

A5 Contributing Historic Property

- A5.1 Existing & Proposed E/W Streetfront Elevations
- A5.2 Existing & Proposed N/S Streetfront Elevations | Michigan
- A5.3 Existing & Proposed N/S Streetfront Elevations | Alley
- A5.4 Future Raised Roads Elevation
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- A5.15 - A5.25 Summary of LEED Components
- A5.26 Prior Development Approvals



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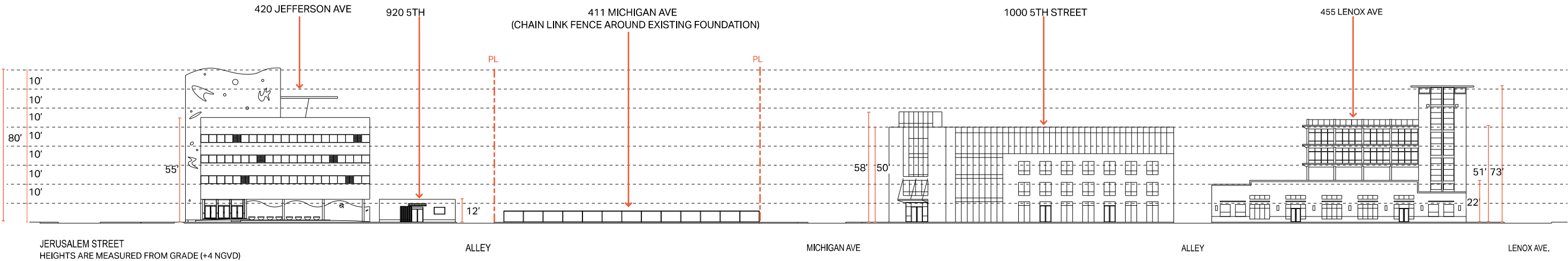


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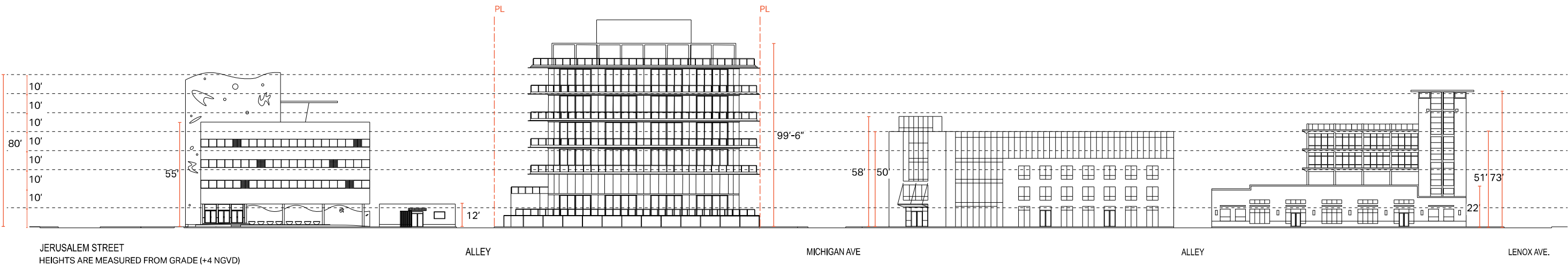


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EXISTING EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE



PROPOSED EAST - WEST ELEVATION | JEFFERSON AVE TO LENOX AVE



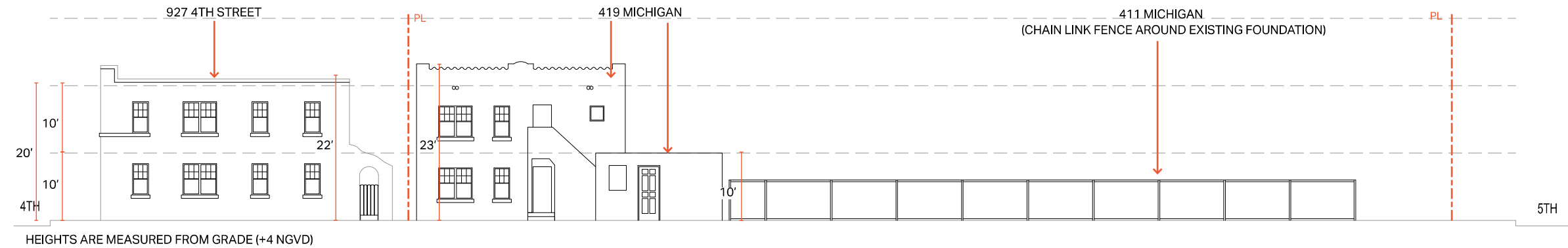
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Elevations | Existing & Proposed

