

HISTORIC CHARACTER AND DESIGN ANALYSIS

7418 Harding Avenue
Miami Beach, Florida



Prepared For:
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7418 Harding Avenue
Historic Character and Design Assessment

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INTRODUCTION

A project is being planned for the historic property at 7418 Harding Avenue, Miami Beach. The property is listed as a contributing building in both the locally designated North Beach National Register Conservation District Overlay and the North Shore National Register District. Therefore, the project ultimately will require a Certificate of Appropriateness from the Miami Beach Historic Preservation Board. (Fig.1)

MTTR MGMT has been commissioned by Art and Tec Development, the owner of the property (the Owner), to provide an Historic Character and Design Assessment for the project as it relates to the governing ordinances and guidelines, including the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. The Owner and CMB's HPB provided some documentation regarding the building's history to MTTR MGMT at the onset of the project. To prepare the report, MTTR MGMT conducted further research. Additionally, onsite photography was conducted to document the building and its environs as they currently exist.

This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the property, a current description of the property, historic character analysis, project overview, and analysis of proposed project in terms of the Secretary of Interior's Standards. The text is supplemented by historic and contemporary images. This report only addresses items that relate to the Historic Preservation Ordinance and the Secretary of the Interior's Standards. Other items, such as those regarding setback, excavation, sea level rise and zoning, are outside the scope of this document.

This work was overseen by Juan Azulay, principal of MTTR MGMT. The report was written and compiled by Juan Azulay, Sylvia Pawlowski, Bumi Jung and Domitille Leroy of MTTR MGMT (The Team). Unless otherwise specified, all photographs were taken by the team.

HISTORIC DISTRICT

THE NORTH SHORE NATIONAL REGISTER DISTRICT

The North Shore district, located in the North Beach neighborhood of Miami Beach, is a densely populated urban area that runs from 73 to 87 Streets. Listed in the National Register of Historic Places in 2009, the historic district contains 473 architecturally significant buildings which include small garden apartment buildings, motels, and institutional and commercial buildings.

After World War II, the North Beach area became a lure for middle-class residents seeking a tropical resort lifestyle, and the architecture of the buildings conveys that sensibility. Roofs are generally flat. Natural stone, slump brick and patterned stucco cover the Façades. Other eye-catching architectural details include perforated concrete screens punctuated by idiosyncratic pylon forms, projecting concrete fins and decorative modern metal details. Most of the buildings wrap around intimate garden patios.

THE NORTH BEACH NATIONAL REGISTER CONSERVATION DISTRICT

The overlay regulations of Division 13 of the Miami Beach Code shall apply to all new and existing properties located in the RM-1 Residential Multifamily Low Intensity zoning district,

which are located within the boundaries of either the North Shore National Register Historic District or the Normandy Isles National Register Historic District.

The objective of the district is to provide land-use regulations that encourage the retention and preservation of existing "contributing" buildings within the National Register Districts; to promote walking, bicycling and public transit modes of transportation. It is also to ensure that the scale and massing of new development is consistent with the established context of the existing residential neighborhoods and maintains the low-scale, as-built character of the surrounding neighborhoods.

All proposed rehabilitation projects and new construction in the district are subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

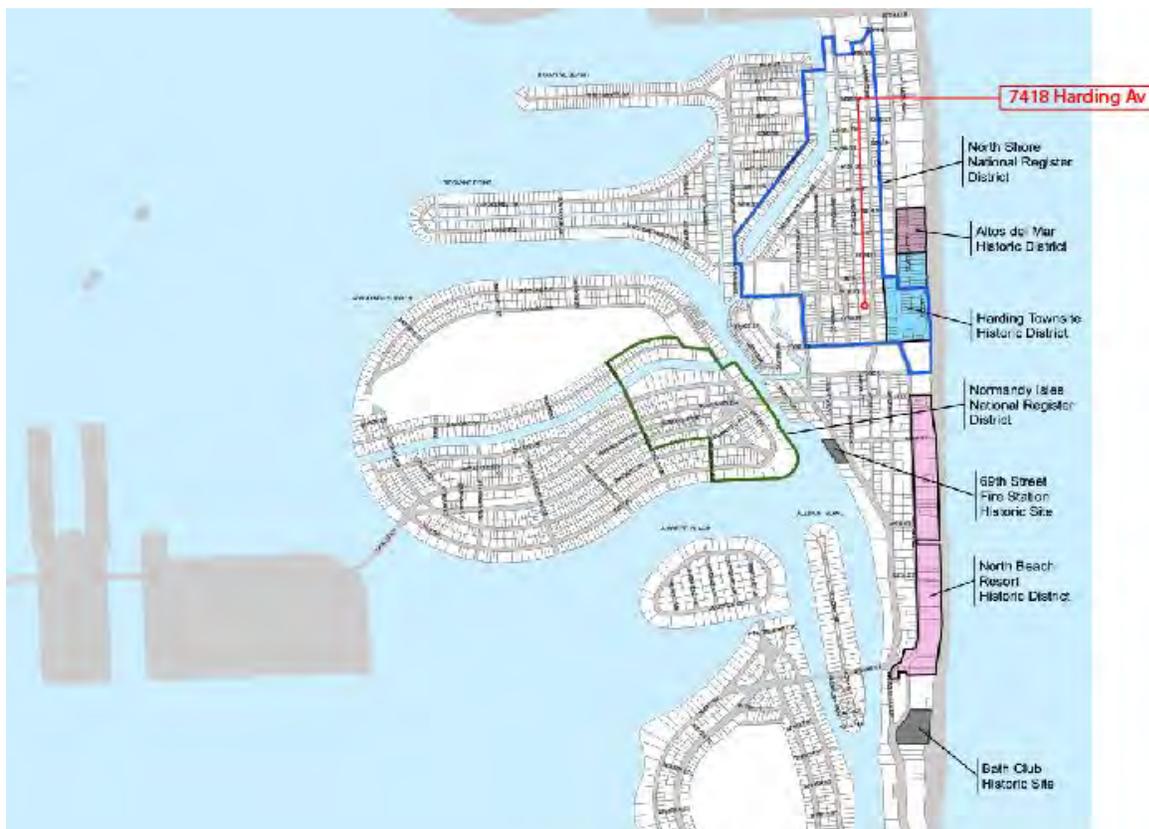


Fig. 1. 7418 Harding Ave within the North Shore National Register District (MDPL).

HISTORIC OVERVIEW

The general neighborhood (North Shore, Normandy Isles, and North Beach Resort) is the largest concentration of MiMo-style buildings in the area. Originating in the Post World War II era, MiMo's characteristic features include acute angles, delta wings, sweeping curved walls, use of two or more textures, Swiss cheese-style walls, and soaring pylons. The design is Miami's take on the modernist architectural movement.

7418 Harding Avenue



Fig. 2. Sanborn Map showing district where the property is located, 1951. (Library of Congress)

7418 Harding Avenue

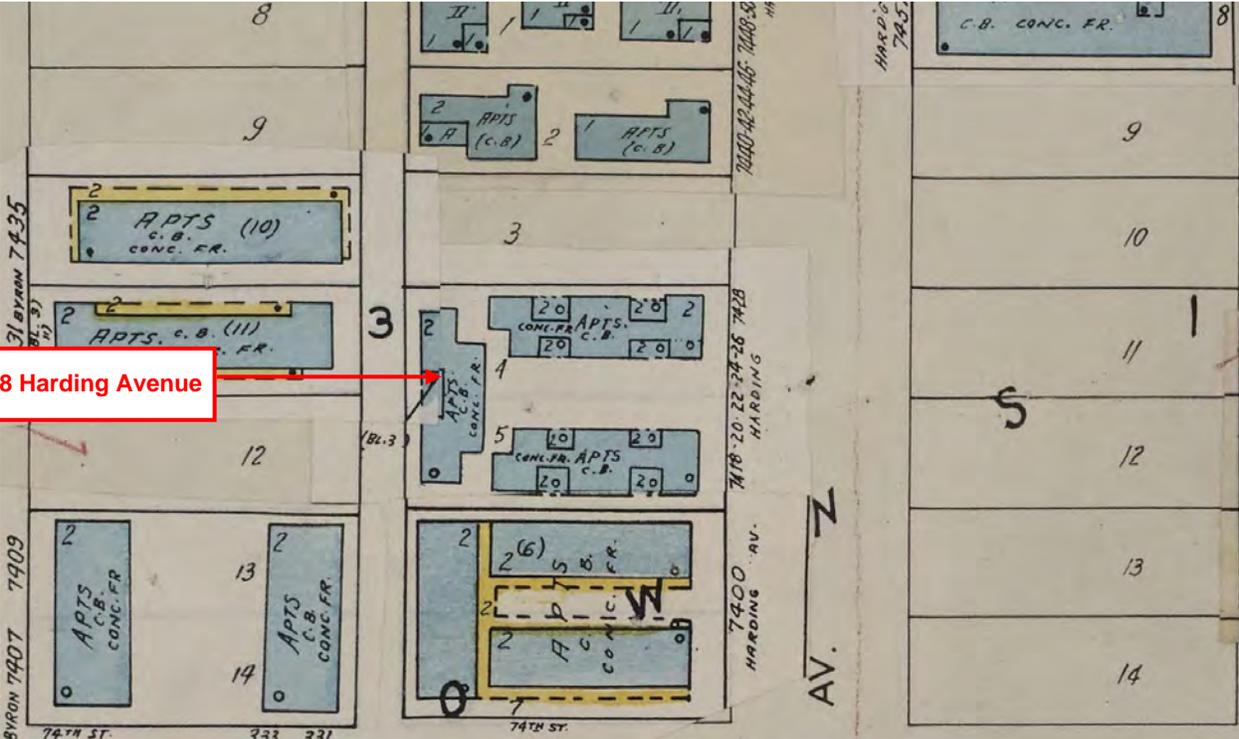


Fig. 3. Sanborn map showing property at 7410 Harding Avenue, Nov. 1951.

The aerial context photo (from 73rd to 77th and Dickens to Collins Av) (Fig.6) also shows the courtyard schemes where a traditional way to deal with massing buildings on-site, such as 7418 Harding. However, over the years some newer taller and denser construction has also become commonplace, especially for the Post War Modern multi-family typology, as in our case – dating from 1946 as designed by architect Frank Wyatt Woods.

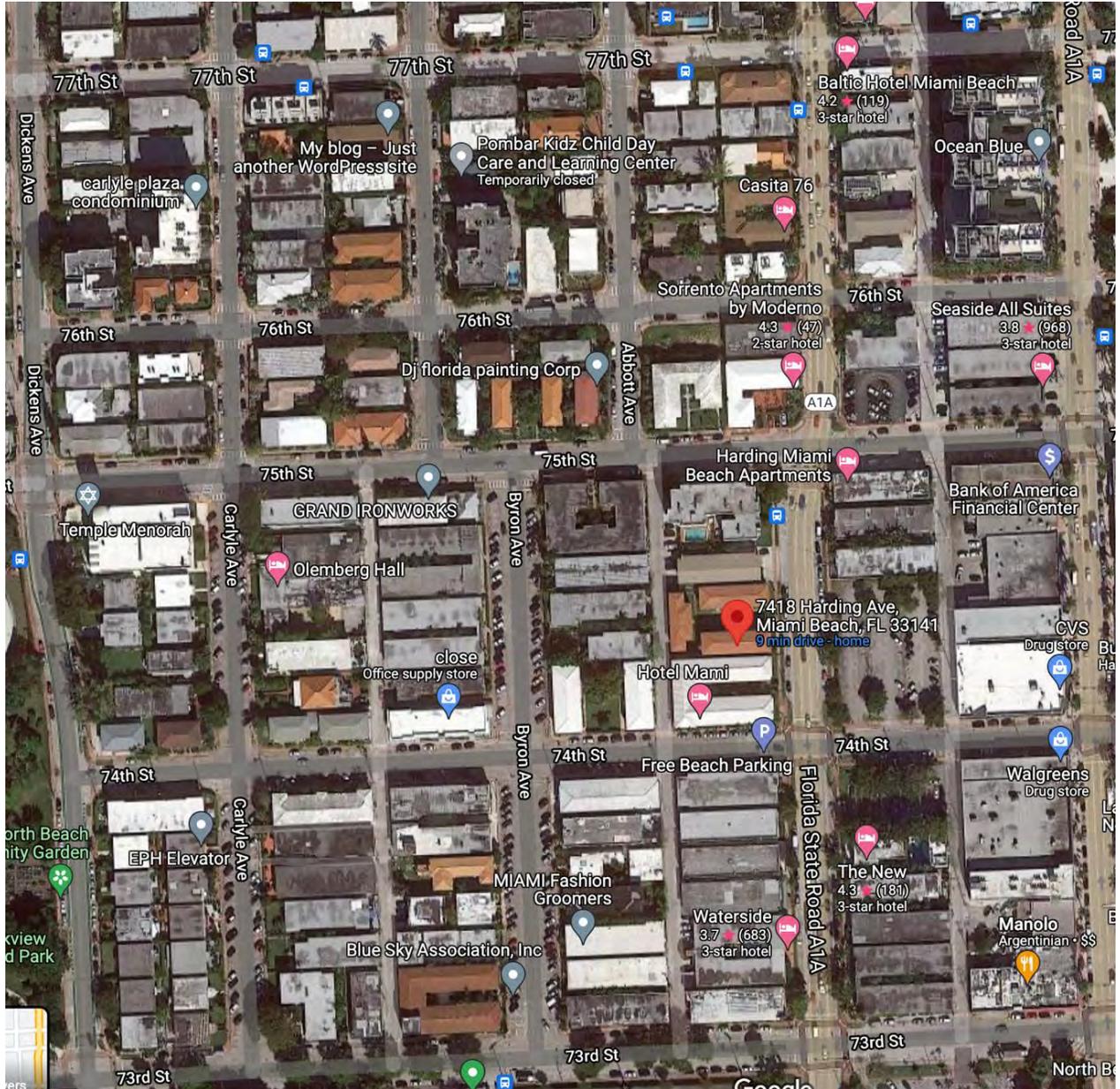


Fig. 4. Aerial showing property at 7418 Harding Ave. Current (Google Maps)

The property was designated as contributing with the creation of the District in 2009. The property was and stayed an apartment block during the course of its history.



