



City of Pensacola

Architectural Review Board

Agenda

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

November 16, 2023, 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. 23-929 ARCHITECTURAL REVIEW BOARD MEETING MINUTES

Attachments: ARB minutes_10-19-23

OPEN FORUM

NEW BUSINESS

2. 23-930 255 W. BRAINERD STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A NON-CONTRIBUTING STRUCTURE

Attachments: Images
Application and Materials

3. 23-931 521 N. ALCANIZ STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY COUNCIL
DISTRICT 6
CHANGE OF WINDOWS AT A NON-CONTRIBUTING STRUCTURE

Attachments: Images
Application and Materials_10-26-23

4. 23-932 9 W. DE SOTO STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 & PR-1AAA / CITY
COUNCIL DISTRICT 6
EXTERIOR ALTERATIONS AT A CONTRIBUTING STRUCTURE

Attachments: Florida Master Site File Form

Images
Application and Materials

5. 23-933 600 E. BELMONT STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY
COUNCIL DISTRICT 6
CHANGE OF WINDOWS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
Application and Materials

6. 23-934 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW FOR A NEW HOTEL DEVELOPMENT

Attachments: *Images*
Application and Materials

7. 23-935 18 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
DEMOLITION OF A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
Application and Materials

8. 23-936 18 E. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL REVIEW FOR NEW COMMERCIAL DEVELOPMENT

Attachments: *Images*
Application and Materials

9. 23-937 1301 N. PALAFOX STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PC-1 & PR-2 / CITY
COUNCIL DISTRICT 6
NEW WINDOWS AT A CONTRIBUTING STRUCTURE

Attachments: *Florida Master Site File Form*
Images
Application and Materials_10-30-23

10. 23-938 400 S. JEFFERSON STREET

PENSACOLA HISTORIC DISTRICT / ZONE HC-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW FOR A NEW ROOFTOP VENUE AT A CONTRIBUTING
STRUCTURE

Attachments: *Florida Master Site File Form*
 Images
 Application and Materials

ADJOURNMENT

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-929

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

Architectural Review Board Meeting Minutes

SUMMARY:

Architectural Review Board meeting minutes from October 19, 2023.

ATTACHMENTS:

1. ARB minutes_10-19-23



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

October 19, 2023

MEMBERS PRESENT: Board Member Mead, Board Member Ramos, Board Member Spencer, Board Member Fogarty, Board Member Courtney, Advisor Pristera

MEMBERS ABSENT: Chairperson Salter, Board Member Yee

STAFF PRESENT: Assistant Planning & Zoning Division Manager Harding, Digital Media Specialist Russo, Historic Preservation Planner Walker

STAFF VIRTUAL: Development Services Director Morris, Development Services Coordinator Statler

OTHERS PRESENT: Tammy Jeppesen, Raymond Tedrick, Zach Lindemann, Jeanne Hagan, Meredith Jones, Brent Guilbeau, Samantha Garrett

CALL TO ORDER / QUORUM PRESENT

Vice Chair Mead called the meeting to order at 2:00 p.m. with a quorum present. Assistant City Clerk Tice administered the oath for reappointments of Vice Chair Mead and Board Member Courtney, and new appointment for Board Member Spencer. Chairperson Salter was re-elected as Chairperson, and Board Member Mead was re-elected as Vice Chairperson.

OPEN FORUM

Ms. Jeanne Hagan of 404 E. Jackson Street in the Old East Hill Preservation District spoke about concerns over a fence recently constructed at her neighboring property, 400 E. Jackson Street, that was approved by the ARB and planning. Ms. Hagan is concerned that the 5 ft. tall portion of the fence obstructs their vehicles when backing out of the driveway on E. Jackson Street and obstructs their view of the other houses on the street. Vice Chair Mead noted that the ARB's jurisdiction is for architectural appropriateness only and requested staff to look into this matter. Assistant Planning & Zoning Division Manager Harding noted the fence was approved and the 8ft. section is allowed between residential and commercial properties, but code enforcement will be asked to take a look at it.

NEW BUSINESS

Item 4 375 W. Lloyd Street NHPD / Zone PR-1AA, City Council District 6 Replacement Windows and Doors at a Non-Contributing Structure

Action Taken: Approved.

New South Window Solutions is seeking approval to replace fifteen picture and horizontal roller windows that are all aluminum except for one wood and one vinyl window and to replace two exterior wood doors. The applicant is proposing Model 9550 vinyl replacement windows and two smooth six-panel fiberglass white doors.

Raymond Tedrick, New South Window Solutions installation manager; Tammy Jeppeson, New South Window Solutions permit coordinator; and Meredith Jones, homeowner, presented to the board. Mr. Tedrick noted the proposal is for high impact vinyl energy efficient windows. Vice Chair Mead asked staff for the board's scope of review since the structure is non-contributing with different standards than contributing structures, particularly with respect to vinyl, which is usually a subject of concern, but that may be different for non-contributing structures. Historic Preservation Planner Walker answered that is correct because the structure is non-contributing and the code does not specify materials in this case so it is up to the board discretion whether they find the material to be appropriate or not. Vice Chair Mead noted the North Hill Preservation Association submitted comments that while vinyl windows are not typically approved because it is non-contributing, they will support the ARB's decision. Ms. Jones noted that none of the windows or doors are wood framed. They were replaced some time in the 1970s with metal frames with composite wood added at some point. Advisor Pristera noted no concern for the historical nature of the home and that window sizes are being maintained and only some of the patterns are changing. Ms. Jones noted the horizontal rolling windows were chosen for cost purposes. Mr. Tedrick shared a corner cut of a single hung window indicating the thickness of the window and flanged edge. Advisor Pristera asked where the window will sit in the opening. Mr. Tedrick said the new windows will sit where the existing windows are.

Board Member Fogarty made a motion to approve the application. Board Member Spencer seconded the motion and it carried 5-0.

Historic Preservation Planner noted the approval of minutes was skipped.

APPROVAL OF MINUTES

Board Member Ramos made a motion to approve the September 21, 2023, minutes, seconded by Board Member Fogarty, and it carried 5-0.

Item 5 419 W. De Soto Street NHPD / Zone PR-1AAA, City Council District 6 Rear Yard Improvements at a Non-Contributing Structure.

Action Taken: Approved.

Jennifer Solarski is seeking approval to install a 10 x 20 ft. gunite swimming pool surrounded by paver decking in the rear yard of a non-contributing structure.

Ms. Solarski presented to the board. Advisor Pristera had no concerns since the rear yard is fenced. Board Member Ramos asked the applicant if they generator was existing. Ms. Solarski answered yes.

Board Member Spencer made a motion to approve. Board Member Courtney seconded the

motion and it carried 5-0.

Item 6 1413 N. Spring Street NHPD / Zone PR-1AAA, City Council District 6
Front Yard Improvements at a Non-Contributing Structure
Action Taken: Approved with abbreviated review required.

Zach and Kari Lindemann are seeking approval to widen their current 11 ft. driveway to approximately 24 feet wide and to add a 3.5 ft. wide walk-up to match the existing in the city right of way.

Zach Lindemann presented to the board. Mr. Lindemann noted they need to add parking and the original hope was a circular drive but in speaking with city staff, the property is not large enough to be code compliant with two curb cuts. What is proposed is a second iteration and Mr. Lindemann is open to suggestions from the board. Mr. Lindemann clarified the existing driveway is a standard single load driveway. The hope is to have two cars side by side at the house and the end of driveway. Vice Chair Mead asked staff if the board has jurisdiction over the curb cut(s) and does the curb cut precede the board's decision or is it something that the board's decision is a condition of. Historic Preservation Planner answered the curb cut is city right of way and is not under ARB jurisdiction. The applicant communicated with the city engineering department about the current proposal and engineering was ok with it since the maximum driveway and curb cut width is 24 feet which is what is being proposed.

Mr. Lindemann provided handouts depicting several comparable driveways in the North Hill area and an alternative example. Board Member Spencer asked for clarification on the applicant's preference for a circular drive. Mr. Lindemann answered yes, he prefers a circular drive but does not have 42 feet between curb cuts to be code compliant. Historic Preservation Planner Walker noted per Sec. 12-3-121(c)(1)a.5. the minimum distance between two curb cuts on one property is 42 feet and after speaking with engineering it was determined that a circular drive would not be code compliant. The applicant noted a circular drive would look better. Board Member Spencer agreed and asked how close the applicant is to achieving the 42 feet between curb cuts. Vice Chair Mead noted 62 feet is required to meet code.

Board Member Spencer stated he prefers the two driveway cuts and asked planning staff the process for an applicant to obtain those results. Vice Chair Mead noted an example of a circular driveway on Reus Street at new construction in the block south of Strong Street. Board Member Spencer noted half of the lot will be the width of the driveway. Mr. Lindemann noted he asked if the circle drive was a possibility without a second curb cut and just drive over the right of way. Vice Chair Mead answered the city code does not contemplate driving over curbs except for incidental use, not as a regular manner. Assistant Planning & Zoning Division Manager Harding noted the code section driving the discussion is Sec. 12-3-121(c)(1)a., in subsection c, it states except where specific approval is granted by the city engineer and planning services department due to unique and peculiar circumstances or needs resulting from the size, configuration or location of a site requiring a modification of the standards as set forth below. The modification could be presented to engineering and planning services so long as the board approves that there is a hardship. Vice Chair Mead noted it is not a variance, but close to it. Vice Chair asked the applicant if he would entertain Board Member Spencer suggestion of recommending two curb cuts if engineering would approve it under the standards that were cited by staff. Mr. Lindemann answered yes and noted that the west side of Spring Street is no parking, meaning their other vehicles have to park across Spring Street. With small children, it is not ideal. Assistant Planning & Zoning Division Manager Harding suggested if the board does determine a hardship, the board might want to entertain an

alternative in case engineering looks at the minutes and the motion and determines a hardship for aesthetic but not transportation needs and facilities.

Vice Chair Mead noted that North Hill has no objection to the request as provided but were not sure if the applicant had addressed the possibility of the original circular request. If the wider curb cannot be approved, then North Hill suggests flaring out from the original drive entrance to a wider parking area in the yard. Board Member Courtney asked about permeable pavers. Mr. Lindemann answered he brought an example of permeable pavers as an alternative and is open to it. The original idea was to do permeable pavers on either side of the existing driveway, but the applicant felt the board may view it as choppy. Board Member Ramos asked if the applicant is open to North Hill's suggestion to flare out after the curb cut. Mr. Lindemann answered if it is possible, he's open to it and is open to modifying the dimensions for two cars to easily back out of the driveway.

The original circular driveway plan was depicted on the screen. Board Member Courtney noted she would support that design if it was possible. Board Member Fogarty suggested permeable pavers to the left of the existing driveway in a perpendicular fashion. Mr. Lindemann noted he was open to using the pavers. Board Member Spencer noted the back out space is not adequate for Board Member Fogarty's suggestion. Board Member Ramos commented the circular driveway proposal is better than what code allows, allowing the single car garage, removing the extra concrete, and creating a nice visitor, circular driveway. There is a hardship since the applicant cannot park on their side of the street. Vice Chair agreed that the hardship was created by the city and not the applicant. Vice Chair Mead asked if the existing drive will be removed with the widened option or will concrete just be added. The applicant answered the curved portion of sidewalk will be removed for one, new concrete slab. Assistant Planning & Zoning Division Manager Harding noted that he communicated with engineering who is willing to entertain a variation if the board approves it.

Board Member Spencer made a motion for the board to approve a circular-type drive that will require an additional curb cut for North Spring Street as has been presented to the board.

Board Member Spencer deferred to Vice Chair Mead to adjust language or utilize the term variance. Vice Chair Mead answered based on the code provision, it is not a formal variance in the terms the board typically sees. It is simply a provision for variation by the engineering department if the board were to approve it otherwise. Vice Chair Mead asked the Board Member Spencer to entertain an amendment to add, subject to approval of the final configuration by engineering and planning.

Board Member Spencer accepted the amendment. Board Member Courtney seconded the motion.

Assistant Planning & Zoning Division Manager Harding noted that engineering will be consulted about the deviation before it comes back to the board for abbreviated review. Board Member Spencer clarified to the applicant that the abbreviated review process does not require a full board meeting and is an expedited process.

The motion and second carried 5-0.

Item 7 816 E. Belmont Street OEHPD / Zone OEHC-2, City Council District 6
Exterior Alterations at a Non-Contributing Structure
Action Taken: Approved.

Dalrymple Sallis Architecture is seeking approval for the addition of an exterior stair, door, and window at a non-contributing structure. The stair will be composed of cumaru decking with a powder-coated aluminum rail and the four panel door and vinyl clad wood window will match existing.

Dean Dalrymple presented to the board. Board Members Spencer, Courtney, and Vice Chair Mead complimented the proposal.

Board Member Ramos made a motion to approve the application as submitted. Board Member Spencer seconded, and it carried 5-0.

**Item 8 97 S. Spring Street PHBD & GCD/ Zone C-2 & C-2A/ City Council
District 6**

Height Change for Previously Approved Condo Development

Action Taken: Approved.

Bearing Point Properties, LLC is seeking approval to increase the previously approved Waverly Condo development from seven to nine floors with the previously approved rooftop terrace. The new proposed height is 103 feet, measured from the lowest habitable floor to the main roof. The structure is set back from the Romana Street frontage ranging between 9 feet 8 inches to 8 feet, allowing the three foot height increase.

John Buzzell, Bearing Point Properties; Calli Sivils, Bearing Point Development Director; Brent Guilbeau, architect; and Brad Alexander, Jerry Pate Design presented to the board. Assistant Planning & Zoning Division Manager Harding noted that planning staff took part in the applicant's studies for building height and no variances to the height or site coverage is needed. Board Member Fogarty stated she prefers the new proportions. Board Member Ramos noted the proposal does not change much and the height gives hierarchy for the block and extra views to the bay to the south. Vice Chair Mead asked programmatically what drove the decision to adjust the height. Mr. Buzzell answered there has been a tremendous response from the market for those units and the driving factor was larger units. The count might drop one or two units to create larger floor plans on floors eight and nine. Mr. Guilbeau noted that units facing the courtyard were not as popular, which drove demand to the units in question. Vice Chair Mead asked for the plan for the footage gained on the inside. Mr. Buzzell answered that additional greenspace will be added. Mr. Gilbeau noted the interior square footage is leaving so the two smaller units that faced the courtyard will be subtracted from the volume and moved to the two new floors. The first-floor area has the same volume, just not the overhang over the greenspace. Vice Chair Mead asked for the landscape plan for the gained greenspace and asked if the application was for final, which would require a landscape plan. Mr. Buzzell clarified that the overhang is going away but the existing greenspace remains the same. Mr. Alexander noted the landscape and hardscape plan was previously approved and is not changing.

Board Member Spencer made a motion to approve the revised drawings for 200 Block W. Garden / Spring Street. Board Member Fogarty seconded the motion and it carried 5-0.

**Item 9 202 S. Palafox Street PHBD / Zone C-2A, City Council District 6
Final Approval for Changes to a Previously Approved Outdoor Space**

Action Taken: Approved with abbreviated review required.

Dalrymple Sallis Architecture is seeking approval for changes to a previously approved outdoor space at 202 S. Palafox Street, located between 200 South Tap House and Graffiti Pizza. The project includes new paving to infill the existing site, installation of artificial turf in the rear, a new bar under

the existing 200 South Tap House awning with roll down shutters, plantings, and string lighting throughout. The applicants are working with the Downtown Improvement Board and adjacent property owners to bring a trash compactor to the block at a later date, which will remove the existing dumpster. Historic Preservation Planner Walker noted that the project has signage embedded in the hardscaping. It is up to the discretion of the board on how to handle the signage, which is typically handled through an abbreviated review, but the board may want to consider including it in this review. Vice Chair Mead asked staff if the paving is considered signage. Historic Preservation Planner Walker answered the zoning district is allowed one freestanding sign and one attached, wall sign. Since there is not street front building elevation to calculate, it is being viewed by planning and zoning staff as freestanding signage and it is within the allotment for the district.

Samantha Garrett presented to the board. Board Member Fogarty noted it is a nice improvement to the space and the biggest concern is artificial turf which has been denied in the past. Board Member Fogarty asked if the signage is applied or if it is integrated. Ms. Garrett answered it will be integrated with darker pavers and it is 90 square feet, which is within the 100 square foot allotment for signage. Board Member Courtney asked about the purpose of the artificial turf. Ms. Garrett answered it makes the space more permeable and adds color and is far enough from the street that it looks like real grass. Board Member Courtney asked for the square footage of the artificial turf. Ms. Garrett answered about 2700 square feet.

Board Member Ramos asked the applicant to clarify the phased approach and the location of the trash compactor. Ms. Garrett answered during phase I the paving remains so that trash can still be picked up and in phase II the pavers turn to turf and the dumpsters will be removed and the trash compactor would be moved off site but within the same block. There is a proposal out for the trash compactor. A gate in the back will access the trash compactor. Ms. Garrett noted in phase I the garbage truck will drive in like it does now and in phase II the gate would become smaller with more plantings with storage behind it. Board Member Ramos asked for clarification on all proposed locations of the louvered shutter. Ms. Garrett answered the proposed bar will have the louvered shutter to match Graffiti Pizza to protect product that will be open during the day and during open hours.

Board Member Ramos asked staff about the approval process for Graffiti Pizza and their current roll down shutters and also how the shutters at B-Side factor in with the applied historic images that were required by the board. Vice Chair Mead noted he has the same concern about the shutters but recalls discussion that at least Graffiti Pizza's shutters were configured in a way that the broader face looked inboard and a narrow portion facing outboard, and it was back under a canopy and less visible. Historic Preservation Planner Walker answered that the Graffiti Pizza shutters were approved in August 2017 through a full board application and the plans noted a "new rolling counter door." The color of the housing was changed through an abbreviated review a year later in August 2018. Board Member Mead asked if the intent is to match the configuration of the adjoining Graffiti Pizza roll down shutters. Ms. Garrett answered correct and noted the proposed shutters are further back in the canopy and might be even more hidden.

Vice Chair Mead asked about the configuration of the front area with the pavers in comparison to the previous proposal that had an arched entry. Ms. Garrett answered that construction costs put the arch on pause so it is still pending but not part of this approval. Vice Chair Mead asked that this is not a request for modification of the previous approval in any way and Ms. Garrett answered correct and the area where the pavers are staggered are to later accommodate the previously approved element.

Vice Chair Mead asked for clarification on the string lighting and if it is part of the approval or just exemplary. Ms. Garrett answered they are seeking approval for the lighting too. Historic Preservation Planner Walker answered that lighting is generally part of the approval when depicted in the plans, but if the board does not approve, an abbreviated review could be requested but approving the project would include lighting unless otherwise specified. Vice Chair Mead noted there is not much information on the lighting other than depiction on the renderings such as spacing, bulb type, configuration on the plan, where it will hang from on either end, and attachments. Ms. Garrett answered that poles will be in a grid with wires hanging in a north to south direction at different heights and the string lights will hang from the cables. Vice Chair Mead asked for clarification about sheet A102 that states new power for screen and stage- see electrical. Ms. Garrett answered that is a sub-panel for the screen that is used for game days. Vice Chair Mead noted that the board needs to see the lighting and its configuration as it will be a significant element, particularly at night in terms of the appreciation of the space, and recommends that the lighting come through for an abbreviated review.

Board Member Ramos asked if the string lighting on the back courtyard is proposed only for the second phase. Ms. Garrett answered yes. Board Member Ramos noted concern that if it is part of the first phase, it would have to be hung pretty high for the garbage truck to go under it, which would cause a bigger impact to the surrounding area. Board Member Ramos noted the use under the canopies is appropriate but more development is needed on the back area and confirmation that it would be just for phase II. Vice Chair Mead noted it is not clear what is existing and what will be added in terms of landscaping. Ms. Garrett answered that everything in light gray on the plans is existing and a lot of the plants are in casters and plant selections were provided in the packet. Historic Preservation Planner Walker clarified that the planting selections and other details are in the first few pages of the application.

Board Member Spencer made a motion to approve as submitted with the understanding that there will be an abbreviated review to address lighting placement.

Board Member Spencer noted the string lights have a certain, integral suspension system that leaves very little guess work for how to do it. The string lights themselves do not have the tensile strength to be suspended from one end to the other. You have to use a braided wire cable and the fastening is an eye hook. Board Member Spencer stated the board does not need to get hung up on how the lights are fastened. Vice Chair Mead noted he has concern about where the lights are running from, how they will be configured with the existing structures, what do the supporting poles look like, and those types of questions. Vice Chair stated there is not enough detail and would certainly support an abbreviated review on those elements.

Board Member Spencer noted for the record he is excited about seeing the presence of this establishment continue to show they are committed with further investment in the downtown core. Certainly they are having to do it sequentially for financial reasons, but everything Board Member Spencer is seeing makes him confident about the previous event of losing Abbott's Uniforms in downtown Pensacola and turning into a beverage establishment, they've done great. **Board Member Spencer accepted the amendment to include an abbreviated review for lighting.**

Board Member Fogarty seconded the motion and it carried 5-0.

ADJOURNMENT

With no further business, the meeting adjourned at 3:29 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Adrienne F. Walker". The ink is dark and the signature is fluid.

Historic Preservation Planner Walker
Secretary to the Board

ARB Comments
North Hill Preservation Association

October 18, 2023

The North Hill Architectural Review and Assistance Committee (ARAAC) reviewed the three items pertaining to North Hill which are on the ARB agenda for October. The committee had the following comments:

Item 4 375 W. Lloyd Street North Hill Preservation District
Non-Contributing Structure

New South Window Solutions is requesting approval to replace 15 picture and single hung windows, which are all aluminum except for one wood and one vinyl window, with Model 9550 vinyl replacement windows; and to replace two exterior wood doors with two smooth 6-panel fiberglass white doors. All but one single hung window will be replaced with horizontal sliders.

1. Vinyl windows are typically not approved within the district, but because this is a non-contributing structure, we will support the decision of the Architectural Review Board.

Item 5 419 W. De Soto Street North Hill Preservation District
Non-Contributing Structure

Jennifer Solarski is requesting approval to install a 10'x20' gunite swimming pool surrounded by paver decking in the rear yard of a non-contributing structure.

1. We have no objections to this request.

Item 6 1413 N. Spring Street North Hill Preservation District
Non-Contributing Structure

Zach and Kari Lindemann are requesting approval to widen the existing 11' driveway to 24' wide and to add a 3.5' wide front walkway.

1. We have no objections to this request.
2. If a new wider curb cut cannot be approved, we would suggest flaring out from the existing drive entrance to a wider parking area in the yard.

Respectfully submitted,

North Hill Architectural Review and Assistance Committee (ARAAC):

Deborah Hart, member North Hill Preservation Assoc.; ARAAC Chairperson
Hannah Domoslay-Paul, member NHPA Board of Directors
Lisa Bradley, member NHPA Board of Directors
Bobbi Godwin, member North Hill Preservation Association
Kathy McKean, member North Hill Preservation Association
Carrie Sullivan Webster, member North Hill Preservation Association
Lee Hansen, member North Hill Preservation Association
Diane Walker, member North Hill Preservation Association
Rhonda Brach, member North Hill Preservation Association



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-930

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

255 W. Brainerd Street
North Hill Preservation District / Zone PR-1AAA / City Council District 6
Exterior Alterations at a Non-Contributing Structure

SUMMARY:

Dr. Daniel Hohman is seeking approval to replace two existing windows with Jeld-Wen Premium Atlantic Vinyl single hung windows to match existing, replace one door with a Jeld-Wen Gladiator Steel Door to match existing, and construct a brick wall and patio to match the existing structure. The work was undertaken without a permit or ARB approval resulting in a stop work order in October 2023.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(2\)d.2. North Hill Preservation District; Procedure for Review; Decisions.](#)
[Sec. 12-3-10\(2\)g.1-2. NHPD; Renovations, alterations and additions to noncontributing and modern infill structures within the North Hill preservation district.](#)

ATTACHMENTS:

1. Images
2. Application and Materials

255 W. Brainerd Street





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

Architectural Review Board Application
Full Board Review

Application Date: _____

Project Address: 255 W. Brainerd St

Applicant: Daniel J. Hohman

Applicant's Address: 255 W. Brainerd St

Email: danhohman@yahoo.com **Phone:** (617) 308-4110

Property Owner: Dan Hohman

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:

Replace windows in the enclosed porch (1970's)
which were of poor quality and design with
windows matching the approved windows in the same
room by Mike + Lisa Ulster. The door put in matches
all the other doors on the house. It is an elegant
design of 24 years planning. Additionally, I would like
to put in a paver patio, across the back of the
house.

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

20 Oct 2023
Date





ARB Submission

Project specifics and description:

Kitchen:

After returning from my last assignment (Minot Air Force Base, ND) it was noted that the third floor plumbing had failed, beneath the floor, and the waste water had been leaking into the kitchen walls and cabinets for an unknown period of time. I was gone, this time, only 9 months. Black mold was overtaking the west wall of the kitchen. The drywall was all "wetwall". The cabinets had swollen after becoming saturated with waste water.

It was imperative to remove the mold which was extensive, as it was not a safe environment in which to live, especially for a veteran with only one functional lung, so the kitchen was immediately demolished.

Now, we had no kitchen. Once the walls were out, a plumber was consulted about the best way to proceed. The cast iron plumbing stacks were evaluated and found to be in good shape. The electrical service in the house, though, was aluminum and the remodel of the 80's was not very good or safe. I elected to replace the aluminum wire with copper to update the 75 year-old original wiring and the poor work done in the remodel.

I've been in the house for 25 years and wanted to make it safe for me for the next 25, too.

The back porch had been incorporated into the home in the 70's. It was just enclosed in wood, not matching the original brick, and windows and doors were just put up without any regard for architectural integrity of the property, but it was the 70's.

I leveled the floor inside to make this part of the house more contiguous and remove all the trip hazards.

The windows/door that were in the porch were of three unrelated designs and materials. Vinyl, aluminum, and a wood "colonial" door all occupied the east part of the enclosed porch and an aluminum window was across the south elevation. None of these elements were original to the house and none were of good quality.

I replaced the windows with the exact same style AND size as the previous owner had put in across the south elevation. Two vinyl, double hung windows, 24" x 36" were installed on the east side and a full glass, fiberglass door, commensurate with the other two doors on the house (North and West sides) was installed to give this space continuity with the rest of the home. I am certain these other doors and windows were either previously approved or in the style of the original design. (75 year-old blue print photo included).

Patio:

The brick steps on the east side of the house, leading up to the addition door, were not on good foundation. They were falling away from the house and threatening the foundation. I chose to remove them, pour a solid cement foundation, and rebuild them, (out of the same brick we used to rebuild the retaining wall after the Schwartz' tree fell on my home) on the back of the house. It became obvious that a paver patio in the back yard would be a great addition to provide some outdoor living space. I am proposing a red cement paver patio, laid in a herringbone pattern, allowing all water to drain through, as nature intended, across the back of the house and extending only 10 feet from the house. It will be a total of approx.. 600 sq ft. (less than 2.5% of my property.)

Front porch and steps:

The front of the house, when altered by the owner in the 70's, is, tragically, a travesty.

The house had a flagstone walkway to the stairs on the southeast part of the property, up to the front door/courtyard with planter bins, (also visible on the blueprint). A couple bay windows were stuck on the front of the mid-century modern home with only wood foundations which I had to shore up in 2005 when I came home from my tour on the aircraft carrier CARL VINSON. Over 10 yards of cement were poured INSIDE the house to support the foundation and the bay window wooden superstructure.

I propose to remove the brick steps that were put in the 70's leading up to the door and put a nice uncovered porch across the front of the house, not altering the mid-century design, and a new set of standard 7" stairs to replace the 19 brick "half steps" that lead up to the house from the sidewalk on Brainerd St.

That is the extent of this first phase of restoring the house to a midcentury classic home.

I will be doing all the work myself.

My door, of course, has no grids, nor have the windows, to match the rest of the prior approved/existing doors and windows.

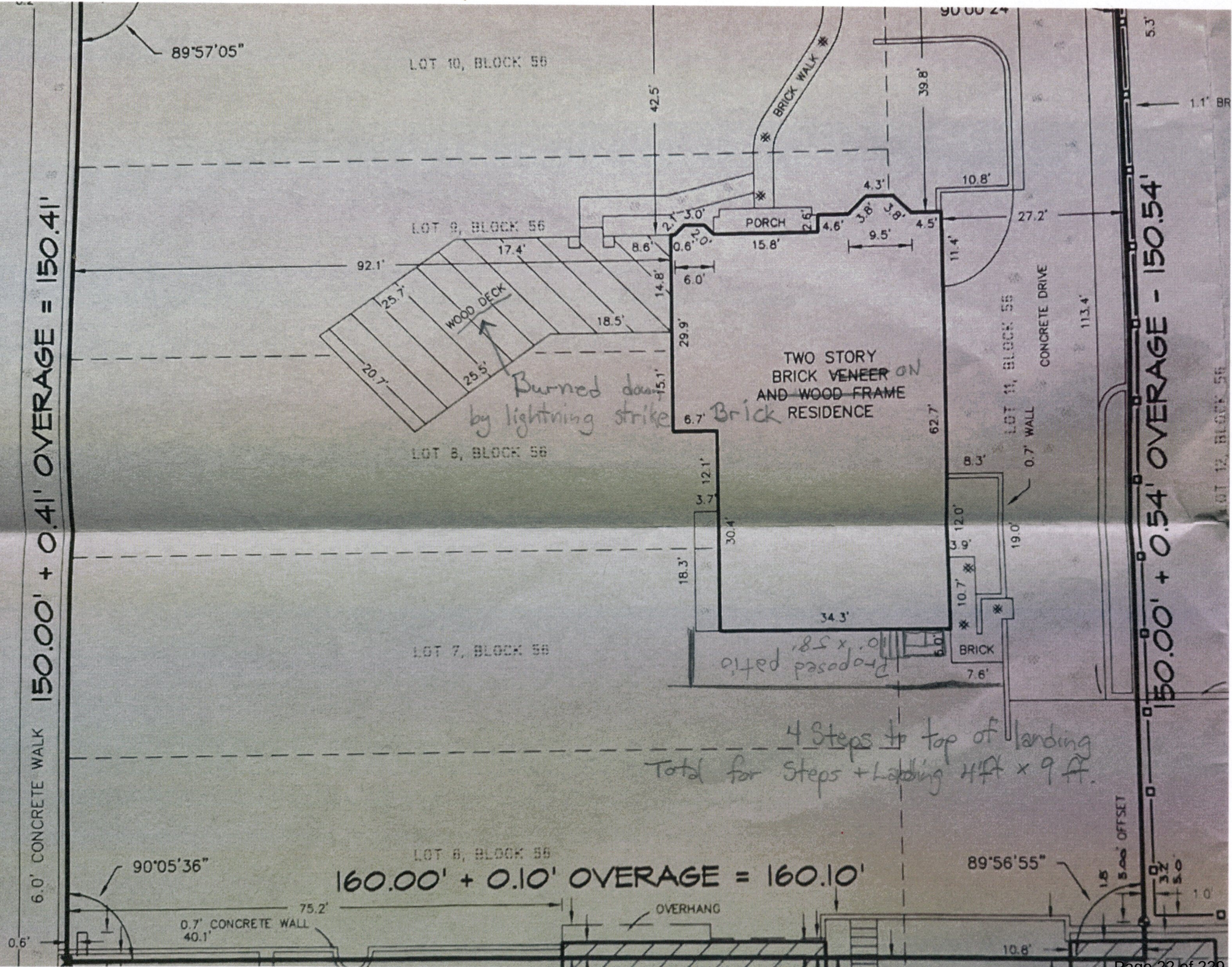
Nothing to add for the door and/or windows.

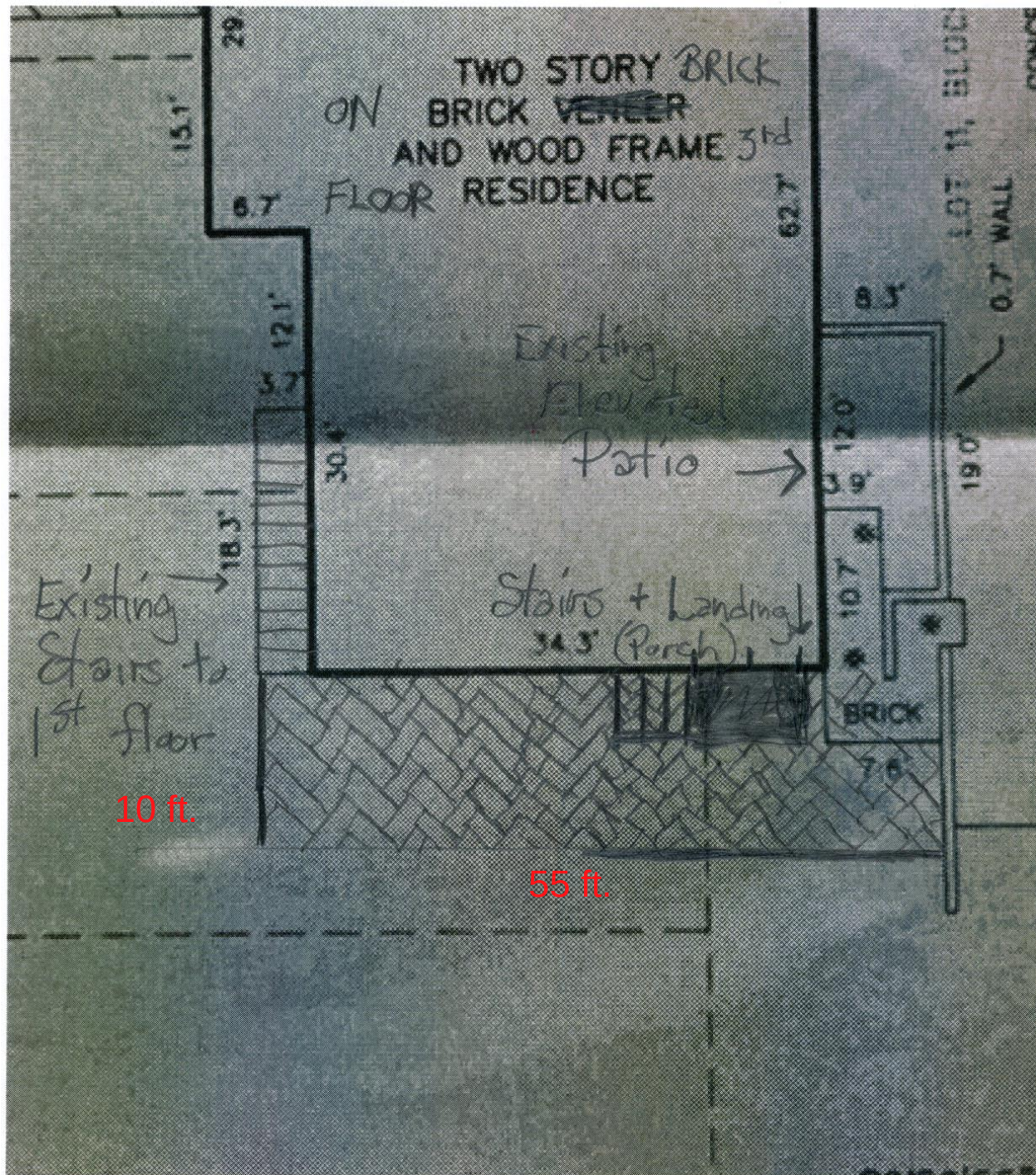
The patio wall is already in place. It will be approx. 22" on the east side and 0" 14-16 feet to the west, depending on the depth of soil and mulch.



No need to speculate on what it will look like since it is already in place. The Patio itself will be an extension of the existing elevated patio south of the garage door.

It will look a lot like this, as pictured from above:





Herringbone Patio (new)





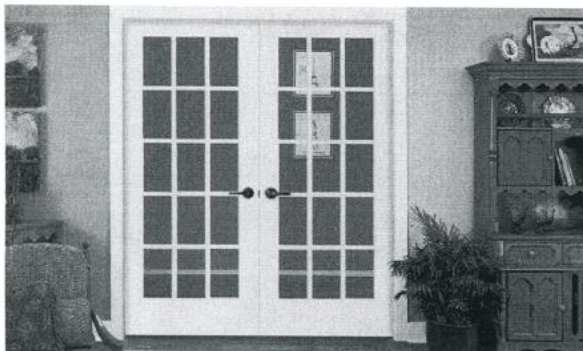


NEW DOOR
MATCHES
EXISTING





EXISTING DOOR



This guide provides important information that will help keep wood, fiberglass and steel doors looking beautiful and operating smoothly for many years while maintaining warranty coverage. Regular inspections and minor maintenance are the best ways to keep these products in good condition.

Do-It-Yourself ☐ Technician ☒

INTRODUCTION

For optimal performance, new primed or unfinished products should be finished or painted with an even number of coats on all six sides as soon as possible after installation. Finishing is necessary because by nature, door construction materials are susceptible to the elements and changes in moisture levels can cause damage. Painting and finishing seals the surfaces, maintains, protects and enhances the beauty of the product by keeping it less susceptible to debris and easier to clean. Keeping doors properly finished is the first step in effective maintenance.

TABLE OF CONTENTS

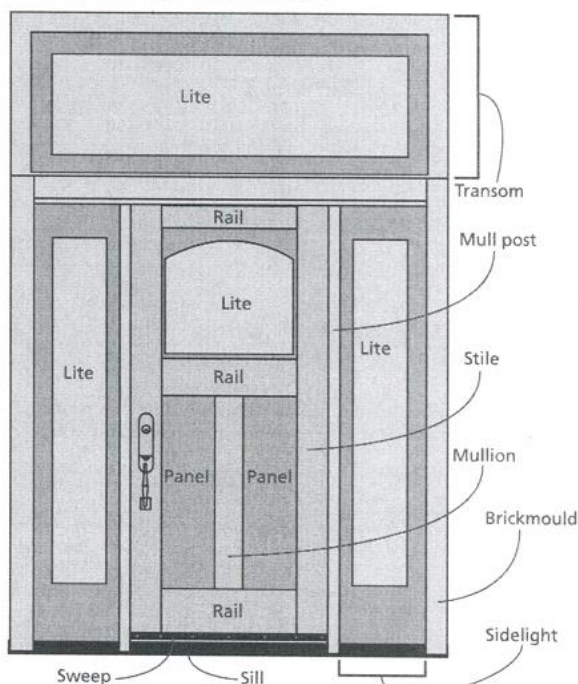
Precautions and Safety	2
Needed Materials & Tools	2
Basic Inspections & Maintenance	2
Cleaning Glass	4
Door Surface Cleaning & Hardware Lubrication	4
Glossary	5
Inspection Checklist	6

CONTACT US

For questions, feel free to contact us by phone or email:

- Email: customerserviceagents@jeld-wen.com
- Phone: 1-(800)-JELD-WEN/1-(800)-535-3936

DOOR & DOOR SYSTEM PARTS



The advice offered herein can be done by a homeowner with some mechanical aptitude. If you are unsure, it is recommended that you hire a trained service provider such as a competent and licensed construction contractor or building professional. JELD-WEN disclaims any and all liability associated with the use and/or provision of these instructions. Any reliance upon the information or advice is at the risk of the party so relying. The information contained herein may be changed from time to time without notification.

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(11/11)

JELD-WEN reserves the right to change product specifications without notice. Please check our web site, jeld-wen.com, for current information.

**FINISH/SHIELD/SLASH/STEEL DOOR, WOOD EDGE
GLAZED12-0x6-8 OUTSWING DOOR SYSTEM**

GENERAL NOTES

1. THE PRODUCT SHOWN HEREIN IS DESIGNED TO COMPLY WITH THE CURRENT FLORIDA BUILDING CODE (FBC) BASED ON THE SIGNED AND SEALED DATE: INCLUDING HVHZ AND HAS BEEN EVALUATED IN ACCORDANCE WITH TAS 202-94 AND ASTM E331-00 AND ASTM E330-02.
2. 2X AND 1X WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.
3. PRODUCT ANCHORS SHALL BE AS LISTED AND SPACED AS SHOWN ON DETAILS. ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.
4. DESIGNED PRESSURE RATING SEE TABLE I, PAGE 1.
5. FLORIDA APPROVED IMPACT RESISTANCE SHUTTERS ARE REQUIRED FOR DOORS AND SIDELITES.
6. FULL LITE APPROVAL COVERS USE OF FRACTIONAL GLAZING, INCLUDING OVALS, SUNBURST AND ROUND-TOPS. ALSO INCLUDED ARE INTERNAL AND EXTERNAL GRID, BLINDS BETWEEN GLASS, EXTERNAL WROUGHT IRON AND DECO.
7. SCALE BASED ON 11x17 SHEET SIZE.
8. ALL 1X & 2X TO BE 0.55 SPECIFIC GRAVITY OR GREATER.

DOOR LEAF CONSTRUCTION:

FACE SHEETS: THE FACE SHEETS ARE GLUED TO THE CORE AND SUBSTRATE WITH LMC ADHESIVE.
CORE DESIGN: DOOR CORE BY JELD-WEN.

PANEL CONSTRUCTION: EACH DOOR PANEL IS CONSTRUCTED FROM TWO SHEETS OF 25-GAUGE (.018" MINIMUM) GALVANIZED STEEL. THE FACE SHEETS ARE BENT 90° OVER THE 1.688" X 1.0" LVL (LAMINATED VENEER LUMBER) STILES AND TOP RAIL. THE AVERAGE MIN YIELD STRENGTH OF 25 GA SHEET STEEL SKIN IS 38,400 psi. THE 1.688"X1.203" BOTTOM RAIL CONSISTS OF ROLLED-FORMED GALVANIZED 25-GAUGE (.018" MINIMUM) STEEL. THE WOOD LOCK BLOCK IS 1.688" X 3 1/8" X 12".

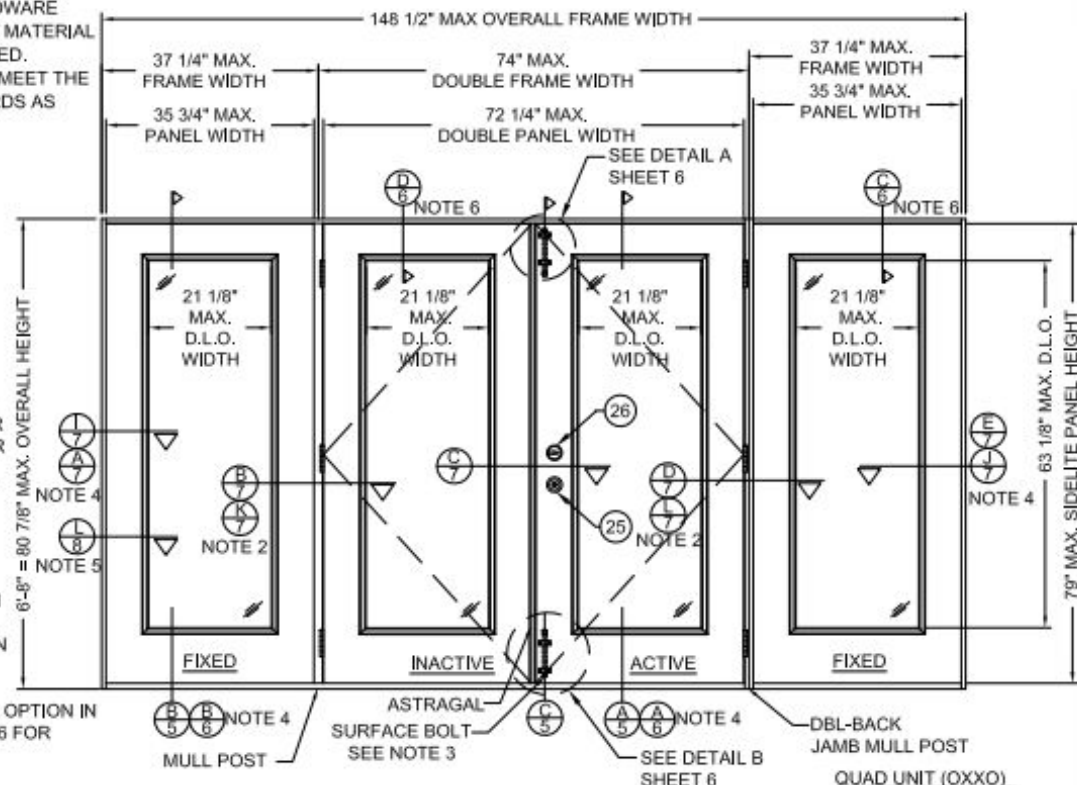
FRAME CONSTRUCTION: THE FRAME JAMBS & HEAD ARE CONSTRUCTED OF WOOD. THE SILL IS COMPRISED OF A NON-ADJUSTABLE COMPOSITE MATERIAL WITH ALUMINUM CLADDING. CORNERS ARE COPED, BUTTED, & SEALED USING SILICONE. THE HEAD AND SIDE JAMBS ARE FASTENED USING FOUR 16 GA. 7/16" X 2" STAPLES PER CORNER. THE SILL AND SIDE JAMBS ARE FASTENED USING THREE 16 GA. 7/16" X 2" STAPLES PER CORNER. THE VERTICAL SOLID MULLION IS FASTENED THROUGH THE HEAD & SILL USING THREE #8X2-1/2" SCREWS PER END. A 3/8" HOLE IS DRILLED AT THE CENTER OF THE FRAME HEAD AND THRESHOLD WHERE A METAL STRIKE PLATE IS FASTENED USING TWO #6 X 1 1/2" SCREWS TO RECEIVE THE TOP AND BOTTOM ASTRALG BOLT. EACH FIXED PANEL IS SECURED INTO THE FRAME USING FOUR 16 GA. 7/16" X 2" LONG STAPLES PER STILE FASTENED THROUGH THE JAMBS. ALL MULLION JOINERY & THE FIXED PANELS / FRAME JOINERY ARE SEALED AT THE EXTERIOR USING 1199 SILICONE.

MATERIAL PROTECTION

1. ALL LATCH/LOCK AND HINGE HARDWARE TO BE OF CORROSION RESISTANT MATERIAL OR CORROSION RESISTANT COATED.
2. ANCHORING COMPONENTS MUST MEET THE CORROSION RESISTANT STANDARDS AS IDENTIFIED IN THE FBC.

NOTES:

- 1 - ALL VIEWS FROM EXTERIOR.
2 - MULL POSTS & DOUBLE BACK JAMBS ARE INTERCHANGEABLE. (SEE OPTIONAL CROSS SECTIONS)
3 - SURFACE BOLT NOT REQUIRED FOR APPLICATIONS REQUIRING DP-45 OR LESS.
4 - MASONRY AND CONCRETE INSTALLATION DETAILS.
5 - POSITION AND NUMBER OF ANCHORS IN HINGE JAMB, LATCH JAMB OR SIDELITE JAMB WILL BE THE SAME REGARDLESS OF ROUGH OPENING TYPE. FOR HORIZONTAL CROSS SECTION IN 1X BUCK OPTION IN MASONRY/CONCRETE, SEE SHEET 8 FOR DETAILS.
6 - FOR VERTICAL ANCHOR IN 1X BUCK OPTION IN MASONRY/CONCRETE, SEE SHEET 6 FOR DETAILS.



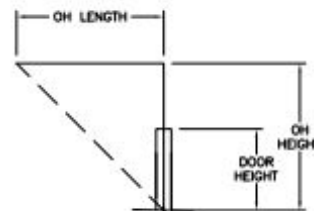
DESIGN PRESSURE RATING

SECTORS RESOURCE RATING						
	* WHERE WATER INFILTRATION REQUIREMENT IS NEEDED		WHERE OVERHANG IS NOT USED		WHERE WATER INFILTRATION REQUIREMENT IS NOT NEEDED	
	WITHOUT SURFACE BOLTS	WITH SURFACE BOLTS	WITHOUT SURFACE BOLTS		WITHOUT SURFACE BOLTS	WITH SURFACE BOLTS
POSITIVE	*+45	*+55	+30	POSITIVE	+45	+55
NEGATIVE	-45	-55	-45	NEGATIVE	-45	-55

TABLE 1

NOTE: UNIT SHALL BE INSTALLED AT LOCATION PROTECTED BY OVERHANG SUCH THAT OVERHANG(OH) RATIO = OH LENGTH/OH HEIGHT IS EQUAL TO, OR GREATER THAN, 1.0

TABLE OF CONTENTS	
SHT #	DESCRIPTION
1	TYP. ELEVATIONS & GENERAL NOTES
2	TYPICAL ELEVATIONS
3	TYPICAL ELEVATIONS
4	TYPICAL ELEVATIONS
5	VERTICAL CROSS SECTIONS & B.O.M.
6	VERTICAL CROSS SECTIONS
7	HORIZONTAL CROSS SECTIONS
8	HORIZONTAL CROSS SECTIONS
9	ANCHORING LOCATIONS & DETAILS
10	ANCHORING LOCATIONS & DETAILS
11	ANCHORING LOCATIONS
12	UNIT COMPONENTS & DETAILS
13	VENT LITE DETAIL
14	VENT LITE MATERIAL LIST



Digitally signed by Hermes F Norero
Reason: I am approving this document
Date: 2020.09.26 00:29:27 +02'00'

**PRODUCT:**

PRODUCT: **FINISHIELD/GLADIATOR
STEEL DOOR, WOOD EDGE**

PART OR ASSEMBLY:

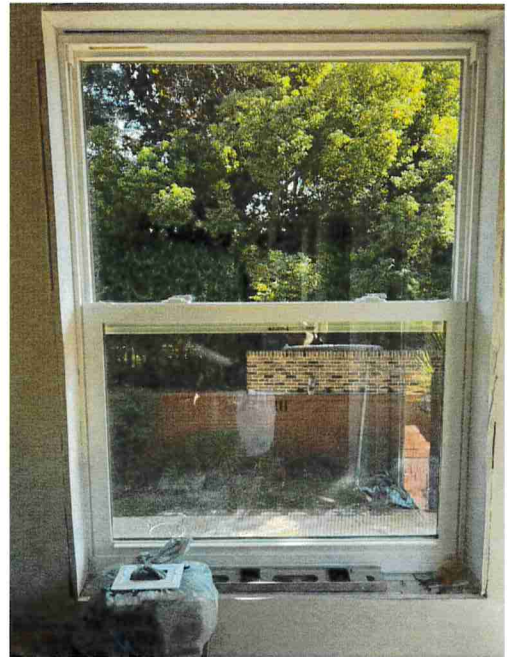
TYPICAL ELEVATIONS

WELD-WEN, INC.
3737 LAKEPORT BLVD.
KLAMATH FALLS, OR, 97601
PH. 541-882-3451

F	01/14/20	ADD ADA THRSULD	TB
E	8/25/2017	CHG'D CORE DEFIN.	JM
D	11/24/2014	NAME CHANGED	SH
C	8/14/2012	ADDED FULL LITE	GL
		OPT. IN GEN. NOTES	
		ADD LITE FRAME NO.	
B	2/9/2010	P.E. CHANGES	GL
NO.	DATE	REVISIONS	BY

DATE: 8/12/08
 SCALE: AS NOTED
 DWG. BY: WBD
 CHK. BY: S. FREY
 DRAWING NO:
 JW122008

Windows: Existing and New Original front walk and stairs



Clarification of the proposed window/door replacement to match the rest of the windows and doors and the proposed herringbone patio.

