



February 10th, 2020,

Re: Plan Review – Facade modifications
1438 Collins Ave, Miami Beach, FL 33139
Plan Case: HPB20-0374

The following is our response to the plan review comments.

1. HPB PLAN REVIEW

1. Deficiencies in architectural presentation

- a. COMMENT: Clearly indicate on the demo elevations that the glass block proposed to be removed.

RESPONSE: Acknowledged. See sheet D201.

- b. COMMENT: Indicate on the demo elevations the portion of the kneewall proposed to be demolished in order to introduce a double door along Collins Avenue.

RESPONSE: Acknowledged. See sheet D201, Demo-east elevation.

2. Design/appropriateness comments (recommendations)

- a. COMMENT: Staff is not supportive of the removal of the upper band of glass block and its replacement with transom windows. Staff recommends that the glass block be replaced with new product approved glass block which would not require Historic Preservation Board approval.

RESPONSE: Acknowledged. The client would like to proceed with the transom windows since this was the main reason/motivation to submit for the historic approval.

- b. COMMENT: Regarding the proposed storefront design staff recommends the following:

- i. Staff recommends that the storefront windows should be divided equally within each bay.
- ii. Staff recommends that the double door be centered within the bay and the adjacent storefront windows be divided equally so that there are no narrow portions of glass.
- iii. Staff recommends the applicant explore the reintroduction of the curved glass at the corner entrance as shown in the rendering and microfilm plans.

RESPONSE:

- i. Acknowledged. See sheet A201, elevation #1 and #2.
- ii. Acknowledged. Store front window is centered; see sheet A201 elevation #2.
- iii. Acknowledged. Our client is not opposed to it but he would like to get product information, availability and cost before committing to curved glass.

