886 / ASTM 1996 and TAS 201-203
- Florida Product Approvals for large and small missile including HVHZ and Level E
- 15/16" glass bite meets GANA guidelines of 1/4" clearance to reduce glass breaks
- Single and multi-span applications
- Accommodates monolithic & insulating glass
- Shallow mullion option is available

Configuration:

Glazing	Glass Setting	Installation
Outside	Front Set	Shear Block

Thermal Values:

U-Factor:	Values as low as 0.37*
CRF:	Minimum 72 _{frame} and 68 _{glass}

*Based on AAMA 507. Lower values may be achieved through further simulation.



YHC 300 OG SPECS		
Base Depth	7-11/16"	
Sightline	3"	
Config	Outside Glazed / Front Set	
Tested Glass	9/16" Monolithic or 1-5/16" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 20 PSF (958 Pa) Dynamic: 20 PSF (958 Pa)	ASTM E 331 AAMA 501
Acoustical (1-1/4" IGU)	Laminated STC: 37 Laminated OITC: 32	ASTM E 90 ASTM E 1425

Thermal Performance									
Mullion Depth	U-Factor - BTU/hr·ft ² ·°F						CRF		
3" x 7-11/16" (1-5/16" Laminated IGU)	0.46	0.44	0.42	0.41	0.39	0.37	72	68	
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass	
AAMA 507							AAMA 1503		

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2605

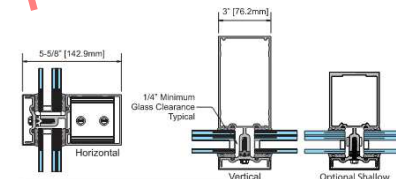
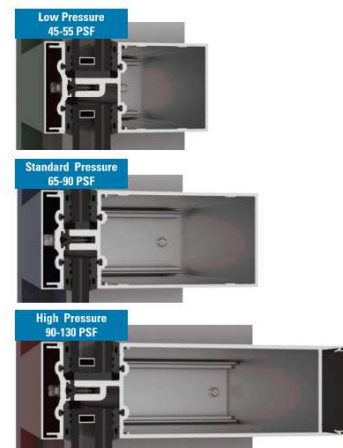
Product Approvals	
Missile Level A, D, E	Wind Zone 3
Hurricane HVHZ	International ICC
Florida FBC	Texas TDI

Mullion Depth Options	
Insulated	Monolithic
Low (45-55 PSF)	
5-21/32"	4-7/8"
Med (60-90 PSF)	
7-11/16"	6-15/16"
High (90-130 PSF)	
10-1/2"	9-3/4"

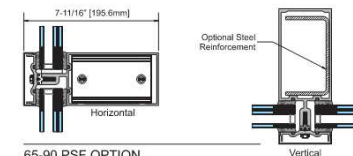
Hurricane and Blast Protection

- ICC Compliant and FBC Statewide approvals – HVHZ
- Large Missile Level E – Essential Facilities
- Large Missile Level D & Small Missile Level A
- Low Hazard* per ASTM F 1642 Test @ 6 psi / 41 psi-ms

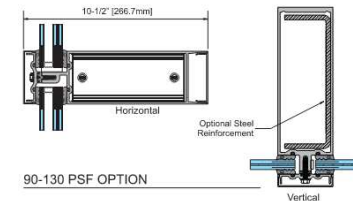
Dry Glazing option shown. Visit www.ykkap.com for glazing options and CSI Specs by performance and glazing type.



45-55 PSF OPTION



65-90 PSF OPTION



90-130 PSF OPTION

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

35H & 50H Doors

Impact Resistant and Blast Mitigating Entrance Systems

ProTek



YKK AP Hurricane & Blast Solutions

Product Description

Our standard pressure entrances are available in 3-1/2" medium and 5" wide stile versions. In addition to a comprehensive array of locking and hinging options, this product is available with monolithic or 1" insulating laminated glass. Mid rail and bottom rail options provide additional design flexibility for the specifier.

YKK AP has also addressed ongoing maintenance in abusive environments, such as schools and military bases. To reduce maintenance costs choose either rim panic exit devices combined with an impact rated aluminum removable mullion, or single point locks paired with flush bolts on the inactive panel. These institutional grade entrance systems provide maximum security under the most demanding conditions without the need for steel reinforcing. They also integrate with YKK AP's YHS storefront and YHC curtain wall framing systems.

Product Options & Features

- Large & Small Missile - To 90 psf
- Florida Product Approval - HVHZ
- Blast Mitigation Tested - ASTM F 1642
- YKK AP VersaJamb® Door Frame



YKK AP

Quality
inspires®



SYSTEM SPECIFICATIONS

System Stile	Glass Config	Glass	Air Infiltration (Single Acting Butt Hinges or Offset Pivots)	Water Infiltration	Structural Load	Structural Performance
3-1/2" Medium 5" Wide	Center Set	9/16" Monolithic or 1" IGU with Low-E (C.O.G. U-factor: 0.29)	Single Doors: 0.50 CFM/FT² Paired Doors: 1.00 CFM/FT²	Static: 10.5 psf Dynamic: 10.5 psf	Up to 90 psf with Dry Glazing	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.
Testing Standards			ASTM E 283	ASTM E 331	ASTM E 330	ASTM E 330
Florida Product Approval and Texas Dept on Insurance Evaluation			Missile Level E, Large & Small Missile, HVHZ & ICC Compliant ASTM E 1886, E 1996 and TAS 201-203			
Available Finishes			Factory Anodized (AAMA 612) and Organic Paints (AAMA 2605)			

ENTRANCE SYSTEM CLOSER LOOK

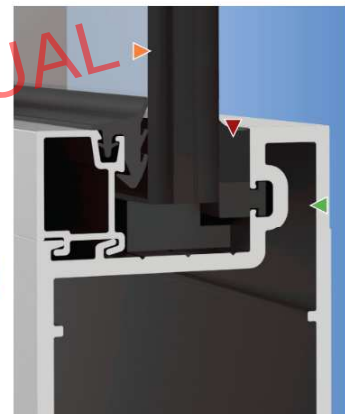
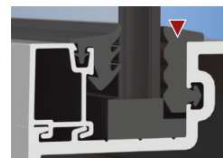
▶ **Monolithic or IGU Glazing Pocket** - Monolithic and insulating glazing utilize different rail designs.

▶ **Thermal Performance** - Improved thermal performance can be achieved with Insulating Glass. Entrances have been thermally tested utilizing insulating glass with 0.29 center of glass U-Factor.

▶ **Glazing Options** - For reduced installation labor, dry glaze solutions (to 90 PSF) are available. Wet and Dry Glaze options are available for both hurricane impact and blast mitigation.

▶ **Integral Mullins** - For increased aesthetic possibilities Insulating Glass units can be ordered with internal mullins.

Wet Glazed option is shown in the larger image on the right. Dry Glazed is shown in the smaller image on the left.



Contact YKK AP for a copy of the warranty and its limitations



Standard Entrances

- Singles: 3'-0" x 7'-0" & 3'-0" x 8'-0"
- Pairs: 6'-0" x 7'-0" & 6'-0" x 8'-0"
- Rixson Pivot, Butt Hung and Continuous Hinge
- Single and 3-Point Locks for Single Doors, 5-Point Locks for Pairs
- Rim and CVR Exit Devices

Custom Entrances

- Singles: Up to 4'-0" x 8'-0" and 3'-6" x 9'-6"
- Pairs: Up to 8'-0" x 8'-0" and 7'-0" x 9'-6"
- Pairs: Up to 7'-0" x 8'-0" with Rim Panic
- Standard and Custom Hardware

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/entrances/35h/ www.ykkap.com/commercial/product/entrances/50h/



NatureScreen is the strongest, most durable, innovative trellis system available today. We offer a variety of styles including the standard Double Mesh Trellis (DMT), a Graphic Mesh Trellis (GMT), and our newest and most economical Single Mesh Trellis (SMT/SMT E) system. All of our trellis systems can include our optional lighting packages for 24/7 enjoyment of your plant screens.



FEATURES & BENEFITS

- ◆ Available in three distinct styles:
 - Double Mesh Trellis - **DMT**
 - Graphic Mesh Trellis - **GMT**
 - Single Mesh Trellis - **SMT/SMT E**
- ◆ Extruded Aluminum Frames provide a strong foundation for plants to thrive.
- ◆ Industry leading **10ga, 8ga or 6ga Wire Mesh is 50% - 125% thicker** for added strength.
- ◆ Complete Project Management from Concept to Installation
- ◆ Manufactured In-House in our state-of-the-art Central Ohio facility
- ◆ Nationwide Turnkey Installation

FEATURES & BENEFITS

- ◆ Stainless Steel Mesh for elegance beyond the ordinary
- ◆ Integrated LED Lighting Packages for 24/7 enjoyment
- ◆ Integrated Plant Mister Systems

SHAPES



SQUARE/RECTANGLE



ARCHED TOP



CUTOUTS



GEOMETRICS



ARBORS

MOUNTING



WALL MOUNTED



BETWEEN POSTS
& FENCE LINES



INTEGRATED
PLANX PLANTERS



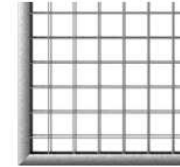
FREESTANDING
CUSTOM SHAPES



CORNER SYSTEMS

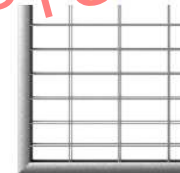
WIRE MESH

2X2



STANDARD MESH

2X4



1X3



4X4



CUSTOM MESH



ENHANCEMENTS

The R&D Team at CityScapes is continually innovating complimentary items to enhance your site. They thrive on architectural challenges, so send us your ideas and let's get to work on your next project. Here are just a few examples to get you started.



POST SURROUNDS

We developed an easy to install Post Surround or Column Wrap system that adds visual interest to existing posts or columns. Utilizing our heaviest weight, stainless steel mesh with a proprietary two-piece top and bottom retainer, the surrounds can be installed quickly with minimal tools. Fill the mesh with river rock or stones to enhance an entry way, lobby or sign post.

COVRIT® WALLS

Our trellis systems can be integrated into our popular Covrit wall Systems. Create a beautiful alternative to traditional fencing with a series of post mounted trellises or add a unique look by alternating trellis sections with our Plankwall product line. For more information about our Covrit Wall Systems, visit our [Covrit Walls & Gates page](#).



PLANX® PLANTERS

Our DMT and SMT/SMT E Trellises are the perfect complement to our Planx Planter product line. These unparalleled raised planters are designed with style, versatility and zero maintenance in mind. They are even backed by an industry-leading 20-year warranty. They make the perfect addition to walkways, building entryways, rooftop gardens and restaurant patios.



**Architectural Review Board Application
Full Board Review**

Application Date: June 27, 2024

Project Address: 411 N. Baylen Street

Applicant: Dieter Borrell

Applicant's Address: 3298 Summit Blvd, Suite 22D2

Email: dieter@baarchitecturalgroupin.com **Phone:** 850-341-0286

Property Owner: SWAN Financial

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

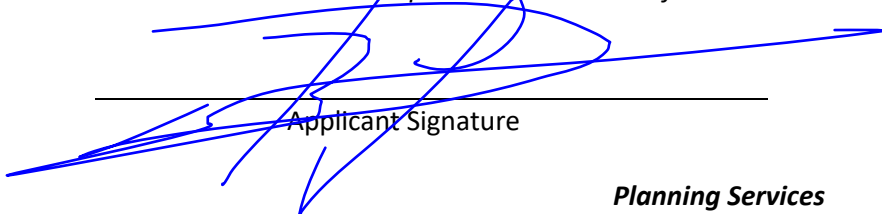
** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include eight (8) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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

Final Review

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

06/27/2024

Date

An architectural rendering of a modern, two-story building with a prominent green wall made of vertical planters. The building is situated on a street with a yellow double line. The sky is blue with some clouds. There are some black redaction boxes in the top left and bottom left corners.

411 Baylen St



416 N Baylen St

Pensacola, Florida



Google Street View

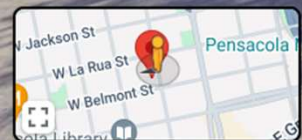
Nov 2021

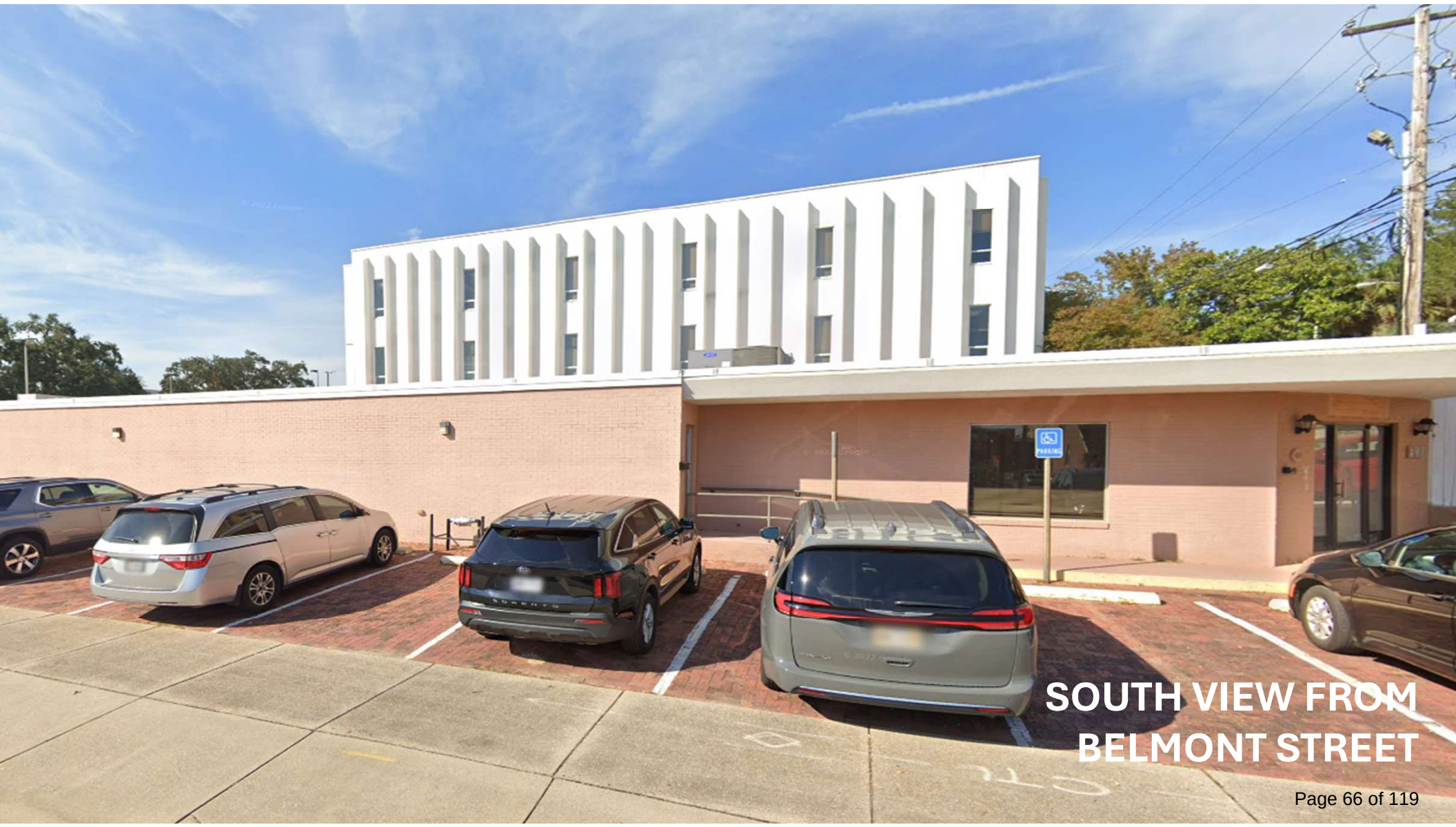
[See more dates](#)



Google

**EAST VIEW FROM
BAYLEN STREET**





**SOUTH VIEW FROM
BELMONT STREET**



WEST VIEW FROM
PARKING LOT



Account: [131049000](#)
Section Map: [CA076](#)

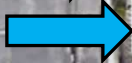
Situs: 411 N BAYLEN ST
Complex: BELMONT TRACT
Owner: SWAN NEST LLC
Mailing Address:
 107 W GREGORY ST
 PENSACOLA, FL 32502
Last Sale: 2/29/2024, \$2,200,000
Property Use: OFFICE, MULTI-STORY
Approx. Acreage: 2.3037 ac
Bldg. Count: 2
Total Heated Area: 41,882 sf
Zoned: R-NC
Taxing Auth: PENSACOLA CITY LIMITS
Schools:
Elem: GLOBAL LEARNING ACADEMY
Int: WORKMAN
High: PENSACOLA



