

## Hideaway-by-the-Sea 126 SE 7th Ave.

Drone image of Hideaway-by-the-Sea, a contributing building to the Marina Historic District at 126 SE 7th Ave. 126 is the unit on the right (west). Only change in the 1949 building's footprint is the addition of a stone-clad, 60 square-foot bathroom on the top right (south) side. The green accent in the driveway (left) is pitched at the same 17-degree angle as the classic Mid Century shed roof. Note the lush, mostly native, landscaping which includes horse tail reeds, wild coffee, sable palms, coontie, Simpson stopper, saw palmetto and gumbo limbo.

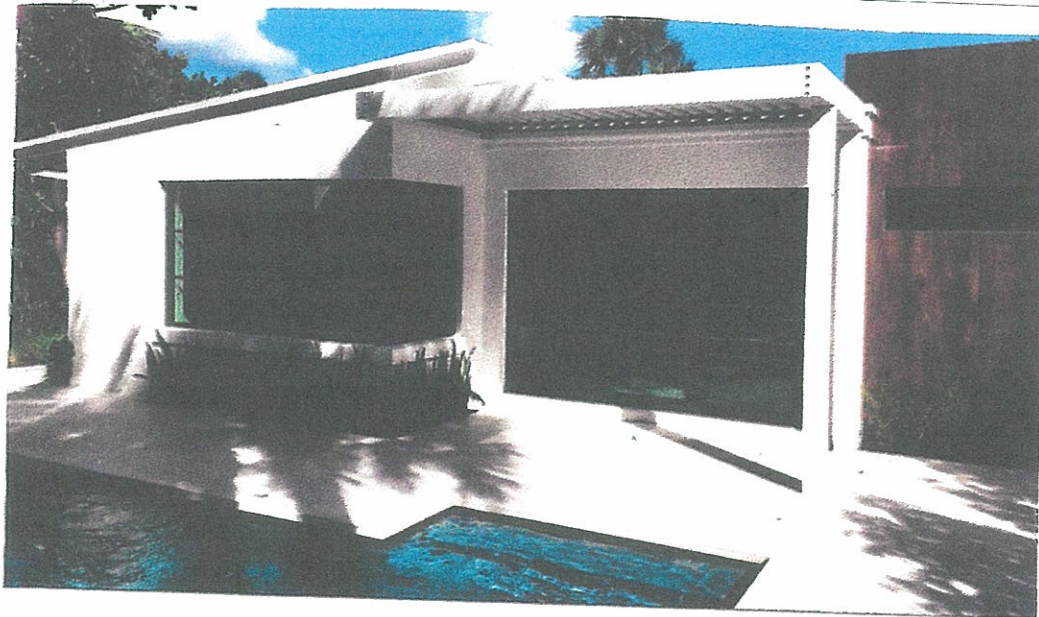




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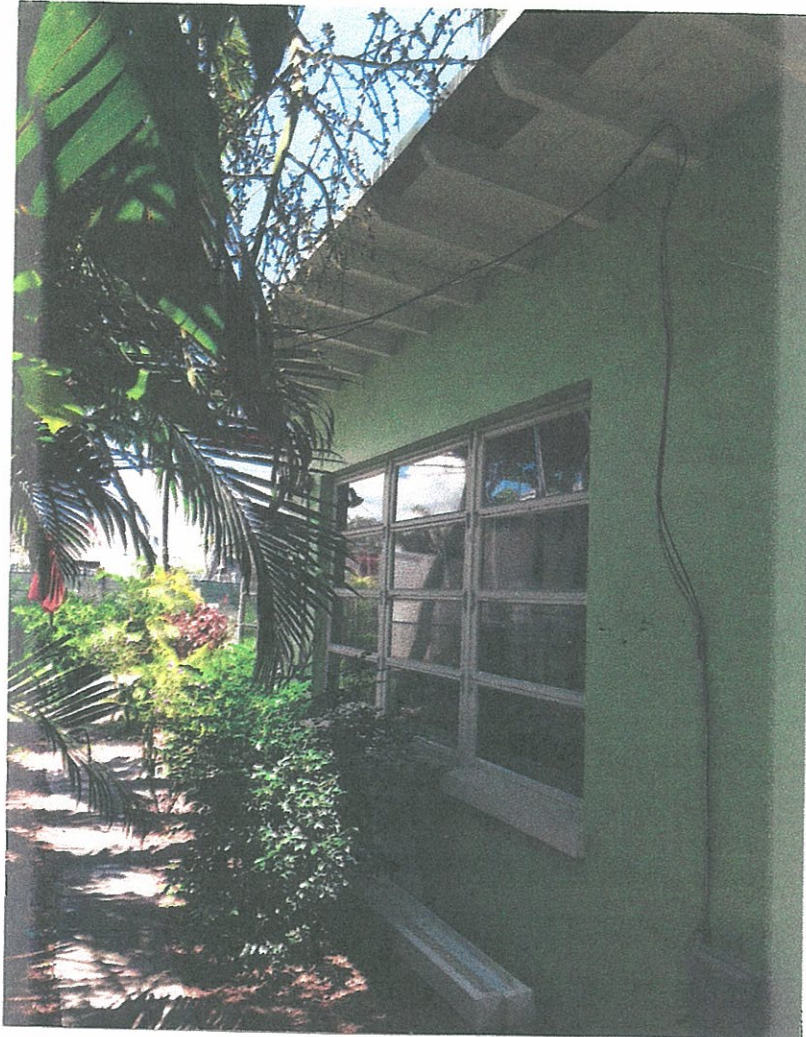
Original west entrance and porch. Master bedroom is on the left. Original screened-in porch (See JacobsonSheetz) replaced at some time with projected awning windows and a 3-foot tall knee wall. The former entrance to the unit is on the right (south) side of the porch.