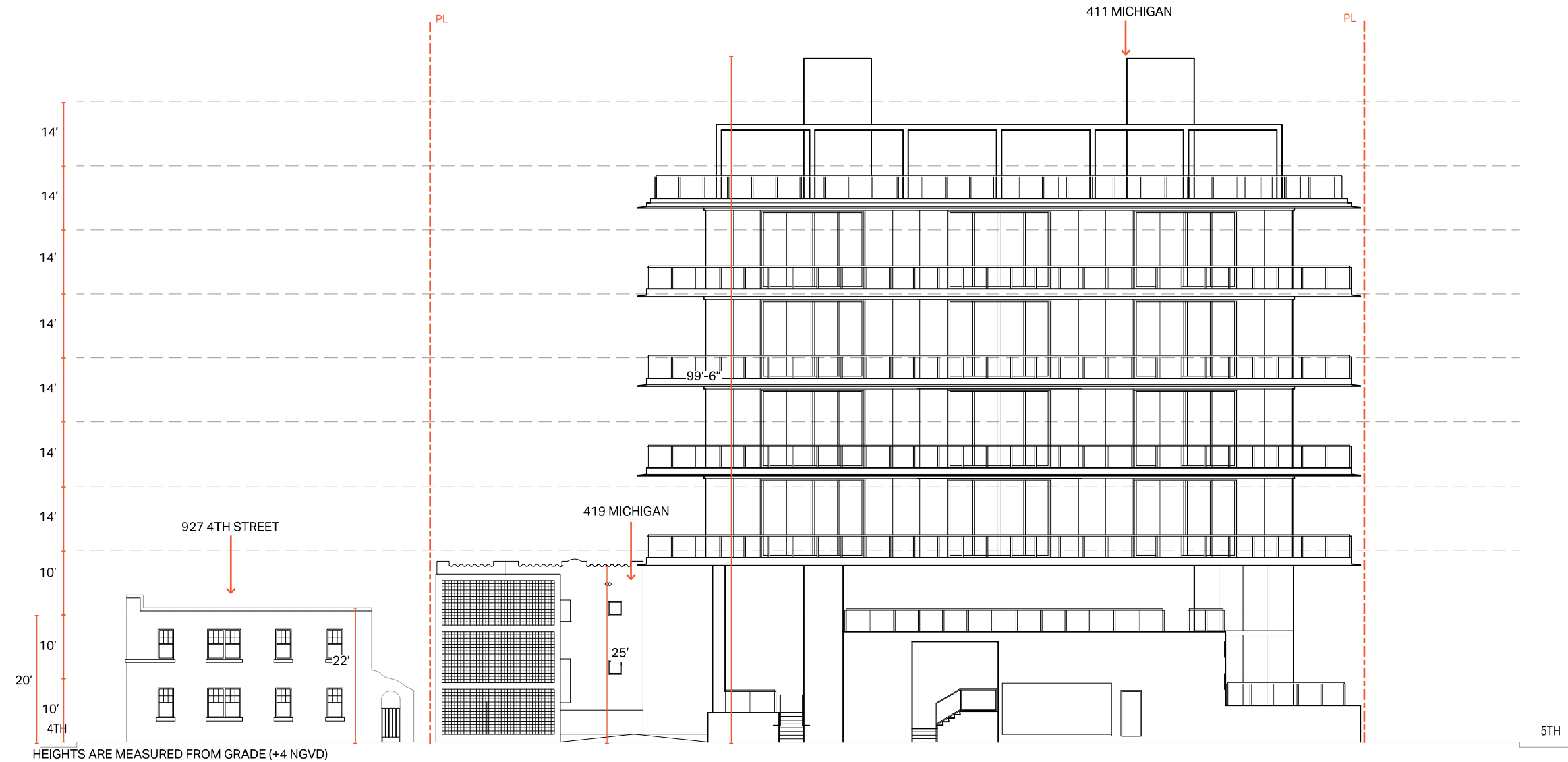


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EXISTING NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - ALLEY



PROPOSED NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - ALLEY



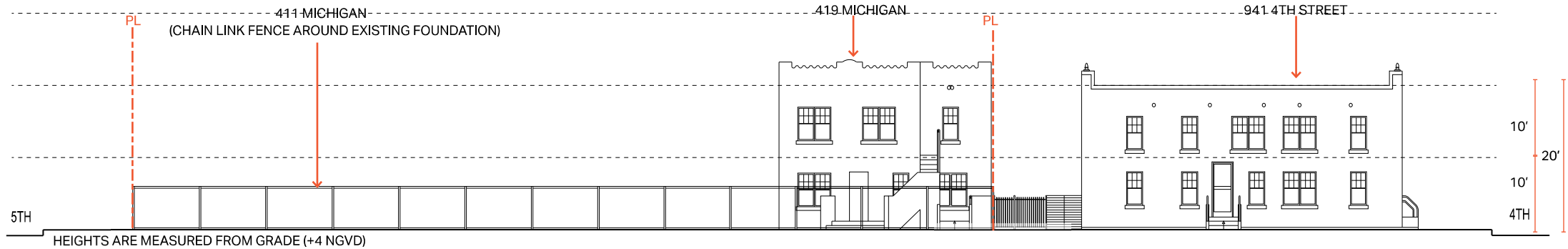
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Elevations | Existing & Proposed