REMOVE FENCE



REMOVE HVAC



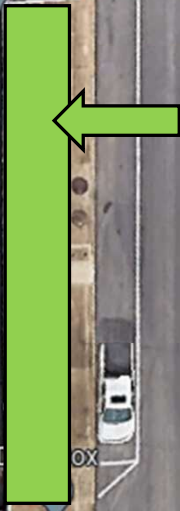
REMOVE SHED



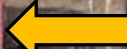
REMOVE HVAC



REMOVE SHED

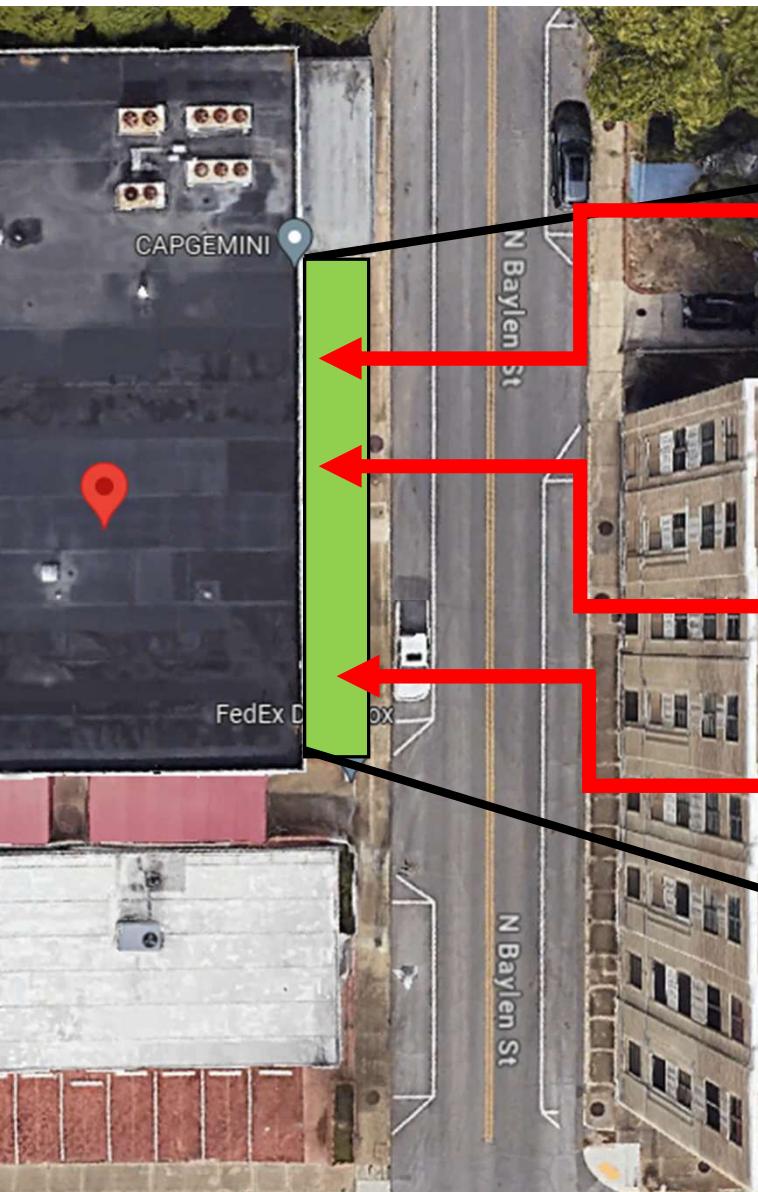


LANDSCAPE AREA



REMOVE FABRIC
AWNINGS

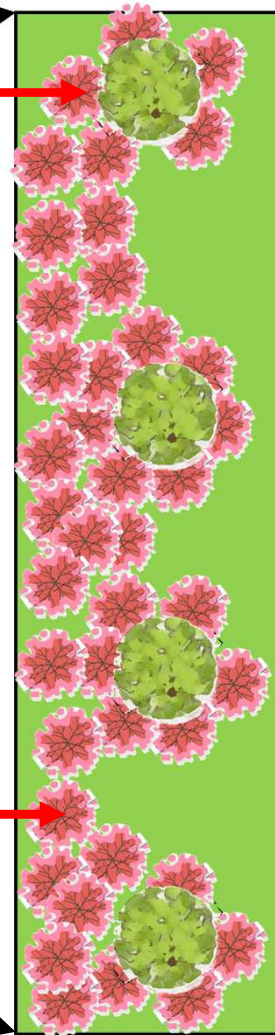
AERIAL PHOTO OF SITE



JASMINE VINES

GEM MAGNOLIA

DRIFT ROSES





JASMINE VINES

GEM MAGNOLIA

DRIFT ROSES

**EAST VIEW FROM
BAYLEN STREET**



JASMINE VINES

NEW
STOREFRONT
DOOR

NEW SIDE
OPENINGS

EAST VIEW FROM
BAYLEN STREET

Medium Bronze

WINDOW FRAME

*YW3N - White

GLASS COLOR



27=Pacifica™ glass

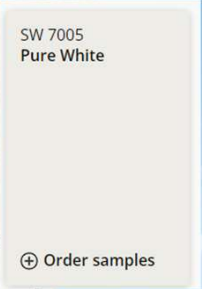
SW 7005
Pure White

⊕ Order samples

WALL PANEL



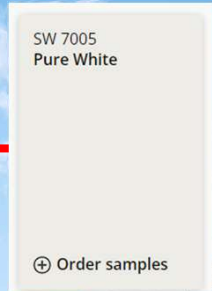
EAST VIEW FROM
BAYLEN STREET



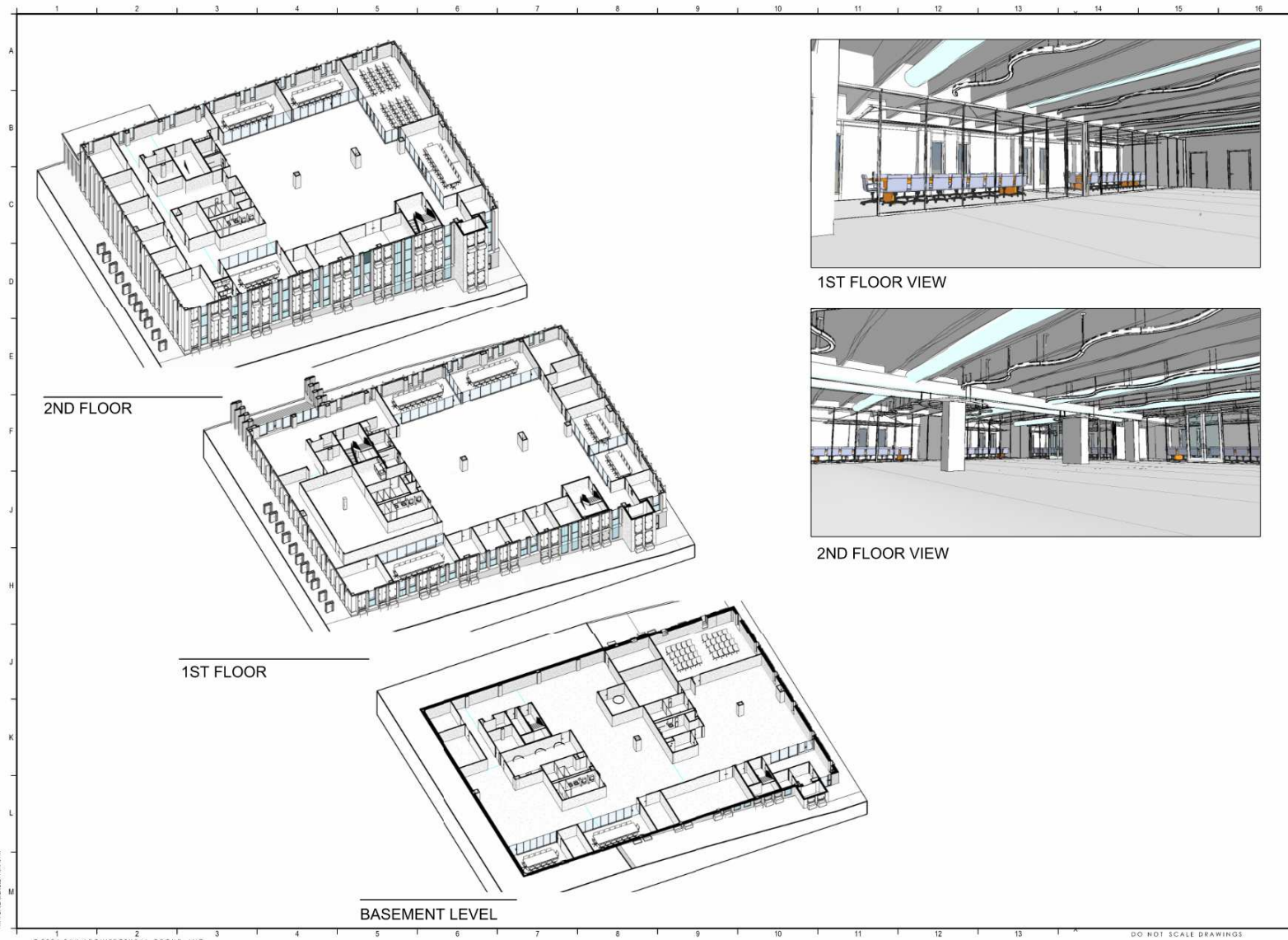
WALL PANEL



SOUTH VIEW FROM
BELMONT STREET



WEST VIEW FROM
PARKING LOT



2ND FLOOR

1ST FLOOR

BASEMENT LEVEL



1ST FLOOR VIEW



2ND FLOOR VIEW

PROJECT ISSUES:

SCHEMATIC DESIGN	2024-04-18
REVISION #1	2024-04-25
REVISION #2	2024-04-27
DESIGN DEVELOPMENT	2024-06-15

PROJECT TEAM:
ARCHITECTURAL
B&A ARCHITECTURAL GROUP
STRUCTURAL
TRUE NORTH STRUCTURAL
ENGINEERING
MECHANICAL
GULF STATES ENGINEERING INC
PLUMBING
GULF STATES ENGINEERING INC
ELECTRICAL
GULF STATES ENGINEERING INC

PROJECT:
SWAN FINANCIAL TOWER

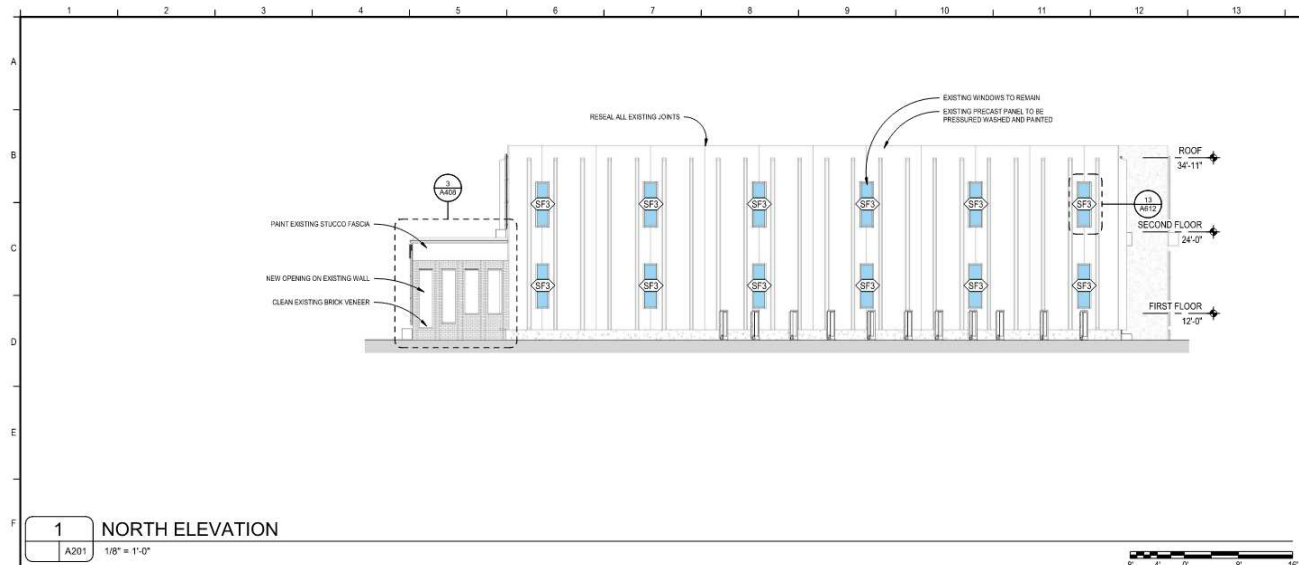
SWAN
411 N BAYLEN STREET
PENSACOLA, FLORIDA
32501

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO.: 24010
SHEET TITLE:
ISO PLANS

SHEET NUMBER:

A001
Page 76 of 119
DESIGN DEVELOPMENT



PROJECT ISSUES:

SCHEMATIC DESIGN	2024-04-18
REVISION #1	2024-04-28
REVISION #2	2024-04-27
DESIGN DEVELOPMENT	2024-06-15

PROJECT TEAM:

ARCHITECTURAL	B&A ARCHITECTURAL GROUP
STRUCTURAL	TRUE NORTH STRUCTURAL
ENGINEERING	GULF STATES ENGINEERING INC.
MECHANICAL	GULF STATES ENGINEERING INC.
PLUMBING	GULF STATES ENGINEERING INC.
ELECTRICAL	GULF STATES ENGINEERING INC.

PROJECT:
SWAN FINANCIAL TOWER

SWAN

411 N BAYLEN STREET
 PENSACOLA, FLORIDA
 32501

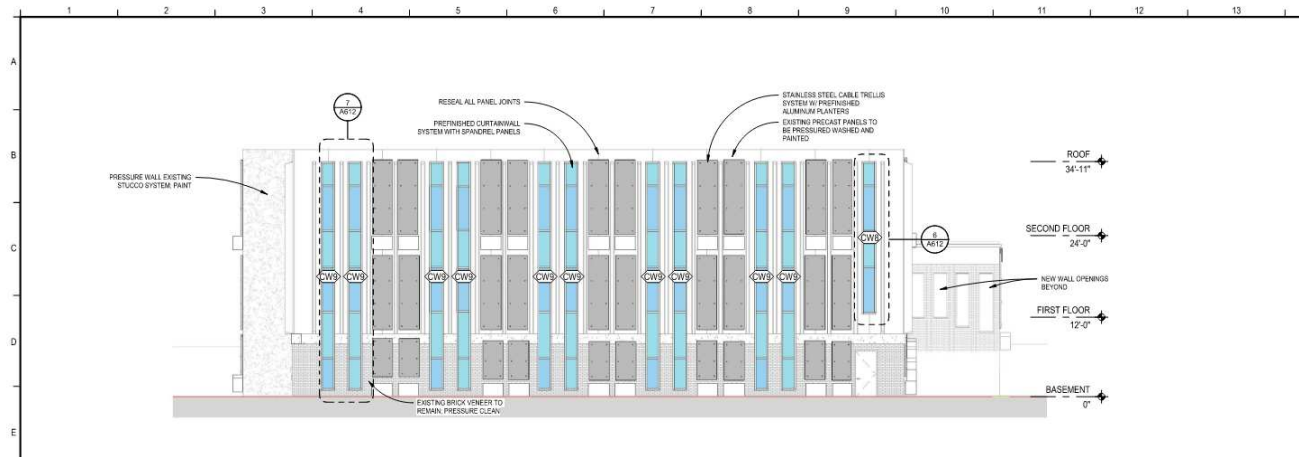
**-PRELIMINARY-
 NOT FOR
 CONSTRUCTION**

GENERAL NOTES

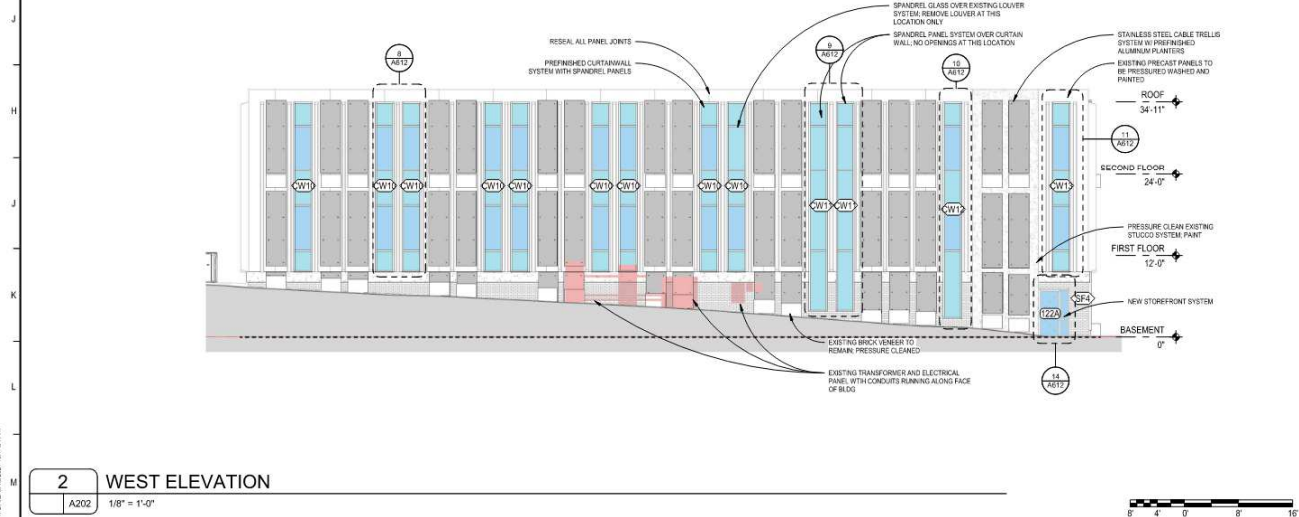
1. TTB

PROJECT NO. :	24010
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NUMBER:	

A201
 Page 77 of 119
 DESIGN DEVELOPMENT



1
A202
SOUTH ELEVATION
1/8" = 1'-0"



2
A202
WEST ELEVATION
1/8" = 1'-0"



GENERAL NOTES

1. TTB

PROJECT ISSUES:

SCHEMATIC DESIGN	2024-04-18
REVISION #1	2024-04-25
REVISION #2	2024-04-27
DESIGN DEVELOPMENT	2024-06-15

PROJECT TEAM:

ARCHITECTURAL	B&A ARCHITECTURAL GROUP
STRUCTURAL	TRUE NORTH STRUCTURAL
ENGINEERING	ENGINEERING
MECHANICAL	GULF STATES ENGINEERING INC.
PLUMBING	GULF STATES ENGINEERING INC.
ELECTRICAL	GULF STATES ENGINEERING INC.