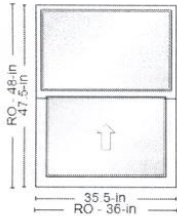
The windows are Jeldwyn 36 x 48 and the spec sheet is included in this document:



Lowe's Custom Order Quote

Quote # 201562423
Quote Name: Window specs
Date Printed: 10/26/2023

Customer: Daniel Hohman Email: danhohman@yahoo.com Address: 255 W Brainerd St Pensacola, FL 32501 Phone: (617) 308-4110	Store: (1142) LOWE'S OF S.W. PENSACOLA, FL Associate: SAMUEL POWER (2185347) Address: 4301 WEST FAIRFIELD DRIVE PENSACOLA, FL 32505-4736 Phone: (850) 453-0159	Item Total: 1 PreSavings Total: \$917.15 Freight Total: \$0.00 Labor Total: \$0.00 Pre-Tax Total: \$779.58 Savings Total: (\$137.57)
---	--	---



JELD-WEN 35.5-in x 47.5-in Premium Atlantic Vinyl Rectangle Single Hung
Room Location: Not Specified

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN 35.5-in x 47.5-in Premium Atlantic Vinyl Rectangle Single Hung	35 days	\$917.15	\$779.58	1	(\$137.57)	\$779.58

Begin Line 100 Description				
---- Line 100-1 ----				
JELD-WEN Premium Atlantic Vinyl Rectangle Single Hung Assembly = Full Unit Regional Compliance = FBC-HVHZ-NAMI Impact Rating = Large Missile Impact Installation & Frame Type = Nail Fin Rating = DP+50/-60 Energy Efficiency = Energy Star - Southern Performance Plus = Standard Select Size Type = Standard and Custom Sizes Measurement Type = Rough Opening Rough Opening Width = 36 Rough Opening Height = 48 Actual Size = 35 1/2 -in X 47 1/2 -in Vent Division = Even Divide Vent Height = 23.75	Frame Color - Exterior = White Frame Color - Interior = White Soundmaster = Standard Glazing = Insulated Low-E = SunResist Neat Glass = No Glass Type = Impact Inner Glass Type = Impact Outer Glass Type = Standard Select Impact Interlayer Type = PVB Glass Color/Texture = Clear IG Options = None Select Glass Thickness = 5/16 in - 1/8 out Grid Type = No Grids Lock Type = Style Cam Lock(s) Number of Locks = 2 Locks Hardware Finish - Interior = White Screen = Screen Full or Half Screen = Half Screen Select Screen Mesh Type = BetterVue Mesh Screen Mesh Finish = Charcoal Mesh Extension Jamb needed? = None Interior Frame Options = None Installation Accessories = None Secondary Vent Stop = No Window Opening Control Device Prep for Mull = No Mull Prep	Is This a Remake = No Room Location = Not Specified Prep for Shipping = Standard Clear Opening Dimensions = Clear Opening 32 - in w 17 5/16 -in h 3.8sf U-Factor = 0.33 Solar Heat Gain Coefficient = 0.22 Visible Light Transmittance = 0.5 Condensation Resistance = 56 CPD# = JEL-A-4-02066-00003 DP Rating = DP+50/-60 FL # = 14095.2 SOS = 1059585 SOS Description = WTS JW PAV IMPACT Window Vendor ID = 57474 Of Measure = EA Production Time (Does not include transit time) = 35 Days Delivery Method = In-Store Pick-Up Manufacturer = JELD-WEN Venice (MY) Customer Service Number = 1-800-825-0706 Option 3 Catalog Version Date = 10/12/2023 Catalog Version = 23.4.9.3		
End Line 100 Description				
Accepted by: 	Date: 10/26/2023	<table border="1"> <tr> <td>Pre-Tax Total</td> <td>\$779.58</td> </tr> </table>	Pre-Tax Total	\$779.58
Pre-Tax Total	\$779.58			

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****

The Door is also Jeld-wen but not exactly as pictured. The store pulled up the specs and this is the only pic they have for the whole series of steel Jeldwen glass doors.

Its Florida building code is 12509.3



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-931

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

521 N. Alcaniz Street
Old East Hill Preservation District / Zone PR-1AAA / City Council District 6
Change of Windows at a Non-Contributing Structure

SUMMARY:

Robert Landers is seeking approval to replace eighteen (18) wood windows with Jeld-Wen W-5500 series auralast pine aluminum-clad double hung windows with impact glass at a non-contributing structure. The exterior color will be bronze or black with four over four simulated divided lites. The applicant is proposing to infill one west-facing double window with original, matching brick from a partially dismantled chimney. A new front door is depicted in the packet, but is not a part of this application.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

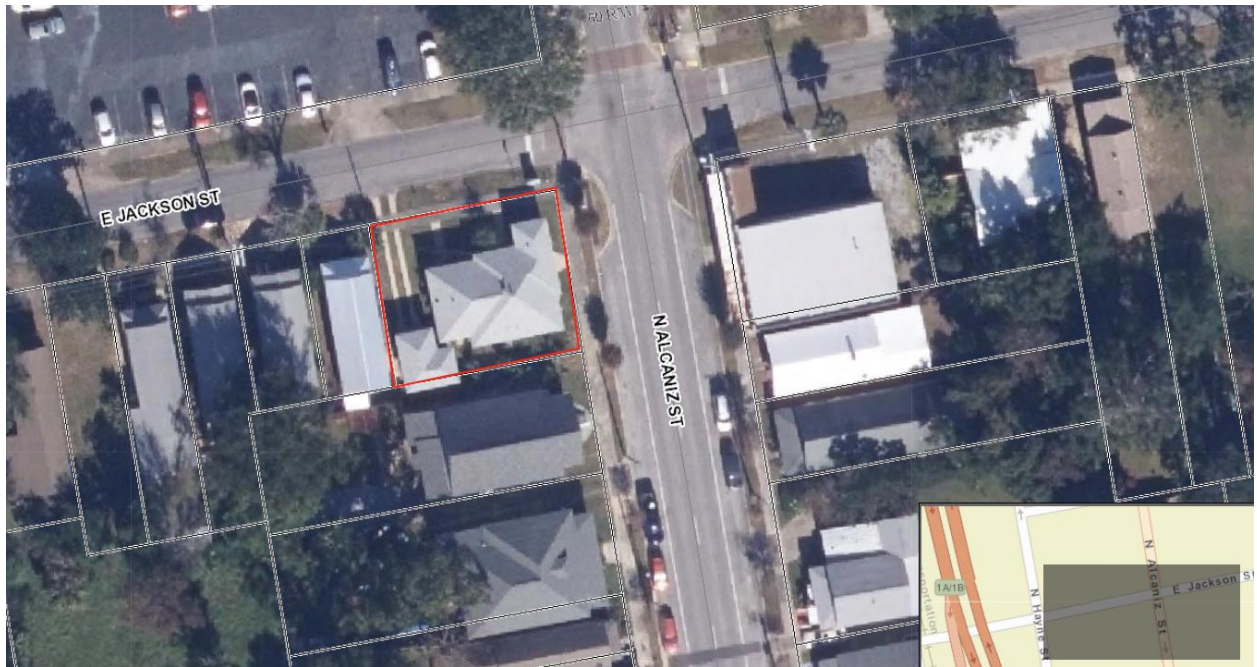
[Sec. 12-3-10\(3\)e.3. Old East Hill Preservation District; Procedure for review of plans; Decisions.](#)

[Sec. 12-3-10\(3\)h.1-2. 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_10-26-23

521 N. Alcaniz Street



**Architectural Review Board Application
Full Board Review**

Application Date: 10/25/2023

Project Address: 521 N. Alcaniz St.
Applicant: Robert Landers
Applicant's Address: 521 N. Alcaniz St., Pensacola, FL 32501
Email: robmail39@gmail.com **Phone:** 214-662-9164
Property Owner: Robert Landers

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

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

1) Replacement of original windows with Jeld-Wen W-5500 series that are similar in style to the existing windows and will be Auralast Pine aluminum-clad double hung windows with Low-E 366 impact glass.

The exterior is proposed to be bronze or black with 4 simulated divided lights per sash like other properties in close proximity, and the interior and hardware are proposed to be white.

Existing windows and window frames are currently inadequate and have become damaged over time beyond repair.

One window in the bathroom is covered by tile on the inside and will not be replaced at this time

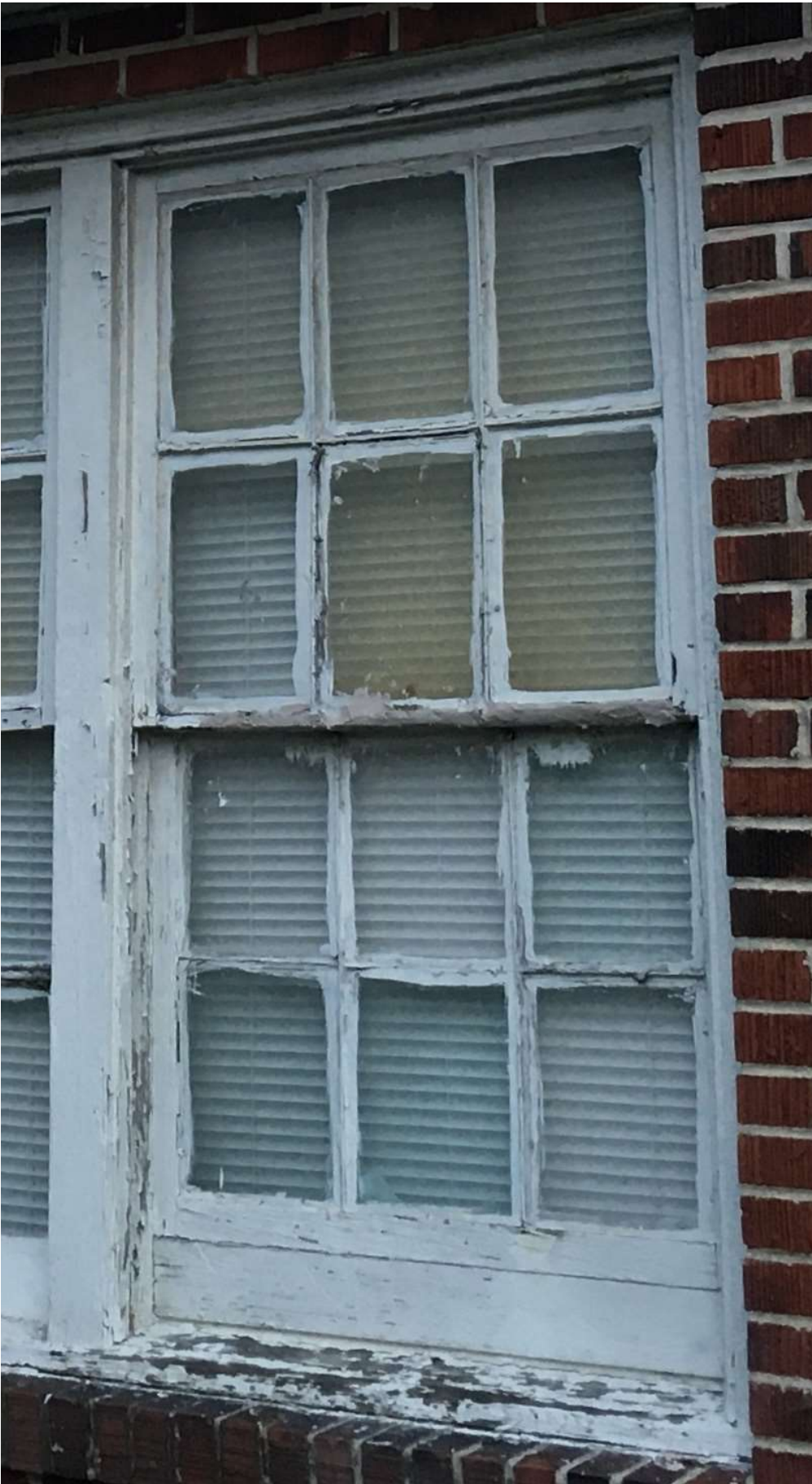
2) One west-facing double window in the kitchen is proposed to be bricked in with original brick salvaged from a partially dismantled chimney in the attic.

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

10/25/2023
Date

Existing Windows



North-facing



East-facing



South-facing 1 of 2 (southeast corner)*



* The small window in the center of this photo (H) is a bathroom window that is covered by tile on the inside and will not be replaced at this time – it will be part of a future bathroom update

South-facing 2 of 2 (southwest corner)



West-facing - Existing

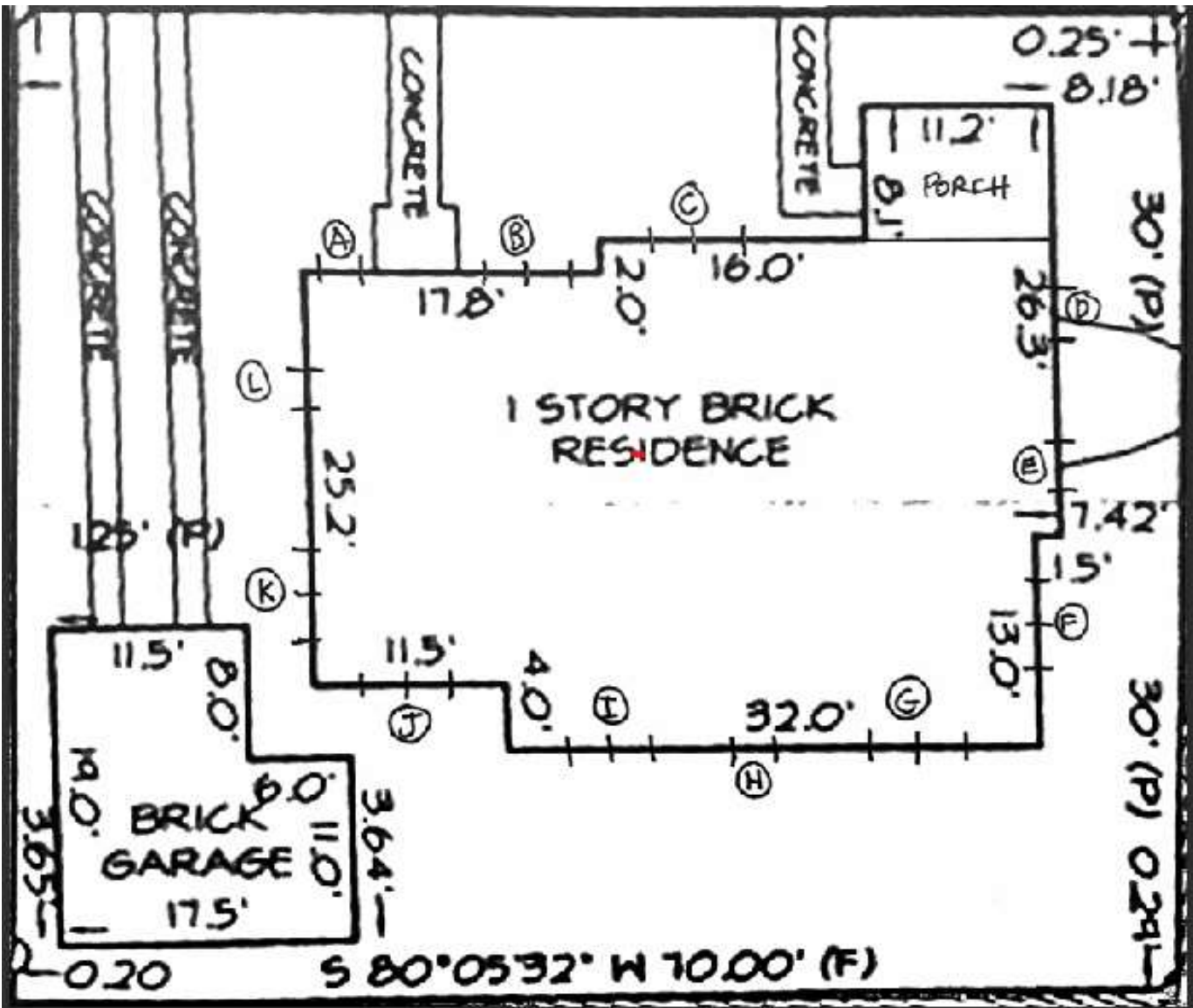


West-facing – Proposed



* The left window on the left side (L) would be bricked in with original brick from a partially dismantled chimney in the attic.

Window Sizes and Placement



Key

Ref	Descrip	Width	Height	# Replacement Windows
A	single	39	43	1
B	double	78	43	2
C	double	78	67	2
D	single	39	67	1
E	single	39	67	1
F	double	78	67	2
G	double	78	67	2
H	single	39	43	0 *
I	double	78	67	2
J	double	78	67	2
K	double	78	67	2
L	double**	39	43	1 **
				18

* This is a bathroom window that is covered by tile on the inside and will not be replaced at this time – it will be part of a future bathroom update

** The left side of an the existing double window would be bricked in with original brick from a partially dismantled chimney in the attic, and a single replacement would be installed on the right side.



Lowe's Custom Order Quote

Quote # 201022428

Quote Name: Jeld-wen Window

Date Printed: 10/26/2023

Customer: Robert landers

Email: robsmail39@gmail.com

Address: 521 N ALCANIZ ST
PENSACOLA, FL 32501

Phone: (214) 662-9164

Store: (438) LOWE'S OF PENSACOLA, FL

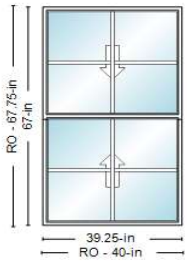
Associate: BRYAN LEE (808613)

Address: 1201 AIRPORT BLVD.
PENSACOLA, FL 32504-8609

Phone: (850) 857-7900

Total Items

1



JELD-WEN 39.25-in x 67-in Clad W-5500 Double
Hung
Room Location: Not Specified

Product Warranty



Line #	Item Summary	Production Time	Quantity
100-1	JELD-WEN 39.25-in x 67-in Clad W-5500 Double Hung	135 days	1

Begin Line 100 Description

---- Line 100-1 ----

JELD-WEN Clad W-5500 Double Hung
 Assembly = Full Unit
 Energy Efficiency = Standard
 Exterior Trim Type = Nail Fin (Standard)
 Regional Compliance = Florida - FBC
 Impact Unit? = Zone 3
 Upper Sash Options = Standard Double Hung
 Vent Division = Even Divide
 Order By = Frame Size
 Frame Width = Custom Size
 Custom Frame Width = 39.25
 Frame Height = Custom Size
 Custom Frame Height = 67

Species = Auralast Pine
 Interior Finish Type = Natural
 Finish - Interior = Natural
 Finish - Exterior = Black
 Sash to Match Exterior Finish = Yes
 Finish - Sash (Exterior) = Black
 STC / OITC Rating = Standard
 Glazing = Insulated
 Glass Energy Options = SunResist
 Glass Color = SunResist
 Glass Type = Impact w/Annealed Out
 Neat Glass = No
 Impact Interlayer = PVB
 Glass Thickness = Standard Default Thickness
 Protective Film = Protective Film
 Spacer Color = Silver Spacer
 Glass Options = Argon
 Glazing Stop Style = Traditional
 Type of Grille = SDL W/Permanently Applied
 Interior Wood Grille
 Grid Type = 7/8-in Putty SDL w/Perm Wood
 Interior Bar Profile = Traditional Bead Bar
 Location for Grid = All Lite(s)
 Grid/Shadow Bar Finish = Silver Shadow Bar
 SDL Finish = Brilliant White
 Grid Pattern = Colonial
 Lites Wide - Top = 2
 Lites Wide - Bottom = 2
 Lites High - Top = 2
 Lites High - Bottom = 2
 Sash Limiter = No Sash Limiter
 Impact Rating = Wind Zone 3
 Rating = PG 50
 Impact Cycling = +50/-65
 Prep for Stool = No
 Drip Cap = Color Match Metal
 Hardware Finish - Interior = White
 Number of Locks = 2
 Storm Screen/Combo = No Combo
 Phantom Screen = No Phantom Screen
 Screen Options = BetterVue Mesh
 Screen Frame Finish = Black
 Screen Style = Full Screen
 Jamb Width = 6 9/16
 Jamb Thickness = 4/4 JE
 Drywall Return Kerf = No Kerf
 Extension Jamb Shipped Loose = Extension
 Jamb Factory Applied
 Certification = None
 Bottom Rail Option = Standard
 Radius Top Rail = None
 Jambliner = Tan Jambliner
 Concealed Jambliner = Yes

Is This a Remake = No
 Room Location = Not Specified
 Clear Opening Dimensions = 35 1/2 -in w
 29 15/16 -in h
 7.38sf
 U-Factor = 0.34
 Solar Heat Gain Coefficient = 0.18
 Visible Light Transmittance = 0.4
 Condensation Resistance = 56
 CPD# = JEL-N-880-06517-00001
 SOS = 1063165
 SOS Description = WTS PSE JW W5500 WDW
 Impact
 Delivery Method = In-Store Pick-Up
 Production Time (Does not include transit
 time) = 135 Days
 Customer Service Number = 1-800-825-0706
 Option 2
 Of Measure = EA
 Vendor ID = 24221
 Manufacturer = JELD-WEN
 Rantoul(IL)
 Catalog Version Date = 09/21/2023
 Catalog Version = 23.4.8.0

End Line 100 Description

Accepted by: _____

Date: 10/26/2023

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******



W-5500™ | DOUBLE-HUNG

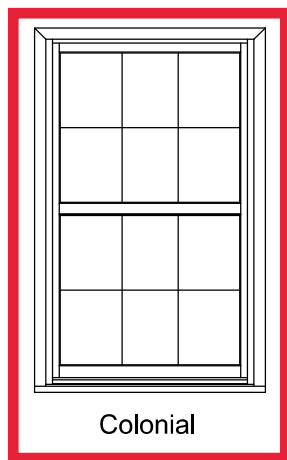
CLAD-WOOD WINDOWS

ARCHITECTURAL DESIGN MANUAL | July 2023

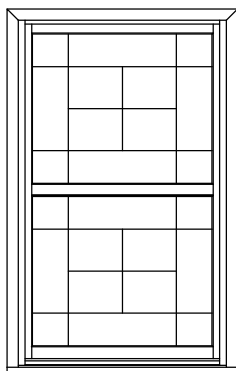
GRID PATTERNS

W-5500™ Clad-Wood Double-Hung Windows are available with Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. Standard grid patterns are shown below.

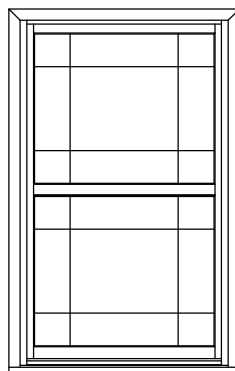
Special grid patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



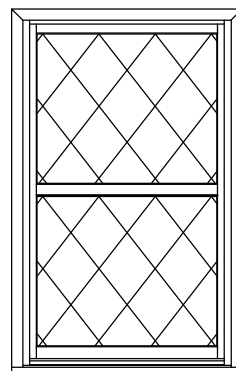
Colonial



Uneven



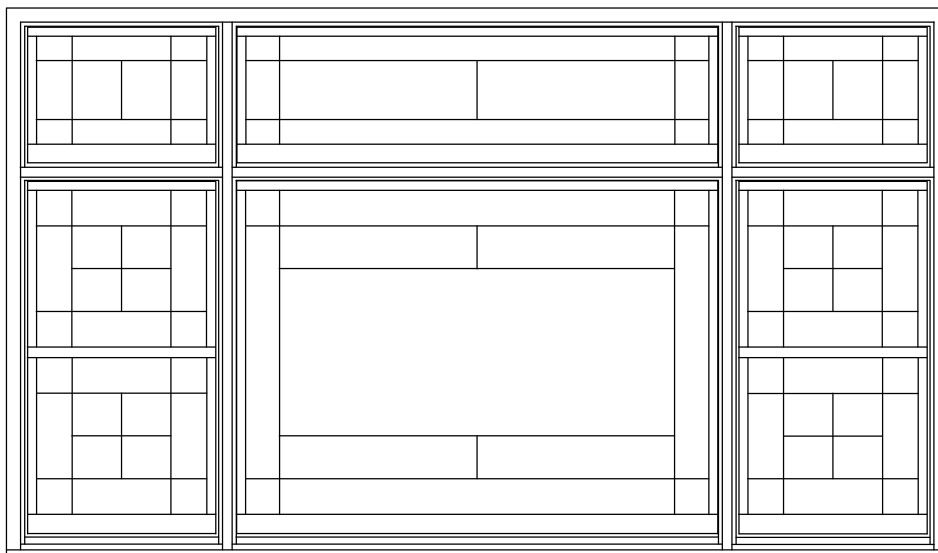
Prairie



Diamond

Bar Alignment

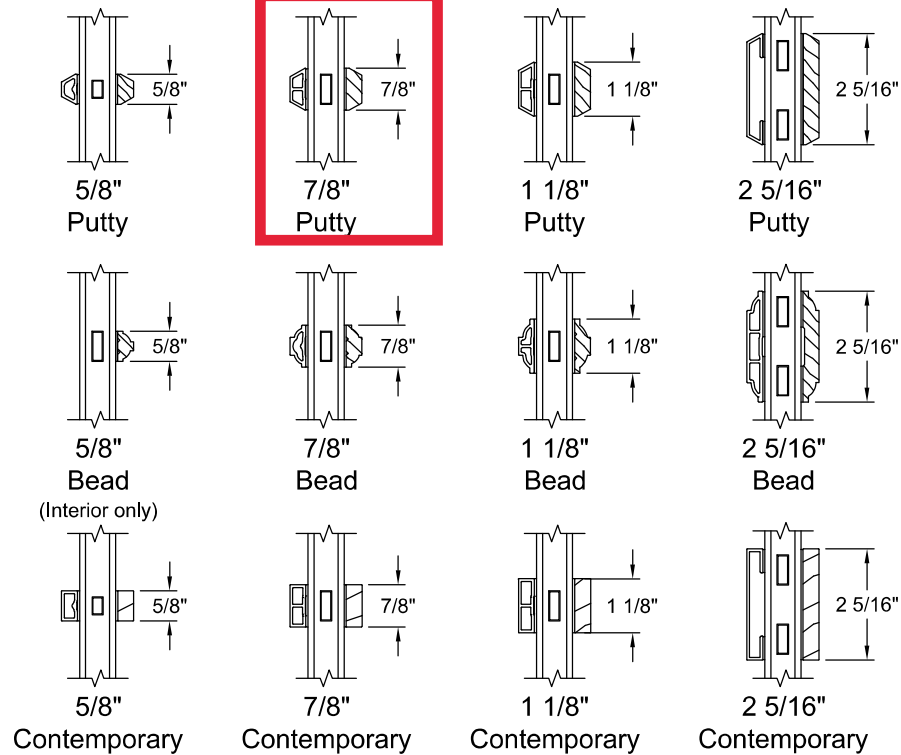
Alignment of bars is often required. SDL, GBG, and wood grilles may be specified with bars aligned.



GRID, BOTTOM RAIL & GLASS STOP OPTIONS

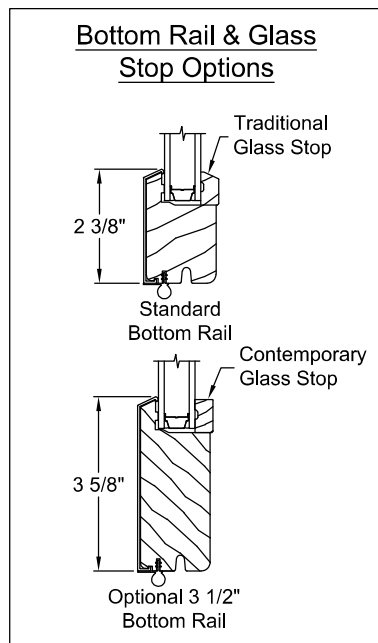
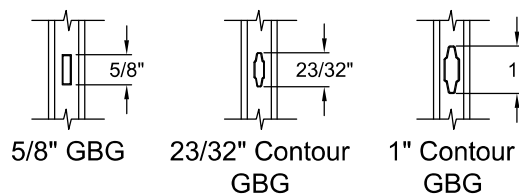
Exterior ← → Interior

SDL Options

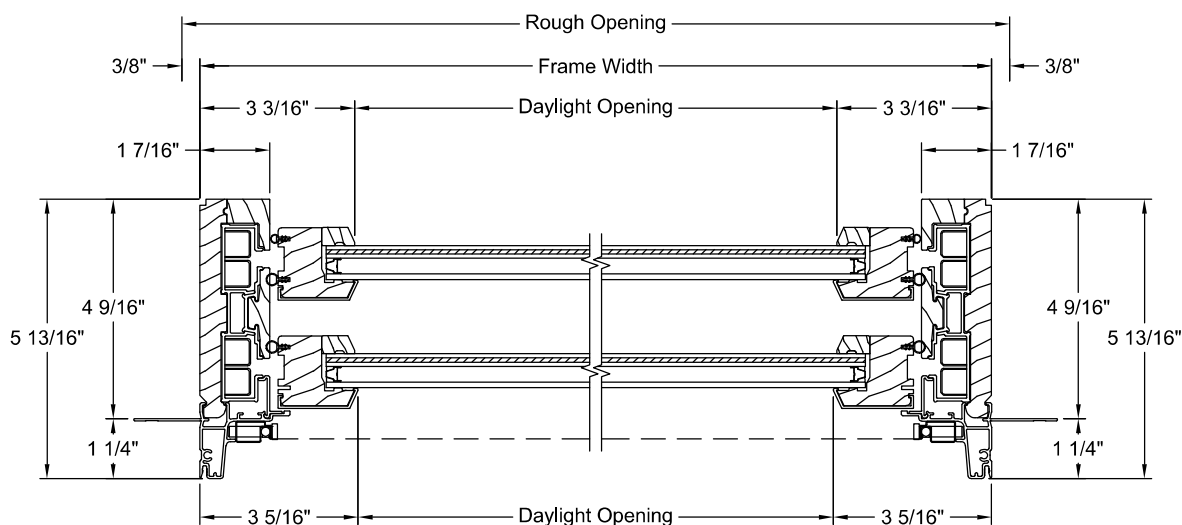
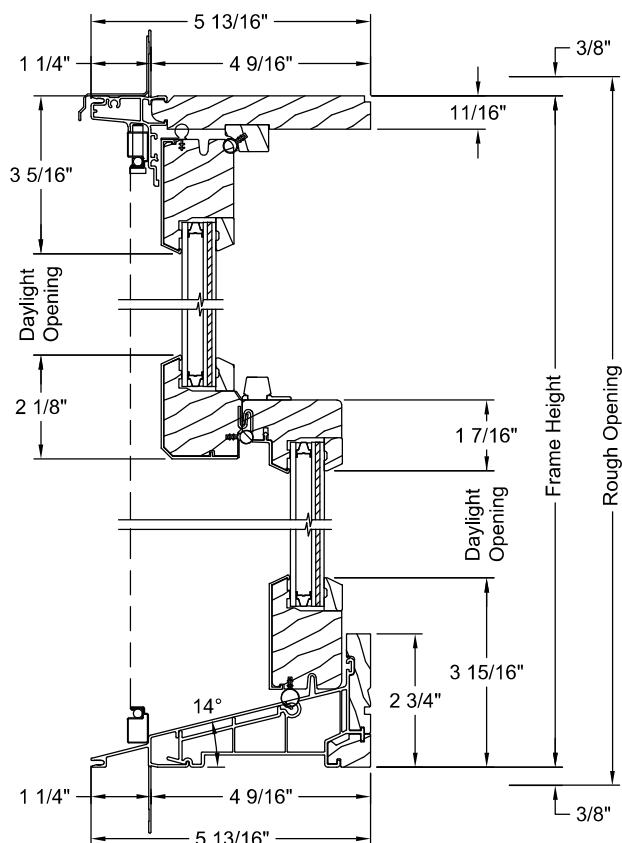


Various Combinations of the SDL Bars Shown are Available

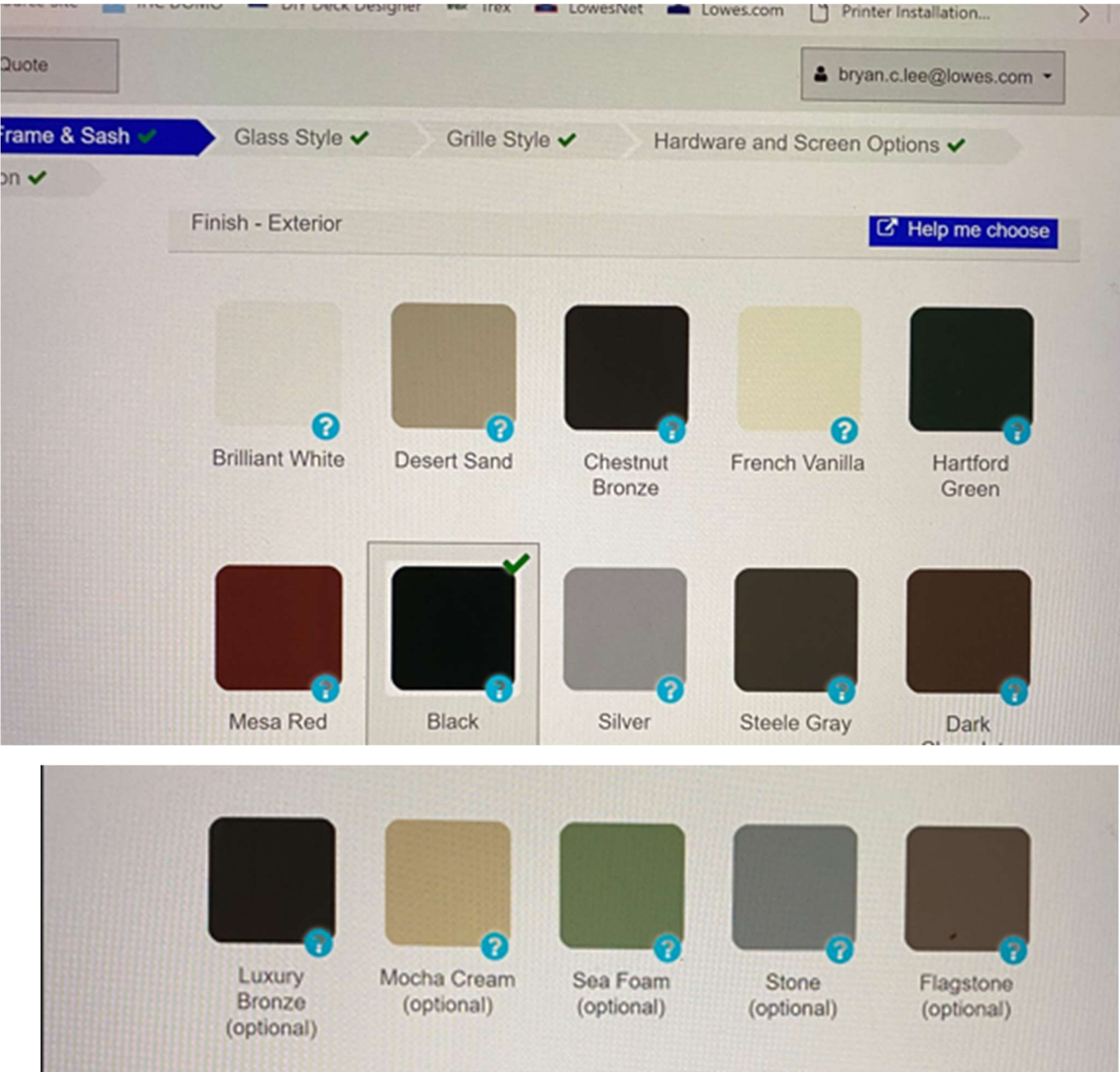
GBG Options



Not To Scale - Reference Only



Colors: Black or Luxury Bronze



Existing



Proposed



Nearby Properties with Similar Bronze or Black Windows:

501 N. Alcaniz



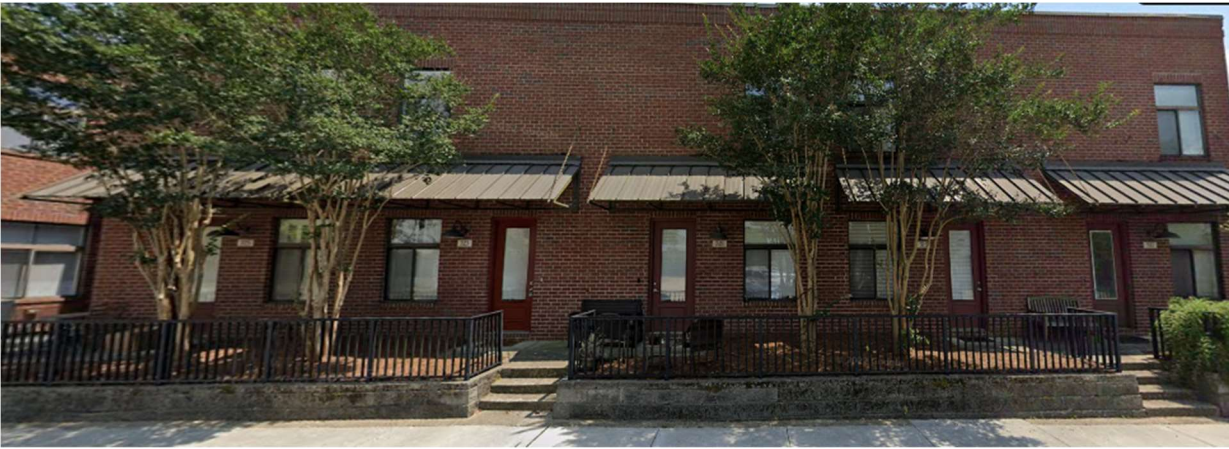
415 N. Alcaniz



500 N. Alcaniz



317-325 N. Alcaniz



314 E. Belmont





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-932

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

9 W. De Soto Street
North Hill Preservation District / Zone PR-2 & PR-1AAA / City Council District 6
Exterior Alterations at a Contributing Structure

SUMMARY:

Lynsey and Neal Hatch are seeking approval to remove painted plywood over four former window openings. There are no frames, sashes, or glazing behind the plywood and the interior has drywall. The applicants are proposing to remove the existing trim and infill the openings with KDAT pressure treated lumber milled with a specialty saw blade to match the two different existing, narrow novelty wood siding types and will be painted to match existing. The transom window will remain with infilled siding below.

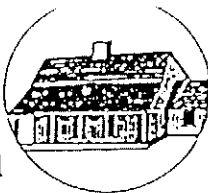
Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(2\)d.2. North Hill Preservation District; Procedure for Review; Decisions.](#)
[Sec. 12-3-10\(2\)f.1-3. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.](#)

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00666
Recorder #
Field Date 5/3/95
Form Date 6/28/95

Original
X Update

SITE NAMES (addr. if none) S. R. MALLORY JR HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY #]
NATIONAL REGISTER CATEGORY building structure X district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 9 W. DE SOTO ST.
CROSS STREETS nearest/between BETW. N. PALAFOX AND N. BAYLEN ST
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9010-013-044
SUBDIVISION NAME NORTH HILL BLOCK 44 LOT NO. 13-14
OWNERSHIP private-profit priv-nonprofit X priv-indiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

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

DESCRIPTION

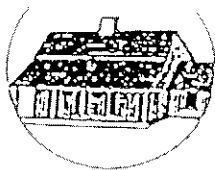
STYLE QUEE EXTERIOR PLAN IRRE NO. STORIES 2
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER Materials BRIC
EXTERIOR FABRICS SDDR
ROOF: Types GAHP Materials SHCO
Secondary strucs. (dormers etc.) E/1 STORY SHED EXTENSION, S/1 STORY GABLE EXTENSION
CHIMNEY: No. 1 Materials BRIC/STUC LOCATIONS CENTER RIDGE
WINDOWS (types, materials, and placements) DHS, 2/2, WOOD; THS, 2/2/2 WOOD

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations N/GABLED ROOF PORCH WITH
Porch roof types SQUARE POSTS
EXTERIOR ORNAMENT

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

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

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



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1902 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) RESIDENCE
 OWNERSHIP HISTORY (especially original owner) STEPHEN R. MALLORY, JR. (ORIGINAL)
HERBERT L. HAYS, JR AND ROBERTA HAYS (CURRENT)

SURVEYOR'S EVALUATION OF SITE

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

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

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

Location of negatives/neg. nos. R18, F29-30

RECORDER

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

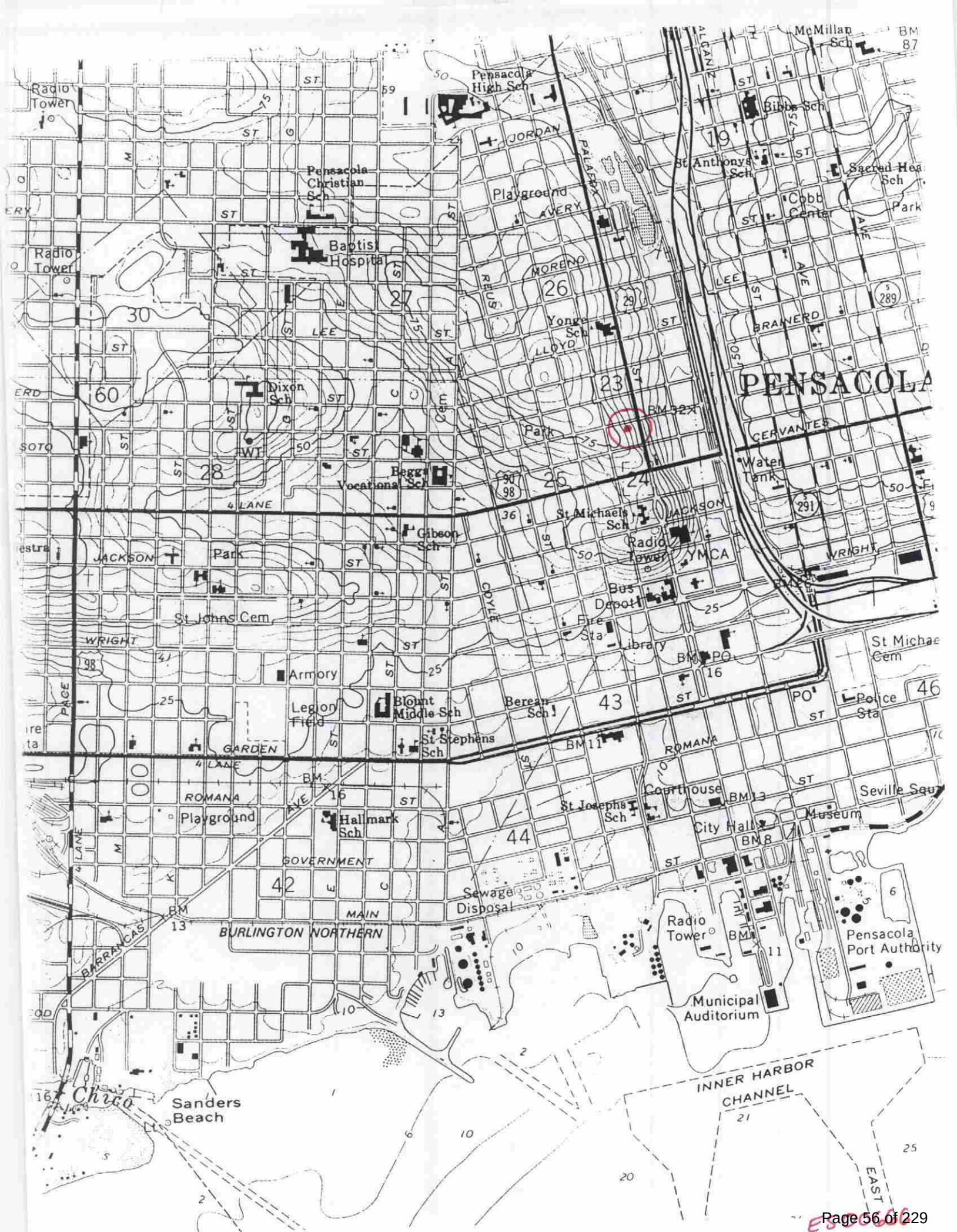
FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

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

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

REQUIRED:

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



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site Name Mallory, Stephen R. Jr., House 830 = = Site No. 25666
Address of Site: 9 W. DeSoto Street, Pensacola, FL 32501 Survey Date 8005 820 = =
Instruction for locating S side of W. DeSoto Street between N. Palafox Street 813 = =
and N. Baylen Street
Location: Belmont Tract 44 13,14 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Hays, Herbert L. and Roberta
Address: 9 West DeSoto Street, Pensacola, FL 32501

Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 = =
838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = =
☐ Good 863 = = ☐ Unaltered 858 = =
☒ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) 858 = =
☐ Moved () (Date:) 858 = =
Present Use residence 850 = =
Dates: Beginning +1902 844 = =
Culture/Phase American 840 = =
Period 20th century 845 = =

NR Classification Category: District 916 = =

Threats to Site:

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

Areas of Significance: Architecture, history 910 = =

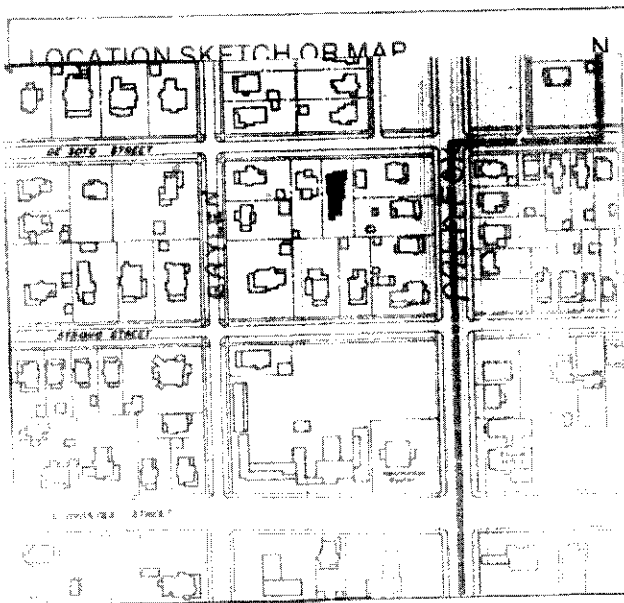
Significance:

The original owner of this house was Pensacola attorney, Stephen Russell Mallory, Jr., son of the secretary of the Confederate Navy. The younger Mallory's law firm was Mallory and Jones located at 204 1/2 South Palafox Street.