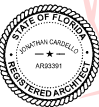
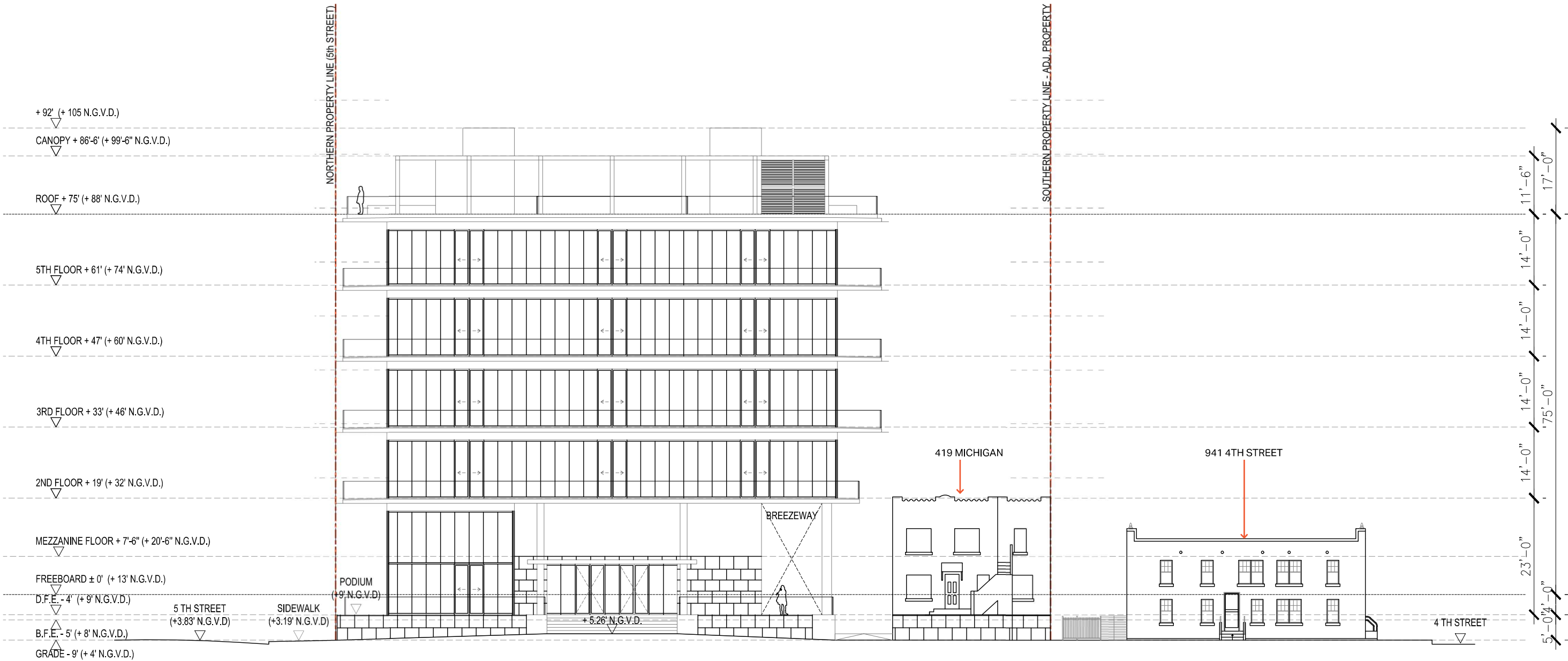
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A5.2

EXISTING NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - MICHIGAN AVE



PROPOSED NORTH- SOUTH ELEVATION | 4TH STREET TO 5TH STREET - MICHIGAN AVE



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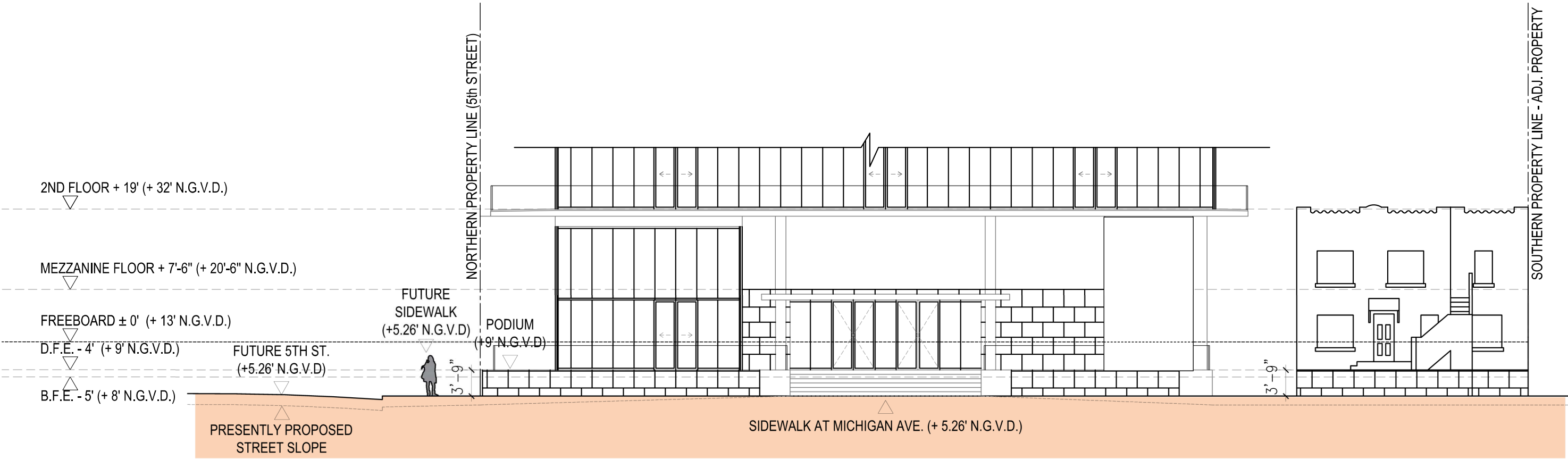
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Elevations | Existing & Proposed

