



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

December 17, 2020

Item 3

423 E. Intendencia

PHD

New Construction

HR-1 / Wood Cottages

Action taken: Denied without prejudice.

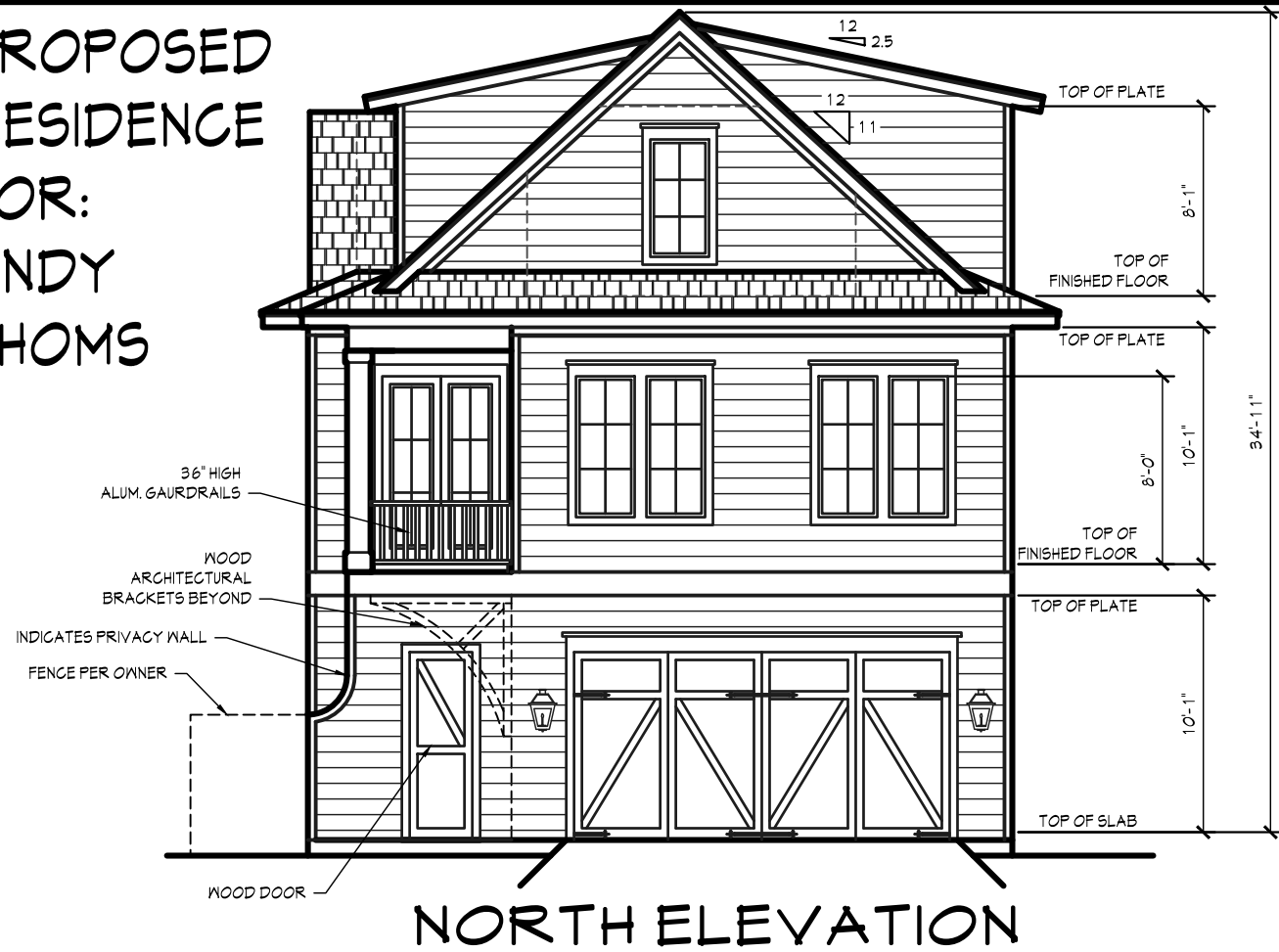
Andy Thoms is requesting approval for a new single-family residence with an accessory dwelling unit on the ground floor. This property is a vacant lot located behind 423 E. Intendencia Street and by which vehicular access to and from the street will be granted. Site photos of the vacant lot and new construction within the immediate area were provided to the Board.