Fig. 5. View of the north building from Harding Ave, January 1963 (Office of the Property Appraiser, Miami-Dade County).



Fig. 6. View of the south and north buildings from Harding Ave, January 1963 (Office of the Property Appraiser, Miami-Dade County).



Fig. 7. View of the south and north buildings from sidewalk, January 1963 (Office of the Property Appraiser, Miami-Dade County).



Fig. 8. View of the south building entrance from courtyard, January 1963 (Office of the Property Appraiser, Miami-Dade County).

ARCHITECTURAL DESCRIPTION

Setting

The buildings are located on Miami-Dade County Tax Parcel 02-3202-003-0270, which is a 15,000 square foot lot located on the west side of Harding Avenue between 74th and 75th Streets. Harding Avenue is a north-south one way 3-lane street with parking lanes. It's part of Florida A1A thoroughfare and is a major artery in Miami Beach. There's a paved 20 foot 2-lane alley, runs behind the parcel parallel to Harding Avenue. 74th Street and 75th Street are 2-lane streets with parking lanes.



Fig. 9. Aerial showing property at 7418 Harding Ave. Current (Google Maps).

The property is located in a mixed-use area, with primarily commercial buildings and multi-family residences. Directly to the north of the property is a 2-story building (Fig. 10) and to the north of that, a 5-story condominium (Fig. 11).



Fig. 10. Building facing Harding Avenue, north of the site, January 2022.



Fig. 11. Building facing Harding Avenue, north of building showed in Fig. 10, January 2022.

To the south is a 2-story residential building with a similar configuration that is common in the contributing buildings of this neighborhood (Fig. 12).



Fig. 13. Building facing Harding Avenue, south of the site, January 2022.

In front of the site, across Harding Avenue, is an uncovered public parking lot (Fig. 14 & 15) until the south corner between Harding Avenue and 74th Street.



Fig. 14. Public parking lot directly across Harding Avenue from the site, February 2022.



Fig. 15. Public parking lot directly across Harding Avenue from the site, February 2022.

To the north of this parking is a 2-story residential building with a similar configuration that I common in the contributing buildings of this neighborhood (Fig. 16). To the north of this building is a 2-story residential building (Fig. 17).



Fig. 16. Building across Harding Avenue from the site, north of the public parking, January 2022



Fig. 17. Building across Harding Avenue, north of building showed in Fig. 16, January 2022



Fig. 18. Building facing back alley, north of the site, January 2022.



Fig. 19. Building facing back alley, south of the site, January 2022.

In the back side of the site is an alley. The site is surrounded by 2-story residential buildings to the north (Fig. 18), to the south (Fig. 19) of the site. Across the back alley in front of the site is the back side of two 2-story residential buildings (Fig. 20 & 21).



Fig. 20. Building across back alley from the site, January 2022.



Fig. 21. Building across back alley south of building showed in Fig 10, January 2022.



Fig. 22. Back alley from 75th Street, January 2022.



Fig. 23. Back alley from 74th Street, January 2022.

Site

Three free-standing structures are located on the site. The east buildings (N and S bars) are on Harding Avenue and are clearly visible from the street (Fig. 24 & 25). They are fronted by a sidewalk and are accessed via the Harding Avenue. The west building is situated near the rear lot line and is only slightly visible from Harding Avenue. The property is accessed from the ally and the open front area.



Fig. 24. View of the site looking east from Harding Avenue, January 2022.



Fig. 25. View of the south building looking east from Harding Avenue, January 2022.



Fig. 26. View of the north building looking east from Harding Avenue, January 2022.



Fig. 27. View of the East building from back alley, January 2022.



Fig. 28. View of the south building from its rear side, January 2022.



Fig. 29. View of the rear side of the south building, January 2022.



Fig. 30. View of the open area side of the north building, January 2022.

Primary Historic Structures (North Building)

The primary historic structures are the 2-story buildings facing Harding Av. (Fig. 24 & 26) The main buildings are parallel and face an open grass area. The building is constructed with concrete block clad with stucco and features simple post war style. The structure has a low sloped clay tiled roof with slightly overhangs (Fig. 35).

Exterior

Front Facade

At the front facade, the buildings are simple, and each have 2 windows per floor. The windows are not original to the building (Fig 26). The door is accessed from a stoop covered with non-original square gray tile. The stoop appears to be larger than the original and the handrail configuration is blocking part of the window on the north side. (Fig. 32).

Open area Elevation

Each residential unit has exterior access from the central open area. The ground floor units have entry's directly from a stoop covered in tile. The exposed stair goes up to a landing balcony between two additional units. (Fig. 34) This elevation is composed of repeating bay windows (Fig. 33) and is duplicated once more along a central axis (Fig. 30).

Rear Elevation

The rear (north/south) elevation features a secondary exterior stair with stucco walls and non-original handrail. (Fig. 29) The door hood at the 2nd Level is the same type as at the other doors. The stair has a non-original notched opening at the 1st Level that provides access to a small stoop with the same paving as at the front entrance. A door at the 1st Level is directly below the door at the 2nd Level. The secondary exterior stairs are partially hidden behind the building and are partially visible from the street.

West Elevation

The west elevations of the North and South Buildings are not visible from the street and have 1 story sheds attached.

Interior

The Interior units are all studio apartments, each having two entrances.

Secondary Historic Structure (South Building)

The south building is a secondary historic structure. It is 2 stories and closes off the courtyard space. It has similar features to the two front buildings, with one entry space in its center. (Fig. 24 & 25)

Exterior

Front Facade

The front façade has similar features and the open area elevations of the primary structures.

Other Elevations

The other elevations are utilitarian with no architectural distinction. The west elevation has basic windows into the alley and a secondary access (Fig 12).

West Elevation

The west elevations of the North and South Buildings are not visible from the street and have 1 story sheds attached. (Fig. 28)

Secondary Historic Structure (West Building) Exterior Front Façade

Front Facade

At the front facade, the building is identical to the open area elevations of the north & south buildings, with repeating bay windows & exposed staircases. (Fig. 31 & 32)

Rear Elevation

The rear (west) elevation features a secondary exterior stair with stucco walls and non-original handrail that gives an access to the back alley. (Fig. 27)

Interior

The Interior units are all studio apartments, each having two entrances.



*Fig. 31. North façade of south site building,
January 2022.*



*Fig. 32. East façade of West site building,
January 2022.*



Fig. 33. Detail of bay window/jalousie window



Fig. 34. Detail of outdoor staircases with inset balcony..



Fig. 35. Detail Flat tiles roof slightly overhangs.

HISTORIC CHARACTER ANALYSIS

Site

Contributing features to be retained

1. Primary historic structures with nearly unobstructed view from the street.
2. Keep original form of paved area
3. Retain and reinforce courtyard scheme

Non-contributing features to be removed

1. Paving
2. Central lawn for pool

Exterior

Contributing features to be retained

1. Hierarchy – East elevation is the primary façade and has the most significance.
2. Clay tile roof.
3. Primary exterior stairs.

Non-contributing items to be removed and/or replaced

1. Windows – replace with windows that meet current code requirements. Modify to match historical drawings.
2. Doors – replace to meet current code requirements.
3. Clay tile – strip paint; if not possible, replace with new terra cotta to match original.

4. Front stoop – level with site.
5. Primary Exterior Stairs – replace tile and railings.
6. Light fixtures– remove.
7. West elevation shed buildings – remove. Replace with windows.

Interior

Non-contributing features to be removed

All interior finishes, fixtures and features are non-contributing and may be removed.

PROJECT OVERVIEW

The following is a summary of the current proposed project:

1. Construction of a new 5-story boutique hotel building at the rear of the property.
2. Restoration of the exterior of the primary historic structures with the exception of the secondary rear stairs, which are not visible from Harding Avenue.
3. Adaptive reuse of the interior space of the primary historic structures as a component of the overall project. Removal of non-contributing items from the interior.
4. Demolition of the rear historic structure.
5. Demolition of the attached sheds on the west side.
6. Creation of a Pool that will retain the original form of the paved lawn

DESIGN PHILOSOPHY

7418 Harding will be following the guidelines of Rehabilitating the existing buildings according to the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating as outlined in the Analysis section below. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Summary of Design Philosophy

7418 Harding will be given a new use (neighborhood boutique hotel) that requires minimal change to its distinctive materials, features, spaces and special relationships.

- We will be providing minimal additions to the existing building, improving safety and functionality.
- We will be retaining the street look and gate (more below).
- We will be retaining the courtyard parti and proportions.
- We are enclosing the rear stairwells along the side setbacks to improve security and building functionality, while retaining the visible front open stairwells, a key element of the original design.
- we will retain the existing roof line and the original form of the building.
- We will emphasize the historical geometry of the existing buildings by redepoying it in the new building.
- The use of materials, textures and colors will reinforce the terracotta colors, the brick tone/texture and the stucco/concrete will be toned to complement the original building language. The new materials will be concrete, ceramic tile, glass, wood and painted textured stucco.

The new additions will be differentiated from the historic building, so that a false historical appearance is not created – yet a play on some original elements drive the new. We intend to keep the original building sensibility by using trace elements of the original plan and massing to derive some aspects of the new building, such as building geometry, the site plan and building outlines and some of the ‘banding’ detailing.

Historical Records factoring into Design Ideas for New Project

Through research of the original microfilm drawings of the building and some historical photographs, we wish to revert closely to the original Harding Avenue façade. This entails replacement of the current windows with the proportions and size they were in the past, as well as providing a gate and wall at the entry.

The current building is in much needed repair, and we will be replacing all the windows and doors to meet current code requirements, however maintaining the size and proportions of what is existing. The stucco and cladding have deteriorated in many areas and are not original to the building. We will be replacing the stucco throughout and any cladding that is damaged. The roof soffits will also be replaced as well as any railings.

In conclusion we will keep the original character and form of the existing buildings facing the front at Harding Avenue to keep in line with what makes the North Beach district distinct, but also providing a fresh enhancement to the fabric of the neighborhood.

ANALYSIS OF PROPOSED PROJECT

Because the subject property contributes to the North Beach National Register Conservation District Overlay, all modifications are subject to review for compliance with the Miami Beach Historic Preservation Ordinance and the Secretary of Interior’s Standards and Guidelines.

The following are comments and recommendations to facilitate conformance to the requirements of the Ordinance and the Standards and Guidelines.

Standards Specific to the Existing Historic Resource

Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis

The property is no longer being used as a multi-family residence, which was its original historic use.

1. The proposed re-use as a hotel is compatible and is an appropriate re-use of the historic structure.
2. Modifications will not impact the significant contributing features and will reference the historic components.
3. The interior is non-contributing and can be modified as required to accommodate program.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature; the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis

The project will reinforce the integrity of the primary historic building as part of the adaptive re use.

1. The complete footprint of the structure (with the exception of the back stairs that are not visible) will be retained.
2. Missing or altered elements will be reinstated, including the Harding Street windows.
3. Non-contributing elements will be removed, including the back maintenance sheds.
4. New elements required for function / code will be incorporated in a compatible manner, including accessible ramp, hurricane impact windows, mechanical units and electrical service.

Standards Related to the New Construction

The new construction consists of one 5 story building replacing the historic 2 story building set in the back of the site away from the street.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Analysis

The historic resource will retain its character and relationships, and the new construction will be an additive layer while being complimentary in siting and scale. The design provides a connection between the historic structure and the new structures which reflects this evolution.

Relationship between Historic Structure and Site

1. The design will retain the historic association of the structures and the site
2. The historic buildings will remain a detached freestanding structure.
3. The primary façade of the historic structure will continue to be visible from the street and will not be obscured.
5. The new pool maintains the form of the historic pathways in the open space.

Relationship between Historic Structures and New Structure

1. The new primary structure adds a new layer to the site, and the architecture will be contemporary and of its time.
2. The new primary structure is compatible in scale to other buildings along Harding Avenue (7440 Harding Avenue is a 5-story structure).
3. The entrance to the new building will be linked by the central open space, which will create a dialog between the buildings.
4. Spatial separation between the structures will be maintained to allow the historic buildings to retain their historic status as freestanding structures.
5. The buildings will be unified by a common color.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis

The new layer is additive, and if the new construction were removed, the historic structure would retain its essential form and contributing elements.