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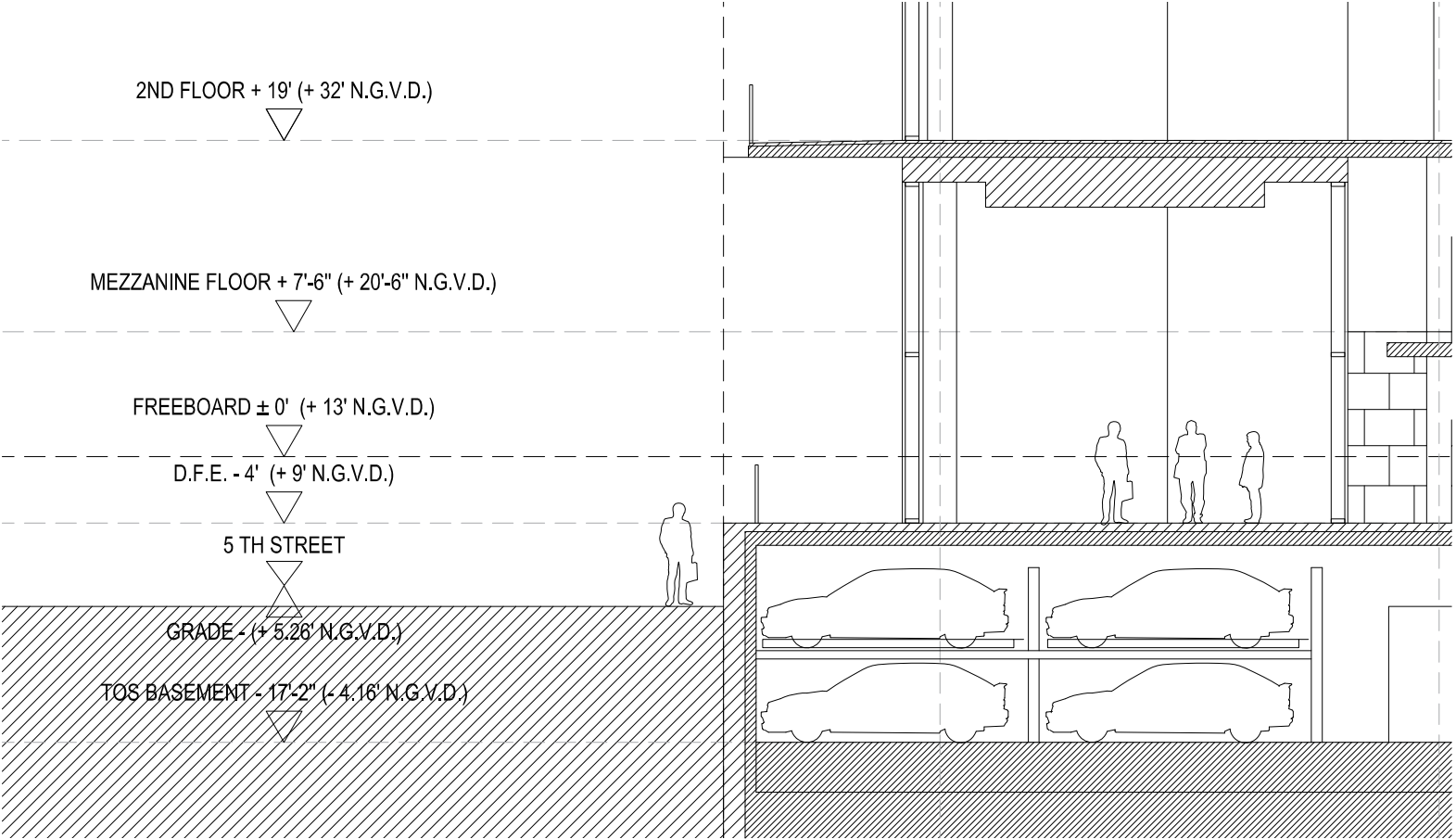
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Future Raised Road Elevation