Mr. Thoms presented to the Board. Board Member Ramos indicated the drawings showed something respectful to the scale and materials of the district, but he did not see an example of the garage as part of the ground floor. Mr. Thoms advised since the garage was not visible from the street, they tried to tie in the architectural design and make it attractive and appealing. Board Member Fogarty indicated on the north and south elevations, it seemed the roof dormers were not meeting up with ridge at the same location. Board Member Yee offered it was the placement of the wall that caused the roof to hit lower. He was typically not in favor of front-facing garages, but this house was acting as a garage accessory dwelling unit and had no problem with it. Chairperson Salter stated from the streetscape, this would not read as a stand-alone house. Regarding the south elevation, is set up as asymmetric; the second-floor windows were centered on the building width and not the gable end. The north elevation did not relate to the first-floor solid elevation, and maybe the second-floor balcony should have more of a solid wall. Mr. Thoms explained it was designed as aesthetically pleasing as possible, taking into consideration the south elevation was a commercial parking lot along with high-density townhomes. They tried to tie it into the carriage house style, and had it not been a rear lot, he would not have considered this style. Board Member Mead understood the south elevation and it did not detract from the massing, but the shed dormers were fighting and making way too complicated a statement for a structure of this simplicity. He could see how it worked on the east elevation, but it was really fighting on the north and the south. A gable treatment could help solve the problems with symmetry; the west elevation should be a gable, then everything would be consistent with gables throughout. A pair of windows could accomplish light for the stairs.

It was clarified that this project was for final review. **Board Member Fogarty moved to approve the item with the request to modify elevations addressing the window symmetry on the front and south to be submitted for abbreviated review; also, any work**

on the dormers be submitted for abbreviated review. Board Member Ramos felt this would change the project significantly. Staff stated an abbreviated review was typically reviewed by one of the ARB architects and UWF Historic Trust ARB Advisor who would have authority to approve changes with additional modifications or refer back to the full Board for review. Board Member Yee stated there was confusion on the main gable not being centered on the widest footprint but on the narrower footprint; it was hard to find the center of the house with all of the gables having different reference points. Board Member Mead was concerned with the amount of work to be done. With the dormers going to gables and the roofline, he was not sure you could fix the main roofline without it coming back. Board Member Yee stated the maximum height (35') was making the skirting come in and making the balance askew; he suggested asking the designer to lower the ground level since it was a garage. Board Member Mead advised a typical solution would be a gambrel, but that would be a totally different look. **Board Member Fogarty retracted her motion, but there was no second, so it failed.** **Board Member Mead moved to deny without prejudice and resubmit addressing the points discussed.** Chairperson Salter stated in looking at this presentation, he noticed the doors, specifically doors listed as GBG mullions (grills between glass), and new developments should closely emulate the original window designs; typically, it is a simulated divided light arrangement, and he encouraged that to be taken into consideration. **The motion was seconded by Board Member Ramos. Board Member Mead stated the denial was for the reason the roofline and treatments as well as the door configuration and elevations were not consistent with the surrounding area meeting the architectural style being sought in new construction. Changes sought or discussed for resubmission would achieve those objectives 12-2-10(A)(4)(b)(2)(a). With no speakers, the motion carried unanimously.**