Restored west entrance, family room, pivoting pergola and new bath (far right). Family room was rebuilt on the footprint of the original porch and features a three-panel nana door that folds against the master and opens to walk under the pergola. Bath features narrow windows on the west and south side and was clad in a mottled brown stone that distinguish the addition from the historic villa.

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Before: South wall of the building features a set of three, four-pane projected awning windows resting atop a knee wall. Original outlookers supporting the roof extend about three feet from the wall.





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After: The refurbished south wall is nearly floor to ceiling commercial grade, storm-rated windows and a glass door to let as much light in as possible. The windows and door are not visible from the street. The glass wall is divided in three panels, to mimic the original three panels of projected awning windows. The original outlooks remain.





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The north facade of the building featured a jalousie door into the kitchen and a window box over the sink. A cluttering tangle of conduit shoots across the facade.



Today's look is infinitely cleaner. The door has been removed to allow for a better functioning kitchen, the conduit removed and a white tile sidewalk replaces the uneven flagstones. Wild coffee adds texture. The original outlookers remain.



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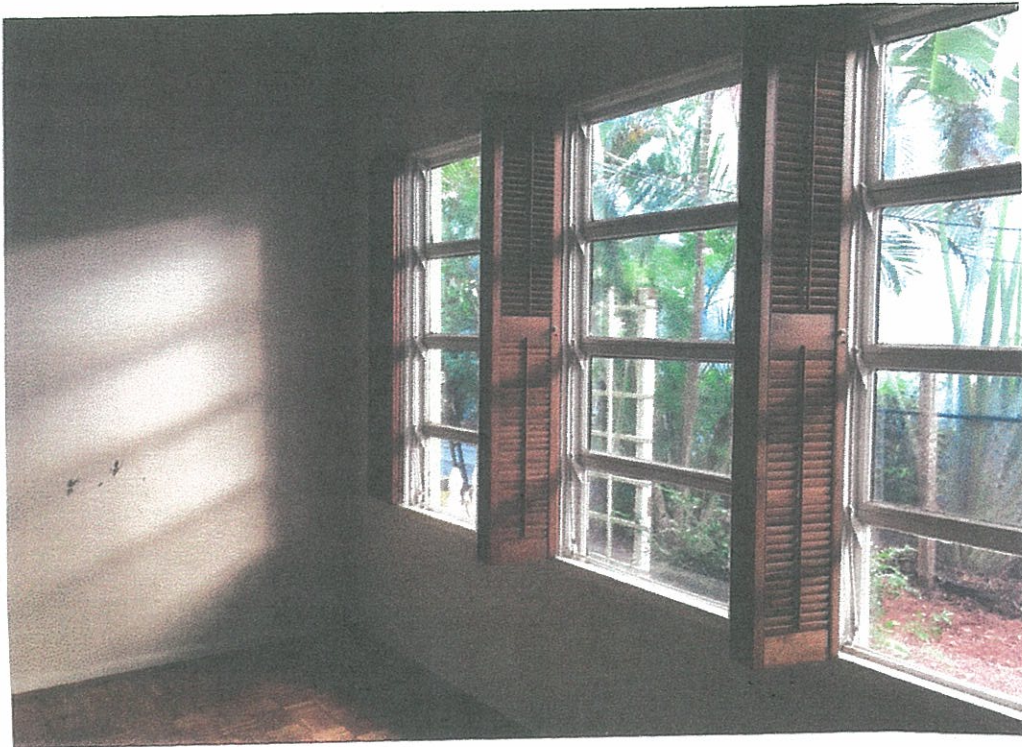
Original porch (below), at some point converted into a small room with un-matched aluminum-framed projected awning windows, was in poor physical shape. It was carefully demolished and a new family room built on the original footprint (bottom right). The three-panel nana door folds open against the master bedroom window (left) and a pivoting pergola was added outside the room. When the nana door is open, it brings the indoors outdoors and the outdoors indoors.





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Former living room (below) looking through the wood-framed projected awning windows. Bottom image shows the living room today with a gray stone floor, commercial-grade windows and door and new stone patio outlined by saw palmettos with a "Christmas" palm tree that was preserved and relocated on site. The privacy wall behind the grill divides this villa from the one to the east.



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Another view of the living room shows light pouring in the south-facing windows in the early afternoon. A circa-1970 replica Eames chair and ottoman rest on the grey tile floor.





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Top image is the kitchen shortly after we purchased the property. The two doors, the left one allowing egress from the outside and the right one allowing egress between the two villas, severely hampered the flow and function of the kitchen. Image below shows a sophisticated modern kitchen with a fixed window now centered above the sink and flanked by two casement windows.

