



MINUTES OF THE ARCHITECTURAL REVIEW BOARD

January 21, 2021

Item 7

617 Crown Cove

PHD / SSD

Variance

WOOD COTTAGES

Action taken: **Approved.**

Dan Girardin is seeking a Variance to reduce the maximum west side yard setback from three (3) feet to one (1) foot, nine (9) inches to accommodate a new three-story single-family residence. Staff explained the variance would be considered first and then the conceptual design would follow. The Board would be acting in a quasi-judicial manner. It was determined this was a variance to the west side yard setback only; the design materials could not be considered in the variance review. Assistant City Attorney Lindsay explained the Board was only to make a decision on what was presented at this hearing; information received before this hearing should be disclosed so the applicant could give a rebuttal. The Board should focus on being fair to the applicant so there was transparency on why the Board made their decision. Once all the evidence was presented, the Board members could debate among themselves on whether the evidence supported the variance being granted. The Board should state what criteria was either met or not met when giving its decision; this decision could be challenged and presented to Council within 15 days for consideration.

Vice Chairperson Mead indicated quasi-judicial proceedings had been overturned when there was a lack of sworn testimony on points which controlled the outcome and preferred swearing in for the quasi-judicial process but left it up to the applicant in how to proceed. Assistant City Attorney Lindsay advised if it were not feasible for someone to be sworn in, concerns could be placed in the record, i.e., questions concerning the documents, taking testimony on someone's word.

Brian Spencer presented to the Board and stating the applicant was also participating. Staff advised there were no public comments concerning this item. It was also noted that the next step for an appeal would be through Council. Historic Preservation Planner Harding explained a Site Specific Development (SSD) is a development that was created and approved by Council prior to 1990; SSDs house developments that were not conforming to the surrounding districts. This application would be a specific development with specific land design standards not compatible and not contiguous with the surrounding district. This specific SSD is Crown Cove and with SSDs, the requirements are more restrictive than the surround district, but this was not the case with Crown Cove which was created in the 1980s. In the materials provided, there were suggestions to what the development might be – not requirements. He pointed out with SSDs within the ARB district, staff did not want to overrule the Board. For transparency,

if ARB denied this request, the applicant could apply for an amendment to the SSD itself or appeal to Council. If the ARB was uncomfortable in approving this variance but was comfortable with senior staff making that decision, the variance could be approved subject to senior staff approval.

Mr. Spencer thanked the staff for its investigative efforts and clarified that the requested variance of 15" was the length of the stairwell element of the project 13' 6" in length. He pointed out prior to Hurricane Sally, this structure was underway, and the owners made a decision to change construction type to ICF which created a much thicker wall assembly. The variance requested was consistent with the existing structures or residences in the subdivision that protrude into the setback. They felt the variances requested were enjoyed by other property owners in the same subdivision with similar protrusions into the setback area. In this particular case, the applicant had chosen to fund a more expensive construction type to withstand increased storm activity.

Board Member Mead asked what in the design was driving the need for a variance. It was determined there were maximum dimensions for tread/risers which were suitable and safe for ascending from floor to floor, and they were at the tip of what was acceptable for tread and riser dimension. Carrying it up the second and third floors created pinch points as far as clearance for circulation. He explained this home was designed for long-term and potential ADA compliance for wheelchairs.

Board Member Ramos addressed the basement plan and a reduction on the east side. Staff explained the way the Code classified yards was unobstructed space from the ground up, and the subsurface basement area was not included as part of the measurement. (Board Member Mead left the meeting at this time and Board Member Fogarty assume the Vice Chair function.) Staff furnished letters of support from the Crown Cove HOA for the project. Staff also offered this SSD was meant to be flexible in its design.

Mr. Stephens, the homeowner, explained they were subjected to Hurricane Sally similar to their other neighbors. They then considered other alternatives to construction more resistant to those weather conditions. He also indicated his mother was in a wheelchair, and the ADA accommodations were for her. Advisor Pristera advised he had read the variance criteria concerning No.5 and stated they were not asking for an entire wall, but only a small portion; looking at the first floor and basement it seemed to be a major pinch point, and 15" would be a lot to make up; he felt they had minimized the request.