PROPOSED
RESIDENCE
FOR:
ANDY
THOMS

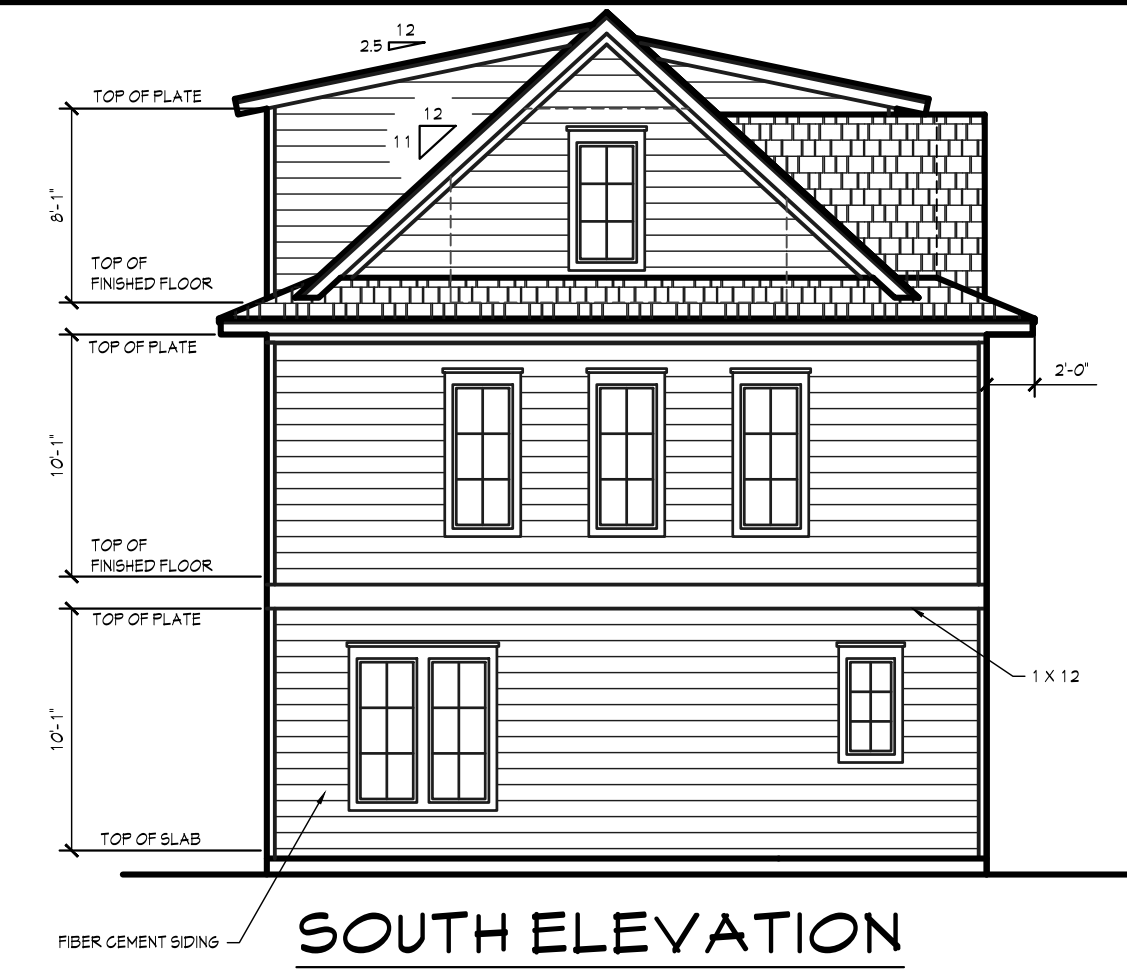


NORTH ELEVATION
SCALE: 1/8"= 1'-0"



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

December 2020 Plans
for Comparison



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



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

REVISIONS	BY
12-16-2020	

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CUSTOMER INFORMATION	
NAME:	ANDY THOMS
ADDRESS:	423 E INTENDENCIA ST
BUILDER / CONTRACTOR:	

