



SEPTEMBER 24/2018

COA 18-73

Owner

TA1 (IRD) LLC & TMH, LLC

Applicant

TA1 (IRD) LLC & TMH, LLC

Representative

Schulke, Bittle & Stoddard, LLC

Location

401 & 411 Indian River Drive

Parcel

2410-808-0017-000-7 &
2410-808-0019-000-1

Historic Status

The subject side is a vacant site located in the River's Edge Historic District

Requested Action

Consideration of an approval for the construction of a 12 unit multi-family development.

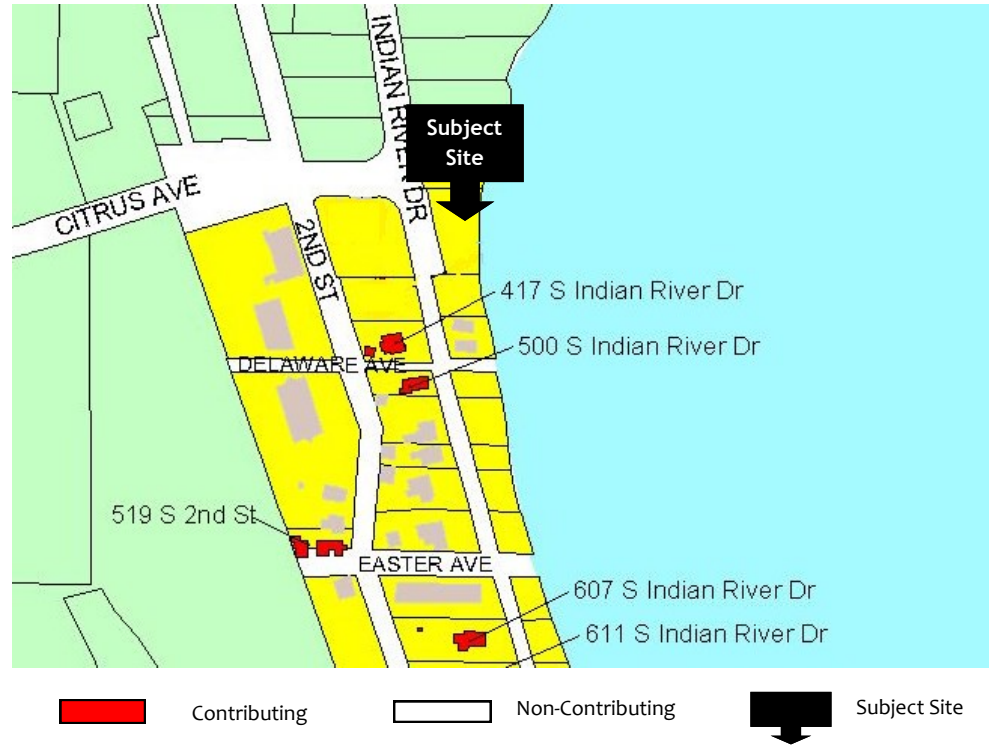
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



EXISTING CONDITIONS

The 0.96 acre subject site is located in the River's Edge Historic District on the East side of Indian River Drive. The location is made up of two parcels, however the project will only encompass the east side of Indian River Drive. Both properties are zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The property also has an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre.

On February 22, 2016, The Historic Preservation Board approved a construction of the Indian River Villas, 23 multi-family units development with parking and landscaping.

A kayak launch pad approved with this development is currently under construction.



