



7th Street Boat House and Marina
Boca Grande, Florida

Boca Grande, Certificate of Appropriateness Application / 10.25.2018

Architectural Narrative for
789 7th Street East, Boca Grande, FL 33921

The redevelopment of the existing marina at 789 7th Street East, is designed to maintain and contribute toward the light-industrial character of the adjacent marinas and commercial properties toward the north along the Boca Grande Bayou. The proposed design will require the demolition of the existing structure and a new two-story structure will be built on its footprint. The new second story will allow for the addition of office area to support marina operations, as well as a caretaker unit.

The overall massing and roof line of the proposed marina would be bringing the existing lot into closer alignment with the character of the neighboring properties by utilizing a metal panel roof with low-slopes and parapet, while also keeping the form of the building in a simple orthogonal shape. The exterior wall material, metal panels, will match the existing structure as well as the three nearest industrial neighbors. The footprint of the proposed design will exactly follow the footprint of the existing structure while also adding 15' of depth at the side of the building that faces the interior of the property. This will allow room for a new stair and elevator.

While the Boca Grande Design Guidelines does not highlight buildings such as these, the proposed design was generated to be in the spirit of the document. This includes compliance with the intent statement (page 57): *It is not the intention of these guidelines to dictate a precise architectural style for any one project, but to encourage the representation of the established styles relative to specific areas of the district.*”

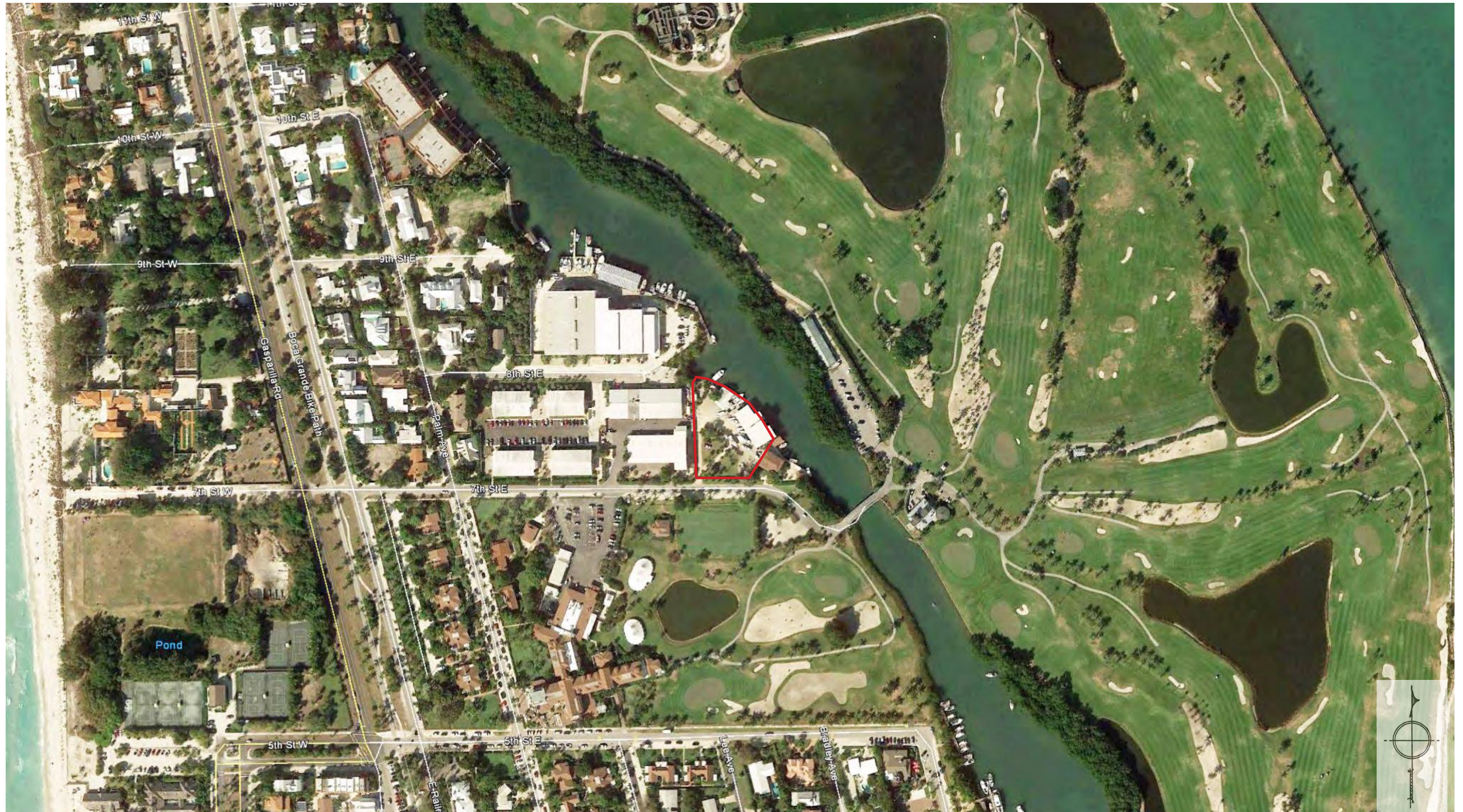
In addition, the design, meets the various elements of the guidelines, including:

1.0 Streetscape: The proposed design's building height is similar to the range of heights in the adjacent properties, existing patterns of spaces between buildings is maintained, as is the traditional patterns of setbacks, entrances, and façade alignments.