Board Member Villegas made a motion to approve the variance, seconded by Board Member Ramos. He added it was important to have the HOA support and pointing out the encroaching piers on the east side of the property; he further asked that the approval be signed off by senior staff. The amendment was accepted. Staff explained this was an SSD, and it would be different if it were in North Hill or in any other district with specific codes for development. **The motion then carried 4 to 1 with Board Member Spencer recusing.**

**Item 8
New Construction**

617 Crown Cove

**PHD / SSD
WOOD COTTAGES**

Action taken: Conceptual Approval.

Dan Girardin is requesting *conceptual* approval for a new three-story single-family residence. The new construction will feature entertaining areas and a pool on the ground floor and living space on the second and third. Additionally, there will be a basement accessed by a car

elevator and a rooftop terrace. Revisions to the rooftop floorplans and an alternate east and south elevation were distributed to the Board.

Mr. Spencer stated after listening to guidance from staff, they thought it prudent to seek conceptual approval for any design modifications thought necessary by the Board. Staff advised modern designs were allowed in the historic district as long as they compliment the district. The Board has the power to deviate from the standard, however, with the materials given for Crown Cove, the architecture would reflect a more British style of Gulf-Coast Caribbean with Spanish-American and Victorian elements that blend the project in with the 1890s atmosphere of the Seville Historic District; this allows this architect to borrow elements from these particular styles and incorporate them into their modern designs.

Board Member Villegas thought the layout was wonderful but was not sold on the appearance next to the other structures which took into account the surrounding area. Mr. Spencer noted the whalebone house had generated a lot of dialogue, but he felt there were some things in Crown Cove which had similar proportions, and there was an intentional interpretation and adaptation as opposed to replication. Board Member Villegas pointed out the whalebone house on 9th and that section of Aragon had its own entity, but she felt this structure was different for where it was located. Board Member Ramos appreciated the tropical modern style and did not feel it was inappropriate for the area. He pointed out from the drawings the height appeared to be 47' at the middle of the roof; staff indicated the height of the structures will vary according to each specific building, but it was believed 40' would be the maximum height; in reality, there was no height maximum for this SSD. The surrounding districts had a maximum height of 35' but close to Privateers Alley, adjacent buildings were 55'. Heights in Crown Cove vary from 35' to 42'. Board Member Villegas stated her concern was the surrounding properties were historically relevant, and this was a show piece in the middle. Historic Preservation Planner Harding advised they had previous conversations about this and although it was an SSD, it was still in the Wood Cottages District. The Board has the power to deviate from materials and designs, however, in the Wood Cottages District, structures are required to be more than half wood or a wood-like product. In Crown Cove, the structures are partially Hardie board and stucco.

Advisor Pristera stated when he first saw the structure, he felt it was too modern for the historic district but adding historic features would look like a mish-match of styles. He explained they did not want to add other styles to the whalebone house either; as a preservationist, he loves pure styles no matter what they are. He felt if they were going modern, it should be pure modern as shown, and its location does not distract from the historic district. Board Member Villegas agreed siding would not look appropriate on this house. Mr. Stephens advised the HOA liked the design. Board Member Fogarty liked the tapered column and other details and thought it was very special. Board Member Yee appreciated the design and felt Hardie did not belong on the structure. He was surprised the Board had approved the "Top of Ninth" or whalebone structure. He did realize that the nature of Bayfront was different, and the type of development that would be going in that area adjacent to 9th Avenue was probably more fitting with this project. He reluctantly supported the project in this location and stated the design was great.

Board Member Ramos made a motion for conceptual approval and felt the Board wanted to keep it pure without the siding, and let it be the jewel it plans to be. The motion was seconded by Board Member Yee. The motion carried 4 to 1 with Board Member Spencer recusing.

