



PLANNING SERVICES

THE UPSIDE of FLORIDA

September 2017 Agenda

Architectural Review Board

MEMORANDUM

TO: Architectural Review Board Members

FROM:  Brandi Deese, Assistant Planning Services Administrator

DATE: September 8, 2017

SUBJECT: New Business – Item 7
15 W. Stong St
NHPD / PC-1
New Construction

BACKGROUND

Charles Kunze, Artisan's Architecture, is seeking final approval for a 25-unit residential townhouse development. The conceptual plan was approved by the Board at their July 2017 meeting. The comments provided during that meeting have been addressed. The proposed exterior will feature Hardie shiplap siding with the "Select Cedarmill" finish. Exterior colors will alternate between grey hues within the Sherwin Williams palette. Carriage style garage doors will be utilized within the development. PGT vinyl windows with simulated divided lites are proposed. Porch details include rails with turned pickets, Hardie board column wraps, KDA wood floor deck, and brick pavers on the lower level. Asphalt dimensional shingles are the proposed roofing material; colors chosen from "Weatherford Wood" or "Thunderstorm Grey".

A Variance to eliminate the required rear yard is under consideration in *Item 6*. Once approved by this Board, the applicant will proceed with the platting process to develop the townhouse project.

Please find attached all relevant documentation for your review.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

SEPT. 7, 2017

Covington Place
15 West Strong Street
Pensacola, FL 32501

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EXTERIOR MATERIALS & COLOR SCHEDULE

<u>Elements</u>	<u>Description</u>
Primary Exterior Finishes:	Hardie, Shiplap Siding with 7" Colors - SW2849 (Westchester Gray), SW2819 (Downing Slate), SW2821 (Downing Stone) & SW2844 (Roycroft Mint Gray); Unit colors shall alternate these colors.
Foundation Walls or Piers: Grey Grout.	Pine Hall Brick- "Sedgefield(Q)" #1714 with
Windows:	PGT Windguard Vinyl Windows with Exterior Mullions. Color-Bronze
Window Trim:	Hardie, Smooth Trim Board 5/4" Thick. Color-SW2829 "Classical White."
Entry Door and Hardware:	Front & Balcony Door: Neuma-Flush Glazed-Fiberglass-Stained Finish Rear Door: Fiberglass Therma-Tru
Doors and Hardware:	Brushed Nichol Finish
Door Trim:	Hardie Smooth Trim Board 5/4" Thick. Color-SW2829 "Classical White."
Garage Doors:	Raynor-Trade Mark, Simulated out Swing, with overlaid Trim. Bronze

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EXTERIOR MATERIALS & COLOR SCHEDULE

<u>Elements</u>	<u>Description</u>
Porch Balustrade:	Prefinished Powder Coated Aluminum rails and pickets & well as Balconies Over Garage and at End Units. Color – Antique Black.
Porch Columns:	Hardie Trim Smooth Trim 5\4" or Preformed round with Caps & Base. Color-SW2829 "Classical White."
Porch Decking:	Brick Pavers on Lower Floor-Pine Hall Brick Co, "Sedgefield (Q) #1714with Grey Grout or KDA 2X Floor Deck on Upper Porches. Color-SW2829 "Classical White."
Ornament:	Smooth Hardie Color-2829 "Classical White."
Fascia's: White."	Smooth Hardie-Painted Satin SW2829 "Classical
Soffits: White."	Smooth Hardie 5/4" Color-SW2829 "Classical
Gutters & Downspouts:	Prefinished OG Color-Bronze if Required.
Roofing:	Atlas Dimensional Shingles either Weatherford Wood.
Other Rooftop Elements:	Nail over ridge vent to match roofing.
Exterior Lighting:	Copper Finish – Gas & Electric Lighting.
Walkways:	Concrete or Brick Pavers.