2.0 Building Site: The proposed design retains the overall character of the site, maintains the orientation of the building, is proportioned in keeping with similar-use buildings in the district, maintains setback patterns, maintains traditional paving materials and landscaping.

4.0 New Construction: The proposed design is harmonious in form, material and scale of the area properties, aligns its water-front façade with the existing structure, uses building and roof forms closely matched to traditional styles for marina buildings, uses building materials consistent with historic marina structures, and uses window sizes and proportions similar to those used in light-industrial designs.

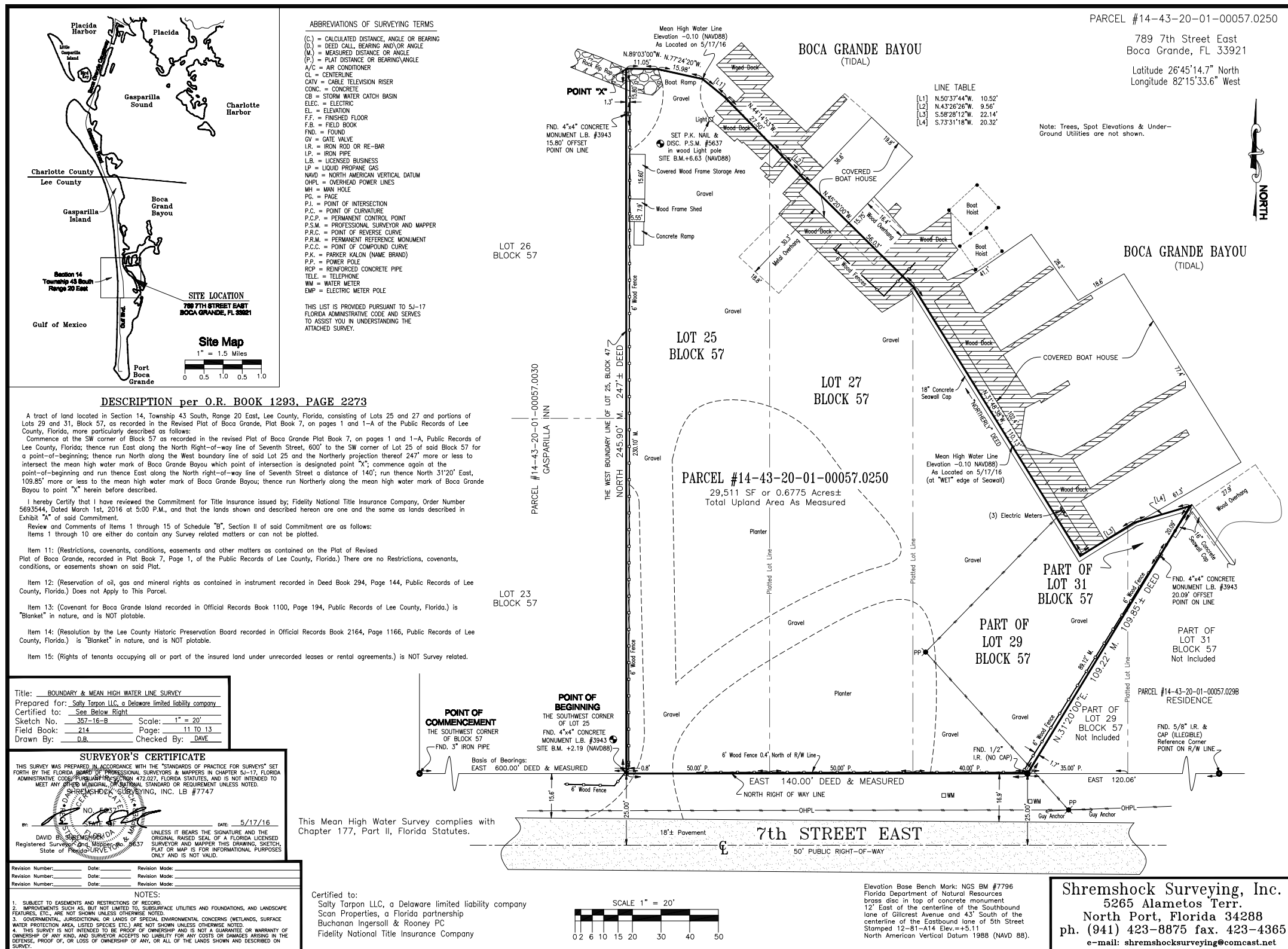




EXISTING AERIAL

600'