12/04/20

LENGTH OF ARC ~ 37.73' (P), 37.65' (F)

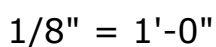


- NEW CONSTRUCTION -

Stephens Residence

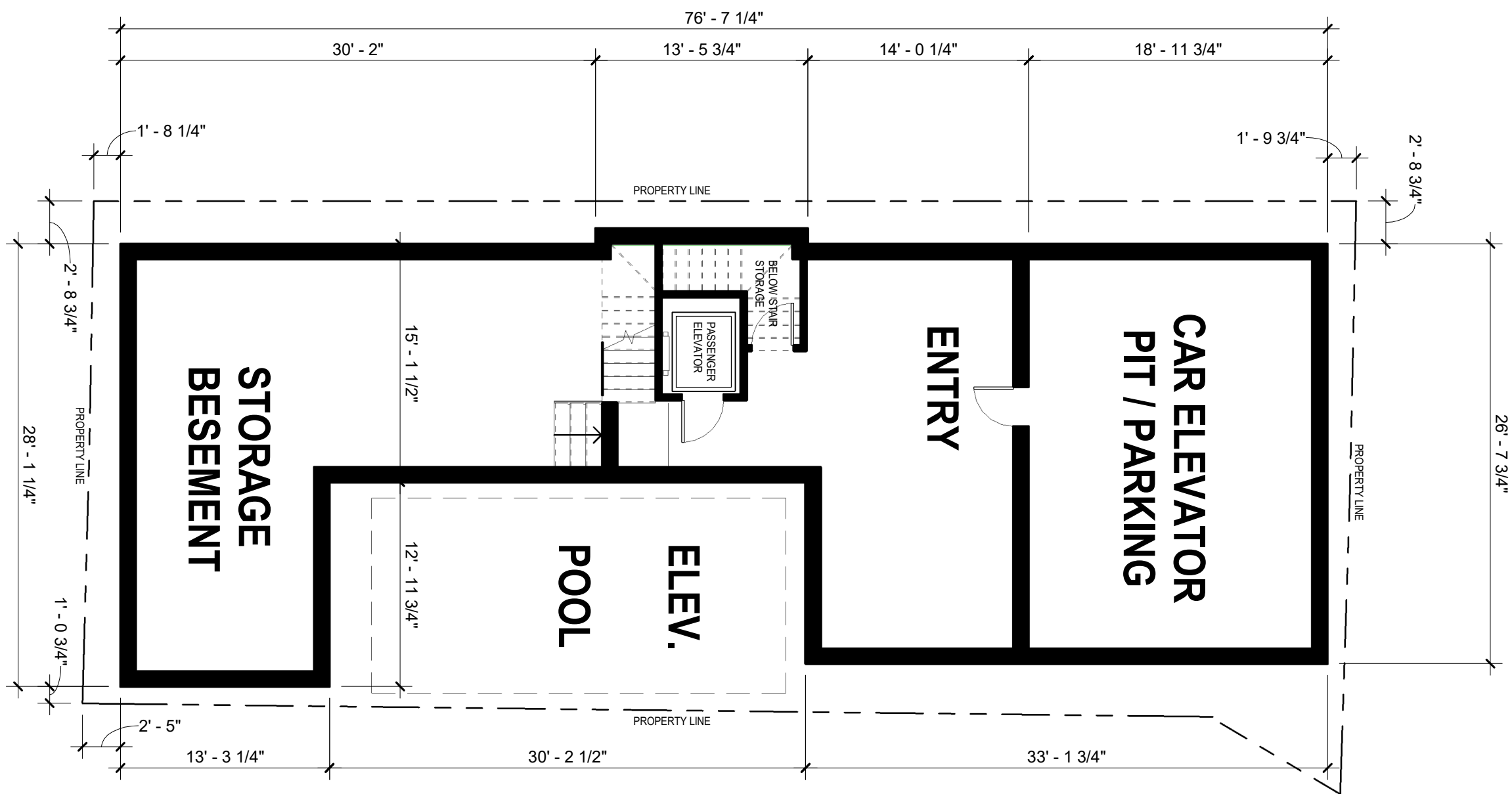
617 CROWN COVE / PENSACOLA, FLORIDA

CHORD BEARING ~ N49° 40' 21"E (F)