PROJECT:
SWAN FINANCIAL TOWER

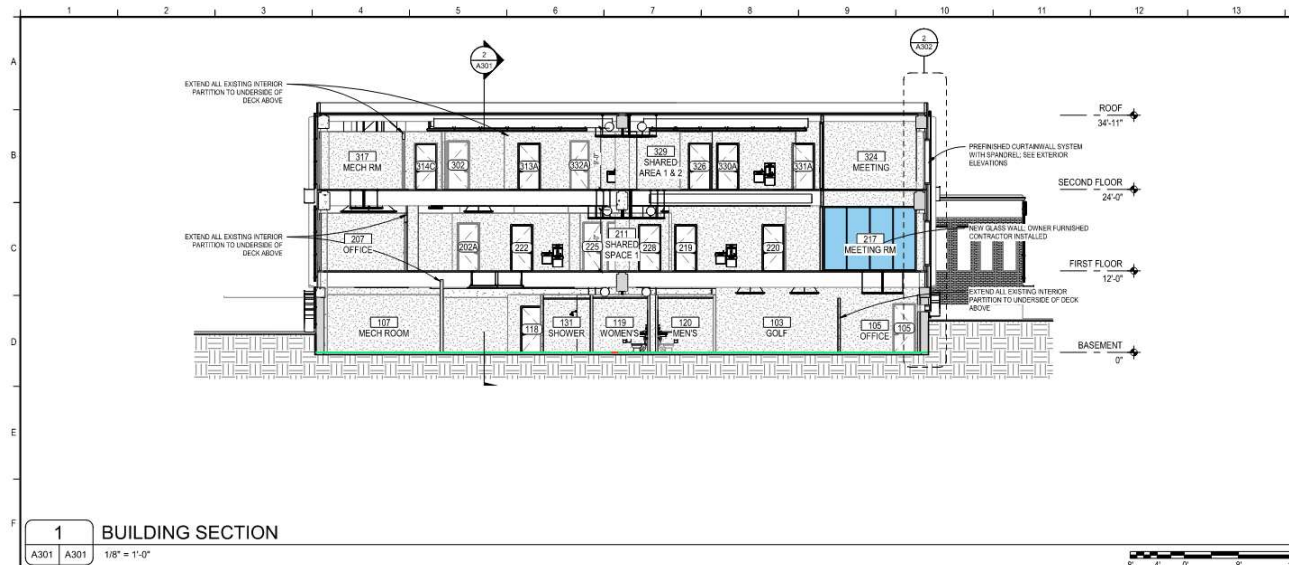


411 N BAYLEN STREET
PENSACOLA, FLORIDA
32501

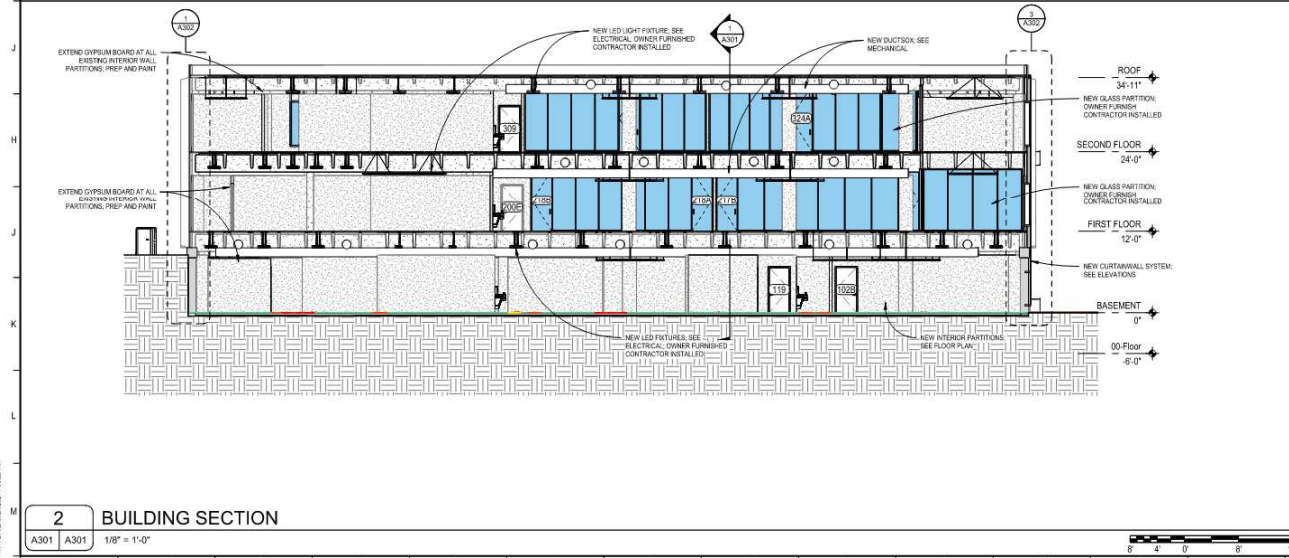
**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO.: 24010
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:



1 BUILDING SECTION
A301 A301 1/8" = 1'-0"



2 BUILDING SECTION
A301 A301 1/8" = 1'-0"



GENERAL NOTES

1. ALL INTERIOR GLASS WALLS ARE OWNER FURNISHED CONTRACTOR INSTALLED
2. ALL PLUMBING FIXTURES ARE OWNER FURNISHED CONTRACTOR INSTALLED (SEE PLUMBING)
3. ALL INTERIOR LED LIGHT FIXTURES ARE OWNER FURNISHED CONTRACTOR INSTALLED (SEE ELECTRICAL)
4. REFER TO FLOOR PLANS FOR ADDITIONAL NOTES ON ALL INTERIOR PARTITIONS
5. EXTEND ALL INTERIOR PARTITION WHERE NOT CONCEALING CAVITY AFTER REMOVAL OF ALL CEILINGS

PROJECT ISSUES:

SCHEMATIC DESIGN	2024-04-18
REVISION #1	2024-04-28
REVISION #2	2024-04-27
DESIGN DEVELOPMENT	2024-06-15

PROJECT TEAM:
ARCHITECTURAL
B&A ARCHITECTURAL GROUP
STRUCTURAL
TRUE NORTH STRUCTURAL
ENGINEERING
MECHANICAL
GULF STATES ENGINEERING INC
PLUMBING
GULF STATES ENGINEERING INC
ELECTRICAL
GULF STATES ENGINEERING INC

PROJECT:
SWAN FINANCIAL TOWER

411 N BAYLEN STREET
PENSACOLA, FLORIDA
32501

**-PRELIMINARY-
NOT FOR
CONSTRUCTION**

PROJECT NO.: 24010
SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:



Jennie Sealy Hospital - Galveston, TX

YHC 300 OG

Impact Resistant and Blast Mitigating
Outside Glazed Curtain Wall System

The **YHC 300 OG** is a high performance curtain wall system designed and tested to provide innovative impact and blast solutions for a wide range of applications and design pressures from 45 PSF all the way to 130 PSF. The 3" face dimension ensures recommended glass clearances are maintained. Dry glazing options (for all design pressure ranges) slash installation time for quicker building dry-in.

- Fully tested to ASTM 1886 / ASTM 1996 and TAS 201-203
- Florida Product Approvals for large and small missile including HVHZ and Level E
- 15/16" glass bite meets GANA guidelines of 1/4" clearance to reduce glass breaks
- Single and multi-span applications
- Accommodates monolithic & insulating glass
- Shallow mullion option is available

Configuration:

Glazing	Glass Setting	Installation
Outside	Front Set	Shear Block

Thermal Values:

U-Factor:	Values as low as 0.37*
CRF:	Minimum 72 _{frame} and 68 _{glass}

*Based on AAMA 507. Lower values may be achieved through further simulation.



YHC 300 OG SPECS		
Base Depth	7-11/16"	
Sightline	3"	
Config	Outside Glazed / Front Set	
Tested Glass	9/16" Monolithic or 1-5/16" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Static: 20 PSF (958 Pa) Dynamic: 20 PSF (958 Pa)	ASTM E 331 AAMA 501
Acoustical (1-1/4" IGU)	Laminated STC: 37 Laminated OITC: 32	ASTM E 90 ASTM E 1425

Thermal Performance									
Mullion Depth	U-Factor - BTU/hr·ft ² ·°F						CRF		
3" x 7-11/16" (1-5/16" Laminated IGU)	0.46	0.44	0.42	0.41	0.39	0.37	72	68	
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass	
AAMA 507							AAMA 1503		

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2605

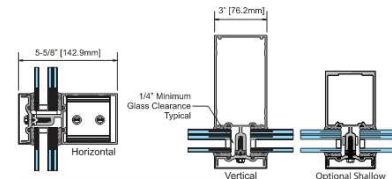
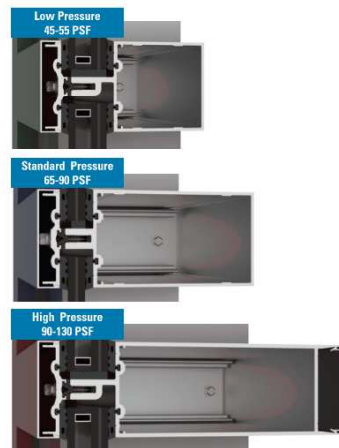
Product Approvals	
Missile Level A, D, E	Wind Zone 3
Hurricane HVHZ	International ICC
Florida FBC	Texas TDI

Mullion Depth Options	
Insulated	Monolithic
Low (45-55 PSF)	
5-21/32"	4-7/8"
Med (60-90 PSF)	
7-11/16"	6-15/16"
High (90-130 PSF)	
10-1/2"	9-3/4"

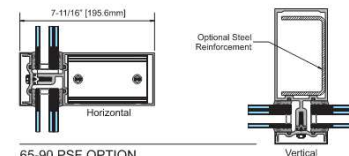
Hurricane and Blast Protection

- ICC Compliant and FBC Statewide approvals – HVHZ
- Large Missile Level E – Essential Facilities
- Large Missile Level D & Small Missile Level A
- "Low Hazard" per ASTM F 1642 Test @ 6 psi / 41 psi-ms

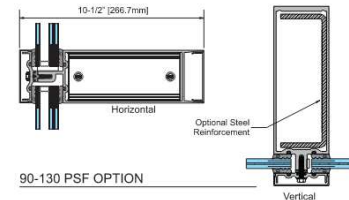
Dry Glazing option shown. Visit www.ykkap.com for glazing options and CSI Specs by performance and glazing type.



45-55 PSF OPTION



65-90 PSF OPTION



90-130 PSF OPTION

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

35H & 50H Doors

Impact Resistant and Blast Mitigating Entrance Systems

ProTek



YKK AP Hurricane & Blast Solutions

Product Description

Our standard pressure entrances are available in 3-1/2" medium and 5" wide stile versions. In addition to a comprehensive array of locking and hinging options, this product is available with monolithic or 1" insulating laminated glass. Mid rail and bottom rail options provide additional design flexibility for the specifier.

YKK AP has also addressed ongoing maintenance in abusive environments, such as schools and military bases. To reduce maintenance costs choose either rim panic exit devices combined with an impact rated aluminum removable mullion, or single point locks paired with flush bolts on the inactive panel. These institutional grade entrance systems provide maximum security under the most demanding conditions without the need for steel reinforcing. They also integrate with YKK AP's YHS storefront and YHC curtain wall framing systems.

Product Options & Features

- Large & Small Missile - To 90 psf
- Florida Product Approval - HVHZ
- Blast Mitigation Tested - ASTM F 1642
- YKK AP VersaJamb® Door Frame



YKK AP

Quality
inspires®



SYSTEM SPECIFICATIONS

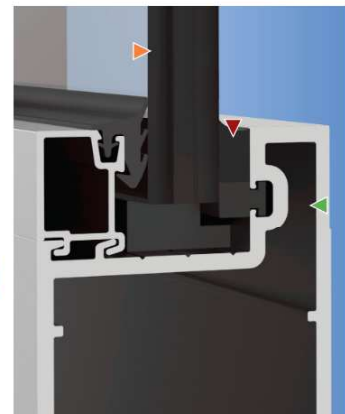
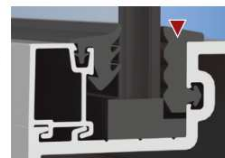
System Stile	Glass Config	Glass	Air Infiltration (Single Acting Butt Hinges or Offset Pivots)	Water Infiltration	Structural Load	Structural Performance
3-1/2" Medium 5" Wide	Center Set	9/16" Monolithic or 1" IGU with Low-E (C.O.G. U-factor: 0.29)	Single Doors: 0.50 CFM/FT² Paired Doors: 1.00 CFM/FT²	Static: 10.5 psf Dynamic: 10.5 psf	Up to 90 psf with Dry Glazing	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.
Testing Standards			ASTM E 283	ASTM E 331	ASTM E 330	ASTM E 330
Florida Product Approval and Texas Dept on Insurance Evaluation			Missile Level E, Large & Small Missile, HVHZ & ICC Compliant ASTM E 1886, E 1996 and TAS 201-203			
Available Finishes			Factory Anodized (AAMA 612) and Organic Paints (AAMA 2605)			

35H & 50H

ENTRANCE SYSTEM CLOSER LOOK

- ▶ **Monolithic or IGU Glazing Pocket** - Monolithic and insulating glazing utilize different rail designs.
- ▶ **Thermal Performance** - Improved thermal performance can be achieved with Insulating Glass. Entrances have been thermally tested utilizing insulating glass with 0.29 center of glass "U" factor.
- ▶ **Glazing Options** - For reduced installation labor, dry glaze solutions (to 90 PSF) are available. Wet and Dry Glaze options are available for both hurricane impact and blast mitigation.
- ▶ **Integral Mullins** - For increased aesthetic possibilities Insulating Glass units can be ordered with internal mullins.

Wet Glazed option is shown in the larger image on the right.
Dry Glazed is shown in the smaller image on the left.