BRODEUR

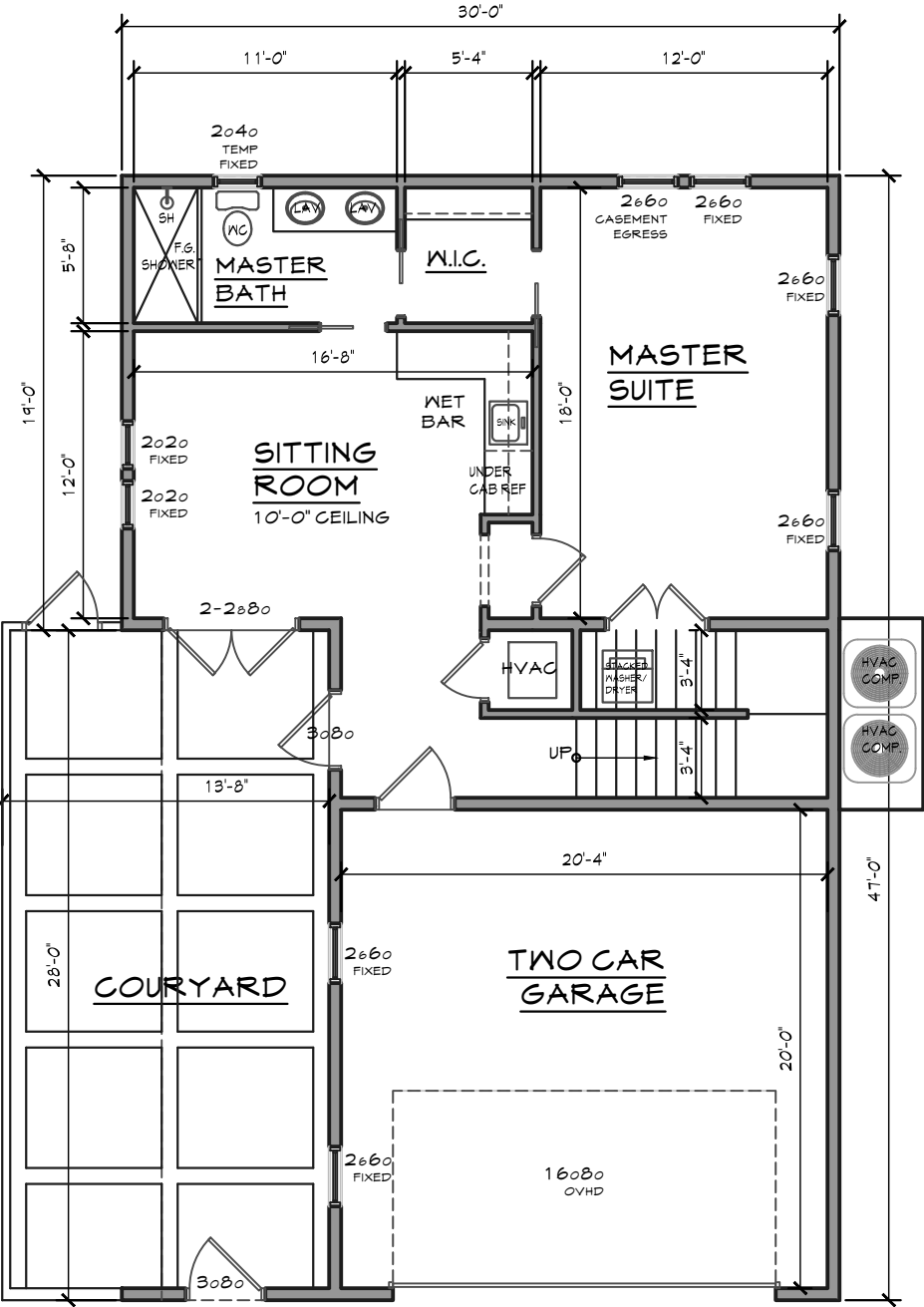
HOME DESIGNS

PH: (950) 377-6612 EMAIL: jessie@brodeurhomedesigns.com