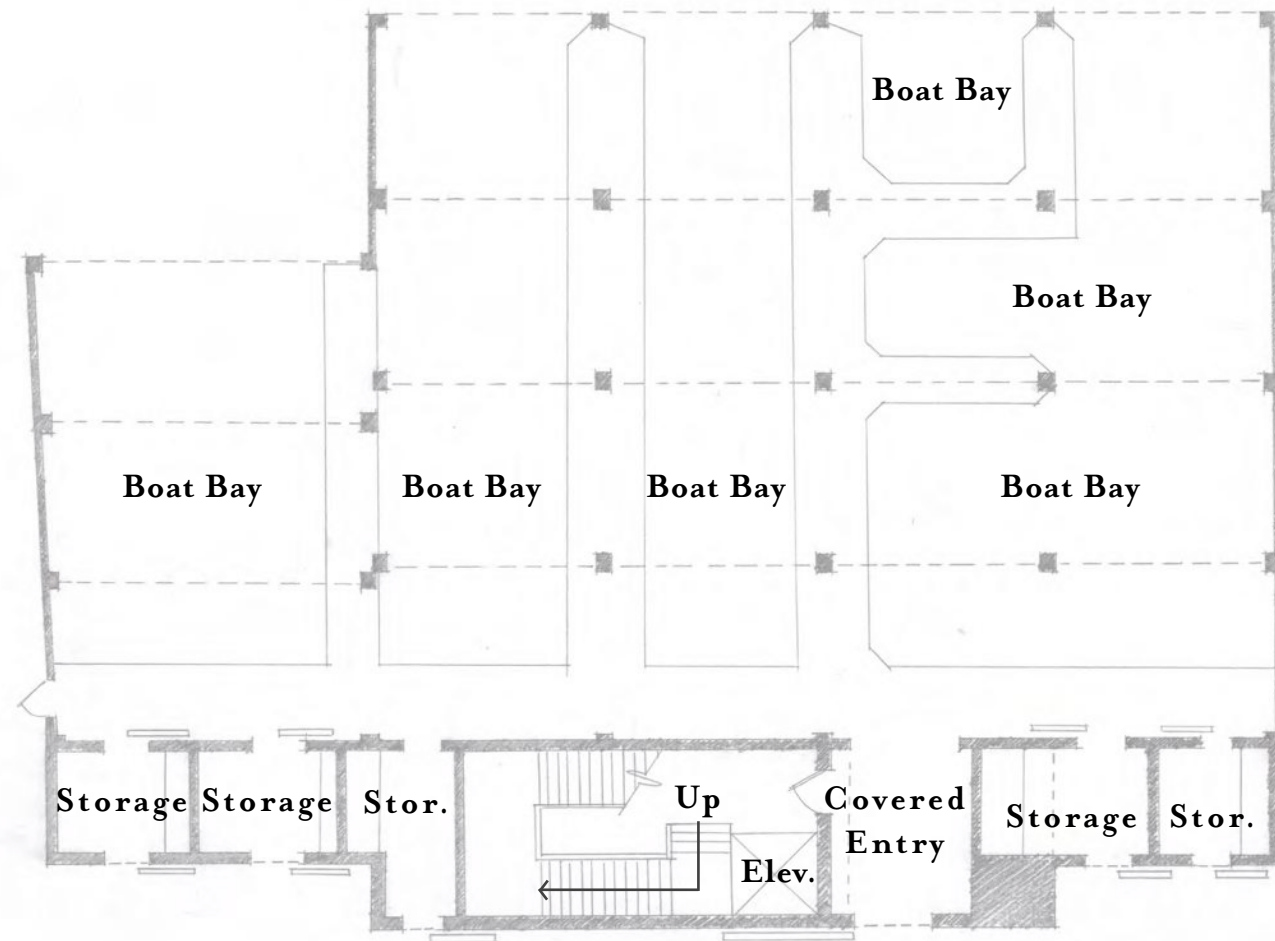
EXISTING CONDITIONS SURVEY

SCALE: 1" = 40'