CONCLUSION

In order to receive a Certificate of Appropriateness, the Historic Preservation Ordinance of the Miami Beach Code requires proposed work to comply with the Secretary of the Interior's Standards for Rehabilitation. (Sec. 118-564(a)(1)a)

The proposed modifications to the historic buildings and the proposed new construction are in compliance with the Secretary of the Interior's Standards for Rehabilitation, numbers 1, 2, 3, 6, 9 and 10.

BIBLIOGRAPHY

City of Miami Beach Code of Ordinances; Chapter 142
Division 13. – North Beach National Register Conservation District Overlay
Sec 142-870.13 thru Sec 142-870.19

Miami Design Preservation League (MDPL); Miami Beach Historic Districts

Miami Beach Historic Districts Map:
<https://q7v7a7b6.rocketcdn.me/wp-content/uploads/2019/11/Miami-Beach-Historic-Districts-and-Sites.pdf>

North Shore Historic District Designation Report prepared by City of Miami Beach Planning Department: <https://www.miamibeachfl.gov/wp-content/uploads/2021/05/HPD-13-North-Shore-2018.pdf>

APPENDIX A THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX B
SURVEY

APPENDIX C
BUILDING CARDS & MICROFILM

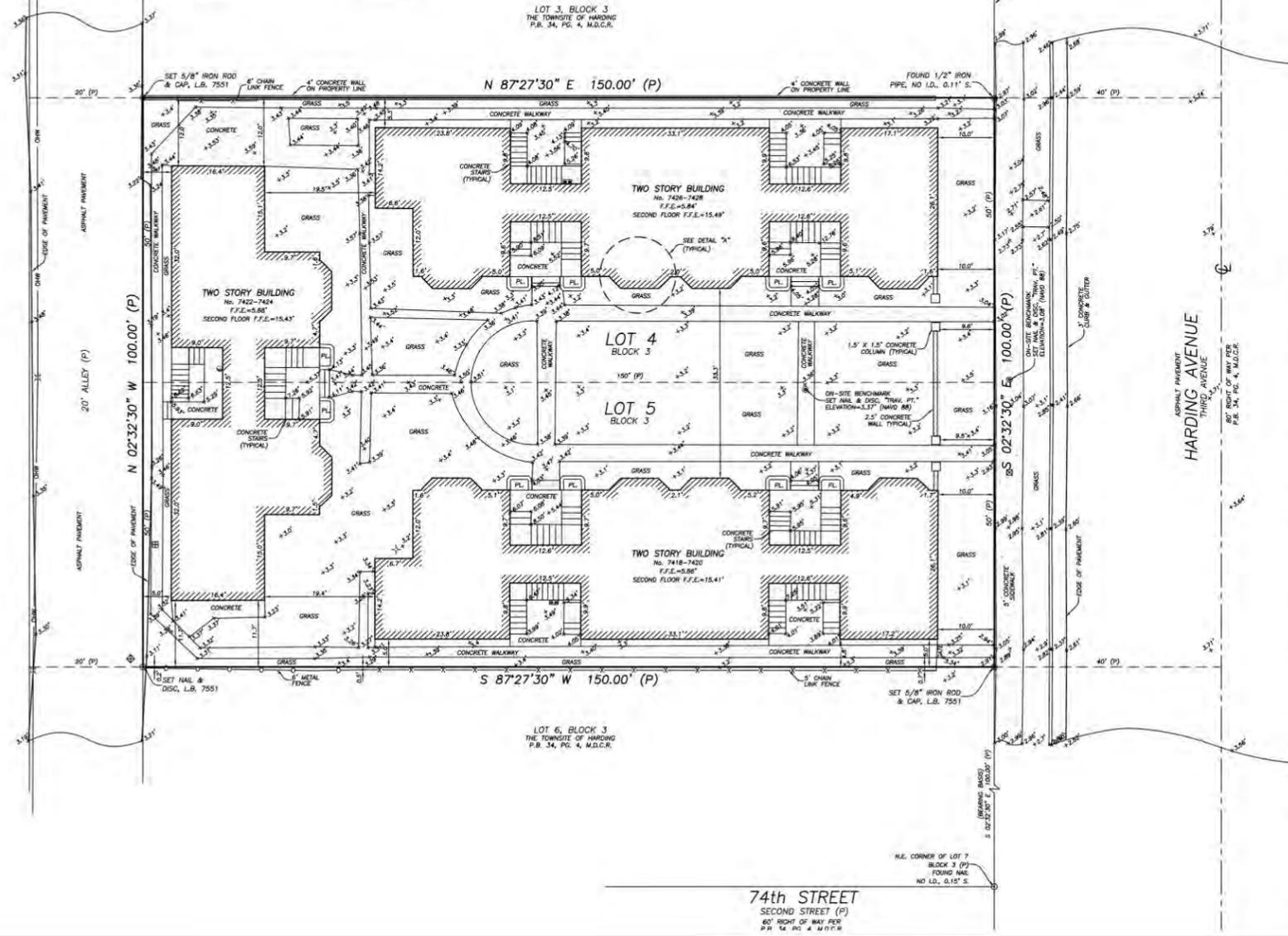
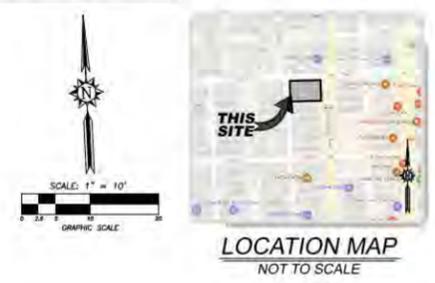
APPENDIX D
EXISTING AND HISTORICAL PHOTOS

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **7418 HARDING AVENUE, MIAMI BEACH, FL.**

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - ID. IDENTIFICATION
 - PL. PLANTER
 - CHW- OVERHEAD WIRES
 - (P) DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORDS
 - F.F.E. FINISHED FLOOR ELEVATION
 - NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 - TRAV. PT. TRAVERSE POINT
 - CENTERLINE
 - WATER METER
 - CABLE TV BOX
 - ELECTRICAL CIRCUIT BREAKER
 - WOOD POWER POLE
 - ELECTRIC WATER HEATER
 - CLEANOUT
 - TELEPHONE BOX
 - BREAK IN SCALE
 - VIEW 1
 - SURFACE ELEVATION



75th STREET
FIRST STREET (P)
APPARENT 50' RIGHT OF WAY



- LEGAL DESCRIPTION:**
LOTS 4 AND 5, BLOCK 3, TOWNSHIP OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF 5.02'32'30" E, ALONG THE WEST RIGHT OF WAY LINE OF HARDING AVENUE, AS SHOWN ON THE PLAT OF TOWNSHIP OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK ("DOT PNO9") AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A SURVEY MONUMENT SET IN SIDEWALK LOCATED AT THE NORTHWEST INTERSECTION OF 75th STREET AND HARDING AVENUE. ELEVATION=3.31'.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THIS BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
 - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - THE PROPERTY SHOWN HEREON CONTAINS 0.34 ACRES (15,000 SQUARE FEET), MORE OR LESS.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:
7418 HARDING AVE, LLC.

CERTIFICATE:
THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Digitally signed by
Javier De La Rocha
Date: 2022.02.10
08:31:07 -05'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
email:joviar@ecsurveyors.com

TELEPHONE NO. 561-314-0768 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

3400 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOTS 4 AND 5, BLOCK 3
TOWNSHIP OF HARDING
PLAT BOOK 34, PAGE 4
MIAMI-DADE COUNTY, FLORIDA
7418 HARDING AVENUE, MIAMI BEACH, FL 33141

CLIENT: 7418 HARDING AVE, LLC
DATE: 02/02/22

DRAWN BY: J.E.C.
CHECKED BY: J.D.L.R.
LAST FIELD DATE: 02/02/22

REVISIONS:

JOB NO.:
ECS2900

SHEET NO.:
01 of 01

Owner MR. J. A. COLCOCK Mailing Address 27972 Permit No. 27972 Cost \$ 100,000.....
 Lot 6 & 7 Block 3 Subdivision HARDING TOWNSITE Address 7420 Harding Ave. or 315--74th St.

General Contractor T. A. Barba 24625 Bond No. 3922 3202-03-028
 Architect I. E. Horsey Engineer W. C. Gardner

Zoning Regulations: Use RE Area 17 Lot Size 100 X 150 Stories 2
 Building Size: Front 90 Depth 135 Height 25
 Certificate of Occupancy No. 1029 (5/17/49) Use APARTMENT HOUSE-24 Units-1 bedrm.& 1 bath each

Type of Construction #3 CBS Foundation Spread Footing Roof Tile Date August 9, 1948
 Plumbing Contractor # 27073 Phillips Plumbing Co. Sewer Connection 2- 5" Date August 10, 1948
 Temporary Closet 2

Plumbing Contractor
 Water Closets 25
 Lavatories 24
 Urinals
 Gas Stoves
 Gas Radiators
 Septic Tank Contractor
 Oil Burner Contractor
 Sprinkler System

Bath Tubs 24
 Showers 1(outside)
 Sinks 24 & 1 slop
 Gas Heaters
 Gas Turn On Approved T. A. O'NEILL Feb. 21, 1949
 Tank Size
 Tank Size

Floor Drains
 Grease Traps
 Drinking Fountains
 Rough Approved
 Tank Size
 Tank Size

Laundry Tray 1
 Electric Water Heater 24
 Date
 Date
 Date

Electrical Contractor # 27072 Jennings Electric
 Range 24 Motors
 HEATERS Water 25
 Space 24
 Refrigerators 24
 Irons 24
 Electrical Contractor

OUTLETS Light 191
 Receptacles 238
 Fans
 Centers of Distribution 28
 Neon Transformers 2
 Service-Equipment 1
 Sign Outlets 2
 Temporary Service #27038 Aug. 20, 1948
 Jennings Electric
 Date Aug. 27, 1948

788-188 #

No. FIXTURES 191
 FINAL APPROVED BY Woodmansee Date of Service April 20, 1949
 Alterations or Repairs—Over Tropicalites - 6 Neon transformers, Mar. 2, 1949
 Sea Wash Apts; ELECTRICAL PERMIT # 28352: OVER

ALTERATIONS & ADDITIONS

Building Permits: # 29503 2 SIGNS -- SEA WASH APARTMENTS- Tropicalites \$ 375...Mar.2,0940
38112 Pole sign - 24 sq.ft. reading "SEA WASH APTS. AIR CONDITIONED VACANCY"-
Colorescent Neon \$ 165. March 7, 1952
49685 Daniel O'Keefe: Painting \$ 120.00 Jan. 27, 1956

#58227 Owner: Replace existing windows with jalousie type windows - \$1000- Jan. 6, 1959
#58758 Owner: Repair iron work & exterior painting of ironwork & general painting - \$200 - April 6, 1959

~~#00728~~ ~~Stucco King Industries-Sandblasting and painting-\$2900-5-3-72~~
-Owner-Cleaning and painting, exterior only-\$800-2-16-73

#41477 Miami Water Heater Co: 1 Elec. Water Heater - March 31, 1959 (#41984 Miami Water Heater: 1 Elec. Wtr Htr - 11/18/59
Plumbing Permits: #42104 Miami Wtr Htr: 1 Elec. Wtr Htr- 1/18/60 (#42301 Miami Wtr Htr:1 Elec. Wtr Htr- 4/7/60)
#42728 Miami Wtr Htr: 1 Elec. Wtr Htr - 12/19/60

#56574-Blackwell Plumbing- repair water supply-10-20-78

Electrical Permits: #36226 Colorescent Neon Inc. 2 Neon transformers: March 14, 1952
#40904 Atomic Television: 1 Radio antenna: Nov.30,1953
#41466 Muntz T. V.: One Television Antenna: Feb. 22, 1954
#53518 Astor Elec: 1 Meter Change - April 13, 1959

#75618-Dove Electric- 4 a/c window-7-18-89

BUILDING PERMITS:

#15342-Criss and Son Painting-Pressure clean and paint-\$1500-7-17-79

#24966 1/25/84 Contemporary Restoration & Finishes pressure clean roof & bldg & paint white only \$3,700.

