



NOVEMBER 6/2018

**COA 18-85**

**Owner**

Jose & Olga Medina

**Applicant**

Groza Builders, Inc.

**Representative**

Angie Finley

**Location**

801 S Indian River Drive

**Parcel**

2415-112-0001-000-1

**Historic Status**

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

**Requested Action**

Consideration of an approval for the construction of a single family residence and detached garage.

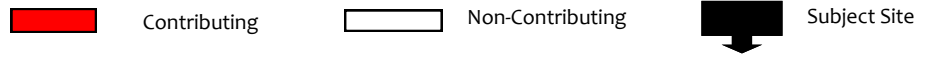
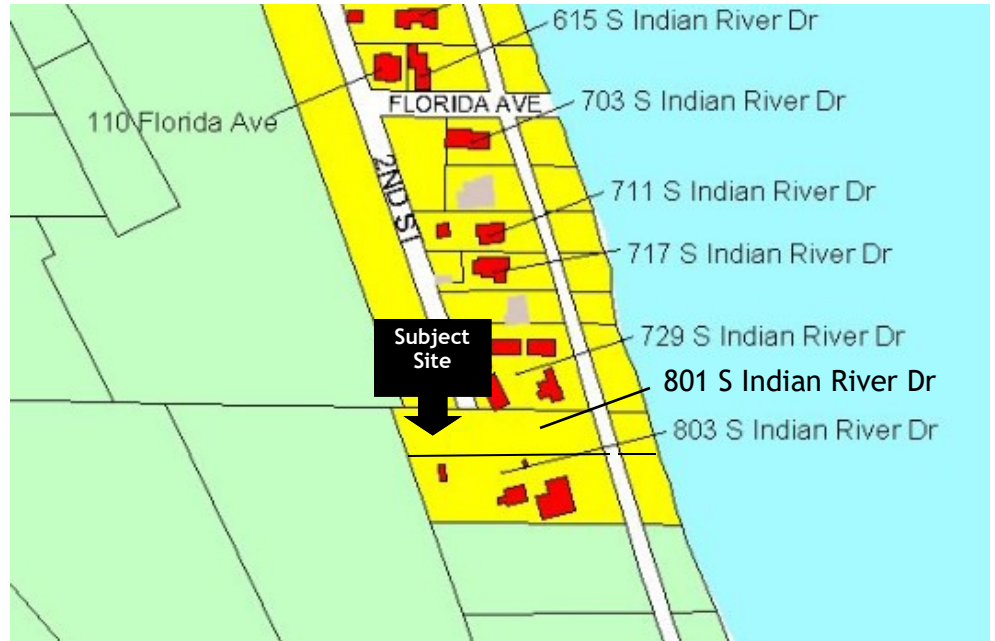
**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



**EXISTING CONDITIONS**

The 1.07 acre subject site is located in the River's Edge Historic District on the south end of the district. The property is zoned E-1, Single Family Estate Density with an average net density of approximately one unit per acre. The property can be accessed from S. Indian River Drive and from 2nd Street.

