

CHOFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

February 1, 2018

City of Miami Beach
Historic Preservation Board
c/o Thomas Mooney, Planning Director
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: 819 2nd Street

Dear Board Members:

This letter is intended as a supplement to the First Amended Letter of Intent in support of the Land Use Board Hearing Application (the "Application") filed by Stephen Helfman and Gerri Helfman for individual Certificates of Appropriateness for total demolition and design approval, as well as lot size and lot frontage variances to allow for the construction of a new single-family residence at 819 2nd Street (the "Property").

On January 9, 2018, the Historic Preservation Board (the "HPB") held a public hearing to consider the Application. At the conclusion of the hearing, the HPB voted to continue the matter to its March 2018 meeting. The expressed purpose of the continuance was to have the owners work with City staff on revisions to the architectural plans for the south elevation of the proposed home.

The owners and their design professionals have sought the input of staff on revisions to the south elevation as well as the east elevation and landscaping, which were raised in the original recommendation. Additionally, the owners, architects and legal counsel have carefully and exhaustively reviewed the video tape of the January 9, 2018 hearing to try to appreciate and respond to other concerns with the design of the home.

After considering the collective input, suggestions and concerns of the HPB members and staff, the plans have been substantially revised to reflect a project which will hopefully result in a home that is more compatible with the neighborhood and District.

The changes that have been made are described below:

South Elevation Façade. The changes to the south elevation are considerable. The first floor fenestration has been modified with additional windows flanking the center section of the home. This provides more transparency and recalls the shapes of the existing structure. For additional transparency, the architectural concrete element has been largely reduced in size and will be made of a white concrete material. The narrowing of this element again helps recall the center of three components which make up the existing façade. The material on the face of the water feature at the entry has been lightened to accentuate the openness of the entry portion of the façade. Lastly, the color palate of the concrete and the louvers has been made considerably lighter in tone to call upon the location of the home near to the beach and address concerns with the compatibility of the colors in the District. Also to enhance transparency, the hedge material along 2nd Street and the alley has been to a low shrub that will not exceed 3 feet in height.

East Elevation. Staff expressed concern with the east elevation and, in particular the portion which will be visible by pedestrians along 2nd Street. To address this concern, the plans have been revised. The entire 3-story stairway has been opened by the use of glass to create full transparency. To further create architectural interest, the use of the louvers has been largely expanded. Additionally, the concrete façade

at the roof level has been removed and replaced with teak wood and a glass railing. Lastly, the paint color has been lightened to a dove white tone.

West Elevation. The concrete wall along the first floor has been substantially reduced in size to allow for full transparency of the front door. Additionally, as with the entire home, the façade has been changed in color to dove white and the louvers to a lighter beige tone.

North Elevation. To reduce the impacts and concern with height, the concrete parapet wall has been removed entirely and replaced with teak wood and a glass railing.

Historical Recognition. To commemorate the historic building, which will be lost to demolition due to its condition, the south fence contains the impression of the parapet profile of the historic building, its most distinctive feature. The impression will be true to the scale and dimensions of the original parapet profile, along with other distinctive features like the crest and scuppers. The impression will also be true to the existing, non-conforming setback of the original, to further appreciate the siting of the historic building. The fence is proposed at 5 feet, to capture the undulations in the parapet profile. Additionally, a commemorative plaque is proposed at the SW corner of the property, to describe the historic significance of the building, the context it's in, and the concept behind the ghost fence.

The submittal is further supplemented with descriptions and diagrams that explain how the new building responds to its historic and urban context. Though the design of the new building is distinctive in its own way, it subtly references the historic building and acknowledged the character and scale it contributed to the street.

Sincerely,

Raphael Levy