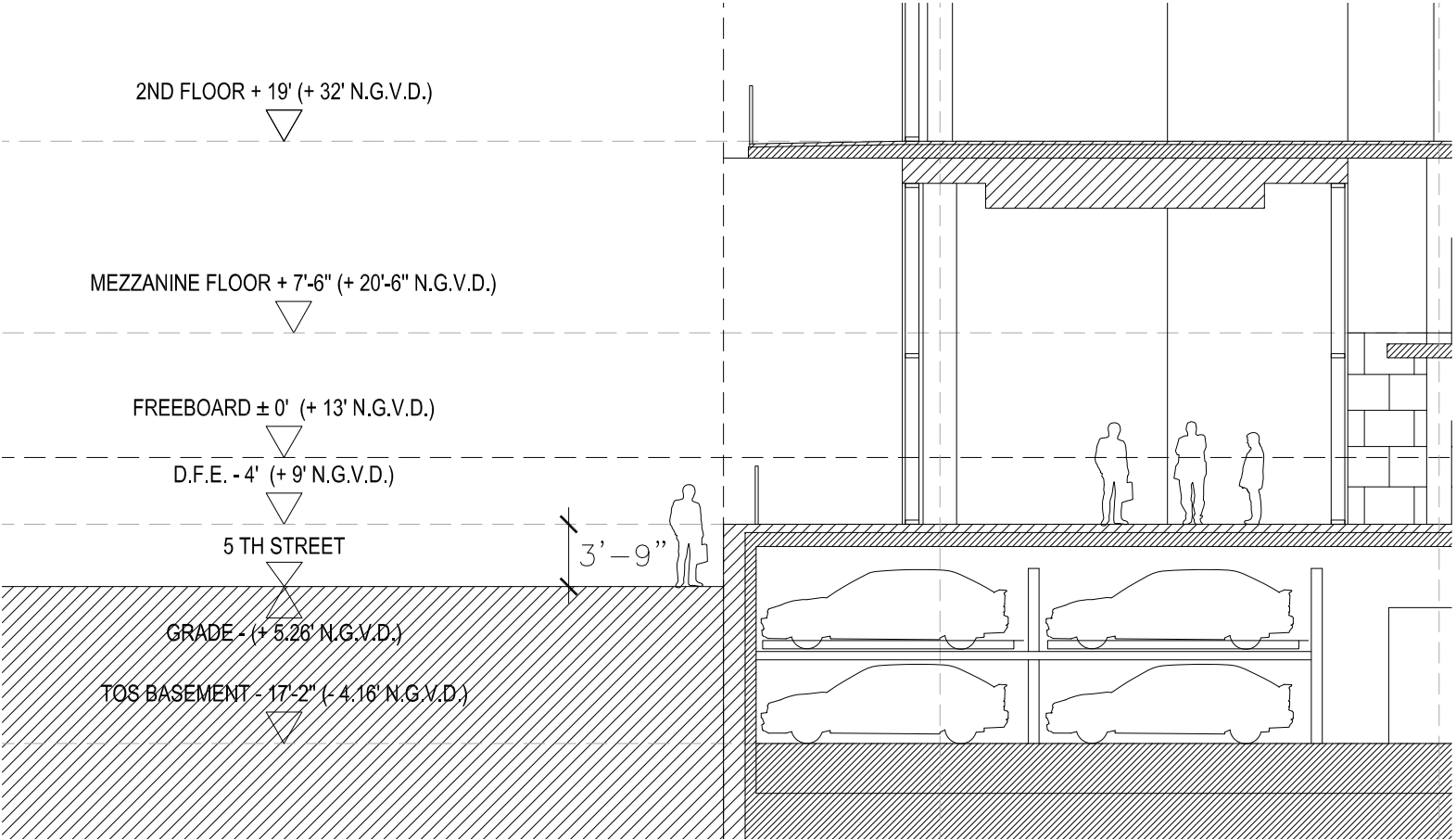


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EXISTING SIDEWALK
HEIGHT AT PODIUM



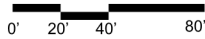
FUTURE SIDEWALK
HEIGHT AT PODIUM



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Existing & Future
Sidewalk Sections

Scale: NTS



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View of the Building, 1955



View of the Building, 1973



View of the Building, 2002

THE HISTORIC BUILDINGS

The permit card shows the “old garage” was remodeled into a bedroom and bath, with no cooking area, in 1954.

A property assessor record from 1955 shows two apartments, with two bedrooms and one bath in each, in the west building and an efficiency apartment with a toilet in the east building.

The property was designated as contributing to the Ocean Beach Historic District in 1995. The property was converted into a medical clinic in 2000-2001.

By 2012, the property was occupied by a real estate office. The east building was to be demolished.

A 3-story building was to be constructed at the front of the property, and a 4-story building was to be constructed on the site of the demolished east building. The project received Certificate of Appropriateness (COA), but it did not come to fruition.

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Historic Building Documentation

The buildings are located on Miami-Dade County Tax Parcel 02-4203-009-6160, which is a 7,000 square foot lot located on the east side of Michigan Avenue between 4th and 5th Streets.

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences.

Two free-standing structures are located on the site. The west building is setback significantly from Michigan Avenue and is clearly visible from the street.



Front Facade of Primary Historic Structure (Existing Conditions) Facing Michigan Avenue



PRIMARY HISTORIC STRUCTURE



SECONDARY HISTORIC STRUCTURE



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Historic Building Documentation