Contact YKK AP for a copy of the warranty and its limitations



Standard Entrances

- Singles: 3'-0" x 7'-0" & 3'-0" x 8'-0"
- Pairs: 6'-0" x 7'-0" & 6'-0" x 8'-0"
- Rixson Pivot, Butt Hung and Continuous Hinge
- Single and 3-Point Locks for Single Doors, 5-Point Locks for Pairs
- Rim and CVR Exit Devices

Custom Entrances

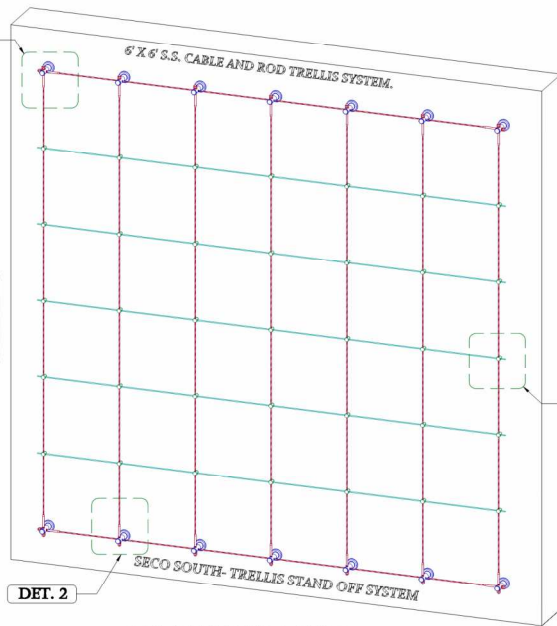
- Singles: Up to 4'-0" x 8'-0" and 3'-6" x 9'-6"
- Pairs: Up to 8'-0" x 8'-0" and 7'-0" x 9'-6"
- Pairs: Up to 7'-0" x 8'-0" with Rim Panic
- Standard and Custom Hardware

Additional information including CAD details, CSI specifications, Test Reports and Installation instructions are available online at:
www.ykkap.com/commercial/product/entrances/35h/ www.ykkap.com/commercial/product/entrances/50h/

ALL MATERIALS TYPE 316
STAINLESS STEEL ALLOY
EXCEPT FOR FASTENERS.

THIS KIT IS DESIGNED FOR
A BRICK, BLOCK, OR
PRECAST WALL ONLY

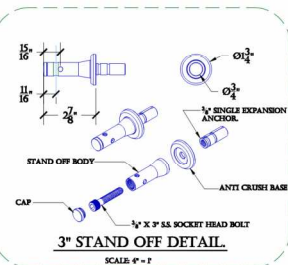
DET. 1



6' X 6' TRELLIS, 1' GRID

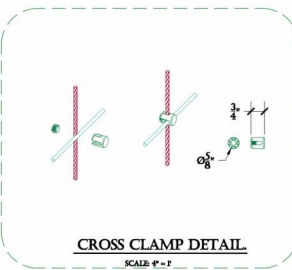
SCALE: 1 1/2" = 1'

DET. 2



3' STAND OFF DETAIL

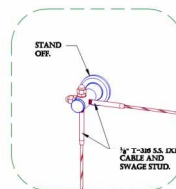
SCALE: 4" = 1'



CROSS CLAMP DETAIL

SCALE: 4" = 1'

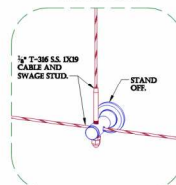
TYPICAL CORNER ATTACHMENT.



MOUNTING DETAIL 1

SCALE: 4" = 1'

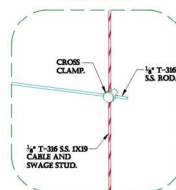
TYPICAL END/ INTERMEDIATE
ATTACHMENT.



MOUNTING DETAIL 2

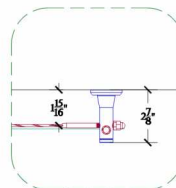
SCALE: 4" = 1'

TYPICAL CABLE AND ROD INTERSECTION
ATTACHMENT.



MOUNTING DETAIL 3

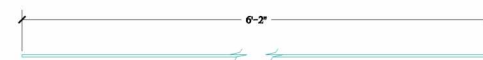
SCALE: 4" = 1'



TOP VIEW DETAIL

SCALE: 4" = 1'

THE 6' X 6' KIT INCLUDES THE FOLLOWING:



Ø 5/8" T-316 S.S. ROD : QTY - 5



Ø 5/8" CABLE W/ SWAGE STUDS : QTY - 9



3" STAND OFF BODIES : QTY - 14



ANTI CRUSH BASE : QTY - 14



3/4" X 3" S.S. SOCKET HEAD SCREW : QTY - 14



SINGLE EXPANSION ANCHORS : QTY - 14



S.S. CROSS CLAMPS : QTY - 25



S.S. CAP NUTS : QTY - 18



S.S. JAM NUTS : QTY - 18



S.S. FLAT WASHERS : QTY - 18

PRODUCT:
S.S. CABLE AND ROD TRELLIS SYSTEM.
CONTENT:
*STAND OFF * 6'X6' STANDARD SYSTEM DETAILS.
DRAWN BY: KELLER, C.
DATE: 10-01-13
REPRODUCTION IN PART OR AS A WHOLE
WITHOUT THE WRITTEN PERMISSION OF
BICO SOUTH INC. IS PROHIBITED.
2811 34TH WAY
LARGO, FL 33771
PH: 727-536-9504
FAX: 727-536-6314
SALES@BICOSOUTH.COM



REMARKS



Drip Irrigation Kit for Raised Bed Gardening

Congratulations on your purchase of a Drip Irrigation Kit for Raised Bed Gardening from Drip Depot! Please take a few minutes to read through these instructions and familiarize yourself with all the parts. For assistance with part names and details, you can print the list of parts included in your kit from the [Kit Item page](#) on our website. We also have an instructional video showing installation of a drip irrigation system in a raised bed linked [here](#) or on the kit item page.

Drip Depot Irrigation Kits are modular in design, as no two gardens are completely alike. Should you have any question while installing your new kit please feel free to email our [Customer Support](#) team or review some of the many resources in our Education Center, found by clicking the "Help" button in the menu bar on our website.

The Raised Bed Garden Kits utilize 1/2" (.600 ID x .700 OD) tubing as the mainline. The kit includes drip line with built in emitters for irrigating inside the beds and individual drip emitters for watering individual plants in nearby containers, garden beds or the raised beds. A good rule of thumb is spacing drip line at 12" intervals (so a 48" wide bed would have three drip lines running through the length of it). In the basic configuration, each bed requires one tee; two elbows; a coupling valve and one end cap.

The Ultimate Raised Bed Garden Kit utilizes 1/2" (.600 ID x .700 OD) tubing as the mainline but includes two complete head assemblies for irrigating two separate zones so you do not exceed the maximum flow specifications of the 1/2" tubing.

Your kit may also include items you may not need for your specific design but are included "just in case".

- A coupler for the 1/2" poly tubing is included "just in case" your design requires coupling two sections of 1/2" tubing together such as in making a repair or expanding your system.
- Several 1/4" barbed fittings (tees and elbows) are included "just in case" your design requires tight turns or splitting of 1/4" micro-tubing or drip lines.

1. Installing your Head Assembly - Drip Depot Kits come standard with garden hose thread components for easy connection to your outdoor spigot or garden hose. Hand tighten only, **no** teflon tape or pipe dope is required with hose threaded connections.

- Install the Backflow Preventer also known as a Hose Thread Vacuum Breaker, included in your kit, to the outdoor spigot. Ensure this item has the rubber washer seated completely down inside the female threaded connection prior to installation.
- Next, install the Filter, included in your kit, to the vacuum breaker or backflow prevention device. Please ensure the rubber washer is seated completely down inside the female threaded connection prior to installation.
- The Pressure Regulator is installed after the filter. Again, ensure the rubber washer is seated

3. Installing the Drip Lines and Drippers - This kit includes individual drippers and micro (1/4") drip line. *Remember the 30/30 rule for 1/4" tubing: maximum single run limit of 30' and no more than 30 GPH flow per single run.

Drip Line Installation:

- Punch a hole into the mainline tubing, where you want a row or run of micro drip line, using the 1/4" punch tool included in the kit.
- Attach a 1/4" barbed coupler to one end of the drip line and insert the open end of the barbed coupler into the hole you punched in the mainline. You should hear a snap or click once the barbed coupler is inserted correctly.
- Unroll the drip line down the row.
- Cut the drip line to the length needed and cap the end with a 1/4" goof plug.
- Secure the 1/4" drip line to the (wood) edge of the raised bed with a 1/4" nail clamp.
- Repeat steps a - e for all drip line runs.

Individual Drinker Installation

- Punch a hole into the mainline tubing, where you want to attach a run of micro-tubing, using the 1/4" punch tool included in the kit.
- Attach a 1/4" barbed coupler to one end of the micro-tubing and insert the open end of the barbed coupler into the hole you punched in the mainline. You should hear a snap or click once the barbed coupler is inserted correctly.
- Unroll the 1/4" micro-tubing to reach to the plant to be watered and cut.
- Insert the barbed inlet of a dripper into the 1/4" micro-tubing; snap the dripper end of the micro-tubing into a Stabilizer Stake and push the stake into the soil near the base of the plant.

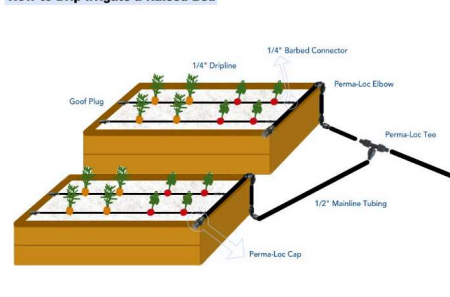
Tips:

- Placing your roll of poly tubing in the sun before installation allows the tubing to warm up and become more flexible, which makes installation easier. See our [Professional Tips](#) for more helpful suggestions.
- Remember the 200/200 Rule for 1/2" poly tubing: maximum 200' run lengths and 200 GPH (gallons per hour) total flow; 30/30 Rule for 1/4" tubing: maximum 30' run lengths and 30 GPH total flow. See the [Tubing Buying Guide](#) for details of tubing capacity.
- If you live in an area where the temperatures drop down to below 37 degrees Fahrenheit you must winterize your system. See our [Winterizing Instructions](#).

not tightening the screw as the plastic threads of the timer can be permanently damaged if the backflow device is removed.

2. Mainline Tubing Installation - Determine the best location for your 1/2" mainline tubing to reach from the water source to your very first raised bed. See our [Sample Design Layouts](#).

How to Drip Irrigate a Raised Bed



- Connect the mainline to your head assembly.
- Lay out the 1/2" tubing to the first raised bed. Cut the tubing, insert one side of a 1/2" Perma-Loc tee fitting to the tubing.
- Cut a section of tubing to reach from this tee fitting to the bottom corner of the raised bed. Attach this section of tubing to the center point of the 1/2" tee fitting.
- Next, connect one 1/2" elbow fitting to this section to run 1/2" tubing up the side of the raised bed.
- Cut another section of 1/2" tubing to reach from the lower elbow up to the top of the raised bed. Connect to the lower elbow fitting and attach another 1/2" elbow fitting at the top of the bed.
- From this top elbow fitting, connect a very short (3 - 4 inches) piece of 1/2" tubing then connect the

An architectural rendering of a modern, multi-story building with a prominent green wall. The building features a series of vertical green panels interspersed with blue vertical elements. It is situated on a street with a yellow double line. The sky is blue with scattered clouds. There are some black redaction boxes in the top left and bottom left corners.

411 Baylen St



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-717

Architectural Review Board

8/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

2 N. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Approval for Exterior Alterations at a Contributing Structure

SUMMARY:

Scott Sallis is seeking final approval for exterior improvements at a contributing structure, including painting the existing stucco Sherwin Williams Iron Ore, a new aluminum canopy system, new storefront windows with transom windows and aluminum shutters above, and a new storefront entry at the corner of Palafox and Garden Streets. Signage will be handled through a separate abbreviated review.

Recommended Code Sections:

Sec. 12-3-27(f)(2)a. Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines.

Sec. 12-3-27(f)c-d. PHBD; Architectural review of proposed exterior development; windows; show windows and storefronts.

Sec. 12-3-27(f)e. PHBD; Architectural review of proposed exterior development; exterior walls.

Sec. 12-3-27(g) PHBD; District rehabilitation, repair and maintenance guidelines.

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name _____ Site No. Es 1088
Address of Site: 18 E. Garden St., Pensacola, FL 32501 830 = = Survey Date 8210 820 = =
Instruction for locating N. Side E. Garden St. between N. Palafox St. and 905 = =
Jefferson St. extension
Location: Old city tract Arpent lts. Port. 54 813 = =
subdivision name block no. lot no. 868 = =
County: Escambia 808 = =
Owner of Site: Name: McGraw, Artice L.
Address: 26 E. Garden Street
Pensacola, FL 32501 902 = =
Type of Ownership Private 848 = = Recording Date _____ 832 = =
Recorder:
Name & Title: Marcille, Ruth
Address: HPPB

Condition of Site: Integrity of Site: Original Use Commercial 818 = =
Check One Check One or More 838 = =
☐ Excellent 863 = = ☒ Altered 858 = = Present Use Commercial 850 = =
☒ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning C +1910 844 = =
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = = Period 20th Century 845 = =
☐ Moved () (Date:) 858 = =

NR Classification Category: Building 916 = =

Threats to Site:

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

Areas of Significance: Architecture, Commerce 910 = =

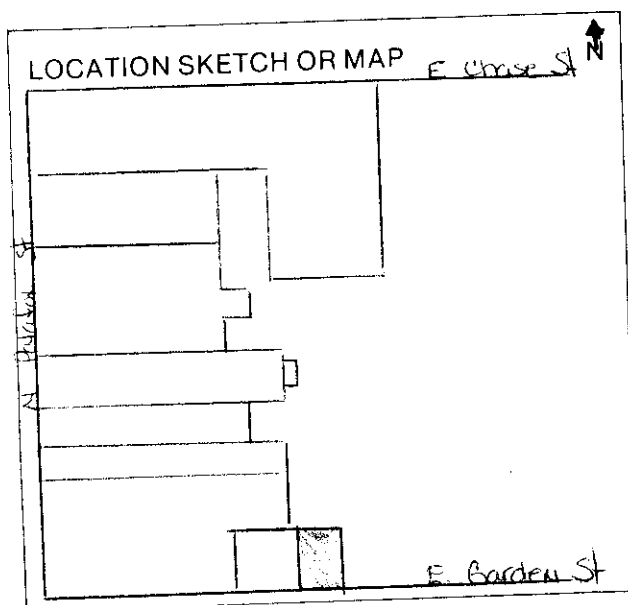
Significance:

This modest masonry vernacular structure dates to about 1910 when J.M. Muldon acquired this valuable real estate. It was originally occupied by a tailor and an ice cream company.

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

911 = =

ARCHITECT Unknown 872 = =
 BUILDER Unknown 874 = =
 STYLE AND/OR PERIOD Masonry vernacular 964 = =
 PLAN TYPE Rectangular 966 = =
 EXTERIOR FABRIC(S) Stucco: smooth # brick: running # stucco: textured 854 = =
 STRUCTURAL SYSTEM(S) Masonry: brick 856 = =
 PORCHES 942 = =
 FOUNDATION: Continuous: stucco & brick 942 = =
 ROOF TYPE: Flat: built up with parapet - gable 942 = =
 SECONDARY ROOF STRUCTURE(S): (Marquee) flat: metal 942 = =
 CHIMNEY LOCATION: 942 = =
 WINDOW TYPE: Fixed 882 = =
 CHIMNEY: 882 = =
 ROOF SURFACING: Built up 882 = =
 ORNAMENT EXTERIOR: Tile: (indented) 950 = =
 NO. OF CHIMNEYS 0 952 = = NO. OF STORIES 1 954 = =
 NO. OF DORMERS 0
 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	46	812 = =

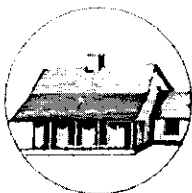
UTM Coordinates:

Zone Easting Northing 890 = =

Photographic Records Numbers HPPB P. 83.7 Frame 33 860 = =

Contact Print

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 **ES01088**
 Field Date 8-21-2011
 Form Date 9-11-2011
 Recorder # _____

Site Name(s) (address if none) Isis Theater Multiple Listing (DHR only) _____
 Survey Project Name Downtown Pensacola Historic Business District Survey # (DHR only) _____
 National Register Category (please check one) ☐ building ☐ structure ☒ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 2 Direction N Street Name Palafox Street Type Street Suffix Direction _____
 Address: 2 N Palafox
 Cross Streets (nearest / between) NE corner of N Palafox and E Garden St
 USGS 7.5 Map Name PENSACOLA USGS Date 2009 Plat or Other Map _____
 City / Town (within 3 miles) Pensacola In City Limits? ☒ yes ☐ no ☐ unknown County Escambia
 Township 2S Range 30W Section 46 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 000S009007009054 Landgrant _____
 Subdivision Name Old City Tract Block Arpent Lot 55
 UTM Coordinates: Zone ☒ 16 ☐ 17 Easting 479331 Northing 3364596
 Other Coordinates: X: 30.4132322 Y: -87.2151994 Coordinate System & Datum NAD83/WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1914 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Movie theater/Playhouse From (year): _____ To (year): _____
 Current Use Office building From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Monroe Elkan & Nat Kaiser
 Ownership History (especially original owner, dates, profession, etc.) Originally Built as Theatre called the ISIS.