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

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Queen Anne 964 ==
 PLAN TYPE Irregular 966 ==
 EXTERIOR FABRIC(S) wood, novelty siding 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES E/ 2 tiered shed porch with square posts; 2 bay,; access from E 942 ==
 FOUNDATION: brick pier 942 ==
 ROOF TYPE: gable on hip 942 ==
 SECONDARY ROOF STRUCTURE(S): 1 story shed ext E; 1 story gable ext S 942 ==
 CHIMNEY LOCATION: center ridge 942 ==
 WINDOW TYPE: DHS; 2/2; wood # THS; 2/2/2; wood 942 ==
 CHIMNEY: brick; stuccoed 882 ==
 ROOF SURFACING: composition shingle, diamond 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970; North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section	
2S	30	19	812 ==

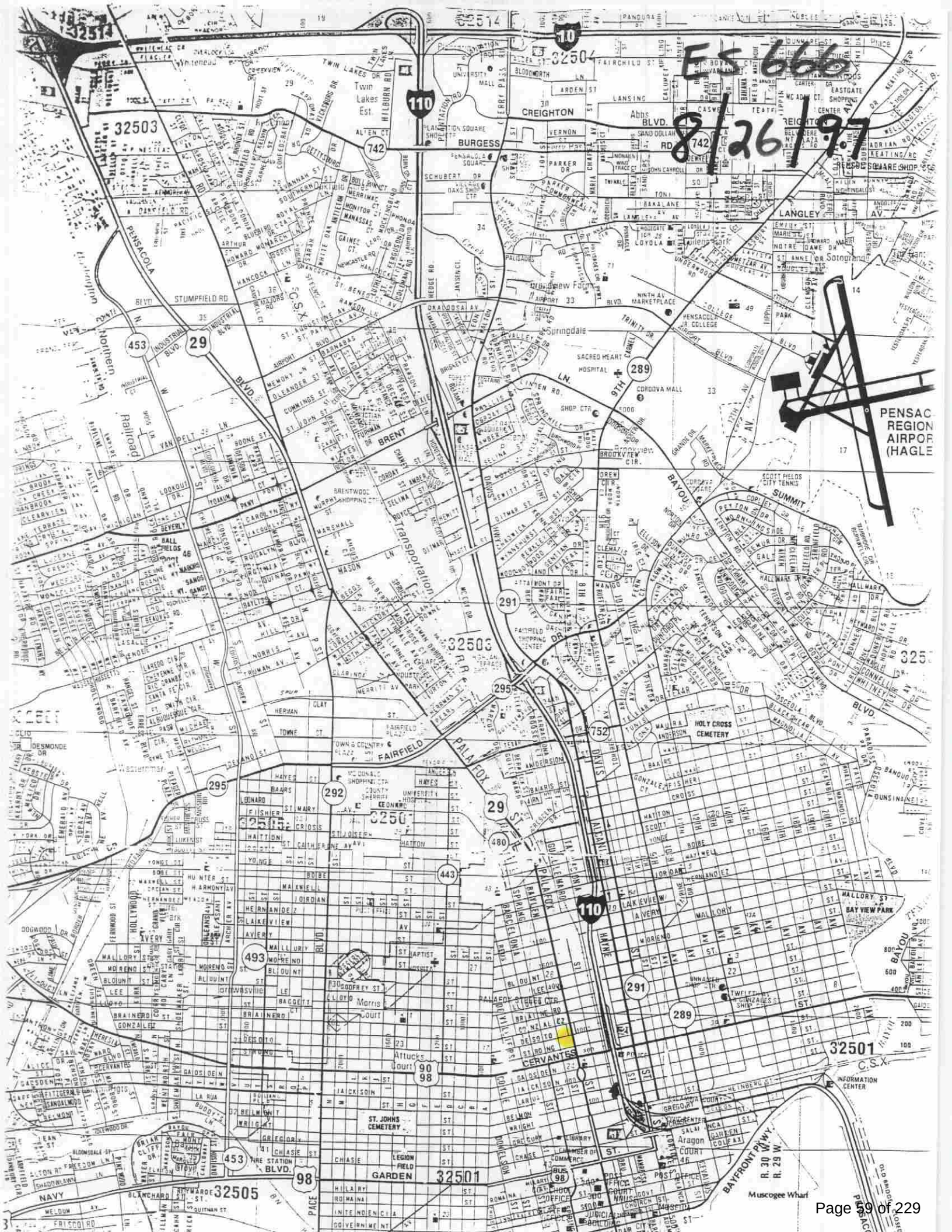
UTM Coordinates:

890 ==

Zone	Easting	Northing

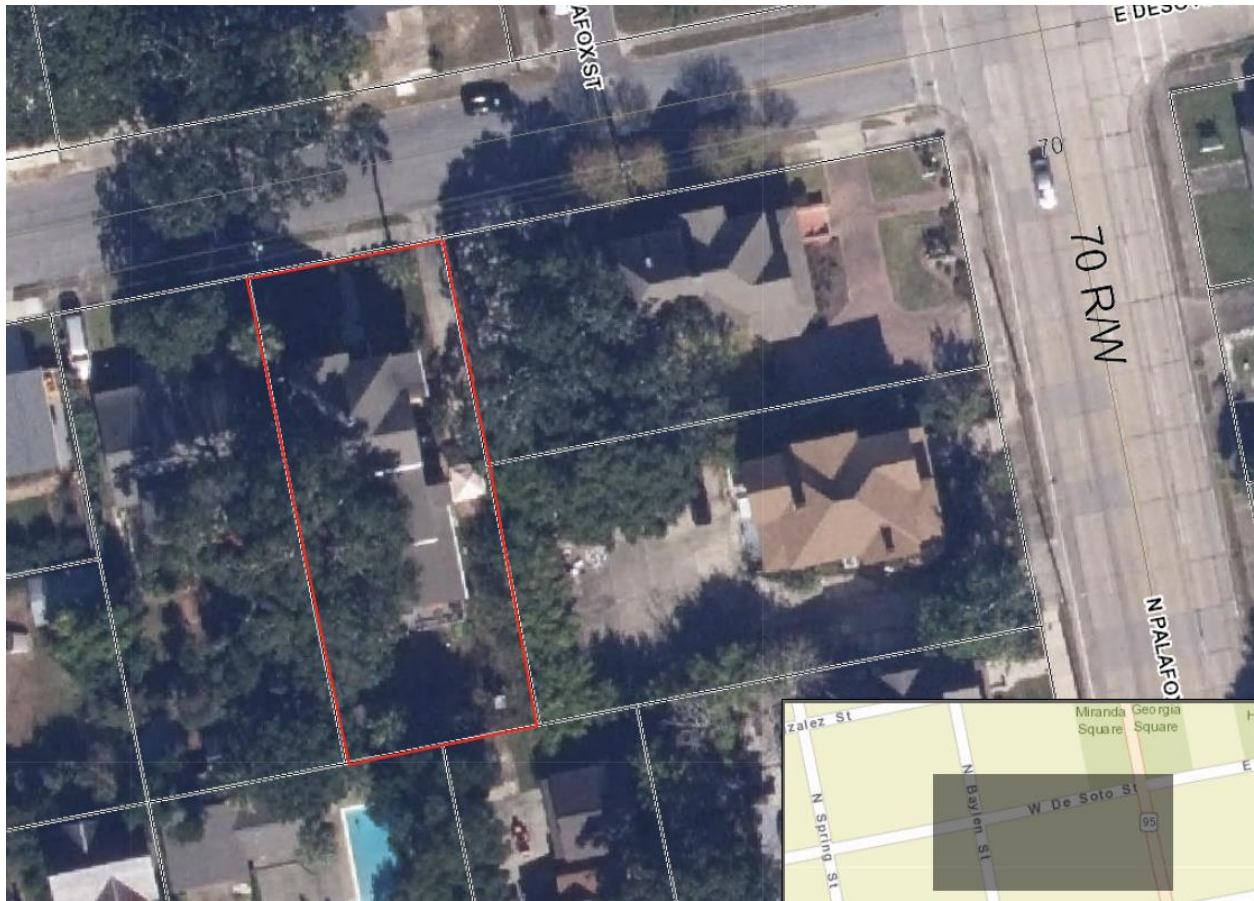
Photographic Records Numbers HPPB P80.10 Fr 29; NH 23-5,7 860 ==

Contact Print





9 W. De Soto Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 10/25/2023

Project Address: 9 W De Soto St
Applicant: Lynsey and Neal Hatch
Applicant's Address: 9 W De Soto St
Email: lynseyau@gmail.com **Phone:** (251)391-7118
Property Owner: Lynsey and Neal Hatch

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:

1) Improve current conditions of home by removing wood rot on boarded-up former window openings on 2nd floor east side of the home. Current conditions are painted plywood with window trim. There are no window frames, sashes, or glazing behind painted plywood and there is drywall on interior of home.

Infilled siding will be the exact match of original novelty wood siding. New siding is KDAT pressure treated lumber milled with specialty-made saw blade to exact specifications of unique narrow original wood siding (picture attached). Paint will match existing paint color.

Note: adding windows to current framed cavities is not a feasible option as a new window would not match current original wood windows. Interior space is not conducive to natural light.

2) Keep transom window but replace wood rot with matching siding and remove portions of window frame that do not frame horizontal window.

There will be no change in the building footprint with this project.

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

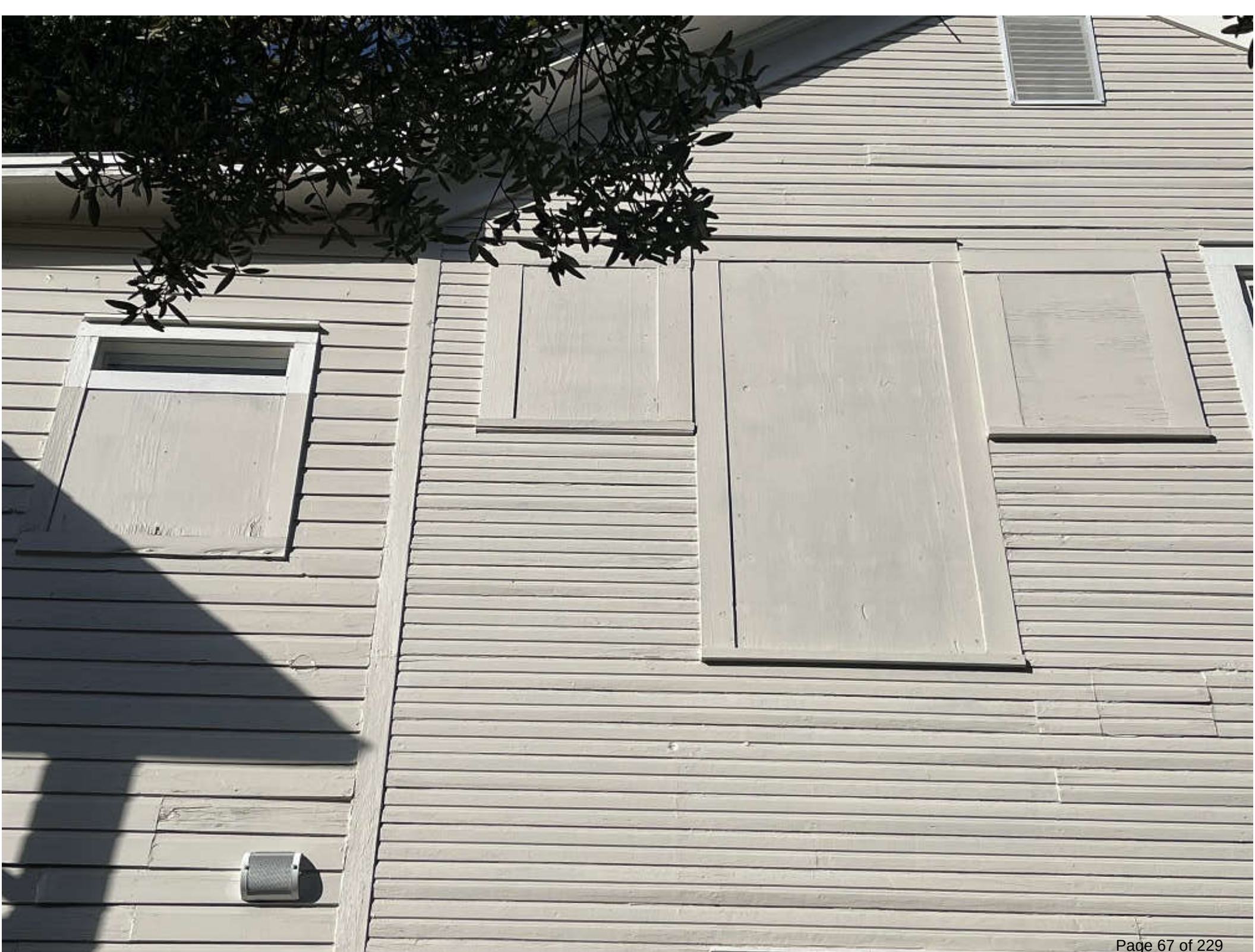
Date





















City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-933

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

600 E. Belmont Street
Old East Hill Preservation District / Zone OEHR-2 / City Council District 6
Change of Windows at a Contributing Structure

SUMMARY:

Godinez Construction is seeking approval to replace five (5) existing wood windows with Andersen 400 series vinyl-clad wood double hung windows with two over two full divided lites to match existing Andersen windows.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(3\)e.3. Old East Hill Preservation District; Procedure for review of plans; Decisions.](#)

[Sec. 12-3-10\(3\)g.1-2. OEHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures within the Old East Hill preservation district.](#)

ATTACHMENTS:

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

Page 1
X original
— update

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

Site 8 ES **02141**
Recorder # _____

SITE NAME John Cairo House
HISTORIC CONTEXTS Post-reconstruction
NAT. REGISTER CATEGORY district
OTHER NAMES OR MSF NOS none
COUNTY Escambia OWNERSHIP TYPE private-individual
PROJECT NAME West-East Hill Survey: S&R DHR NO **3226**
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 600 East Belmont St. CITY Pensacola
VICINITY OF / ROUTE TO West-East Hill neighborhood, NW corner of E. Belmont St. between N. 6th Ave. and N. 7th Ave.
SUBDIVISION East King Tract BLOCK NO 5 LOT NO 30
PLAT OR OTHER MAP County appraiser's atlas sheet #68
TOWNSHIP 2S RANGE 30W SECTION 19 1/4 1/4-1/4
IRREGULAR SEC? x y n LAND GRANT _____
USGS 7.5' MAP Pensacola 1970 PR 1987
UTM: ZONE _____ EASTING _____ NORTHING _____
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L Unknown
BUILDER: F _____ M _____ L Unknown
CONST DATE 1896 CIRCA C RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) private-residence
PRESENT USES(S) private-residence

DESCRIPTION

STYLE frame vernacular
PLAN: EXTERIOR square
INTERIOR _____
NO.: STORIES 1 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) ballon wood framing
EXTERIOR FABRIC(S) vinyl siding covering wood
FOUNDATION: TYPE pier MATLS brick
INFILL corrugated fiberglass, concrete work on porch
PORCHES s/porch/chamfered columns-3/4, 1/4 square wood column/5/s-2"x4" railing on porch
ROOF: TYPE gable SURFACING composition shingles
SECONDARY STRUCS. porch, flat
CHIMNEY: NO 0 MTLs n/a LOCNS n/a
WINDOWS shs, 6/6 aluminum; shs, 2/2 aluminum; dhs, 6/6 wood; dhs, 2/2 wood; transom, 2
EXTERIOR ORNAMENT none observed
CONDITION good SURROUNDINGS residential
NARRATIVE (general, interior, landscape, context; 3 lines only)
typical house in size & scale w/surroundings; pecans, oaks

ARCHAEOLOGICAL REMAINS AT THE SITE

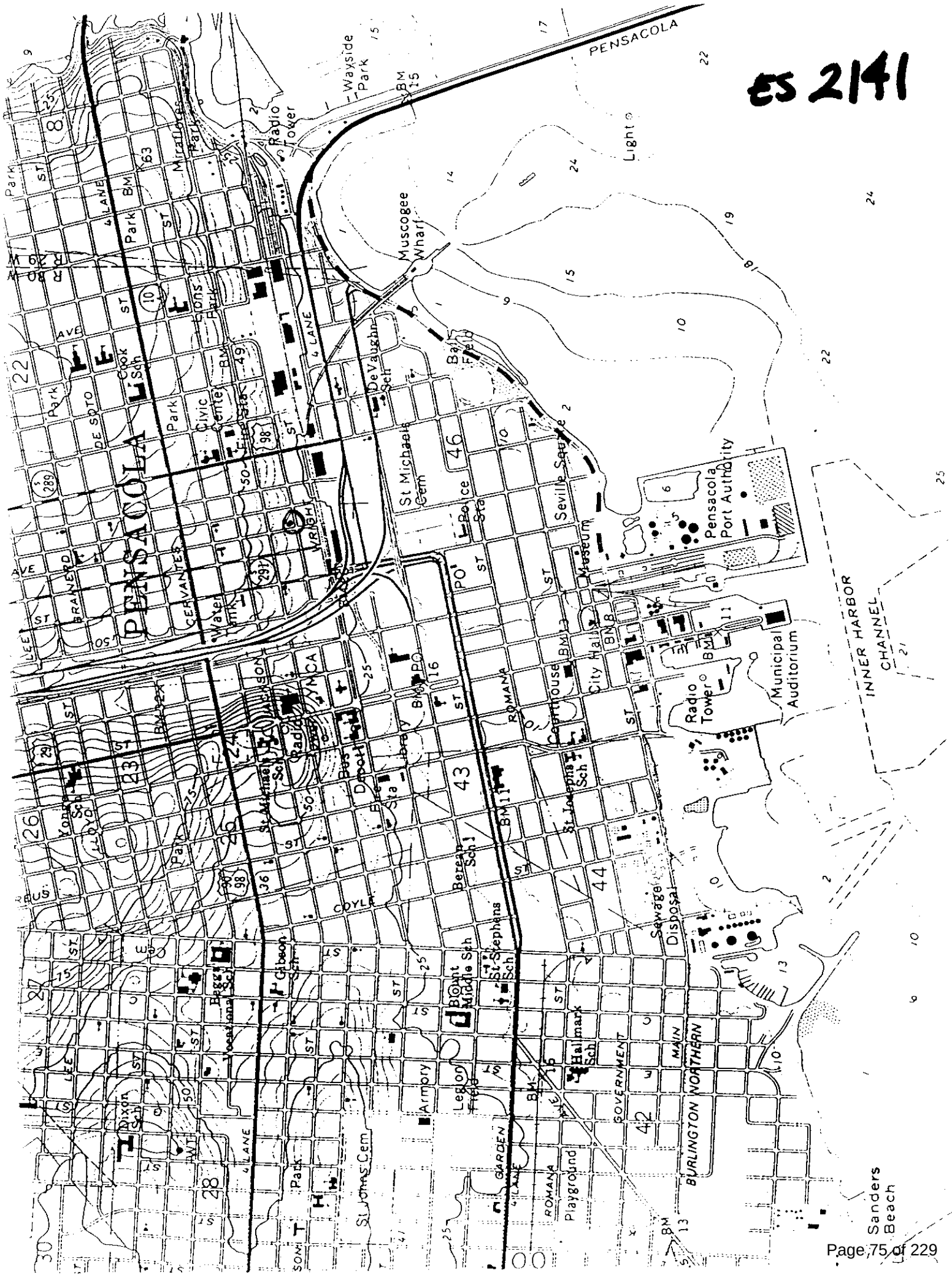
FMSF ARCHAEOLOGICAL FORM COMPLETED? — y x n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

local community development -
social history

Belmont

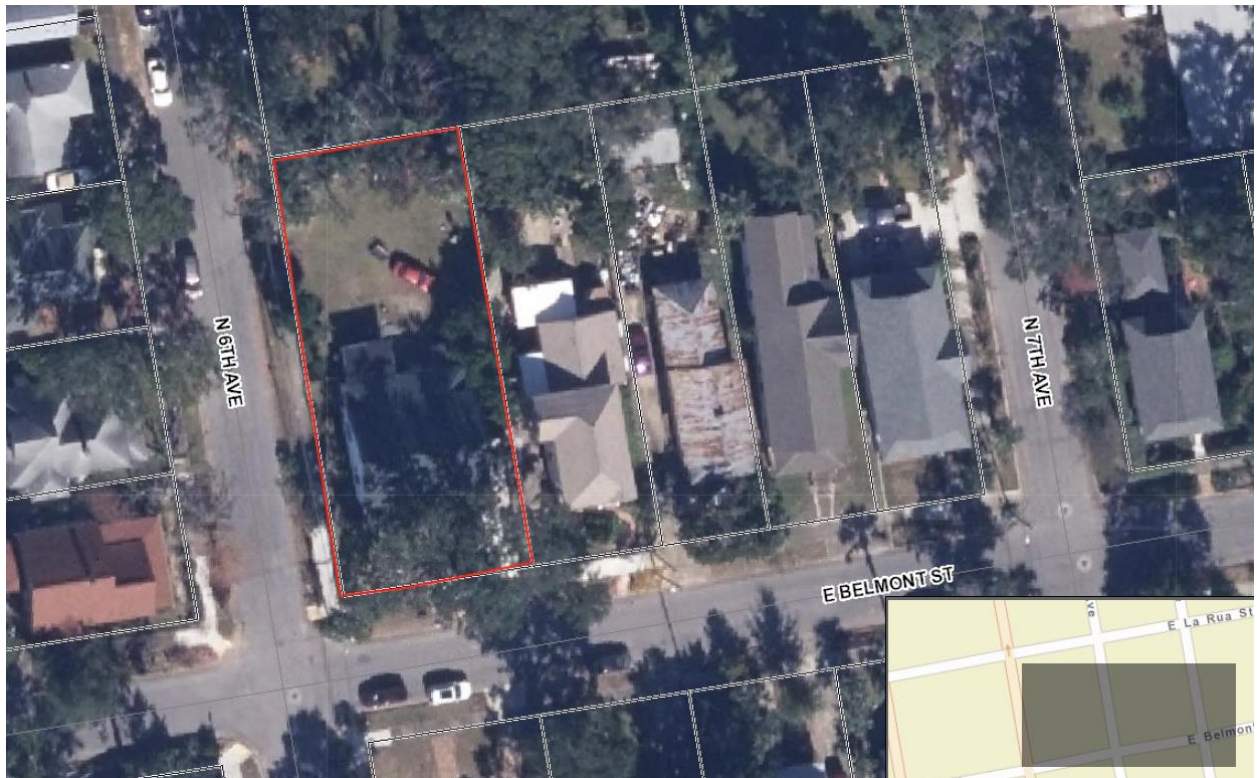
Page 74 of 229

ES 2141





600 E. Belmont Street





**Architectural Review Board Application
Full Board Review**

Application Date: 10/25/23

Project Address: 600 E Belmont St Pensacola, FI 32501

Applicant: Godinez Construction

Applicant's Address: 7108 Calumet Ct. Pensacola, FI 32504

Email: Godinez_construction@outlook.com **Phone:** 804-677-4379

Property Owner: Big Sun Development LLC

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

(If different from Applicant)

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

Replacing like for like 5 windows Anderson 400 Series,double hung Vinyl Wood Clad. Full divided divided light,same light pattern. All are 2/2 On the site plan all new windows will be labeled 2,3,4,6 AND 7. THESE ARE HIGHLIGHTED YELLOW

All existing will be labeled 1,5,8,9,10,11,12,13. THESE ARE HIGHLIGHTED IN GREEN

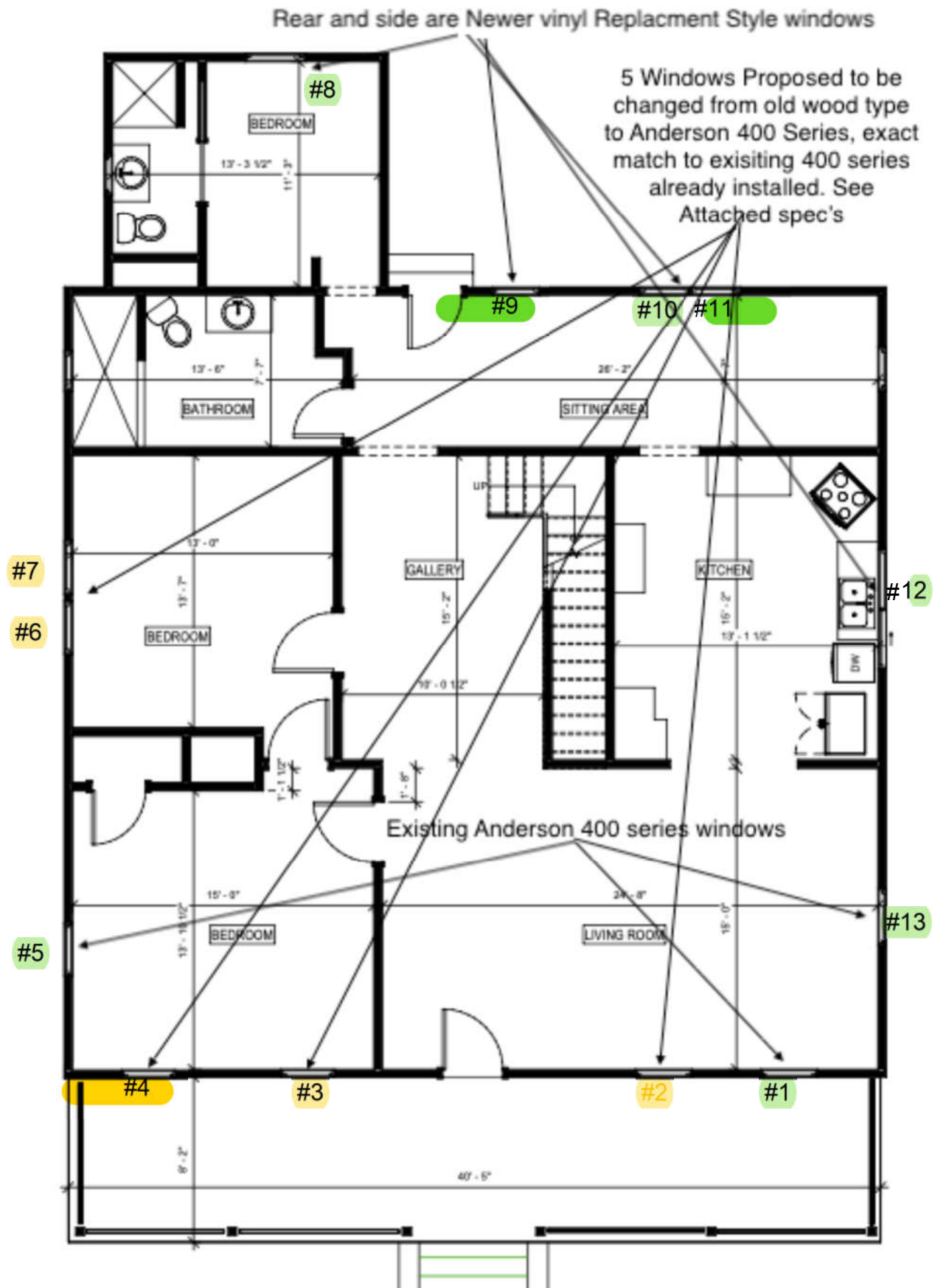
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

Applicant Signature

Date

New Windows are in Yellow 2,3,4,6 and 7

Existing Windows are Green 1,5,8,9,10,11,12 and 13



#1
EXISTING

#2
NEW
PROPOSED

#1
EXISTING



#4
NEW
PROPOSED

#3
NEW
PROPOSED





#13
EXISTING

#12
EXISTING



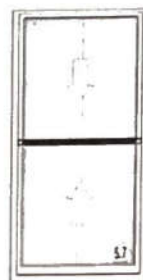


EXISTING

#8



FL# 15752.2



RO Size = 34 3/4" x 69"
Unit Size = 34 1/4" x 69"

Catalog Version 237

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	400 Series Stormwatch Double-Hung Equal Sash, AA, 34.25 x 69, Forest Green w/Forest Green Sash / Frame:Pine White - Painted Panel:Pine White - Painted	\$2,110.54	\$2,110.54	3	\$0.00	\$6,331.62
100-2	Insect Screen 1: 400 Series Stormwatch Double-Hung, TW 34.25 x 69 Full Screen TruScene White Version:07/19/2023	\$261.52	\$261.52	3	\$0.00	\$784.56
Unit 100 Total:		\$2,372.06	\$2,372.06		\$0.00	\$7,116.18

Begin Line 100 Descriptions

--- Line 100-1 ---

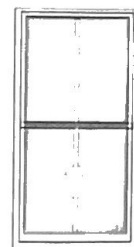
400 Series Stormwatch Double-Hung
Overall Rough Opening = 34 3/4" x 69"
Overall Unit = 34 1/4" x 69"
Installation Zip Code = 32503
U.S. ENERGY STAR® Climate Zone = Southern
Search by Unit Code = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 34 1/4
Frame Height = 69
Venting / Handing = AA
Exterior Frame Color = Forest Green
Exterior Sash / Panel Color = Forest Green
Interior Frame Wood Species = Pine
Interior Frame Finish Color = White - Painted
Interior Sash / Panel Wood Species = Pine
Interior Sash / Panel Finish Color = White - Painted
Jamb Liner Color = White

Glass Strength = Impact Resistant
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
~~Simulated Divided Light (SDL)~~ Full Divided Light
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 3/4"
Exterior Grille Color = Forest Green
Interior Grille Species = Pine
Interior Grille Color = White
2W1H
DP/PG Upgrade = Yes
Standard Lock Color = White
Stormwatch Interior Hardware Color = White
Lock Hardware Style = Stormwatch Lock
Number of Sash Locks = 2
Lock Hardware Color/Finish = White (Factory Applied)

Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Stool Option = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.34
Unit Solar Heat Gain Coefficient (SHGC) = 0.19
Unit CPD Number = AND-N-24-05256-00001
U.S. ENERGY STAR Certified = Yes
Clear Opening Width = 30.546
Clear Opening Height = 29.581
Clear Opening Area = 6.2749
SKU = 1001796607
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 07/19/2023



FL # 15752.2



RO Size = 32 1/4" x 60 1/2"
Unit Size = 31 3/4" x 60 1/2"

Catalog Version 237

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
600-1	400 Series Stormwatch Double-Hung Equal Sash, AA, 31.75 x 60.5, Forest Green w/Forest Green Sash / Frame:Pine White - Painted Panel:Pine White - Painted	\$1,898.45	\$1,898.45	2	\$0.00	\$3,796.90
600-2	Insect Screen 1: 400 Series Stormwatch Double-Hung, TW 31.75 x 60.5 Full Screen TruScene White Version:07/19/2023	\$230.63	\$230.63	2	\$0.00	\$461.26
Unit 600 Total:		\$2,129.08	\$2,129.08		\$0.00	\$4,258.16

Begin Line 600 Descriptions

--- Line 600-1 ---

400 Series Stormwatch Double-Hung
Overall Rough Opening = 32 1/4" x 60 1/2"
Overall Unit = 31 3/4" x 60 1/2"
Installation Zip Code = 32503
U.S. ENERGY STAR® Climate Zone = Southern
Search by Unit Code = No
Standard Width = Custom
Standard Height = Custom
Frame Width = 31 3/4
Frame Height = 60 1/2
Venting / Handing = AA
Exterior Frame Color = Forest Green
Exterior Sash / Panel Color = Forest Green
Interior Frame Wood Species = Pine
Interior Frame Finish Color = White - Painted
Interior Sash / Panel Wood Species = Pine
Interior Sash / Panel Finish Color = White - Painted
Jamb Liner Color = White
Glass Construction Type = Dual Pane
Glass Option = Low-E4 SmartSun
High Altitude Breather Tubes = No

Glass Strength = Impact Resistant
Gas Fill = Argon
Glass / Grille Spacer Color = Stainless
~~Simulated Divided Light (SDL)~~ Full Divided Light
Specified Equal Light
Grille Pattern = Specified Equal Light
Simulated Check Rail = No
Grille Bar Width = 3/4"
Exterior Grille Color = Forest Green
Interior Grille Species = Pine
Interior Grille Color = White
2W1H
DP/PG Upgrade = Yes
Standard Lock Color = White
Stormwatch Interior Hardware Color = White
Lock Hardware Style = Stormwatch Lock
Number of Sash Locks = 2
Lock Hardware Color/Finish = White (Factory Applied)
Window Opening Control Device = No
Insect Screen Type = Full Screen
Insect Screen Material = TruScene

Insect Screen Color = White
Exterior Trim Style = None
Extension Jamb Type = None
Stool Option = None
Installation Material Options = No
Re-Order Item = No
Room Location =
Unit U-Factor = 0.34
Unit Solar Heat Gain Coefficient (SHGC) = 0.19
Unit CPD Number = AND-N-24-05256-00001
U.S. ENERGY STAR Certified = Yes
Clear Opening Width = 28.046
Clear Opening Height = 25.115
Clear Opening Area = 4.8915
SKU = 1001796607
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 07/19/2023
SKU Description = S/O AW 400S LONG LEAD TIME

--- Line 600-2 Description is the same as line 600-1 ---

GRILLES

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern and we'll even work with you and your customers to create custom patterns.



Grilles shown on standard tilt-wash double-hung windows with a single lock. Tilt-wash double-hung windows with Stormwatch® Protection have two locks. Some grille patterns are not available in all configurations and for all products. See product sections in this guide for standard grille patterns available for a specific window. Standard, specified equal light and custom patterns shown.



Permanent exterior
Permanent interior
with spacer

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass.



Permanent exterior
Permanent interior



Permanent exterior
Removable interior



Removable interior



Finelight
Grilles-
Between-
the-Glass®

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured 3/4" (19) profile. For windows with PG upgrades, they feature contoured 1" (25) and 3/4" (19) profiles.

Grille Bar Widths



3/4" (19)

Actual size shown.



7/8" (22)



1 1/8" (29)



2 1/4" (57)

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-934

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

600 S. Palafox Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Conceptual Review for a New Hotel Development

SUMMARY:

Buck Lindsay is seeking conceptual approval for a new eight-story Tempo by Hilton hotel with 213 guest rooms, lobby area, dining, a meeting space, fitness area, swimming pool, and surface parking. This project was denied for conceptual approval at the September 2023 meeting; a final review will be required a later date.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-27\(f\)\(2\)b. Palafox Historic Business District, Decision guidelines.](#)

[Sec. 12-3-27\(f\)\(3\) PHBD, Recommendation for changes.](#)

ATTACHMENTS:

1. Images
2. Application and Materials

600 S. Palafox Street



requirements. Board Member Mead asked for clarification about the requirement for replacement plans and Assistant Division Manager Harding clarified that non-contributing structures can be approved for demolition without replacement plans. Assistant Planning & Zoning Division Manager Harding clarified that if the board determines the property does not have cultural, historical, architectural, or archaeological significance, the ordinance is clear that a demolition permit can be issued.

Board Member Mead asked Chairperson Salter if the two requests, demolition and conceptual review, could be considered together. Board Member Mead felt strongly that the ARB ought not be knocking buildings down unless the board has something they know is likely to go back or at least has been approved to replace it. Chairperson Salter answered it is his understanding of the criteria for the non-contributing structure that it has no basis upon which it is going to be used. It is based purely on the structure itself as to its demolition so they should be heard separately. Assistant Planning & Zoning Division Manager Harding clarified that there is a section of code that can require plans for the demolition if significance is determined by the board.

Board Member Fogarty commented that the condition of the building is moldy and is preventing the owner or people from using the space as intended. Chairperson Salter noted that walking down Palafox Street, the façade for the boutique hotel portion gives the street a great presence and maintains a historic feel when walking downtown. That alone is not reason enough to prevent demolition of the building, but great consideration needs to be given to what goes back to try and maintain that presence because that is one thing that the current building did achieve. Board Member Mead asked Advisor Pristera about the age and history of the infill with the bow window room with a flat roof and parapet. Advisor Pristera noted he was unsure, but it was added at some point. Cultural Resources Coordinator Walker noted there is no Florida Master File form for the structure, and it was deemed non-contributing during the original survey and not included in the National Register nomination re-survey. Board Member Mead agreed that whatever goes back needs character and cohesion.

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

Item 5 600 S. Palafox Street PHBD / Zone C-2A, City Council District 6
Conceptual Review for New Hotel Development

Action Taken: Denied.

Buck Lindsay is seeking conceptual approval for a new nine-story Hilton Brand hotel with 231 guest rooms, lobby area, dining, a meeting space, fitness area, swimming pool, and surface parking. Since this is for conceptual review, a final review will be required at a later date. Cultural Resources Coordinator Walker noted that the board's task today is to aesthetically review this new construction in terms of massing, rhythm, materials and details, building elements and site. New construction shall maintain scale and quality of design and should be compatible to surrounding structures, per Sec. 12-3-27(f)4, Board Review Standards for the Palafox Historic Business District. There are several items that require coordination with the City's Planning and Zoning Division that must be addressed prior to returning for subsequent aesthetic review.

Assistant Planning & Zoning Division Manager Harding noted there has been a lot of discussion on the city's parking downtown and the use of properties, the board is aware of what is about to be said but for those listening, the ARB is tasked with reviewing what is going on within the property boundaries. Alterations or modifications to streets or public rights of way, especially in this application

that depicts some modifications to Jefferson Street, are not in the board's purview as well as the use. While reviewing this application, the board should be aware that the ARB does not have jurisdiction over or weighing in on the use of properties. Board Member Mead asked for clarification on what issues would go before planning and zoning. Cultural Resources Coordinator answered that, speaking to what Assistant Planning & Zoning Division Manager Harding stated, about any city right of way or parking, this review is about the aesthetic in terms of materials, massing, scale, how it fits within the Palafox Historic Business District and the character of the overall district. Board Member Mead asked if this property has any similar height or setback concerns along Palafox. Assistant Planning & Zoning Division Manager Harding answered this property is zoned C-2A, which is primarily the entire downtown area, for height a property can be built up to 100 feet at the property line. For every one foot that building is pushed back or stair-stepped back, the property can be granted an additional three feet in height. When this packet returns for final review, staff will make sure that height is appropriately demonstrated and the packet meeting Sec. 12-3-121 General Commercial Development Standards and 12-4 which is parking, and that is done for all applications that come before the ARB for final review.

Board Member Mead asked for the planning height of the structure. Assistant Planning & Zoning Division Manager Harding answered 113 feet. Board Member Mead noted that height affects massing, which was demonstrated in recent applications reviewed by the board, both of which contributed to the architectural interest in the structure and its difference from perhaps more conventional architecture. Assistant Planning & Zoning Division Manager Harding reminded the board that building height begins at the lowest habitable floor and goes up to the floor of the roof, parapet walls aren't included in that. For parking, the board has authority over materials, screening, applications, and things like that.

Buck Lindsay presented to the board and introduced Alex Grace, representing the developer; Jim Homyack, current property owner; and Ross Dorough, a development consultant to the developer. Mr. Lindsay noted the building is planned to be set back from the property line to be roughly 107.5 total feet from the first floor to the roof surface. The parapets will be beyond that, but the plans will comply strictly with the provisions of the building height and increases allowed on a 1:3 basis. There are no yard or setback requirements or lot coverage requirements, and no changes to the street right of way proposed but there are easements that will be an internal development challenge.

Advisor Pristera asked how much of the design is driven by brand standards of the hotel in terms of layout, aesthetic, and materials. Mr. Lindsay answered that the exterior of the building has zero impact from the franchisors, on the inside the guest rooms will be brand driven. The plans say Hampton Inn & Suites and Home2Suites, which is not a committed brand identification, but the Hilton name is a committed brand identification. Mr. Grace stated that the plans under review are being driven by being part of the downtown fabric and part of the historic district, so the materials being used were chosen to activate Palafox and accentuate the corner of Cedar Street. The best way to activate is to have glazing. The hotel for the developers, is a hotel for the community and part of the business is to drive locals to the property with two bars and a third-party restaurant. None of the Hilton criteria played a part in the exterior, this is a custom experience from ground floor to rooftop. Mr. Lindsay noted that the mid-height range is characterized by a base, middle, and top and this has been accomplished through the use of different colorations of materials. The base is two-stories high, with a nine-story building, a one-story base would not look correctly proportioned. The middle is characterized by a variety of materials, colors, façade undulations, and some balcony experiences. The glass corner on the front is the most important corner and the most seen by visitors. There will be guest rooms behind the glass facades. The ninth-floor level has a terrace that opens from the dining

and bar area to experience views of the bay and city.

Board Member Ramos asked about the three-foot setback on the Palafox and Cedar sides and if that is already reflected in the plan. Mr. Lindsay answered no, it is not properly illustrated. The plans were developed as the applicants were understanding the conditions limiting building height, but the proposal is a 2.5-foot setback from Palafox and Cedar Streets. Board Member Ramos asked for clarification on the proposed materials since the renderings do not demonstrate finer details. Mr. Lindsay answered the first floor is proposed to have cast stone material, Arriscraft manufactured stone to be exact. The second floor is a light-colored brick, the intermediate levels from third to eighth will be a combination of light and dark brick, and the top will be synthetic, smooth stucco. Board Member Ramos asked if the base material that connects to the sidewalk, the plenum of the building, will be cast stone as well. Mr. Lindsay answered yes and clarified that the Arriscraft will go up to the second floor and will transition to light and dark brick.

Board Member Ramos asked if the conceptual approval includes signage. Cultural Resources Coordinator Walker answered signage would be submitted through a separate abbreviated review application.

Chairperson Salter complimented the applicant on the siting of the building to activate Palafox and the use of materials is a positive approach and appreciates the use of masonry and cast stone. Chairperson Salter has concerns about the glass corner on the northwest side with regard to relating to the fabric of the area. Taking a step back, the masonry, the cast stone, the location of the building, and the materials all together sounds right but something is not right about the building, perhaps the color palette. Audibly everything sounds good, but visually the building does not work. Taking into consideration the look of the materials and the color coupled with the theme of the area and the mass of the building, it seems like the tie is missing. The mass of the building reads a monumental hotel. Chairperson Salter would like to see more of the color palette, not exactly red brick, and historic detailing for the area. The mass and presence are similar to how the San Carlos read. Some detailing is evident on the base and at the cornice level, but a nod to the historic detailing might help to bring a historic feel to the development. With all that, the glass corner may not be necessary since that is a modern feature like you see at an office building. Somewhere else that might be a nice feature, but that may be the element that is causing a gap between the historic fabric of the area to what is being proposed. The way it is situated and the approach that is started is nice and will be a good presence, once finding the link to the historic fabric of Pensacola.

Mr. Lindsay note the building is conceptually traditional but executed with detail that speaks to modern forms and shapes. The base, middle, cap is traditional. Water table and bandings to accentuate the building have been used. The next review will hopefully include a 3D model to demonstrate the depth of the windows. A monolithic color building does not work in an important, urban corner. All red brick would be a waste of a good opportunity to play with the architecture. The glass corner has been used successfully in other urban contexts. It provides a sense of activation and invitation and something visually interesting.

Board Member Mead noted that in his opinion this is an extremely conventual example of hotel architecture. The standards state, the new building will not, in itself or by reason of its location on the site, impair the architectural or historical value or character of buildings on adjacent sites or in the immediate vicinity. The building will not be injurious to the general visual character of the district in which it is to be located considering visual compatibility standards such as height, proportion, shape,

and scale. The larger point has to do with the standard of, its overall massing and conception is going to be in some manner of speaking consistent with the nature of the district as a whole. All new construction shall be reviewed in terms of massing, rhythm, materials and details, building elements and site. Generally, all structures should be compatible in these categories to surrounding structures. The problem Board Member Mead sees is the height, and the area is mainly composed of converted warehouses, office buildings, and other facilities and some townhomes to continue down the Palafox corridor. The high-rise buildings begin almost exclusively north of Ferdinand Plaza, which is where you begin to have the central business district height between the National Bank Building, the Thiesen, and the Blount building. This is going to compete with them in height but is not consistent with the types of buildings or structures we have here in that regard. Board Member Mead noted most recently the ARB saw the hotel development at the post office where the ground floor façade is being maintained, but the high portion is stepped back far enough that it distinguishes itself from the historic facades along the street. That project accomplishes fitting this type of massing, but fit better within the context it finds itself. The proposed plans under review are out of context. It is an any place building; it is not a someplace building and this is a particular place. The ARB is charged with fitting what is being approved to the place. This would be lovely in Atlanta or Tampa, but it does not fit here. That said, something similar to scale can probably be accomplished without too much change but it has got to be better speaking to the district it is in, south of Main Street. It really is not speaking to its context and that is the charge of the ARB. It does not necessarily require a massive redesign in terms of its overall structure, though some of the stepping back may be something to consider because there is enough property for that. If the surface parking were pulled into the building it may allow the applicants to do more interesting things with the overall site.

Advisor Pristera echoed Board Member Mead's statements, the ARB has seen other taller buildings, though driven by tighter lot size so they have to go a little higher. This is a fairly large lot and could the size of the hotel be driven by making the project feasible. In this area, six stories is the tallest along with penthouses. Generally, five story buildings fit in. Advisor Pristera asked what is driving the height. Mr. Grace answered from an economic standpoint and to fulfill needs, density drives height and the applicants want to maximize the density, what is permitted by right. The view from that height has benefits and activating the rooftop. Pensacola seems to have a lot spot heights and not a lot rhythm. Mr. Grace noted that most cities want developments to be on the property line and while he has heard the board's comments about stepping the building back, he is not sure what they would do with that space. The applicants want to be on the property line and have on-site parking in the rear and the building is a natural screen. If the building is stretched in two directions and the height comes down, the parking access and services will be limited.

Board Member Mead complimented the roof activation, but the amenity is for the hotel users not the public and does not activate the street. If you pull back the structure or even pushing to the property line on the ground one or two floors, you gain the ability to activate an intermediate area or buffer that can provide an outdoor space that is closer to the street activity without necessarily being in the middle of it. It is also more consistent with some of the patterns of development the board has seen in terms of integrating the street level activity in the area with the activity in the structure, particularly with a corner presentation. The Harborview site is very simplistic and is oriented completely to the water and is shielded from view by the parking garage. This location is very different than the area of Harborview, right on Palafox Street, at a very significant intersection.

Mr. Lindsay noted there is no immediate context to relate to like an urban area, this area is an island. The two-story base is an accent onto itself because of the light coloration that relates well to the one-

and two-story retail spaces across Palafox.

Board Member Courtney noted that this will read as a giant building, looming over whereas the charm, walkability, and casual connectivity should be maintained. The existing boutique hotel has a New Orleans feel with a low structure and metalwork and if the proposed hotel were not so massive maybe it would be easier to incorporate those details. Board Member Yee noted he does not have a major issue with the scale and appreciates the base, mid-section, and upper element design. Board Member Yee acknowledged this stage of design is hard to imbue the renderings with enough detail at a conceptual level, and that is hurting the presentation today. Modern and historic buildings can coexist with each other, the disadvantage in Pensacola is there is not as much of that already in place as context to play off of. The size of the building and height will be held to a very high standard. Board Member Yee echoed Board Member Mead's statements about pulling the building back to create an intermediate area. The glass is critical at ground level to activate the street. The detailing feels completely out of place for downtown Pensacola and Board Member Yee agrees this would fit in elsewhere but not in Pensacola.

Surface parking lots are never a good thing for downtowns. The proposal flips the parking to be in the rear rather than the most prominent corner. If surface parking is required and driven by numbers, landscape buffers need to be looked at. Assistant Planning & Zoning Division Manager noted that Chapter 12-6 for parking would be applicable to this development. The high cost of parking on a project and challenges with site planning, fortunately most of the parking is impervious from a stormwater standpoint, but it seems like more can be done. Has wrapping been considered for the parking lot, assuming a structured parking garage is out of the question, but it does seem like an unfair weight is being put on the off-street parking. Board Member Yee asked if the intent that the on-street parking would be dedicated to the hotel or would it continue to be public. Assistant Planning & Zoning Division Manager answered there have been discussions of the on-street parking being covered under a parking agreement that is historically been done through a license to use, a Planning Board and City Council process, but the city is currently reorganizing how parking and public rights of way are leased and contracted so that would be handled through Parking Services Department.

Board Member Ramos noted that the applicant stated they have the right to build to a certain height, the code allows a building to built to this height, and that is important. Board Member Mead's statement about an any place building that needs to be site specific is also a valid point. Board Member Ramos likes the balconies, something that hasn't been done in the downtown area, as there are great views. The activation of the roof deck is a great concept as a destination and amenity for the City of Pensacola. Board Member Ramos agrees with the need to screen the parking and minimizing what is being provided. This building doesn't really have a back, even though the parking area is in the back and the fenestration of the rear of the building is very hotel-like, additional care needs to be taken for the rear as the bay and port-facing facades. A key element to make it fit within the site is the materials and colors chosen. Board Member Ramos likes the corner glass as it breaks the hotel typology. The A/C units are generally below the window, the Holiday Inn on Main Street has the same window system, but they have done something to the proportions and the mullions to make it less hotel-like for the punched openings. Maybe increasing some glazing or working with mullions to subdivide the glass might give it less of a punched, hotel opening look. This is a huge investment and there is excitement that developments want to come to Pensacola and Board Member Ramos echoes Board Member Mead's statements about this being an any place project that needs to become place-specific.

Board Member Fogarty asked about the glazed corner and individual guest suites will read at

nighttime. Mr. Lindsay answered that all the rooms on the glass corner will have black-out curtains. Hotels generally display a variety of lit and unlit rooms which provides texture. Board Member Fogarty noted at first glance the space was a full height atrium or lobby but would appreciate the glass corner to be on the rear for the views of the bay. The façade facing the bay has no fenestration facing the water. Board Member Fogarty would prefer to see the glass corner on the less prominent corner and something grander taking its place.

Board Member Ramos noted he likes the activation on Cedar Street, which makes sense with the balcony and main entrance. Board Member Ramos likes the addition of the third-party restaurant on the south corner of Palafox Street and would argue that the storefront is not really activated just by glass, but it would be interesting to have people inhabiting outdoor spaces on the Palafox side of things. Board Member Mead echoed Board Member Ramos' and Fogarty's comments about activating the views to the south and east. The south face could have projected balconies that could be a tremendous amenity for those who do not have private balconies. The upper floors could have cantilevered or bracketed balconies. There is a lot of potential to be less conventional and more suited to its place and responding to where it is.

Mr. Grace appreciated the comments of the board and noted the comment that this hotel could be anywhere. There is a need for hotel developments in Pensacola and the applicants will take the comments and work on this. At the end of the day, a hotel is a linear shape, and its overall width is based on the rooms and corridor and the number of glazing and windows is for a hotel. The applicants will weave in the comments, but some elements of a hotel will not go away. The applicants prefer the lighter and softer colors and the current renderings do not show details like grout joints and water table. High definition will show the character of the building. Parking is a must through the ordinance, structured parking is not an option, and all four sides cannot be developed. The applicants wanted to activate Palafox and Cedar and the building is a beacon at the corner. Mr. Grace noted that as the developer, he is trying to understand what to do with the commentary on height. Board Member Mead noted he is not opposed to the height, the integration with the streetscape and surrounding structures is the concern. The wall affect that close to the property line has such a predominating effect on pedestrians and vehicle appreciation of the district. If it is stepped in, you get an amenity space outside and you will not have the wall affect. The ground floor can have a different feel than the body of the main, tall structure. Board Member Mead noted an advantage to covered walkways that can increase the setback without having to pull back as far into the property. There is a lot to be done that will not impact parking.

Mr. Lindsay noted that the C-2 zoning allows for future, taller development and this is the first one to the entitlements of the zoning. In 50 years, this building will be surrounded and sets the context for what will be. Advisor Pristera noted Pensacola has a slower development in terms of height and the development history is new to taller buildings. Board Member Yee echoed the code allows the height, but the board has the ability to help with the streetscape and context. Board Member Yee noted that balconies can dramatically change the pedestrian experience and echoed Board Member Ramos' comments about more amenities on the Palafox Street side. More can be done to buffer and dress up the parking areas. Board Member Yee asked utility and back of house on the plans. Mr. Lindsay noted a large electrical space inside the building and items like grease traps will come as the project develops. Mr. Lindsay noted that moving the stair one or two bays inward could create rooms with broad views of the south. Chairperson Salter noted there were no speakers to this item.

Board Member Mead made a motion to disapprove the concept as submitted, mindful of the

board's obligation under the code to give recommendations as to changes necessary for reconsideration, which Board Member Mead encourages based upon the comments that have been heard here today. This denial is based on Sec. 12-3-10f., 1. that the relation of the building to immediate surroundings to the district in which it is located or to be located is not an appropriate fit and f.2. that the building and its location on the site risks impairing architectural value or character of buildings on adjacent sites or immediate vicinity, to see that it risks injury to the general visual character of the district in which it is to be located, considering visual compatibility standards such as height, proportion, shape, and scale; 2.e. that the base of the proposed building will risk adversely affecting some of the downtown redevelopment plans, as Board Member Mead mentioned the Hashtag that is one of the things that the city is looking at as that makes Cedar Street much more significant and Board Member Mead encourages looking at that. We just don't know how that will be fitted into this question, but it is something the city is looking very carefully at. 4) that the new construction shall be reviewed in terms of massing, rhythm, material, details, building elements and that they shall be compatible in these categories to surrounding structures. Board Member Mead heard no objections to the materials proposed and nobody had any difficulty with the materials or those types of issues, it is really about the massing and the interaction with the street level.

Cultural Resources Coordinator Walker clarified that Board Member Mead's motion was for Sec. 12-3-27(f)(2)a.- e. and (4).

Board Member Fogarty seconded the motion and the motion carried 6-0.