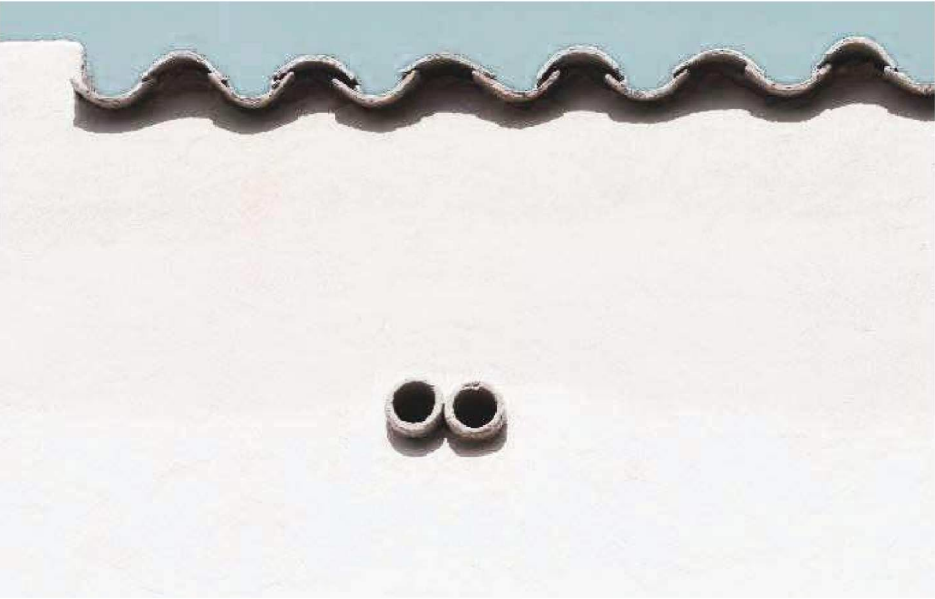
1

Front Facade Detail
SCALLOPED PARAPET



2

Front Facade Detail
PAIRED ATTIC VENT TUBES



3

Entrance Door
PENT ROOF WITH BARREL TILE AND KNEE BRACES



5

1st Level Detail
NON-ORIGINAL DOOR OPENING



4

1st Level Detail
STAIR TO 2ND LEVEL



6

Front Yard Detail
ACCESSIBLE RAMP



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Historic Building Elements | Photos