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe HPBD Architecture Review Board

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. Brick 3. Concrete veneer
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. w/ parapet
 Windows (types, materials, etc.) Fixed

Distinguishing Architectural Features (exterior or interior ornaments) Contrast masonry design exterior 2nd story. Detailed brick pattern art deco styling.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

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

DESCRIPTION (continued)

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

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

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource Built in 1914 as the Isis Theater, The street level detailing has been covered but the upper floor retains its art deco two-color brick detailing and carved castellated roof parapets.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|---|--|---|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☒ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>WFHPI and PHBD Architectural Review Files</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Photographic reference numbers:

HPPB P.82.16 Frame 10

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) Art deco masonry vernacular building contributes to the overall age and theme of the district

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|------------------------------------|----------|----------|
| 1. <u>Entertainment/recreation</u> | 3. _____ | 5. _____ |
| 2. <u>Commerce</u> | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|---|--------------------------------|
| 1) Document type <u>All materials at one location</u> | Maintaining organization _____ |
| Document description <u>PHBD Architectural Review Files</u> | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Cynthia A. Catellier 850-288-0189 Affiliation City of Pensacola/University of West Florida

Recorder Contact Information 222 N Main St Donald W Kelly Planning Services Coordinator (850) 436-5655
 (address / phone / fax / e-mail)

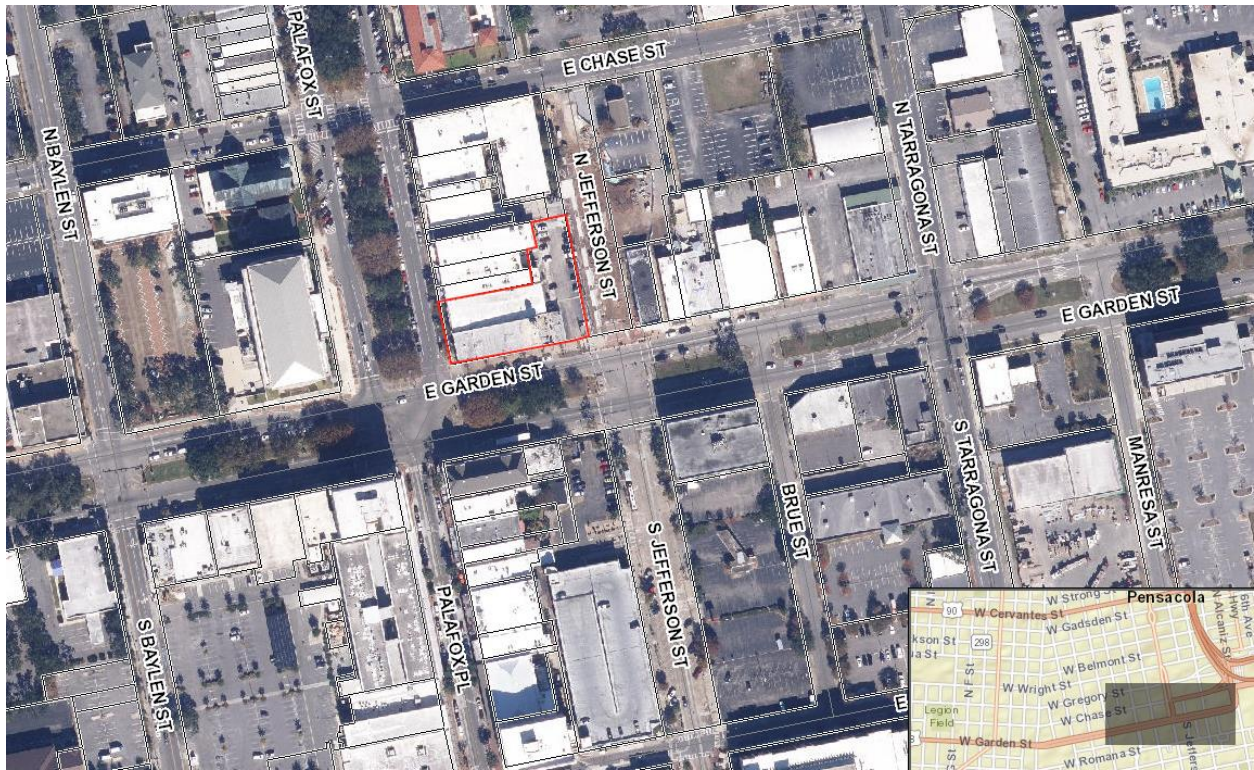
Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.





2 N. Palafox Street





**Architectural Review Board Application
Full Board Review**

Application Date: 07/25/2004

Project Address: 2 N Palafox

Applicant: J. Scott Sallis, AIA

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

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

Property Owner: Catalyst HRE

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 six (6) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

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

Exterior improvements to the existing historic building at 2 N Palafox St. The modifications blend a strategy of restoring historic aspects of the Isis theater building with modernizing improvements that pay homage to the contemporary Palafox Business District. Signage specifics for a new corner retail tenant will be in a future ARB submission.

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

Applicant Signature

Date

Date: Wednesday March 5, 2024

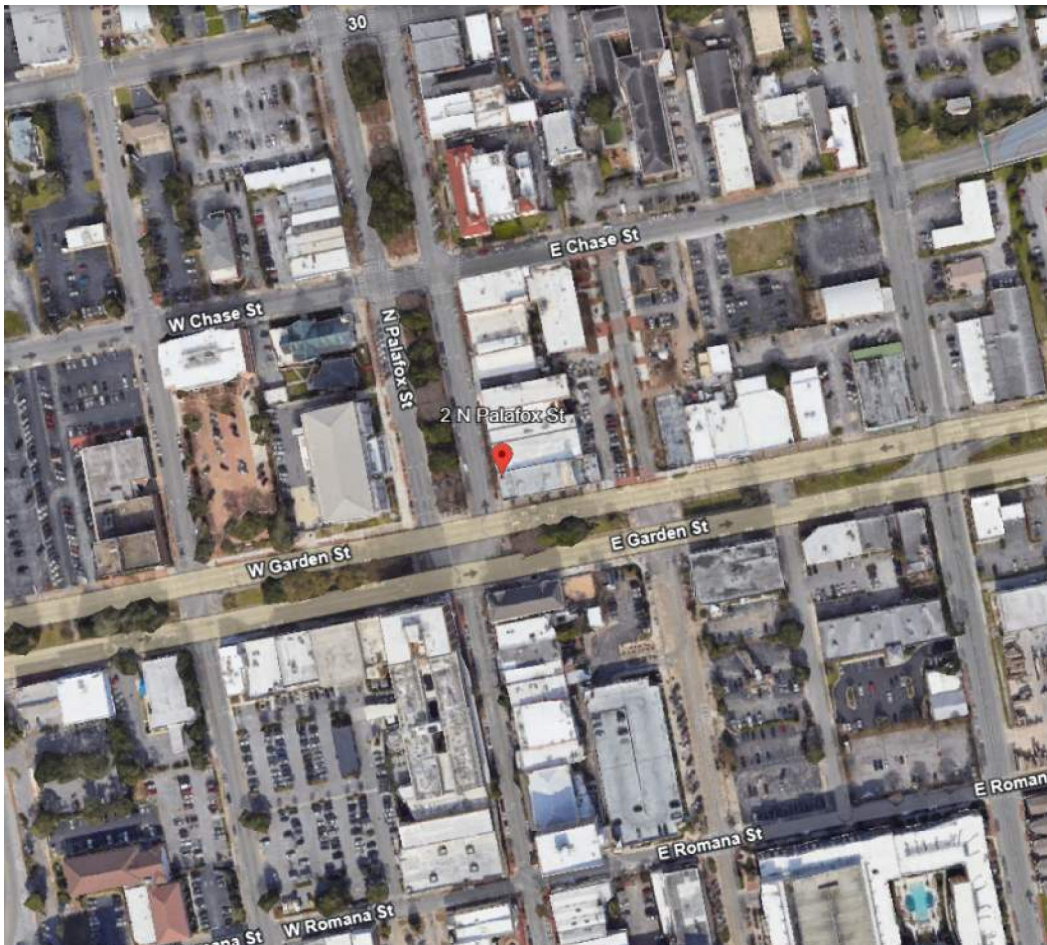
Project: 2 N Palafox Exterior Improvements

Recipient: Architectural Review Board – City of Pensacola

TABLE OF CONTENTS:

PROJECT LOCATION / SITE PLAN
EXISTING CONDITIONS
LANDSCAPING & PLANTINGS
COLOR & FINISHES
PAINT COLORS & MATERIALS
WINDOWS & DOORS
LIGHT FIXTURES
EXTERIOR RENDERINGS
DRAWING SET

PROJECT LOCATION | EXISTING SITE PLAN



EXISTING CONDITIONS



Corner View of project scope



Elevation View From Palafox St.



Elevation View From Garden St.

HISTORIC PHOTOS



LANDSCAPING & PLANTINGS

Site Landscaping consists of existing City owned & maintained street trees

EXTERIOR COLOR & FINISH SCHEDULE

ARCHITECTURAL ELEMENT	MANUFACTURER	COLOR
<i>Existing masonry including brick w/ cast stone trim to be cleaned & power washed</i>		
Existing stucco to receive new paint	Sherwin Williams	SW7069
New aluminum canopy and supports finish coating	TNEMEC	86BR Dark Bronze
New storefront w/ entry doors	Merritt Glass	Black to match existing
New decorative Bahama shutters finish coating	TNEMEC	35 GR Black
New scupper and downspout		Black to match storefront
Light Fixtures	Modern Forms	Black & Aged Brass

PAINT COLORS

Sherwin Williams Iron Ore SW 7069
Existing Stucco (street level only)



ALUMINUM CANOPY

TNEMEC Exterior Coating
86BR Dark Bronze



DARK BRONZE

86BR

ALUMINUM BAHAMA SHUTTERS

TNEMEC Exterior Coating
35GR Black



BLACK

35GR

STOREFRONT & ENTRY DOORS



By: Merritt Glass Company
Aluminum
Custom to match existing

LIGHT FIXTURES



By: Modern Forms
Dorne
BK/AB (Black & Aged Brass)
WS-W57018

EXTERIOR RENDERING



Corner view of project scope

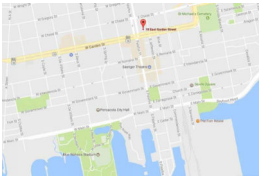


Garden Street facade

2 N PALAFOX SHELL WORK

EXTERIOR WORK REQUIRED FOR NEW RETAIL DEVELOPMENT

Pensacola, FL



VICINITY MAP



BUILDING DATA

APPLICABLE CODES:
2020 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE, 5TH EDITION

CONSTRUCTION TYPE:
TYPE IIB, UNPROTECTED, SPRINKLERED

OCCUPANCY CLASSIFICATION:
BUSINESS (B)

ZONED: C-3A (DOWNTOWN RETAIL COMMERCIAL)

FLOOD ZONE: X

BUILDING HEIGHT: ~37'-0"
NO. OF STORIES: 2

DEMOLISHED BUILDING FLOOR AREAS:
14,204 SF

ALLOWABLE FLOOR AREA:
PER FBC TABLE 503 18,000 SFT TOTAL

ALLOWABLE BUILDING HEIGHT:
55 FEET

PROJECT TEAM:

ARCHITECT OF RECORD:
J SCOTT SALLIS, AIA scott@dsalliss.com
DALRYMPLE | SALLIS ARCHITECTURE
501 E. GOVERNMENT ST.
PENSACOLA, FL 32502
(850) 470-4397

ELECTRICAL ENGINEERING:
JAMES TATONE
james@dalrymple.com
RUBY ENGINEERING, INC.
9401 GULF BEACH HIGHWAY
PENSACOLA, FL 32507
(850) 455-5540

MECHANICAL ENGINEERING:
JAY WELLS, PE
jwells@wengineering.com
WE ENGINEERING, INC.
213 S. BAYLEN ST.
PENSACOLA, FL 32502
(850) 929-9270

INDEX OF DRAWINGS

Sheet Number	Sheet Title	Rev. #
General		
G001	TITLE SHEET	1
L0101	LIFE SAFETY PLAN	1
Structural		
S101	PLANS AND ELEVATIONS	1
S021	DETAILS	1
Architectural		
A101	DEMOLITION FLOOR PLAN	1
A102	DEMOLITION ELEVATIONS AND 3D	1
A103	TRANSFORMING CEILING PLANS	1
A104	FIRST FLOOR PLAN	1
A105	ONE FLOOR PLAN, ROOF PLAN, RCP	1
A106	CORE DRILL PLAN	1
A107	SECTION ELEVATIONS	1
A108	BUILDING SECTIONS	1
A109	WALL SECTIONS	1
A110	ELEVATION ELEVATIONS & DETAILS	1
Fire Protection		
FP101	FIRE PROTECTION DEMOLITION PLAN	1
Plumbing		
PP101	PLUMBING DEMOLITION PLAN	1
Mechanical		
ME101	MECHANICAL DEMOLITION PLAN	1
Electrical		
E101	ELECTRICAL DEMOLITION PLAN	1

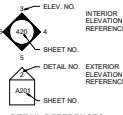
BID ALTERNATES

- DEMOLITION, NEW WORK, LABOR AND MATERIALS FOR LOWER TRANSOMS ABOVE EXISTING WINDOWS ALONG GARDEN ST.
- NEW STOREFRONT WINDOW ON PALAFOX
- REMOVE PLASTER ON NORTH SIDE OF DEMISING BRICK MASONRY WALL

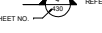
GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2020 EDITION.
- CONTRACTOR TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
- ALL REFERENCED STANDARDS REFER TO THE EDITION IN FORCE AT THE TIME THESE ARE ISSUED.
- CONTRACTOR TO REVIEW ALL CONTRACT DOCUMENTS, DIMENSIONS AND SITE CONDITIONS AND COORDINATE WITH FIELD DIMENSIONS AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES IN WRITING TO ARCHITECT. DO NOT CHANGE SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT OF RECORD.
- ANY DISCREPANCIES, OMISSIONS OR VARIATIONS NOTED IN THE CONSTRUCTION DOCUMENTS OR DISCOVERED DURING CONSTRUCTION SHALL BE IMMEDIATELY COMMUNICATED IN WRITING TO THE ARCHITECT FOR HIS REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSUMPTIONS OF CONSTRUCTION DOCUMENTS NOT REFERRED IN WRITING BY THE ARCHITECT OF RECORD.
- PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITIES FROM ALL DAMAGE. EACH CONTRACTOR SHALL PROTECT HIS WORK, ADJACENT PROPERTY AND THE PUBLIC. EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLIGENCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE DRAWINGS. USE DIMENSIONS.
- DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEVED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE RESOLVED BY THE ARCHITECT.
- PRODUCT SUBSTITUTION SHALL BE MADE SUBJECT TO FULL COMPLIANCE WITH THE CRITERIA NOTED HEREON. ANY SUCH SUBSTITUTION SHALL BE SUBJECT TO PRIOR APPROVAL BY THE DESIGN PROFESSIONAL AND THE LOCAL BUILDING AUTHORITY HAVING JURISDICTION.
- PRIOR TO COMMENCEMENT OF THE WORK, PROVIDE THE ARCHITECT WITH A PROVIDED SUBMITTAL SCHEDULE, ALLOWING A MINIMUM 14 BUSINESS DAYS FOR EACH SUBMITTAL REVIEW. NO EXTENSION OF THE CONTRACT TIME OR NOTICE IN THE CONTRACT. SUBMITTAL REVIEW WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
- COMPLY WITH 2020 FBC, RESIDENTIAL EDITION R901.2.1.2 FOR RESIDENTIAL WORK OR 2020 FBC, MIN. 1.2 FOR COMMERCIAL WORK REGARDING OPENING PROTECTION FOR R-3 OCCUPANCIES ONLY. OPTION TO PROVIDE FLORIDA PRODUCT APPROVED IMPACT RESISTANT GLAZING PRODUCT OR WIND LOAD APPROVED GLAZING PROTECTED WITH FLORIDA PRODUCT APPROVED OPENING PROTECTION SYSTEM. IF LATTER OPTION IS USED, PROVIDE 20 COPIES OF MARKED INSTALLATION INSTRUCTIONS FOR ANCHOR SIZE, SPACING, MOUNTING TYPE, ETC.

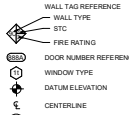
ELEVATION REFERENCES



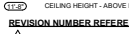
DETAIL REFERENCES



ANNOTATION REFERENCES



REVISION NUMBER REFERENCE



501 E. Government St.
Pensacola, FL 32502
P: 850.470.4397
F: 850.470.4397
www.dsalliss.com

THIS DOCUMENT IS THE PROPERTY OF DAIRYMP | SALLIS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DAIRYMP | SALLIS ARCHITECTURE.