24625
7400 Hardy ave

PLUMBING PERMITS:

ELECTRICAL PERMITS:

BUILDING PERMITS: #BM890046 - J&T A/C - 1-10000 BTU a/c wind - 10-18-89

ELECTRICAL PERMITS: #E8801191 - Tony Bujdos - 24 Smoke alarms - 7-7-88

Owner J. A. LAVERY - Mailing Address 24624
 Lot 4 & 5 Block 3 Subdivision HARDING TOWNSHIP Address 7418, 20, 24, 26, 28 Harding Avenue
 General Contractor L & H Miller Co: 24624 Bond No. 3221
 Architect Frank Wyatt Woods Engineer

Cost \$ 75,000
 3202-03-027

Zoning Regulations: Use RE Area 17
 each ---N & S Bldg Front 26' Depth 26'
 Building Size: year Bldg Front 76'
 Certificate of Occupancy No.
 Type of Construction #3 CBS Foundation Spread footings Roof Tile Use APARTMENT HOUSE - 3 buildings - 20 units
 Date Mar. 7, 1948

METRO ORD. #75-34
 EXPIRATION DATE: 7/29/87

Plumbing Contractor # 19517 - Fixxit -
 Sewer Connection Date 3-25-46
 Temporary Closet 2 Date
 Floor Drains Date
 Grease Traps Date
 Drinking Fountains Date
 Rough Approved Date
 Tank Size Date
 Tank Size Date

Electrical Contractor # 22980 Service Electric Date Sept. 4, 1946
 Range 20 Motors
 HEATERS Water 20
 Space 20
 Refrigerators 20
 Irons 20
 Electrical Contractor # 23819 B & W Electric: 4 space heat Date Jan. 27, 1947
 Date of Service January 30, 1947

FINAL APPROVED BY Woodmansee Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits:

7418 Harding #54553 Wm. C. Cohan: 20 - 1 ton window air conditioners - \$4000- 9/26/57 OK 9-30-57 Plagg
#86872 - Pan American Exterminating - tent fumigation \$400.00 6/8/71

#15192-Orkin Exterminating-Fumigation-\$600-6 2x 20-79

| | | | | | |
|--------|------|----------------------|-------------------|----------|--------|
| #18005 | 7428 | Central City Roofing | reroof 17 squares | \$2,000. | 5-6-80 |
| #18003 | 7418 | " | " 30 " | 3,300. | 5-6-80 |
| #18004 | 7424 | " | " 30 " | 3,300. | 5-6-80 |

#28608 6/4/86 owner paint exterior white only \$500.

Plumbing Permits:

7418 Harding Ave.
 Electrical Permits: #51003 E & H Elec: 20 Motors (LHP) - Oct. 8, 1957
 #59806 Astor Elec. Service, Inc.: 1 motor, 0-1 hp; 1 cent. of dist.; 7/8/68

2
BUILDING PERMITS: #BM891027 - A&B A/C - 1-15000 BTU a/c wind - 8-8-89

ELECTRICAL PERMITS: #E8801361 - Maynard Electric - 20 Smoke detectors - 8-19-88 *OK*

6127 - Co. X - 1st Ave. Chicago, Ill.

Owner **J. A. LAVERY** - Mailing Address **7418, 20, 24, 26, 28 Harding Avenue**
Lot 4 & 5 - Block 3

Permit No. 22093
Bond No. 3221
Engineer **3202-03.0270**

General Contractor **L & H Miller Co: 24624**
Architect **Frank Wyatt Woods**
Lot Size **100 X 150**
Height **25'** Stories **2**

Zoning Regulations: Use **RE**
Building Size: Front **26'**
Year Bldg **76'**
Certificate of Occupancy No. **Use APARTMENT HOUSE - 3 buildings - 20 units**
Type of Construction #3 **CBS** Foundation Spread footings Roof T11e Date **Mar. 7, 1946**

Plumbing Contractor # **19517- Fixzit-** Sewer Connection Date **3-25-46**
Temporary Closet 2

Plumbing Contractor
Water Closets 20
Lavatories 20
Urinals
Gas Stoves
Gas Radiators
Septic Tank Contractor
Oil Burner Contractor
Sprinkler System

Bath Tubs 20
Showers
Sinks 20
Gas Heaters
Floor Drains
Grease Traps
Drinking Fountains
Rough Approved
Date

Service Electric
Range 20 Motors
HEATERS Water 20
Space 20
Refrigerators 20
Irons 20

Service Electric
Range 20 Motors
HEATERS Water 20
Space 20
Refrigerators 20
Irons 20

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HEATERS Water 20
Space 20
Refrigerators 20
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Service Electric
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HEATERS Water 20
Space 20
Refrigerators 20
Irons 20

Service Electric
Range 20 Motors
HEATERS Water 20
Space 20
Refrigerators 20
Irons 20

Service Electric
Range 20 Motors
HEATERS Water 20
Space 20
Refrigerators 20
Irons 20

Alterations or Repairs—Over

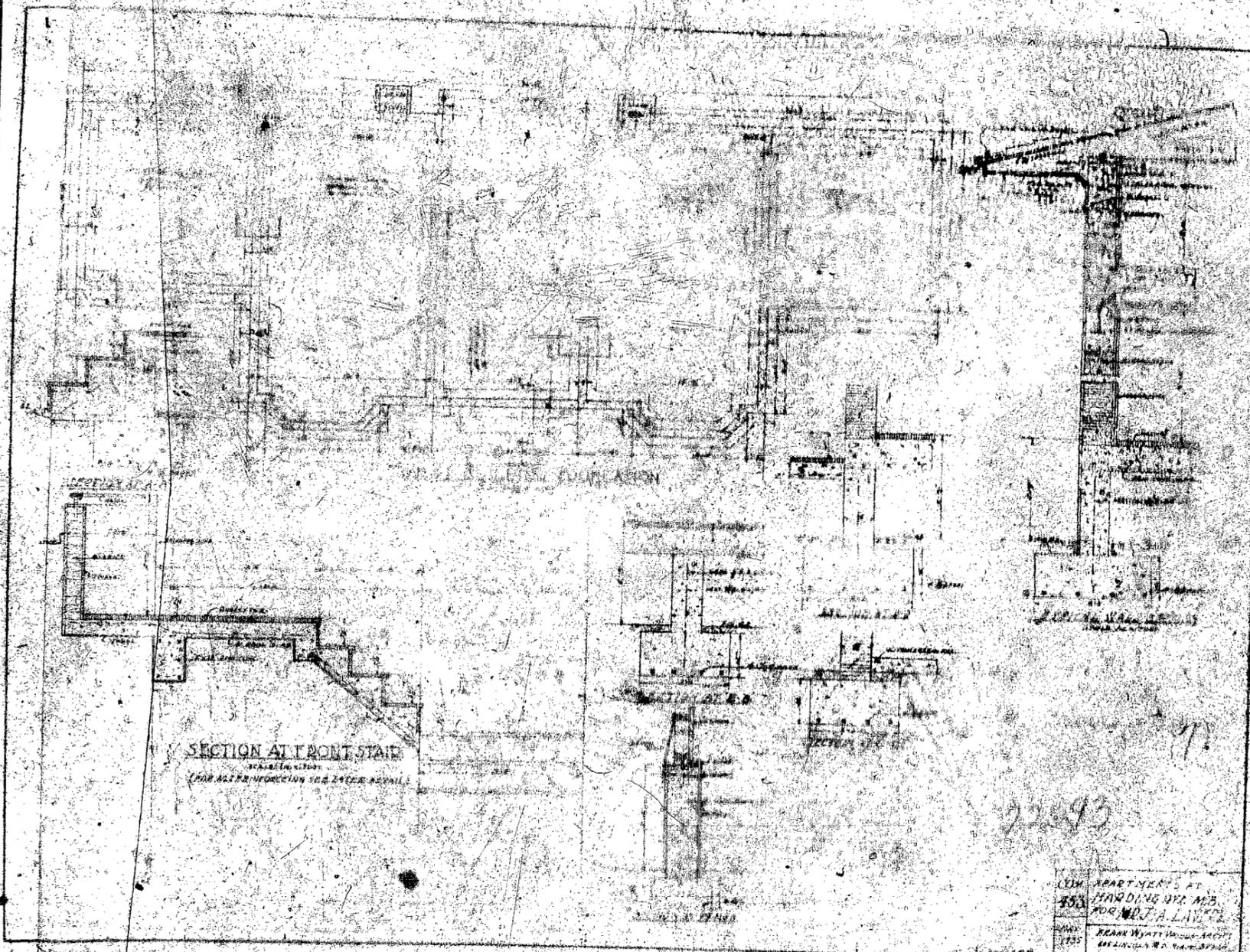
ALTERATIONS & ADDITIONS

Building Permits:

7418 Harding #54553 Wm. C. Cohan: 20 - 1 ton window air conditioners - \$4000- 9/26/57 OK 9-30-57 Plaag
#86872 - Pan American Exterminating - tent fumigation \$400.00 6/8/71
#15192-Orkin Exterminating-Fumigation-\$600-6 2x 20-79
#18005 7428 Central City Roofing reroof 17 squares \$2,000. 5-6-80
#18003 7418 " " " 30 " 3,300. 5-6-80
#18004 7424 " " " 30 " 3,300. 5-6-80
#28608 6/4/86 owner paint exterior white only \$500.

Plumbing Permits:

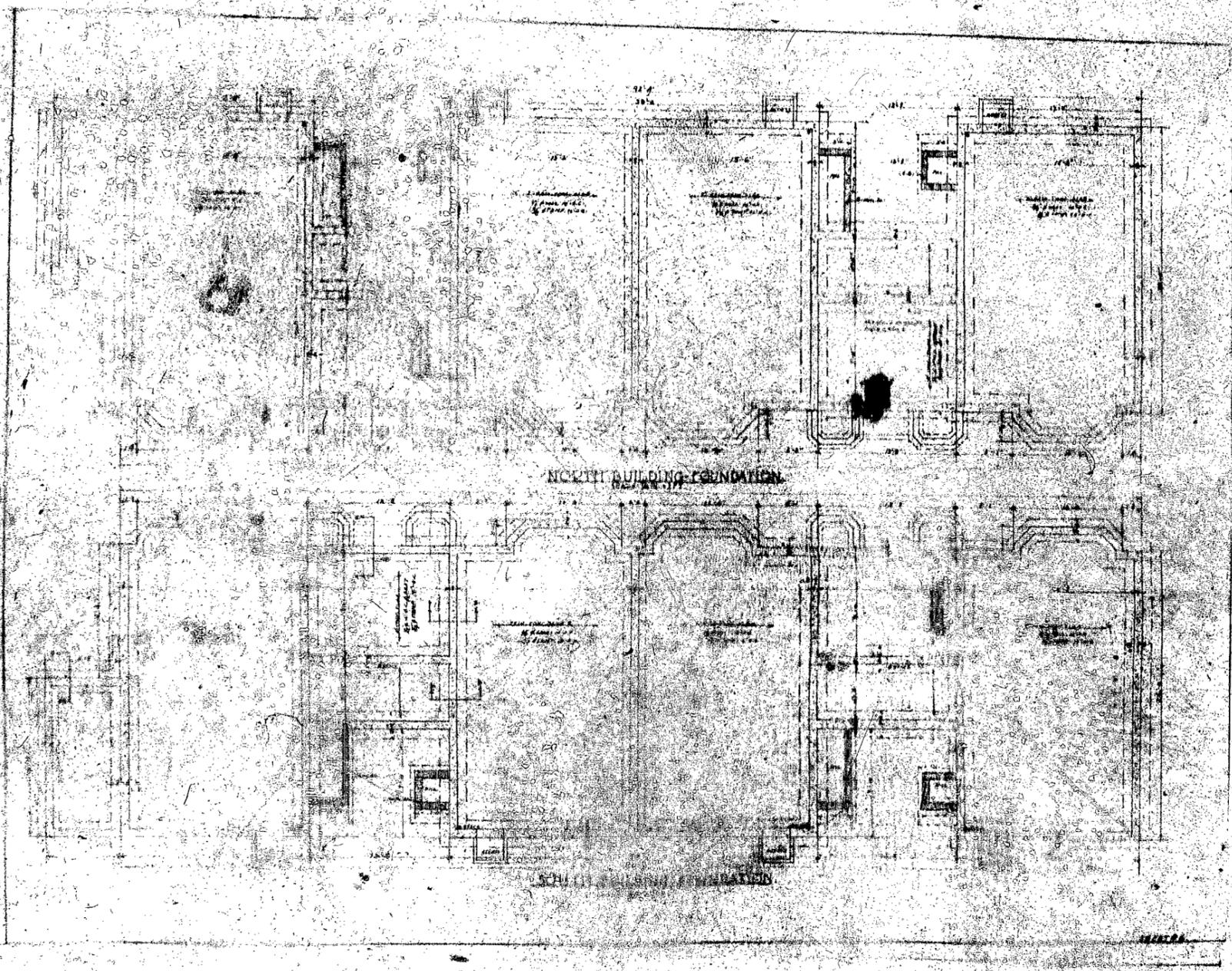
7418 Harding Ave.
Electrical Permits: #51003 E & E Elec: 20 Motors (1HP) - Oct. 8, 1957
#59806 Astor Elec. Service, Inc.: 1 motor, 0-1 hp; 1 cent. of dist. ; 7/8/63



