

1000 10TH STREET

SCA 2025-00019

Boca Grande Historic Preservation Board

December 10, 2025

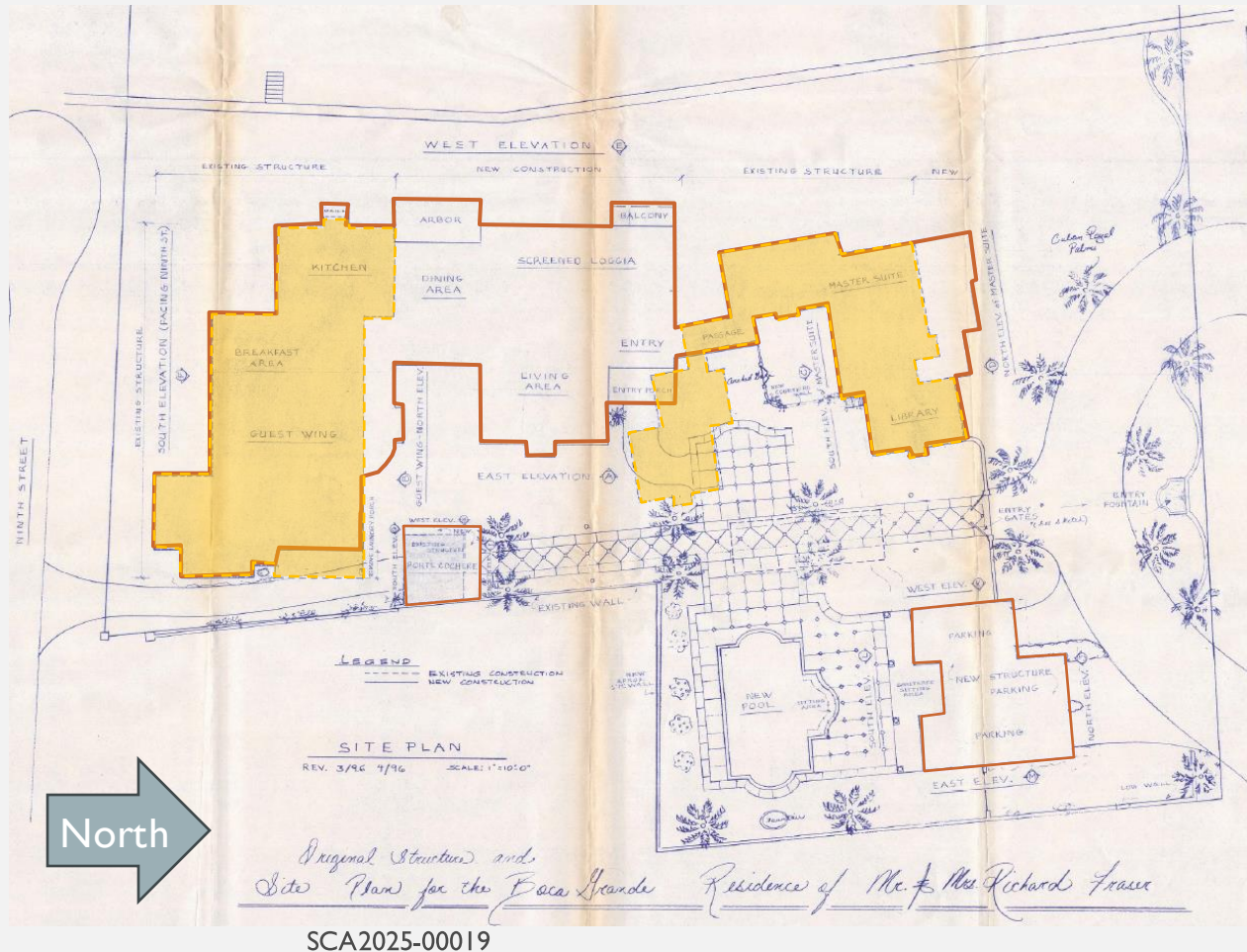
HISTORIC RESOURCE

Site #8LL001721

- “Example of modest boom time architecture on coastal property.”
- 2 Lots each with a historic cottage
- Mediterranean Revival Style Architecture
 - Cottages constructed around 1926
 - Masonry, Stucco & Barrel Tile
 - Approx. 16 feet in height
- 901 9th Street
 - 3,112 Square feet
 - Access from 9th Street
- 1000 10th Street
 - 2,209 square feet
 - Access from 10th Street
 - Detached accessory structure from 1980