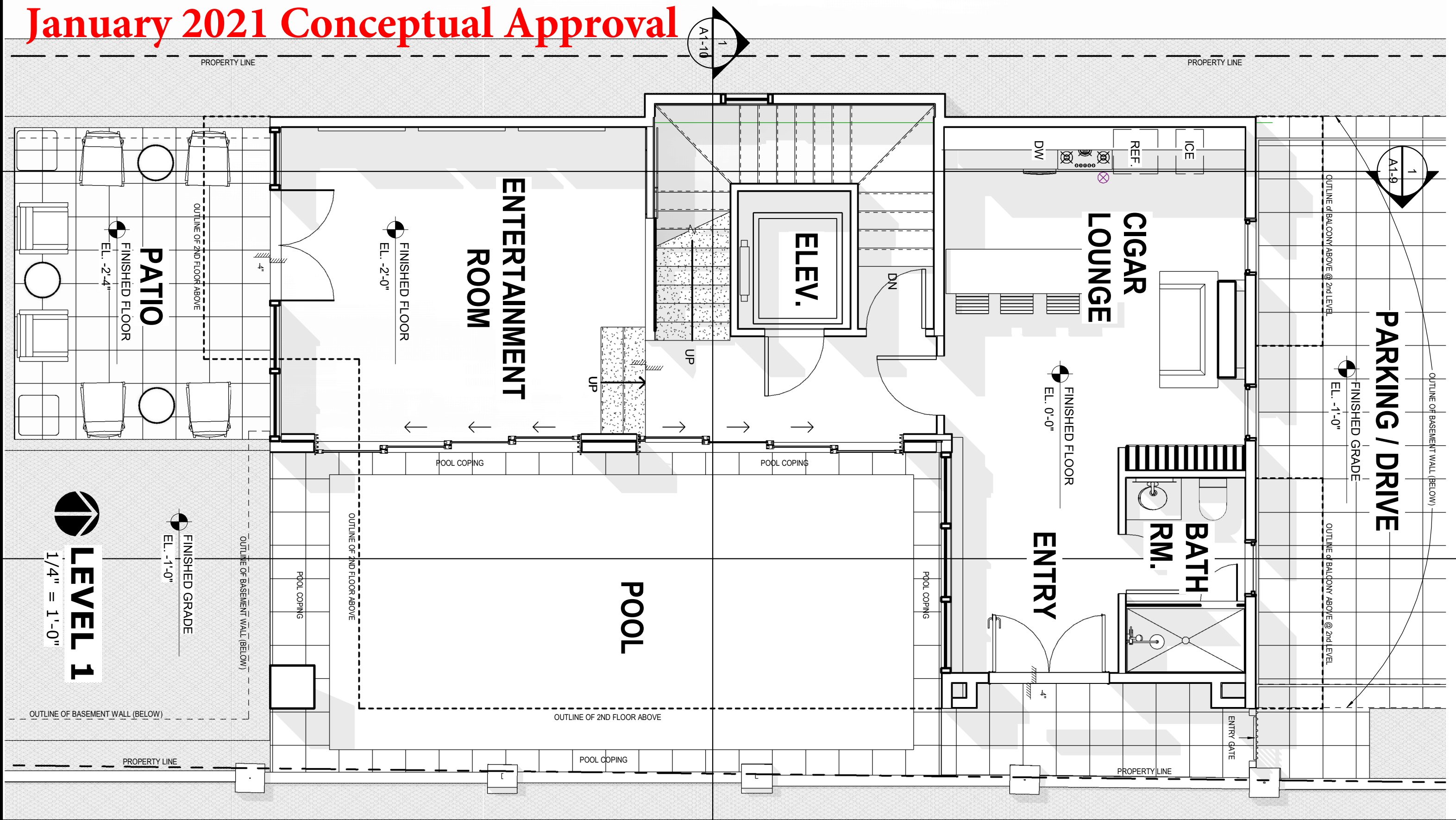
smp.
architecture

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 **BASEMENT_PLAN**
1/8" = 1'-0"