SECTION AT FRONT STAIR

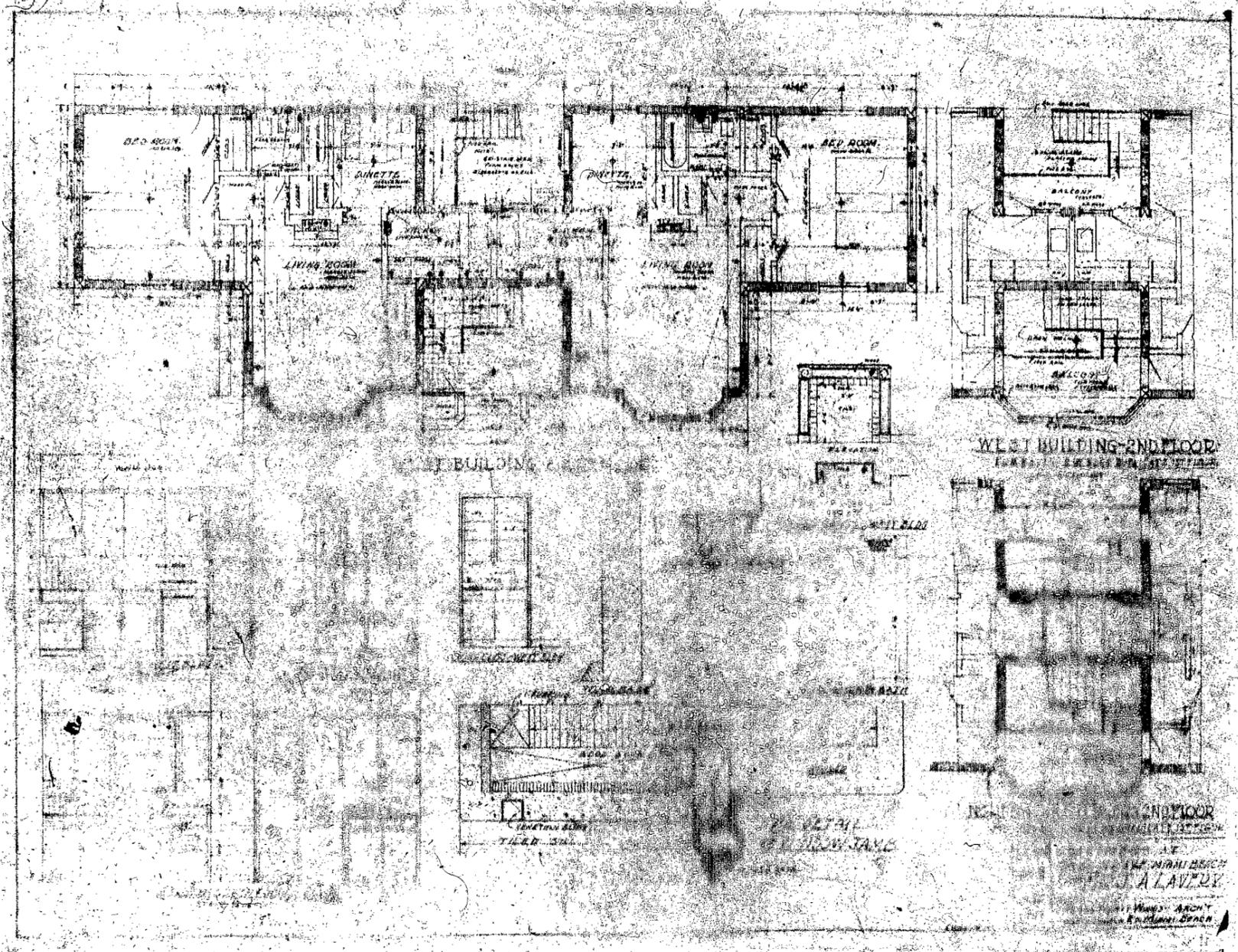
FOR ALL PRODUCTION AND LATER REVISIONS

22093
CIVIL PARTMENTS AT
HARDING OFFICE
FOR WEST A. L. W. CO.
NEAR WYATT HOUSE ARCHT
BIRMINGHAM, ALA.



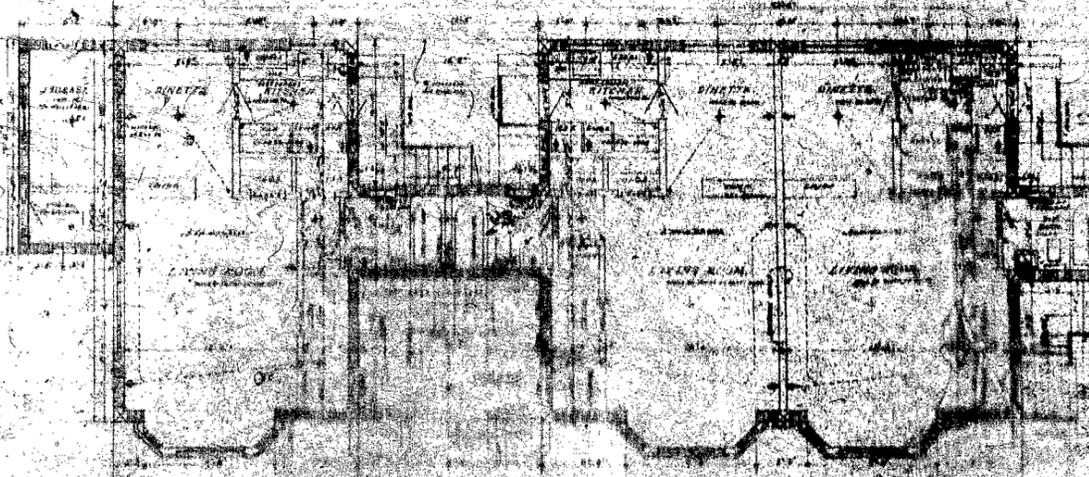
NORTH BUILDING FOUNDATION

A. O. D. A. S. A. E. T. Y. M.

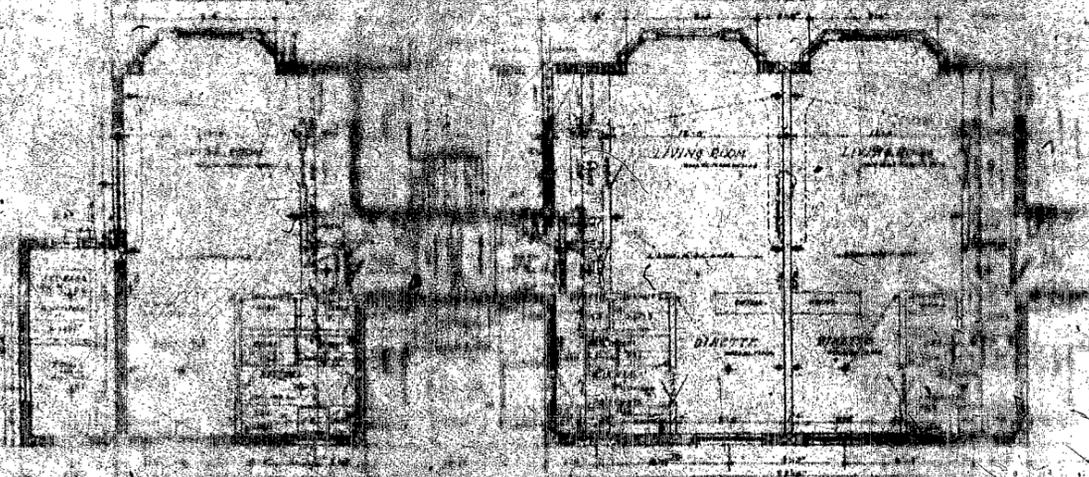


FLOOR
PLAN

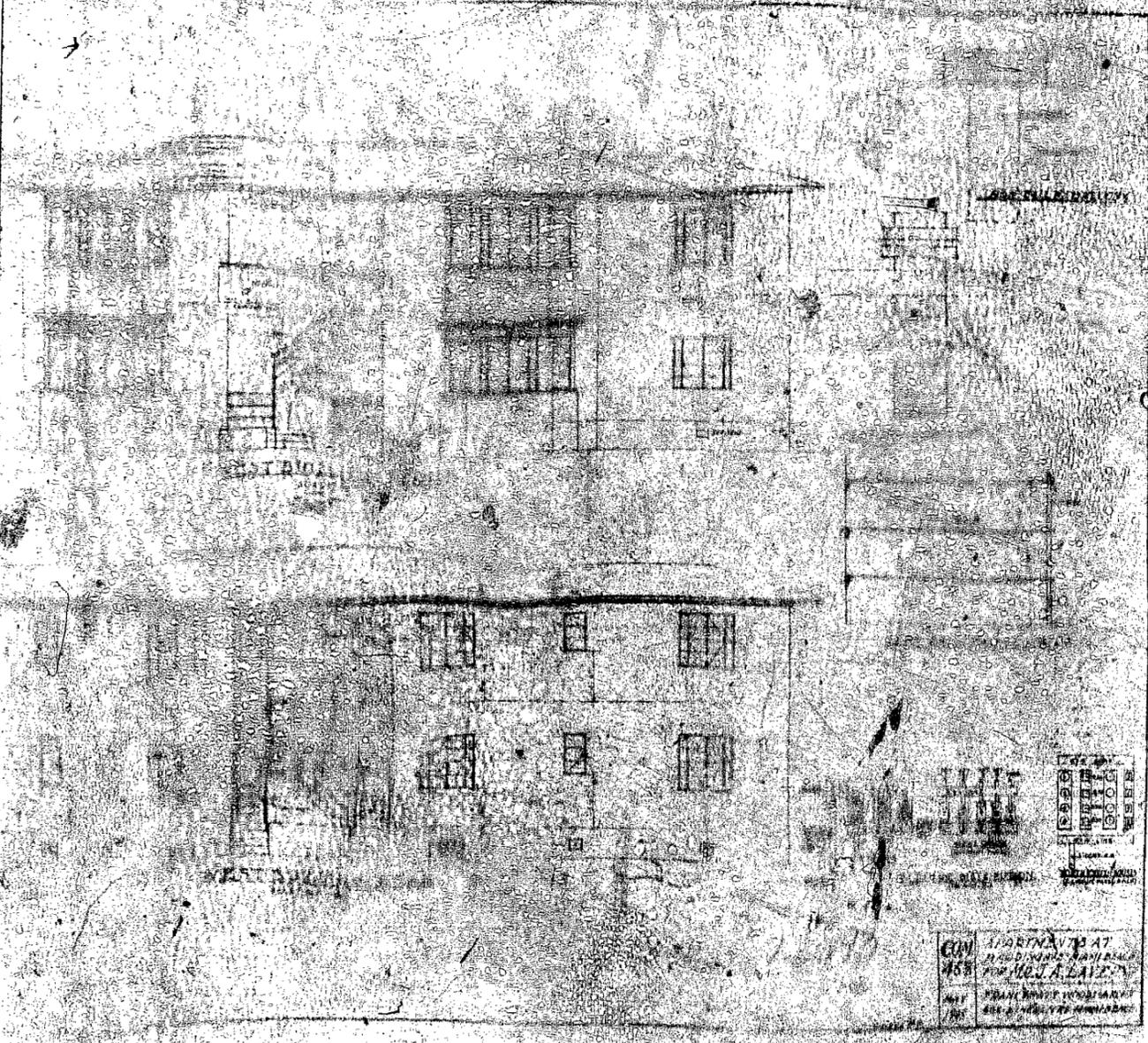
FLOOR
PLAN
AT
NORTH BENCH
LAYER
ARMY
ENGINEER



NORTH BUILDING FIRST FLOOR
SCALE 1/4" = 1'-0"

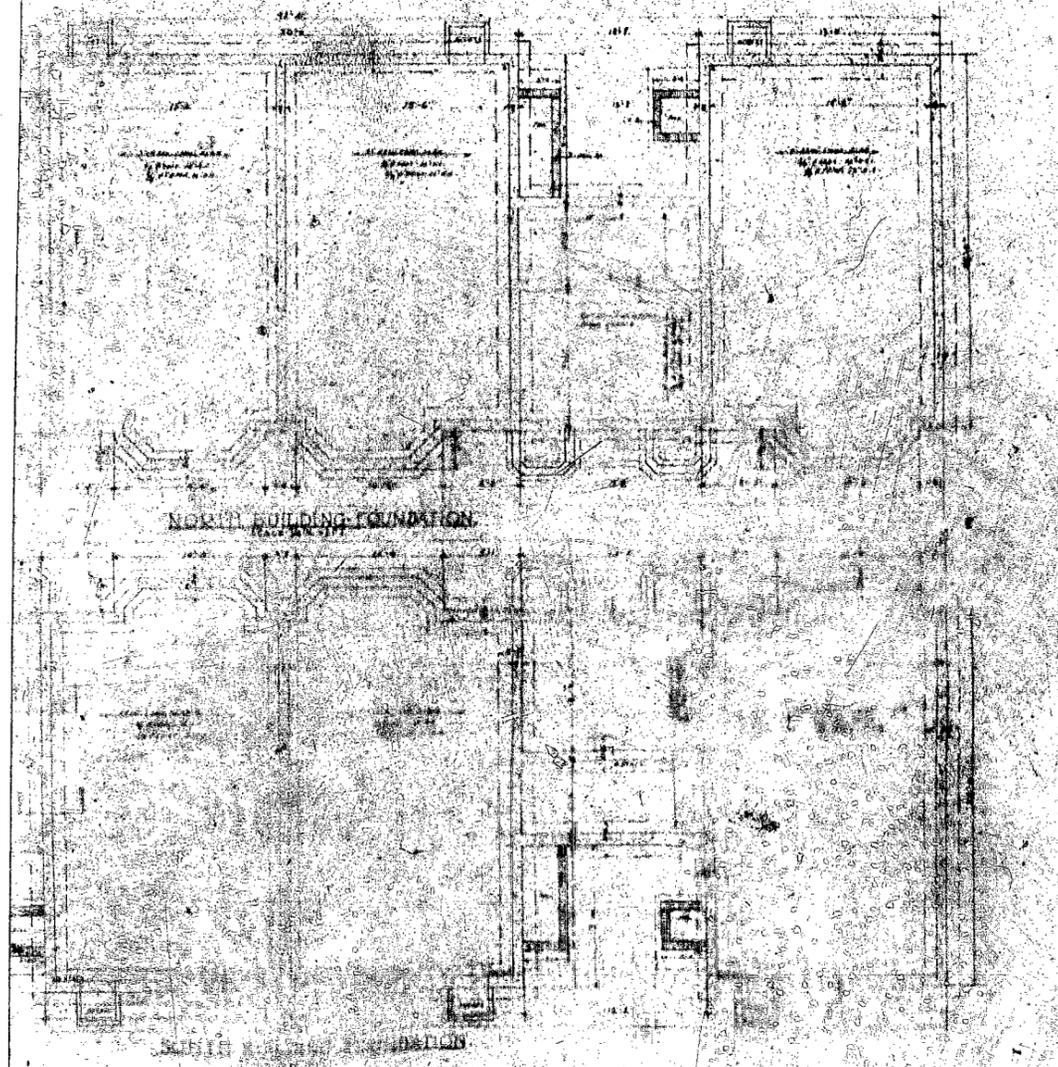


SOUTH BUILDING FIRST FLOOR
SCALE 1/4" = 1'-0"