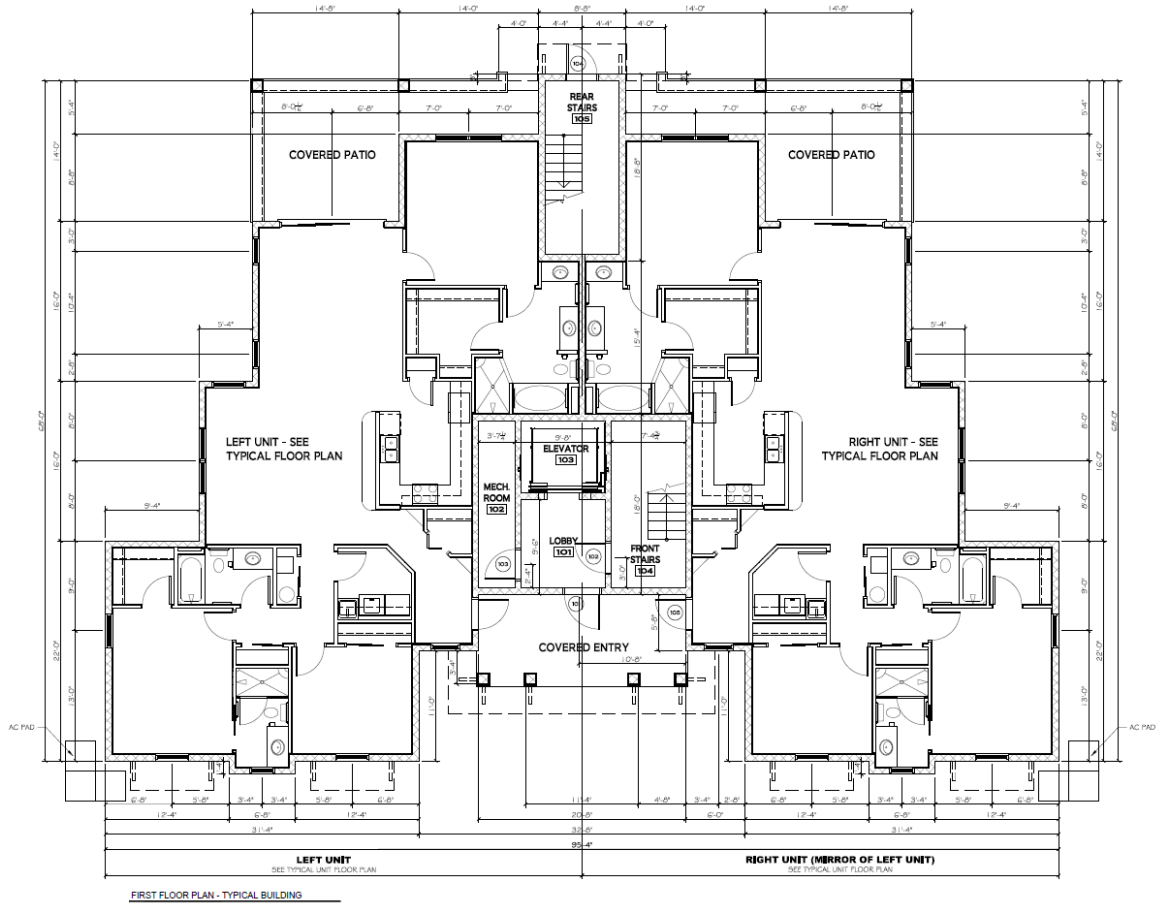
Previously Approved Indian River Villas



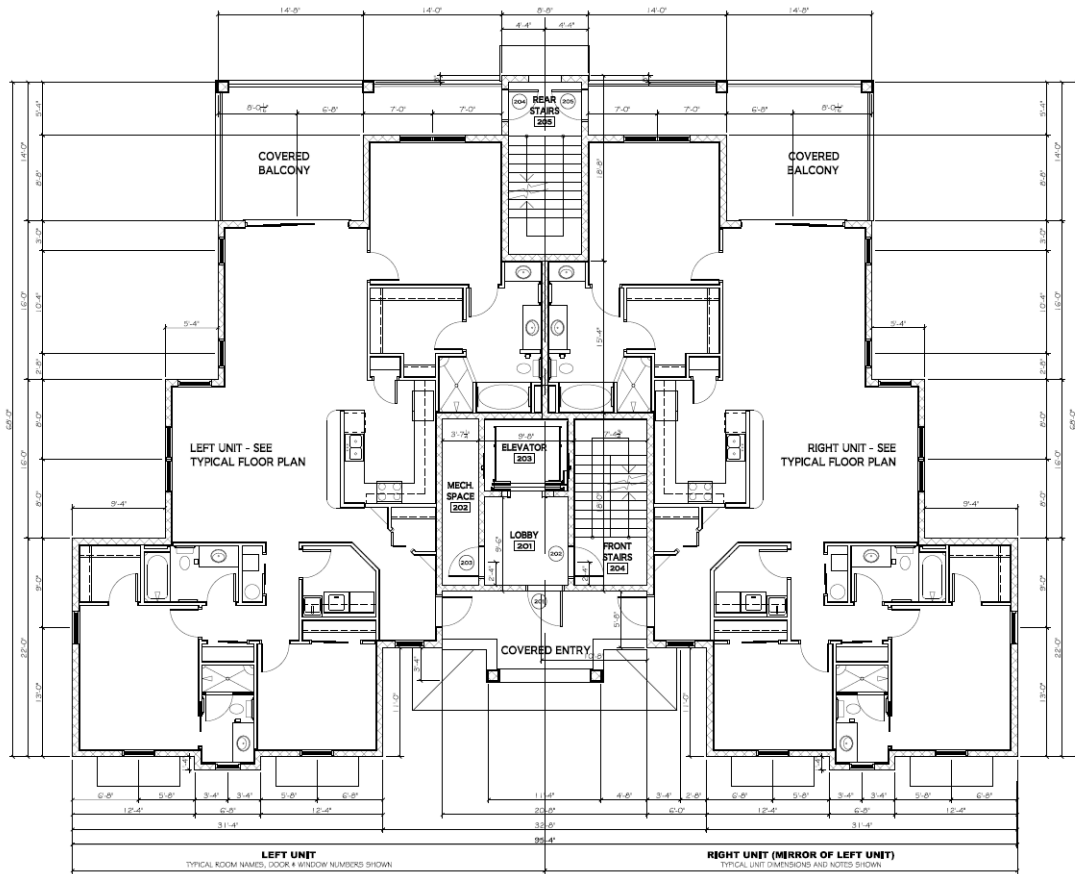
Aerial View of the Subject Site



Street View of the Site

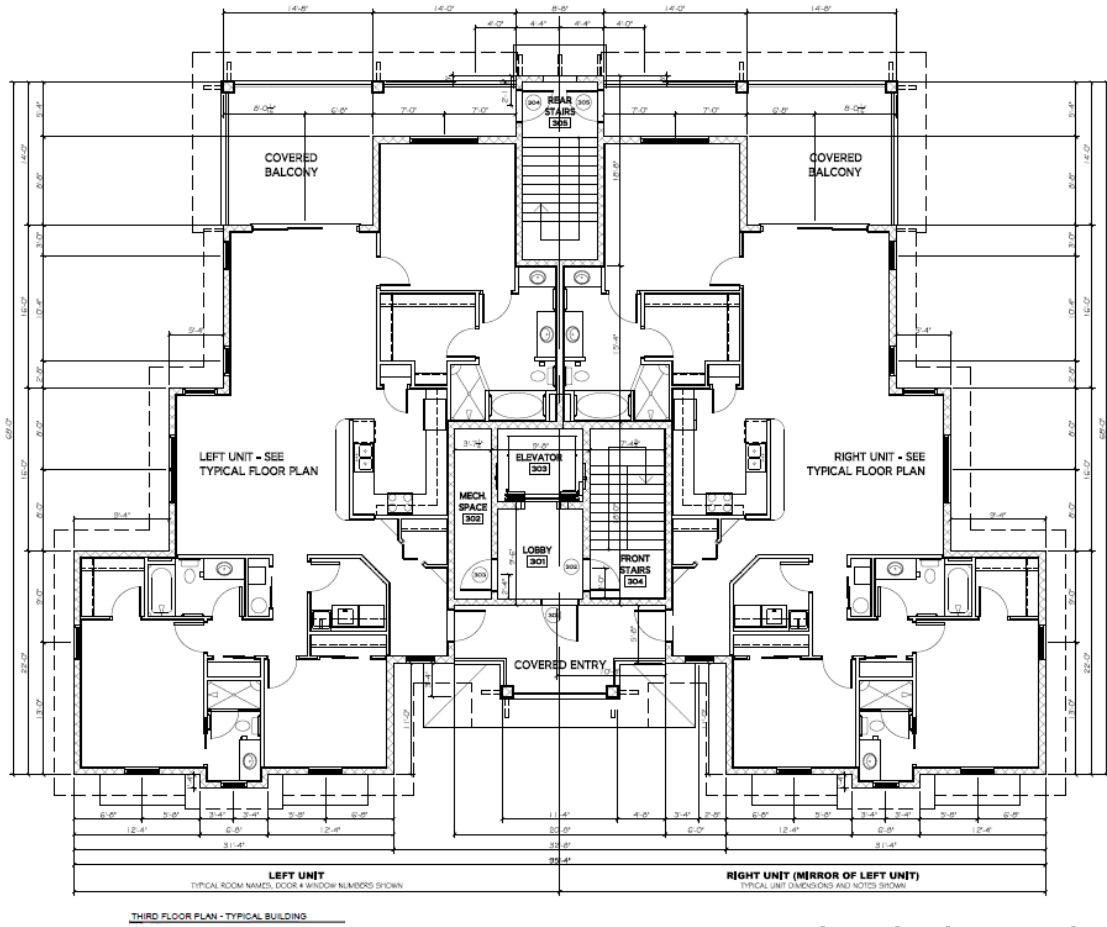


