



JANUARY 28/2019

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

COA 19-03

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

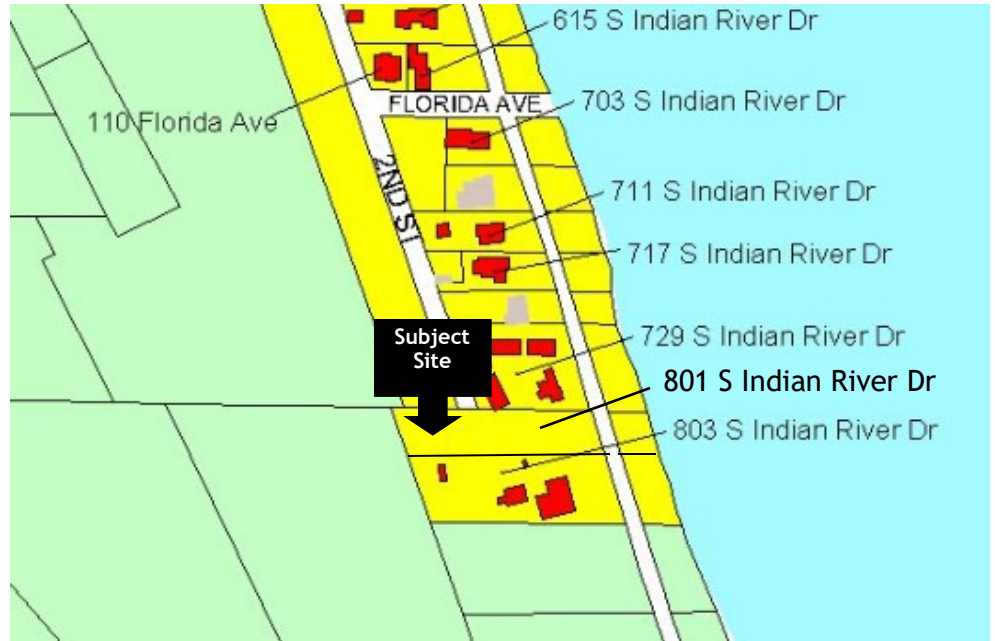
Consideration of an approval for two (2) new windows and retaining wall.

Recommendation

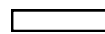
Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner