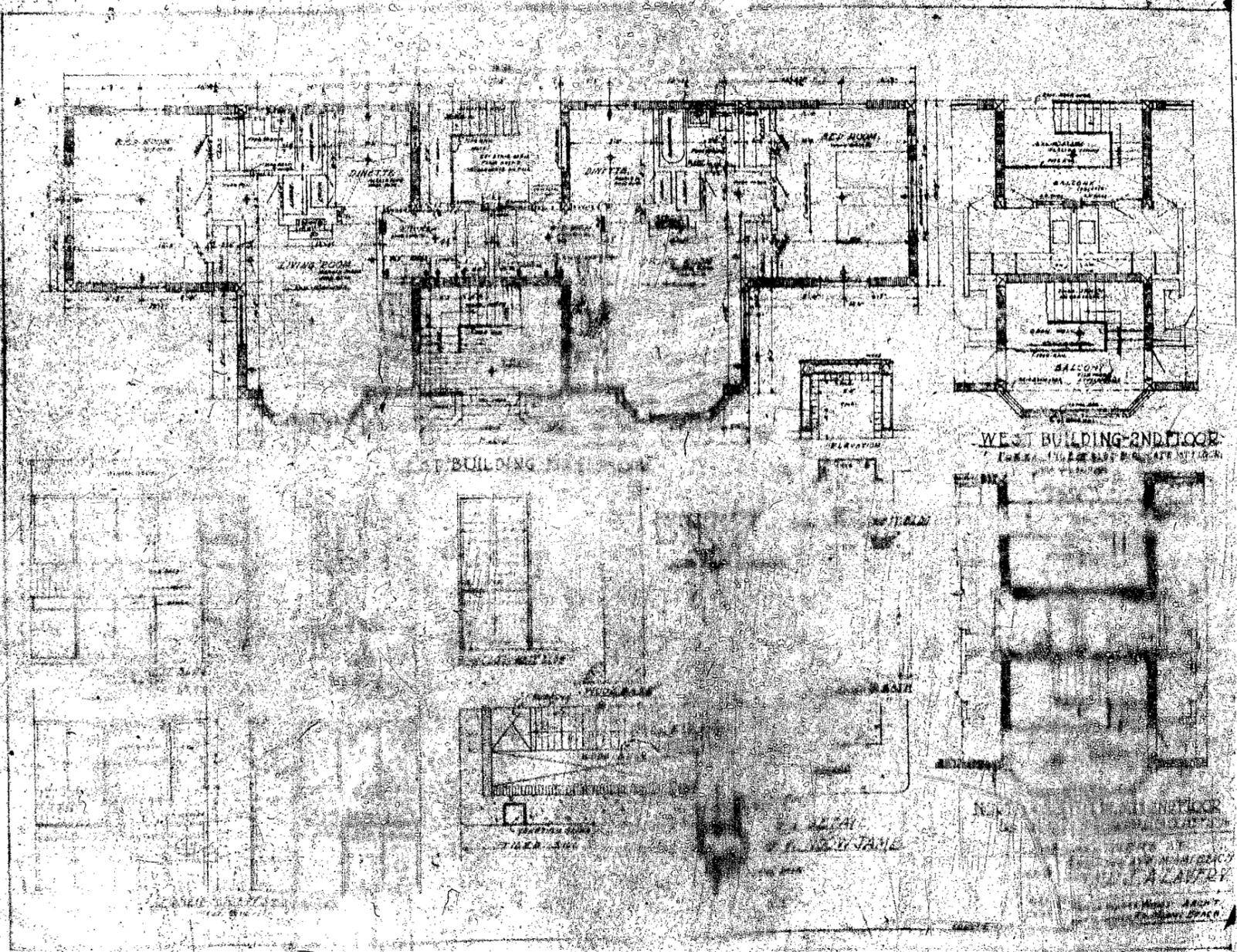


MARTIN V. 13 AT
1100 D. 1000
FOR M. J. LAZAR
FRANCIS & COMPANY
NEW YORK

ESTADO
MARTIN V. 13 AT



O D A R S A Y A L M



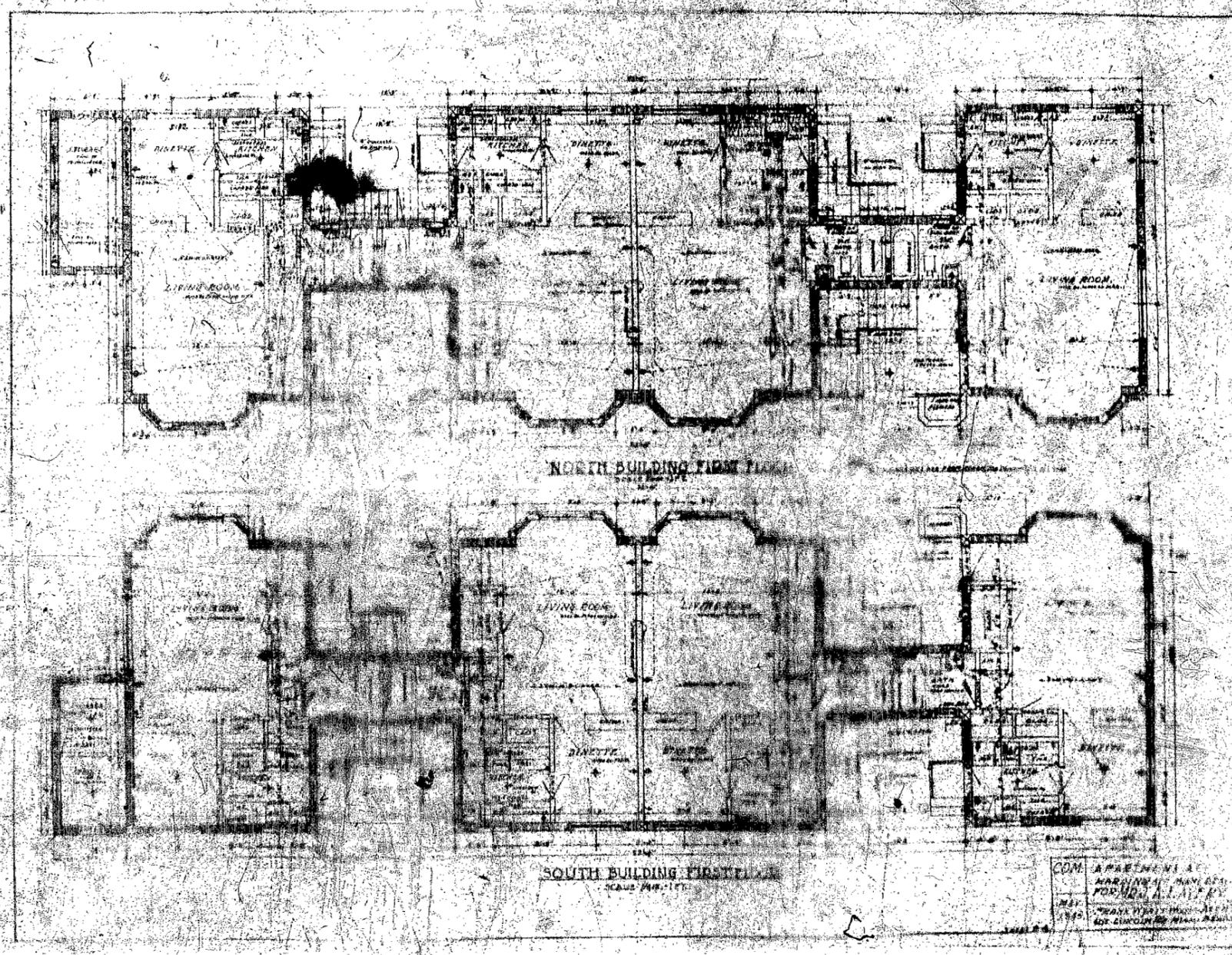
EAST BUILDING 2ND FLOOR

WEST BUILDING 2ND FLOOR

ARCHITECT'S NAME

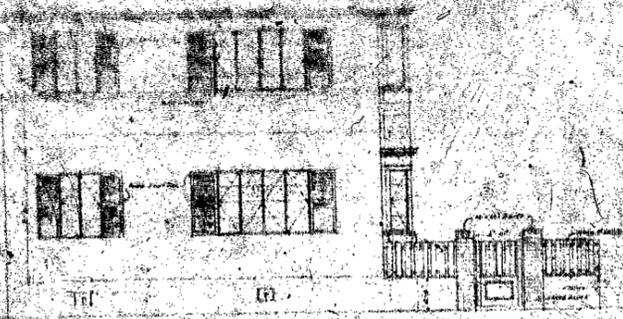
DATE

SCALE

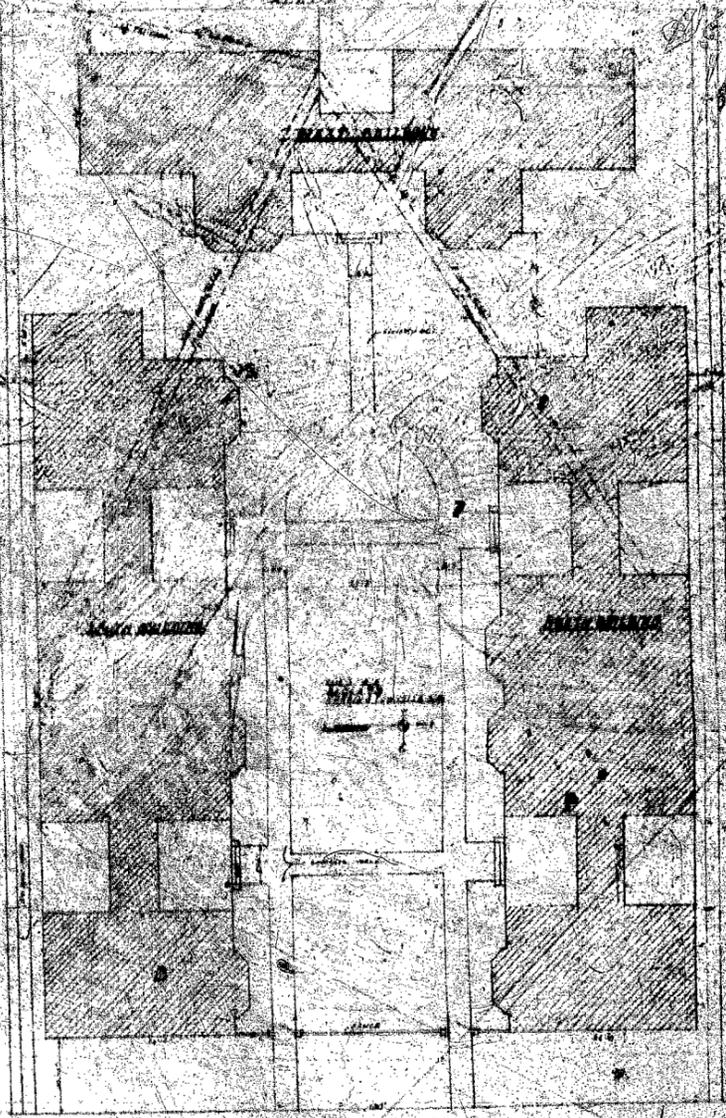