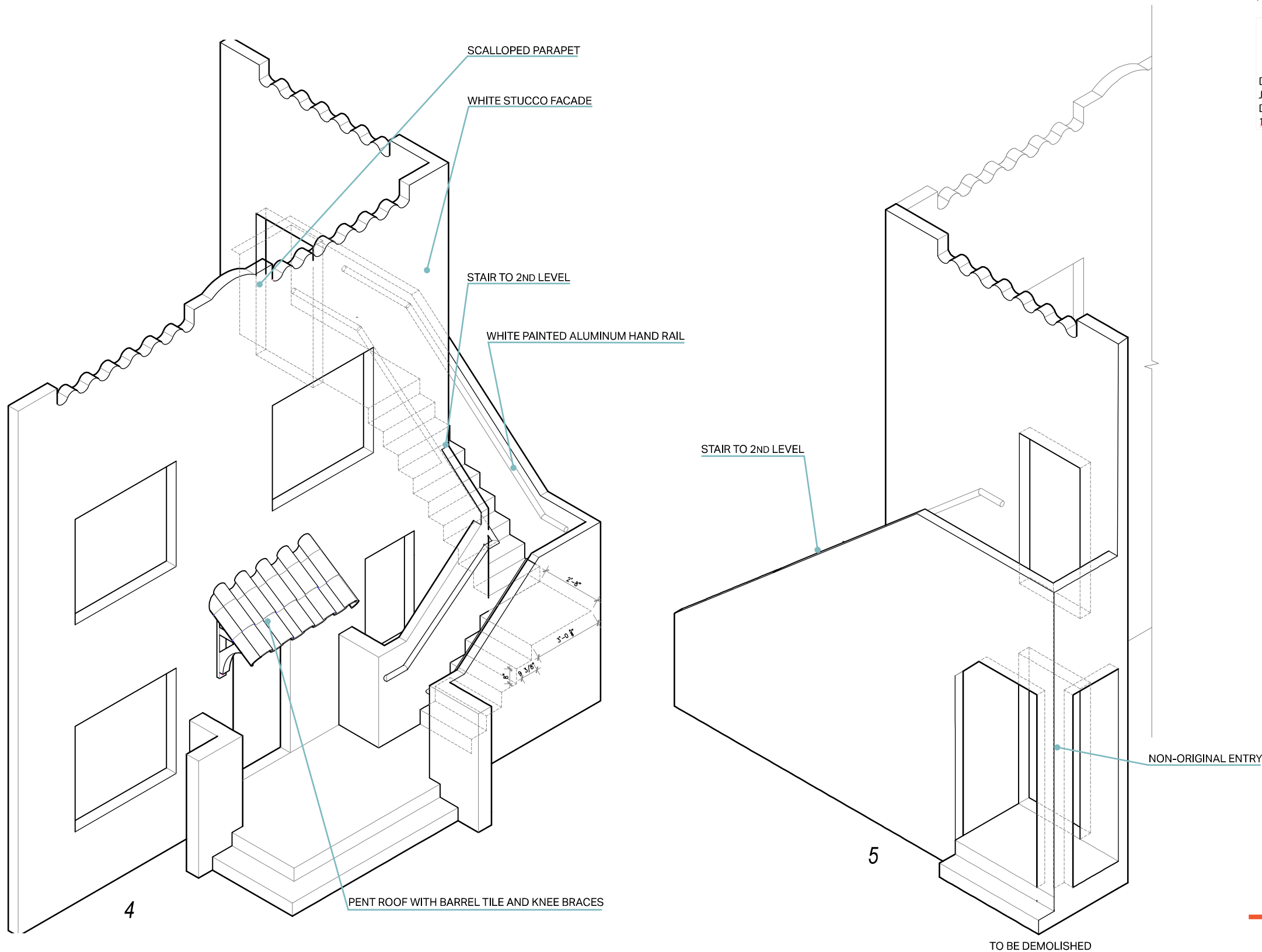
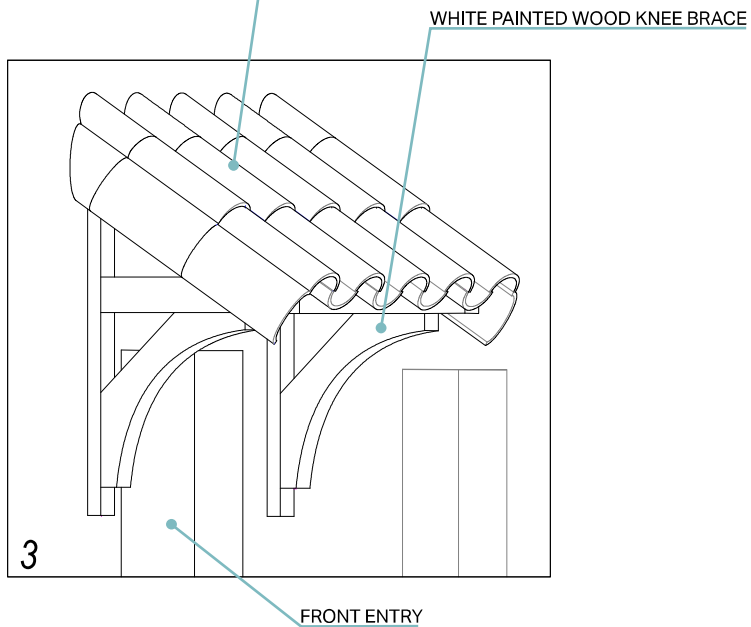
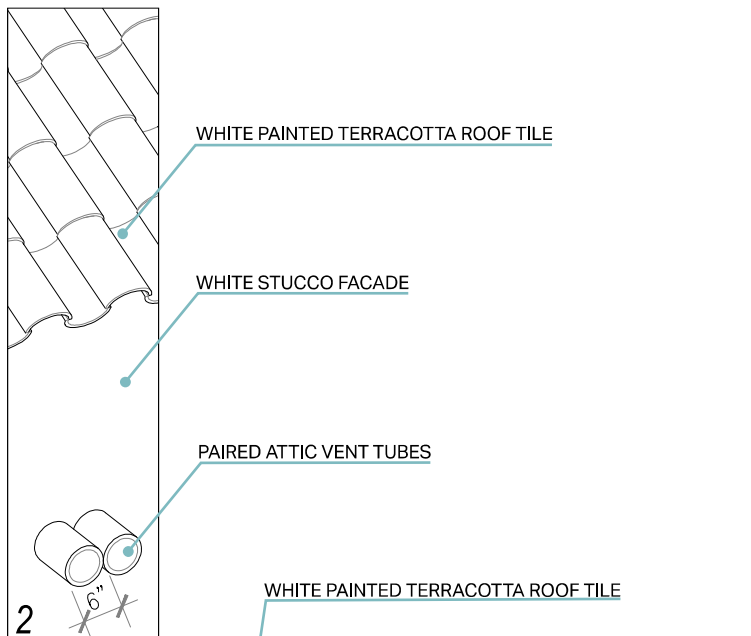
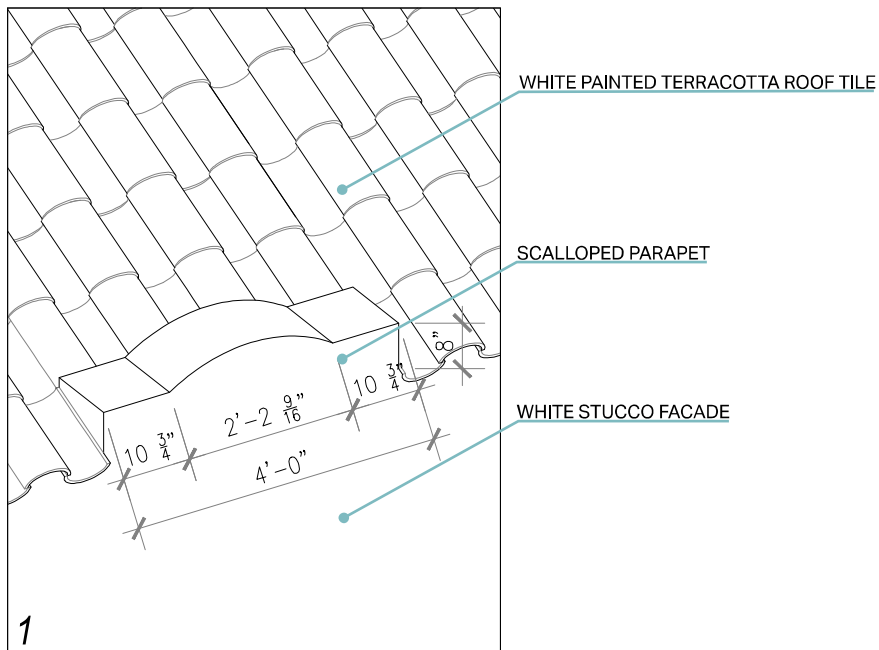
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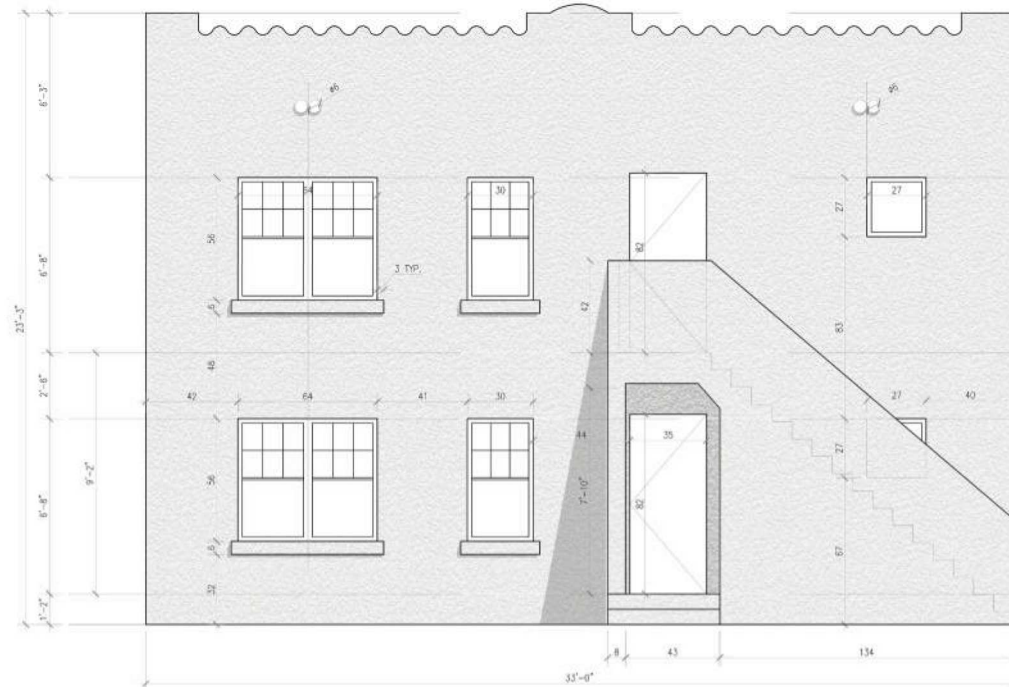
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Historic Building Elements | Details