FIRST MODIFICATION



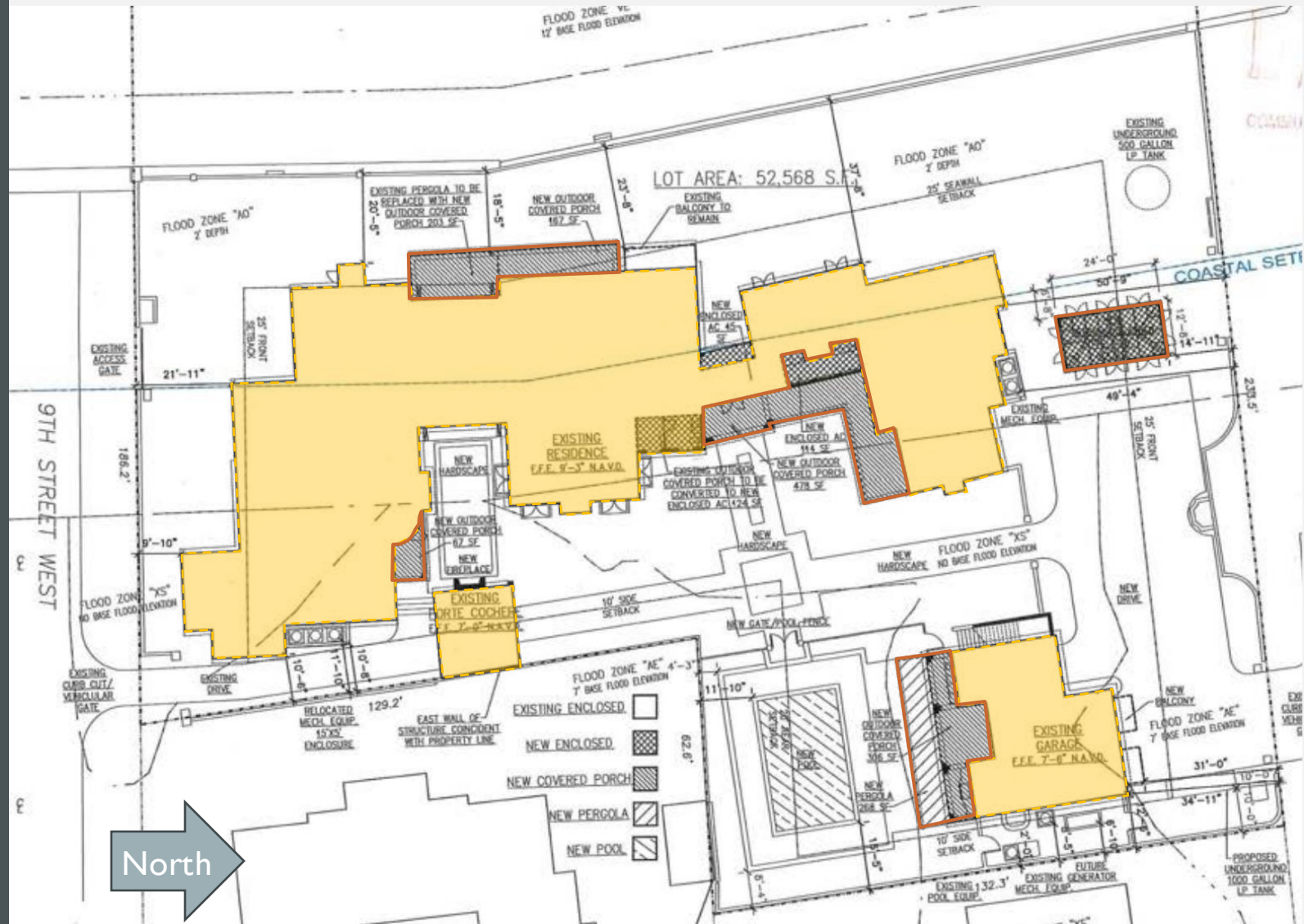
SC 96-11-02 approved in 1996

- Combine 2 lots
- Remove 742 square feet from existing cottages
- Construct 4,079 square feet for a Loggia, Entry Porch, Porte Cochere and connection of the 2 cottages
 - Height Range: 16 to 26 feet
- Remove accessory building and construct a 3 car garage with 1,107 square feet of living space above
- Construct a pool
- Replace windows and doors
- Increased the square footage of main structure to 8,196 square feet (54% increase)
 - Previously 5,321 square feet
 - Additional living area above garage not included.