Contributing



Non-Contributing



Subject Site

EXISTING CONDITIONS

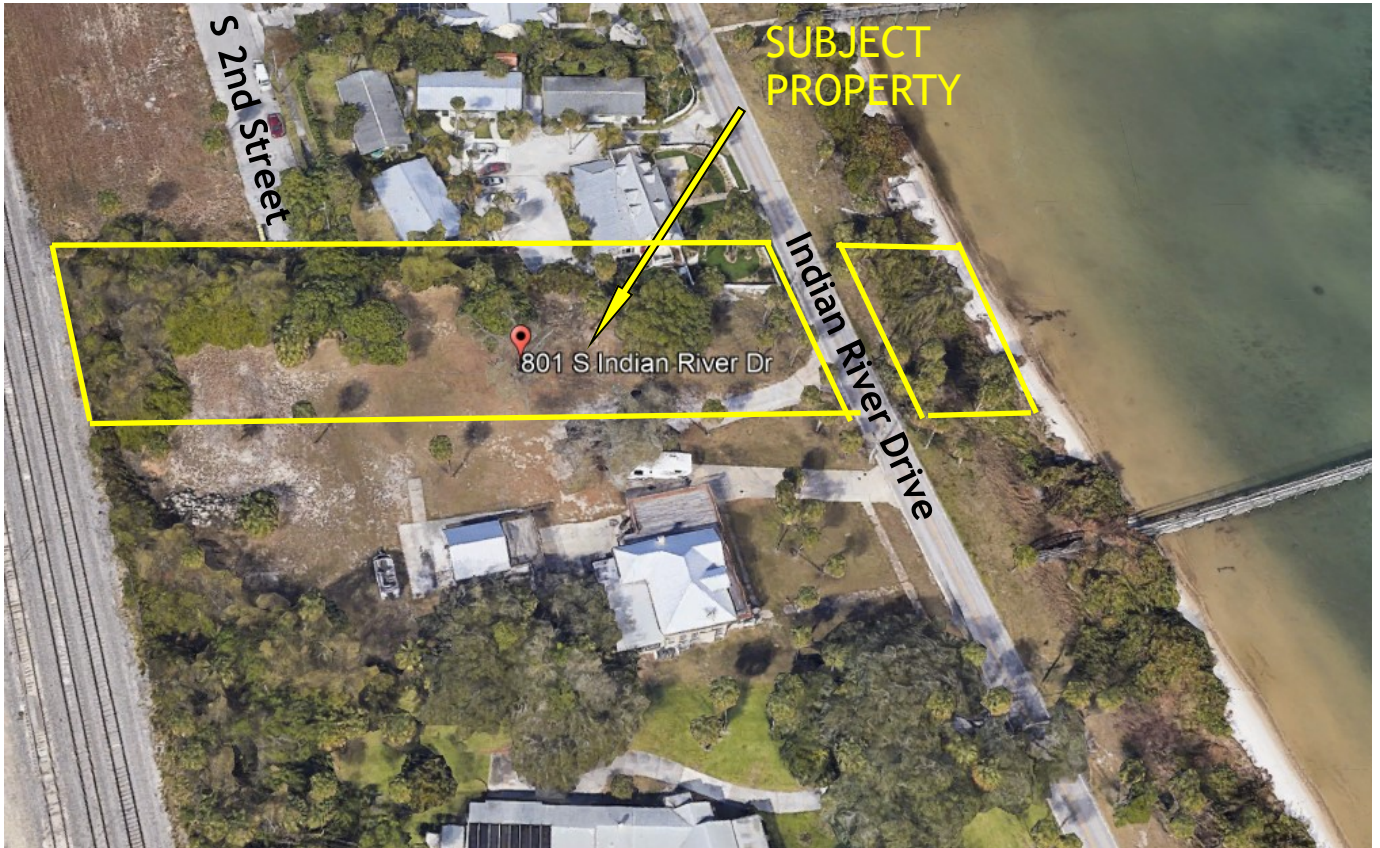
The 1.07 acre subject site is located in the River's Edge Historic District on the south end of the district. The property is zoned E-1, Single Family Estate Density with an average net density of approximately one unit per acre. The property can be accessed from S. Indian River Drive and from 2nd Street.

HISTORY

On November 6, 2081 Historic Preservation Board approved COA for the construction of a single family residence and detached garage.

APPLICANT REQUEST

The applicant is requesting consideration of approval of changes to the previously approved residence which include addition of two (2) windows to the front elevation and construction of a CBS retaining wall with timber planter in front of it.