EXTERIOR MATERIALS & COLOR SCHEDULE

<u>Elements</u>	<u>Description</u>
Driveways:	Asphalt.
Fencing:	6' Wood Privacy on non-Street Sides.
Garden Walls:	Block – Painted SW2844 “Roycroft Mint Gray.”
Gates:	Black Wrought Iron
Landscaping:	See Landscaping Plan A1.1
Signage:	To be determined – Proposed to be located wrought iron gates.
Miscellaneous:	N/A

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COVINGTON PLACE EXTERIOR COLOR SAMPLES

Siding Colors

SW2849



Westchester Grey

SW2819



Downing Slate

SW2821



Downing Stone

SW2844



Roycroft Mint Gray

Trim & Accent Color

SW2829



Classical White

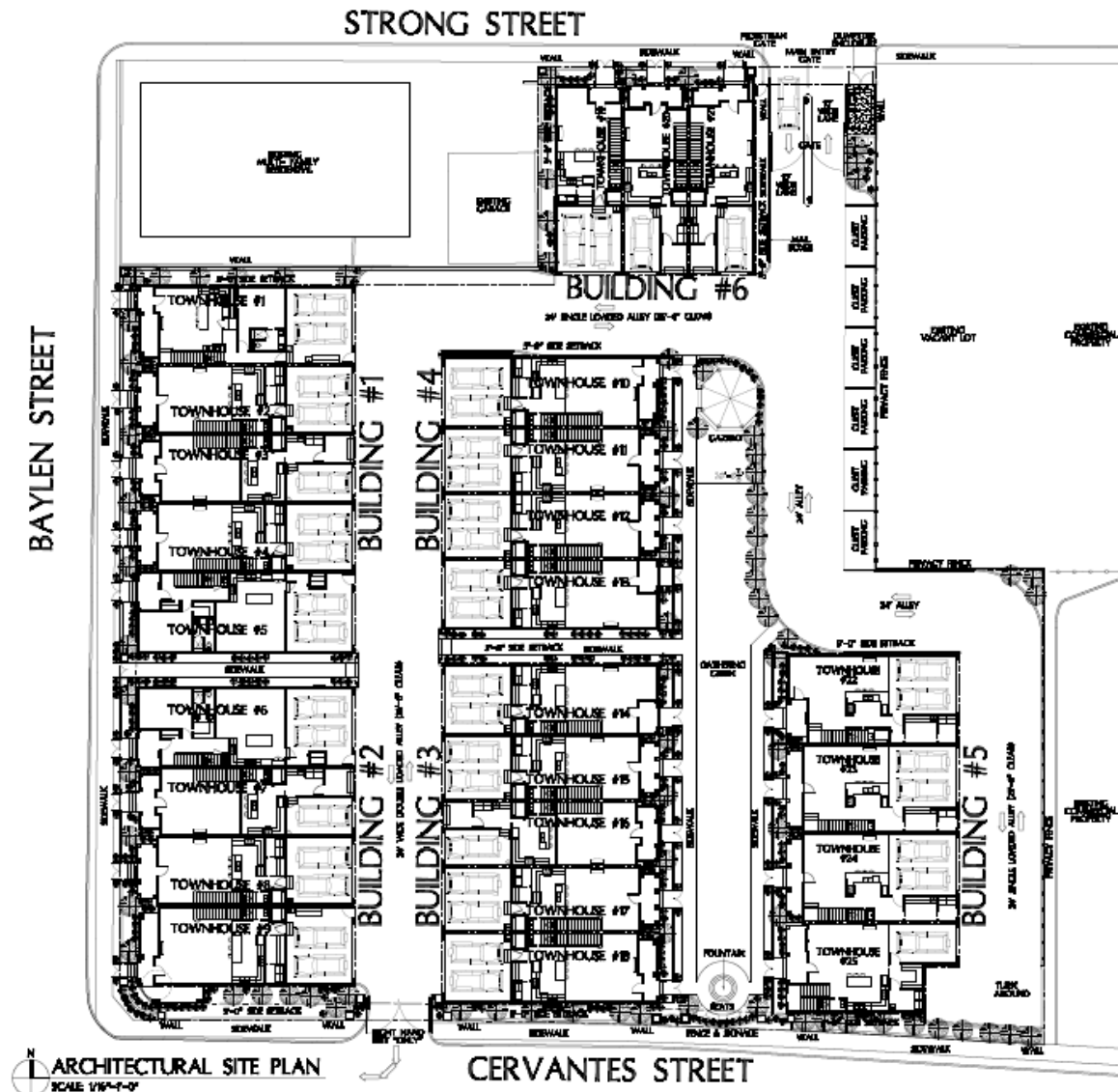
Garden Wall Color

SW2844



Roycroft Mint Gray

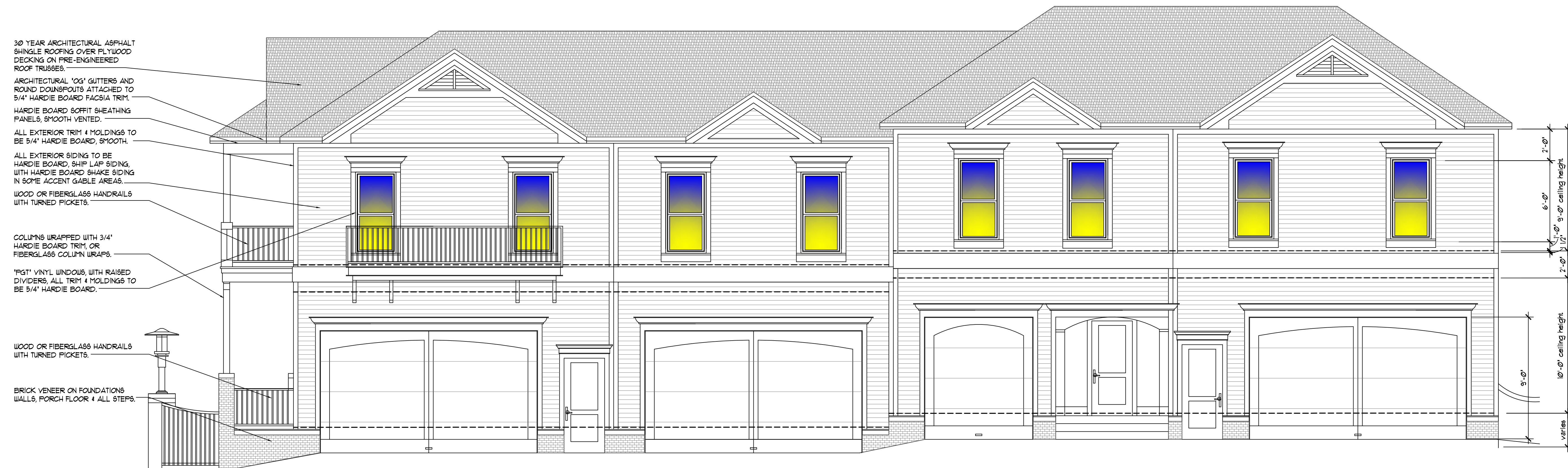
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A TYPICAL FRONT ENTRY EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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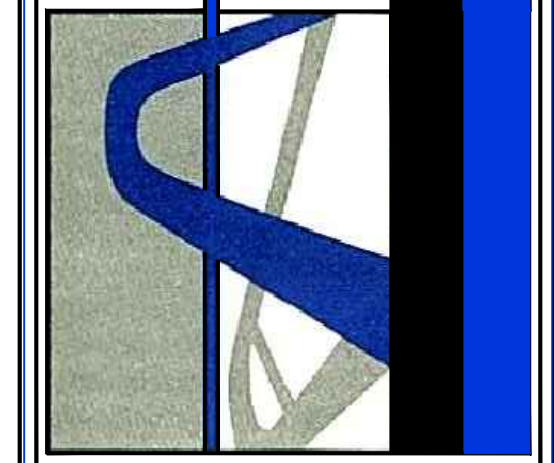
B TYPICAL GARAGE SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS
FINAL ARB SUBMITTAL
8-31-2017