SECOND MODIFICATION

SCA2023-00011 approved July 12, 2023

- Rehabilitation & modifications to windows, doors, porches
- Construct paved courtyard, outdoor fireplace, greenhouse, external staircase
- Expand the main structure to 9,046 square feet. (70% increase)
 - Original cottages 5,321 square feet
- Expand detached garage to 1,790 square feet



2023 CONDITIONS





EXISTING CONDITIONS

SCA2025-00019

CONSIDERATIONS

Existing Structure

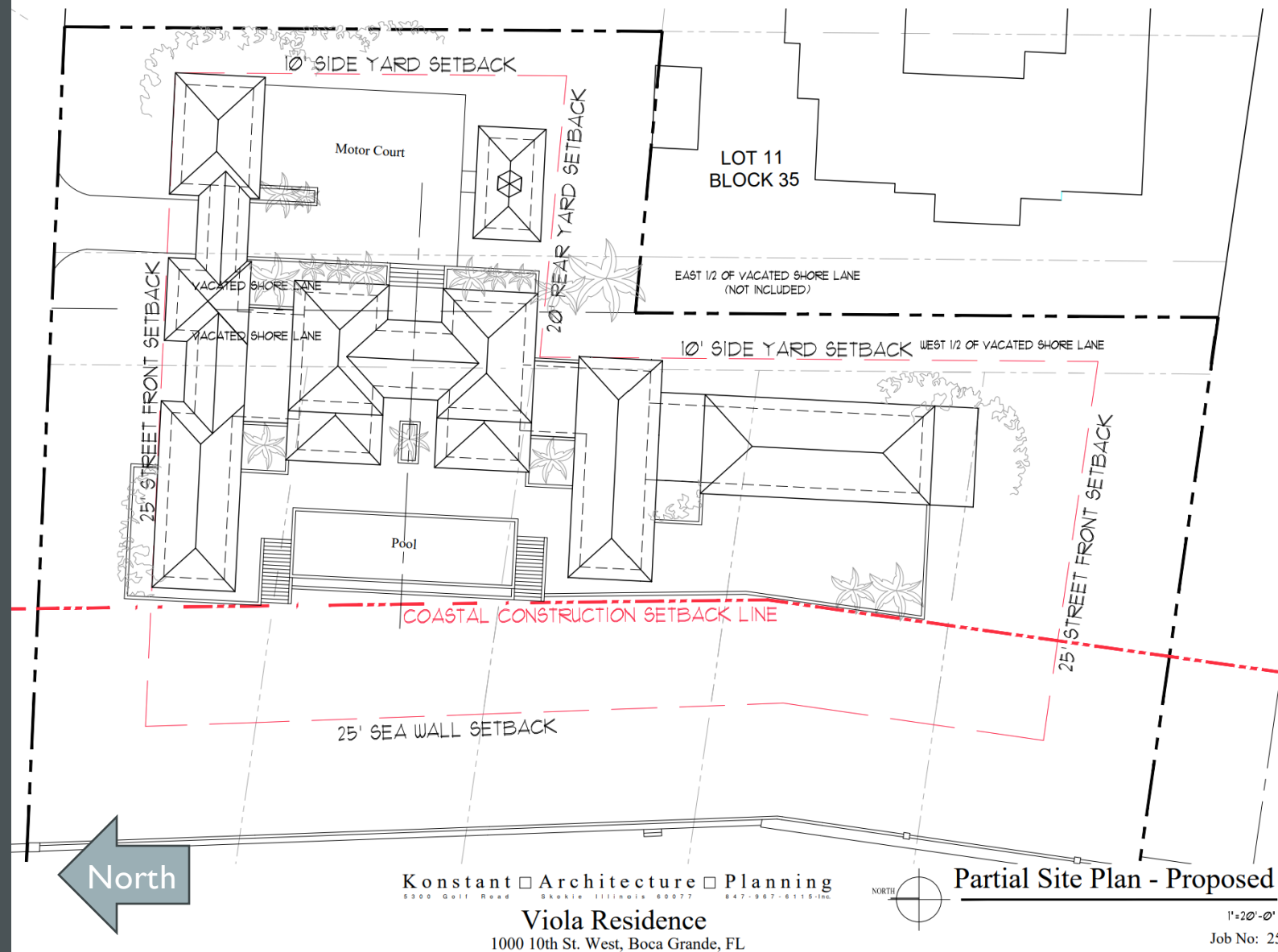
- Reduced Street and Sewall Setbacks
- Constructed beyond 1978 Coastal Construction Setback Line
- All windows and doors were open during 2024 hurricane season
 - Exposed structure to flooding and wind loads
 - Cracking of exterior stucco & concrete floor slab
 - Foundation is unlikely to support current building standard without significant improvements.

Elevated Structure

- Current structure height ranges from 16 to 25 feet
- Property is within Velocity Zone requiring a minimum elevation of 18 feet
- Height is limited to 38 feet above average grade or 42 above mean high sea level
- With required minimum elevation, structural height would be 34 to 43 feet
 - Portions of the structure would exceed height limitations and require modification

CONCEPTUAL PLAN

- Promotes consistency with required setbacks and floodplain elevation
- Increases separation from existing residences
- Eliminates “rambling compound plan”
- Places structure landward of 1978 Coastal Construction Setback Line
- Proposed architecture maintains Mediterranean Revival Style
 - Stucco and red clay roof materials
 - Large arched windows with decorative shutters
 - Outdoor patio spaces



CONCEPTUAL PLAN



CONCEPTUAL PLAN