CERTIFICATION

NOT FOR CONSTRUCTION

2 N PALAFOX SHELL WORK
Pensacola, FL

DRAWN BY: JSS CHECKED BY: JSS

DATE: 07-10-2024

REVISIONS

#	Description	Date
1	Pricing Rev 1	02/24/24
2	Pricing Rev 2	03/15/24
3	Historical Rev	05/13/24

SHEET TITLE:

TITLE SHEET

SHEET NO.:

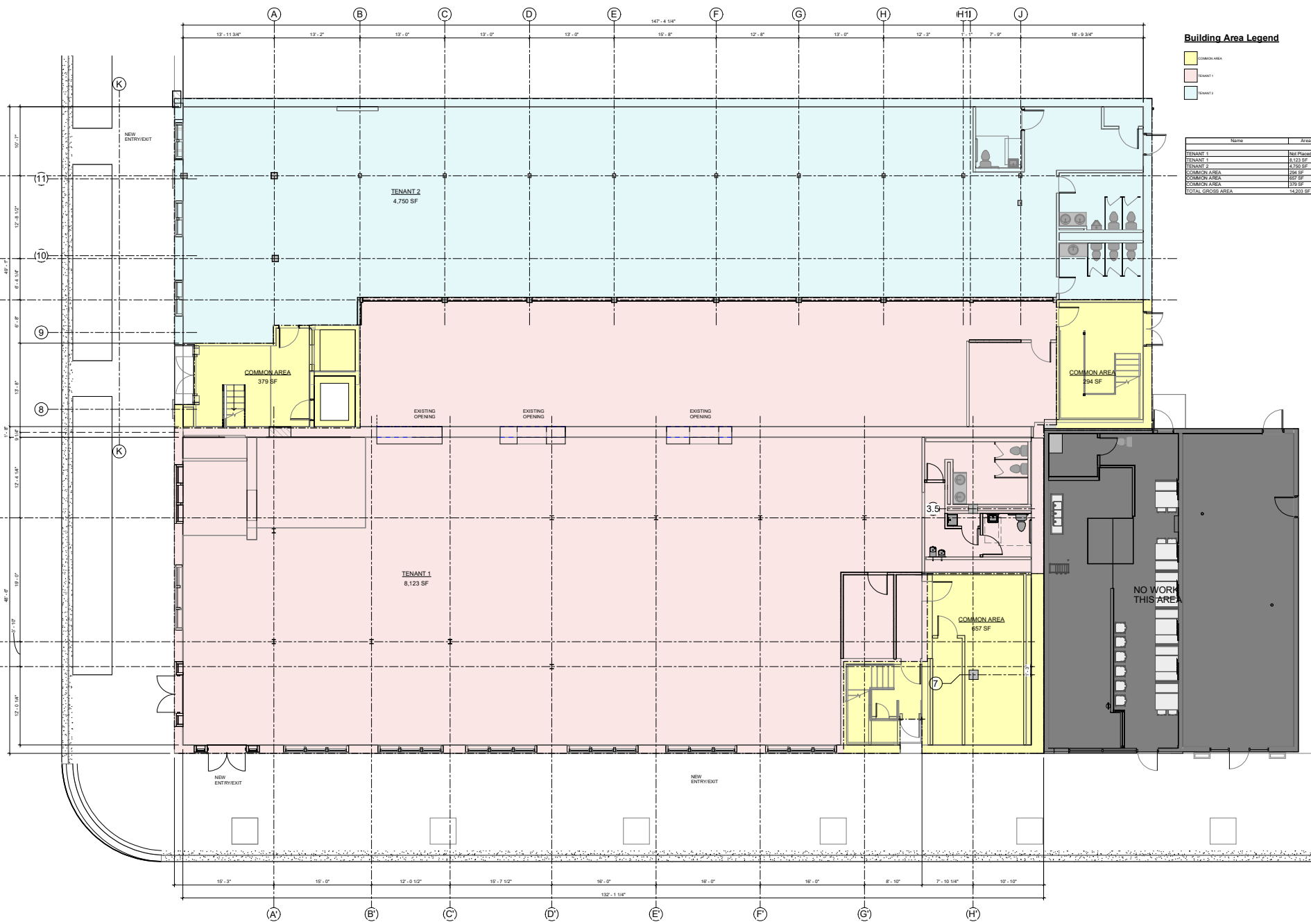
G001

PROJECT NO. 23073

Building Area Legend

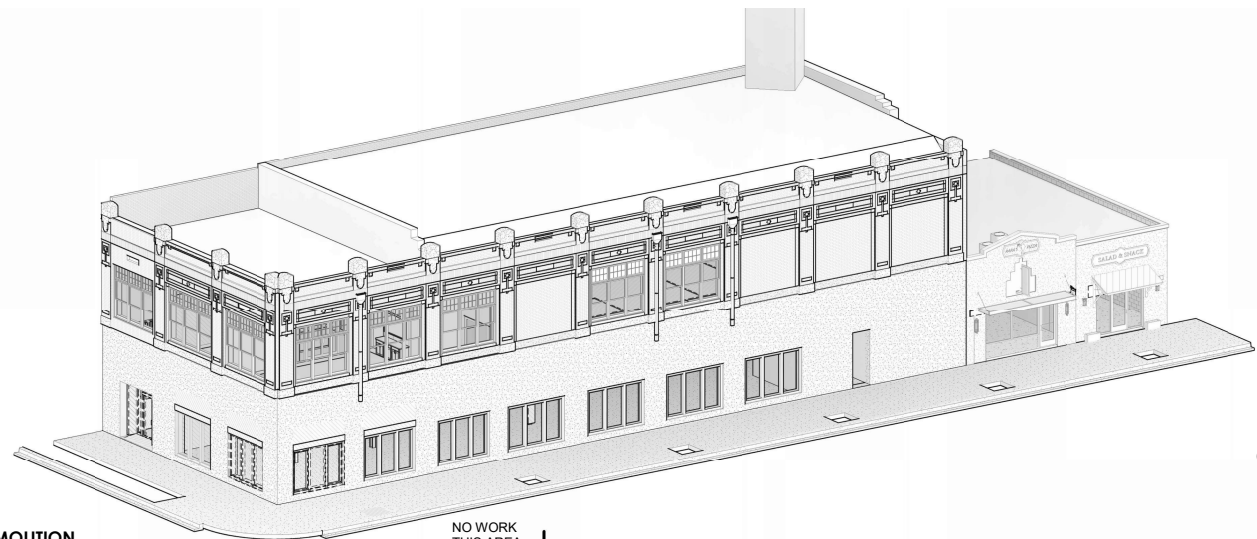
- COMMON AREA
- TENANT 1
- TENANT 2

Name	Area
TENANT 1	Not Placed
TENANT 1	8,123 SF
TENANT 2	4,750 SF
COMMON AREA	294 SF
COMMON AREA	379 SF
COMMON AREA	657 SF
TOTAL GROSS AREA	14,253 SF



1 FIRST FLOOR LEASABLE AREA PLAN
3/16" = 1'-0"



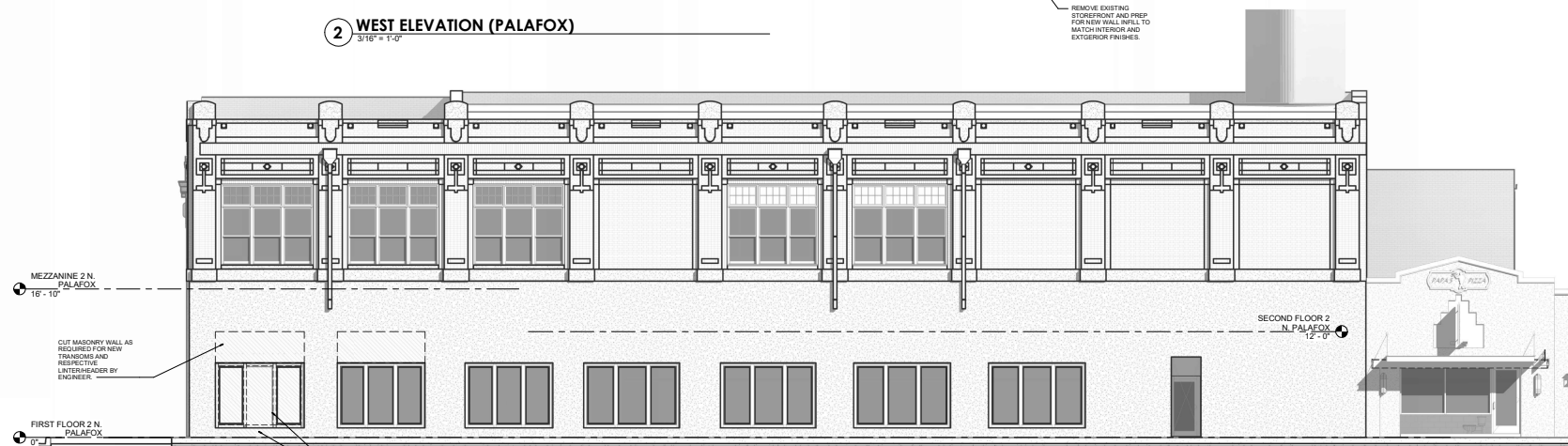


1 EXTERIOR DEMOLITION

NO WORK
THIS AREA



2 WEST ELEVATION (PALAFOX)
3/16" = 1'-0"



3 SOUTH ELEVATION (GARDEN)
3/16" = 1'-0"

DEMOLITION NOTES

1. GENERAL CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS BEFORE COMMENCING WORK.
2. DISCONNECT EXISTING UTILITIES AS REQUIRED FOR NEW WORK.
3. RECYCLE AS MUCH DEBRIS AND WASTE MATERIALS AS POSSIBLE. DISPOSE OF WASTE OFF SITE.
4. REMOVE ALL FINISHES - GWS, PLASTER, BRICK, FIRE BRICK, ON ALL EXISTING STEEL OR WOOD COLUMNS. EXPOSE STRUCTURE.
5. REMOVE ALL EXISTING MECHANICAL EQUIPMENT & DUCTWORK AND DIFFUSERS. SALVAGE WATER SOURCE HEAT PUMPS AT OWNERS DIRECTION.
6. REMOVE EXISTING LIGHTING FIXTURES, POWER RECEPTACLES AND RESPECTIVE CONDUIT. SEPARATE FIRE ALARM EQUIPMENT ON THIS FLOOR AND TERMINATE AT PANEL FOR DEMOLITION.
7. FIRE PROTECTION SYSTEM PIPE AND HEADS TO REMAIN AT THIS TIME. FUTURE FIRE PROTECTION SYSTEM DEMOLITION TO OCCUR WHEN TENANT LAYOUT IS CONFIRMED.
8. REMOVE ALL FLOOR FINISHES.
9. REMOVE BRANCH CIRCUIT WIRING ASSOCIATED WITH WALLS, CEILING OR FLOORING TO BE DEMOLISHED BACK TO NEAREST CONDUIT LOCATION. ALL EXISTING BRANCH CIRCUITS THAT REMAIN SHALL BE MADE ELECTRICALLY SAFE BY DE-ENERGIZATION WITH LOCK-OUT/TAG-OUT DEVICES OR WITHIN LISTED ENCLOSURES.
11. PERFORM NO EXTERIOR DEMOLITION WORK. EXTERIOR DEMOLITION WORK TO BE UNDER SEPARATE CONTRACT AND AFTER AIA APPROVAL.
12. CONTRACTOR TO SCOPE EXISTING ROOF DRAINS AND VERIFY PATH / TERMINATION.



503 E. Government St.
Pensacola, FL 32502
P: 850.470.4397
F: 850.470.4397
www.dsaii.com

ALL DOCUMENTS ARE THE PROPERTY OF DS
NO PART OF THIS DOCUMENT SHALL BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING
FROM DS.

CERTIFICATION

NOT FOR
CONSTRUCTION

2 N PALAFOX SHELL WORK
Pensacola, FL

DRAWN BY: JSS
CHECKED BY: JSS

DATE: 07-10-2024

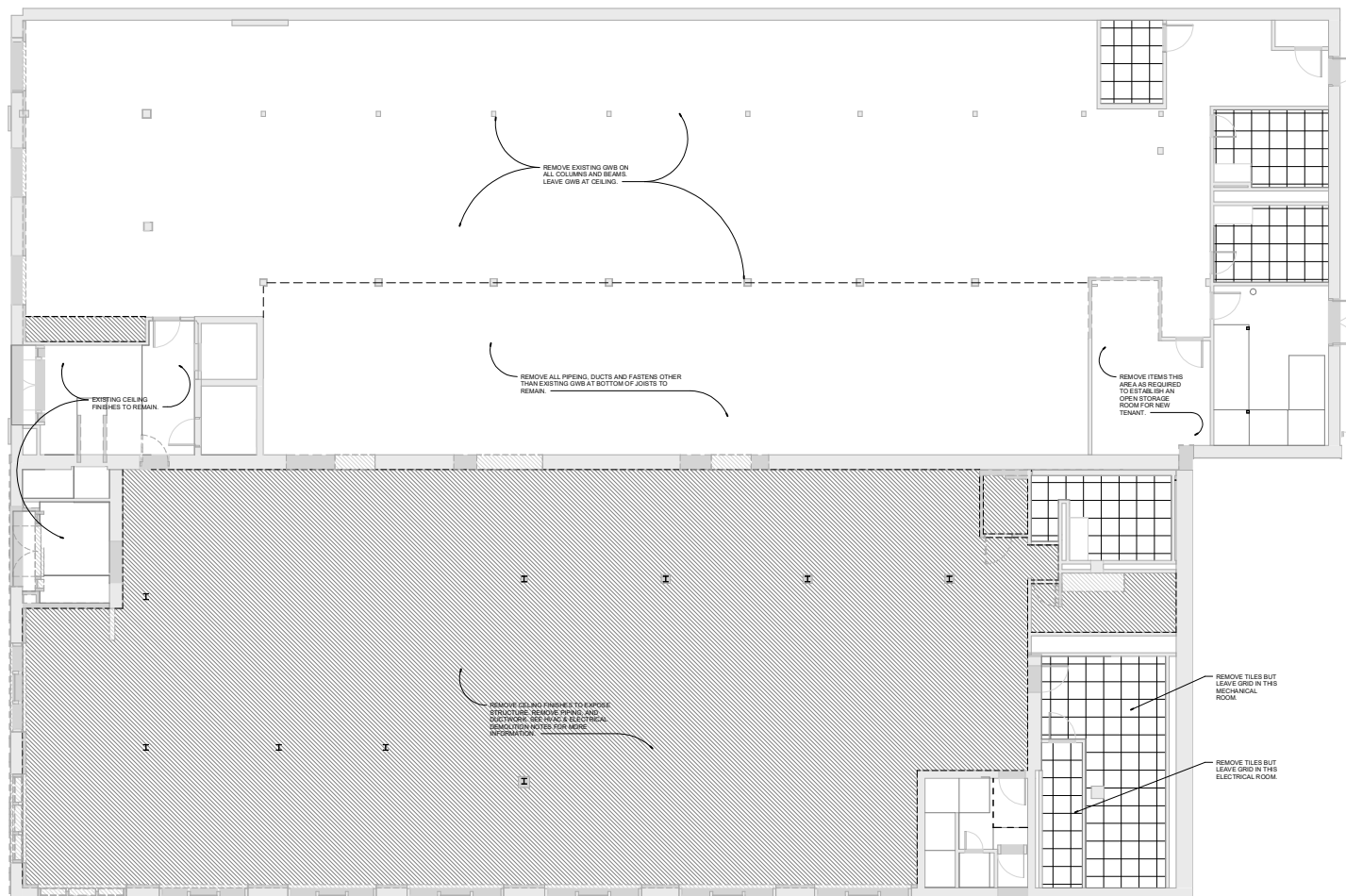
REVISIONS
Description Date
1 Pricing Rev 1 02/26/24