ARCHITECT'S SEAL & SIGNATURE

DRAWING IS VOID WITHOUT A
RAISED SEAL AND AN ORIGINAL,
DATED SIGNATURE.

creating architecture as an art form
Artisan's Architecture L.L.C.
Charles E. Kunze Jr. 25 W. Cedar St., Suite #14, Pensacola FL 32502
850-432-8438 FLORIDA REGISTRATION # AR-00034 ALABAMA REGISTRATION # 000000000000000000



COVINGTON
PLACE

PROJ. NO. 2017-010R
DATE: 8-9-2017
DRAWN BY: C.E.K.J.
CHECKED BY: C.E.K.J.
SCALE: 1/4" = 1'-0"

SHEET TITLE
ENLARGED
ELEVATIONS

A4.0

Item 6

15 W. Strong St

NHPD

Variance

PC-1

Action taken: Approved

Charles Kunze, Artisan's Architecture, is requesting a Variance to reduce the required rear yard setback from 15 feet to 0.0 feet to accommodate a 25-unit residential townhouse development with internalized access. The townhouse development features rear-loaded garages which are accessed by an interior private road between 24 feet and 25.5 feet in width. The proposed Variance eliminates the required rear yard, placing each building directly adjacent to the private road. The conceptual plan was approved by the Board at their July 2017 meeting. The final approval is under consideration in *Item 7*. Mr. Kunze stated the variance would not affect any other properties, and they had met with City officials before asking for the variance. Chairman Quina noted that North Hill had no objections. Ms. Deese clarified that the variance was specific to the site plan.

Mr. Jones made a motion to approve seconded by Mr. Crawford. Ms. Deese stated a sign was posted, notices sent to properties within 500' and a legal ad was placed in the newspaper. No calls were received for support or opposition. **The motion then carried unanimously.**

Item 7

15 W. Strong St

NHPD

New Construction

PC-1

Action taken: Approved with comments.

Charles Kunze, Artisan's Architecture, is seeking final approval for a residential townhouse development. He stated the width of the driveways had been addressed. In meeting with the City, one of the issues was turnarounds at both driveways. They have talked with Rebol-Battle to ask FDOT for an exit at the end of Cervantes which would allow for better flow on the property. They will ask for a second exit, however, they are not sure FDOT will allow this. They spoke with the Fire Marshal regarding turnarounds and they were satisfied with this layout for fire safety. Regarding the facades, they have taken some units forward and made a small porch to the side, varying the front wall on other units to give undulation. Color selections and brick samples were provided. Primarily, they will be two-story units from 1700 to 2400 sq. ft. in the \$400,000 - \$500,000 range. He advised the base of the buildings would be brick; the wall at the sidewalk would be concrete or concrete block, however, they would consider making the wall brick on Baylen Street. It was then determined the wall was brick on Baylen, with block walls on the north side and Cervantes. He further explained the project would most likely be built in phases, beginning with Building 5 then 3 or 6, working their way toward Baylen to handle the runoff in multiple layers.

Mr. Townes addressed the Cervantes elevation. Mr. Kunze advised he tried to make the gables more inviting. Wrought iron gates will be built on the Cervantes side at the driveway exit and entrance to the green, which will have some type of fountain. Mr. Townes was concerned with Buildings 9 and 18 being flat and unadorned. He suggested anything to differentiate the building line on the Cervantes Street side, possibly pulling it in and making it smaller. Mr. Mead asked if they were considering block panels with brick piers or pilasters for the wall gates. He advised at least two gables on the larger buildings along Cervantes would help. Mr. Kunze was agreeable to those suggestions. Mr. Jones agreed that Cervantes would be very visually prominent to the community.