Mr. Grace asked for clarification about the massing and not fitting within the context of the downtown. Board Member Mead answered what the code permits in terms of gross massing is one thing, what fits within the district is a different thing. It certainly qualifies, in Board Member Mead's view, and that is why the board has these powers in the code to review those questions and give applicants the board's thoughts on whether that would be approved or not, which is what the board has done. Mr. Grace stated that he is trying to figure out where to go from here. Board Member Mead encouraged talking to the city about the gallery idea, that fixes a lot of problems without necessarily having to relocate the building. Mr. Lindsay asked for clarification on the notion of gallery and would it be the same as arcade. Board Member Mead answered that in terms of having covered walkways, that would involve rights to use within the city's right of way, which has been done in other settings and there is a process for that. Assistant Planning & Zoning Division Manager noted that the board will approve aesthetics and the license to use request goes to the city's planning board. Board Member Mead noted that the use of arcades or some combination would provide effective, visual setback while also providing a street amenity for the public which is part of our charter and how it integrates, as it helps to mass the overall height of the structure from the other surrounding properties, which diminishes its impact. Mr. Grace asked Board Member Mead if that answers the overall height. Board Member Mead answered that he is not offended by the overall height but the question is how to relate that height to the site and overall placement of where it is. Mr. Grace asked if the next step is to go back to the drawing board and return with another conceptual review for the same board. Cultural Resources Coordinator Walker noted that yes, the plans must return for a second conceptual review taking into consideration the motion and the board's feedback. Mr. Grace asked if the applicants could speak to the board offline. Assistant Planning & Zoning Division Manager answered that the applicants can reach out to individual board members, but they cannot contact more than one at once and cannot take the information one board member gives and provide it to another board member per

state statutes. Board Member Ramos noted that city staff does a good job of coordinating with applicants and city staff can pass along questions to the appropriate board member.

Chairperson Salter noted the next item is quasi-judicial, staff will introduce the item, the applicant will be given time to make their case to address all the criteria and present their case for the variance, afterwards the floor will be opened to public comment if any, each speaker will be limited to no more than five minutes. After all public speakers, the applicant will have an opportunity to address the comments, the board will have an opportunity to ask the applicant questions, then close for discussion and deliberate and make a decision.

Item 6 800 E. Belmont Street OEHPD/ Zone OEHR-2/ City Council District 6
Variance

Action Taken: Approved.

Jordan Yee is seeking approval for a variance to reduce the west side yard setback from 7.5 feet to 2 feet 5 ½ inches to allow the new porch roof of the addition to extend north in plane with the existing west elevation of the house. The next agenda item is review of the proposed exterior alterations for this structure.

Jordan Yee presented to the board and noted as an ARB member he recused himself. The property owner, Matt Posner, also presented to the board. The existing Queen Anne cottage in Old East Hill has been in disrepair for some time. The current property owner is interested in restoring the home rather than demolition. The lot is particular and based on the Old East Hill comments, the siting of the house on the parcel is odd and skewed. It is difficult to site a structure like this, on a parcel like this, particularly when there are two frontages. In this case, the rear of the house in the northwest corner is impacted. Christian Wagley, Old East Hill Preservation Association, noted in his comments that the sidewalks and the right of ways could have been different when this house was built. The width of public right of way and location of sidewalks are in very close proximity to the house. None of the house is compliant with current zoning code, in terms of the secondary frontage setback of 7.5 feet. The front porch has a Dutch gable, but the primary hip portion of the roof extends all the way to the front of the porch. The new design with the addition is meant to carry that language to the rear of the house at the northwest corner. The existing addition is in disrepair. Mr. Posner spoke to the board about purchasing and restoring the home. Chairperson Salter noted that Old East Hill Preservation Association's comments were provided to the board and applicants and will be included in the minutes as part of the official record.

Board Member Mead asked staff about the survey, showing Belmont and 8th, and how the city's street grid takes a jog at 8th Avenue and the fact the house is square to the Belmont right of way but the 8th Avenue frontage skews to where the lot has made a compromise in orientation. Board Member Mead noted this is unlikely to be the fault of the builder or the original site plan but rather a limitation that was imposed by the street grid. Staff noted that they can neither confirm nor deny that fact, but that is what the survey appears to reflect. Mr. Yee noted from the front to the back of the house, the front corner of the porch is about four feet off the property line and tapers to 2.9 feet, losing one foot four inches moving further north which impacts the siting and future use of the house.

Chairperson Salter noted that no points or arguments against the variance within the Old East Hill comments were overlooked or went unaddressed. Cultural Resources Coordinator Walker noted if

HAMPTON INN & SUITES /
HOME 2 SUITES by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502



OWNER:

3H GROUP HOTELS
6716 HERITAGE BUSINESS COURT
SUITE 100
CHATTANOOGA, TN 37421

423-834-9311

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5720 MARLIN ROAD #200
CHATTANOOGA, TN 37411

423-208-9833

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL
ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND
FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER:

REBOL BATTLE AND ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

SEPTEMBER 2023 ARB MEETING



PROJECT DATA			
PROPOSED:	231 ROOM HOTEL, 9 STORY		
ZONING:	C-2A		
SITE:	1.333 ACRES		
PARCEL NO.:	00-05-0900-001-012		
BUILDING HT.:	ALLOWED 100' PROPOSED 108'-0"		
SET BACKS:	ZERO		
PARKING:	REQUIRED	139	SPACES
	PROPOSED ON SITE	71	SPACES
	ON STREET	56	SPACES
	TOTAL	127	SPACES
FLOOD ZONE:	A E, SPECIAL FLOOD HAZARD AREA		

DRAWING INDEX	
A1	COVER SHEET
A2	SURVEY PLAN
A3	DEMOLITION PLAN
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN
A6	THIRD - EIGHTH FLOORS
A7	NINTH FLOOR PLAN
A8	NORTH & SOUTH EXTERIOR ELEVATIONS
A9	EAST & WEST EXTERIOR ELEVATIONS
A10	PERSPECTIVE VIEWS
A11	GOOGLE AERIAL VIEW
A12	GOOGLE AERIAL VIEW
A13	GOOGLE AERIAL VIEW

OWNER



6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT



HAMPTON INN &
SUITES / HOME 2
SUITES

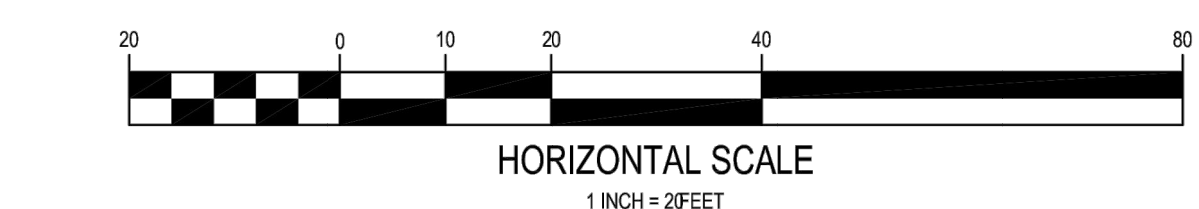
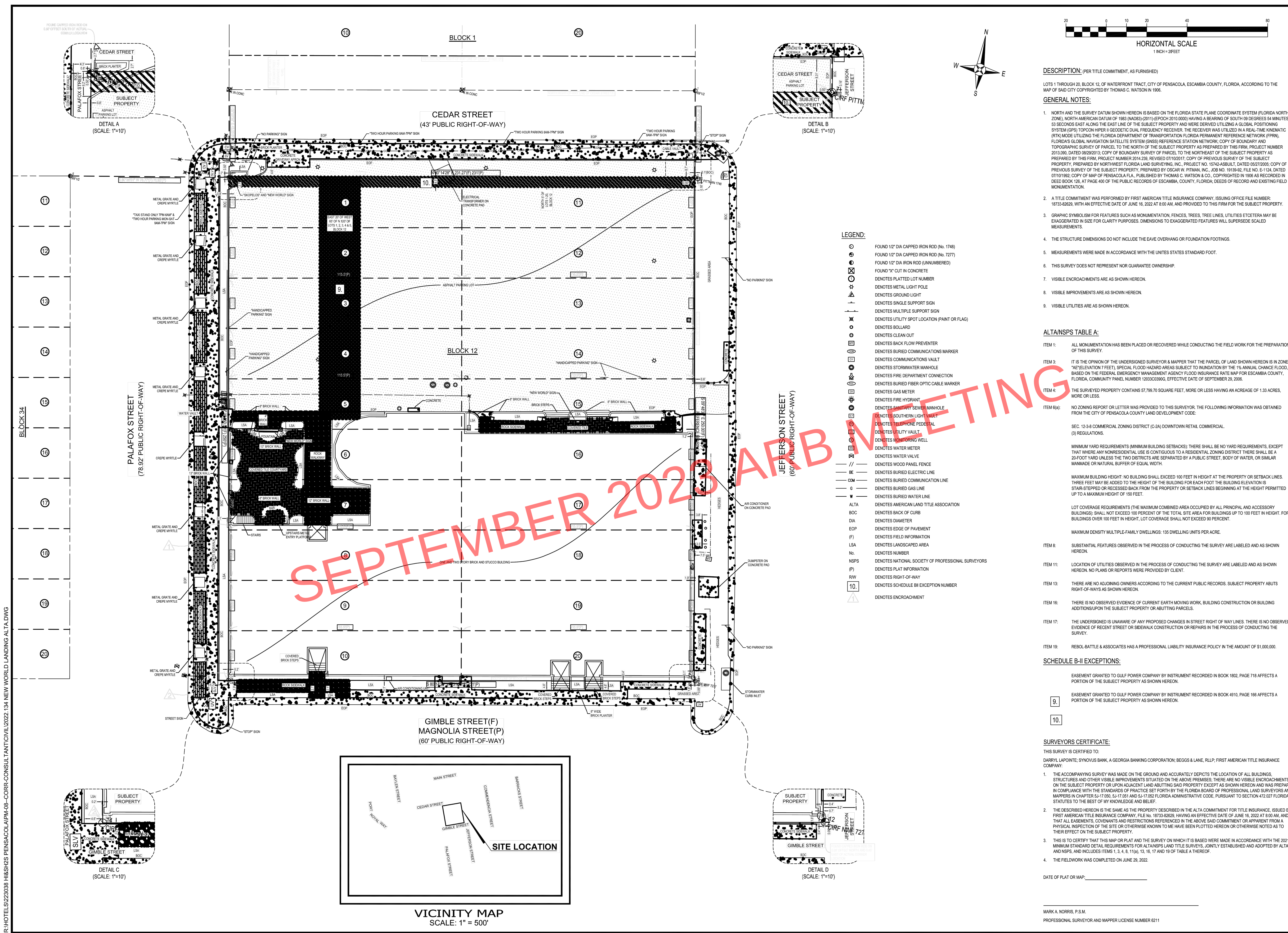
600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038
DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

©2023 ALL RIGHTS RESERVED WINFORD
LINDSAY ARCHITECT

COVER
SHEET



DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)
LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1905.

GENERAL NOTES:
1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 EPOCH 2010.000) WITH A BEARING OF SOUTH 10 DEGREES 54 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HPR11 GEODETIC DUAL-FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FLDOT) PERMANENT REFERENCE NETWORK (PRN) FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK. COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCELS TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2013360, DATED 08/28/2013, COPY OF BOUNDARY SURVEY OF PARCELS TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014230, REVISED 07/10/2017, COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ABSLT, DATED 05/27/2008, COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PRIMA, INC., JOB NO. 191942, FILE NO. E-1104, DATED 07/10/1992, COPY OF MAP OF PENSACOLA F.A., PUBLISHED BY THOMAS C. WATSON & SONS, COPYRIGHTED IN 1905 AS RECORDED IN DEED BOOK 126, AT PAGE 401, OF THE PUBLIC RECORDS OF ESCAMBA COUNTY, FLORIDA, DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.

2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER 18733-4022, WITH AN EFFECTIVE DATE OF JUNE 18, 2022 AT \$50.00, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.

3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.

4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANGS OR FOUNDATION FOOTINGS.

5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD FOOT.

6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.

8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTANSPS TABLE A:

ITEM 1: ALL MONUMENTATION HAS BEEN PLACED OR RECOVERED WHILE CONDUCTING THE FIELD WORK FOR THE PREPARATION OF THIS SURVEY.

ITEM 2: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "A" (ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12333C0300, EFFECTIVE DATE OF SEPTEMBER 25, 2008.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,780.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

ITEM 6(a): NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF PENSACOLA COUNTY LAND DEVELOPMENT CODE:

SEC. 12-5-4 COMMERCIAL ZONING DISTRICT (C-2A) DOWNTOWN RETAIL COMMERCIAL (1) REGULATIONS.

MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES. THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS: THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS RIGHT-OF-WAYS AS SHOWN HEREON.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS UPON THE SUBJECT PROPERTY OR ADJUTING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000.

SCHEDULE B-II EXCEPTIONS:

EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 716 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:
DARRYL LAPONTE, SPOYOLUS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, R.L.P., FIRST AMERICAN TITLE INSURANCE COMPANY.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PARCELS. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTERS 6-17.05, 5-17.05 AND 5-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

2. THE UNDERSIGNED HEREBY MAKE THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18733-4022, HAVING AN EFFECTIVE DATE OF JUNE 18, 2022 AT \$50.00 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.

4. THE FIELDWORK WAS COMPLETED ON JUNE 26, 2022.

DATE OF PLAT OR MAP: _____

MARK A. MORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6211

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 200
Pensacola, Florida 32503
Telephone: 850.335.0400 Fax: 850.431.8448
E-MAIL: info@rbafla.com
© 2022

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A LICENSED SURVEYOR
STATE OF FLORIDA

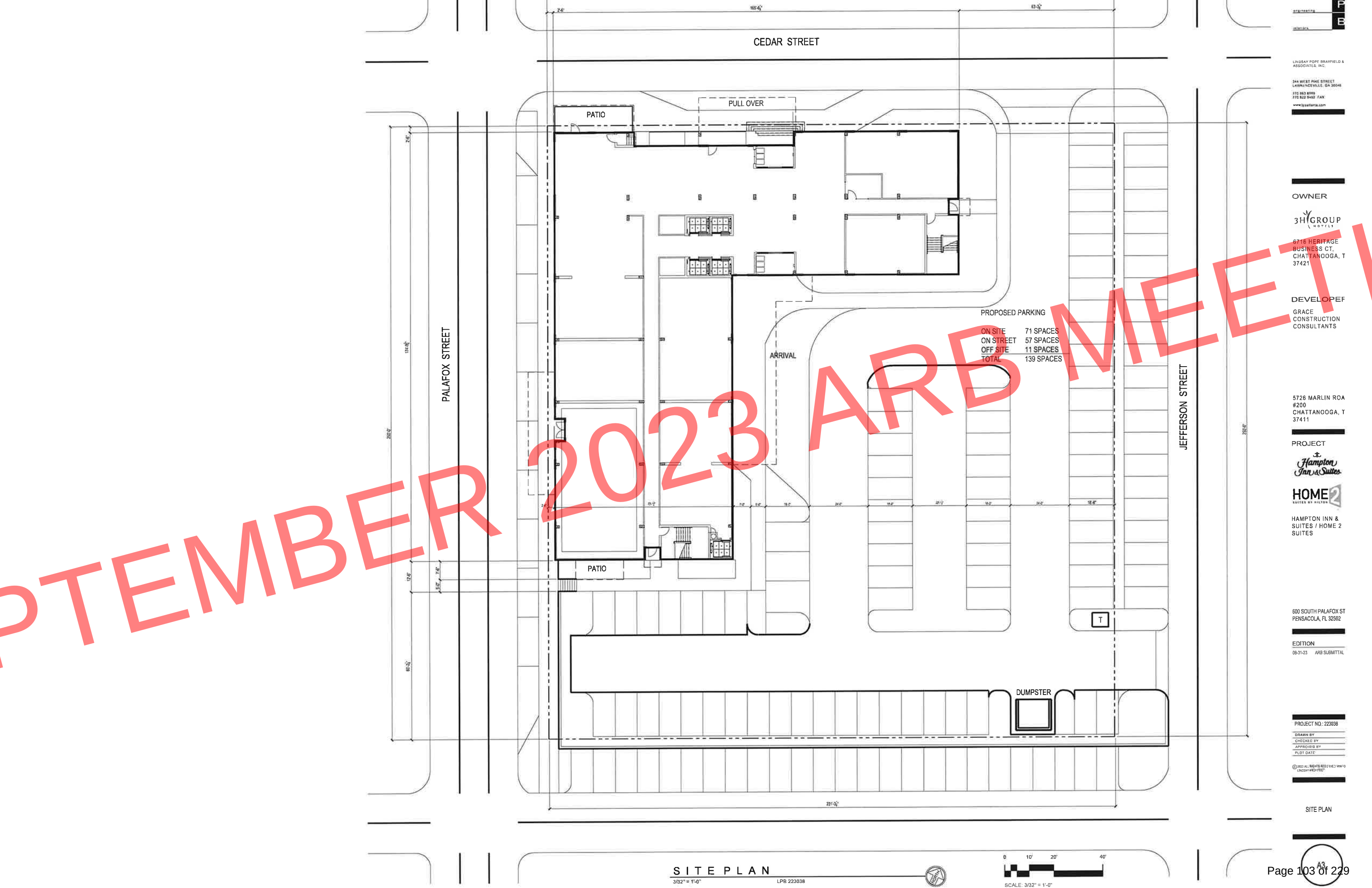
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
SECTION 45
TOWNSHIP 2 SOUTH
RANGE 34 WEST
COUNTY ESCAMBA, FLORIDA

NO.	DATE	APPROVAL	REVISION/DESCRIPTION

PROJECT NO.	2022.134
DRAWN BY:	ANC
CHECKED BY:	MAN
SCALE:	1" = 20'
E.F.	22-06
PLOT	22-37
DATE	09-26-2022

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: DARRYL LAPONTE
REQUESTED BY: SUSAN J. SALAMONE
BEGGS & LANE, R.L.P.
1 of 1

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CEDAR STREET

PALAFAX STREET

JEFFERSON STREET

PATIO

PULL OVER

ARRIVAL

PATIO

DUMPSTER

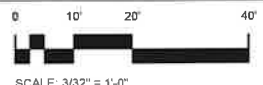
PROPOSED PARKING

ON SITE	71 SPACES
ON STREET	57 SPACES
OFF SITE	11 SPACES
TOTAL	139 SPACES

S I T E P L A N

3/32" = 1'-0"

LPB 223038



SCALE: 3/32" = 1'-0"

OWNER

3H GROUP
HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

Hampton
Inn & Suites

HOME 2
SUITES BY HILTON

HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFAX ST
PENSACOLA, FL 32502

EDITION

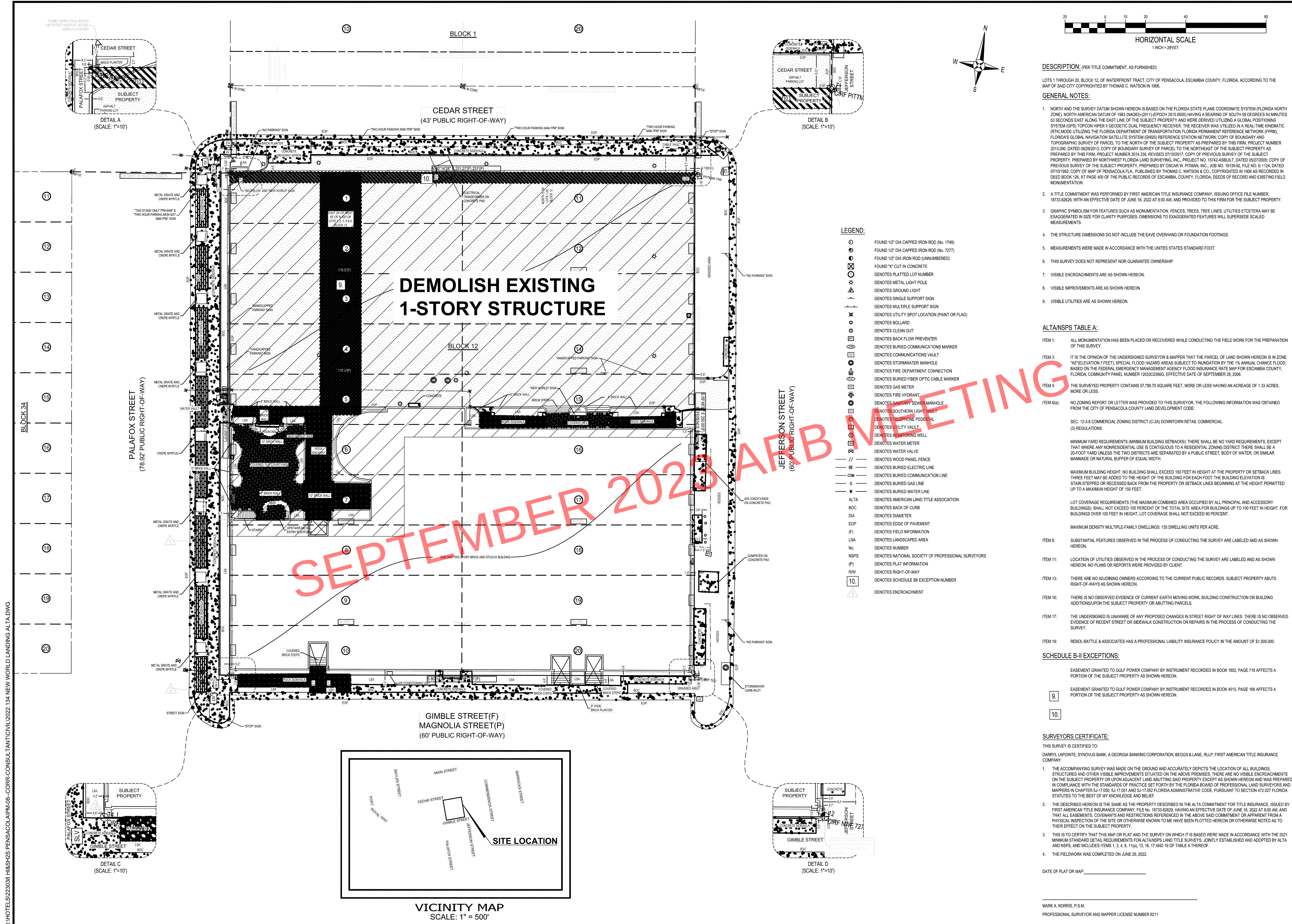
08-11-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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LINDSAY AND ASSOCIATES, INC.

SITE PLAN



RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 200
Pensacola, Florida 32503
Telephone: 850.335.0400 Fax: 850.431.8448
E: rrb@rbafla.com
P: 850.335.0400

NOT VALID WITHOUT
THE ORIGINAL
SIGNATURE AND SEAL
OF A LICENSED SURVEYOR
STATE OF FLORIDA

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
SECTION 45
TOWNSHIP 2 SOUTH
RANGE 14 WEST
COUNTY ESCAMBA, FLORIDA

NO.	DATE	APPROVAL	REVISION/DESCRIPTION

PROJECT NO.	2022.134
DRAWN BY:	ANC
CHECKED BY:	MAN
SCALE:	1" = 20'
E.N.	22.06
PLOT	22.37
DATE	09/26/2023

ALTA/NSPS LAND TITLE SURVEY
DARRYL L. LAMONTE
SUSAN J. SALAMONE
BEGGS & LANE, R.L.P.

1 of 1

DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)
LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE
MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1905.

GENERAL NOTES:
1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH
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53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING
SYSTEM (GPS) TOPCON HPR II GEODETIC DUAL-FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC
RTK MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FLORIDA) PERMANENT REFERENCE NETWORK (PRN).
FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK. COPY OF BOUNDARY AND
TOPOGRAPHIC SURVEY OF PARCELS TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER
2013.061, DATED 08/28/2013, COPY OF BOUNDARY SURVEY OF PARCELS TO THE NORTHEAST OF THE SUBJECT PROPERTY AS
PREPARED BY THIS FIRM, PROJECT NUMBER 2014.238, REVISED 07/10/2017, COPY OF PREVIOUS SURVEY OF THE SUBJECT
PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ABSLT, DATED 05/27/2005, COPY OF
PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PRIMA, INC., JOB NO. 191942, FILE NO. E-1104, DATED
07/10/1992, COPY OF MAP OF PENSACOLA F.L.A., PUBLISHED BY THOMAS C. WATSON & SONS, COPYRIGHTED IN 1905 AS RECORDED IN
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MONUMENTATION.

2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER
18733-0028, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT \$50.00 AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.

3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE
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4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANGS OR FOUNDATION FOOTINGS.

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8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

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ALTA/NSPS TABLE A:
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OF THIS SURVEY.

ITEM 2: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE
"A" (ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD,
BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBA COUNTY,
FLORIDA, COMMUNITY PANEL NUMBER 12333C0300, EFFECTIVE DATE OF SEPTEMBER 25, 2006.

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ITEM 6(a): NO ZONING ORDER OR LETTER WAS PROVIDED TO THIS SURVEYOR. THE FOLLOWING INFORMATION WAS OBTAINED
FROM THE CITY OF PENSACOLA COUNTY LAND DEVELOPMENT CODE:
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(1) REGULATIONS.

MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT
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20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR
MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.

MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES.
THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS
STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED
UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY
BUILDINGS) SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR
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MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN
HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN
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ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS
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ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, WORK, BUILDING CONSTRUCTION OR BUILDING
ADDITIONS UPON THE SUBJECT PROPERTY OR ADJUTING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE IS NO OBSERVED
EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE
SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000.

SCHEDULE B-II EXCEPTIONS:
EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 716 AFFECTS A
PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A
PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:
THIS SURVEY IS CERTIFIED TO:
DARRYL LAMONTE, SPOYOLUS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, R.L.P.; FIRST AMERICAN TITLE INSURANCE
COMPANY.

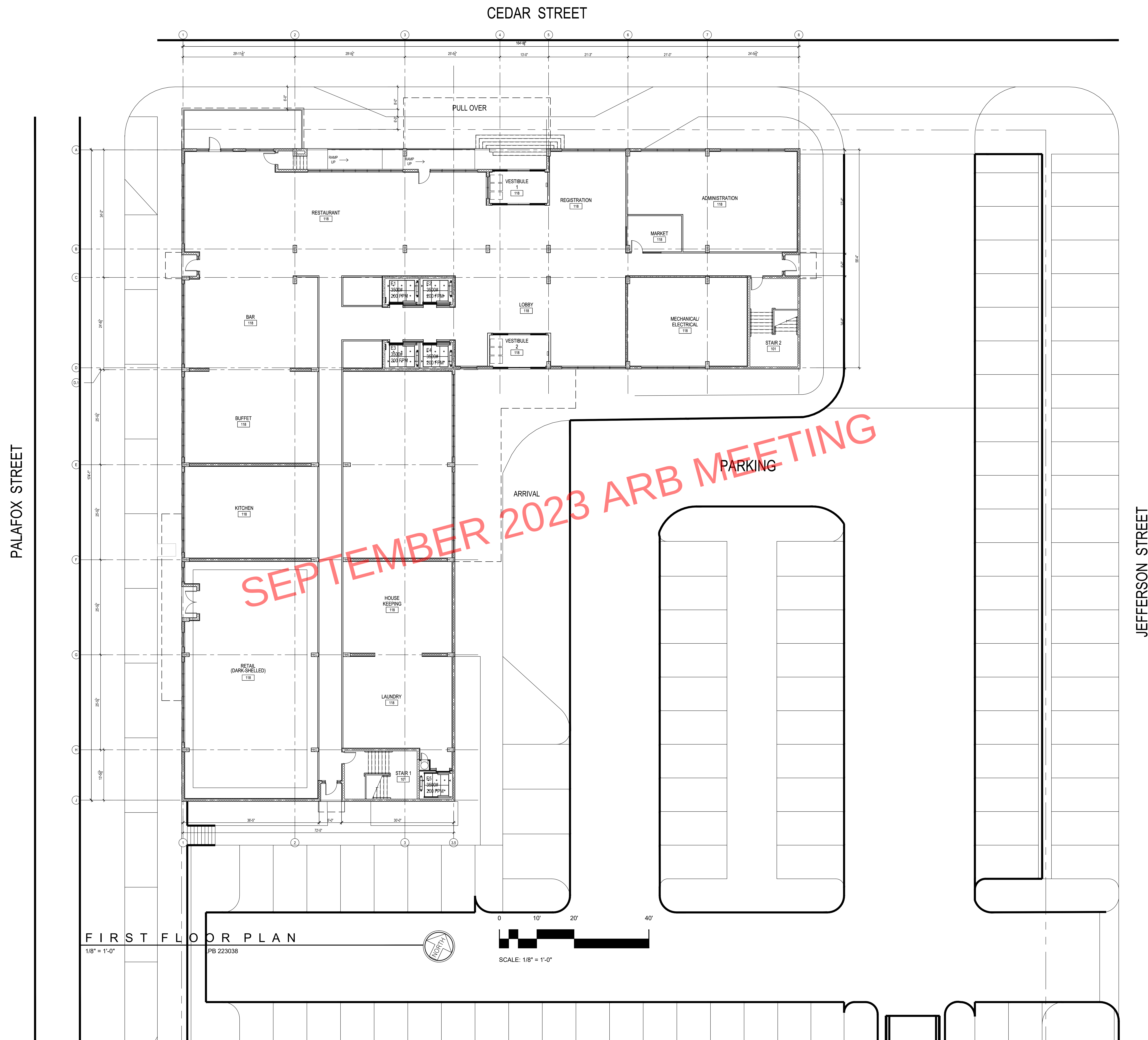
1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS,
STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE ABOVE PARCELS. THERE ARE NO VISIBLE ENCROACHMENTS
ON THE SUBJECT PROPERTY OR UPON ADJACENT AND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED
IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND
MAPPERS IN CHAPTERS 6-17.05, 6-17.06 AND 6-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA
STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

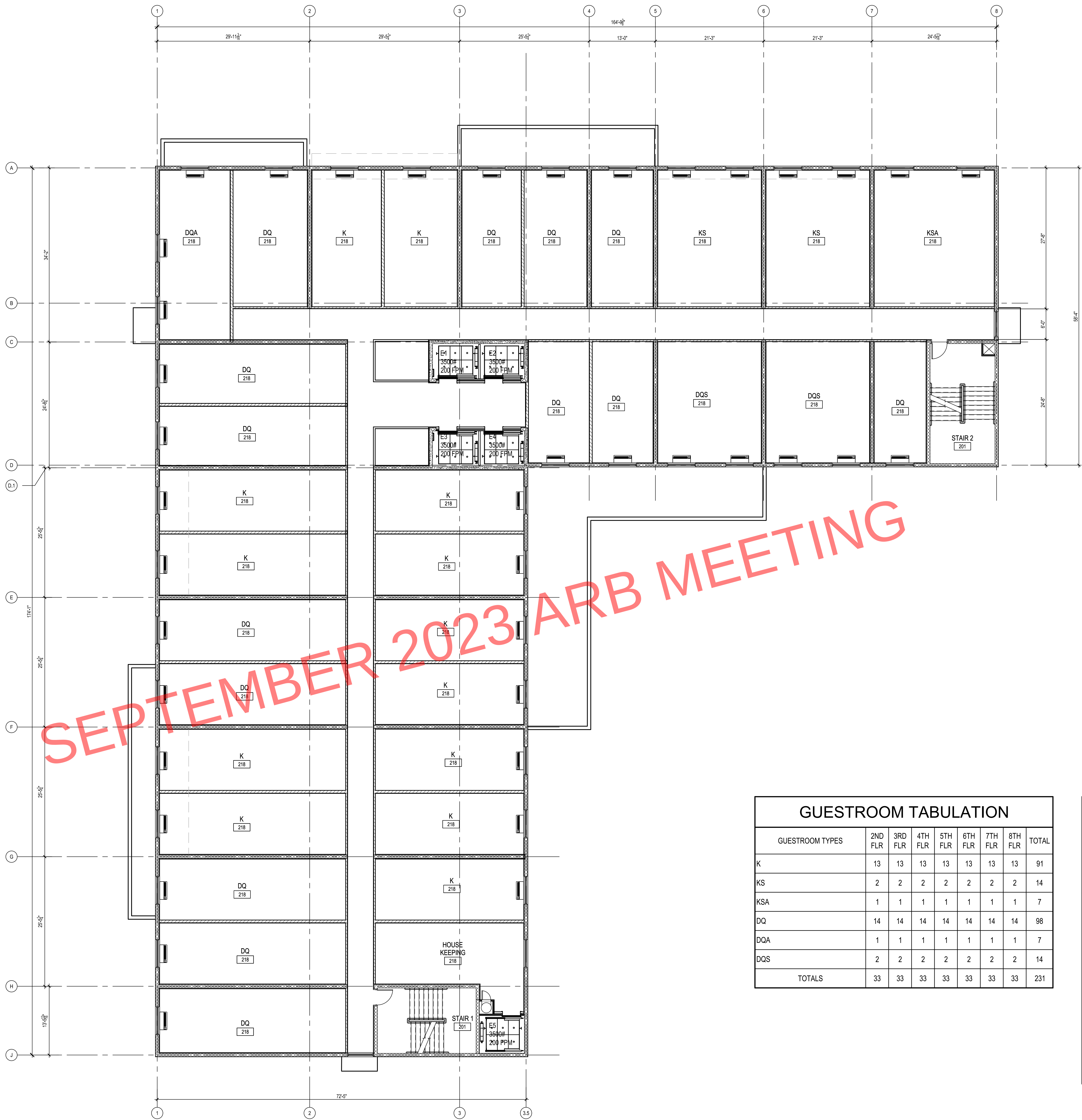
2. THE UNDERSIGNED HEREOF THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY
FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18733-0028, HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT \$50.00 AND
THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A
PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO
THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JANUARY ESTABLISHED AND ADOPTED BY ALTA
AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF.

4. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2022.

DATE OF PLAT OR MAP: _____
MARK A. MORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6211

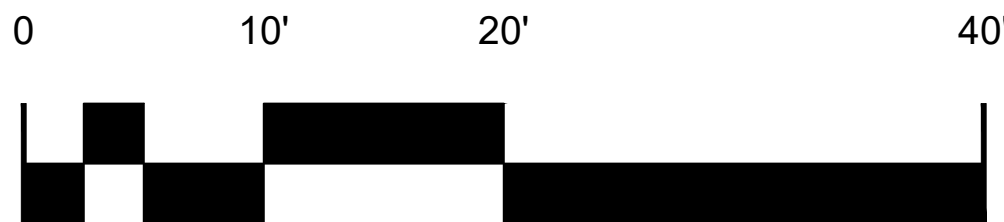
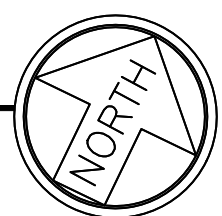




SECOND FLOOR PLAN

1/8" = 1'-0"

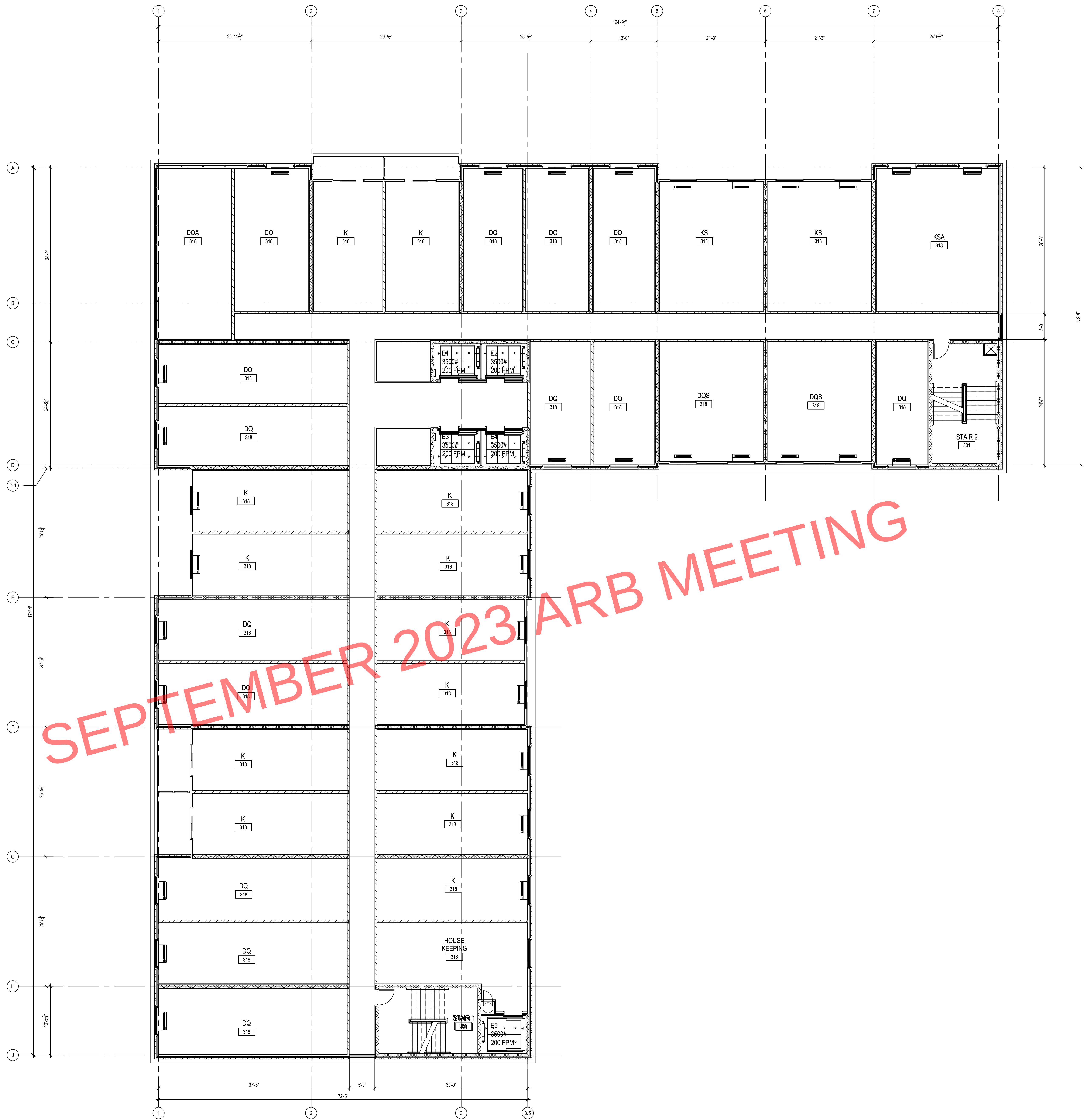
LPB 223038



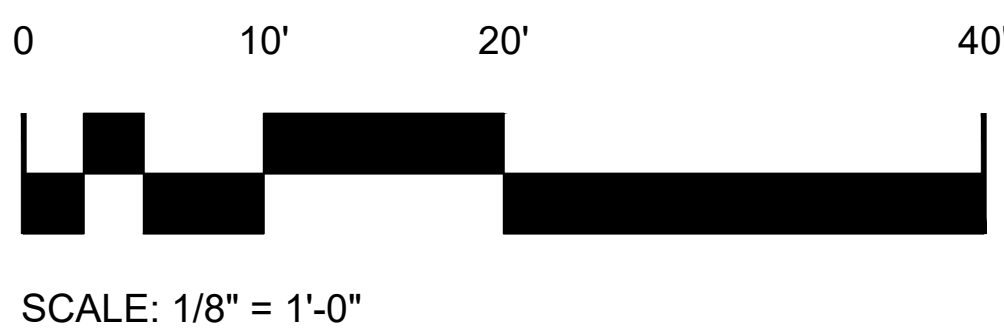
SCALE: 1/8" = 1'-0"

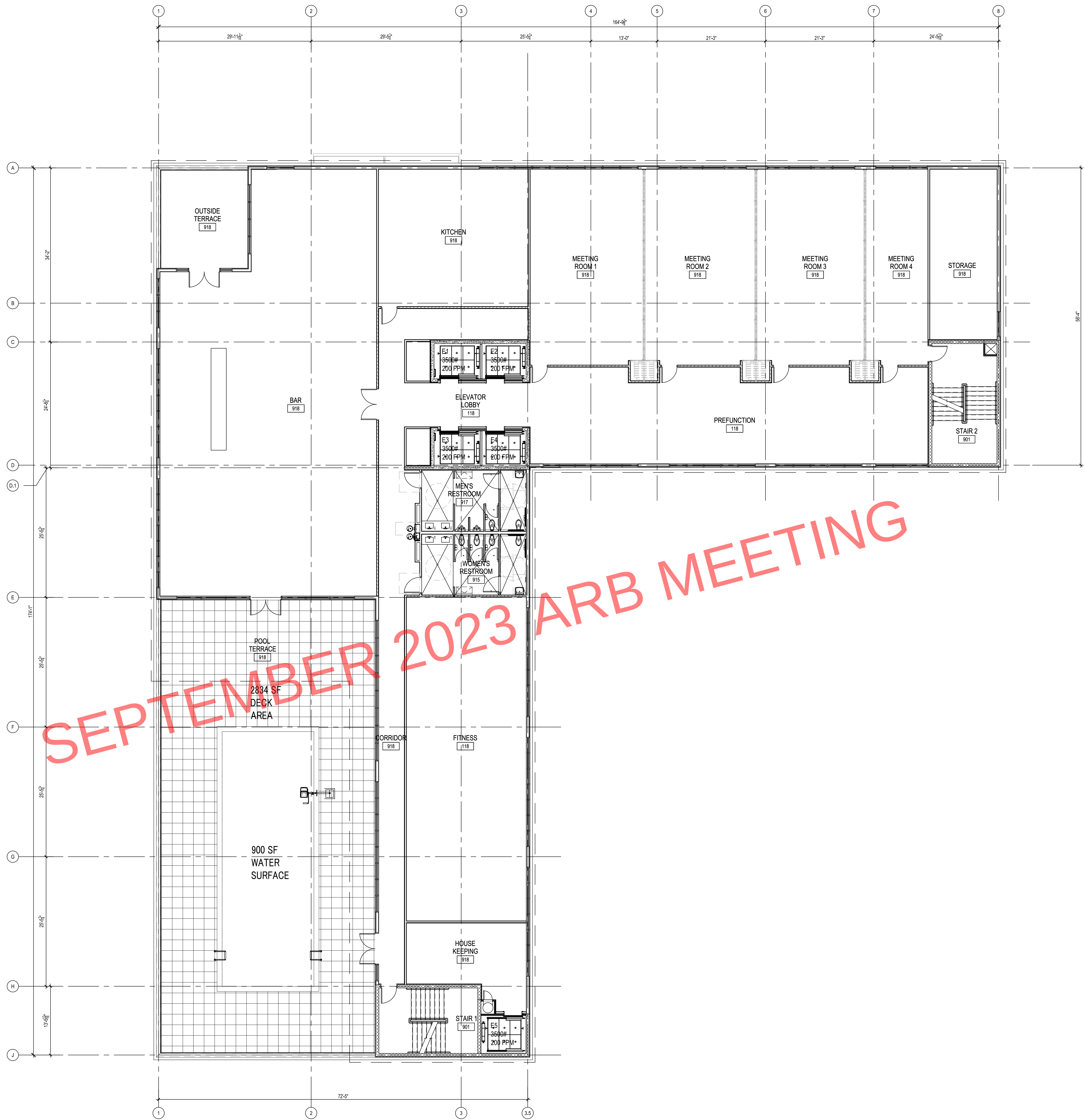
GUESTROOM TABULATION								
GUESTROOM TYPES	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	7TH FLR	8TH FLR	TOTAL
K	13	13	13	13	13	13	13	91
KS	2	2	2	2	2	2	2	14
KSA	1	1	1	1	1	1	1	7
DQ	14	14	14	14	14	14	14	98
DQA	1	1	1	1	1	1	1	7
DQS	2	2	2	2	2	2	2	14
TOTALS	33	33	33	33	33	33	33	231

PROJECT AREA TABULATION	
PROJECT AREAS (IN SQUARE FEET)	
LEVEL	AREA
9TH FLOOR	14,038
8TH FLOOR	17,930
7TH FLOOR	17,930
6TH FLOOR	17,930
5TH FLOOR	17,930
4TH FLOOR	17,930
3RD FLOOR	17,930
2ND FLOOR	18,242
1ST FLOOR	18,242
TOTAL AREAS	158,102



THIRD - EIGHTH FLOOR PLAN
1/8" = 1'-0" LPB 223038

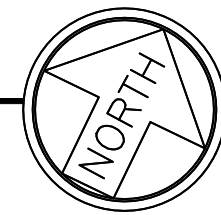




NINTH FLOOR PLAN

1/8" = 1'-0"

LPB 223038



0 10' 20' 40'



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

LINDSAY POPE BRAYFIELD &
ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX

www.lpbatlanta.com

OWNER



6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT



HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY:

CHECKED BY:

APPROVED BY:

PLOT DATE:

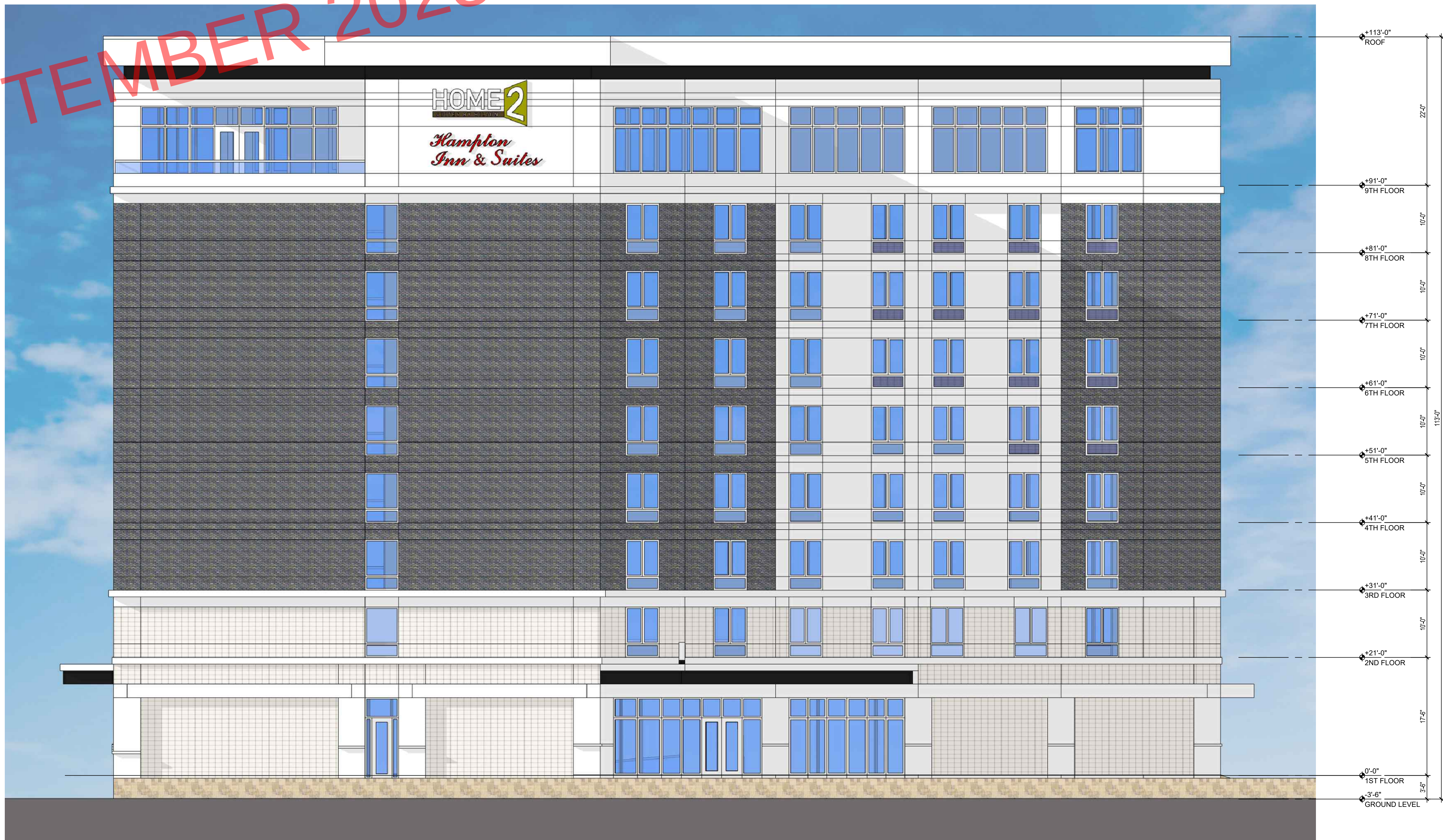
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LINDSAY ARCHITECT

NINTH FLOOR
PLAN

A8



N O R T H E L E V A T I O N
1/8" = 1'-0" LPB 223038



S O U T H E L E V A T I O N
1/8" = 1'-0" LPB 223038

0 10' 20' 40'
SCALE: 1/8" = 1'-0"

L
P
B
architecture
engineering
interiors

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HOTELS

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CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

Hampton
Inn & Suites

HOME2
SUITES BY HILTON

HAMPTON INN &
SUITES / HOME 2
SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

08-31-23 ARB SUBMITTAL

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

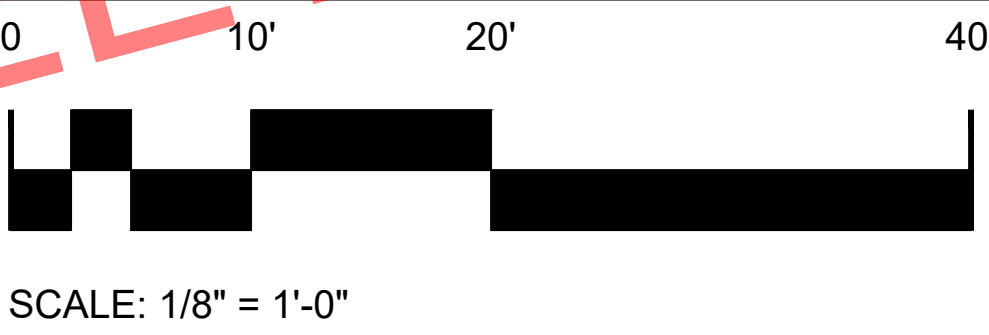
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LINDSAY ARCHITECT

NORTH & SOUTH
EXTERIOR
ELEVATIONS

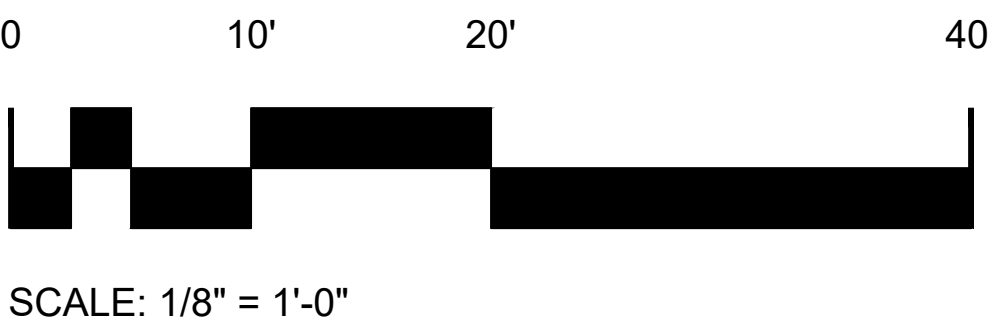
A9



EAST ELEVATION
1/8" = 1'-0" LPB 223038



WEST ELEVATION
1/8" = 1'-0" LPB 223038





PEDESTRIAN WALK VIEW @ CEDAR STREET



PEDESTRIAN WALK VIEW @ PALAFOX STREET



PEDESTRIAN WALK VIEW @ PARKING AREA



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ BUILDING ARRIVAL

**Architectural Review Board Application
Full Board Review**

Application Date: 10-26-23

Project Address: 600 SOUTH PALA FOX STREET

Applicant: WINFORD LINDSAY

Applicant's Address: 344 WEST PIKE ST., LAWRENCEVILLE, GA 30046

Email: blindsay Phone: 770 407 5800

Property Owner: _____

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 **ALREADY PAID.**

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

Project specifics/description:

8 ~~9~~ STORY HILTON BRAND HOTEL WITH ~~238~~ 213
GUEST ROOMS, LOBBY, DINING, MEETING, FITNESS,
POOL, SURFACE PARKING. DEMOLITION OF
EXISTING STRUCTURE.