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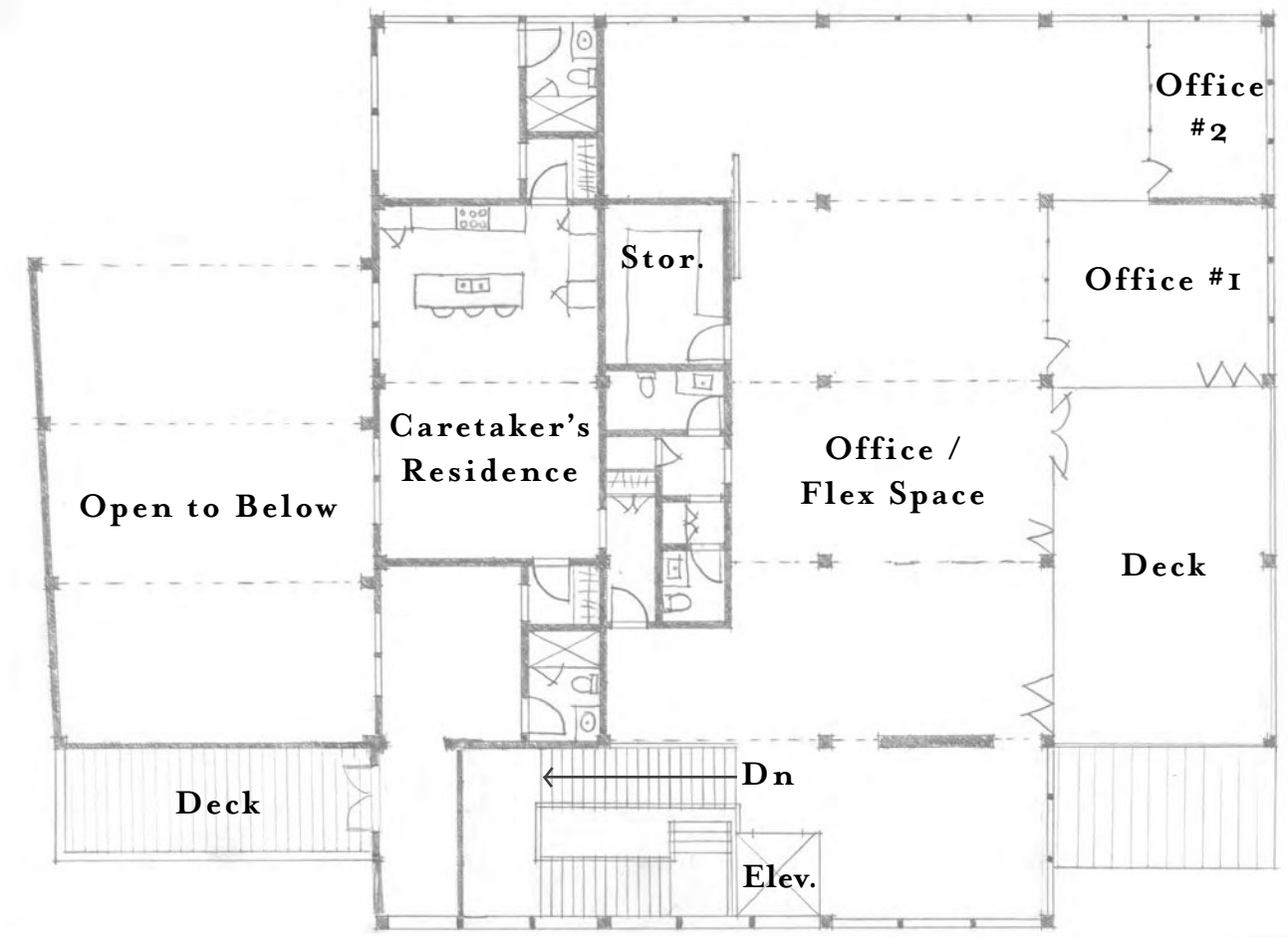