FIRST FLOOR PLAN - TYPICAL BUILDING

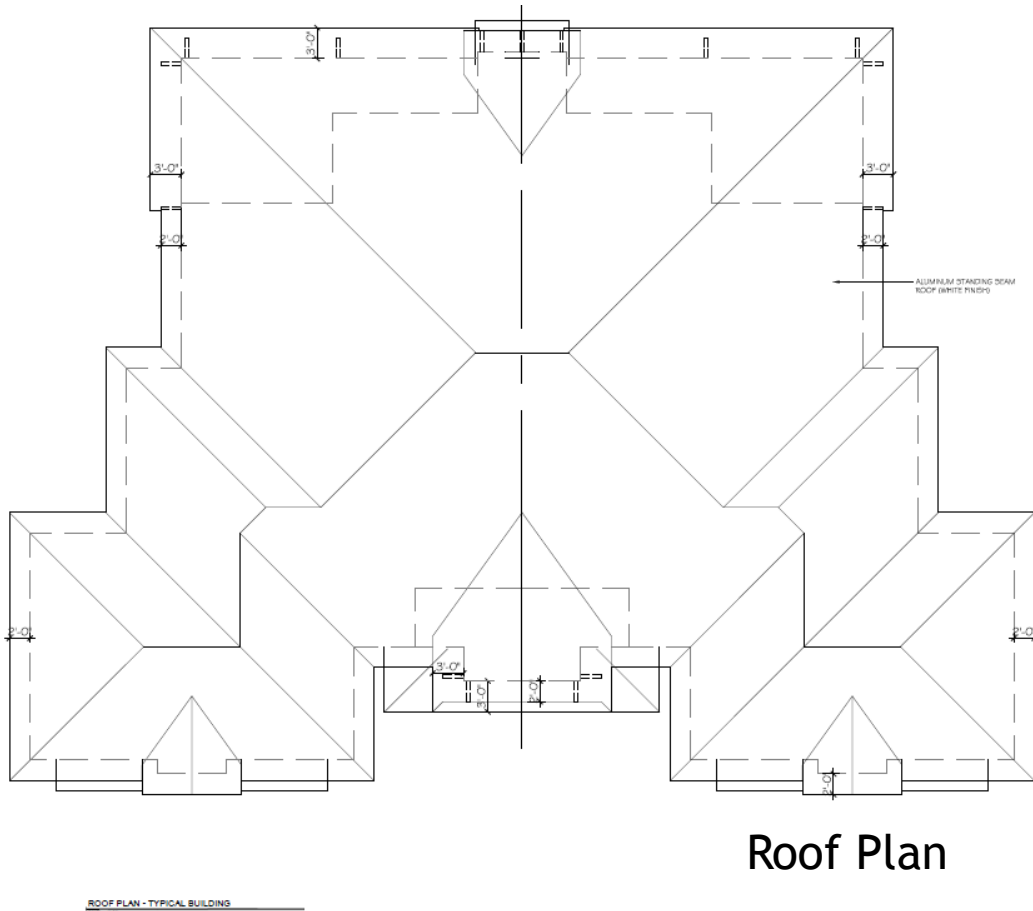


SECOND FLOOR PLAN - TYPICAL BUILDING

Proposed First and Second Floor Plans



Third Floor Plan



Roof Plan



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION