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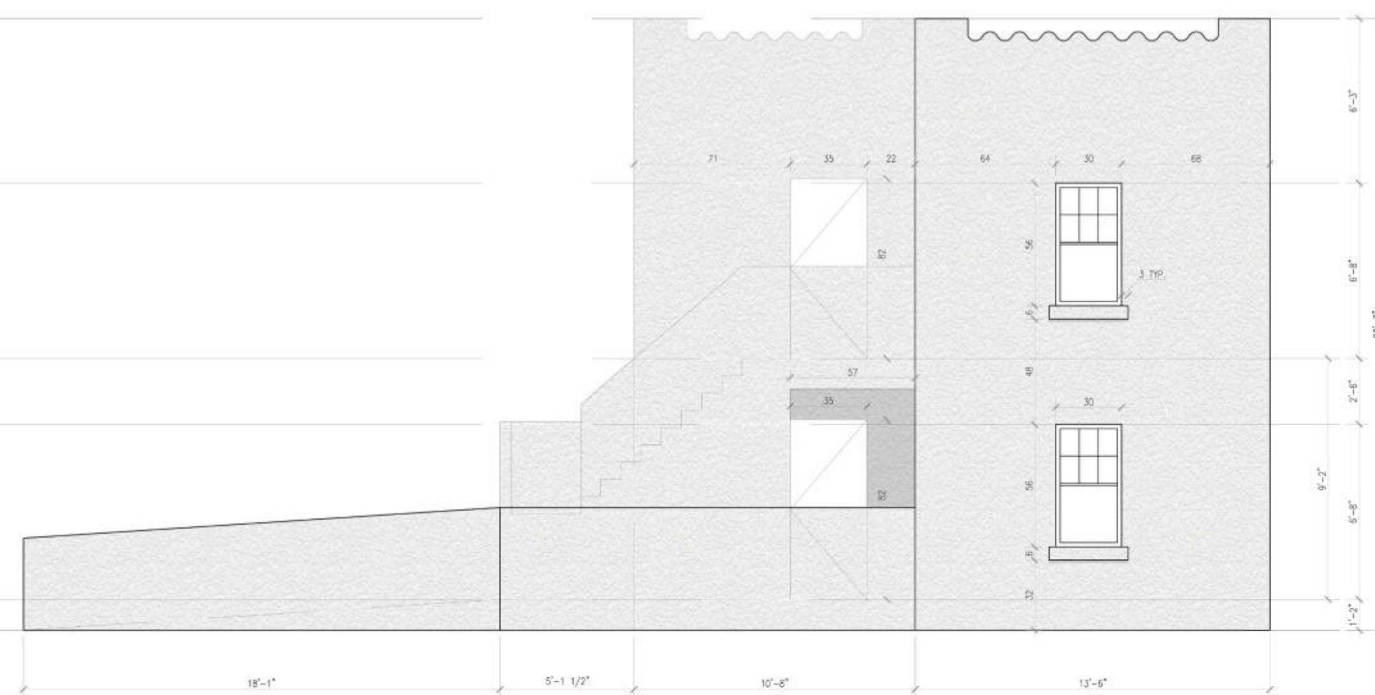
A diagram showing a building layout. The building is represented by a black outline. It has a main rectangular section with a smaller rectangular section attached to its left side, extending further to the left. Above the main section, there is a horizontal line with a vertical line extending upwards from its center, forming a T-shape. To the right of the building, there is a north arrow pointing upwards, labeled with 'N'.



A map of the study area showing the location of the building. The building is represented by a black outline with the word "BUILDING" inside. A north arrow is located in the bottom right corner of the map.

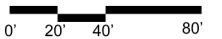


A diagram of a building with a north arrow pointing upwards. The building is an irregular shape with a rectangular base and a smaller rectangular section on top. The word "BUILDING" is written inside the top section. A north arrow is located to the right of the building, pointing upwards.





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Historic Building Location Plan



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