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smp.
architecture

- NEW CONSTRUCTION -

Stephens Residence

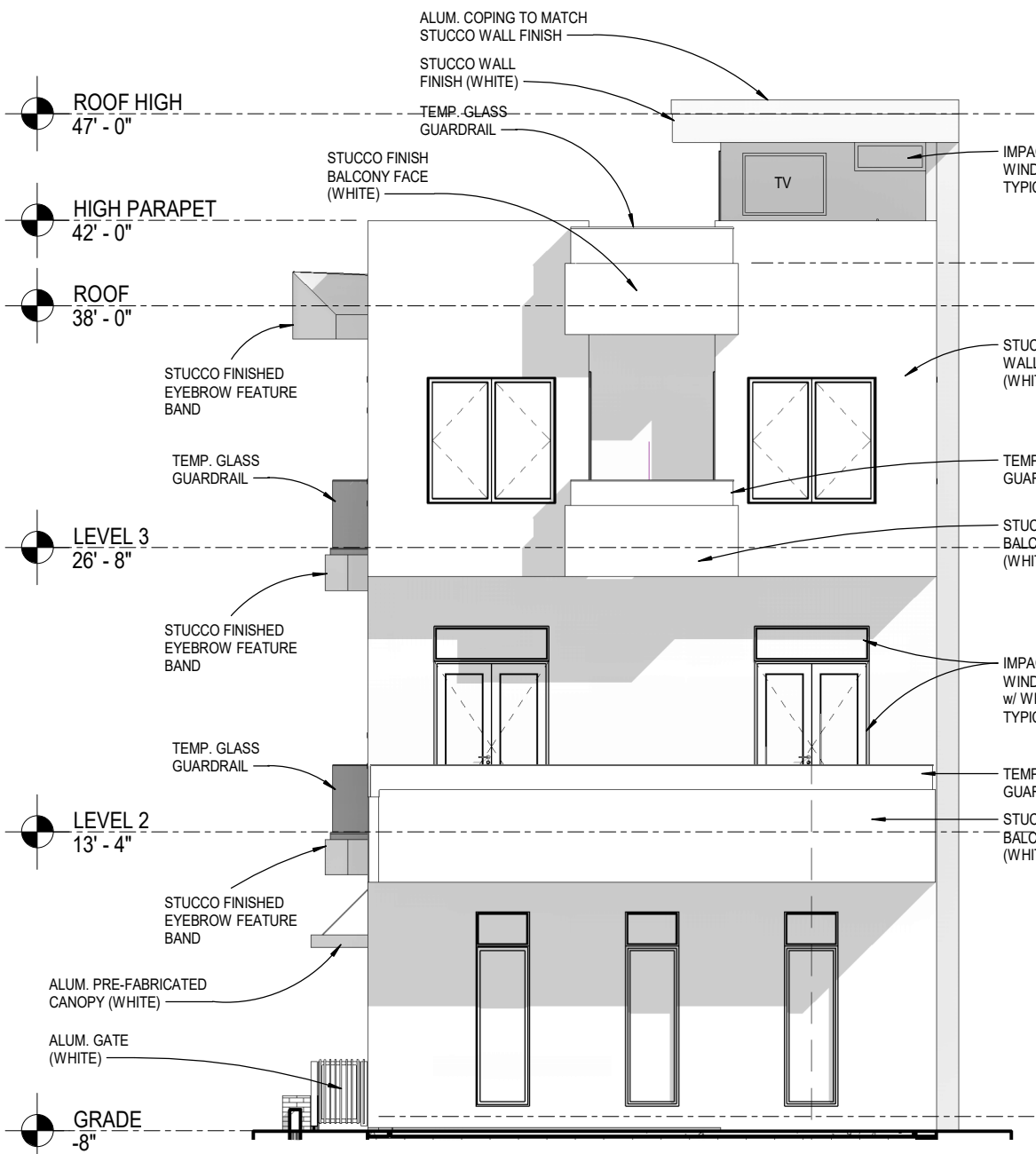
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LEVEL 1 FLOOR PLAN