West and East Elevations

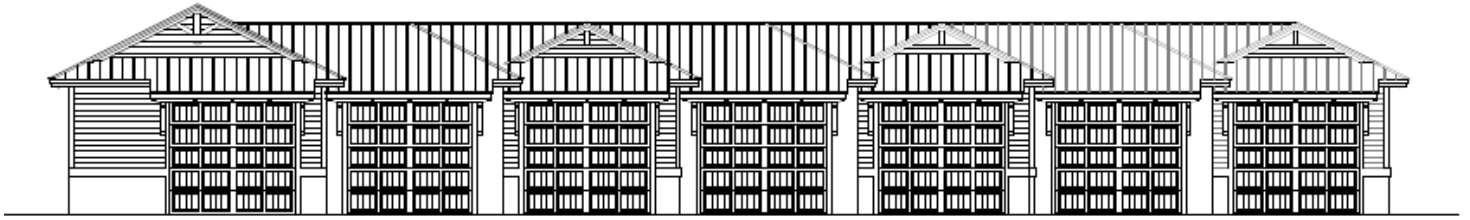


LEFT (NORTH) ELEVATION

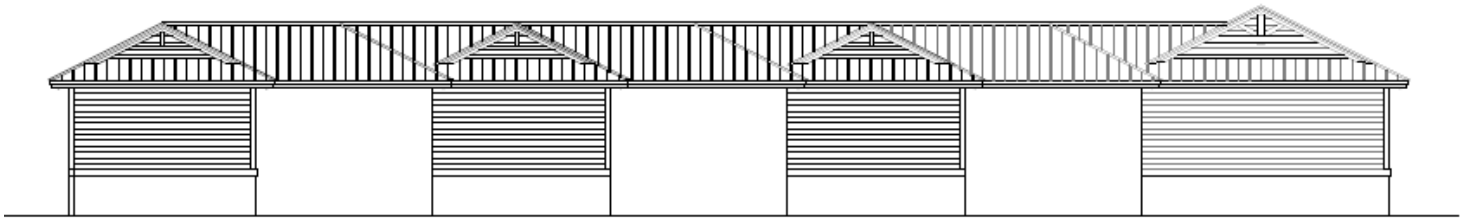


RIGHT (SOUTH) ELEVATION

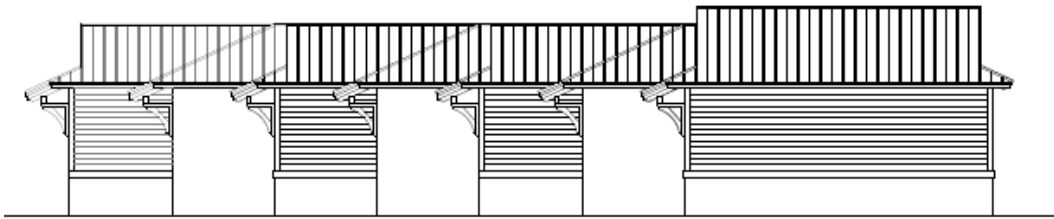