SHEET TITLE:
DEMOLITION
CEILING
PLANS

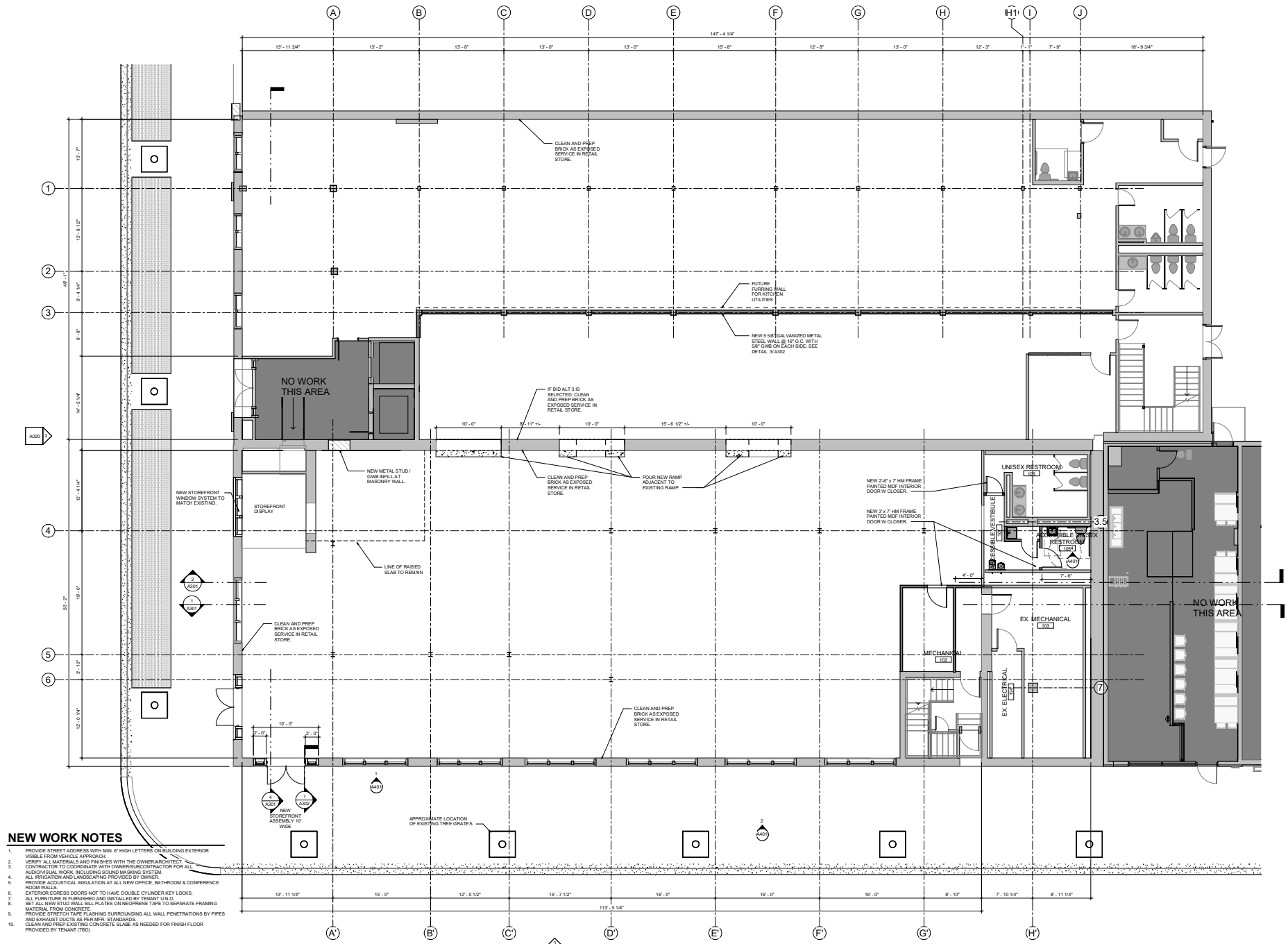
SHEET NO.:

A030

PROJECT NO:
230713



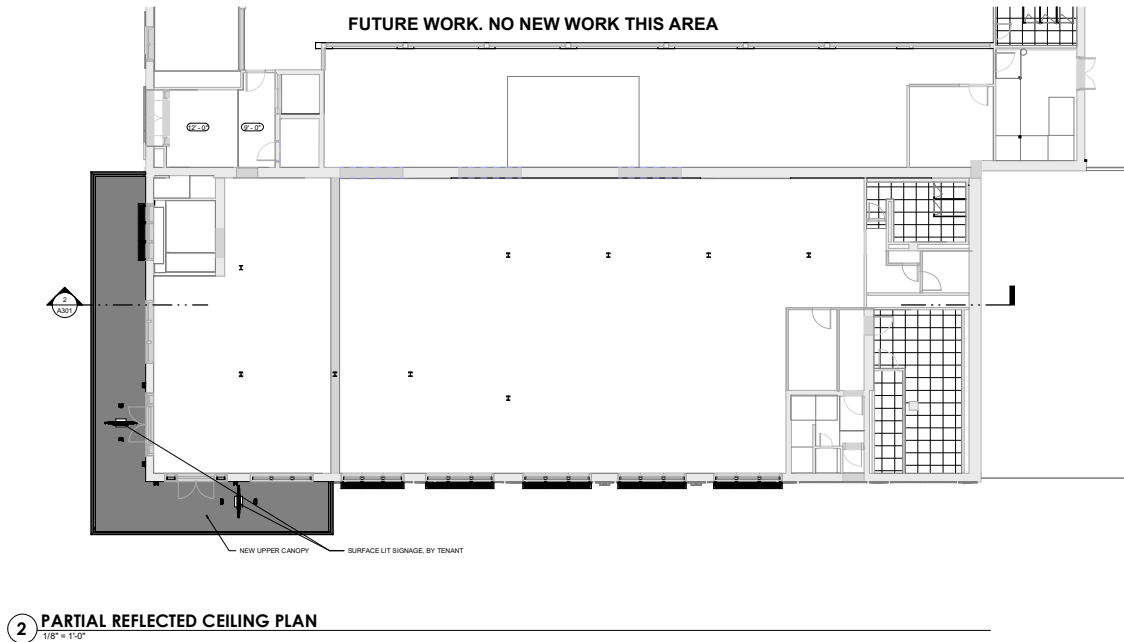
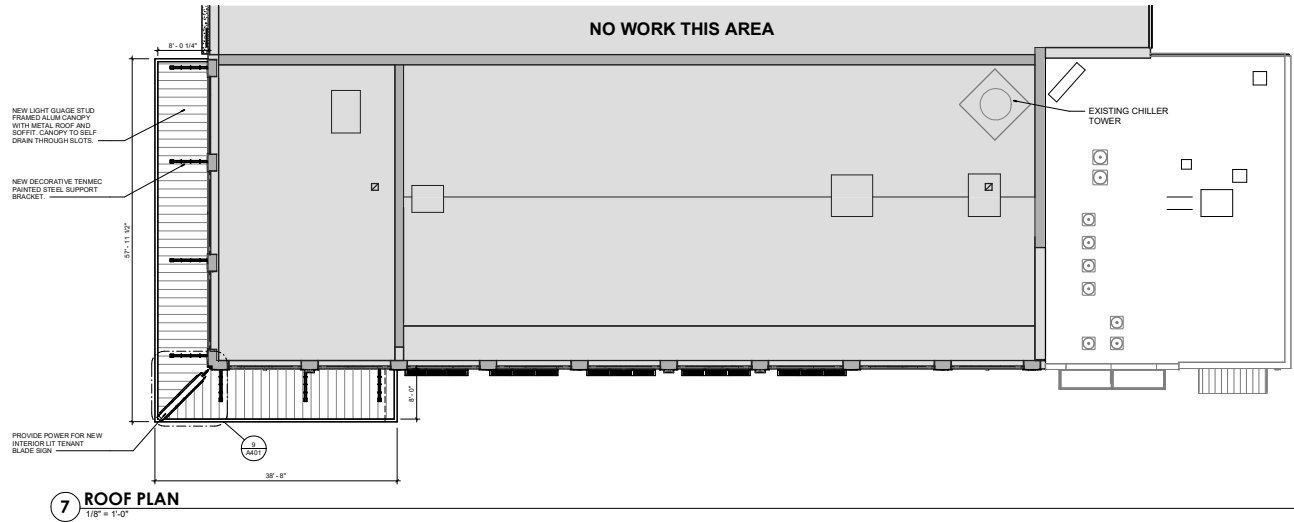
1 FIRST FLOOR REFLECTED CEILING DEMOLITION PLAN
3/16" = 1'-0"



NEW WORK NOTES

1. PROVIDE STREET ADDRESS WITH MIN. 4" HIGH LETTERS ON BUILDING EXTERIOR VISIBLE FROM VEHICLE APPROACH.
2. VERIFY ALL MATERIALS AND FINISHES WITH THE OWNER/ARCHITECT. CONTRACTOR TO COORDINATE WITH OWNER/CONTRACTOR FOR ALL.
3. AUDIOVISUAL WORK, INCLUDING SOUND MIXING SYSTEM.
4. ALL IRRIGATION AND LANDSCAPING PROVIDED BY OWNER.
5. PROVIDE ACoustical INSULATION AT ALL NEW OFFICE, BATHROOM & CONFERENCE ROOM WALLS.
6. EXTERIOR EGRESS DOORS NOT TO HAVE DOUBLE CYLINDER KEY LOCKS.
7. ALL FURNITURE IS FURNISHED AND INSTALLED BY TENANT (TWO).
8. SET ALL NEW STUD WALL SILL PLATES ON NEOPRENE TAPE TO SEPARATE FRAMING MATERIAL FROM CONCRETE.
9. PROVIDE STRETCH TAPE FLASHING SURROUNDING ALL WALL PENETRATIONS BY PIPES AND EXHAUST OUTLETS AS PER MFR. STANDARDS.
10. CLEAN AND PREP EXISTING CONCRETE SLAB AS NEEDED FOR FINISH FLOOR PROVIDED BY TENANT (TWO).

1 OVERALL FIRST FLOOR PLAN
3/16" = 1'-0"





dairymple | salis
architecture

503 E. Government St.
Pensacola, FL 32502
P: 850.470.4397
F: 850.470.4397
www.dsaa.com

THIS DOCUMENT IS THE PROPERTY OF dsaa AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM dsaa.

CERTIFICATION

NOT FOR CONSTRUCTION

2 N PALAFOX SHELL WORK

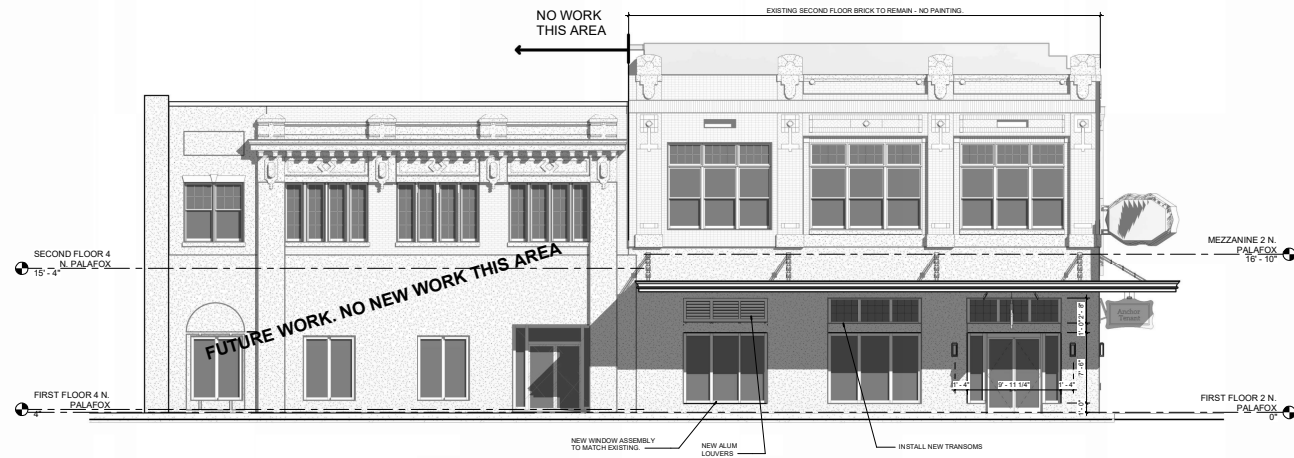
Pensacola, FL

DRAWN BY: JSS		CHECKED BY: JSS	
ISSUE DATE: 07-10-2024			
REVISIONS	#	Description	Date
	1	Pricing Rev 1	05/26/24
	3	Hot/Moon Rev	05/13/24

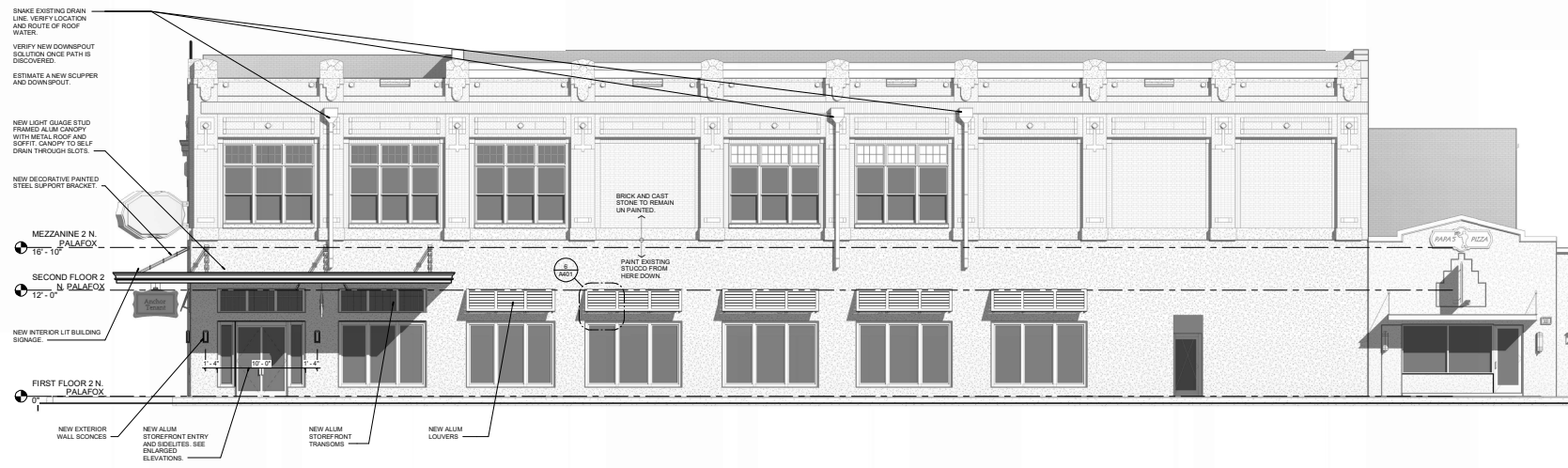
SHEET TITLE:
2nd FLR PLAN,
ROOF PLAN,
RCP

SHEET NO.:
A102

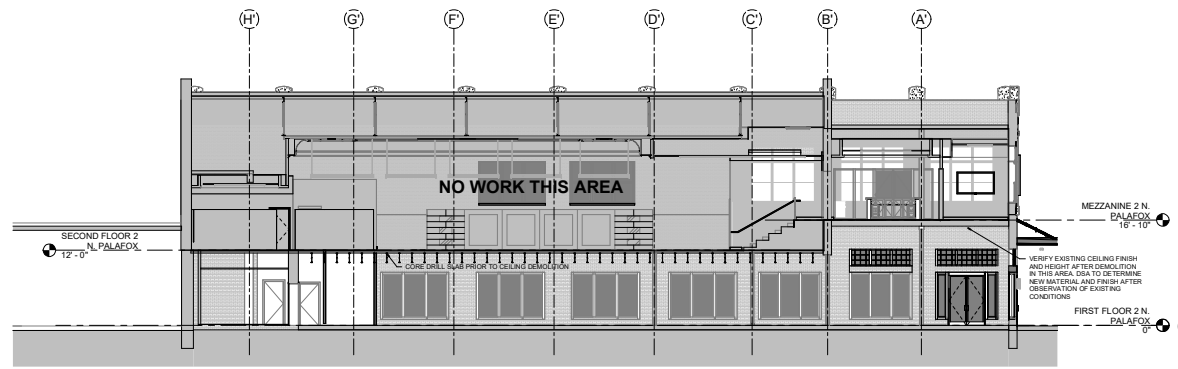
PROJECT NO.:
230713



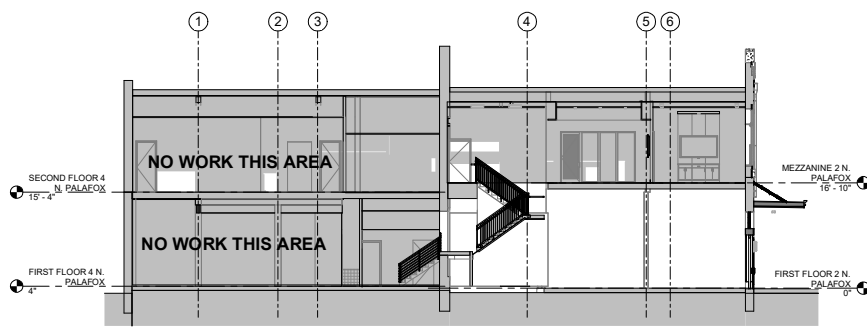
1 WEST ELEVATION (PALAFOX)
3/16" = 1'-0"