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.

Winford Lindsay
Applicant Signature

10-26-23
Date

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

TEMPO SUITES /
HOME 2 SUITES by HILTON

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502



OWNER:

3H GROUP HOTELS
6716 HERITAGE BUSINESS COURT
SUITE 100
CHATTANOOGA, TN 37421

423-834-9311

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5720 MARLIN ROAD #200
CHATTANOOGA, TN 37411

423-208-9833

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL
ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND
FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER:

REBOL BATTLE AND ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400



PROJECT DATA			
PROPOSED:	213 ROOM HOTEL, 8 STORY		
ZONING:	C-2A		
SITE:	1.333 ACRES		
PARCEL NO.:	00-05-0900-001-012		
BUILDING HT.:	ALLOWED 100' PROPOSED 96'-0"		
SET BACKS:	ZERO REQUIRED, 2.5' PROVIDED		
PARKING:	REQUIRED	128	SPACES
	PROPOSED	ON SITE	71 SPACES
		ON STREET	57 SPACES
		TOTAL	128 SPACES
FLOOD ZONE:	A E, SPECIAL FLOOD HAZARD AREA		

DRAWING INDEX	
A1	COVER SHEET
A2	SURVEY PLAN
A3	SITE PLAN
A4	DEMOLITION PLAN
A5	FIRST FLOOR PLAN
A6	SECOND FLOOR PLAN
A7	THIRD - SIXTH FLOORS
A8	SEVENTH FLOOR PLAN
A9	EIGHTH FLOOR PLAN
A10	NORTH & SOUTH EXTERIOR ELEVATIONS
A11	EAST & WEST EXTERIOR ELEVATIONS
A12	EXTERIOR ELEVATION FINISHES
A13	SITE PLAN RENDERING
A14	PERSPECTIVE VIEWS
A15	PERSPECTIVE VIEWS
A16	PERSPECTIVE VIEWS
A17	PERSPECTIVE VIEWS
A18	GOOGLE AERIAL VIEW
A19	GOOGLE AERIAL VIEW
A20	GOOGLE AERIAL VIEW

L
P
B

architecture
engineering
interiors

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5726 MARLIN ROAD
#200
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37411

PROJECT

TEMPO

HOME 2
SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
09-15-23 ARB SUBMITTAL
10-02-23 REVISED PLANS
10-26-23 ARB SUBMITTAL 2

PROJECT NO.: 223038

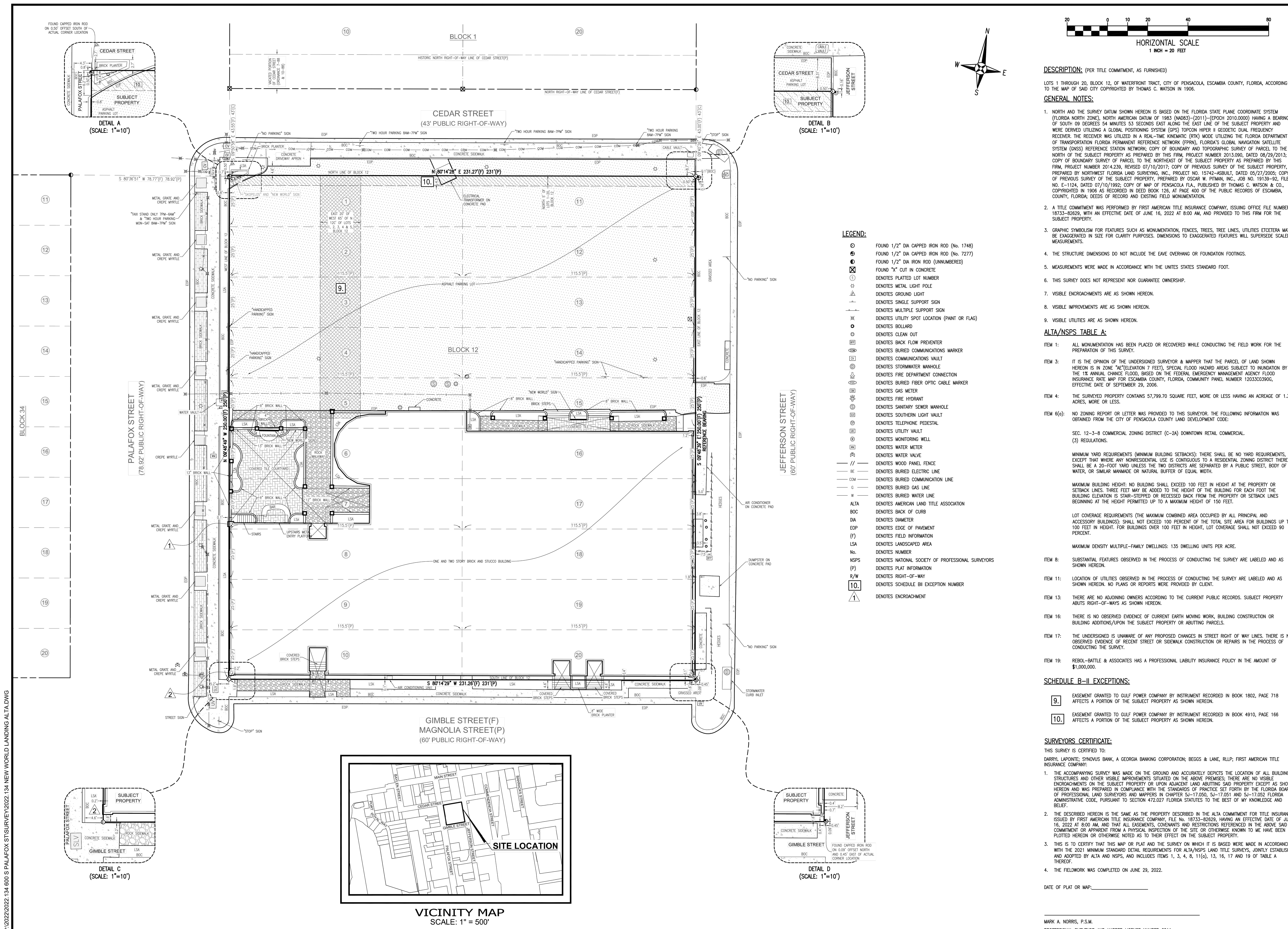
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
PLOT DATE: _____

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LINDSAY ARCHITECT

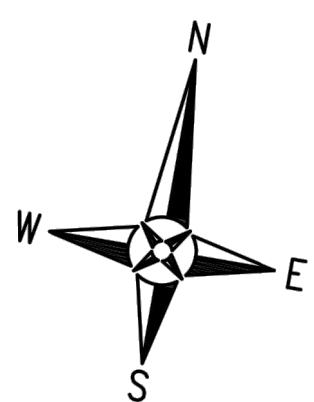
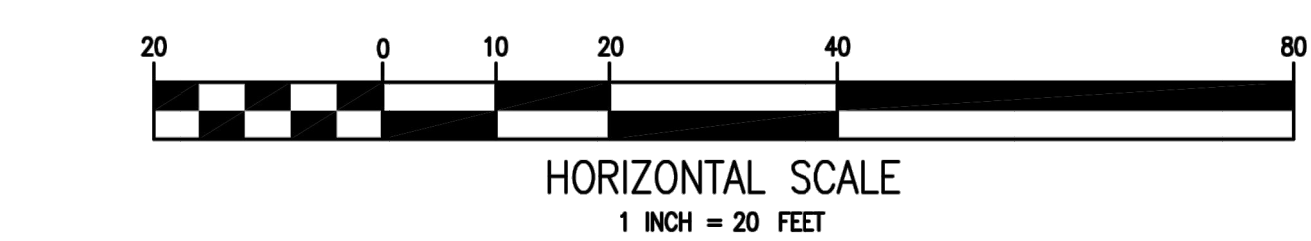
COVER
SHEET

A1

Page 4 of 29



P:\2022\2022-134 600 S PALAFOX ST SURVEY\2022-134 NEW WORLD LANDING ALTA.DWG



DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)
LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

GENERAL NOTES:
1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011)-(EPOCH 2010.0000) HAVING A BEARING OF SOUTH 09 DEGREES 54 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE SUBJECT PROPERTY AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK. COPY OF BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL TO THE NORTH OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM PROJECT NUMBER 2013.590, DATED 09/29/2015, COPY OF BOUNDARY SURVEY OF PARCEL TO THE NORTHEAST OF THE SUBJECT PROPERTY AS PREPARED BY THIS FIRM, PROJECT NUMBER 2014.239, REVISED 07/10/2017; COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC., PROJECT NO. 15742-ASBALT, DATED 05/27/2005, COPY OF PREVIOUS SURVEY OF THE SUBJECT PROPERTY, PREPARED BY OSCAR W. PITMAN, INC., JOB NO. 19139-92, FILE NO. E-1124, DATED 07/10/1992; COPY OF MAP OF PENSACOLA, FLA., PUBLISHED BY THOMAS C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.

2. A TITLE COMMITMENT WAS PERFORMED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 18733-82629, WITH AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.

3. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE ENLARGED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO DISCREPANCY FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.

4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.

5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITS STATES STANDARD FOOT.

6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.

7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.

8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:
ITEM 1: ALL MONUMENTATION HAS BEEN PLACED OR RECOVERED WHILE CONDUCTING THE FIELD WORK FOR THE PREPARATION OF THIS SURVEY.

ITEM 3: IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "A"(ELEVATION 7 FEET), SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033030906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.

ITEM 4: THE SURVEYED PROPERTY CONTAINS 57,799.70 SQUARE FEET, MORE OR LESS HAVING AN ACREAGE OF 1.33 ACRES, MORE OR LESS.

ITEM 6(G): NO ZONING REPORT OR LETTER WAS PROVIDED TO THIS SURVEYOR. THE FOLLOWING INFORMATION WAS OBTAINED FROM THE CITY OF PENSACOLA CITY LAND DEVELOPMENT CODE:
SEC. 12-3-8-COMMERCIAL ZONING DISTRICT (C-2A) DOWNTOWN RETAIL COMMERCIAL.
(3) REGULATIONS.
MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.
MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES. THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS STAIR-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED UP TO A MAXIMUM HEIGHT OF 150 FEET.
LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS): SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.
MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON.

ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.

ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS RIGHT-OF-WAYS AS SHOWN HEREON.

ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS/UPON THE SUBJECT PROPERTY OR ABUTTING PARCELS.

ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000.

SCHEDULE B-II EXCEPTIONS:
9. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 718 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10. EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:
THIS SURVEY IS CERTIFIED TO:
DARREY LAPORTE, SYNOPSIS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, RLLP; FIRST AMERICAN TITLE INSURANCE COMPANY.
1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS STATED ON THE ABOVE PERMITS. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER SJ-17.020, SJ-17.051 AND SJ-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(G), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 23, 2022.

DATE OF PLAT OR MAP: _____

MARK A. NORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6911

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32509
Telephone: 904.438.0448
FAX: 904.438.0448
E: 904.438.0448

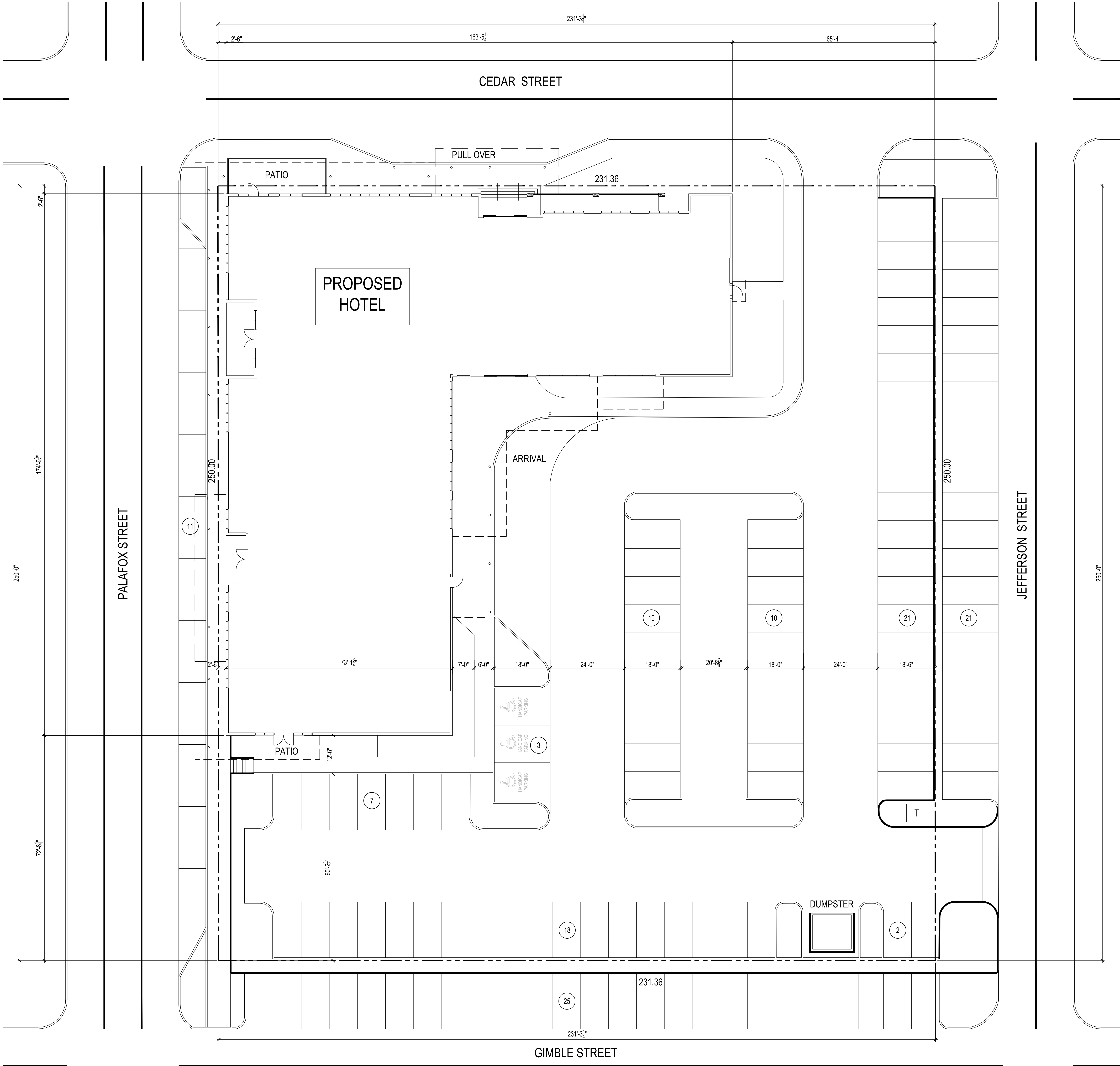
NOT VALID WITHOUT
SEAL AND SIGNATURE
OF A FLORIDA LICENSE
SURVEYOR AND MAPPER

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF
SECTION 46B TOWNSHIP 2 SOUTH RANGE 30 WEST
COUNTY: ESCAMBIA STATE: FLORIDA

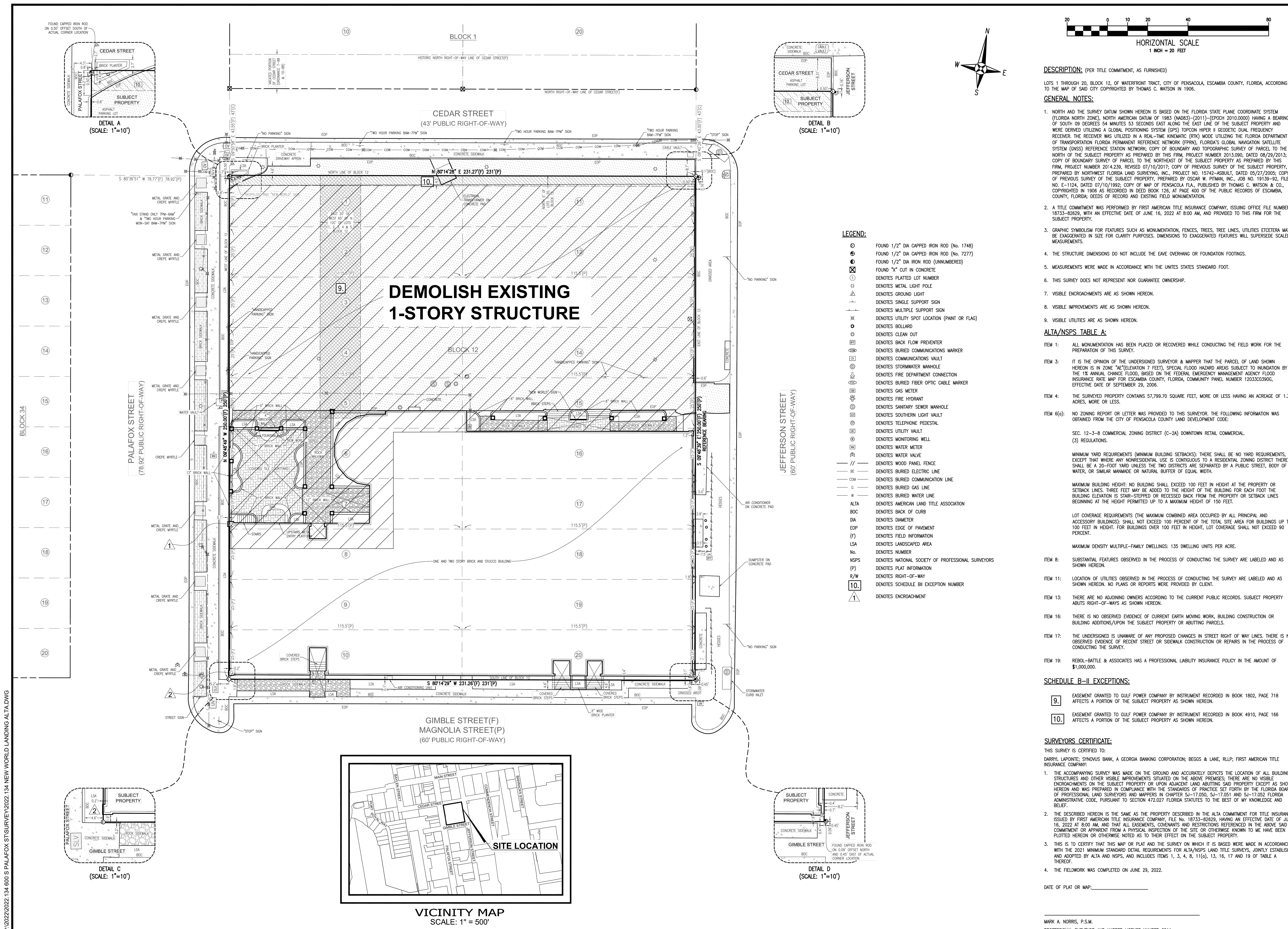
NO.	DATE	APPROV.	REVISION/NOTATION TAKEN

PROJECT NO.	2022-134
DRAWN BY: ANC	
CHECKED BY: HAN	
SCALE: 1"=20'	
P.L. 22-06	
PG. 22-27	
DATE: 06/29/2022	

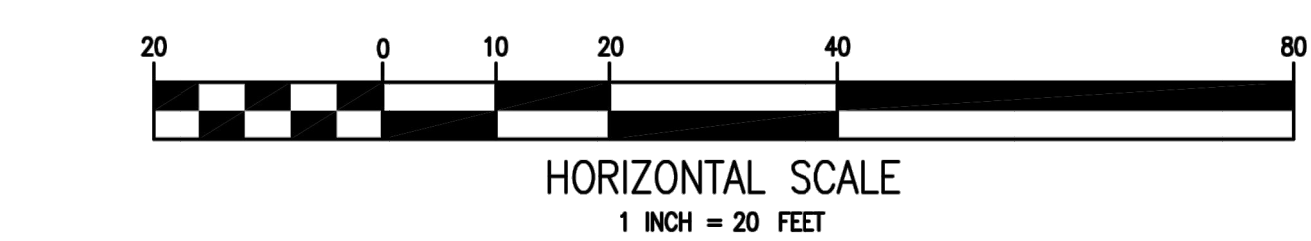
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: DARREY LAPORTE
REQUESTED BY: SUSAN J. BALAMONE
BEGGS & LANE, RLLP
DATE: 06/29/2022



PARKING TABULATION	
TYPE	SPACES
ON SITE	71
ON STREET	57
TOTAL PARKING	128
REQUIRED PARKING	128



P:\2022\2022-134 600 S PALAFOX ST SURVEY\2022-134 NEW WORLD LANDING ALTA.DWG



DESCRIPTION: (PER TITLE COMMITMENT, AS FURNISHED)
LOTS 1 THROUGH 20, BLOCK 12, OF WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

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4. THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
5. MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE UNITS STATES STANDARD FOOT.
6. THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
7. VISIBLE ENCROACHMENTS ARE AS SHOWN HEREON.
8. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
9. VISIBLE UTILITIES ARE AS SHOWN HEREON.

ALTA/NSPS TABLE A:
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(3) REGULATIONS.

MINIMUM YARD REQUIREMENTS (MINIMUM BUILDING SETBACKS): THERE SHALL BE NO YARD REQUIREMENTS, EXCEPT THAT WHERE ANY NONRESIDENTIAL USE IS CONTIGUOUS TO A RESIDENTIAL ZONING DISTRICT THERE SHALL BE A 20-FOOT YARD UNLESS THE TWO DISTRICTS ARE SEPARATED BY A PUBLIC STREET, BODY OF WATER, OR SIMILAR MANMADE OR NATURAL BUFFER OF EQUAL WIDTH.
MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 100 FEET IN HEIGHT AT THE PROPERTY OR SETBACK LINES. THREE FEET MAY BE ADDED TO THE HEIGHT OF THE BUILDING FOR EACH FOOT THE BUILDING ELEVATION IS STEP-STEPPED OR RECESSED BACK FROM THE PROPERTY OR SETBACK LINES BEGINNING AT THE HEIGHT PERMITTED UP TO A MAXIMUM HEIGHT OF 150 FEET.

LOT COVERAGE REQUIREMENTS (THE MAXIMUM COMBINED AREA OCCUPIED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS): SHALL NOT EXCEED 100 PERCENT OF THE TOTAL SITE AREA FOR BUILDINGS UP TO 100 FEET IN HEIGHT. FOR BUILDINGS OVER 100 FEET IN HEIGHT, LOT COVERAGE SHALL NOT EXCEED 90 PERCENT.

MAXIMUM DENSITY MULTIPLE-FAMILY DWELLINGS: 135 DWELLING UNITS PER ACRE.

- ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON.
- ITEM 11: LOCATION OF UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE LABELED AND AS SHOWN HEREON. NO PLANS OR REPORTS WERE PROVIDED BY CLIENT.
- ITEM 13: THERE ARE NO ADJOINING OWNERS ACCORDING TO THE CURRENT PUBLIC RECORDS. SUBJECT PROPERTY ABUTS RIGHT-OF-WAYS AS SHOWN HEREON.
- ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS/UPON THE SUBJECT PROPERTY OR ABUTTING PARCELS.
- ITEM 17: THE UNDERSIGNED IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE SURVEY.
- ITEM 19: REBOL-BATTLE & ASSOCIATES HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000.

SCHEDULE B-II EXCEPTIONS:

9.	EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 1802, PAGE 718 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
10.	EASEMENT GRANTED TO GULF POWER COMPANY BY INSTRUMENT RECORDED IN BOOK 4910, PAGE 166 AFFECTS A PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS CERTIFICATE:
THIS SURVEY IS CERTIFIED TO:
DARREY LAPORTE, SYNOPSIS BANK, A GEORGIA BANKING CORPORATION; BEGGS & LANE, RLLP; FIRST AMERICAN TITLE INSURANCE COMPANY.
1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND ACCURATELY DEPICTS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS STATED ON THE ABOVE PREMISES. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS PREPARED IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER SJ-17.020, SJ-17.051 AND SJ-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF JUNE 16, 2022 AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN THE ABOVE SAID COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
3. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 11(G), 13, 16, 17 AND 19 OF TABLE A THEREOF.
4. THE FIELDWORK WAS COMPLETED ON JUNE 23, 2022.

DATE OF PLAT OR MAP: _____

MARK A. NORRIS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 4211

REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32501
Telephone: 904.438.0448
FAX: 904.438.0448
E: 904.438.0448

NOT VALID WITHOUT
SIGNATURE AND SEAL
OF A FLORIDA LICENSE
SURVEYOR AND MAPPER

600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502
A PORTION OF
TOWNSHIP 2 SOUTH RANGE 30 WEST
SECTION 46B TOWNSHIP 2 SOUTH RANGE 30 WEST
COUNTY: ESCAMBA STATE: FLORIDA

NO.	DATE	APPR.	REVISION/NOTATION TAKEN

PROJECT NO.	2022-134
DRAWN BY: ANC	
CHECKED BY: HAN	
SCALE: 1"=20'	
P.B. 22-06	
PG. 22-27	
DATE: 06/29/2022	

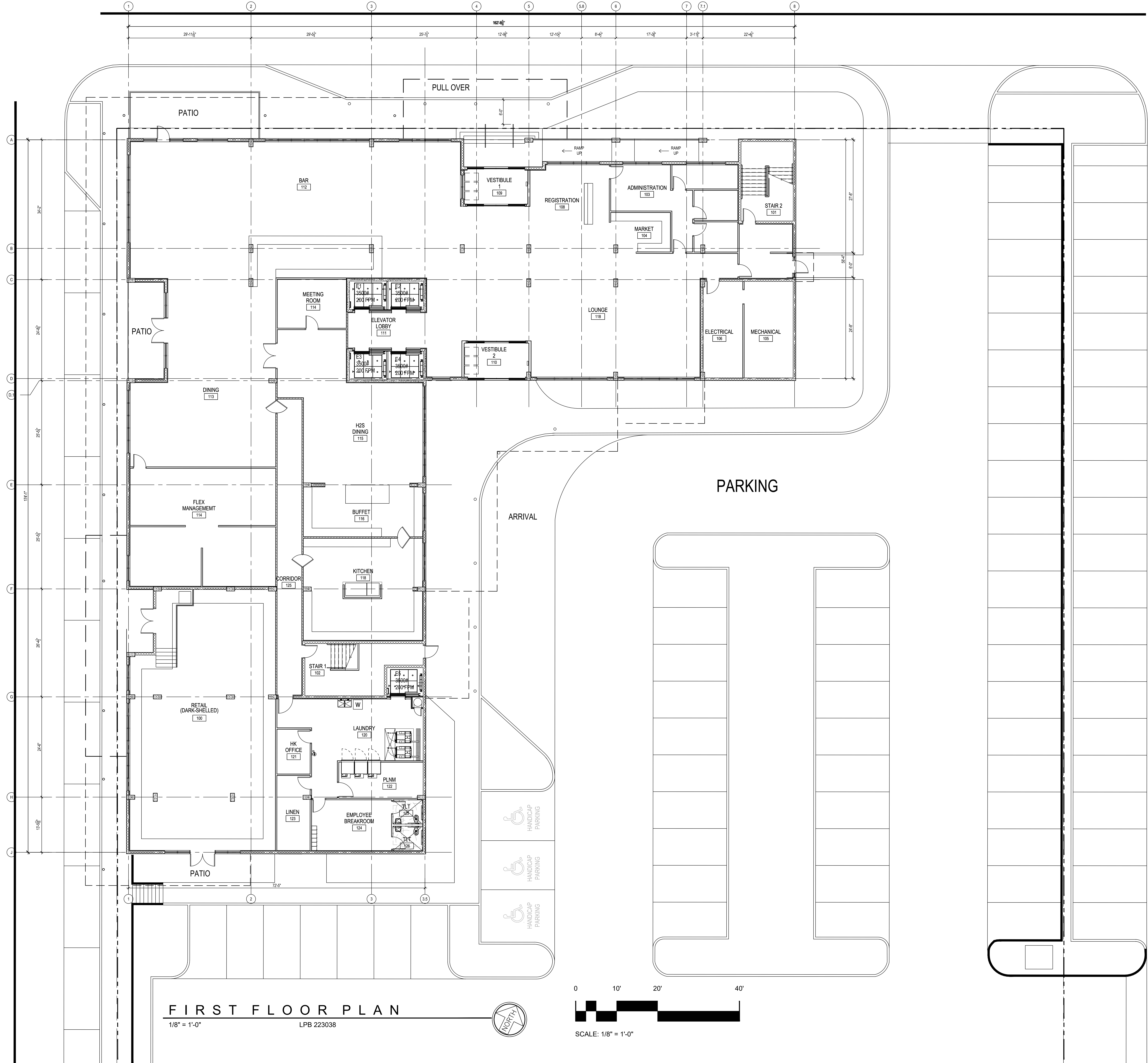
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR: DARREY LAPORTE
REQUESTED BY: SUSAN J. BALAMONE
BEGGS & LANE, RLLP
1 of 1

This drawing is the property of Rebol-Battle & Associates, and may not be reproduced without written permission.

PALAFIX STREET

CEDAR STREET

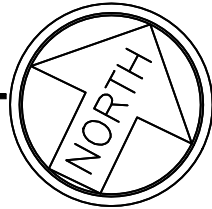
JEFFERSON STREET



FIRST FLOOR PLAN

1/8" = 1'-0"

LPB 223038



0 10' 20' 40'

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

OWNER



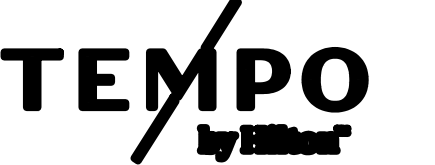
6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT



TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

09-15-23 ARB SUBMITTAL
10-02-23 REVISED PLANS
10-26-23 ARB SUBMITTAL 2

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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LINDSAY ARCHITECT

SECOND FLOOR
PLAN



OWNER



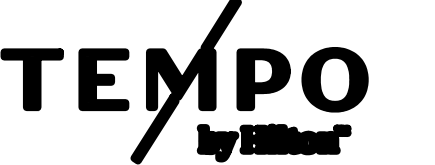
6716 HERITAGE
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TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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PROJECT NO.: 223038

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THIRD - SIXTH
FLOORS FLOOR
PLAN

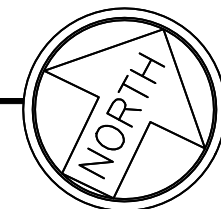
A7



THIRD - SIXTH FLOOR PLAN

1/8" = 1'-0"

LPB 223038



0 10' 20' 40'



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

OWNER

3H GROUP
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DEVELOPER

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CONSTRUCTION
CONSULTANTS

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PROJECT

TEMPO
HOME 2
SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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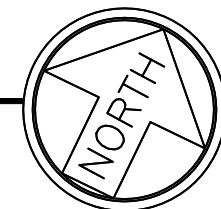
SEVENTH FLOOR
PLAN



SEVENTH FLOOR PLAN

1/8" = 1'-0"

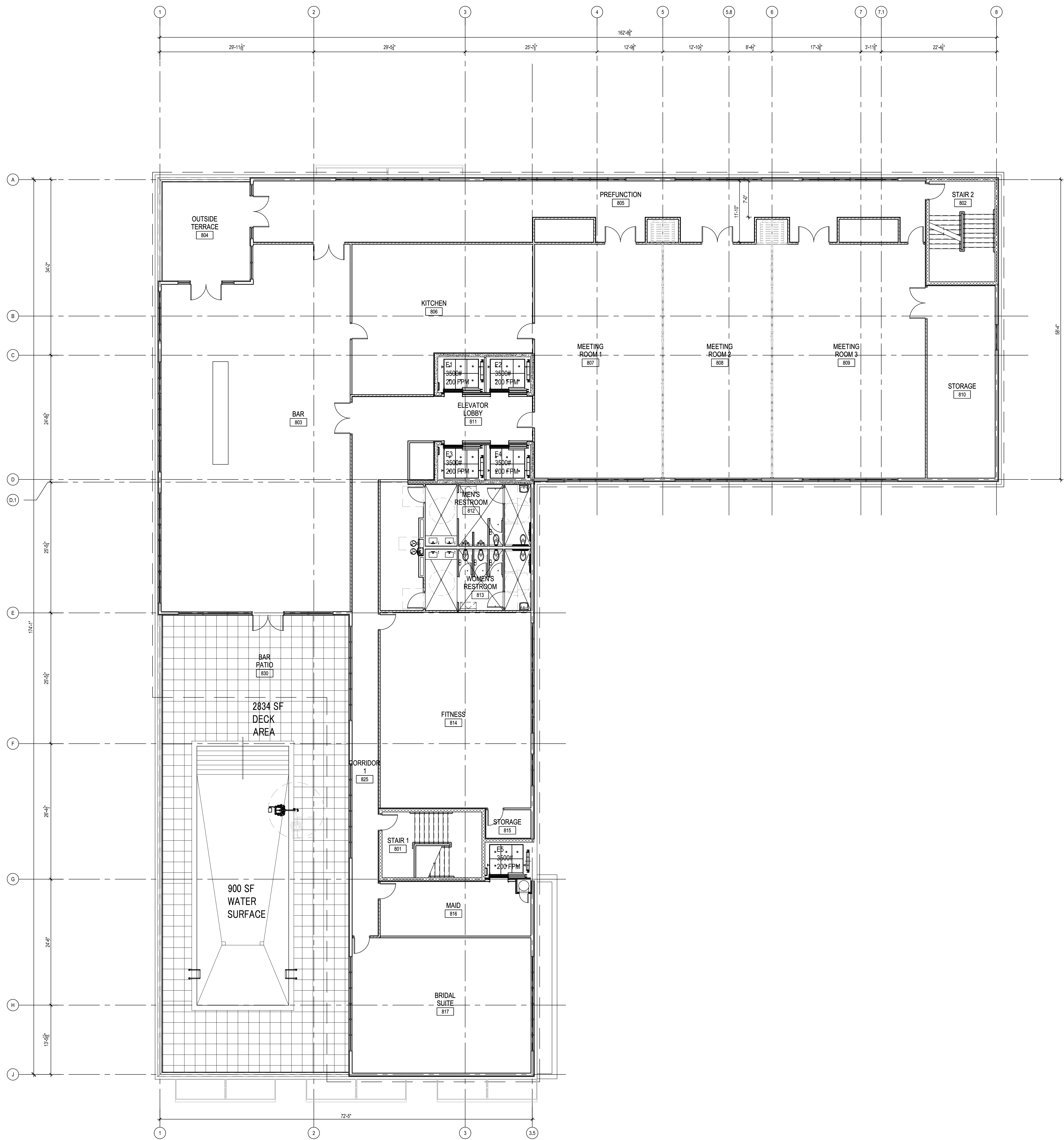
LPB 223038



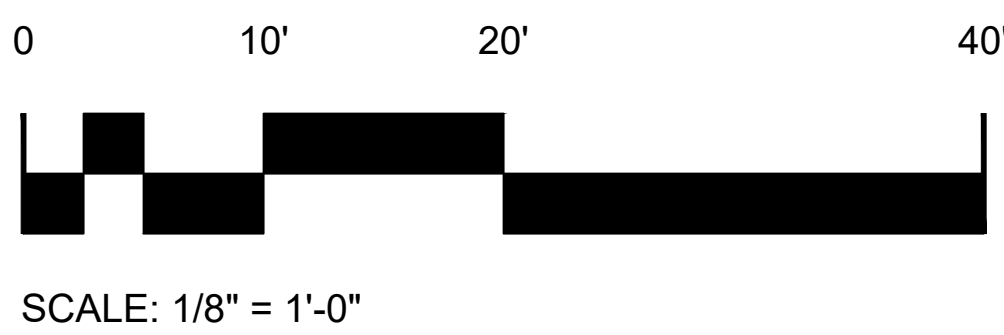
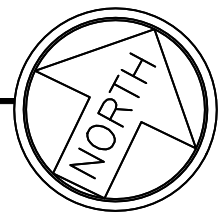
0 10' 20' 40'



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



EIGHTH FLOOR PLAN
1/8" = 1'-0" LPB 223038



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engineering
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PROJECT

TEMPO

HOME 2
SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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10-02-23	REVISED PLANS
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EIGHTH FLOOR
PLAN

OWNER



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TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
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EDITION

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10-26-23	ARB SUBMITTAL 2

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APPROVED BY: _____
PLOT DATE: _____

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NORTH & SOUTH
EXTERIOR
ELEVATIONS



N O R T H E L E V A T I O N

1/8" = 1'-0"

LPB 223038

0 10' 20' 40'



S O U T H E L E V A T I O N

1/8" = 1'-0"

LPB 223038

0 10' 20' 40'

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

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TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION

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EAST & WEST
EXTERIOR
ELEVATIONS



EAST ELEVATION

1/8" = 1'-0"

LPB 223038

0 10' 20' 40'

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



WEST ELEVATION

1/8" = 1'-0"

LPB 223038

0 10' 20' 40'

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



EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
3	EFIS	DRYVIT	SW 7063ST NEBULOUS WHITE
4	EFIS	DRYVIT	SW 6993ST BLACK OF NIGHT
5	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
6	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
7	GLASS	GUARDIAN GLASS	GREEN
8	ALUMINUM	MORGAN WINDOWS	BLACK



TEMPO / HOME2 SUITES
PENSACOLA, FLORIDA

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TEMPO

HOME2
SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

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10-26-23	ARB SUBMITTAL 2

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SITE PLAN
RENDERING



PEDESTRIAN WALK VIEW @ CEDAR STREET



PEDESTRIAN WALK VIEW @ PALAFOX STREET



PEDESTRIAN WALK VIEW @ PARKING AREA



PEDESTRIAN VIEW @ BUILDING REAR



PEDESTRIAN VIEW @ BUILDING ARRIVAL

architecture

engineering

interiors

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TEMPO SUITES / HOME 2 SUITES

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10-26-23 ARB SUBMITTAL 2

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PERSPECTIVE VIEWS

A14



PEDESTRIAN WALK VIEW @ PULLOVER LANE

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HOME 2 SUITES

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PERSPECTIVE
VIEWS



PEDESTRIAN WALK VIEW @ ARRIVAL LANE

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HOME 2
SUITES BY HILTON

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PERSPECTIVE
VIEWS



AERIAL PERSPECTIVE VIEW @ POOL DECK

	L
architecture	P
engineering	B
interiors	

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PLOT DATE:	223038

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PERSPECTIVE
VIEWS



GOOGLE AERIAL VIEW 1

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TEMPO
HOME 2
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TEMPO SUITES /
HOME 2 SUITES

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PENSACOLA, FL 32502

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GOOGLE AERIAL
VIEW 1

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#200
CHATTANOOGA, TN
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PROJECT

TEMPO
SUITES BY HILTON

HOME 2
SUITES BY HILTON

TEMPO SUITES /
HOME 2 SUITES

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

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GOOGLE AERIAL
VIEW 2



GOOGLE AERIAL VIEW 2



GOOGLE AERIAL VIEW 3

OWNER

3H GROUP
HOTELS
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TEMPO SUITES /
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GOOGLE AERIAL
VIEW 3



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-935

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

18 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Demolition of a Contributing Structure

SUMMARY:

SMP Architecture is seeking approval to demolish one (1) contributing structure at 18 E. Garden Street. The application includes a narrative which advocates unusual and compelling circumstances and six considerations the board should consider to justify approval of the demolitions. These criteria are required when economic hardship cannot be shown. As part of the demolition request, the applicants must also seek at least conceptual review of replacement plans. Final review of the new development will follow as the next agenda item.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-27\(f\)\(2\)d. Palafox historic business district, Decisions for demolitions.](#)
[Sec. 12-3-10\(1\)i. Pensacola historic district, Demolition of contributing buildings.](#)

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 = =

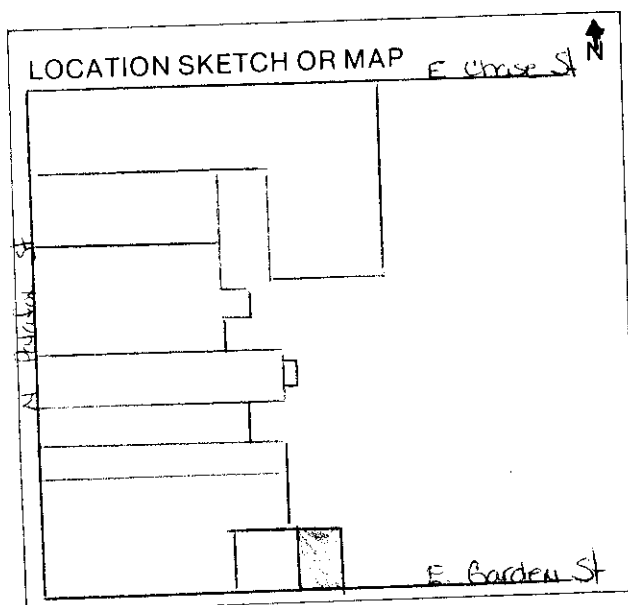
Significance:

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



18 E. Garden Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 10/26/28

Project Address: 18 East Garden Street, Pensacola FL 32502

Applicant: Philip Partington, A.I.A.

Applicant's Address: 205 East Intendencia St. Pensacola FL 32502

Email: Philip@smp-arch.com **Phone:** 850-712-5765

Property Owner: 90 East Garden St LLC

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

(If different from Applicant)

Application is hereby made for the project as described herein:

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

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

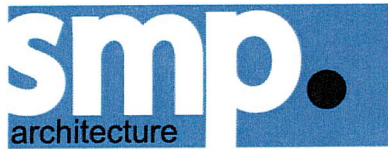
Project specifics/description:

**This application is for the demolition of the eastern portion of this building in order to
construct a new building for a Jenya Raman Bar Resturaunt.**

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

10/26/23
Date



10/26/23

RE: The demolition of the east portion of 18 East Garden Street

To: Ms. Adrienne Walker
City of Pensacola
222 W. Main St.
Pensacola, FL 32502

The unusual and compelling circumstance regarding the demolition of the eastern half of this building is that it has been significantly altered over time and may in fact have been completely rebuilt at some time after the late 1940's. The basis of this assertion is that the exterior walls are constructed of concrete masonry units. Concrete masonry units were introduced in the late 1940's and were not widely used until the 1950's. The following remarks address the six criteria sent forth in the LDC .

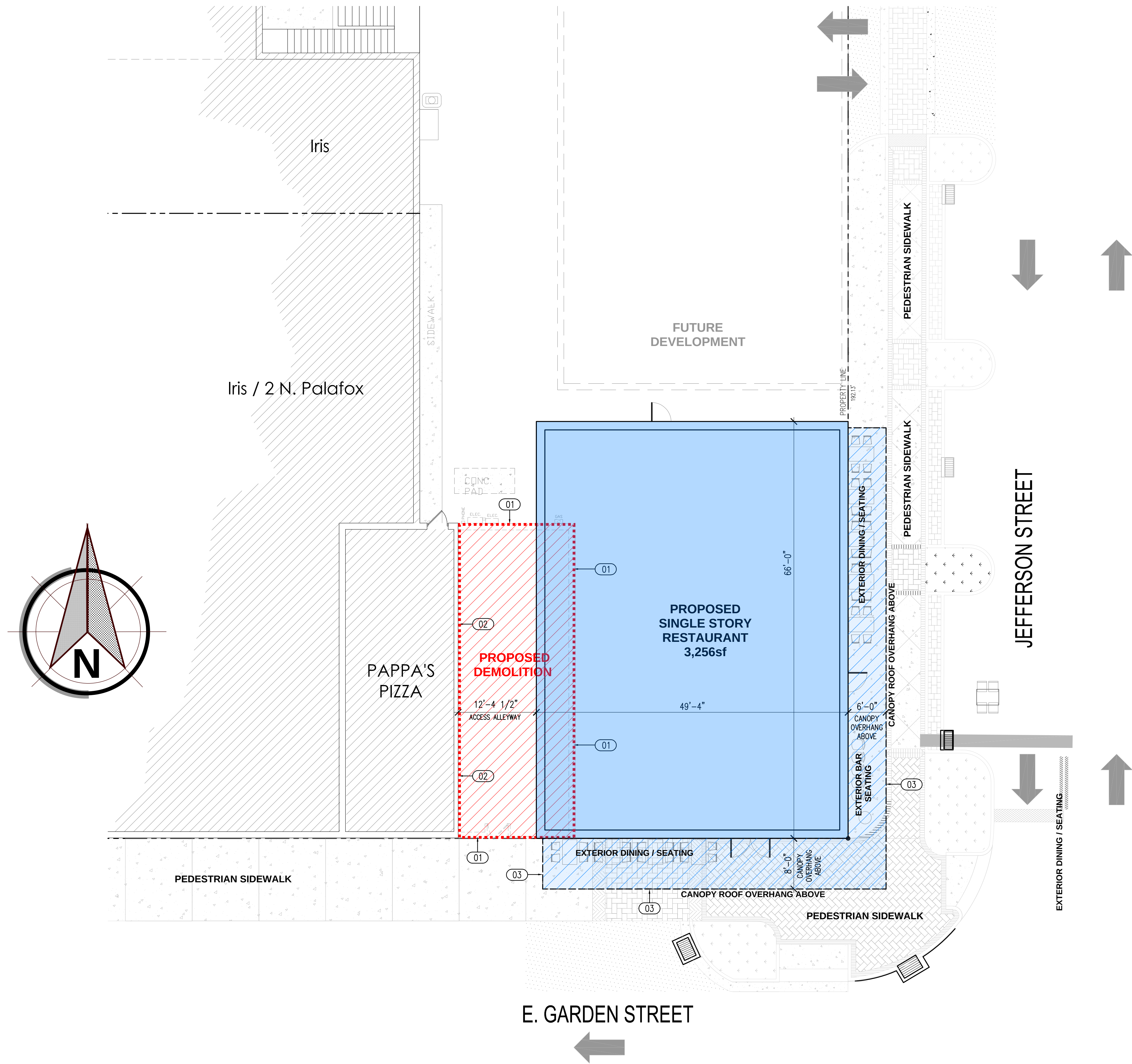
- I. The building has been significantly altered over time and appears to have been completely rebuilt with modern materials at some point after WW2.
- II. The building is not architecturally significant and its loss will not affect the integrity of the district.
- III. The building's location is not compatible with the proposed new structure.
- IV. The building is not one of the last remaining examples of its kind in the District.
- V. The new proposed Jenya restaurant will have a positive impact on the District. In addition the location of the new building will architecturally complete the corner.
- VI. While it could be saved its value as a historic building has been lost and the positive impact of the new structure far out weighs any remaining historic value that it may have.

I hope this helps and please feel free to call if you have any additional questions or comments.

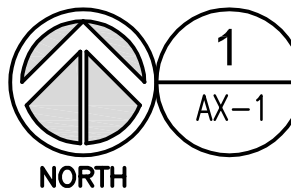
Best Regards,

A handwritten signature in blue ink, appearing to read 'P. Partington', is written over a light blue grid background.

Philip Partington, A.I.A.