North and South Elevations



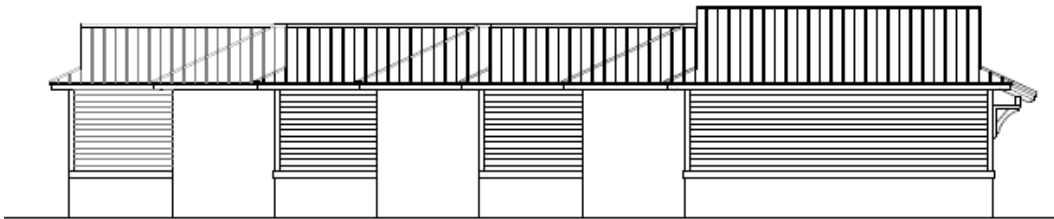
FRONT (EAST) ELEVATION



FRONT (EAST) ELEVATION

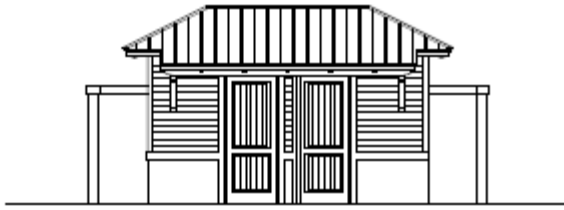


RIGHT (NORTH) ELEVATION

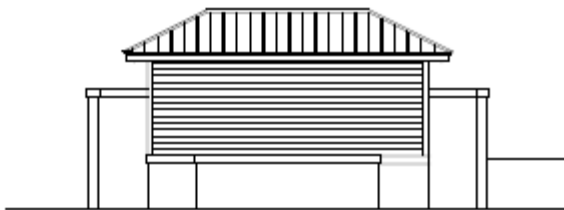