**APPLICANT REQUEST & STATEMENT**

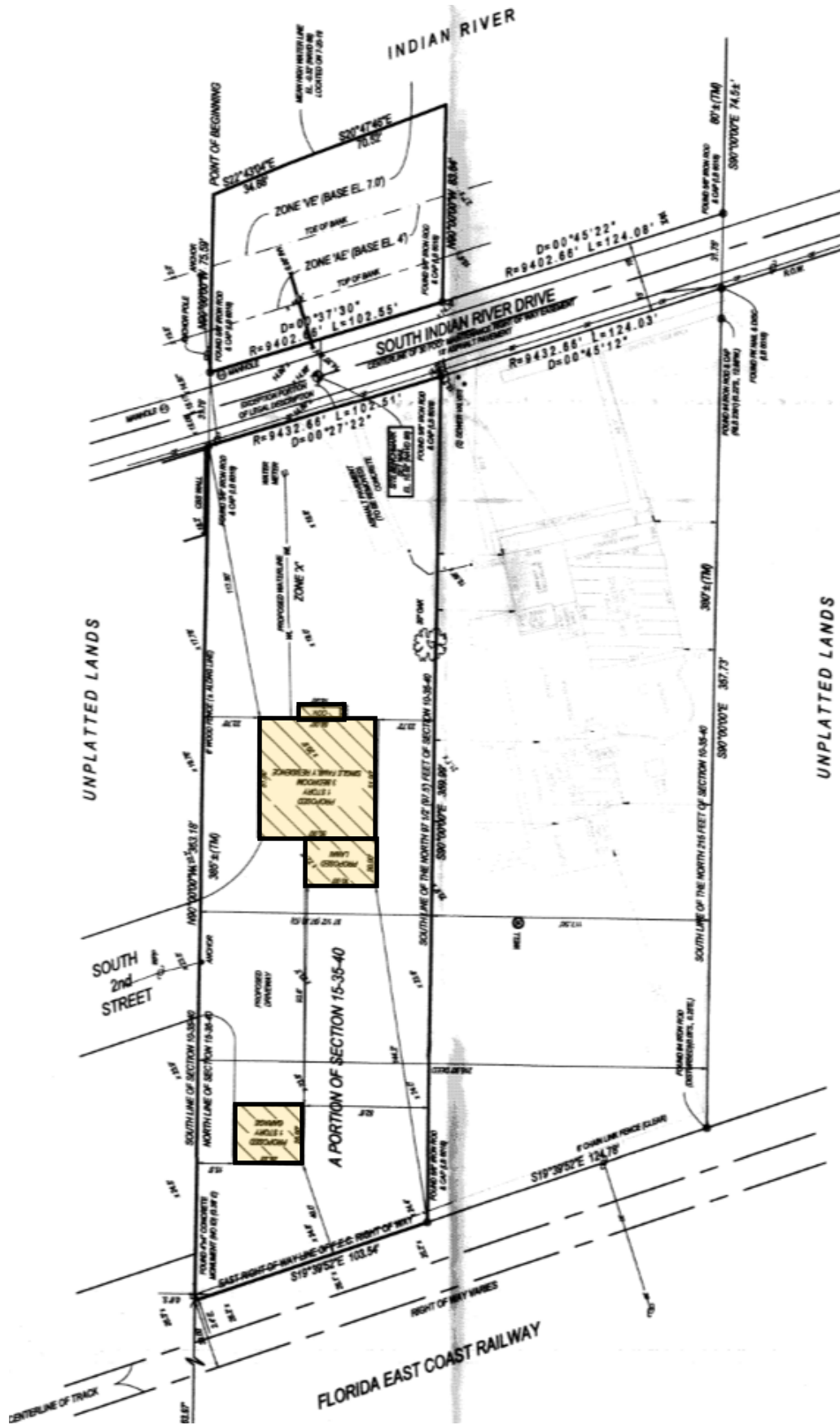
The applicant is requesting consideration of approval for the construction of a single family residence with 3 bedrooms, 2 bathrooms and 2 car garage as well as a free-standing 2 car garage.