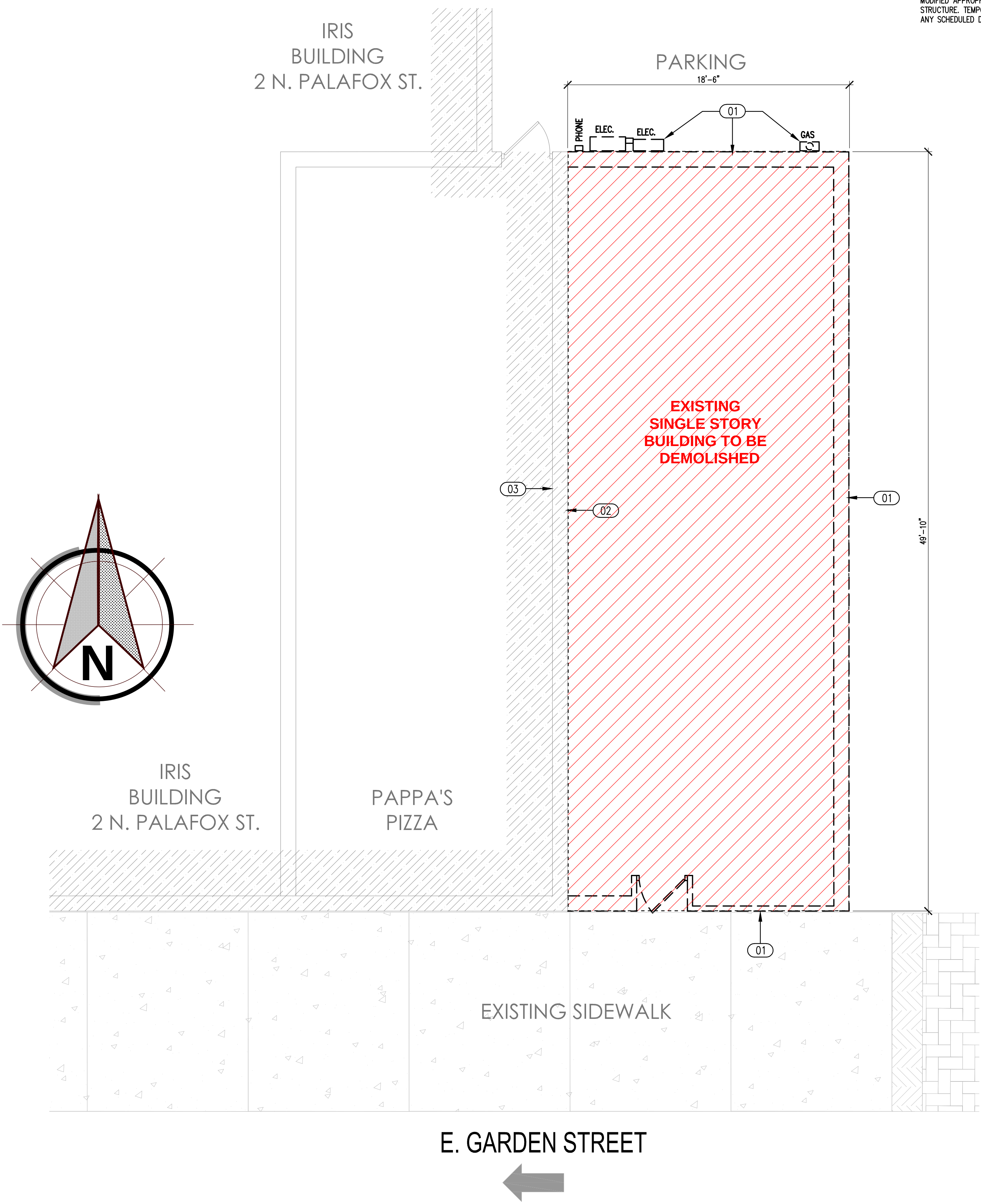
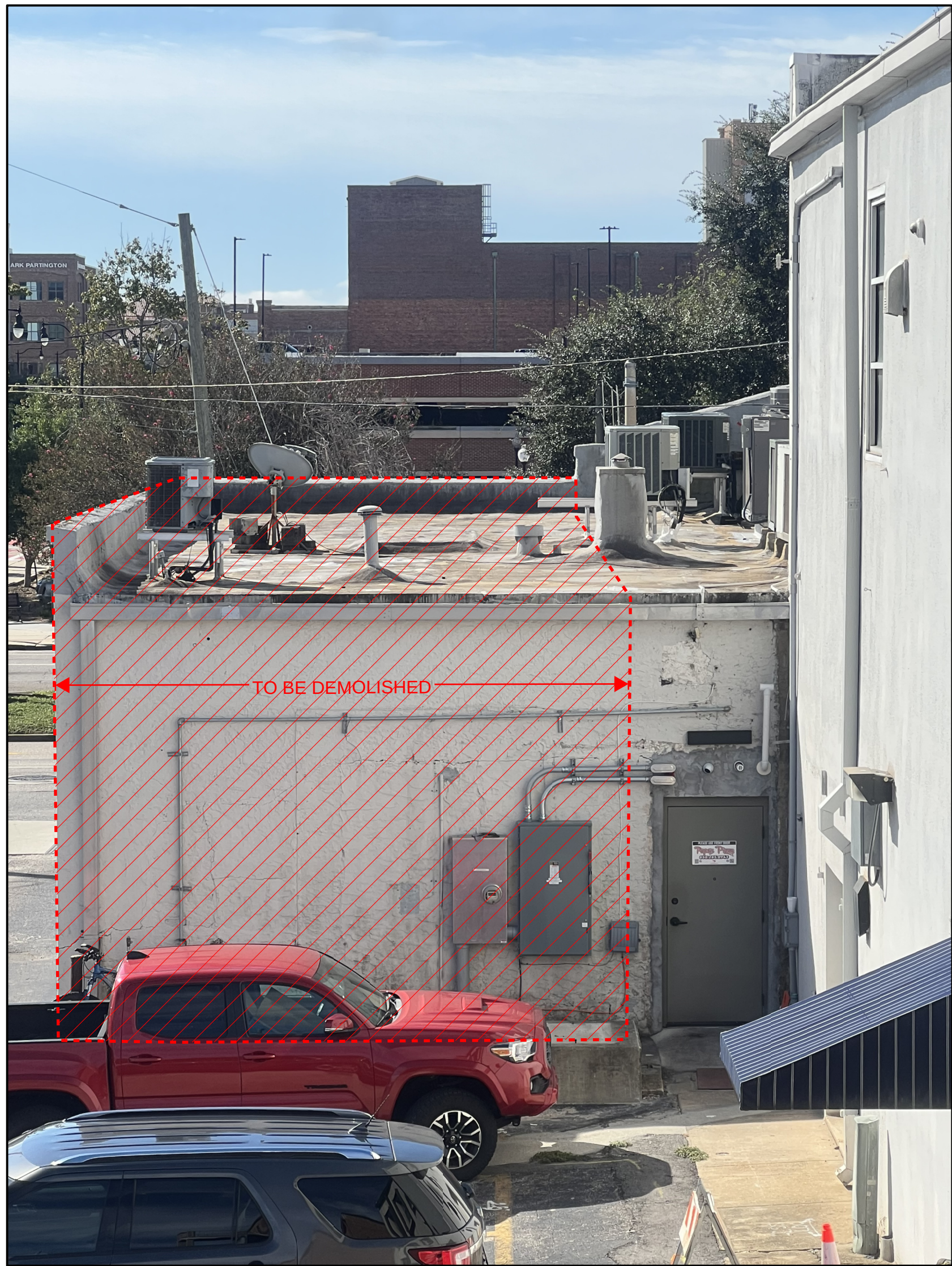


KEY NOTES: 02 EXISTING STRUCTURE STRUCTURE TO BE REMOVED / DEMOLISHED COMPLETELY. 02 FACE OF EXISTING EXTERIOR WALL TO BE FINISHED & WATERPROOFED AFTER DEMOLITION OF ADJACENT / EXISTING BUILDING SHOWN. 03 PEDESTRIAN BARRIER / RAILING SEPARATING EXTERIOR SEATING AREA FROM PEDESTRIAN SIDEWALK. 04 EXTERIOR SEATING AREA 05 EXTERIOR BAR SEATING AREA 06 PEDESTRIAN SIDEWALK 07



ARCHITECTURAL SITE PLAN

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



- KEY NOTES:**
- 01 COMPLETE REMOVAL & DEMOLITION OF EXISTING BUILDING & ALL ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING INFRASTRUCTURE.
 - 02 EXPOSED FACE OF EXISTING (NOW EXTERIOR) WALL TO BE WATERPROOFED & FINISHED w/ APPROVED MATERIAL(S) AFTER AFTER PROPOSED DEMOLITION OF ADJACENT / EXISTING STRUCTURE SHOWN.
 - 03 EXISTING WALL (BEARING OR NON-BEARING) TO BE CONFIRMED & MODIFIED APPROPRIATELY / STRUCTURALLY TO SUPPORT ROOF STRUCTURE. TEMPORARY SUPPORT SHALL BE PROVIDED PRIOR TO ANY SCHEDULED DEMOLITION.

smp.

SMP Architecture, P.A.
205 E. Intendencia Street
PENSACOLA, FLORIDA 32502 P 850.432.7772
www.smp-arch.com • AAC001828

Listen. Interpret. Translate.

CERTIFICATION :

**JINYA
RAMEN BAR
RESTAURANT**

**E. GARDEN STREET
PENSACOLA, FLORIDA**

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

REVISIONS :

DRAWN BY : DJG

CHECKED BY :

PROJECT NO. 2227

DATE : JAN. 2023

SHEET TITLE :

**DEMOLITION
PLAN**

SHEET NO. :

D1

©2018 SMP ARCHITECTURE

Page 142 of 229



East Elevation / Jefferson Street View



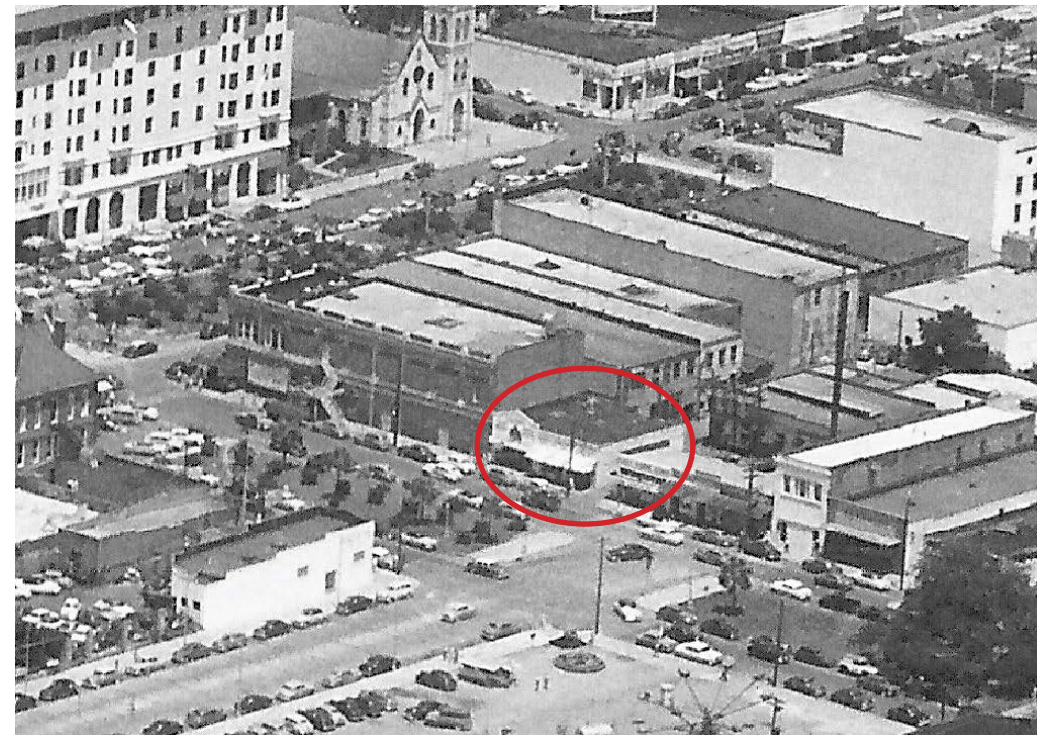
1930s



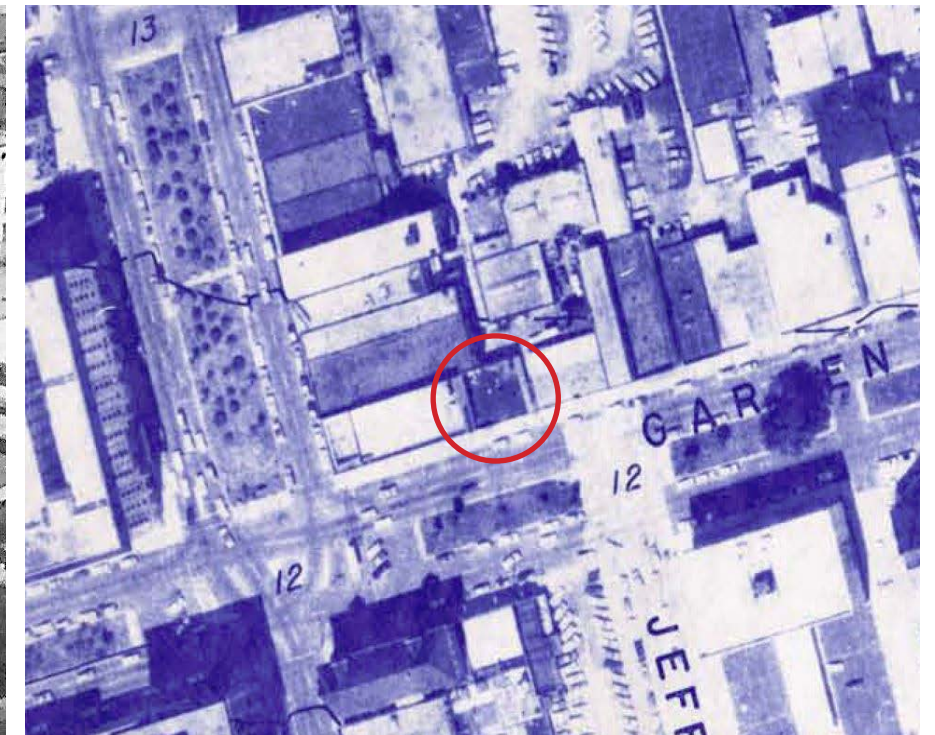
1940s



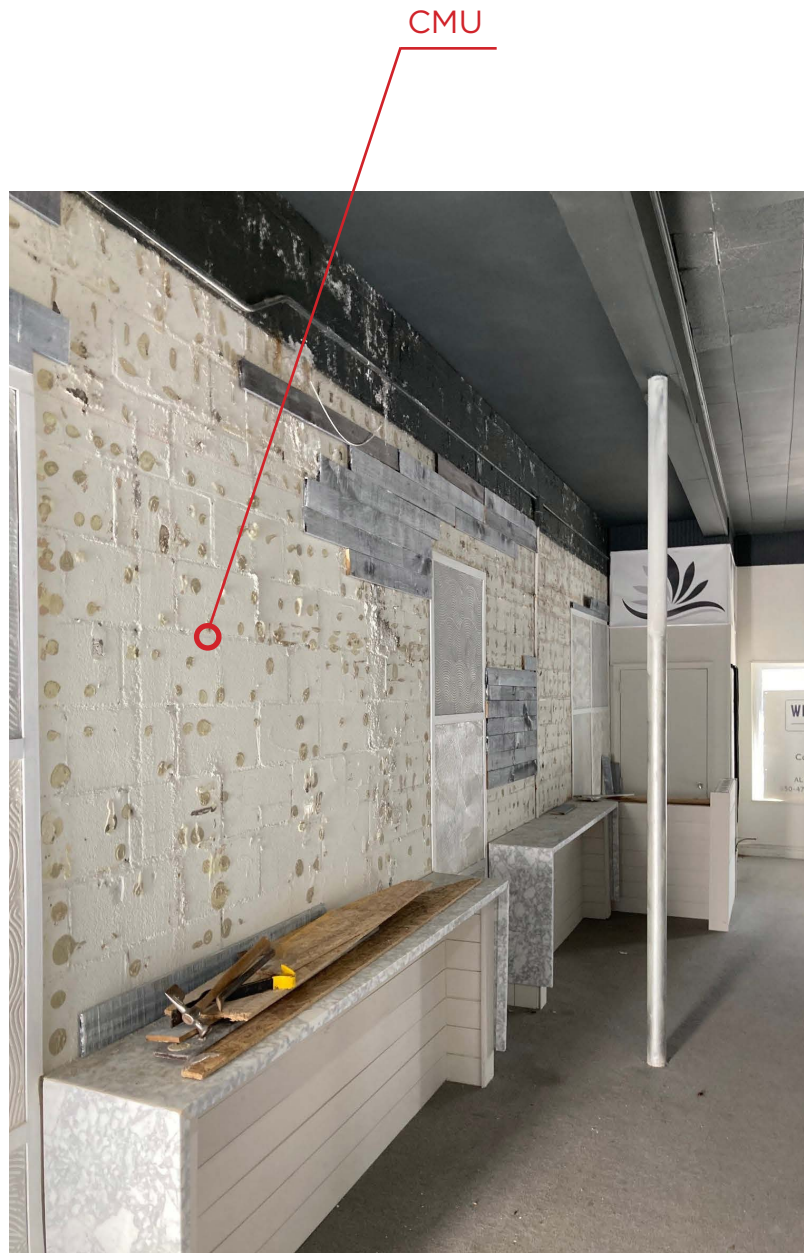
1953



1953



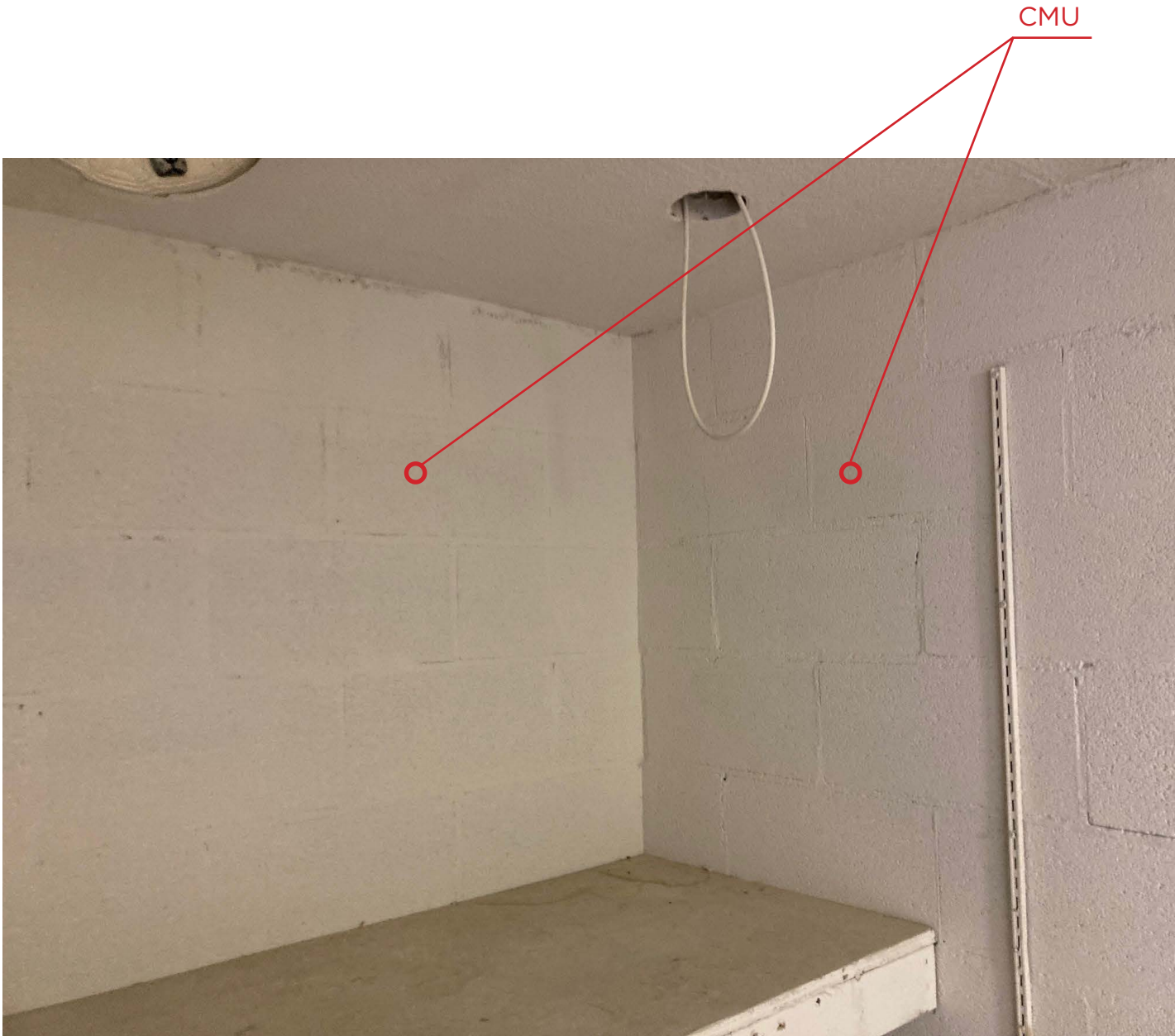
1964



WEST WALL



NORTHEAST CORNER



NORTHWEST CORNER



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-936

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

18 E. Garden Street
Palafox Historic Business District / Zone C-2A / City Council District 6
Final Review for New Commercial Development

SUMMARY:

SMP Architecture is seeking final approval for a new commercial development to replace the contributing structure and private parking lot at 18 E. Garden Street. The current plans depict a one-story restaurant establishment with primary façade elements being brick and cast stone with a metal roof, metal canopies, and a metal railing system. This development is part of the East Garden District project, constructed through a public-private partnership, with the streetscape partially funded by the city's Community Redevelopment Agency.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

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

[Sec. 12-3-27\(f\)\(3\) PHBD, Recommendation for changes.](#)

ATTACHMENTS:

1. Images
2. Application and Materials

18 E. Garden Street





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

**Architectural Review Board Application
Full Board Review**

Application Date: 10/26/23

Project Address: 18 E. ~~20 East~~ Garden Street

Applicant: Philip Partington

Applicant's Address: SMP Architecture. 205 East Intendencia St. Pensacola FL 32502

Email: Philip@smp-arch.com **Phone:** 850-712-5765

Property Owner: 90 East Garden Street LLC

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

(If different from Applicant)

Application is hereby made for the project as described herein:

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

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

Project specifics/description:

This application is for the final approval of a new building for a Jinya Raman Bar.

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

10/28/23
Date



N PALAFOX STREET

4 ON-STREET SPACES

2 N PALAFOX 2ND FLOOR OFFICE SPACE:
13,500 SF/ 300 = 45 SPACES
30% PARKING REDUCTION = 13 SPACES
TOTAL REQUIRED = 32 SPACES
13 ON-STREET PARKING SPACES PROVIDED
19 OFF-STREET PARKING SPACES PROVIDED

2 N PALAFOX

PAPA'S
PIZZA

JINYA

11 OFF-STREET
SPACES

3 ON-STREET SPACES

N JEFFERSON STREET

8 OFF-STREET
SPACES

BEST GUESS FFE:
11.0±

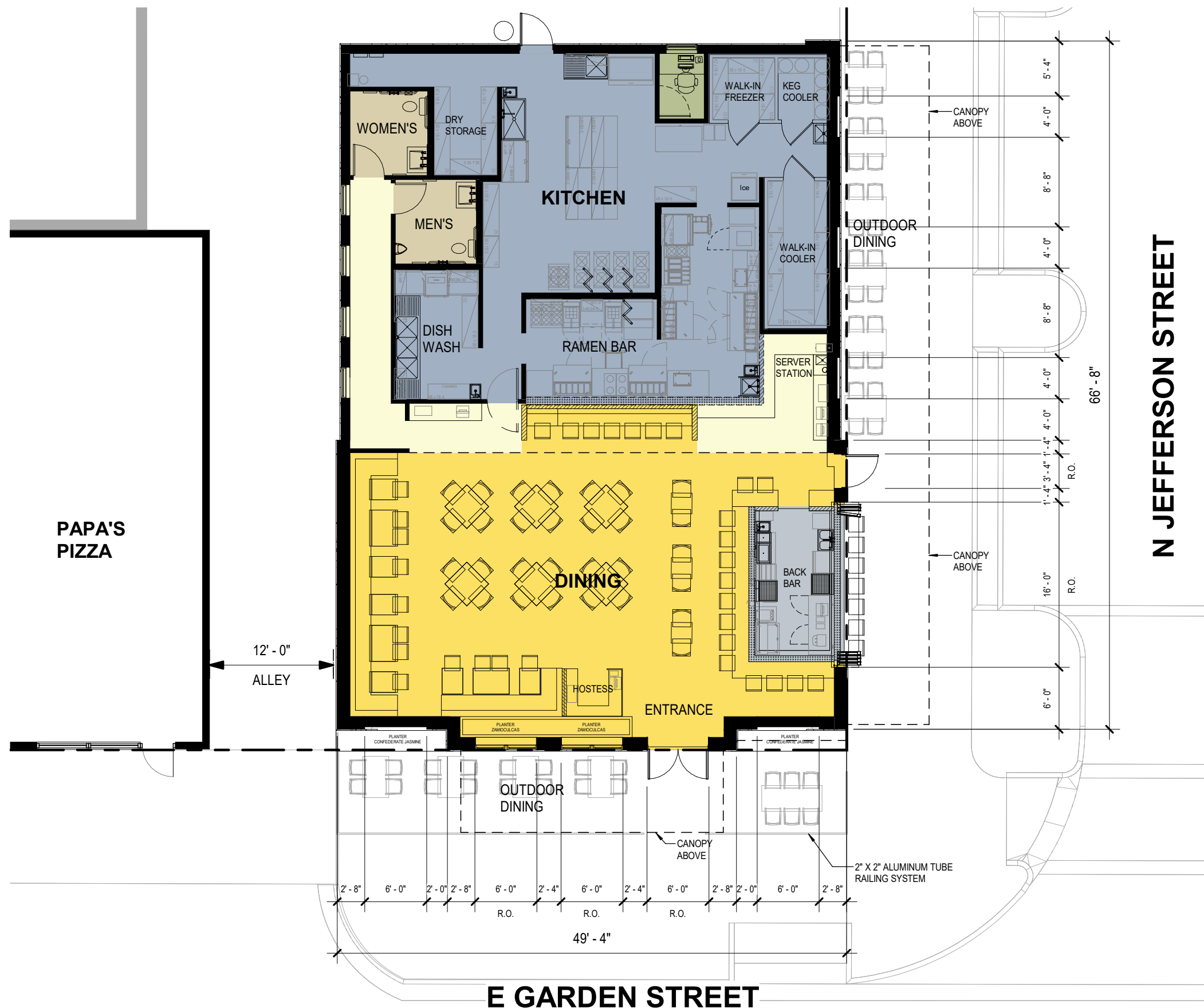
UNION
PUBLIC
HOUSE

THE WELL

PERFECT
PLAIN

6 ON-STREET SPACES

E GARDEN STREET







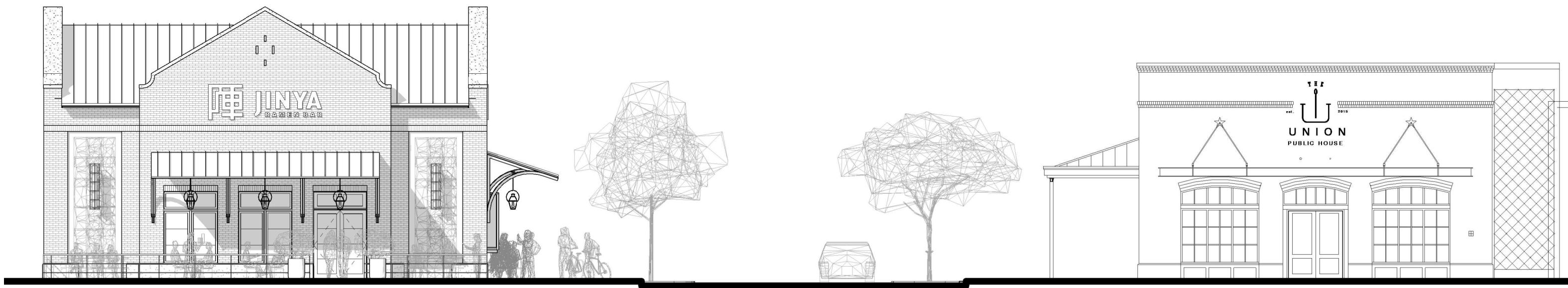




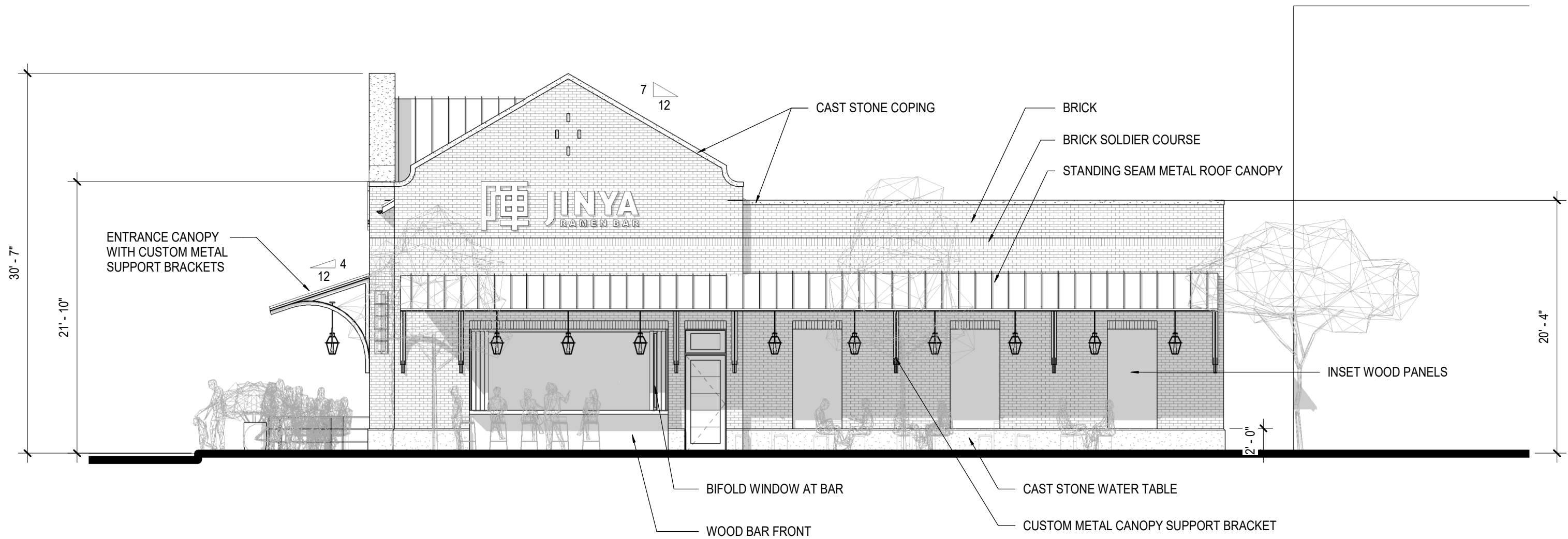


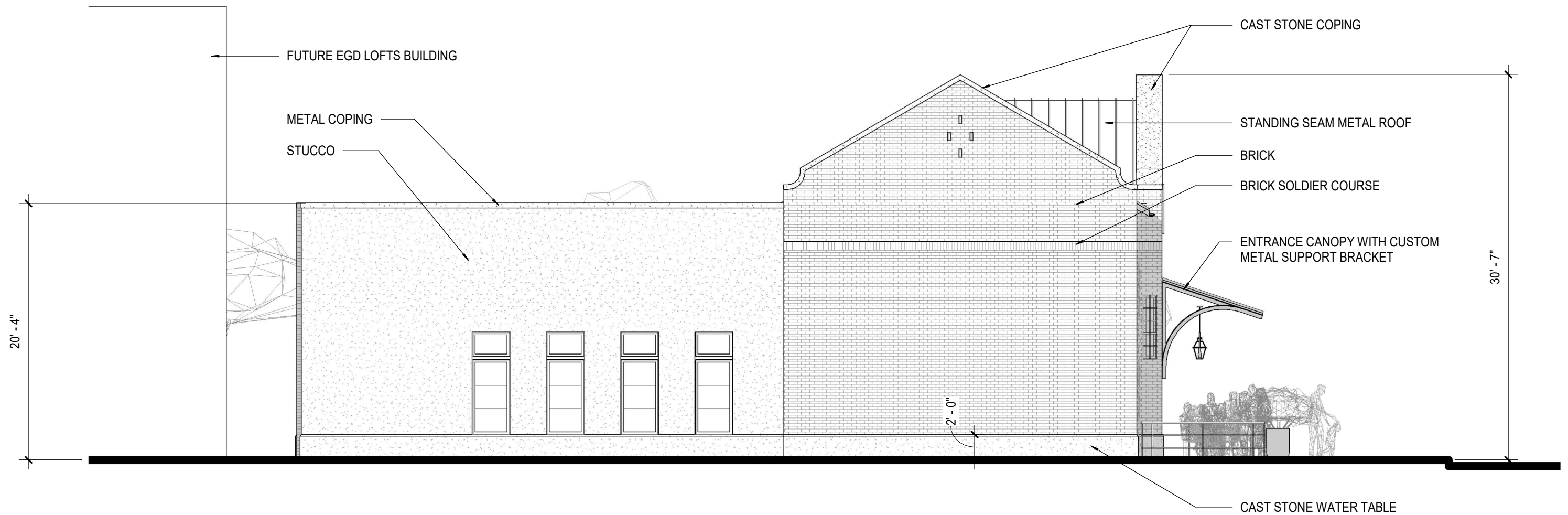


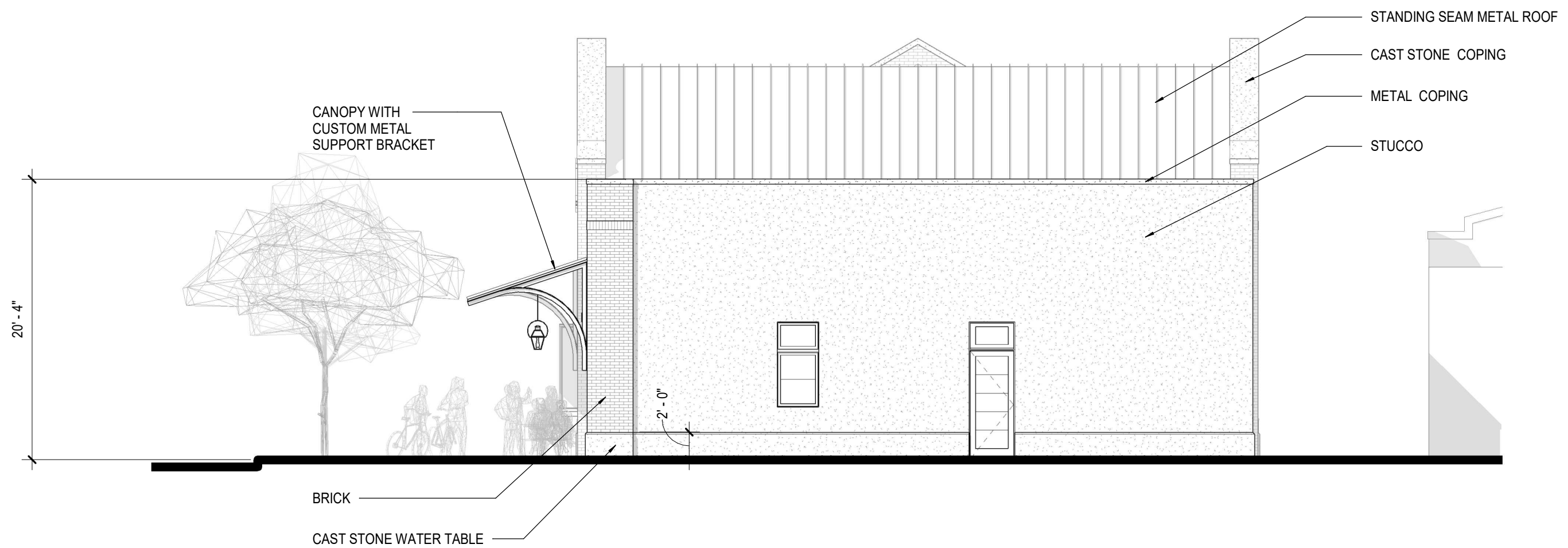












BRICK



ALUMINUM SIDING SYSTEM

Additional Finishes

(Ready to ship within 14 weeks)

Woodgrains

Longboard's woodgrain finishes have a slight texture with a matte sheen.

National Mahogany
NMH

Black Oak
BKO

Italian Rosewood
IRW

TONGUE & GROOVE PLANKS

INTERIOR WALL SYSTEM

OCT 2022

PROFILES
V-Groove: 2-1/2", 4", 6"
Smooth: 6"
Channel: 6"
Standard Lengths: 24'
96 SQ FT/box

COMONENTS - Standard Lengths: 12'

Traditional: Starter Strip, 2" Corner Set, 1-3/8" Two Piece J-Track, 1-3/8" Termination Set, Compression Joint (JVS), 1-1/2" Flat Reveal Set, 1-1/2" U-Reveal Set, 1-1/2" T&G U-Reveal, 2" Offset Flat Reveal

Craftsman: 3/4" Inside Corner, 1" Outside Corner, 3/4" U-Reveal Set, 3/4" T&G U-Reveal

Precision: 5/8" Starter J-Track, 3/16" Outside Corner, 5/8" J-Track, 5/8" Two Piece J-Track, 5/8" Termination Set, 1/2" Flat Reveal, 1/2" T&G Flat Reveal

FINISHES
Woodgrains, solid color, naturally aged metal, custom solid colour matching (additional lead times apply)

ATTACHMENT
Planks: Quick-screen clips w. #8 screws" @ 32" o.c. (standard).
Quick-screen clips included: 135 pcs/4" box, 90 pcs/6" box.
Trims: hard fasten w. #8 screws" @ 16" o.c. *Screws not included.

BIM & CAD
RVT & DWG files available, see website for details

LEAD TIME
3-6 business days + shipping (subject to change)

TECHNICAL SPECIFICATIONS

PHYSICAL DATA
6063-T5 Extruded Aluminum
100% Recyclable
Warranty: Finish 15 year (standard)/20 year* (ultra) (*10 week lead time);
Aluminum: 60 year
Weight (lbs/sqft): ~1.5

TESTING
ICC-ES Evaluation Report - Division: 07 00 00 Thermal and Moisture Protection Section: 07 46 00 - Siding
LARR - Los Angeles Department of Building Safety (LADBS) accepts ICC-ES reports as proof of compliance
Florida Product Code: FL20075
Impact testing: TAS 201

Fire Rating: Class A Non-Combustible by ASTM E136 & ASTM E84; A2-s1,00 by EN 13501-1
Light Reflectance: 5% (Black) up to 73.2% (Ultra White)

LONGBOARD
ARCHITECTURAL PRODUCTS
info@longboardproducts.com
longboardproducts.com
800 604 0343

T&G_IG_RA_V2

METAL ROOF PANELS

COLOR

★ Slate Gray

SNAP-CLAD PANEL

MATERIALS
6032 aluminum 24 gauge steel
6040 aluminum 22 gauge steel

SPECS
10", 12", 16" or 18" O.C. 1-3/4" High

UL-90

PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Drainage upon request
- Factory shave notching available
- 30-year non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weatherlightness warranty available

- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 Stocked colors (6032 aluminum)
- 22 stocked colors (6040 aluminum)
- Paints available in Gelakume Plus
- UL CLASSIFICATION
 - UL-550 Class 90 wind uplift
 - UL-1897 wind uplift
 - UL-790 Class A fire rated
 - UL-263 fire resistance rated
 - UL-2218 impact resistance rated

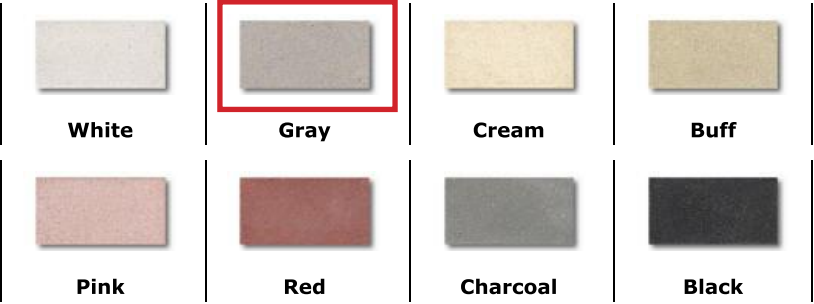
- UL-90 rated aluminum panel up to 18" O.C.
- UL-90 rated steel panel up to 18" O.C.
- ASTM TESTS
 - ASTM E1592 tested
 - ASTM E2337/1680 tested
 - ASTM E2337/1646 tested
- FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS
Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

CAST STONE



Typical Colors

Below are just a few of the colors offered by cast stone manufacturers. Click on a thumbnail to view a larger image.



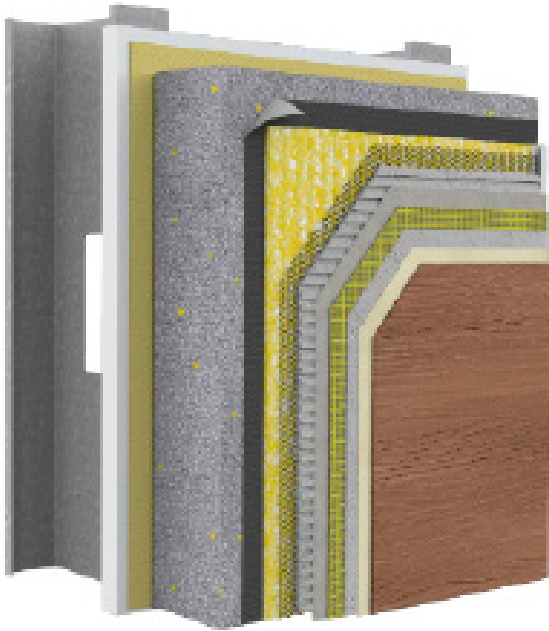
© Copyright 2023 by Cast Stone Institute. All rights reserved. Please see our Terms of Use.

COLOR & TEXTURE



STUCCO SYSTEM

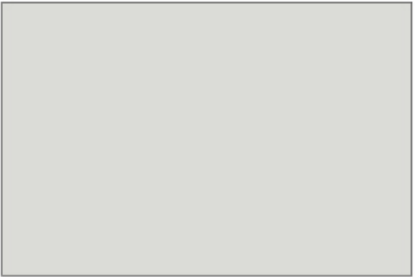
StoPowerwall® ci
With Sto Crack Defense option



Fine TEXTURE

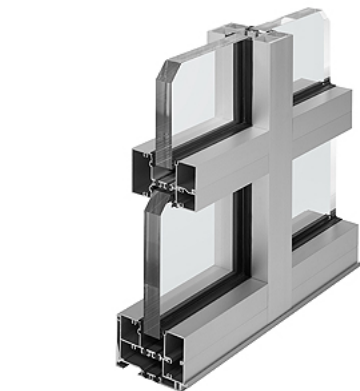


COLOR



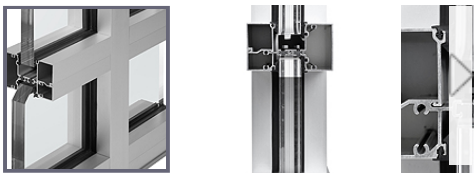
21614 79 Silver Lining

STOREFRONT SYSTEM



IR 501T/501UT Framing System

- 2-3/4" (69.9mm) sightline
- 5" (127mm) depth
- High thermal or Ultra thermal performance
- Center plane glass applications
- Blast mitigation, hurricane resistance



Product Features

IR 501T Thermal Framing System and IR 501UT (Ultra Thermal) Framing System combines IsoLock® thermal break technology with insulating impact resistant glazing to provide the ultimate in occupant safety and comfort.

Key Features Include:

- IR 501T/501UT is 5" (127) deep and has a 2-3/4" (69.9) sightline / Expansion mullions have a 3" (76.2) sightline
- 2-piece or 3-piece mullion options
- Screw Spline fabrication
- IR 501T has an IsoLock® lanced pour and debridge thermal break
- IR 501UT has a dual IsoLock® lanced pour and debridge thermal break
- Center plane glass applications
- Outside glazed
- Permanodic® anodized finishes
- Painted finishes in standard and custom choice

Optional Features:

- Integrated entrance framing
- 350/500 IR Medium Stile - single or pairs of entrances

Product Applications:

- Impact resistant
- Storefront, ribbon window or punched opening
- Low- to mid-rise

PERMACOAT™ POWDER COATINGS

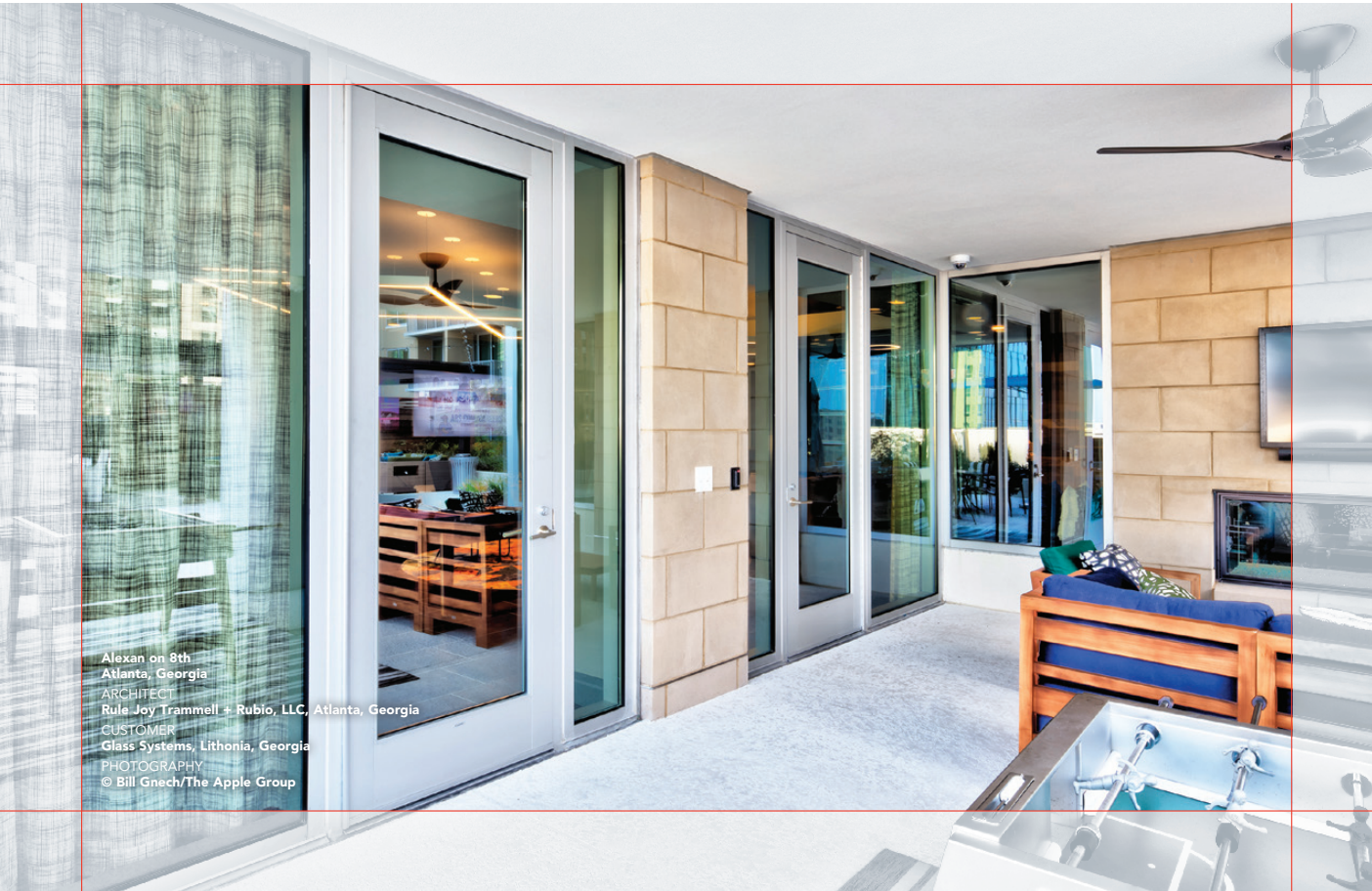
Solvent-Free Finishes
That Add High Performance,
Durability to Your World



BLACK

AA™250/425 THERMAL ENTRANCES

A New Kind of
Thermal Roadblock



As architects and building owners look for ways to decrease a building's energy consumption and energy costs, the need for thermally efficient products has increased throughout North America. Kawneer continues to set the standard in thermal performance with its innovative AA™250/425 Thermal Entrances. In conjunction with Kawneer's high-performing frame, the doors offer improved thermal efficiency compared to a standard door. By combining critical elements within the product design, AA™250/425 Thermal Entrances create a superior thermal roadblock. The thermal roadblock formula includes thermal breaks in the door, door frame and threshold that isolate the interior metal components from the exterior metal components; a door rail and stile design with a double air cavity provides an added layer to the thermal barrier; and dual weathering around the perimeter of the door in conjunction with a low-conductance polymer door stop minimizes air infiltration.

The benefits of Kawneer's AA™250/425 Thermal Entrances extend beyond industry-leading thermal performance. The company has introduced design flexibility in hardware options and injected value to support virtually any budget. Advanced thermally broken systems allow building owners to take advantage of tax incentive programs and green building certifications such as Leadership in Energy and Environmental Design (LEED®). And, with its proven performance and welded corner construction, Kawneer's AA™250/425 Thermal Entrances are the ideal choice for any commercial or institutional application.

FOLDING GLASS DOORS

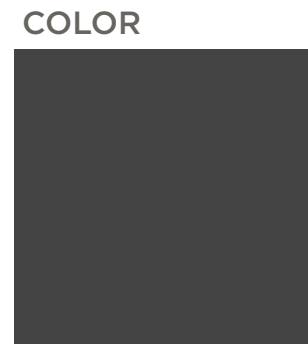
Glass Walls (/glass-walls) / Folding Glass Walls (/glass-walls/folding)

SL73 Hurricane

Hurricane Resistant Folding Glass Wall



- Florida Product Approved with Impact Glass in High Velocity Hurricane Zone (HVHZ)
- Forced entry rated and dynamic water performance
- Eliminates the need for unsightly hurricane shutters



Graphite Black-RAL 9011
38/80116

EXTERIOR LIGHT FIXTURES

After Hours Large Outdoor Sconce

Base Item #: 307861

Selected Options

Lamping

Incandescent (SKT)

Option1

Opal Glass (GG) [GG0189]

Configured item #: 307861-1024

Smart String: 307861-SKT-77-GG0189

i

Image shown may not correspond to selected options

Finish

Coastal Dark Smoke (77)

Specifications

Dimensions		Lamping Information	
Height	26.8"	Socket Type	GU10
Width	6.5"	Bulb	MR16 reflector, 50 watt Max
Depth	6.6"	Number of Bulbs	1 (not included)
Product weight	11 lbs	Location Rating UL	Outdoor Wet
Backplate	6.5" x 20"	Safety Rating	UL CUL listed
Mounting Heightvertical	13.2"		
Packed weight	16 lbs		
Dim Weight	44 lbs		

Options

Lamping	Finish	Option1
Incandescent (SKT)	Coastal Bronze (75) White (02) Natural Iron (20) Oil Rubbed Bronze (14) Coastal Black (80) Coastal Burnished Steel (78) Coastal Dark Smoke (77)	Opal Glass (GG) [GG0189]

Tourou Large Outdoor Ceiling Fixture

Base Item #: 366007

Selected Options

Lamping

Incandescent (SKT)

Option1

Opal Glass (GG) [GG0112]

Configured item #: 366007-1015

Smart String: 366007-SKT-20-GG0112

i

Image shown may not correspond to selected options

Finish

Natural Iron (20)

Specifications

Dimensions		Lamping Information	
Height	16.6"	Socket Type	medium
Width	10.25"	Bulb	A19, 100 watt Max
Depth	10.25"	Number of Bulbs	1 (not included)
Product weight	7.6 lbs	Location Rating UL	Outdoor Damp
Canopy Dim Plate	5.3" SQ	Safety Rating	UL CUL listed
Useable Wire	11.5		
Chain Included	1		
Packed weight	19 lbs		
Dim Weight	70 lbs		

Options

Lamping	Finish	Option1
Incandescent (SKT)	Coastal Burnished Steel (78) Coastal Dark Smoke (77) Coastal Bronze (75) White (02) Natural Iron (20) Coastal Black (80) Oil Rubbed Bronze (14)	Opal Glass (GG) [GG0112]

OUTDOOR PATIO CHAIR

Richardson
Seating
Corp. 