LEFT (SOUTH) ELEVATION

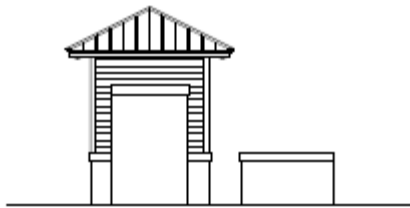
East, West, North and South Garage Elevations



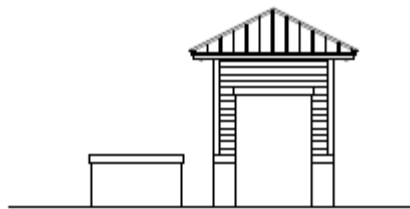
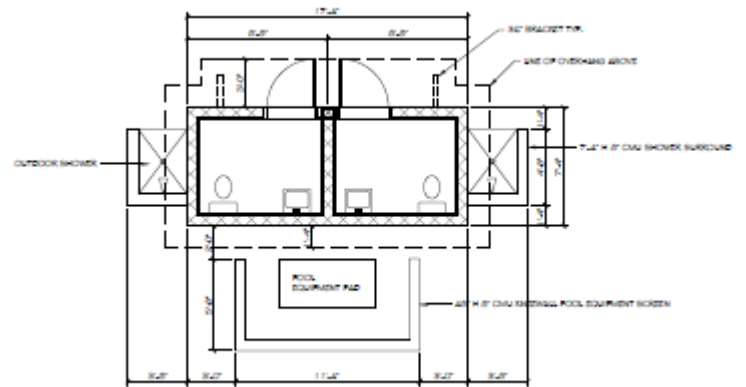
POOL BATHS - FRONT (EAST) ELEVATION