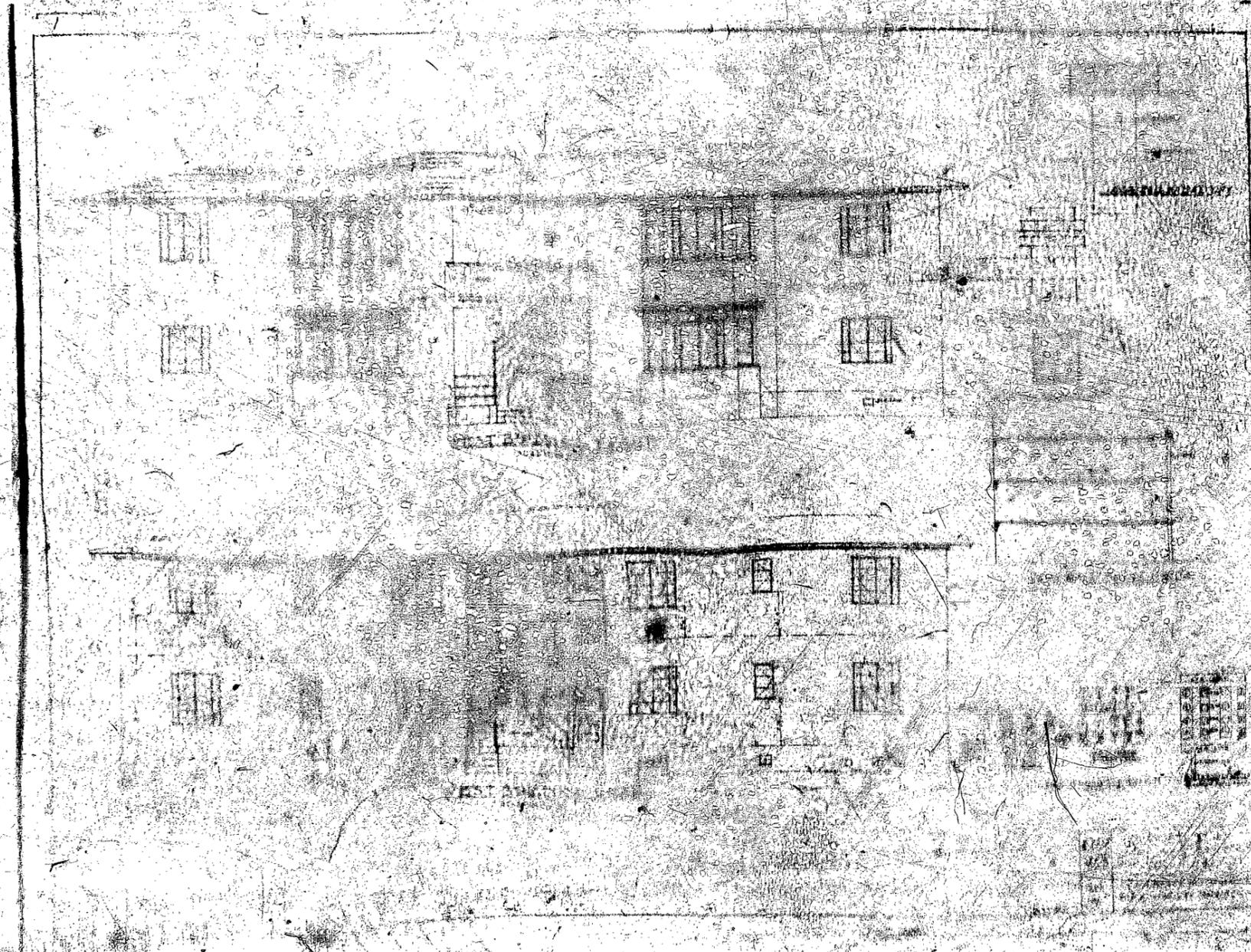
NORTH BUILDING END

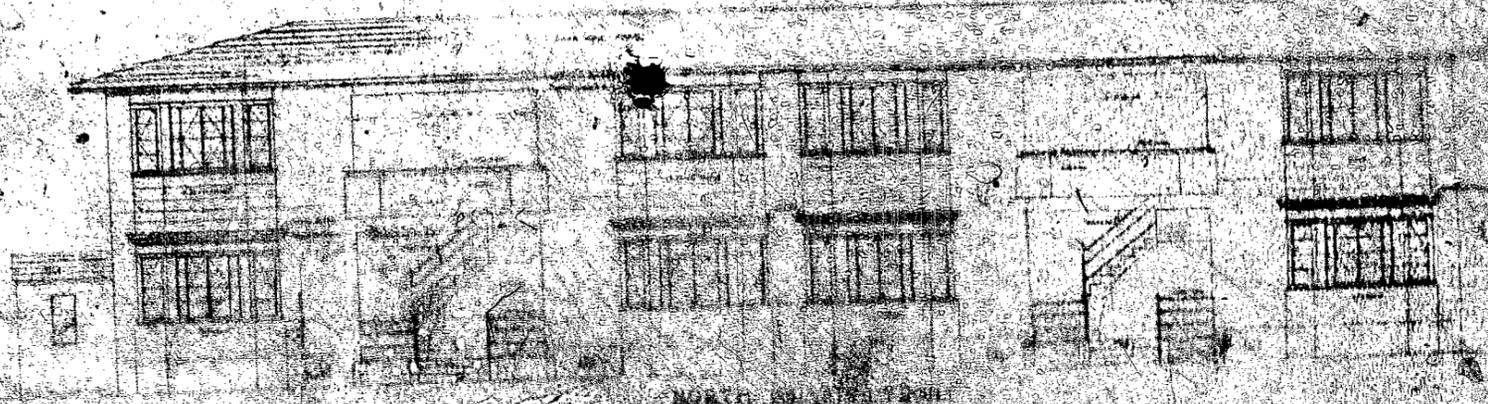


SOUTH BUILDING END



FLOOR PLAN

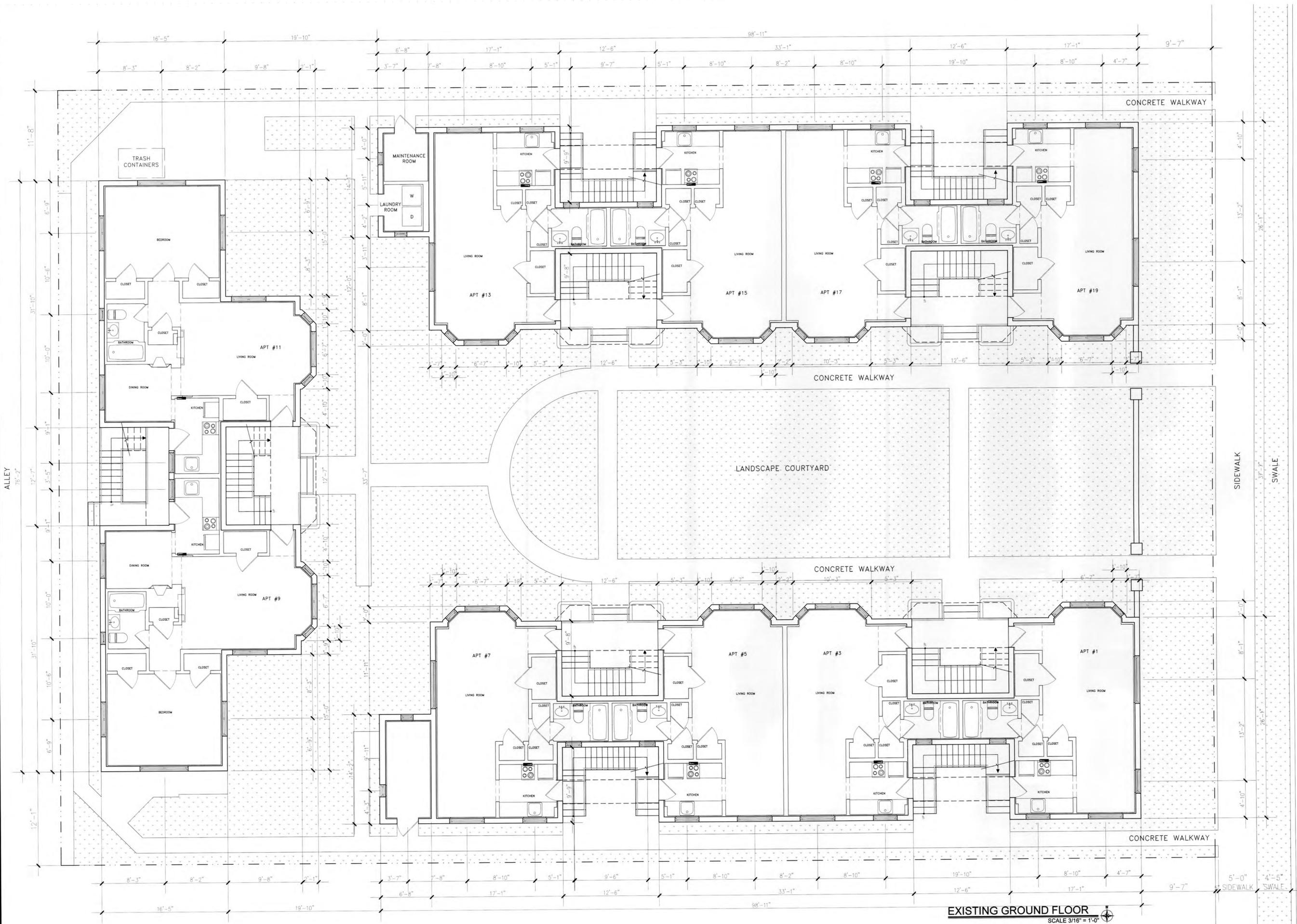




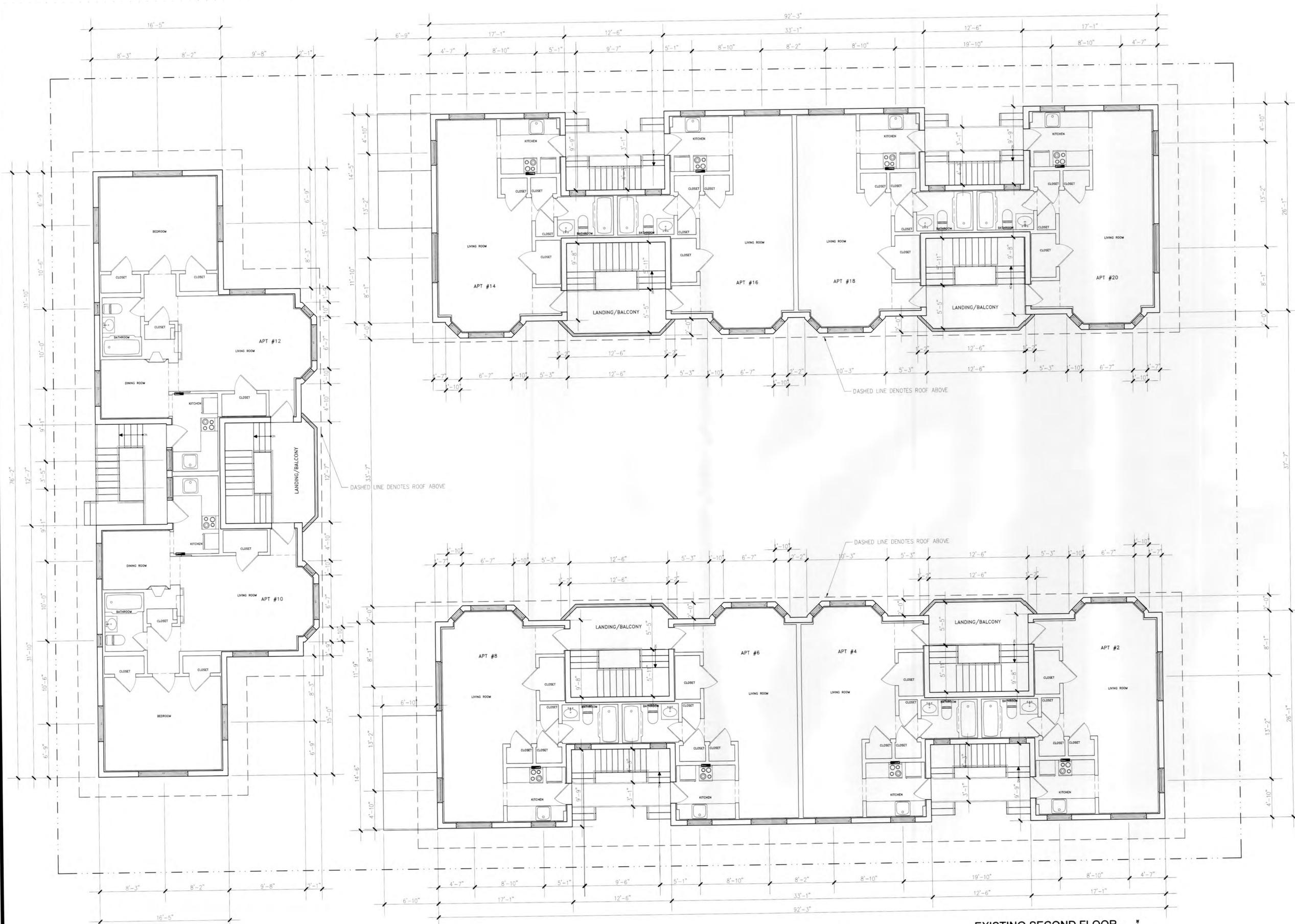
NORTH BUILDING



NORTH BUILDING

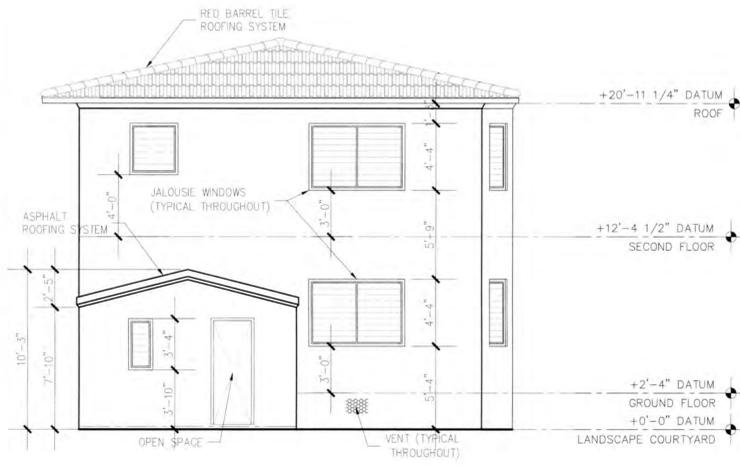


EXISTING GROUND FLOOR
SCALE 3/16" = 1'-0"