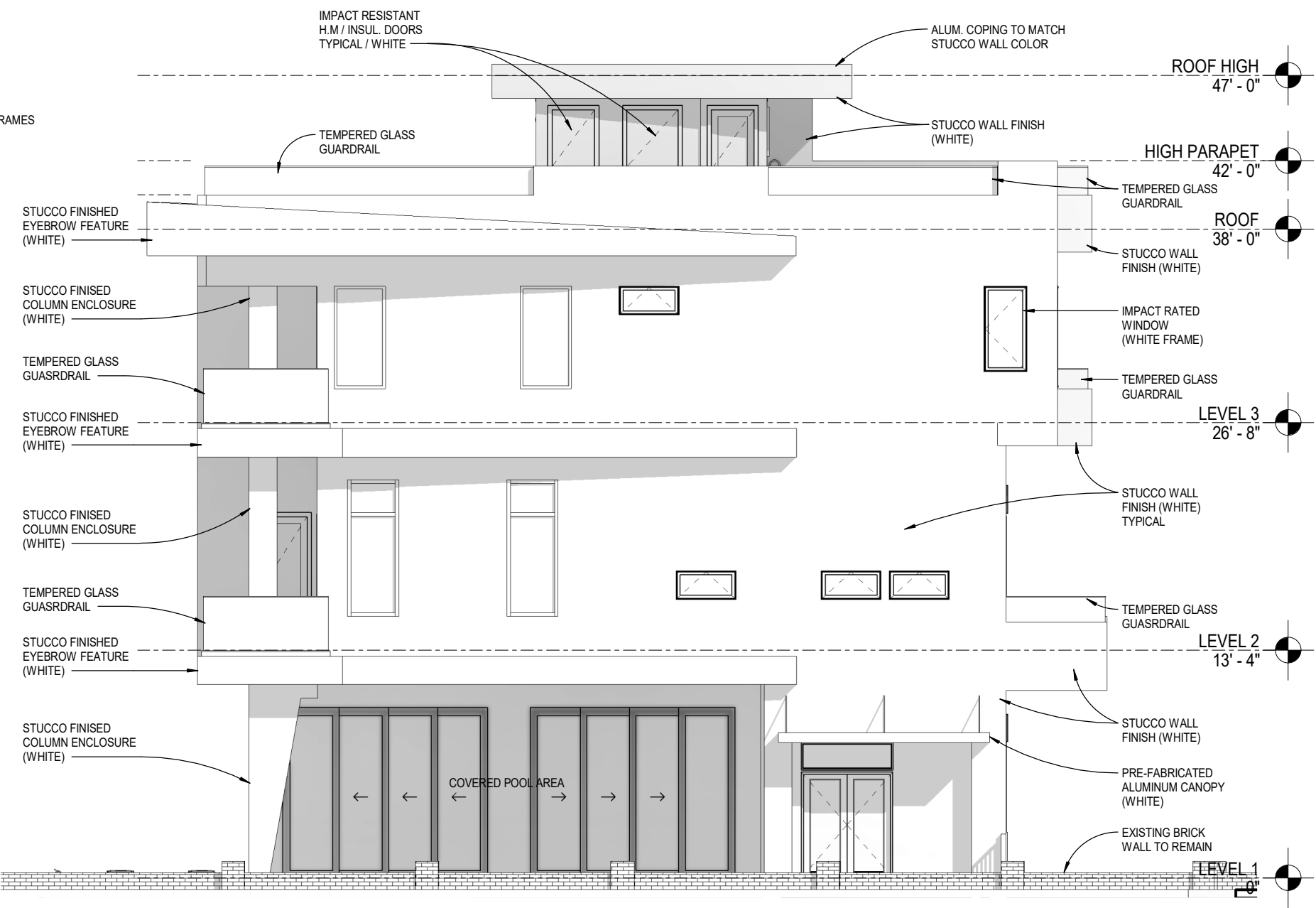
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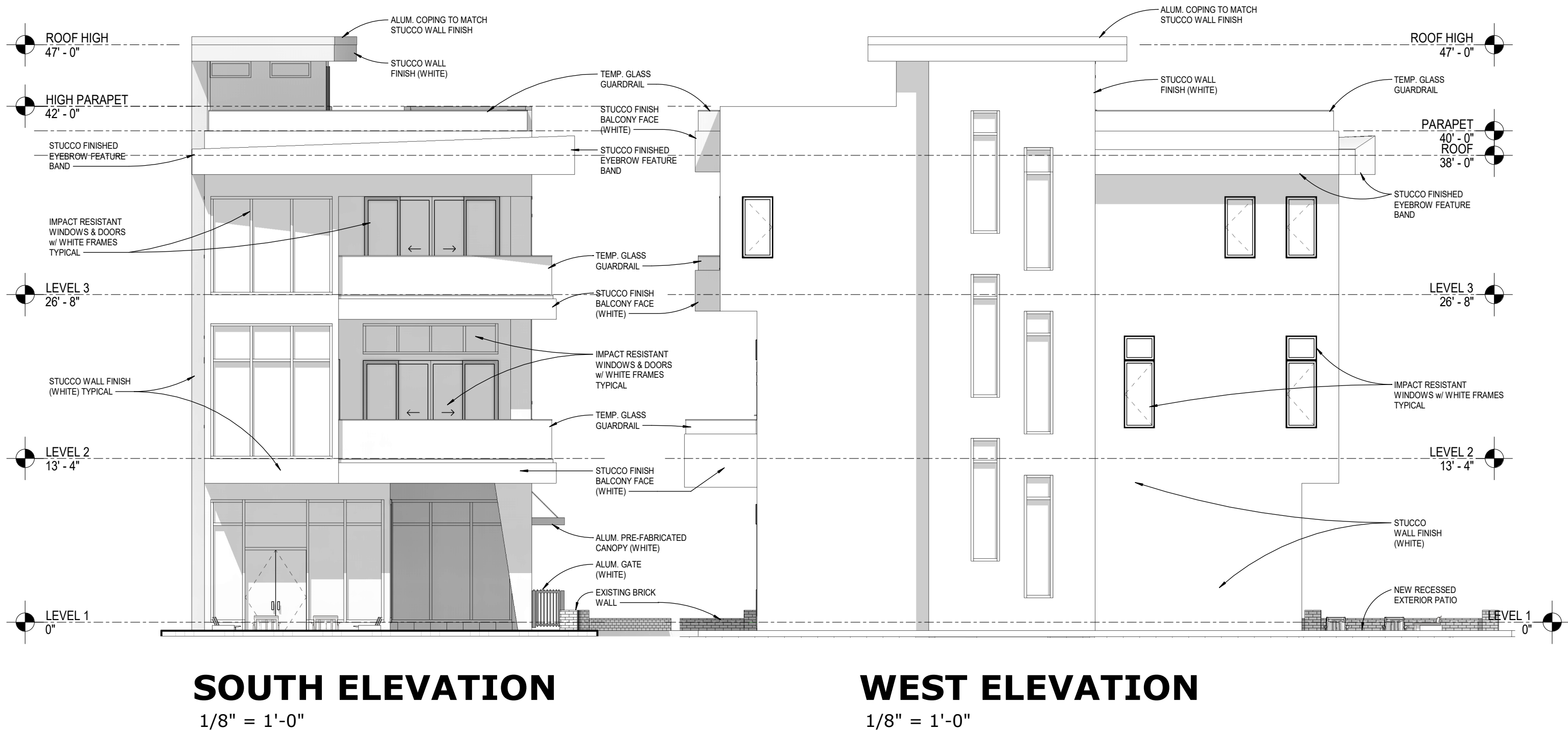


NORTH ELEVATION
1/8" = 1'-0"



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

January 2021 Conceptual Approval



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