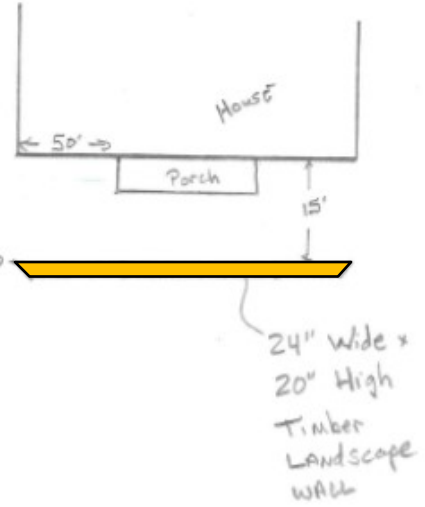
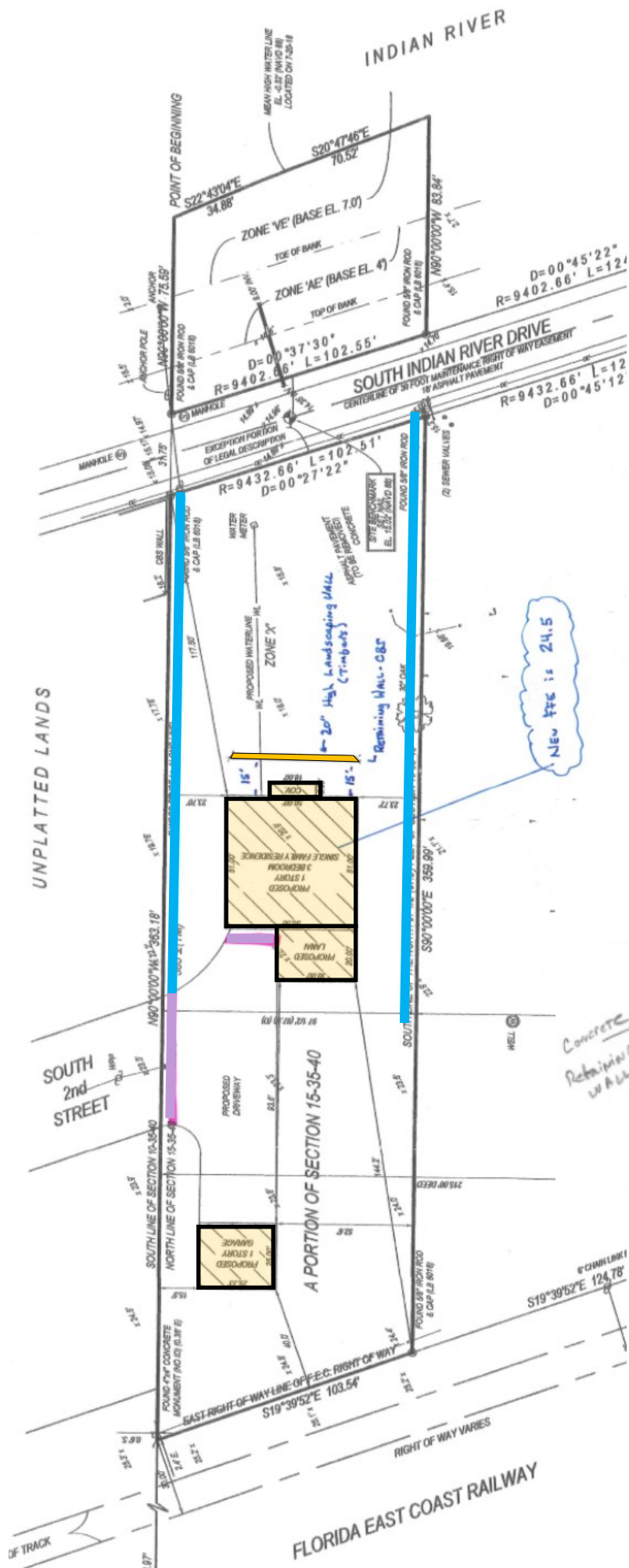
Aerial View of the Subject Site