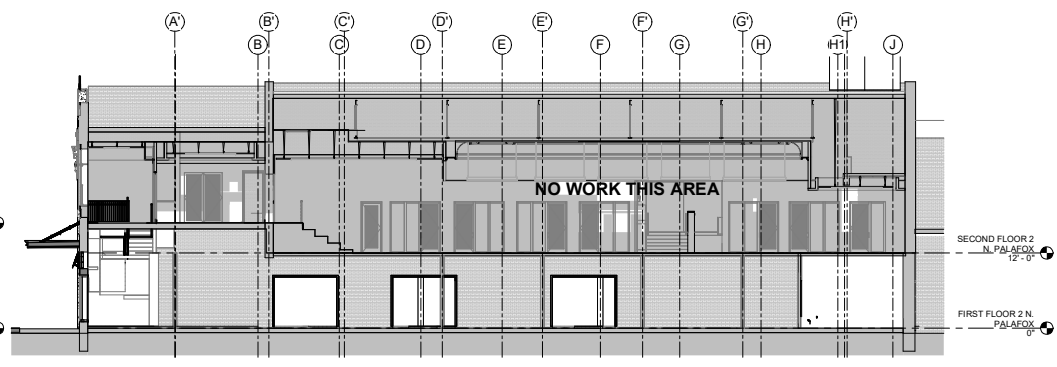
2 SOUTH ELEVATION (GARDEN)
3/16" = 1'-0"



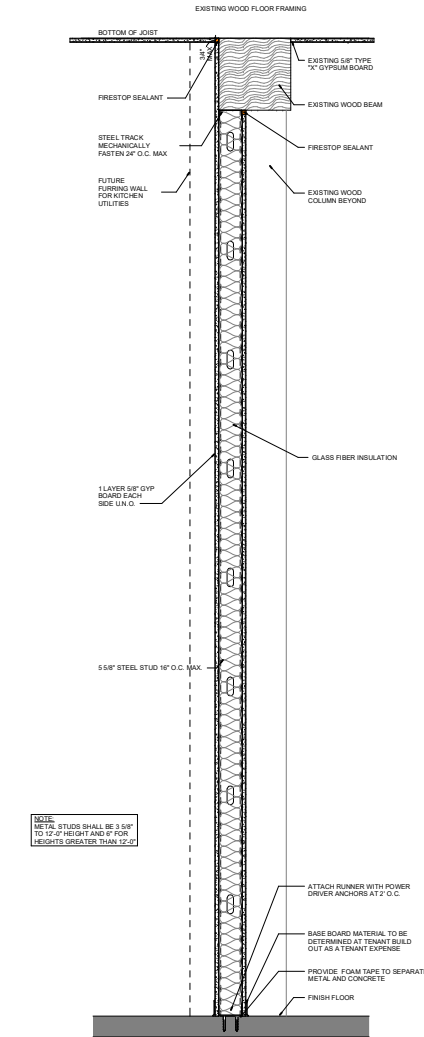
1 BUILDING SECTION 4
1/8" = 1'-0"



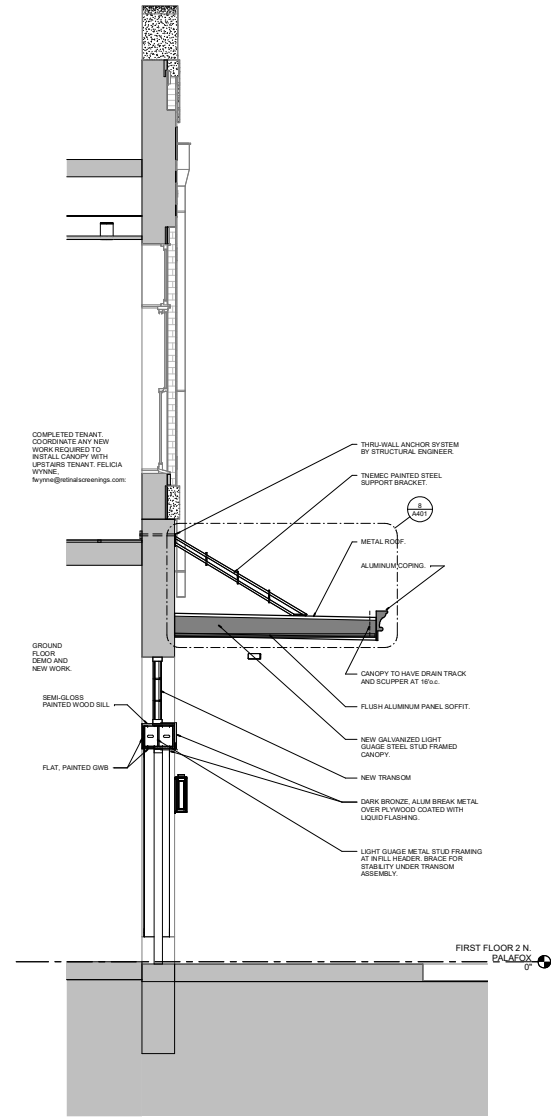
4 BUILDING SECTION 3
1/8" = 1'-0"



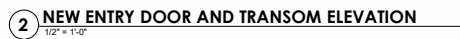
2 BUILDING SECTION 2
1/8" = 1'-0"



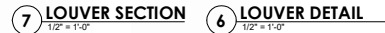
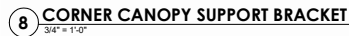
3 TYPICAL PARTITION WALL
1 1/2" = 1'-0"



1 WALL SECTION AT SOUTH CANOPY
1/2" = 1'-0"



1. CONTRACTOR TO FIELD VERIFY OPENING MEASUREMENTS PRIOR TO ORDERING.
2. MILLION FINISH TO BE HIGH-PERFORMANCE ORGANIC TWO COAT FLUOROPOLYMER SYSTEM, COLOR AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
3. ACCEPTABLE MANUFACTURERS: KAWNEER, CORAL INDUSTRIES, OLDCASTLE, OR ARCHITECT-APPROVED EQUAL.
4. PROVIDE TEMPERED SAFETY GLAZING AT ALL PANES.





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-718

Architectural Review Board

8/15/2024

LEGISLATIVE ACTION ITEM

SUBJECT:

400 Blk W. Wright Street
Belmont-DeVilliers / Zone C-2 / 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 association with the lives of persons potentially significant in our local past. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Recommended Code Sections:

Sec. 12-11-5(5) Historic Building Demolition Review Ordinance.

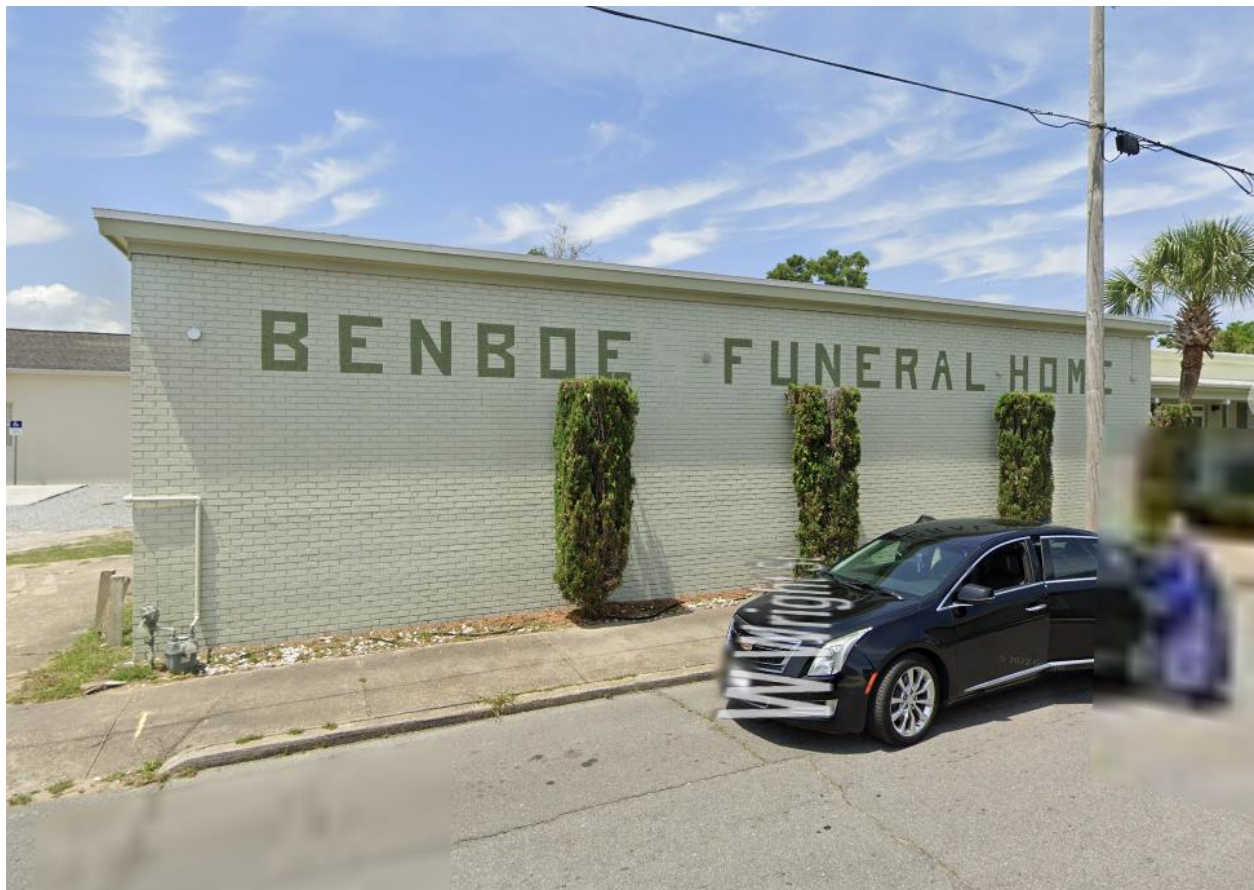
Sec. 12-11-5(5)e.3. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining significance.

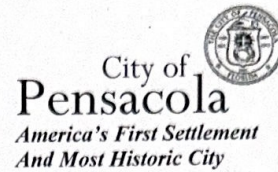
Sec. 12-11-5(5)e.4. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining that building is subject to demolition delay.

ATTACHMENTS:

1. Images
2. 400 Blk W. Wright Street_ARB_historic structure demolition application

400 Blk W. Wright Street





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

PARCEL ID: 000S009010001004

Application Date: 7-18-24

Project Address:

400 BLK W WRIGHT ST

Applicant:

BENBOA HEIGHTS LLC

Applicant's Address:

5051 GRANDE DRIVE FB, PENSACOLA FL 32504

Email:

GENNDANEV@gmail.com

Phone: 850 384 6360

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

Daniel Benboe

(Office Use)

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

Construction Year:

ca. 1951; ESCPA indicates vacant but structure is contiguous with 416 W. Wright Street

Current Use:

vacant commercial zone C-2

Ownership History:

Benboe, Daniel & Zoya Phillips (2014-present); Benboe, Daniel L. (1983-2014); Robinson, Dorothy (?-1984); no further ESCPA records

Meets NRHP criteria:

Notes:

materials - wood frame, concrete block, no windows, flat roof

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.

Adrienne J. Walker

ARB Secretary Signature

7/25/2024

Date

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

Comments: _____

Architect Signature / Date

Rose Paiter

7/25/2024

UWFHT Representative Signature / Date

Comments: _____

Send to ARB for review. Connected to adjacent building of significance with an active demo delay

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

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



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

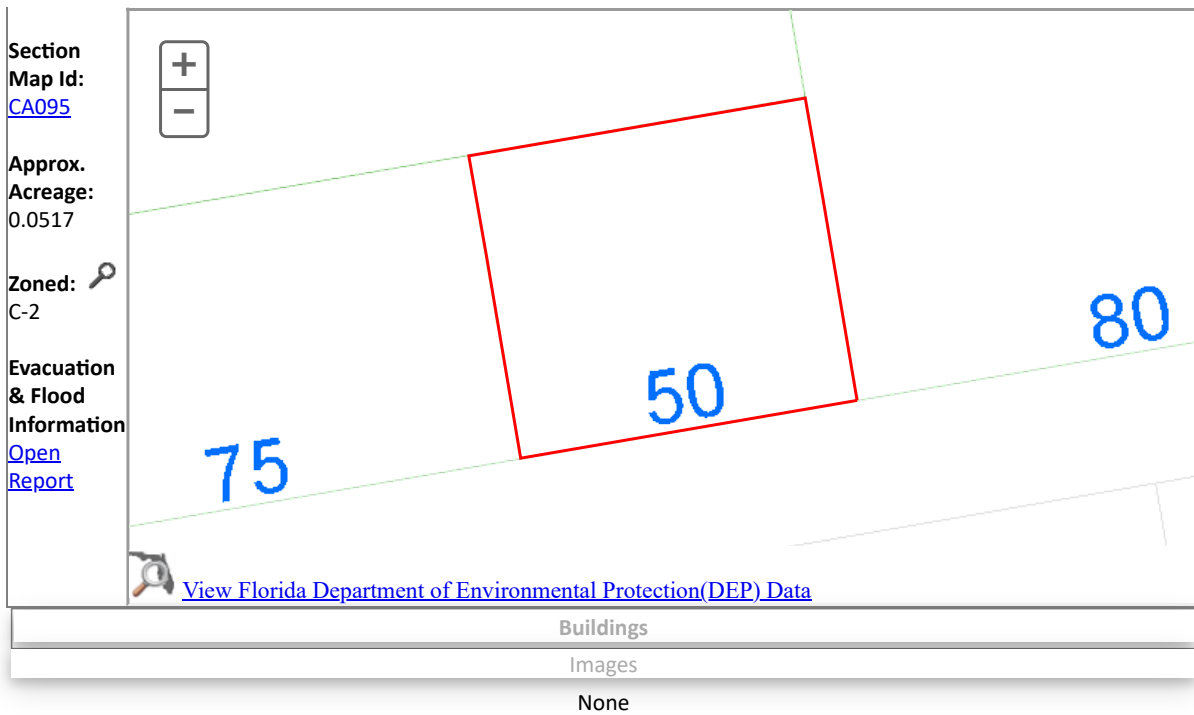
Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

Printer Friendly Version

General Information Parcel ID: 000S009010001004 Account: 130955000 Owners: BENBOE DANIEL L II 1/2 INT & WEBSTER PHILLIPS ZOYA 1/2 INT Mail: PO BOX 12681 PENSACOLA, FL 32591 Situs: 400 BLK W WRIGHT ST 32501 Use Code: VACANT COMMERCIAL Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$30,375</td> <td>\$0</td> <td>\$30,375</td> <td>\$21,920</td> </tr> <tr> <td>2022</td> <td>\$30,375</td> <td>\$0</td> <td>\$30,375</td> <td>\$19,928</td> </tr> <tr> <td>2021</td> <td>\$30,375</td> <td>\$0</td> <td>\$30,375</td> <td>\$18,117</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage						Year	Land	Imprv	Total	Cap Val	2023	\$30,375	\$0	\$30,375	\$21,920	2022	\$30,375	\$0	\$30,375	\$19,928	2021	\$30,375	\$0	\$30,375	\$18,117																												
Year	Land	Imprv	Total	Cap Val																																																							
2023	\$30,375	\$0	\$30,375	\$21,920																																																							
2022	\$30,375	\$0	\$30,375	\$19,928																																																							
2021	\$30,375	\$0	\$30,375	\$18,117																																																							
Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/04/2014</td> <td>7143</td> <td>924</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>09/27/2013</td> <td>7081</td> <td>259</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>09/24/2013</td> <td>7080</td> <td>386</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>07/09/2013</td> <td>7044</td> <td>349</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>10/1983</td> <td>1900</td> <td>985</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>09/1983</td> <td>1830</td> <td>945</td> <td>\$900</td> <td>QC</td> <td></td> </tr> <tr> <td>02/1979</td> <td>1297</td> <td>853</td> <td>\$30,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/04/2014	7143	924	\$100	CJ		09/27/2013	7081	259	\$100	OT		09/24/2013	7080	386	\$100	CJ		07/09/2013	7044	349	\$100	CJ		10/1983	1900	985	\$100	WD		09/1983	1830	945	\$900	QC		02/1979	1297	853	\$30,000	WD		2023 Certified Roll Exemptions None Legal Description E 50 FT OF LT 1 AND E 50 FT OF S 1/2 OF LT 2 BLK 4 WEST KING TRACT BELMONT NUMBERING OR 7044 P 349 OR 7080 P 386... Extra Features None					
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																						
03/04/2014	7143	924	\$100	CJ																																																							
09/27/2013	7081	259	\$100	OT																																																							
09/24/2013	7080	386	\$100	CJ																																																							
07/09/2013	7044	349	\$100	CJ																																																							
10/1983	1900	985	\$100	WD																																																							
09/1983	1830	945	\$900	QC																																																							
02/1979	1297	853	\$30,000	WD																																																							
Parcel Information						Launch Interactive Map																																																					



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

Last Updated:07/25/2024 (tc.3531)

400 Blk W. Wright Street