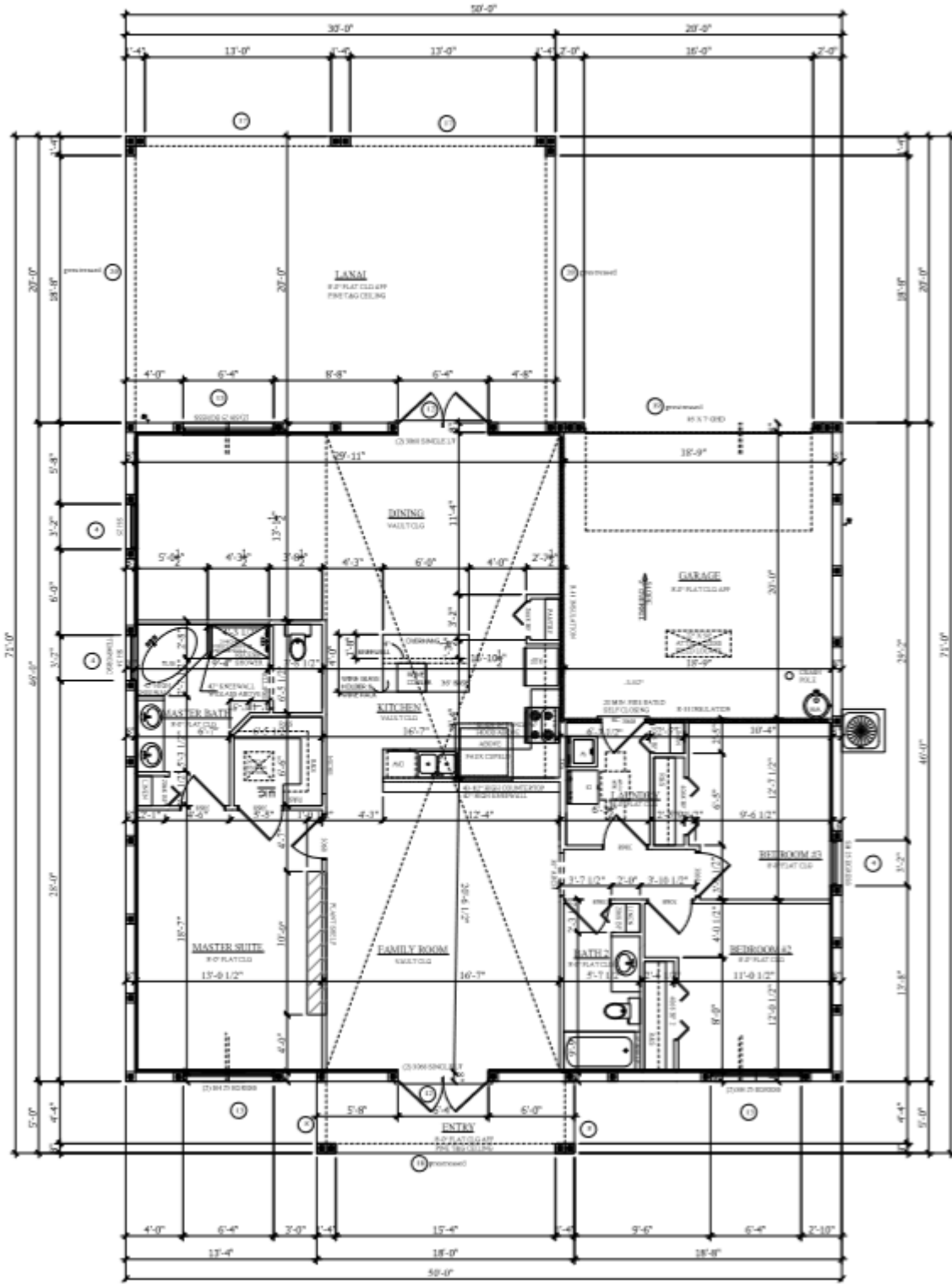
Aerial View of the Subject Site



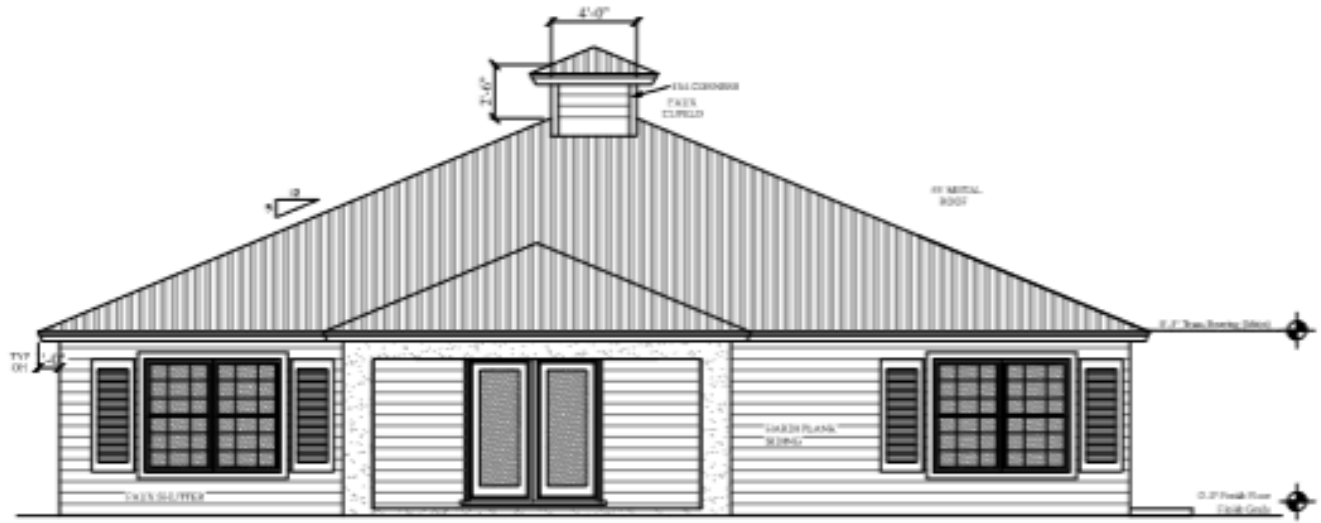
Street View of the Site



# Proposed Site Plan



Proposed Floor Plan



**FRONT ELEVATION**

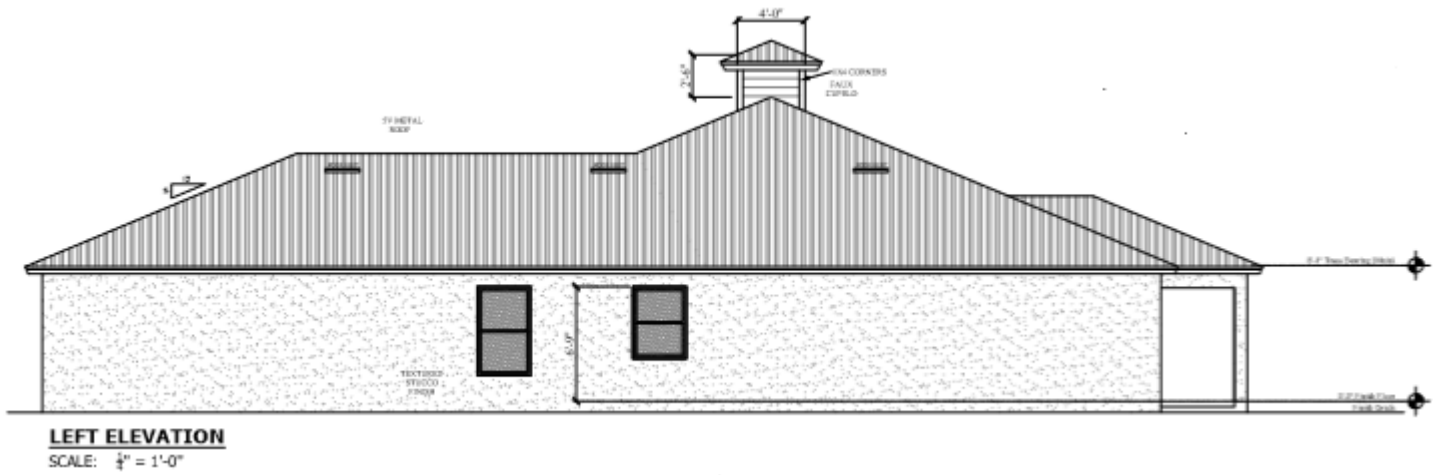
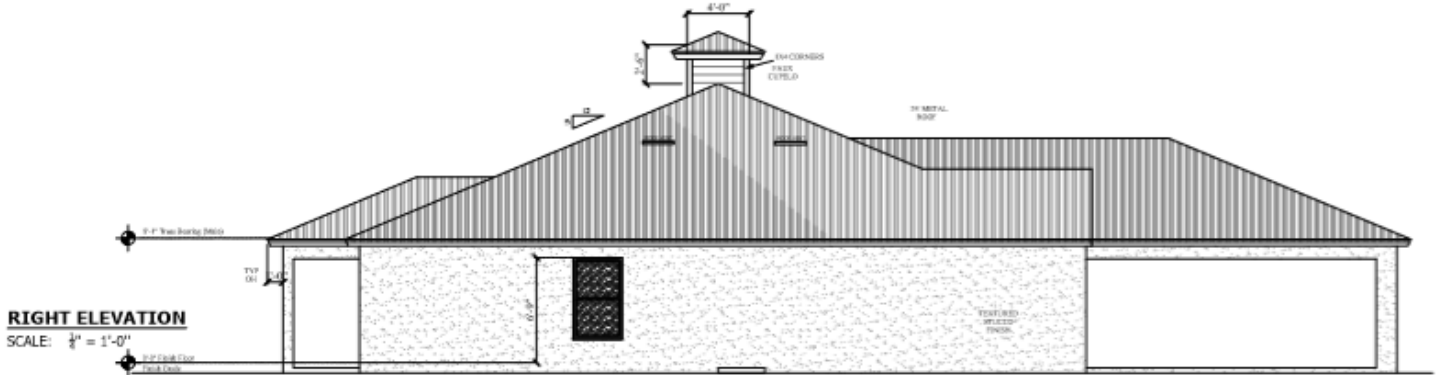
SCALE:  $\frac{1}{4}'' = 1'-0''$



**REAR ELEVATION**

SCALE:  $\frac{1}{4}'' = 1'-0''$

Front and Rear Elevations



Right and Left Side Elevations





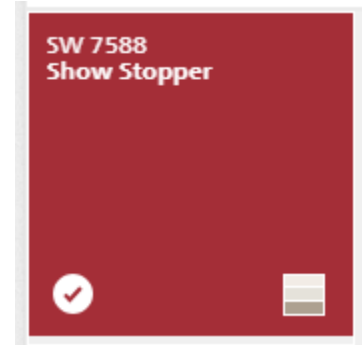
The roof will be metal in a mil finish color.



Exterior.  
Trim color of the house as well as garage and faux shutters.



Exterior.  
Main body color of the house



Exterior.  
Front door color.

## 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

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 historic district development patterns.

The architecture of the proposed residence does not represent any particular design style or does not have any outstanding architectural elements. The design and color pallet are neutral and will be compatible with the massing, size, scale and color pallet of the surrounding buildings. It will also blend well with various architectural 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.