FIRST FLOOR PLAN

S.F. First Floor (under roof).....6,600 sf

Scale: 1/16" = 1'

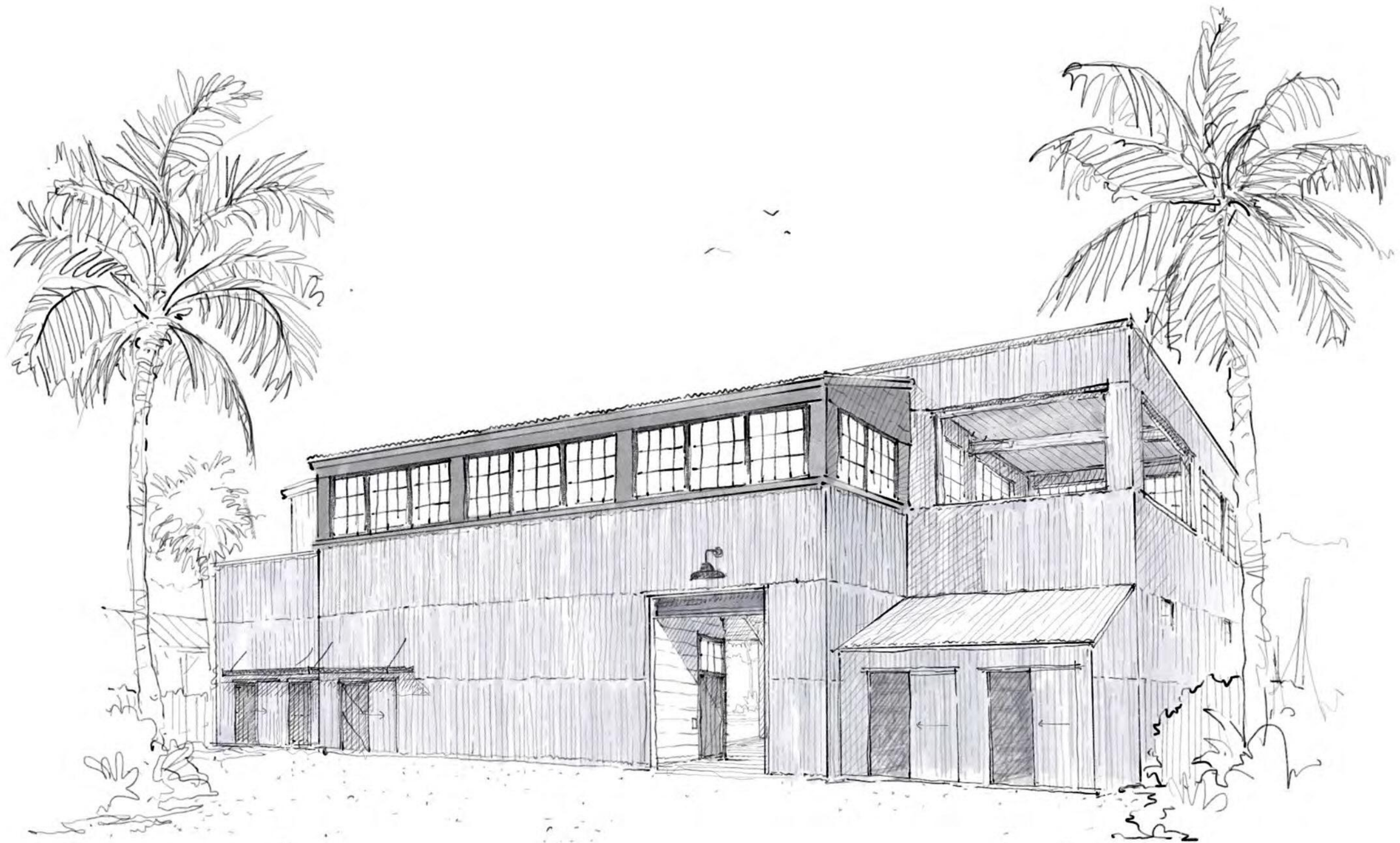


SECOND FLOOR PLAN

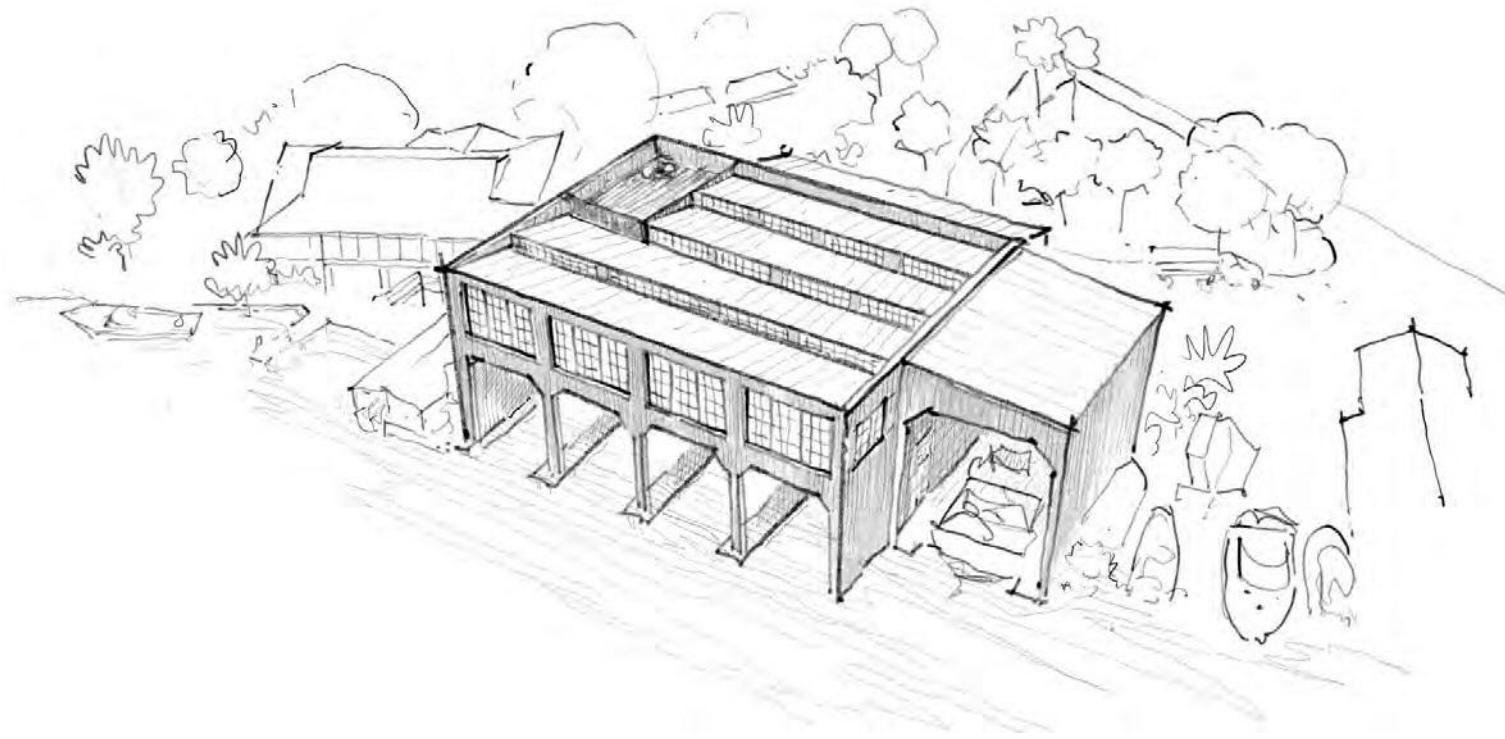
S.F. Second Floor (under roof)..... 5095 sf

Scale: 1/16" = 1'