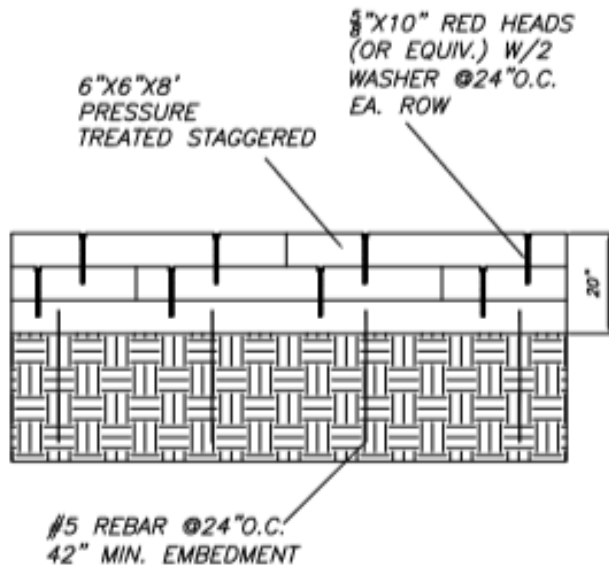
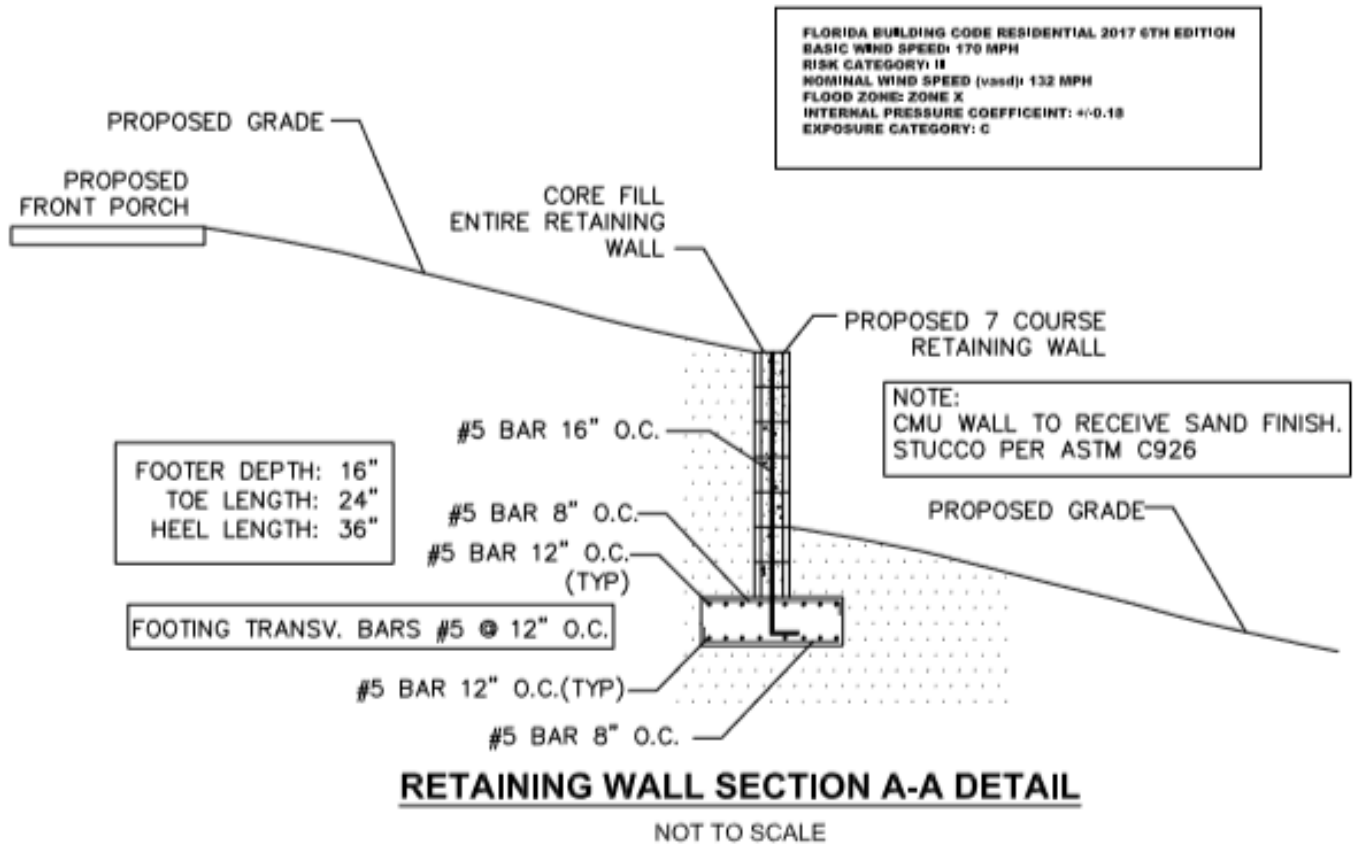
Street View of the Site