Star 161
COLOR: BLACK

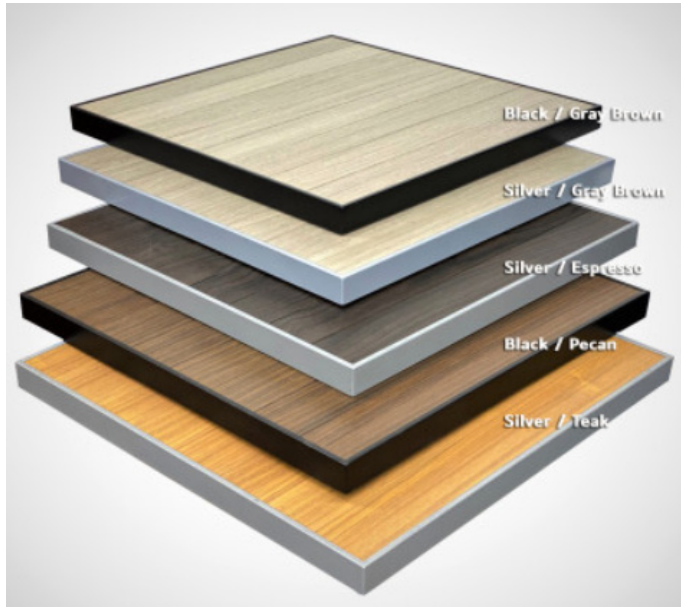


OUTDOOR PATIO BAR STOOL

Star Bar 164
COLOR: BLACK



OUTDOOR TABLES



AMKO T75 Aluminum
Commercial Grade
Restaurant Patio Table
Top

COLOR:
BLACK/PECAN



AMKO Commercial
Grade Restaurant Steel
Square Base Black
for Outdoor FSQB17 /
FSQB22 / FB1632

COLOR: BLACK



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-937

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

1301 N. Palafox Street
North Hill Preservation District / Zone PC-1 & PR-2 / City Council District 6
New Windows at a Contributing Structure

SUMMARY:

Ashley King is seeking approval to add seventeen (17) new storefront windows, varying between four and six lites, within existing brick surrounds and four (4) new skylights at a contributing structure.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(2\)d.2. North Hill Preservation District; Procedure for Review; Decisions.](#)
[Sec. 12-3-10\(2\)f.1-3. NHPD; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.](#)

ATTACHMENTS:

1. Florida Master Site File Form
2. Images
3. Application and Materials_10-30-23



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE Version 2.0 7/92

Site #8 ES00911
Recorder #
Field Date 5/2/95
Form Date 7/7/95

Original
☒ Update

SITE NAMES (addr. if none) P. K. YONGE SCHOOL [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 1301 N. PALAFOX ST.
CROSS STREETS nearest/between BETW. W. LLOYD AND W. LEE ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY ESCAMBIA TAX PARCEL # 9010-001-763
SUBDIVISION NAME NORTH HILL BLOCK 163 LOT NO. all
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☐ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☒ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25S RANGE 30W SECT. 26 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☒ n
UTM: ZONE 18 EASTING NORTHING
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

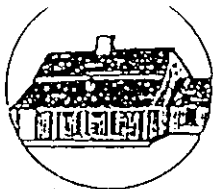
STYLE MASO EXTERIOR PLAN IRRE NO. STORIES 3
STRUCTURAL SYSTEMS MASO
FOUNDATION: Types CONT Materials BRIC
EXTERIOR FABRICS BRIC
ROOF: Types FLAT W/PARAPET Materials BUIL
Secondary strucs. (dormers etc.)
CHIMNEY: No. 1 Materials BRIC LOCATIONS WEST EXTERIOR
WINDOWS (types, materials, and placements) DHS, 9/9, WOOD, GROUPED

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations E/RECESSED ARCHED ENTRANCEWAY
Porch roof types ACCESS FROM EAST
EXTERIOR ORNAMENT STONE BELT COURSE

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

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

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

**HISTORY**

CONSTRUCTION DATE 1921 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) WILLIS, WALKER
 BUILDER: (last name first) UNKNOWN
 MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☐ no Dates _____ Nature _____
 ORIGINAL USES (give dates) SCHOOL
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) LAW ENFORCEMENT AGENCY
 OWNERSHIP HISTORY (especially original owner) ESCAMBIA COUNTY SCHOOL BOARD
(ORIGINAL), FLORIDA DEPARTMENT OF LAW ENFORCEMENT (CURRENT)

SURVEYOR'S EVALUATION OF SITE

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

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS-REFERENCES

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

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. R9, F15-16

RECORDER

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

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

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

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

REQUIRED:

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



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. 95911

Site Name P.K. Yonge School 830 == Survey Date 8009 820 ==
Address of Site: 1315 N. Palafox St. Pensacola, FL 32501 905 ==
Instruction for locating on W side of N. Palafox St. between W. Lloyd
St. and W. Lee St. 813 ==

Location: Clapp Tract 163 all of Blk 868 ==
Subdivision name block no. lot no.

County: Escambia 808 ==

Owner of Site: Name: Board of Public Instruction, P.K. Yonge School;
1315 N. Palafox St. 902 ==

Address: Pensacola, FL 32501 832 ==

Type of Ownership City 848 == Recording Date

Recorder: Name & Title: Gantzhorn, Alan; Hawley, Nancy

Address: HPPB

Condition of Site: Integrity of Site: Original Use residence 818 ==
838 ==

Check One	Check One or More	Present Use	850 ==
Excellent 863 ==	☒ Altered 858 ==	Dates: Beginning <u>1921</u> 844 ==	
Good 863 ==	☐ Unaltered 858 ==	Culture/Phase <u>American</u> 840 ==	
☒ Fair 863 ==	☒ Original Site 858 ==	Period <u>20th Century</u> 845 ==	
Deteriorated 863 ==	☐ Restored () (Date:) 858 ==		
	☐ Moved () (Date:) 858 ==		

916 ==

NR Classification Category: District

Threats to Site:

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

910 ==

Areas of Significance: Architecture

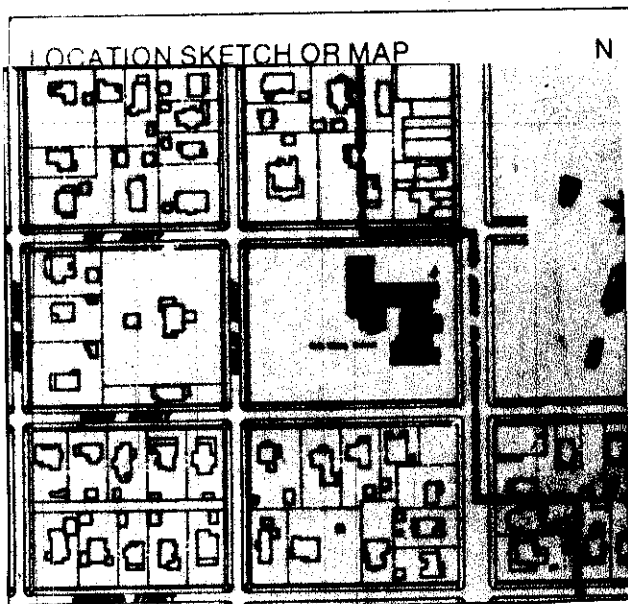
Significance:

Designed by prominent Pensacola architect, Walker Willis, the P.K. Yonge School was built in 1921 to fill a pressing need for a middle and elementary school in Pensacola.

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

911 ==

ARCHITECT Willis, Walker 872 ==
 BUILDER unknown 874 ==
 STYLE AND/OR PERIOD masonry vernacular 964 ==
 PLAN TYPE irregular 966 ==
 EXTERIOR FABRIC(S) brick; common bond 854 ==
 STRUCTURAL SYSTEM(S) masonry 856 ==
 PORCHES E/recessed arched entrance way; access from E
 942 ==
 FOUNDATION: brick; continuous 942 ==
 ROOF TYPE: flat (w/parapet) 942 ==
 SECONDARY ROOF STRUCTURE(S): 942 ==
 CHIMNEY LOCATION: W exterior 942 ==
 WINDOW TYPE: DHS: 9/9; wood; grouped 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: built-up 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 3 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 min Pensacola 1970
North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: , " " " " 800 ==
 Site Size (Approx. Acreage of Property): Ca. 1 833 ==



Township	Range	Section
2S	30W	26

812 ==

UTM Coordinates:

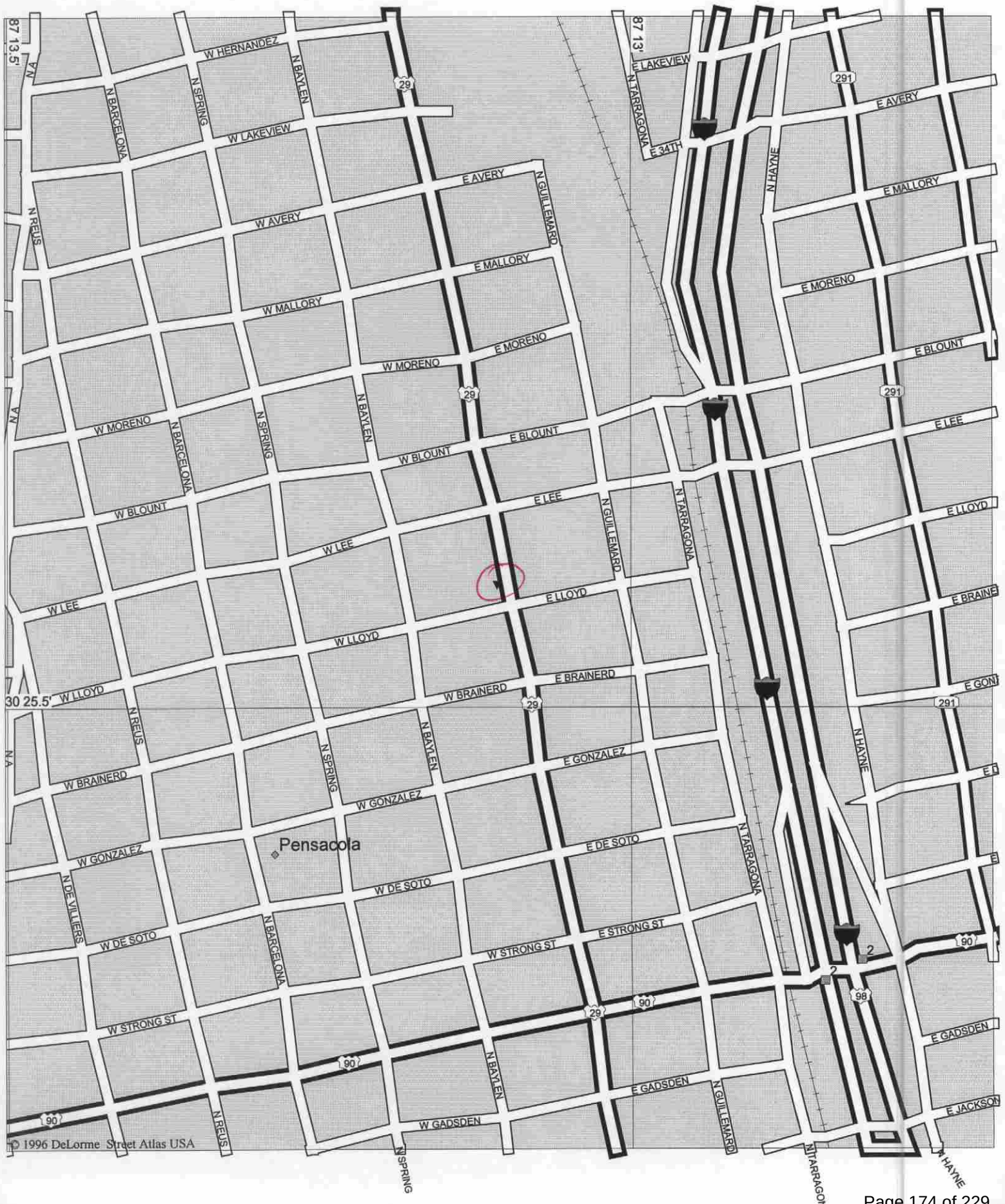
Zone Easting Northing

890 ==

Photographic Records Numbers HPPB P.80.14 Fr. 15A,16A,17A 860 ==

Contact Print

ES 911











1301 N. Palafox Street





**Architectural Review Board Application
Full Board Review**

Application Date: 10/26/2023

Project Address: 1301 N. Palafox St., Pensacola, FL 32501

Applicant: Ashley King, Trapolin Peer Architects APC

Applicant's Address: 850 Tchoupitoulas St., New Orleans, LA 70130

Email: aking@trapolinpeer.com **Phone:** (504) 523-2772

Property Owner: 1301 N PALAFOX STREET LLC

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

(If different from Applicant)

Application is hereby made for the project as described herein:

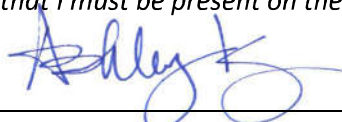
- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

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

Project specifics/description:

Scope of work: new exterior storefront windows within existing brick surrounds at the locations ~~illustrated in the drawings accompanying this application.~~

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

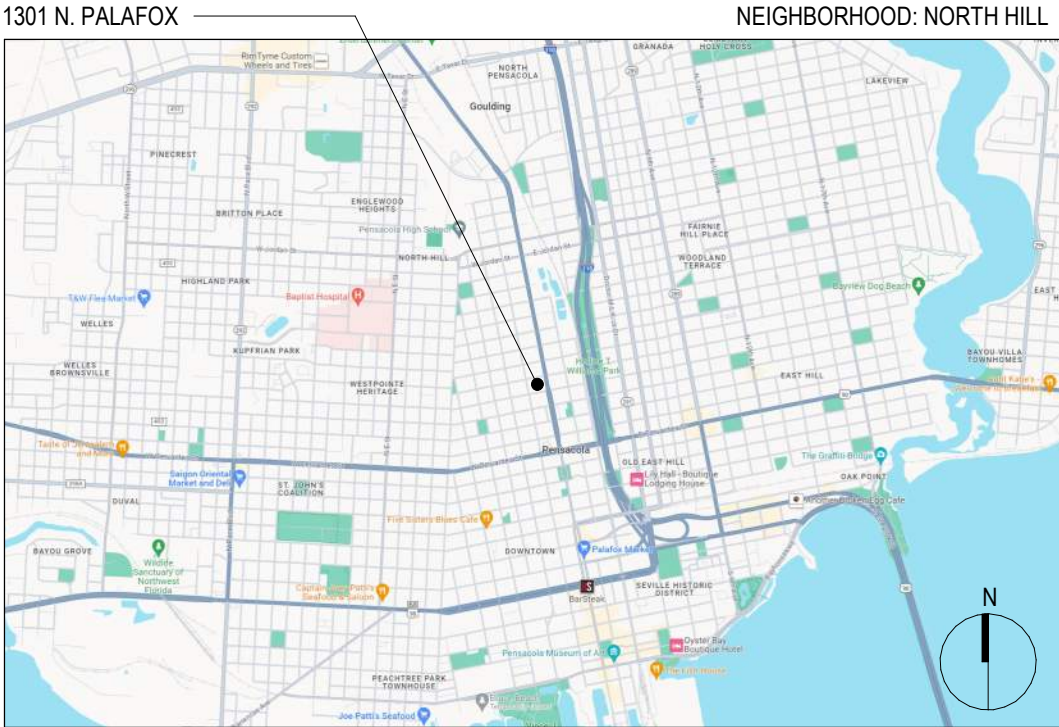
10/26/23

Date

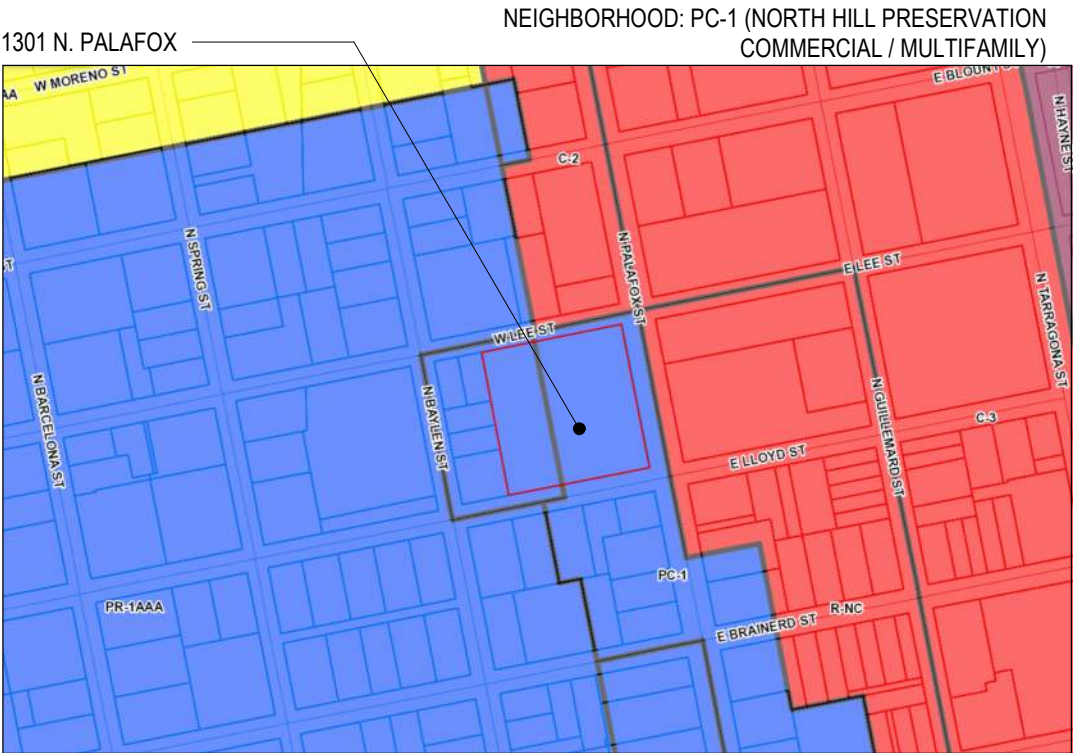
1301 NORTH PALAFOX

EXTERIOR REPAIRS
ARCHITECTURAL REVIEW BOARD
11/16/2023

VICINITY MAP



ZONING MAP



PROJECT INFORMATION

PROJECT ADDRESS
1301 NORTH PALAFOX STREET
PENSACOLA, FLORIDA 32501

PROJECT DESCRIPTION
NEW EXTERIOR STOREFRONT WINDOWS WITHIN EXISTING BRICK SURROUNDS AT THE LOCATIONS ILLUSTRATED IN THESE DRAWINGS.

OWNER INFORMATION
OWNER: BECK PARTNERS
REFERENCE NUMBER: 00-0S-00-9010-001-163
MAILING ADDRESS: 125 W RAMONA STREET, STE 800
ACCOUNT NUMBER: 13245400

PROPERTY INFORMATION
PARCEL SITE ADDRESS: 1301 N PALAFOX ST
PARCEL REFERENCE: 00-0S-00-9010-001-163
HISTORIC DISTRICT: NORTH HILL
JURISDICTION: CITY OF PENSACOLA

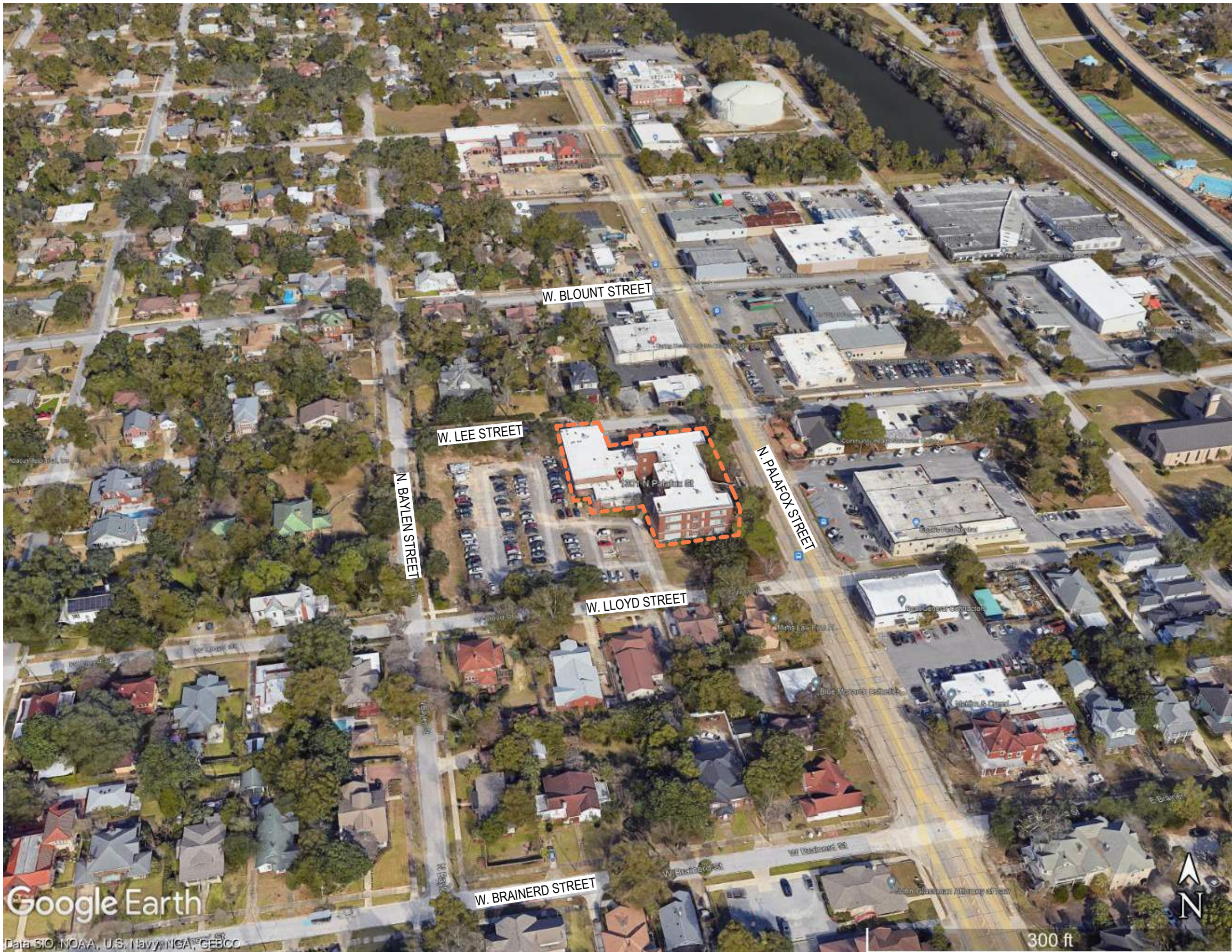
ZONING INFORMATION
ZONING DISTRICT: (PC-1) NORTH HILL PERSERVATION COMMERCIAL / MULTIFAMILY
SUBDIVISION: BELMONT TRACT
CONFCD: N
CITYCD: X

HISTORIC DISTRICT



AREA MAP





AERIAL VIEW OF SITE IN CONTEXT



(1)



(3)



(2)



(4)



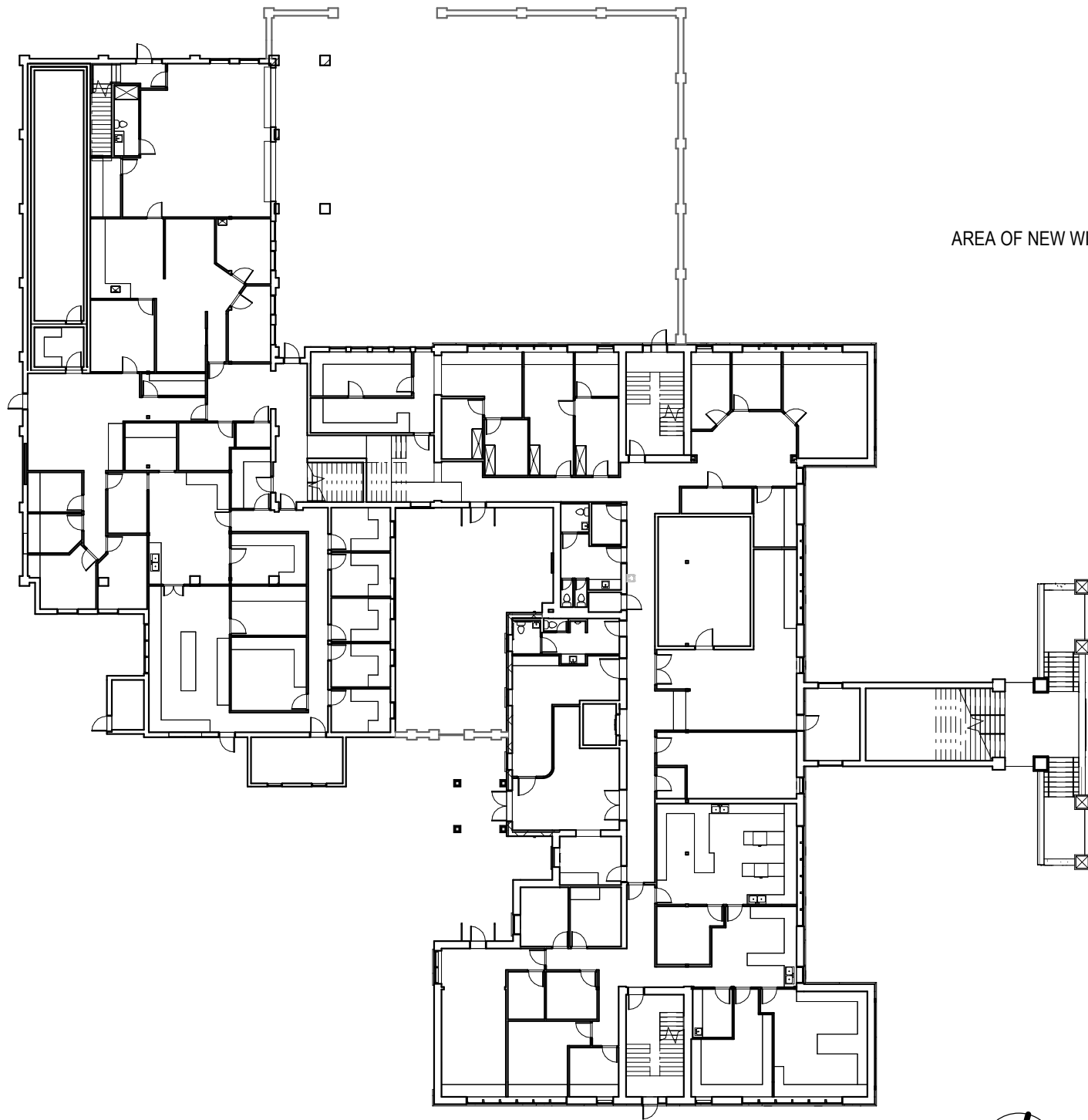
EXISTING PHOTOGRAPHS



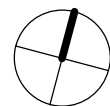
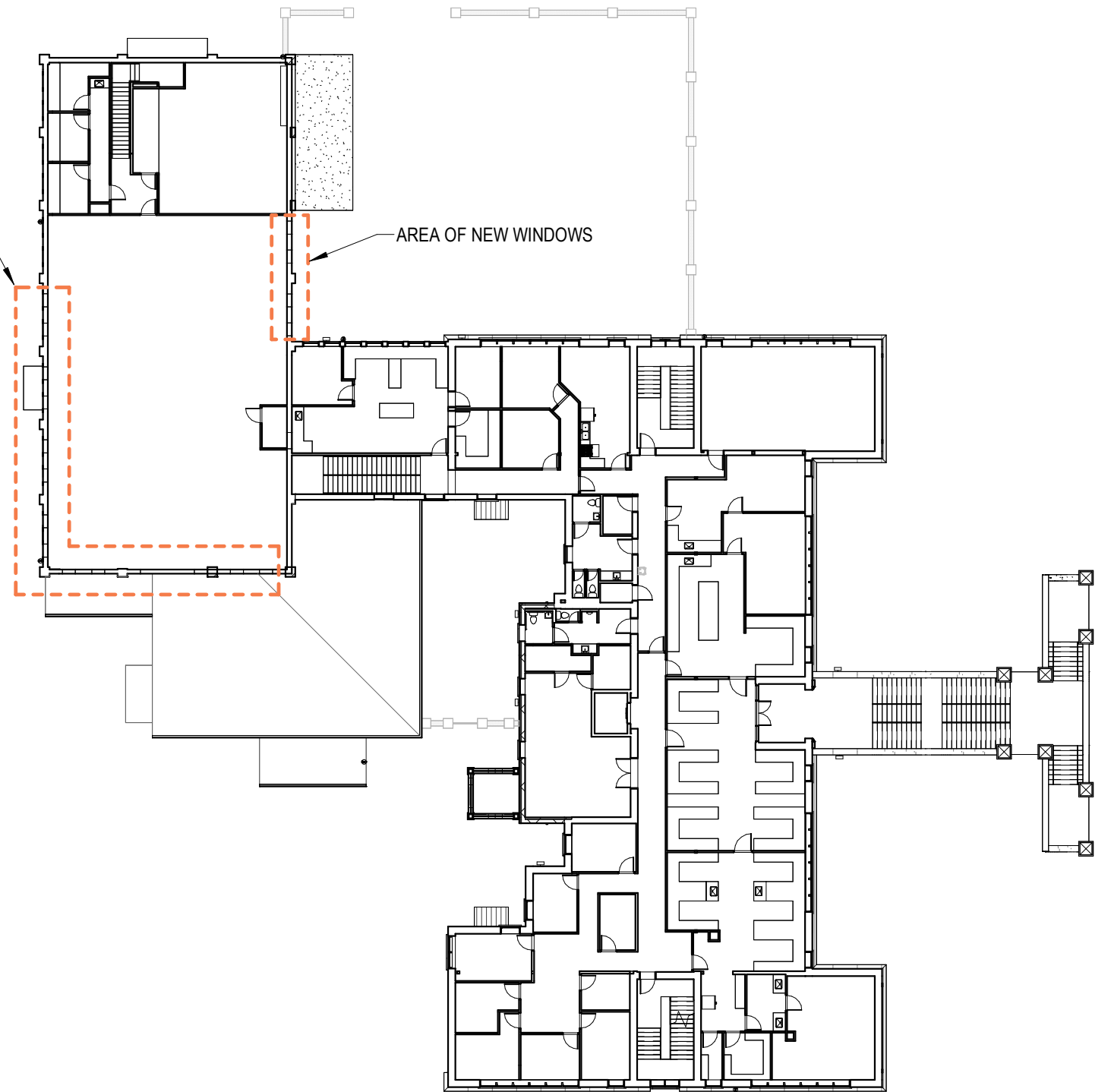
EXISTING PHOTOGRAPHS



1 ARB SITE PLAN
 ARB.06 SCALE: 1" = 40'-0"

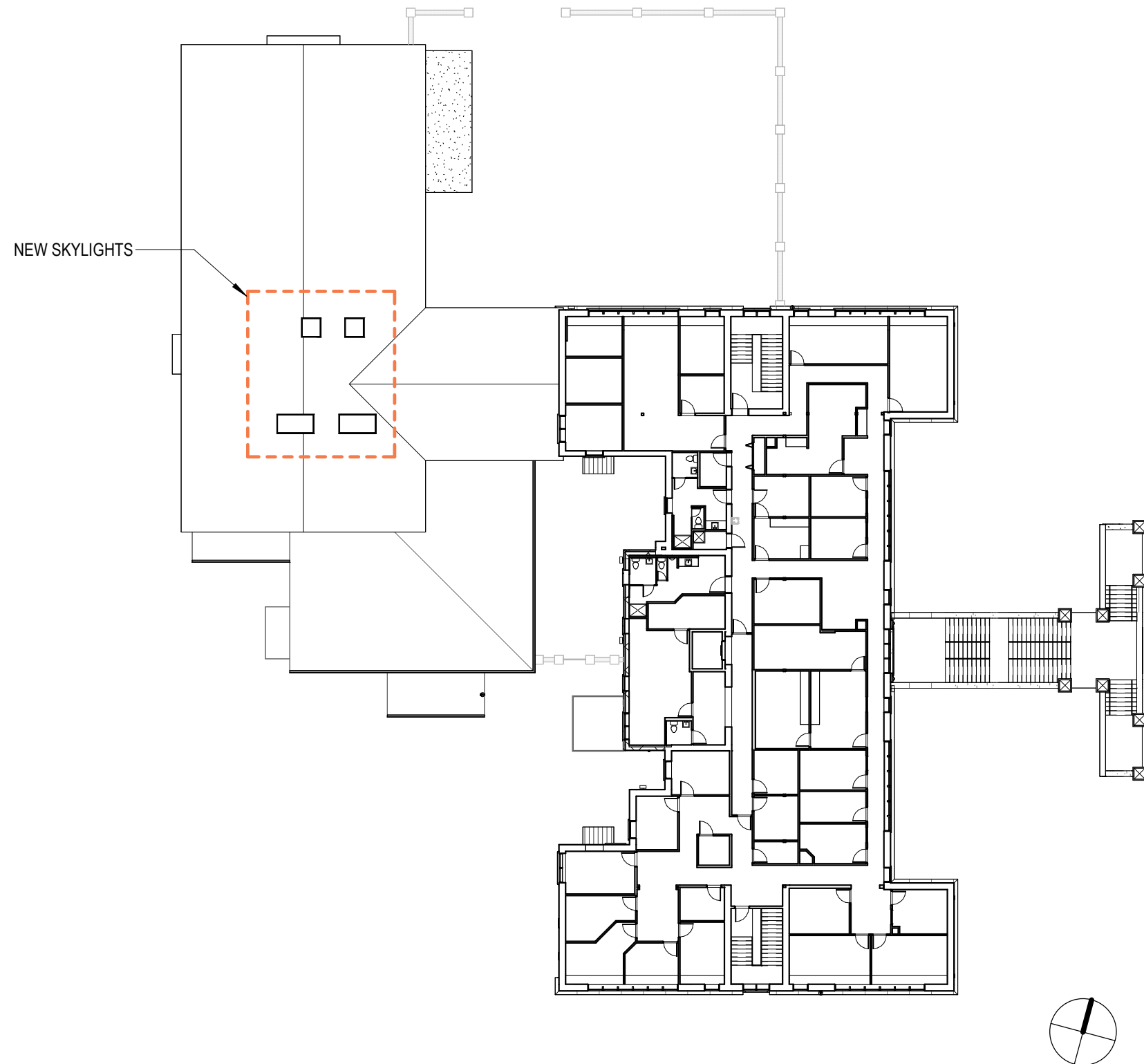


AREA OF NEW WINDOWS



1 ARB FLOOR PLAN - LEVEL 1
ARB.07 SCALE: 1" = 30'-0"

2 ARB FLOOR PLAN - LEVEL 2
ARB.07 SCALE: 1" = 30'-0"



1 ARB FLOOR PLAN - LEVEL 3
 ARB.08 SCALE: 1" = 30'-0"



EXISTING STREETVIEWS

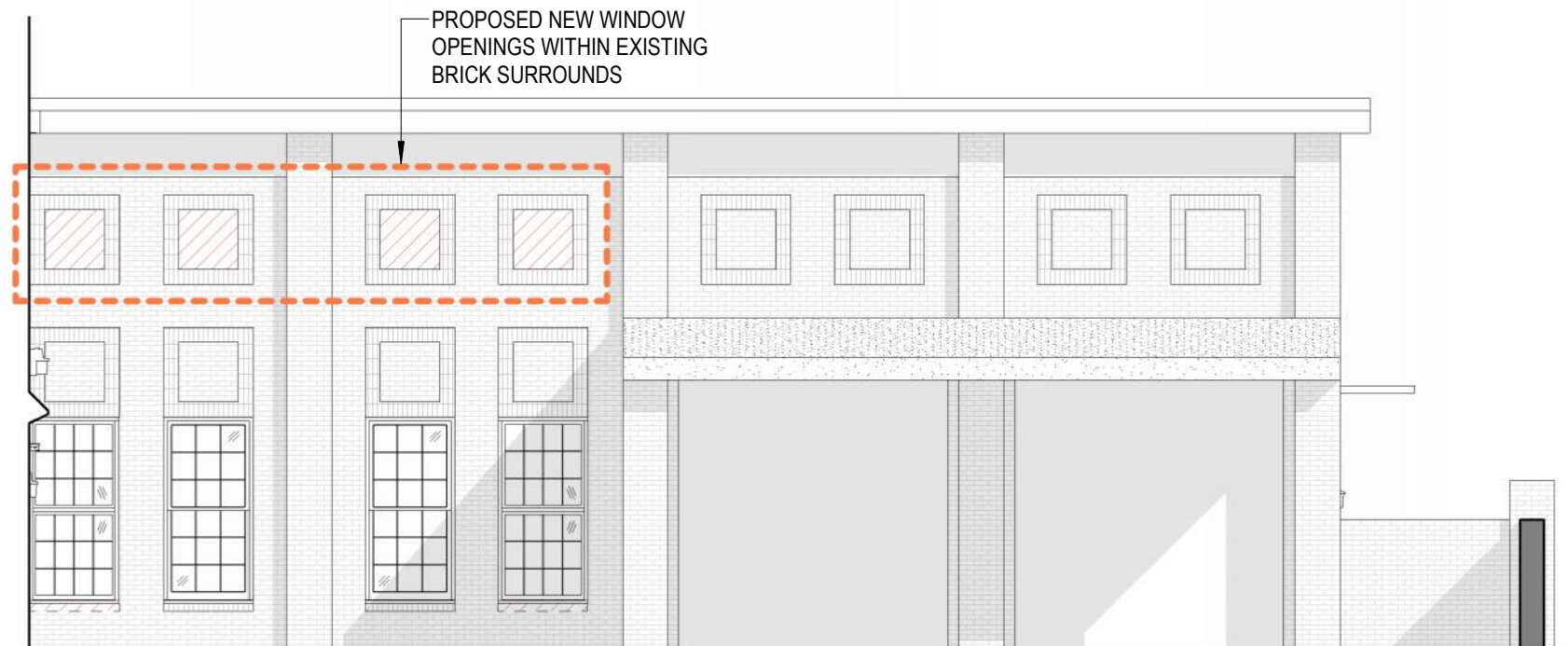
EXISTING BRICK SURROUNDS (TYPICAL)



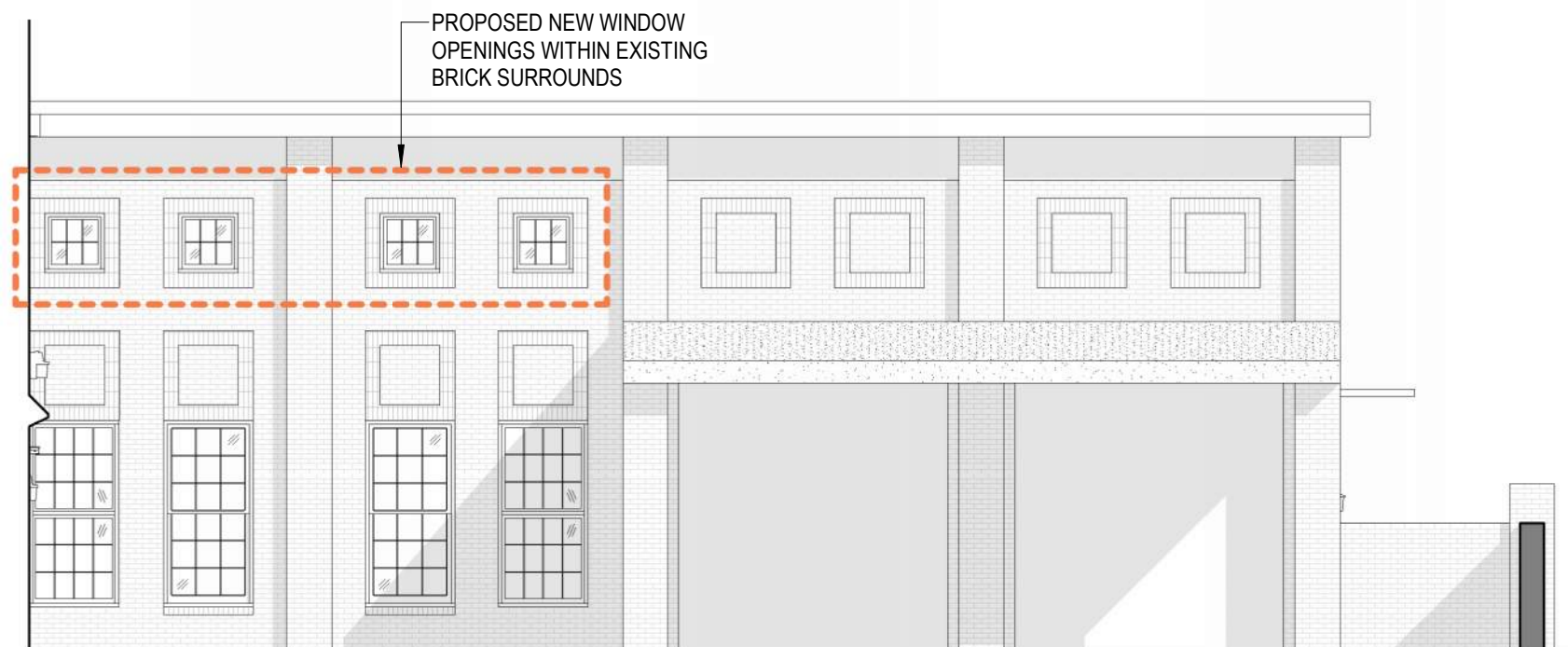
EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



EXISTING ELEVATION OF EAST AUDITORIUM FACADE



PROPOSED NEW WINDOWS ON EAST AUDITORIUM FACADE



EXISTING STREETVIEWS



EXISTING PERSPECTIVE



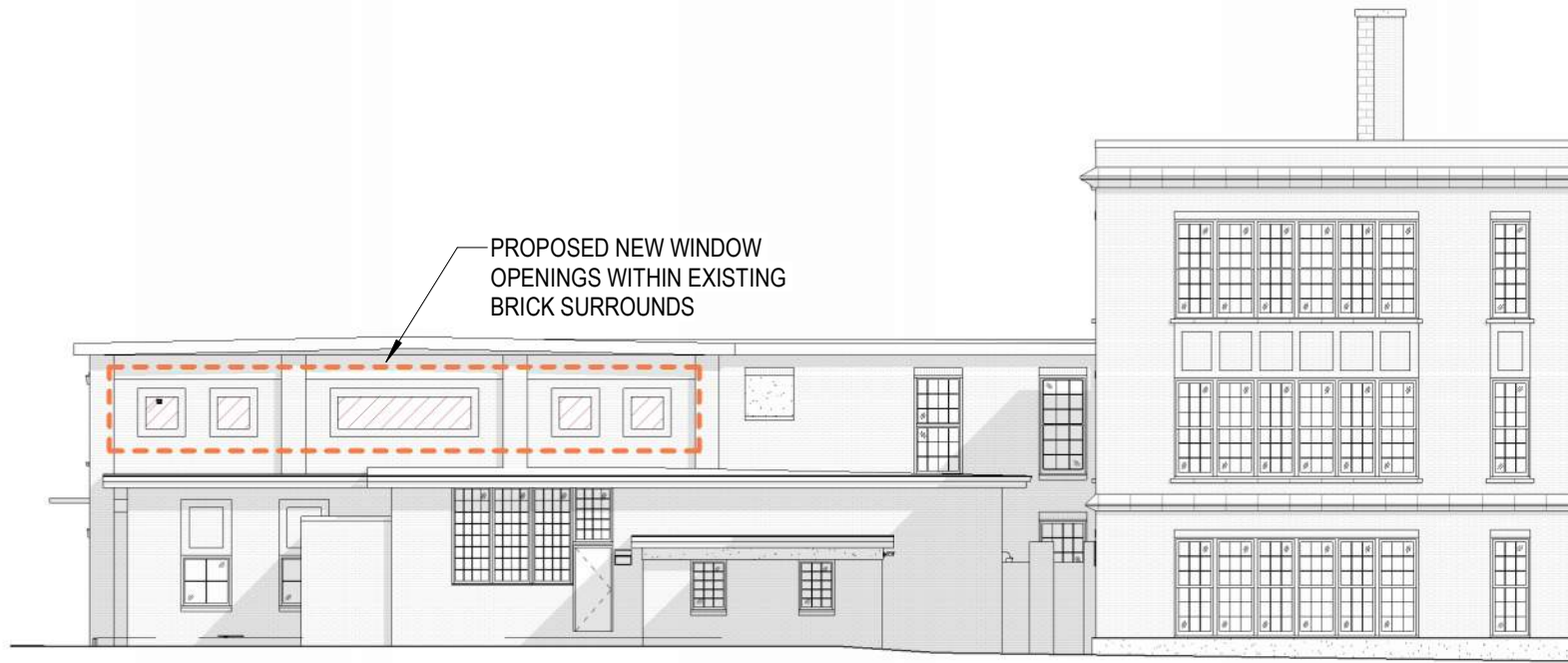
PROPOSED PERSPECTIVE



EXISTING ELEVATION OF WEST / REAR FACADE



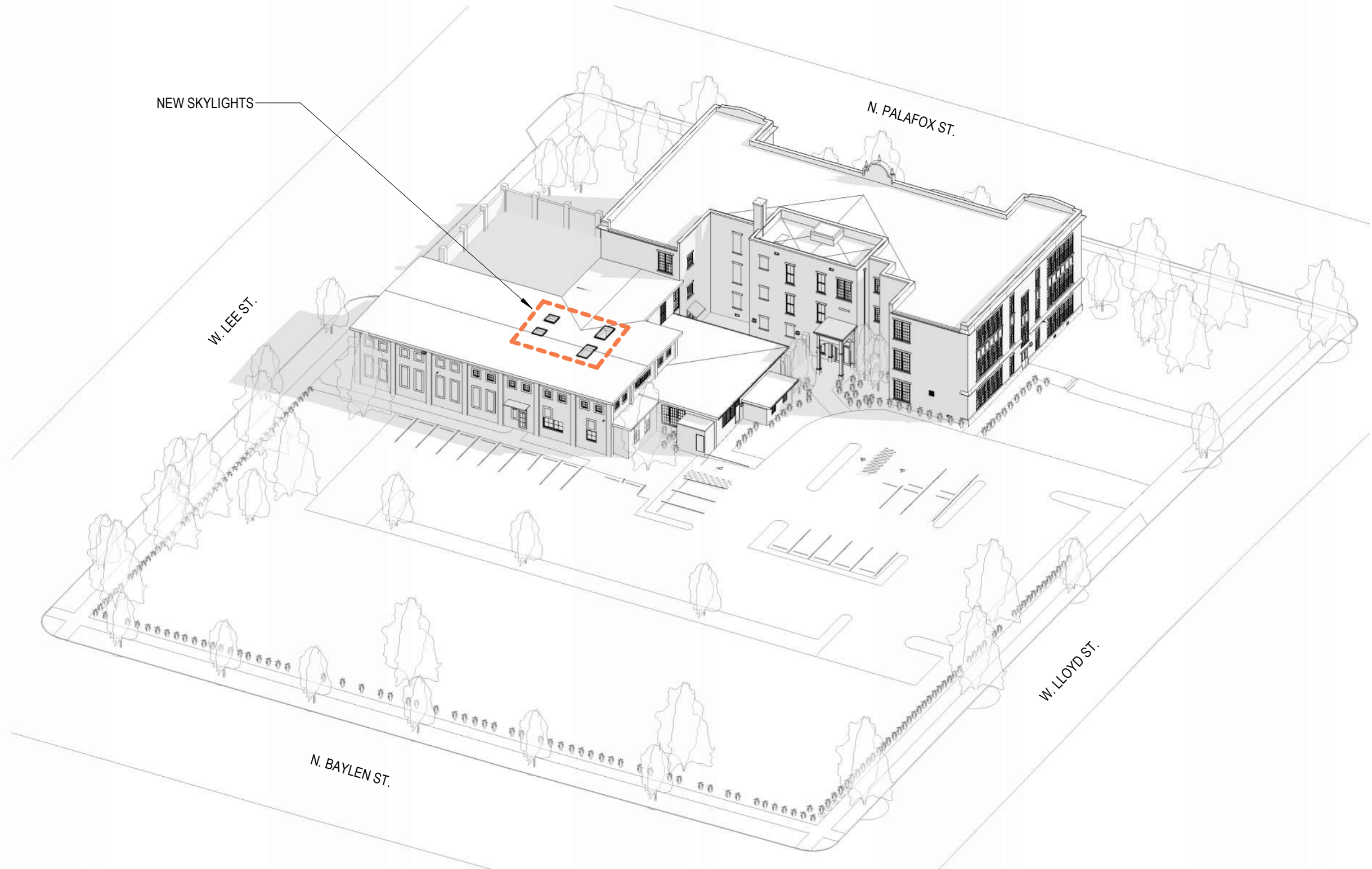
PROPOSED NEW WINDOWS ON WEST / REAR FACADE



EXISTING ELEVATION OF SOUTH (W. LLOYD) FACADE



PROPOSED NEW WINDOWS ON SOUTH (W. LLOYD) FACADE



AXONOMETRIC ILLUSTRATING NEW SKYLIGHTS



> YHS 50 FS/FI

Impact Resistant and Blast Mitigation Storefront System



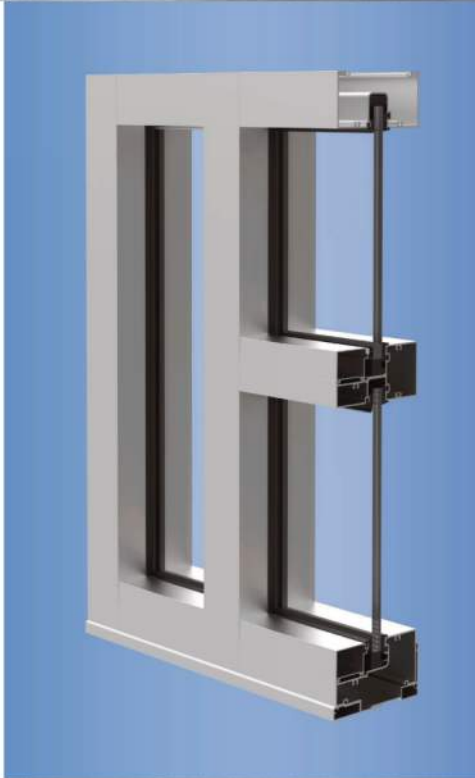
ProTek
YKK AP Hurricane & Blast Solutions

YHS 50 low pressure configuration reduces installation time and installed cost. Medium and high pressure configurations reach higher spans and greater impact resistance. This system can be inside or outside glazed for greater jobsite flexibility.