Mr. Kunze indicated they were reducing the impervious area from 95% to 82%. Ms. Deese also explained the applicants were exempt from stormwater requirements. Chairman Quina clarified that the wall on both street faces was a concern, along with the south elevation on Cervantes. **Ms. Campbell made a motion to approve as submitted with an abbreviated review for the fence detail, considering brick, and the Cervantes elevation. The motion died for lack of a second.** Mr. Jones explained the Board did not want to delay the project.

Mr. Liberis addressed the Board stating the closing date is next Friday (September 29), and it was contingent on the approval of the ARB; when he filed for an extension, it was denied, and requested the Board consider the motion Ms. Campbell offered. He stated they would always return to the Board for final approval. He explained he had a loan in place for acquisition, demolition and construction. Ms. Campbell retracted her motion. Ms. Deese clarified the applicant would not be able to pull permits until final approval was granted.

Mr. Mead made a motion to approve the plan with the following changes: an addition of a south facing gable for the Cervantes façade on the western most and central building ends facing Cervantes (townhouse 9 & 18); approval of the fence with brick piers and appropriate stone caps with block or brick with some manner of planting to green the wall with ivy or appropriate vines. Ms. Campbell seconded the motion. Chairman Quina asked if the block was skim coated, and Mr. Mead clarified it would be skim coated. Mr. Jones asked about the brick pavers, and Mr. Liberis stated the actual sidewalks would be concrete, the steps and porch floor of the first floor would be brick veneer, but there could be a brick edge between the sidewalk and the front step. Also, the driveways between the units would be asphalt. Chairman Quina thanked the applicant for being transparent with the neighborhood and having a preliminary review. The motion then carried unanimously.

Item 8

400 BLK Cevallos St

PHD

Variance

HC-1 / Wood Cottages

Action taken: Approved

Brian Spencer, smp architecture, is requesting a Variance to increase the maximum height for a two-residence flat condo from 35 feet to 42.5 feet. The proposed residential development will be three habitable floors with garages and an in-law suite on the ground floor and the upper two floors consisting of residential flats. The Variance will accommodate the additional level of living space. It was determined that three letters of support were provided to the Board.

Mr. Spencer stated the site abuts the Crown Cove SSD development. His desire was to bring more residential occupancy into the downtown area. He explained each of the future residents of this development have separate garages and entrances, with no shared foyers or entrances, and a Cevallos and Zarragossa address. He advised he was consolidating the living space and reducing the driveway connections, and it meets Streetscape II guidelines. Chairman Quina clarified if the applicant was asking for a flat roof, the variance would not be required. Mr. Spencer stated he was working to preserve the heritage oak tree on Zarragossa, and by pushing the structure back, the root system would not be in harm's way. He pointed out the adjacent structure has the same height. Chairman Quina explained the variance allowed the sloped roof, giving the structure more of the character of the district. Mr. Mead stated by having it pushed back further on the lot, it recedes and would not dominate the streetscape. Mr. Jones noted it would not block the view from any neighbors. Chairman Quina noted there were four garage doors facing the front, but this project has disguised that feature. Mr. Spencer pointed to the site plan with one set of garage doors facing Zarragossa and the other facing Cevallos, and he had made sure to minimize the visual impact.

Mr. Elebash lives adjacent to the proposed development on the second floor of the east side and closest to the structure. He liked that it was a small footprint, the parking was contained, and his view would be unobstructed. The height variance was not an issue. He also stated other residents are supporting the development which fits the neighborhood.

Mr. McGhee who lives at Crown Cove, was delighted something was being constructed on this lot, but was concerned about the existing trees, specifically one live oak which appeared to be removed for the structure. Ms. Deese explained that Mr. Weeks would be responsible for enforcing the Code, and this was not a part of the ARB purview.