POOL BATHS - REAR (WEST) ELEVATION



POOL BATHS - RIGHT (NORTH) ELEVATION



POOL BATHS - LEFT (SOUTH) ELEVATION

Pool Bath Floor Plan & Elevations

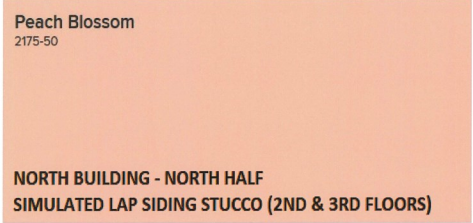


Color Rendering – Front



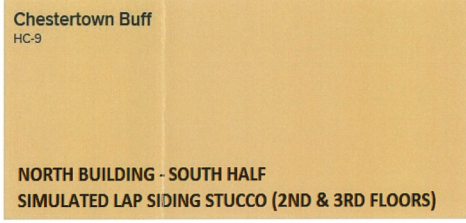
Color Rendering – Rear

Peach Blossom
2175-50

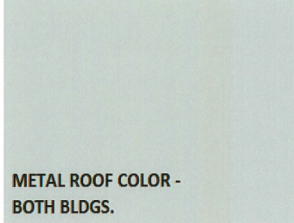


NORTH BUILDING - NORTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

Chestertown Buff
HC-9

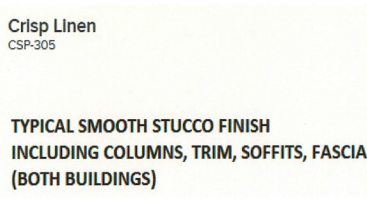


NORTH BUILDING - SOUTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)



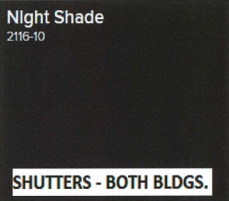
METAL ROOF COLOR -
BOTH BLDGS.

Crisp Linen
CSP-305



TYPICAL SMOOTH STUCCO FINISH
INCLUDING COLUMNS, TRIM, SOFFITS, FASCIA
(BOTH BUILDINGS)


Night Shade
2116-10



SHUTTERS - BOTH BLDGS.



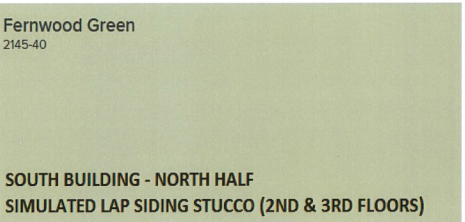
Sandstone



WHITE

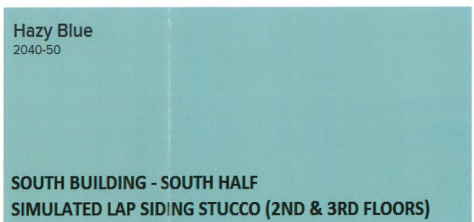
WINDOWS, DOORS, METAL RAILS,
BOTH BLDGS.

Fernwood Green
2145-40



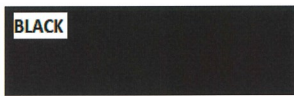
SOUTH BUILDING - NORTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

Hazy Blue
2040-50



SOUTH BUILDING - SOUTH HALF
SIMULATED LAP SIDING STUCCO (2ND & 3RD FLOORS)

BLACK



POOL AND SITE METAL FENCING

Color Samples

Secretary of Interior Standards for Consideration

- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new constructions will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff Analysis and Recommendation

The architectural style will be of Key West aesthetic with simulated lap siding stucco and a metal roof. Other architectural features include decorative outlookers, columns and Bahama shutters. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way.

One of the goals of historic preservation is to create new buildings designed in harmony with both adjacent contributing structures as well as the close surroundings and the overall downtown development patterns.

The River's Edge Historic District was enacted via Resolution 3-10 in February of 2003. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, and many more. The proposed development will be compatible with massing, size, scale and color pallet of the surrounding buildings and will blend well with various styles of the district.

The overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10. Staff recommends that the Historic Preservation Board approve the request as submitted.



Previously Approved and
Current Proposals