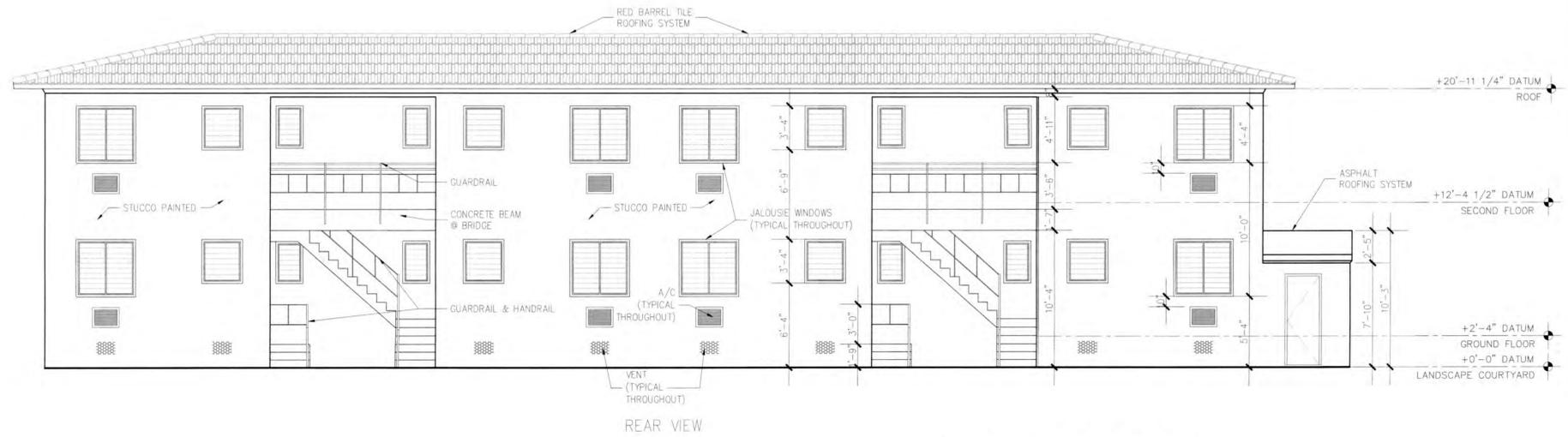


EXISTING SECOND FLOOR
SCALE 3/16" = 1'-0"

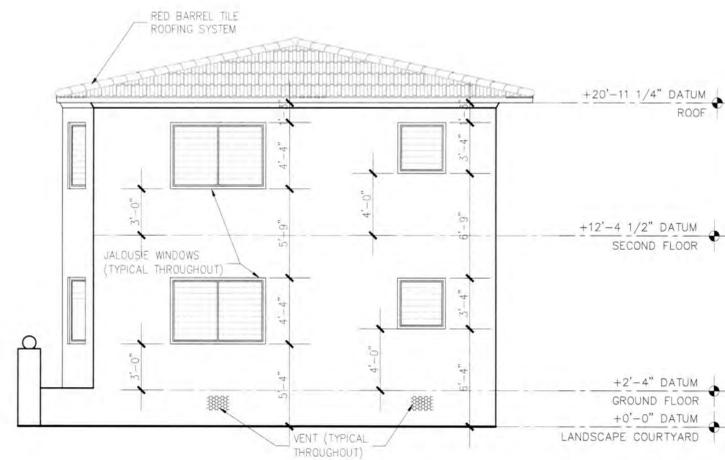




EXISTING WEST ELEVATION
7426-7428 SCALE 3/16" = 1'-0"



EXISTING NORTH ELEVATION
7426-7428 SCALE 3/16" = 1'-0"



EXISTING EAST ELEVATION
7426-7428 SCALE 3/16" = 1'-0"



EXISTING SOUTH ELEVATION
7426-7428 SCALE 3/16" = 1'-0"



01



02



03



04



05



ARCHITECT

MTRR MGMT
212 NE 73RD ST | MIAMI FL | 33150
www.ma77er.com



CONSULTANT

OWNER

--
7418 HARDING AVE | MIAMI BEACH | FL | 33141

PROJECT

HARDING

DRAWING TITLE

SITE PHOTOS
2021.12.06

3/4" = 1'-0"

DRAWING #

A-5

2109



06



07



08



09



10



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PROJECT

HARDING

DRAWING TITLE

SITE PHOTOS
2021.12.06

3/4" = 1'-0"

DRAWING #

A-6

2109



11



12



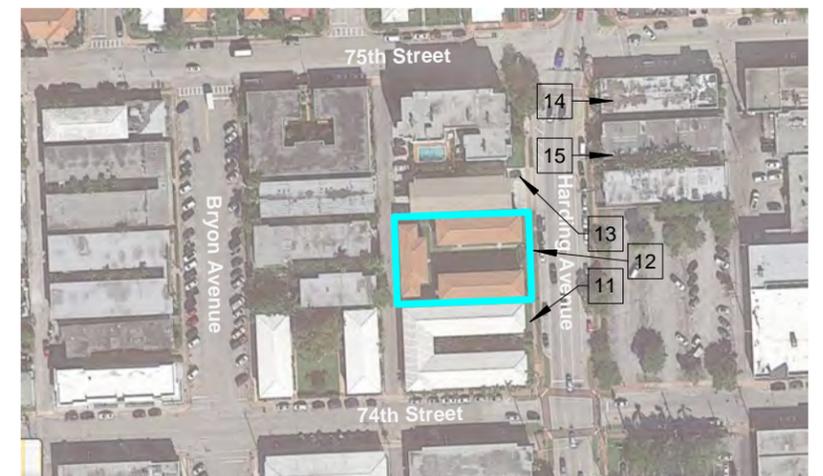
13



14



15



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PROJECT

HARDING

DRAWING TITLE

CONTEXT PHOTOS

2021.12.06

3/4" = 1'-0"

DRAWING #

A-7

2109



16



17



18



19



20



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PROJECT

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DRAWING TITLE

CONTEXT PHOTOS

2021.12.06

3/4" = 1'-0"

DRAWING #

A-8

2109



21



22



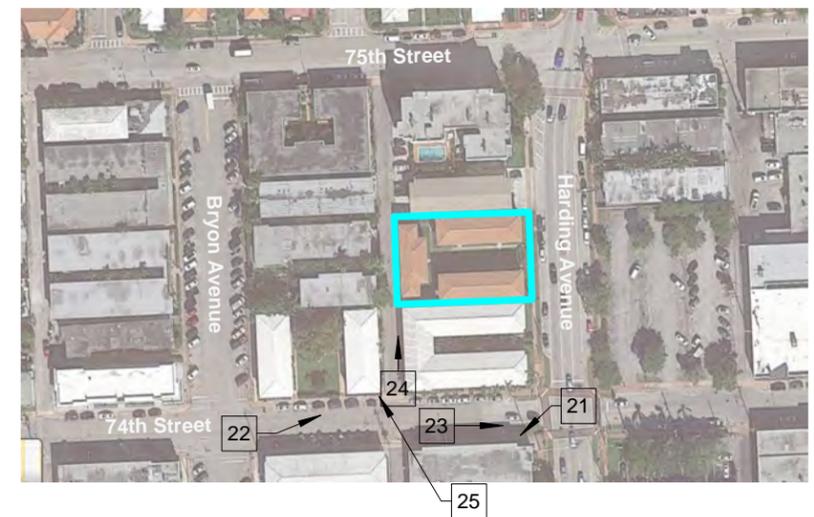
23



24



25



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PROJECT

HARDING

DRAWING TITLE

CONTEXT PHOTOS

2021.12.06

3/4" = 1'-0"

DRAWING #

A-9

2109



01 - RESIDENTIAL BUILDING



02 - RESIDENTIAL BUILDING



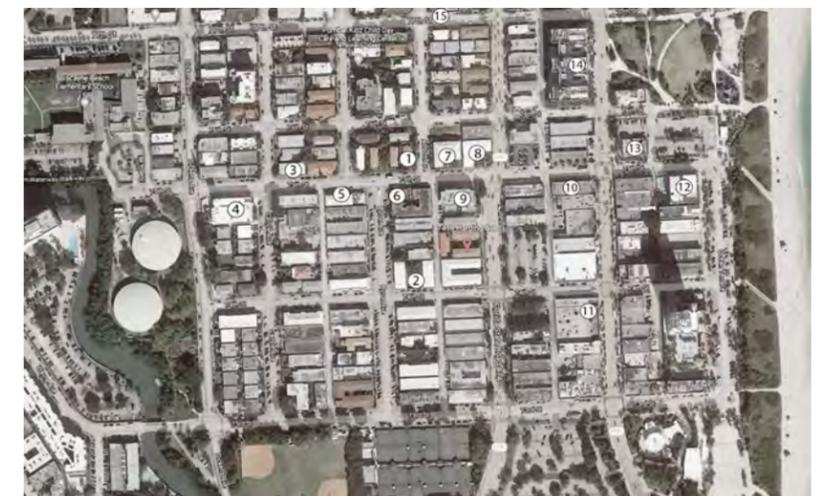
03 - RESIDENTIAL BUILDING



04 - TEMPLE MENORAH



05 - RESIDENTIAL BUILDING



ARCHITECT

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PROJECT

HARDING

DRAWING TITLE

SURROUNDING DISTRICT PHOTOS
2021.12.06 2109

DRAWING #

A-10



06 - RESIDENTIAL BUILDING



07 - RESIDENTIAL BUILDING



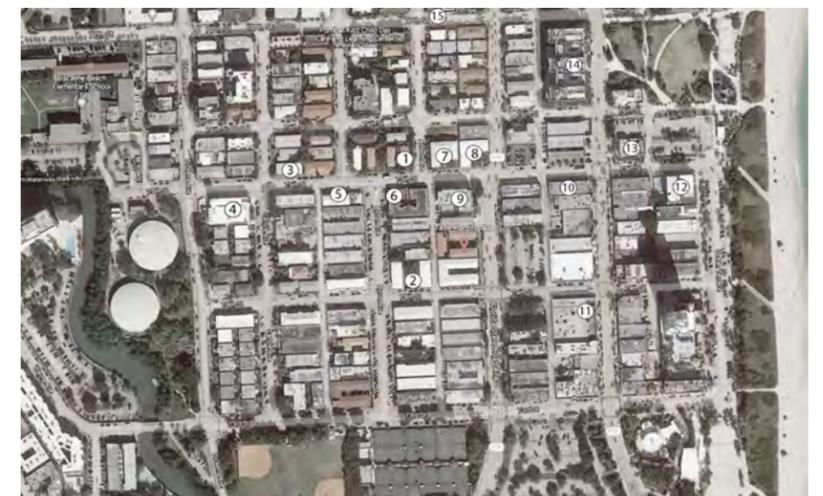
08 - RESIDENTIAL BUILDING



09 - RESIDENTIAL BUILDING



10 - BANK OF AMERICA



ARCHITECT

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PROJECT

HARDING

DRAWING TITLE

SURROUNDING DISTRICT PHOTOS
2021.12.06

DRAWING #

A-11

2109



11 - WALGREENS



12 - THE BROADMORE HOTEL



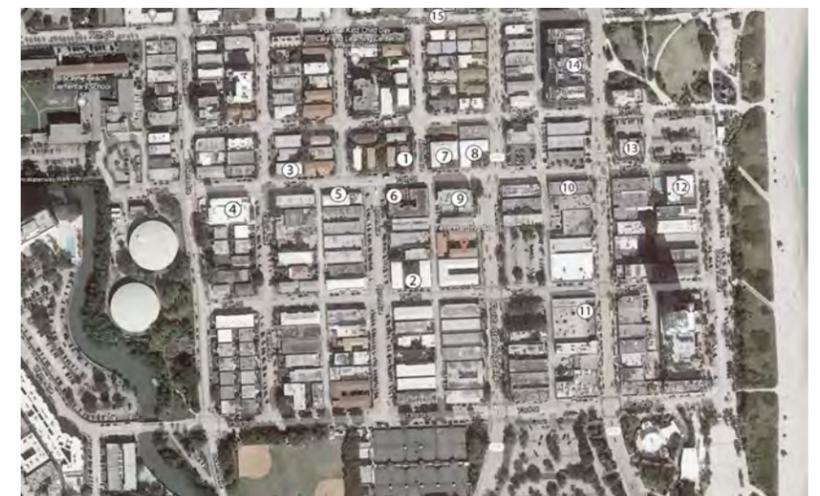
13 - PUBLIC LIBRARY



14 - RESIDENTIAL BUILDING



15 - RESIDENTIAL BUILDING



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DRAWING TITLE

SURROUNDING DISTRICT PHOTOS
2021.12.06

DRAWING #

A-12

2109



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DRAWING TITLE

DRAWING #

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HARDING

ARCHIVE PHOTOS

2021.12.06

1" = 100'-0"

2109

A-13