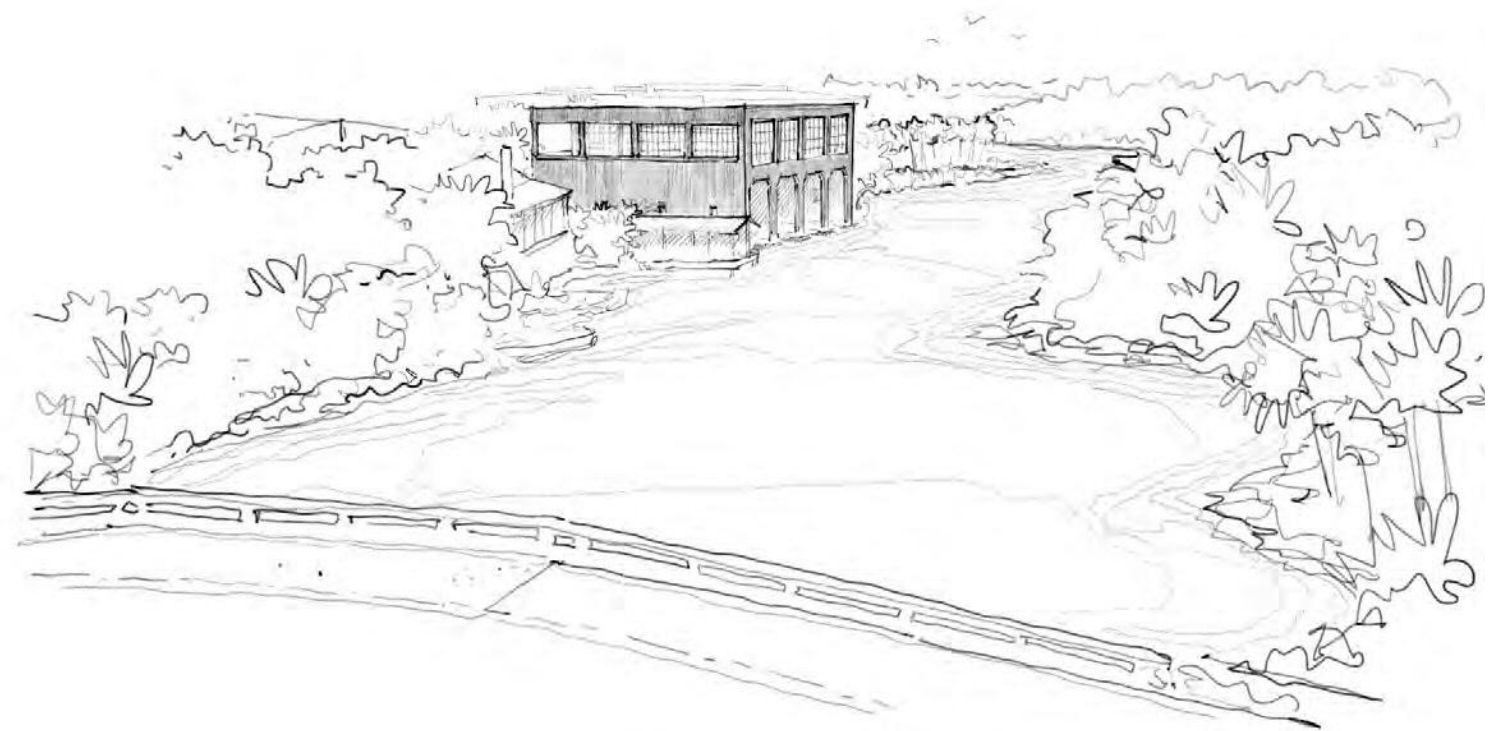




**PERSPECTIVE VIEW FROM
THE 7TH STREET ENTRANCE**

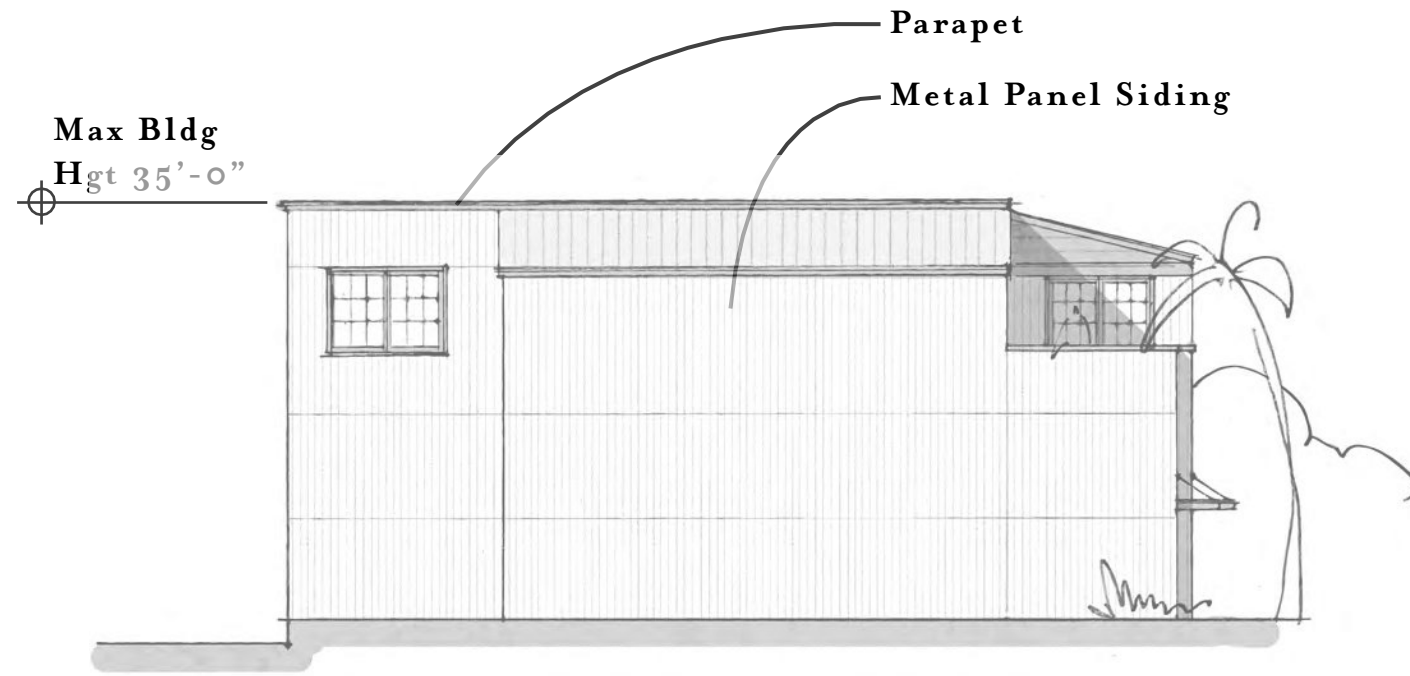


Aerial view from the water

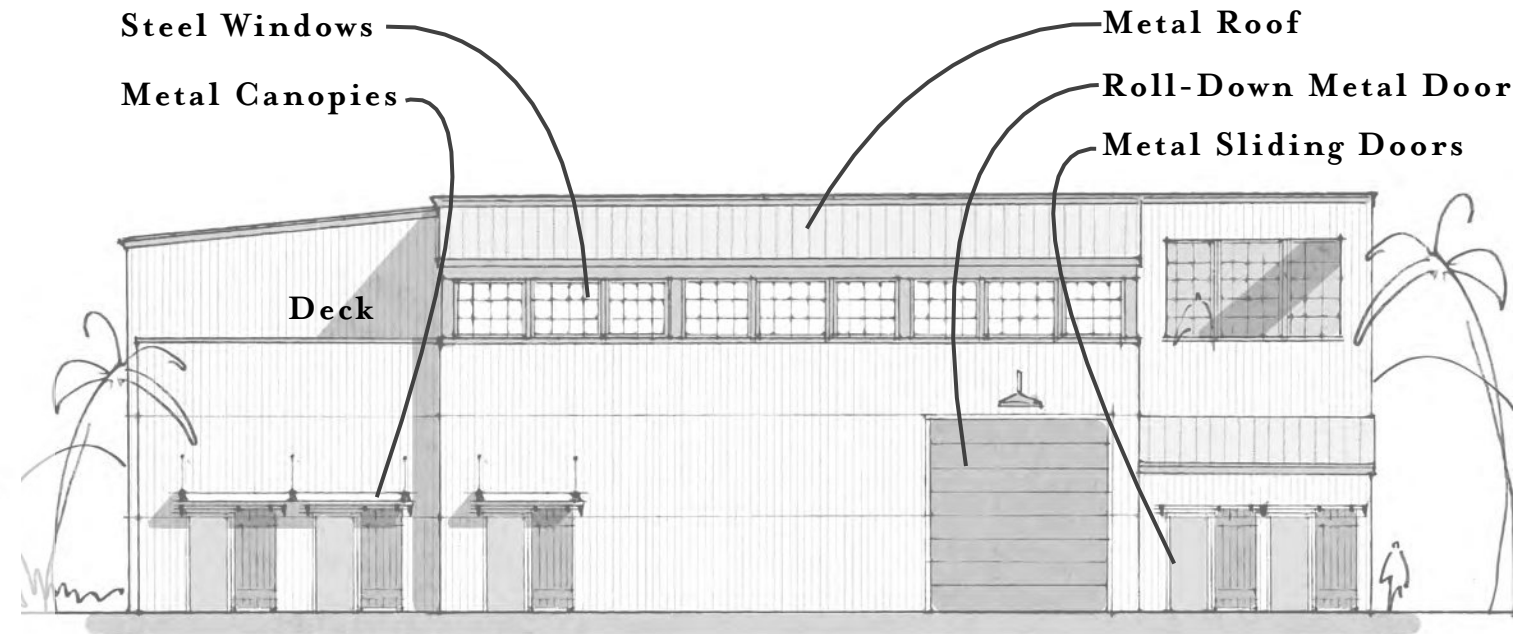


Perspective from the 7th Street bridge