YHS 50 FS & YHS 50 FI are high performance storefront systems designed for monolithic glazing (FS) or for insulating glass (FI) 1" to 1-5/16" thick. With varied infill and components, YHS 50 can meet the demanding requirements of both Impact Resistance and Blast Mitigation. The system integrates with H Series and HL Series entrances with medium or wide stiles. Entrances feature a wide variety of tested and approved hinging and locking hardware, including rim panic and concealed vertical rod exit devices.

FEATURES:

- Hurricane Impact** - Large and Small Missile
 - IBC and Florida Product Approval
 - Wind Zone 3 & Florida High Velocity Hurricane Zone (HVHZ)
 - Approved for Missile Level E - Essential Facilities
- Blast Mitigation** - Static and Dynamic Analysis capability to meet DoD, GSA and VA standards
- Spans to 144"; accomodates glass sizes to 50SF
- Design Pressures to 90 psf
- Engineered corners reduce job specific engineering
- Inside or outside glazing available
- Integrates with ThremaShade® and Luminance® sun control products and YKK AP venting windows



Entrances | Storefronts | Curtain Walls | Sun Controls | Windows | Balcony Doors



Quality
inspires®

> YHS 50 FS/FI

Impact Resistant and Blast Mitigation Storefront System

- Low pressure options** – fewer parts and anchors for lower installed cost
- Taller spans & higher design pressures** – less cost compared to curtain wall
- Inside Glazing** – lower cost in above grade applications; solves rough terrain and difficult street access issues
- Large Missile E** – greater protection for essential facilities such as hospitals, police stations and shelters

PERFORMANCE SUMMARY:
Air Infiltration (ASTM E 283): 0.06 CFM / FT² @ 6.24 PSF (299 Pa)
Water Infiltration (ASTM E 331): 12 PSF (575 Pa)

YHS 50 FI Acoustical and Thermal:
Acoustical Performance (AAMA 1801):
STC 1-5/16" Laminated - 39
OITC 1-5/16" Laminated - 34
Thermal Performance (AAMA 507, AAMA 1503, NFRC 100):
Frame CRF = minimum of 35
Overall System U-factor = 0.49 (using Ucog of 0.29)

MISSILE D



MISSILE E



Building codes now call for Missile E protection for essential facilities (Risk Category 4) when the wind speed is 150 mph or greater. Missile E systems must withstand more than twice the impact energy compared to Missile D

YHS SYSTEM	.060 SentryGlass 50 PSF	DESIGN PRESSURE			144" SPAN	108" to 120" SPAN	OUTSIDE GLAZE	IMPACT	INSIDE GLAZE	IMPACT
		50	65-70	90				MISSILES A & D		ESSENTIAL FACILITIES
YHS 50 FS										
YHS 50 FI										
YHS 50 TU										

INDUSTRY-LEADING SILL FLASHING DESIGN

Taller back leg - Enhanced water resistance (12 psf) in the field and in testing

Patented 3 Point End Dam Attachment - Greater protection against handling damage and building settling

No blind seals - Eliminates secondary penetration of the sill flashing



For additional information on architectural aluminum products visit our web site at www.ykkap.com.

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1

ARB.17

ARB ELEVATION - ENLARGED WINDOWS

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

FRAME COLOR:

FRAME MATERIAL:

LITE PATTERN:

MATCH EXISTING

ALUMINUM

VARIES BY WIDTH - SEE ELEVATION

PRODUCT DATA: NEW WINDOWS

CN20093 | 1301 NORTH PALAFOX | 1301 NORTH PALAFOX STREET, PENSACOLA, FL 32501 | BECK PARTNERS
11/16/2023

TRAPOLINPEER
ARCHITECTS

ARB.17
Page 197 of 229

Skylight Ideas
Choosing a Sun-Tek Skylight (Skylight Pages)
Sun-Tek Tube Skylights
Spyder Multi-Tube Skylight System
Glass Skylights
Polycarbonate Skylights
Extreme Weather Skylights
Selection Guide
Florida Wind Zone Maps
IMPACT Fixed Glass Classic
IMPACT Curb Mount Glass
Hurricane Self Flashing Skylight
Miami Dade Curb Mount Aluminum Skylight
Curb Mount Aluminum Dade Skylight
Impact Self Flashing Glass Skylight
Impact Curb Mount Glass Skylight
Sun-Tek Tube Curb Mount Skylight
COMMERCIAL SKYLIGHTS
Skylight Purchasing
Skylight Accessories
Skylight Installation Instructions
Skylight Satisfaction
Contact Sun-Tek
SUN-TEK CATALOG

MetroDade Curb Mount, Aluminum

MDCMA

This Miami Dade Curb Mount Aluminum Skylight impact rated double layer polycarbonate skylight works well on any type of roof. MDCMA installs over a self-built curb with flashing to provide a leak-proof cap. MDCMA has been approved for Miami Dade building codes and can be used in ANY wind zone. For application sizes up through 2246. Use on any roof of type. Requires self-built curb with flashing.

Self-Built Curb Alternative:

- **LS-Labor Saver Curb**, a specialty product for making easy installation on any roof type except metal.

10 Year Limited Warranty

SIZE INFORMATION : (Please contact Customer Service for Custom Size Polydome Units)									
Size Code	1414	1422	1430	1446	1919	2222	2230	2236	2246
Shape									
Daylight Area in Sq.Ft.	1.27	2.02	2.77	4.27	2.38	3.21	4.40	5.30	6.79
Roof Opening	W X H 14½" x 14½"	14½" x 22½"	14½" x 30½"	14½" x 46½"	19½" x 19½"	22½" x 22½"	22½" x 30½"	22½" x 36½"	22½" x 46½"
Finished Opening	W X H 13½" x 13½"	13½" x 21½"	13½" x 29½"	13½" x 45½"	18½" x 18½"	21½" x 21½"	21½" x 29½"	21½" x 35½"	21½" x 45½"
*Curb Mount Models Curb Outside Dimensions	17½" x 17½"	17½" x 25½"	17½" x 33½"	17½" x 49½"	22½" x 22½"	25½" x 25½"	25½" x 33½"	25½" x 39½"	25½" x 49½"
Fits On Center Spacing	16"	16" or 24"	16"	16"	24"	24"	24"	24"	24"

* Curb Mount Models are made 1" larger than curb outside dimension to allow for flashing.
Click to Enlarge

MDCMA Installation Instructions

Approvals & Certifications:

 Miami Dade Approval #17-1023.18

 Florida Building Code Cert# 23089 (Pending)



Available Options:

- Custom Sizes

Dome Outer: (Select Sizes & Customs)

- Bronze (standard)
- White
- Clear

Dome Inner: (Select Sizes & Customs)

- Clear (standard)
- Frost

Available Frame Colors:

- Bronze (standard)
- White
- Mill

PRODUCT DATA: SKYLIGHTS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-938

Architectural Review Board

11/16/2023

LEGISLATIVE ACTION ITEM

SUBJECT:

400 S. Jefferson Street
Pensacola Historic District / Zone HC-2 / City Council District 6
Final Review for a New Rooftop Venue at a Contributing Structure

SUMMARY:

Carter Quina is seeking final approval for a rooftop venue at the Clark Family Cultural Center, a contributing structure in the Pensacola Historic District. This project received conceptual approval at the October 2022 ARB meeting.

Please find attached all relevant documentation for your review.

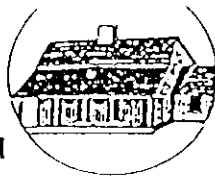
RECOMMENDED CODE SECTIONS

[Sec. 12-3-10\(1\)d.2.ii.\(a\) Pensacola Historic District; Procedure for Review, Decisions.](#)

[Sec. 120-3-10\(1\)f. PHD; Alterations to existing contributing structures.](#)

ATTACHMENTS:

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



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES01152
Recorder #
Field Date / /
Form Date / /

 Original
 x Update

SITE NAMES (addr. if none) Court of Records Bldg. [MULT. LIST. #8]
SURVEY Pensacola Historic District [SURVEY # 4758]
NATIONAL REGISTER CATEGORY building structure district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 400 South Jefferson Street
CROSS STREETS nearest/between Main and Zaragoza St.
NEAREST CITY/TOWN Pensacola IN CURRENT CITY LIMITS yes no
COUNTY Escambia TAX PARCEL #
SUBDIVISION NAME Old City Tract BLOCK Lettered LOT NO. E
OWNERSHIP private-profit priv-nonprofit priv-indiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park)
ROUTE TO

MAPPING

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

DESCRIPTION

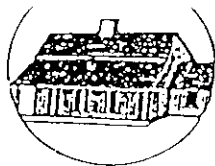
STYLE RENR ITRE EXTERIOR PLAN RECT NO. STORIES 3
STRUCTURAL SYSTEMS CONC
FOUNDATION: Types SLAB Materials CONC POCO
EXTERIOR FABRICS CONC
ROOF: Types FLAT Materials BUIL
Secondary strucs. (dormers etc.)
CHIMNEY: No. Materials LOCATIONS
WINDOWS (types, materials, and placements) DHS 1/1

MAIN ENTRANCE (stylistic details) recessed archway
PORCHES: #open #closed #incised Locations
Porch roof types
EXTERIOR ORNAMENT

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

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

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



HISTORICAL STRUCTURE FORM

Site #8

HISTORY

CONSTRUCTION DATE 1911 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____
 ALTERATIONS ☒ yes ☐ no Dates 1995 Nature Added story
 ADDITIONS ☐ yes ☐ no Dates _____ Nature _____
 ORIGINAL USES (give dates) Escambia County Jail
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) OFFICE theatre
 OWNERSHIP HISTORY (especially original owner) Pensacola Little Theatre Escambia County

SURVEYOR'S EVALUATION OF SITE

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

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

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

CROSS REFERENCES

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

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

Location of negatives/neg nos _____

R1, F23

RECORDER

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

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

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

REQUIRED:

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



400 S. Jefferson Street



Item 14 400 S. Jefferson Street PHD / Zone HC-2, City Council District 2
Conceptual Review for a New Rooftop Venue

Action Taken: Approved as submitted.

Carter Quina is seeking conceptual approval for a new rooftop venue at a contributing structure. A previous conceptual review of this project was denied in November 2021 and materials and meeting minutes from that item are included. Since this is for conceptual review, final review of the proposed alterations and additions will follow at a later date.

Mr. Quina and Mr. Williams-Heath presented to the board. Board Member Mead commented that the design was extremely successful and commended the effort that the applicant put into this design. Board Member Yee also complimented the applicant and the package and how he liked that the new structure shields the unoccupied roof section. Board Member Mead further commented that he liked how they defined a secondary space.

Board Member Yee was required to leave. The board maintained a quorum with 6 members present. Chairperson Salter commented that he did not have much issue with the last application, but further commended the new application. Board Member Ramos thanked the applicant for taking the comments from the last application and further improving the structure with the new design. Advisor Pristera echoed the appreciation for the new design and commented that it would be a nice addition to the Pensacola area. Board Member Fogarty also commented that the design was beautiful and that she is excited for the addition. Board Member Courtney and Board Member McCorvey echoed all the positive comments. Board Member Ramos asked for clarification on the correlation of the height of the building and the height of the rail and Mr. Quina clarified that it was designed due to concerns of the wind and also general safety and comfortability of the guests. Advisor Pristera asked whether they will be doing any covering for the space due to its south facing nature and Mr. Quina highlighted the trellis area in how it will cover seating and also discussed the possibility of growing vines or adding cloth for additional shade.

Board Member Fogarty made a motion to approve as submitted. Board Member Ramos seconded the motion and it carried unanimously.

ADJOURNMENT

With no further business, the meeting adjourned at 5:35 p.m.

Respectfully Submitted,

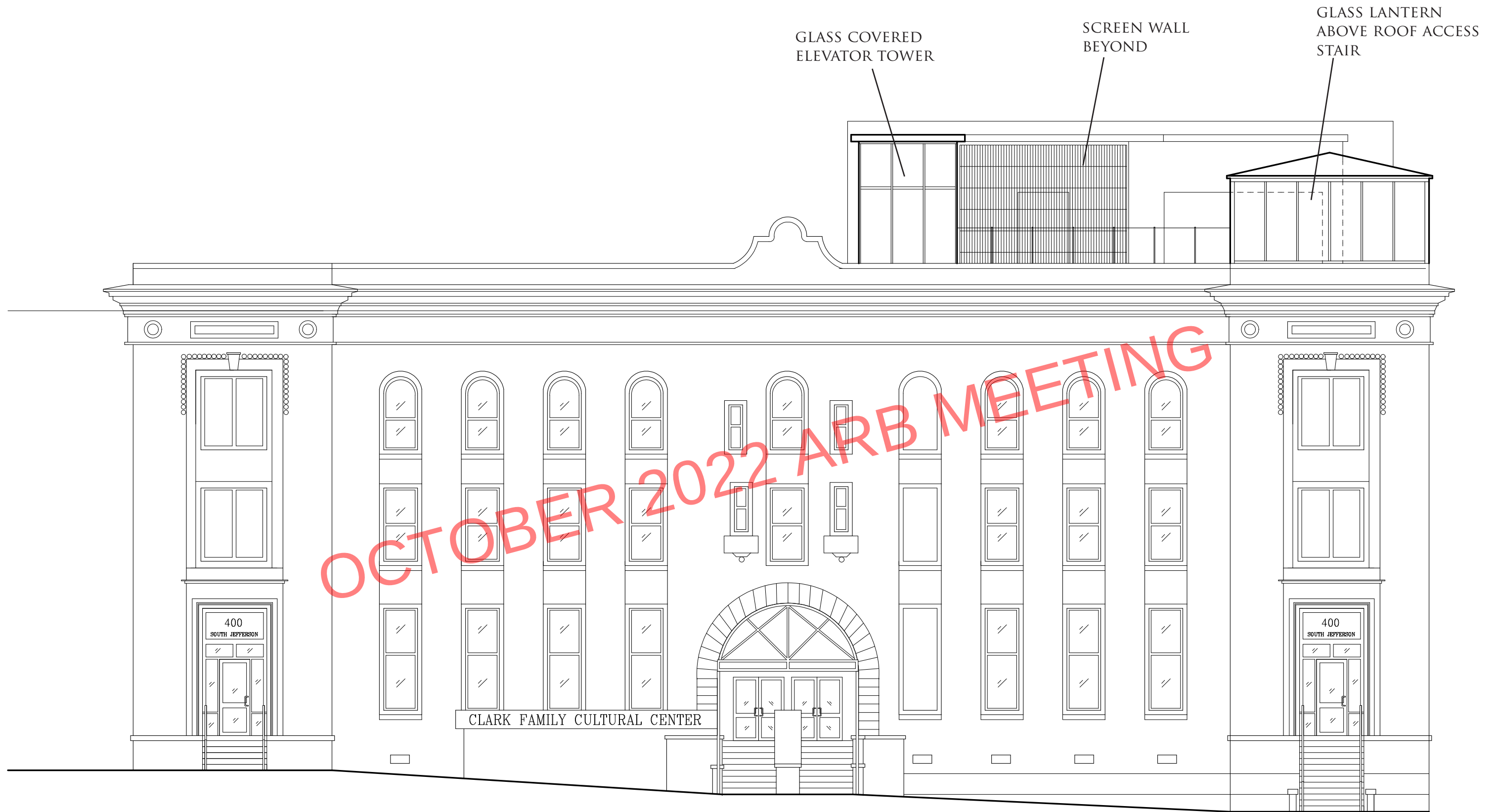
Assistant Planning & Zoning Division Manager Harding
Secretary to the Board



VIEW OF ROOF TOP VENUE



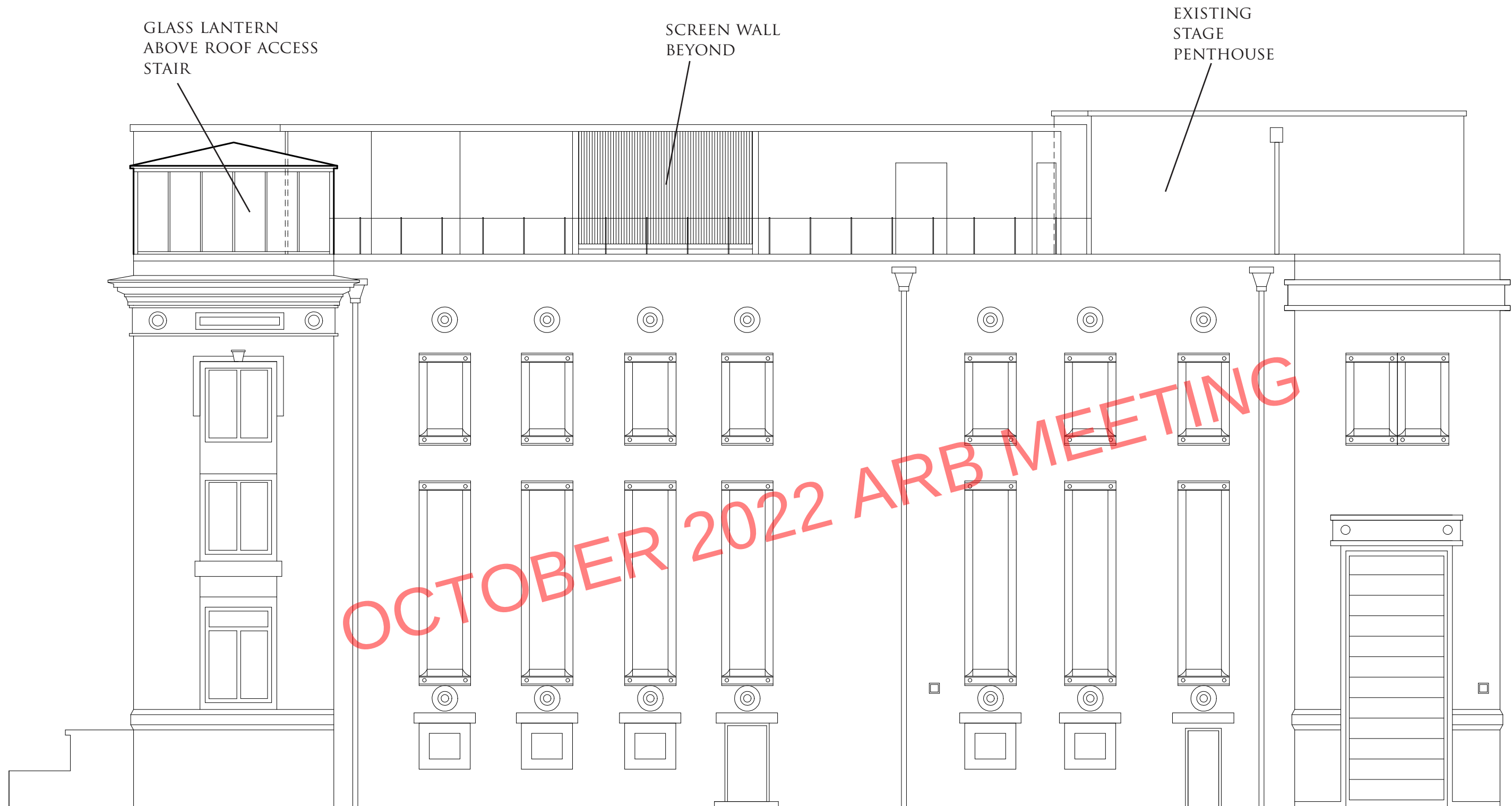
ROOF TERRACE - PLAN



JEFFERSON STREET VIEW WITH NEW ROOFTOP VENUE

1
A6

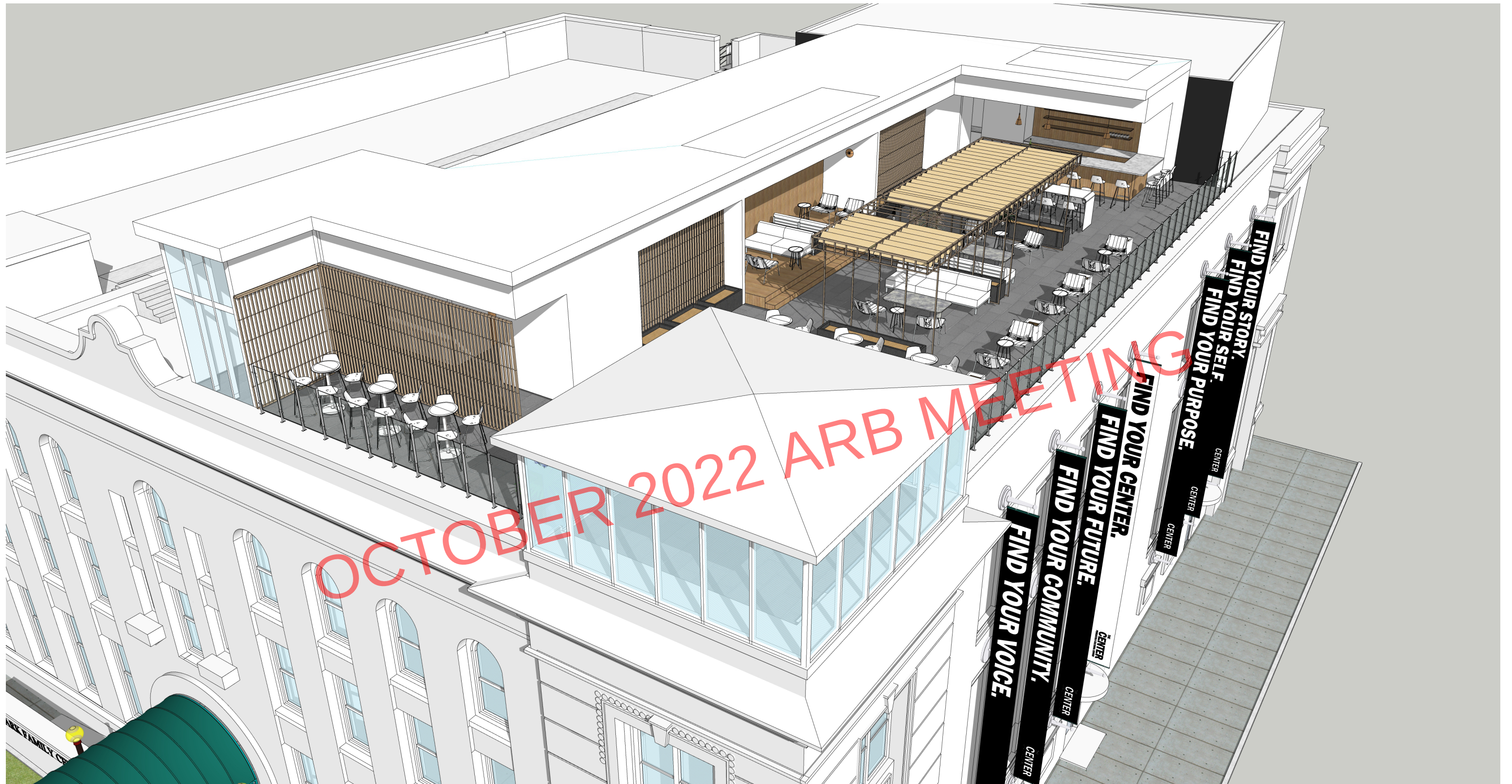
West Elevation
1/8"=1'-0"



MAIN STREET VIEW SHOWING THE ACCESS STAIR LANTERN, SCREEN WALL BEYOND AND PRESENT STAGE HOUSE.

1
A6

South Elevation
1/8"=1'-0"



AERIAL VIEW OF ROOFTOP VENUE

FOR OFFICE USE ONLY
Meeting Date _____
Agenda No. _____
Approved by: _____

APPLICATION TO: ARCHITECTURAL REVIEW BOARD
CITY OF PENSACOLA
P.O. BOX 12910
PENSACOLA, FL 32521-0053

DATE OF APPLICATION: _____ October 30, 2023 _____

ADDRESS OF PROJECT:
_____ 400 South Jefferson Street Pensacola, FL 32502 _____

Application is hereby made for project as described herein:

Final approval for new rooftop venue.

ATTACH REQUIRED ADDITIONAL INFORMATION

“The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.”

NAME & MAILING ADDRESS OF PETITIONER:

Carter Quina
400 West Romana Street
Pensacola, FL 32502



SIGNATURE OF OWNER'S REP

850-433-5575

TELEPHONE NUMBER

October 30, 2023

DATE

TELEPHONE # 850-433-5575

DATE APPLICATION RECEIVED: _____ RECEIPT NO. _____

THE CENTER

Clark Family Cultural Center
ARB Final Approval November 2023



existing jefferson street view



existing main street view



approaching view from main street with existing condition to the right.





ROOF TERRACE - PLAN



ROOF TERRACE - VIEWS



ROOF TERRACE - VIEWS



ROOF TERRACE - VIEWS

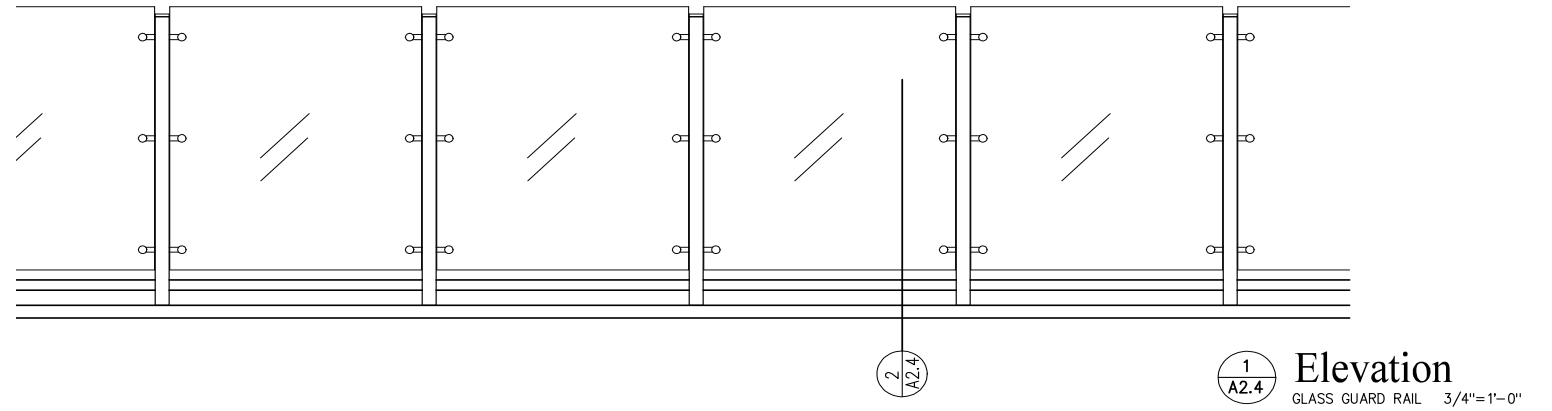


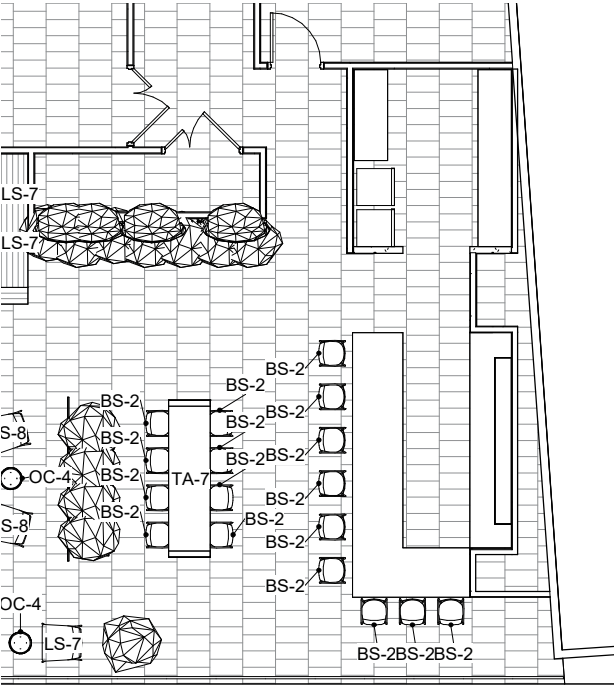
ROOF TERRACE - VIEWS



BRUSHED FINISH EXAMPLE

P&P Artec - “Chicago” System, stainless steel railing





ROOFTOP BAR



Existing white stucco texture and color to be matched on new walls. The entire project will have consistent color. “Sto Corp.”



LT-17 Outdoor Pendant Option A



LT-17 Outdoor Pendant Option B



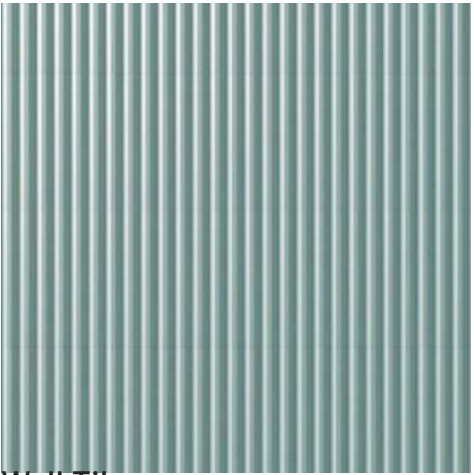
BS-2 Barstool Option A



BS-2 Barstool Option B



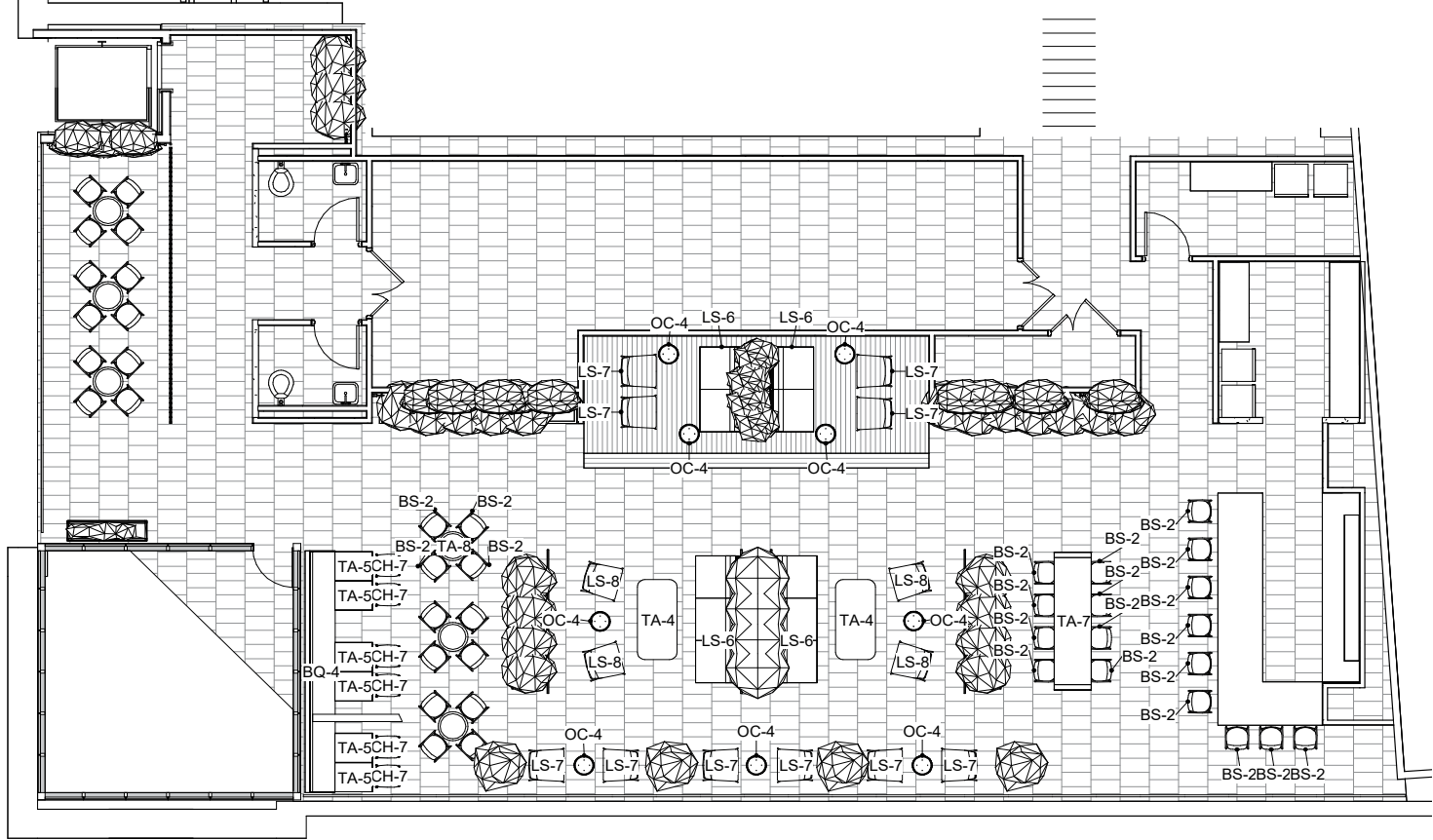
BS-2 Barstool Option C



Wall Tile
Manufacturer: Domus Group
Model: Stripes



Countertop
Manufacturer: Daltile
Model: Natural Quartzite
Color: Calacatta Q721



LS-6 Sofa Option A



LS-6 Sofa Option B



TA-4 Coffee Table Option A



LS-7 Chair Option A



LS-7 Chair Option B



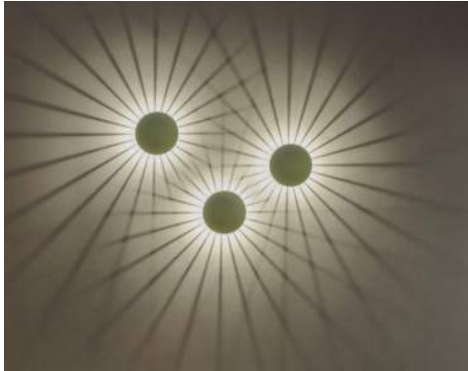
TA-4 Coffee Table Option B



LS-8 Chair Option A



LS-8 Chair Option B



LT-18 Outdoor Wall Sconces



OC-4 Side Table Option A

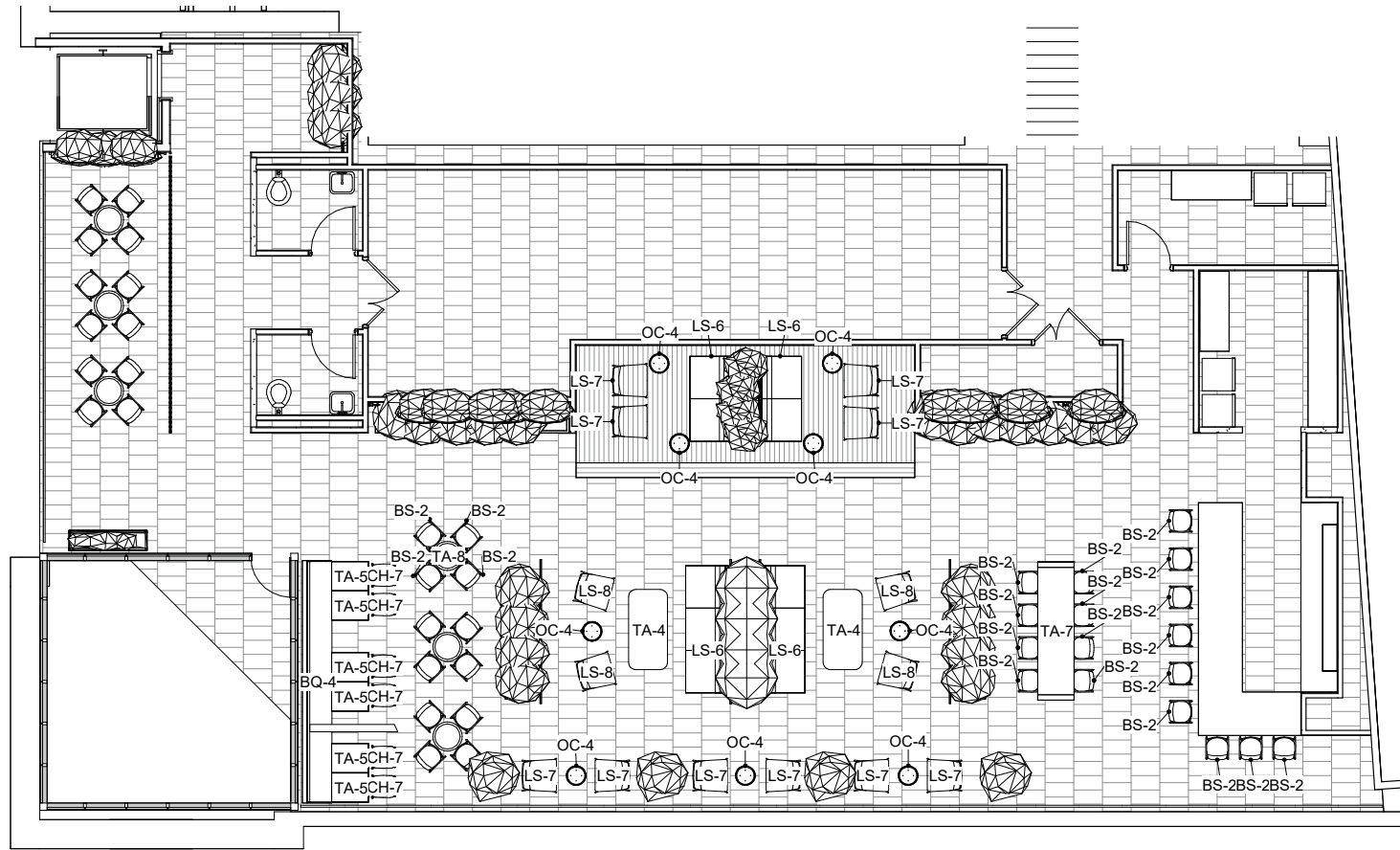


OC-4 Side Table Option B



OC-4 Side Table Option C

ROOFTOP LOUNGE



TA-5 Square Cafe Table



TA-5 Round Cafe Table Option



CH-3 Chair Option A



CH-3 Chair Option B



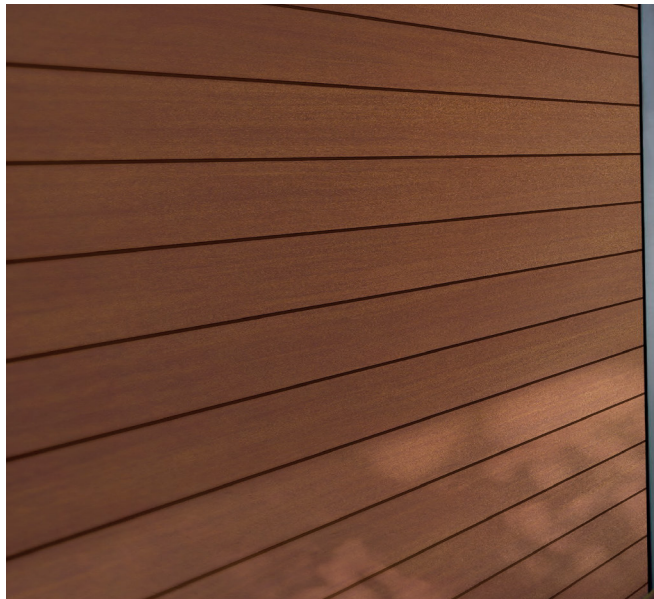
CH-3 Chair Option C



TA-7 Communal Serving Table



TA-8 High Top Tables



Pura - high prusser laminate siding



Berridge - white standing seam roof panels



Cemento Paver
Manufacturer: Tile Tech Pavers
Model: Cemento Cement

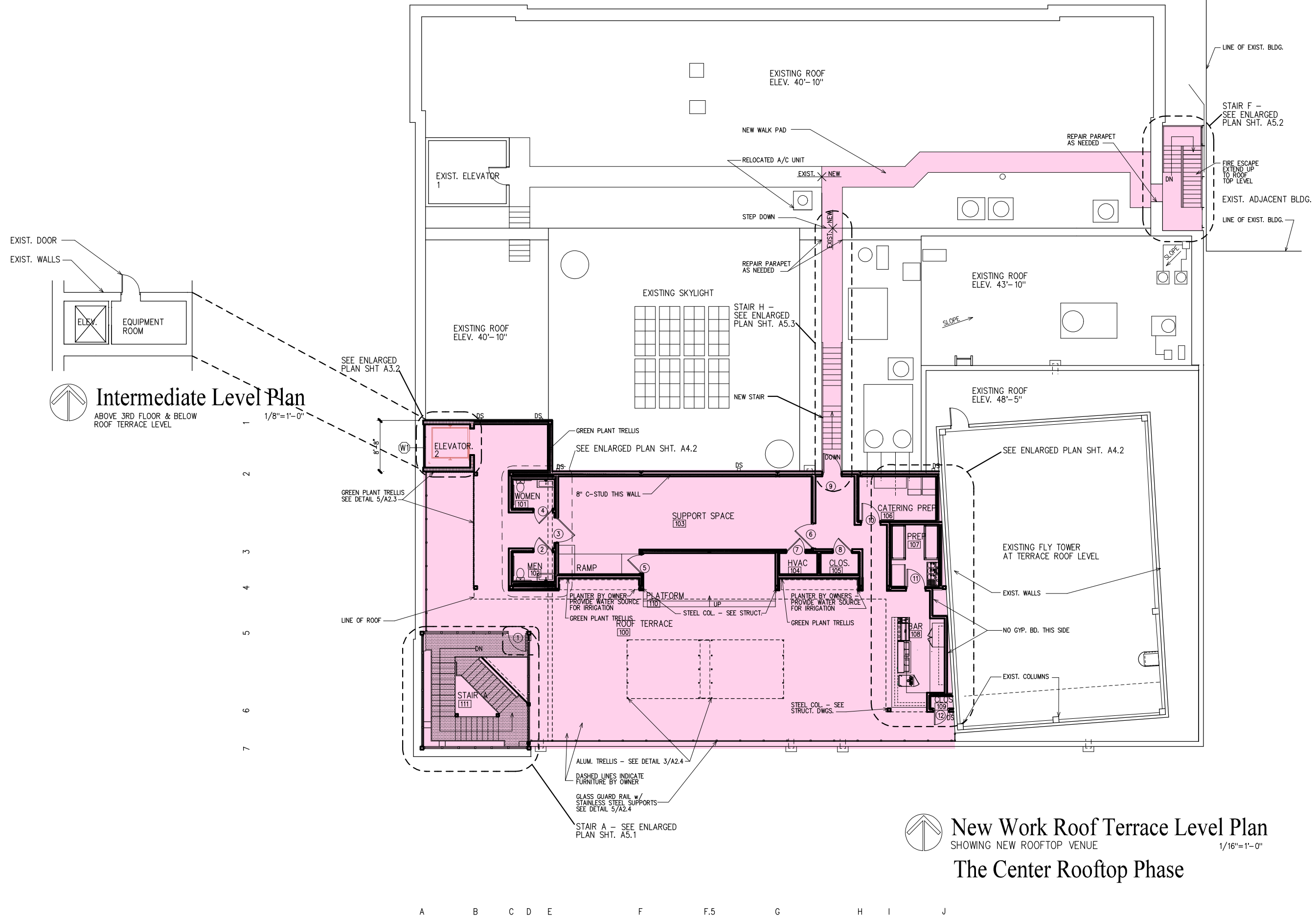


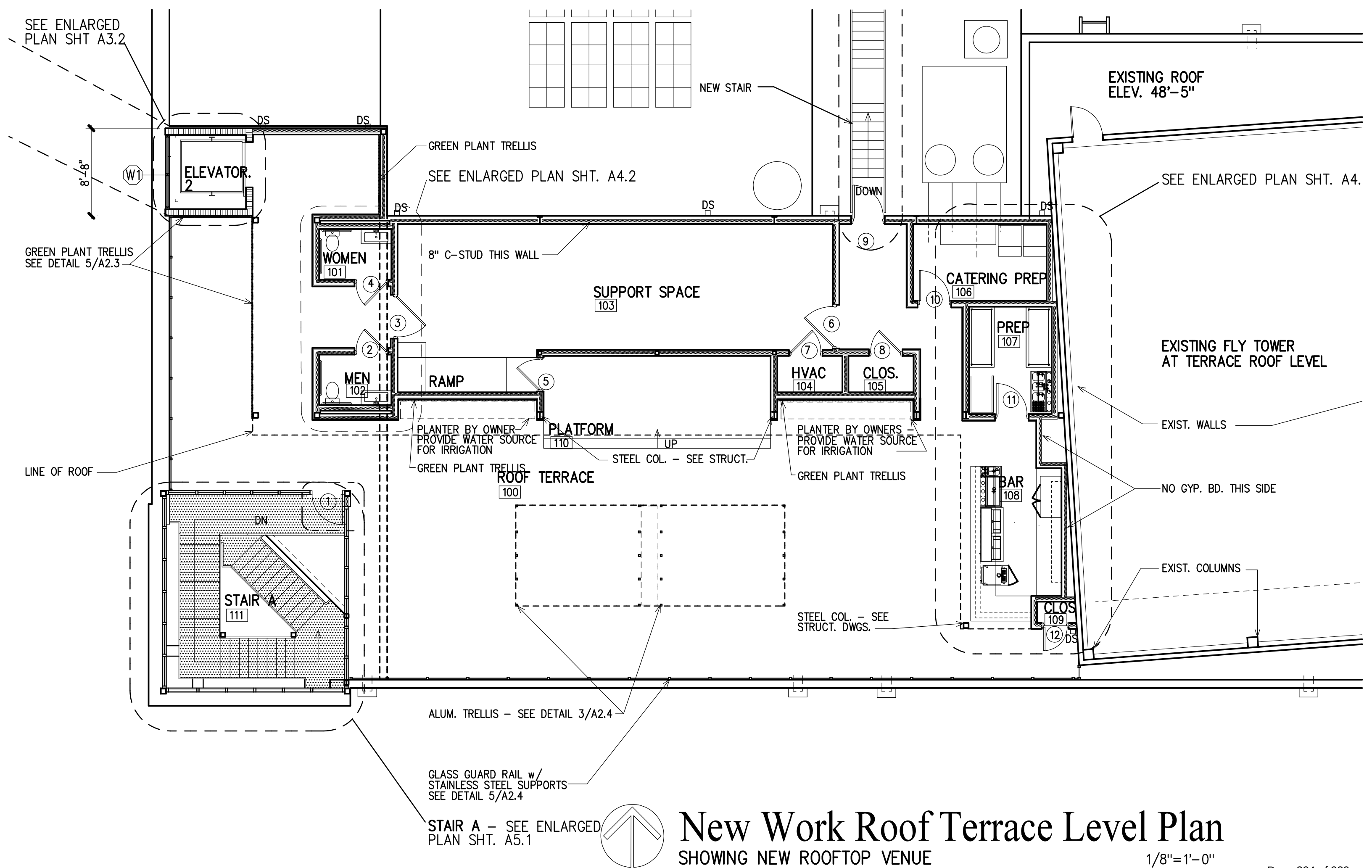
Wood Paver Option A
Manufacturer: Tile Tech Pavers

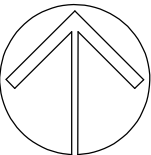


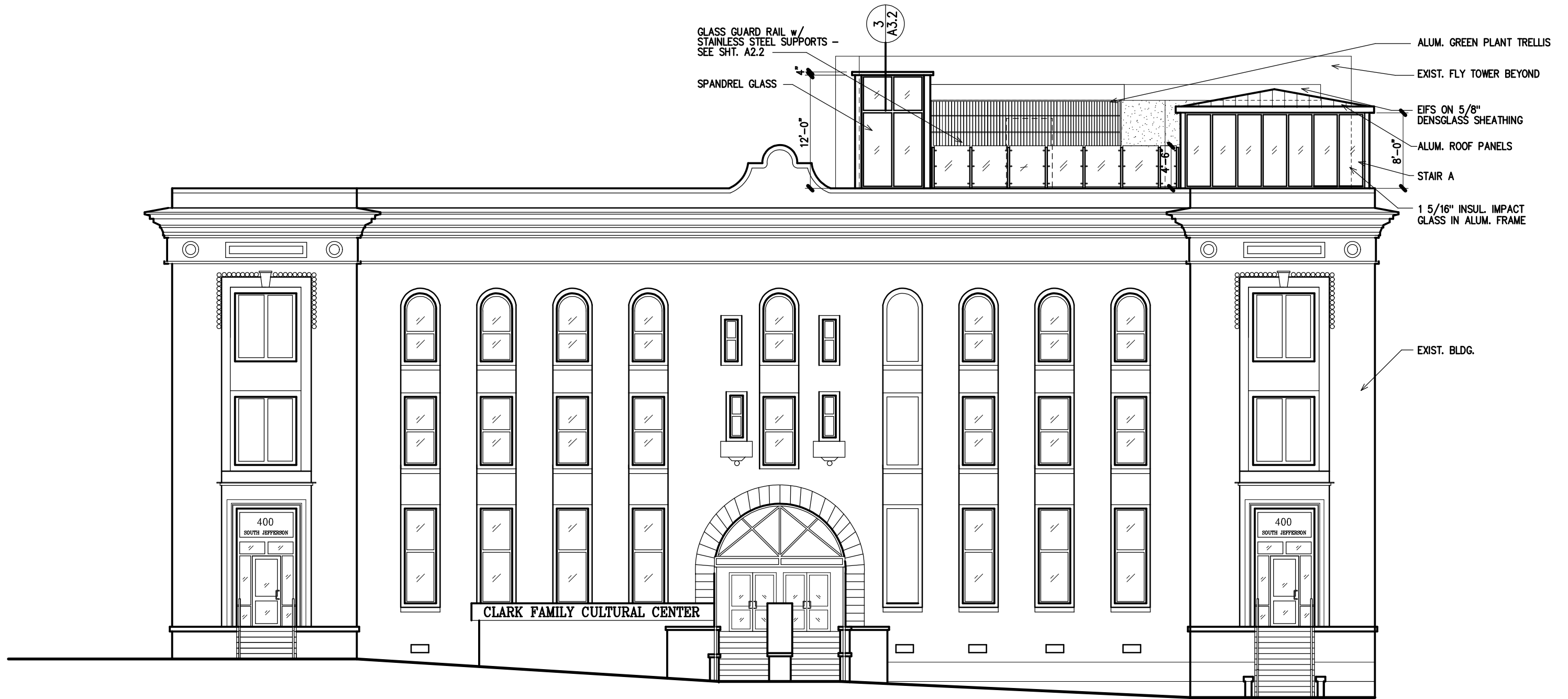
Wood Paver Option B
Manufacturer: Bison Innovative Products

ROOFTOP DINING









1
A2.1

 West Elevation
 3/32"=1'-0"



3
A2.1

Partial East Elevation

SHOWING STAIR F

3/32"=1'-0"

2
A2.1

South Elevation

3/32"=1'-0"