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SHEET	A1

PROPOSED RESIDENCE FOR: ANDY THOMS

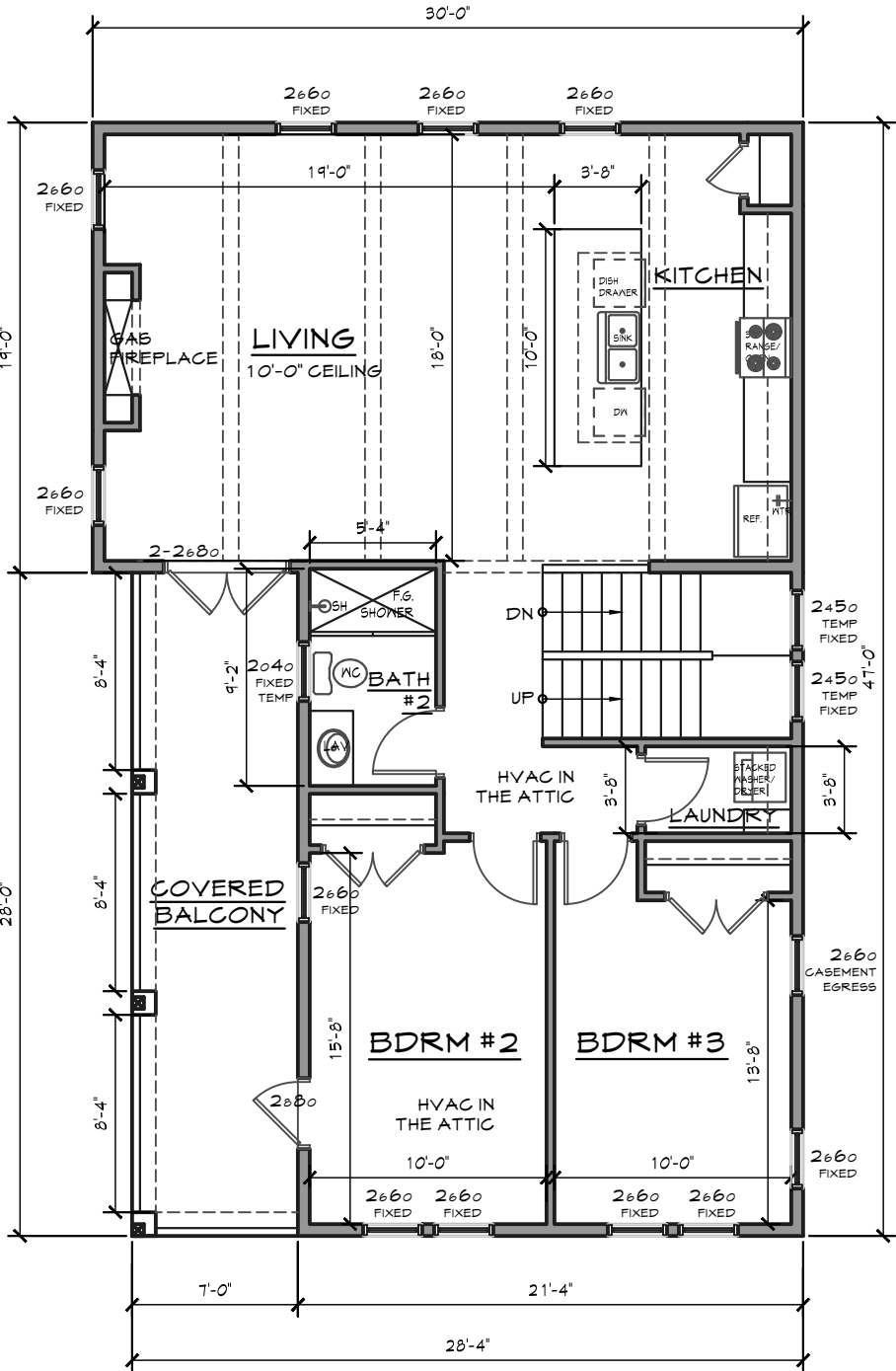