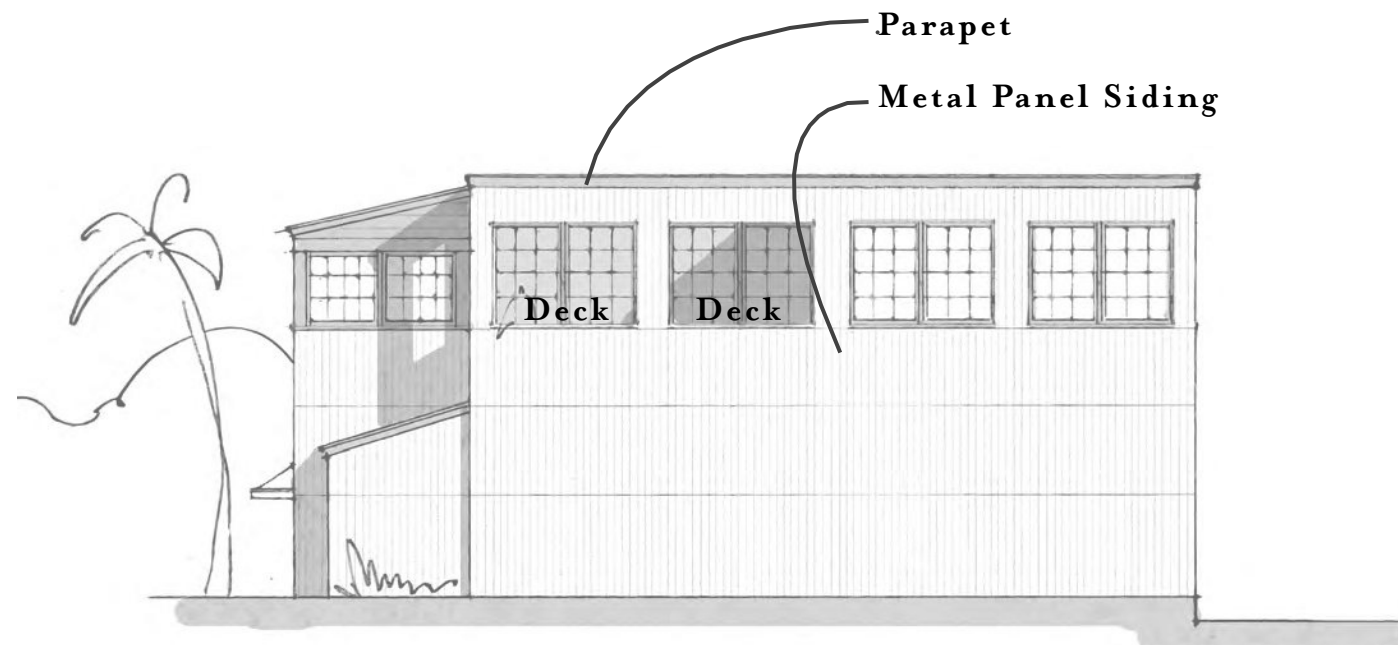
CONCEPTUAL BUILDING MASSING & CHARACTER STUDY



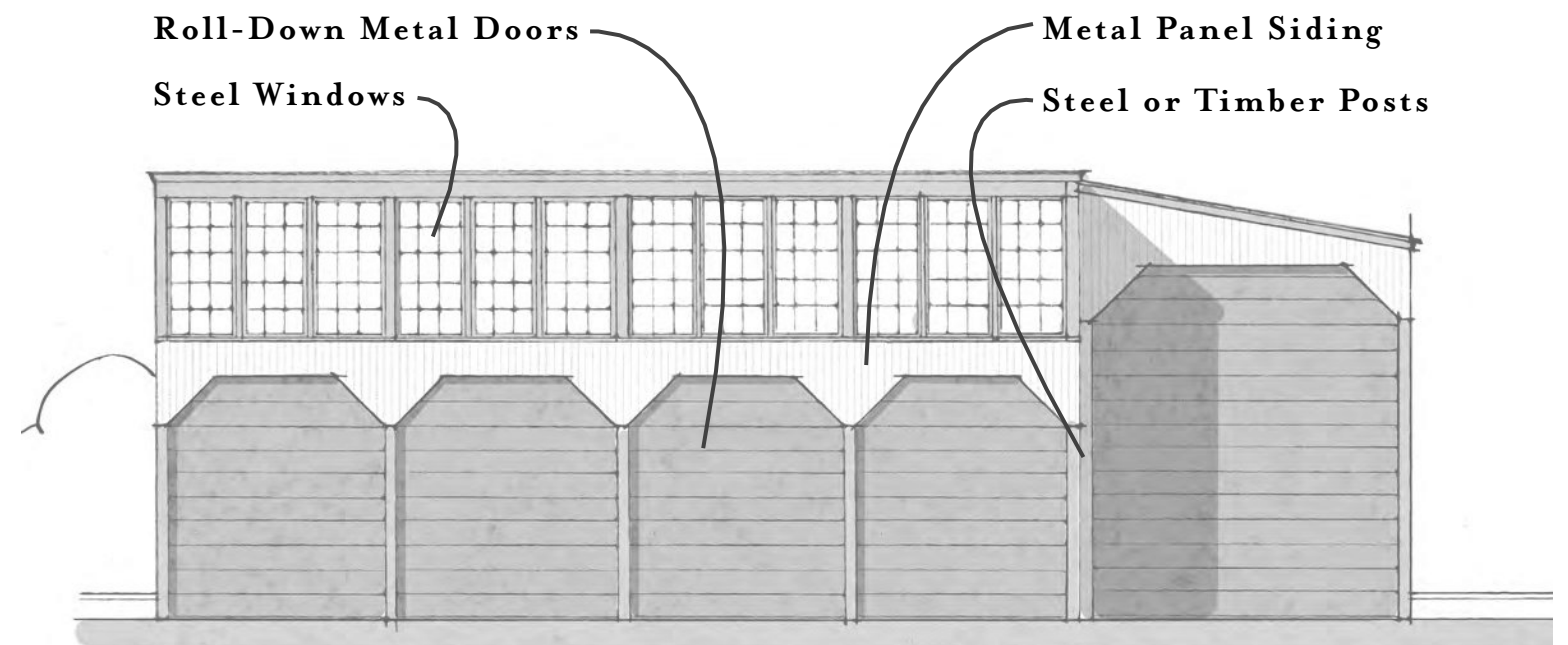
WEST ELEVATION



SOUTH ELEVATION
FROM 7TH STREET ENTRANCE



EAST ELEVATION



Boat Bay Boat Bay Boat Bay Boat Bay Boat Bay

NORTH ELEVATION
FROM BOCA GRANDE BAYOU

PROPOSED ELEVATIONS

Scale: 1/16" = 1'



NEIGHBORHOOD CONTEXT WITH PROPOSED DESIGN



NEIGHBORHOOD CONTEXT



NEIGHBORHOOD CONTEXT



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS