

SITE PLAN - EXISTING CONDITIONS / DEMOLITION  
SCALE: 1/4"=1'-0"

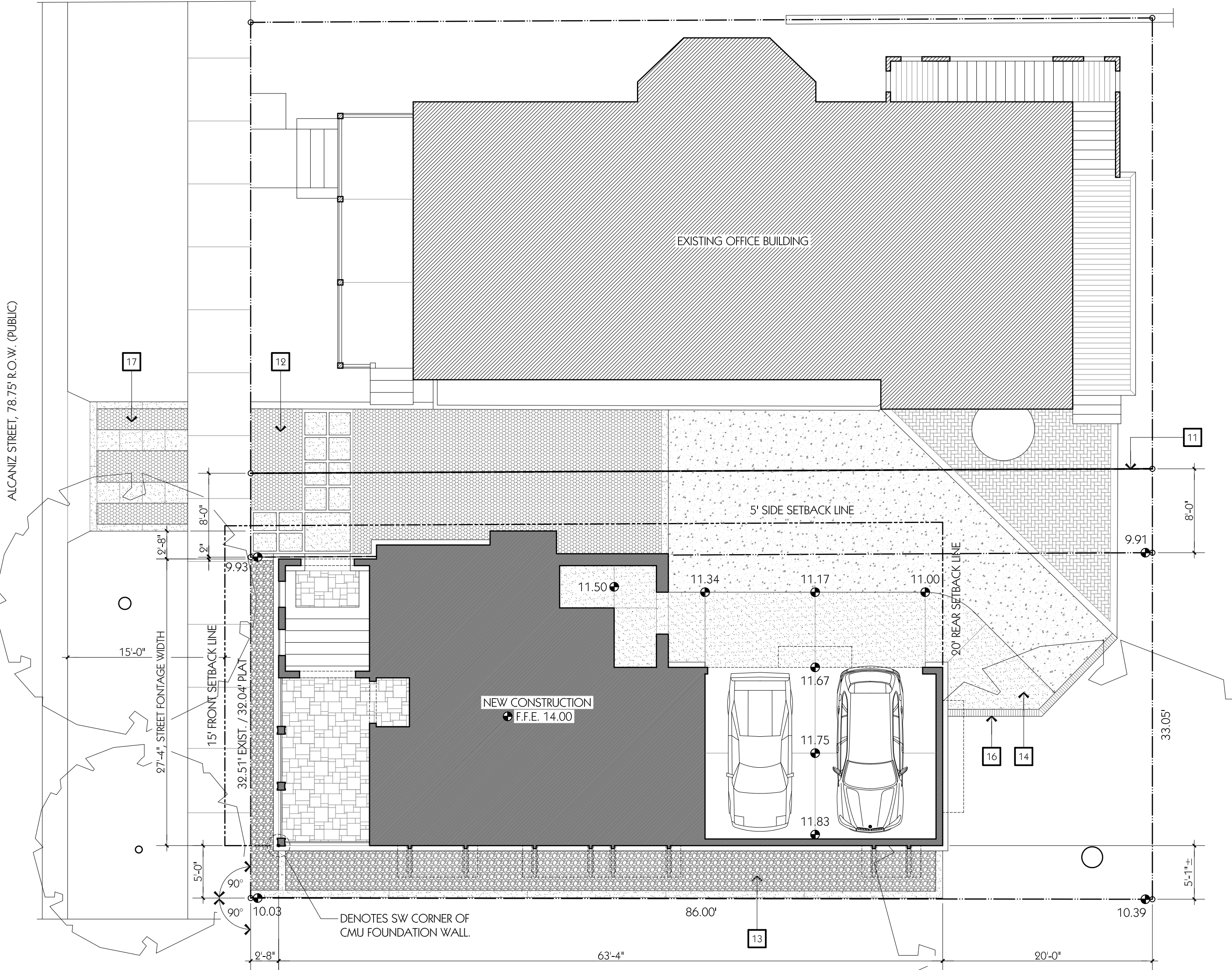


LEGAL DESCRIPTION:  
THE NORTH HALF OF LOT 50, LESS  
THAN THE NORTH 51 FEET THEREOF,  
BLOCK 9, OLD CITY TRACT, ESCAMBIA  
COUNTY, FLORIDA, ACCORDING TO  
"MAP OF PENSACOLA, FLORIDA"  
COPYRIGHTED BY THOMAS C.  
WATSON IN 1906.

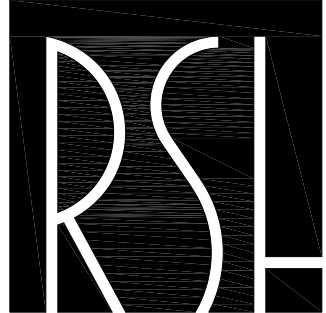
STREET ADDRESS:  
314 SOUTH ALCANIZ STREET  
PENSACOLA, FLORIDA / 32502

KEYNOTES (FOR THIS  
SHEET ONLY)

- 1 DENOTES EXISTING COTTAGE TO BE REMOVED.
- 2 DENOTES EXISTING BRICK AND/OR CONC. PAVING & CURBS TO BE REMOVED, TYP.
- 3 DENOTES EXISTING COVERED CARPORT AREA TO BE REMOVED, TYPICAL.
- 4 DENOTES EXISTING GRAVEL CAR COURT TO REMAIN.
- 5 DENOTES EXISTING A/C UNIT TO BE REMOVED.
- 6 DENOTES EXISTING SABEL PALM TO BE REMOVED.
- 7 DENOTES EXISTING TREES TO BE REMAIN, TYPICAL.
- 8 DENOTES EXISTING BRICK PAVING TO REMAIN, TYPICAL.
- 9 DENOTES EXISTING 6' H. BRICK PRIVACY WALL TO REMAIN, TYPICAL.
- 10 DENOTES EXISTING CONC. PAVING TO REMAIN, TYPICAL.
- 11 DENOTES NEW PROPOSED NORTH PROPERTY LINE WITH COMMON EASEMENT.
- 12 DENOTES NEW PERMEABLE, DRIVABLE GRAVEL / BLOCK PAVES SYSTEM WITH 8" W. REINF. CONC. HEADER CURBS, TYP.
- 13 DENOTES NEW ROCK BED COMPOSED OF GRAY MEXICAN BEACH ROCK WITH 8" W. REINF. CONC. HEADER CURB, TYPICAL.
- 14 DENOTES NEW CONC. PAVING, TYPICAL.
- 15 DENOTES EXISTING OAK TREE TO BE REMOVED.
- 16 DENOTES NEW BRICK RETAINING WALL.
- 17 NEW DRIVEWAY.



SITE PLAN - NEW CONSTRUCTION  
SCALE: 1/4"=1'-0"



R SCOTT HOLLAND  
ARCHITECT  
319 SOUTH ALCANIZ STREET  
PENSACOLA, FLORIDA / 32502

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PROJECT TITLE  
PI 2  
314 SOUTH ALCANIZ STREET  
PENSACOLA, FL 32502

PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY	COPYRIGHT
3002	300203.dwg	RSH	RSH	RSHA 3002
DATE	REVISION 1			
04-29-2020	03-03-20			
DATE	REVISION 1			
04-29-2020	03-03-20			

SHEET TITLE  
SITE PLANS -  
EXIST. CONDITIONS /  
DEMOLITION &  
NEW  
CONSTRUCTION

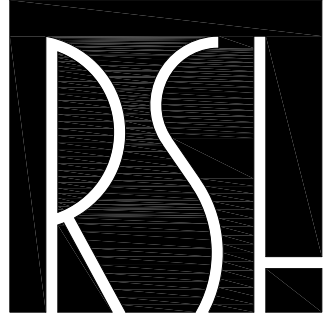
MAY 2020 MATERIALS



WEST ELEVATION - VIEW FROM ALCANIZ STREET  
SCALE: 1/4"=1'-0"

MAY 2020 MATERIALS

- CONSTRUCTION COMPONENTS (SHEETS A4.1 - A4.4)
- 1 DENOTES PAINTED COMPOSITE SHIP-LAP SIDING, 9" EXPOSURE, TYPICAL.
  - 2 DENOTES BRICK VENEER, TYPICAL.
  - 3 DENOTES HARD-COAT STUCCO FINISH, TYPICAL.
  - 4 DENOTES CLAD WOOD WINDOWS AND DOORS WITH HORIZ. MUNTINS, TYPICAL.
  - 5 DENOTES CUSTOM BRONZE HANDRAILS, TYPICAL.
  - 6 DENOTES CORRUGATED METAL ROOF PANELS WITH GALVALUME FINISH, TYP.
  - 7 DENOTES OPERABLE WOOD SHUTTERS, TYPICAL.
  - 8 DENOTES AWNINGS COMPOSED OF HEAVY-TIMBER BRACKETS, T&G WOOD DECKING, AND CORRUGATED METAL ROOF PANELS, TYPICAL.



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PI 2  
314 SOUTH ALCANIZ STREET  
PENSACOLA, FL 32502

PROJECT NO.	CAD DWG FILE	DRAWN BY	CHECKED BY	COPYRIGHT	00% SUBMITTAL	
					DATE	REVISION 1
3002	3002A.4.1.dwg	RSH	RSH	RSHA-2020	04-29-2020	04-04-20

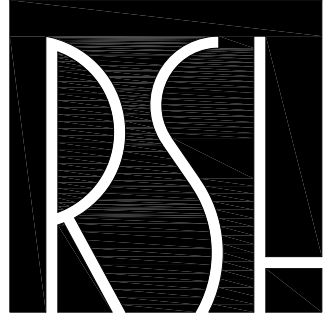
SHEET TITLE  
WEST ELEVATION -  
FRONT VIEW FROM  
ALCANIZ STREET

MAY 2020 MATERIALS



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

MAY 2020 MATERIALS



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					DATE	REVISION 1	DATE	REVISION 1	
3002	3002A-4.1.dwg	RSH	RSH	RSHA 2020	04-29-2020	03-01-20			

SHEET TITLE  
EAST ELEVATION -  
REAR VIEW

## RSL

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# MAY 2020 MATERIALS

PROJECT NO.	5002	00% SUBMITTAL		PROJECT TITLE  31A SOUTH PENSACOLA
CAD DWG FILE	2002A.1.dwg	DATE	04-29-2020	
DRAWN BY	RSB	REVISION 1	00-00-00	
CHECKED BY	RSB			
CORRIGENT	RSB 04/29/20			

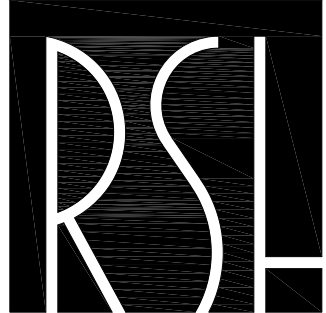
A4.3

MAY 2020 MATERIALS



NORTH ELEVATION - SIDE VIEW  
SCALE: 1/4"=1'-0"

MAY 2020 MATERIALS



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					DATE	REVISION 1	DATE	REVISION 1	DATE	REVISION 1
3002	3002A-4.1.dwg	RSH	RSH	RSHA 2020	04-29-2020	04-29-2020	04-29-2020	04-29-2020	04-29-2020	04-29-2020

SHEET TITLE  
NORTH ELEVATION -  
SIDE VIEW

# MAY 2020 MINUTES

## Item 5

800 BLK N. Baylen

NHPD / PC-1

### New Construction

**Action taken: Approved with comments and abbreviated review.**

Jim Bozeman is requesting elevation changes to four new single-family residences. This project was approved by the Board in September 2017. The revised elevations are consistent with those submitted for 15 W. Strong Street. Nearly all of the materials and color scheme has remained consistent as approved by the Board in 2017.

Mr. Bozeman presented to the Board and stated the changes were similar to the previous Building F. The gables were added, and the balconies were at 1.5'. He explained the A/C balcony and location. Board Member Salter addressed the rear elevation A/C units and asked if they could be located on the ground; Mr. Liberis advised he could move them to the side of the building without the mechanical balcony. Board Member Mead agreed the equipment balconies should go with the A/C being placed on the ground. Board Member Salter asked that they keep the rear windows in mind when making the adjustments.

**Board Member Salter made a motion to approve with the modification of the removal of the equipment balconies on the rear elevation and that a revised rear elevation be submitted for abbreviated review, seconded by Board Member Mead, and it carried unanimously.**

## Item 6

314 S. Alcaniz Street

PHD / HC-1 / Wood  
Cottages District

### New Construction

**Action taken: Conceptual Approval with comments.**

Scott Holland is seeking *CONCEPTUAL* approval for a new two-story, single-family residence. The demolition of the existing non-contributing structure was approved in December 2019 and a Variance to reduce the required rear yard setback was denied in February 2020. Since then, the applicant has revised the site plan to accommodate the zoning setback requirements.