Proposed Site Plan

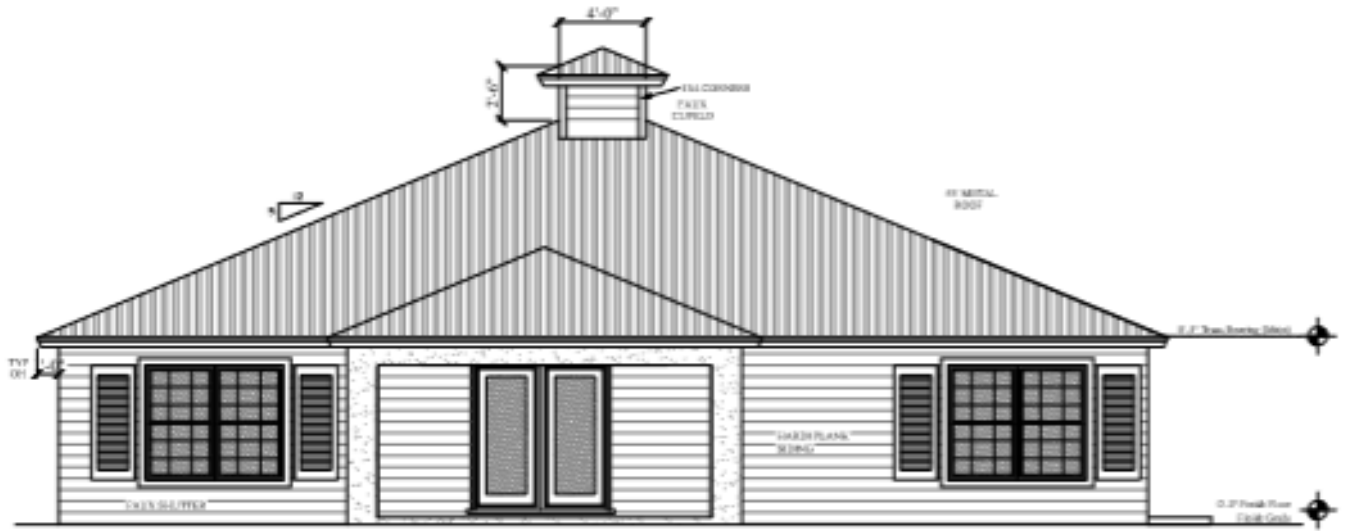
-  Swale
-  Drive Over Drain



Proposed Retaining Wall and Timber Landscape wall



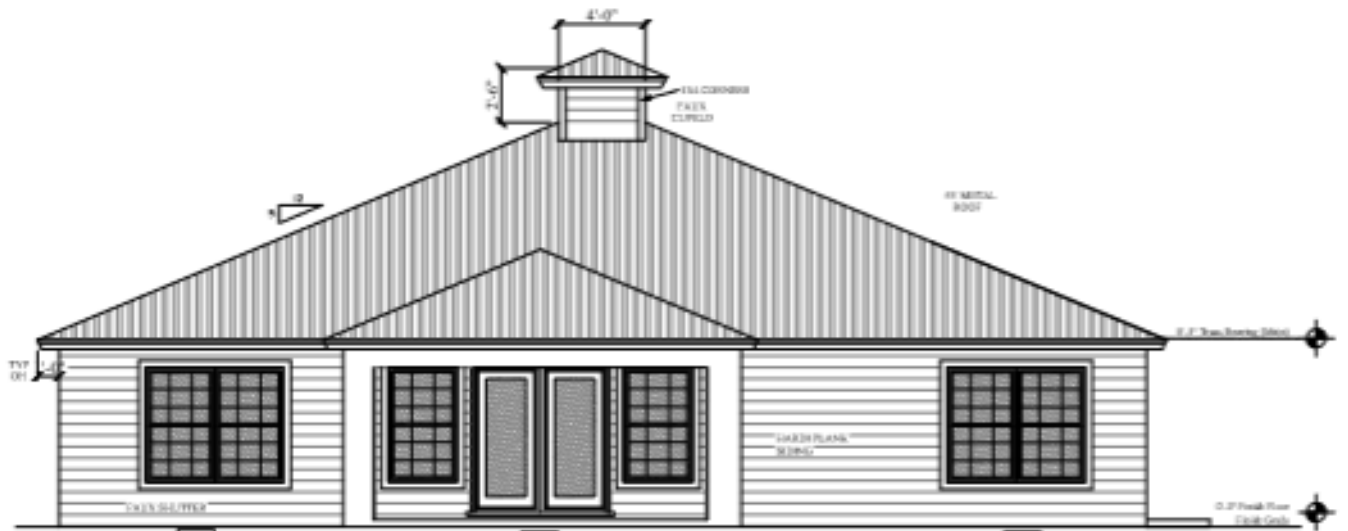
Proposed Rail Road Tie Retaining Wall



FRONT ELEVATION

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

Approved Front Elevation



FRONT ELEVATION

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

Proposed Front Elevation

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 addition of two windows will improve the design of the front elevation and provide additional light to the interior. The proposed retaining and timber landscape walls provide an additional, attractive design element of the site. 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.