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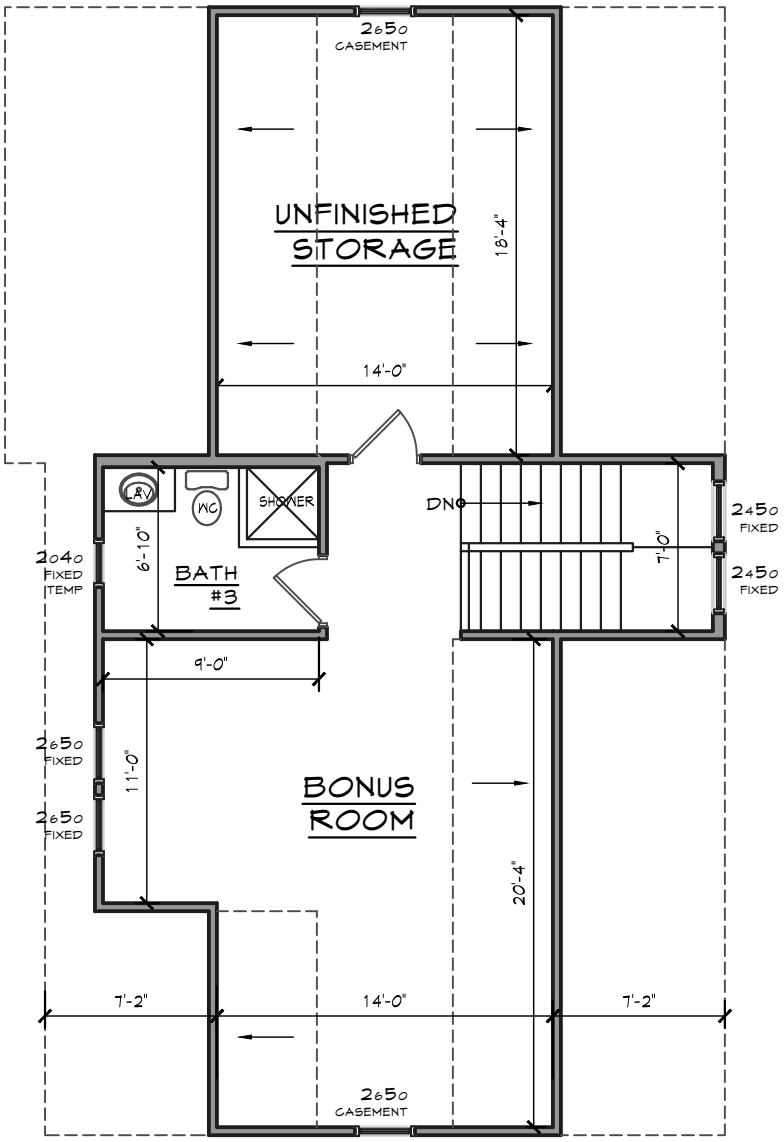
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA CALCULATIONS:

GROUND FLOOR LIVING	730 S.F.
MAIN FLOOR LIVING AREA	1090 S.F.
UPPER FLOOR LIVING AREA	464 S.F.
TOTAL LIVING AREA	2284 S.F.



MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS	
NO.	DESCRIPTION
1	12-16-2020

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CUSTOMER INFORMATION	
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ADDRESS:	423 E INTENDENCIA ST
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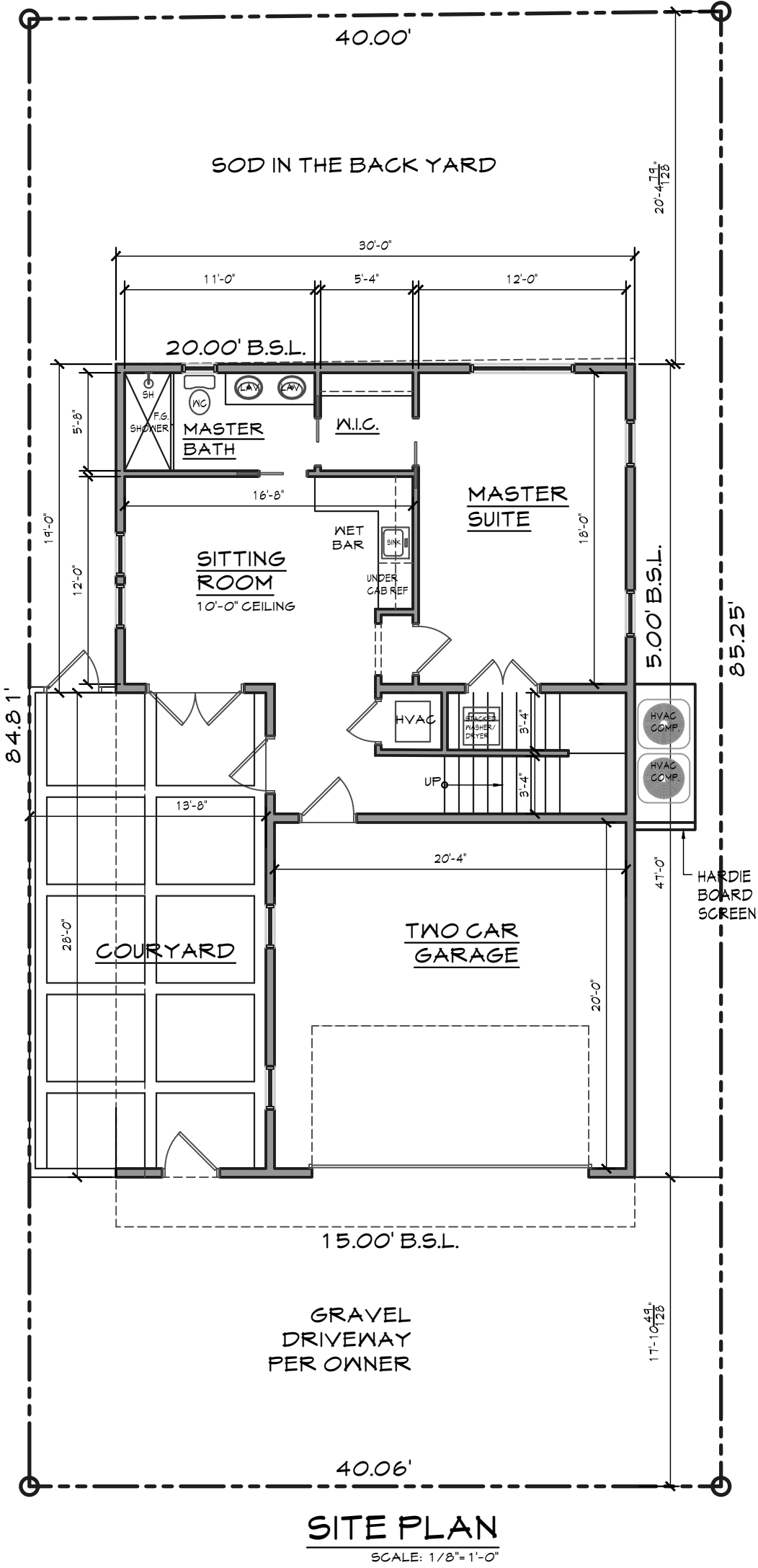
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SHEET
A2

PROPOSED RESIDENCE FOR: ANDY THOMS

December 2020 Plans
for Comparison



SITE

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SCALE:	AS SHOWN
JOB NO.	
SHEET	

BRODEUR
HOME DESIGNS

PH# (850) 377-6612

EMAIL: Jesse@brodeurhomedesigns.com

CUSTOMER INFORMATION

NAME:	ANDY THOMS
ADDRESS:	423 E INTENDENCIA ST

BUILDER / CONTRACTOR:

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REVISIONS
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