Mr. Holland addressed the Board and stated without the Variance, the footage of the house increased to 2,042 sq. ft. He had gotten permission to remove the tree at the rear, but he would be replanting oak trees in the area between the property line and the edge of the road. Board Member Mead asked about the west elevation louvers, and Mr. Holland indicated his desire was to make the louvers operable. Mr. Mead's concern was when the shutters were open that they fit within the frame of the façade, and Mr. Holland agreed this was a viable comment. Board Member Salter pointed out the bronze metal railing was not typical with the district, and Board Member Campbell-Halter felt the bronze was more traditional and liked the converging of the two timeframes. Mr. Holland indicated the columns would be either be mahogany or Spanish cedar; since he was trying to meet a 200mph wind load he would be using a steel or structural aluminum core. Staff explained the Streetscape Type 2 features in the LDC, Figure 12-2.1 for the Wood Cottages District. Regarding the extensions on the north and east elevations, Mr. Holland stated he would probably change that from stucco to wood. Chairperson Quina advised the railing type for this district is typically wood. Board Member Salter stated if the bronze material becomes part of the architecture that spreads throughout the house and some of the other detailing, that concept would probably work.

**Board Member Salter made a motion to approve with the comments noted in discussion for material consideration, seconded by Board Member Campbell-Hatler, and it carried unanimously.**

**Item 7**

**919 N. Baylen Street**

**NHPD / PR-1AAA**

**Contributing Structure**

**Action taken: Denied without prejudice.**

Pat Bolster, Merrill Land Construction, is requesting approval to replace the roofing on a contributing structure. A sample of the existing cement tile shingle, profile and the proposed Terracotta tile were provided to the Board.

Chairperson Quina advised the guidelines from the Secretary of Interior Standards indicate they would request the use of the same material if it is available. Mr. Bolster stated the existing tile had been discontinued. The idea was to go with a product for maintenance in the future in a similar product. He explained this roof had been replaced in 1984 or 1985, with the original being clay tile. Mr. Reynolds stated the roof has leaked since Ivan in 2004, and he felt the concrete tiles were a part of the problem since they were unbelievably heavy. They wanted a product that looked the same but performed better. He also believed the Antique Chestnut was closer to the existing tile, and Mr. Bolster agreed. Advisor Pristera stated he could not find pictures of the original roof. He also found the 200 block of West Lloyd which had this type of roof, but since you could still get Terracotta and concrete, the Secretary of Interior Standards would prefer the more historic material.

Board Member Salter asked about the difference in price, and Mr. Bolster advised metal shingles were 70 percent of the cost of the replacement concrete tiles; there has also been water damage to the roof and having a lighter material would make the actual roof structure last longer. Chairperson Quina stated this was a very unique building in North Hill, and the Board was not supposed to consider cost when analyzing the appropriateness of replacement materials. Board Member Salter stated as unique as this structure was, the primary concern was the aesthetics, and if the profile of the tile and profile of the edge is more dominant in this situation, he would not have a problem with it. Advisor Pristera pointed out you can still get the original materials, and the faux products have to match what the original material was, and he felt this material was not appropriate. Mr. Reynolds stated the reasons they went in this direction was because the concrete tiles were part of the reason the roof was struggling, and they were not interested in replacing the roof with concrete tiles since they were not the original roof anyway. He explained the Decra tile was a substantial product, and his hope was that it would look and perform better than the concrete tile. Chairperson Quina pointed out once you remove the concrete tiles, you would place some sort of single-ply membrane down with flashing which would take care of all the waterproofing. The concrete or clay was a weathering surface which would last if the under layer was properly installed. He proposed the concrete or clay would be more expensive, but would be a more lasting roof than the metal product with asphaltic material. His feeling was that the asphalt would eventually fade away, and you would begin to see a metal roof.

Board Member Mead asked if there as a time pressure for this project. Two points to consider would be how this product had performed in the real world, and terracotta would be lighter than the concrete tile which was not the original roof. He suggested the item be