

CERTIFICATE OF APPROPRIATENESS  
FOR THE MIAMI BEACH COMMUNITY  
CHURCH SANCTUARY

FIRST SUBMITTAL - 05.05.2016



SCOPE OF WORK:

- REMOVE NON ORIGINAL RAISED CONCRETE TERRACE AND RECONSTRUCT THE FRONT LAWN, PATHS AND FRONT STOOPS. (STOOPS TO SIDE AISLE WILL BE 6" HIGHER THAN ORIGINAL DUE TO ADA)
- REPLACE NON-ORIGINAL WINDOWS WITH DADE COUNTY APPROVED HURRICANE IMPACT WINDOWS. MULLION AND MUNTIN PATTERN TO MATCH ORIGINAL CONFIGURATIONS.
- REPLACE NON-ORIGINAL DOORS WITH DADE COUNTY APPROVED HURRICANE IMPACT DOORS. DOOR DESIGN TO MATCH THE ORIGINAL PATTERN OF LOCK AND RAILS.
- RESTORE EXTERIOR FINISHES ON ALL SURFACES OF SANCTUARY TO THE ORIGINAL COLOR AND FINISHES. SEE CONSERVATION SOLUTION REPORTS (ADDENDUM). RESTORE AND REPAIR THE CAST STONE FRONTISPIECE AND ALL CAST STONE MOLDINGS AND ORNAMENTATION.
- PROTECT AND EXPOSE THE GROUND LEVEL SCUPPERS OF THE SIDE AISLES TO INTERPRET ORIGINAL DESIGN.
- EVALUATE ROOF AND REPLACE WHERE NEEDED. SIDE AISLE BARREL TILE IS NON-ORIGINAL, WHEN RE-ROOFING, REPLACE WITH LIKE KIND.
- RESTORE CHANCEL TO ORIGINAL CONFIGURATION
- RESTORE OPENING BETWEEN SIDE AISLES AND NAVE TO APPROXIMATE ORIGINAL OPENINGS BY RECONFIGURING ROUND ARCH. RECONSTRUCT ARCHED FRENCH DOORS AT SIDE AISLES. INTRODUCE GLASS SIDELIGHTS TO RECORD THE VISUAL REMOVAL OF WALLS ON EITHER SIDE OF THE FRENCH DOORS.
- REOPEN OCULAR WINDOWS ON NORTH ELEVATION OF SIDE AISLES

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1600  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
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3

DRAWING:  
DATE:  
05.05.16  
SHEET:

## SHEET LIST

SP-1.1 SITE PLAN  
A-1.1a EXISTING FLOOR PLAN  
A-1.1b PROPOSED FLOOR PLAN  
A-1.1c SANCTUARY CHANGES  
D-1.1 DEMO PLAN  
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CONTEXT PHOTOS  
PHOTOS OF PROJECT SITE  
PHOTOS OF INTERIOR  
RENDERINGS

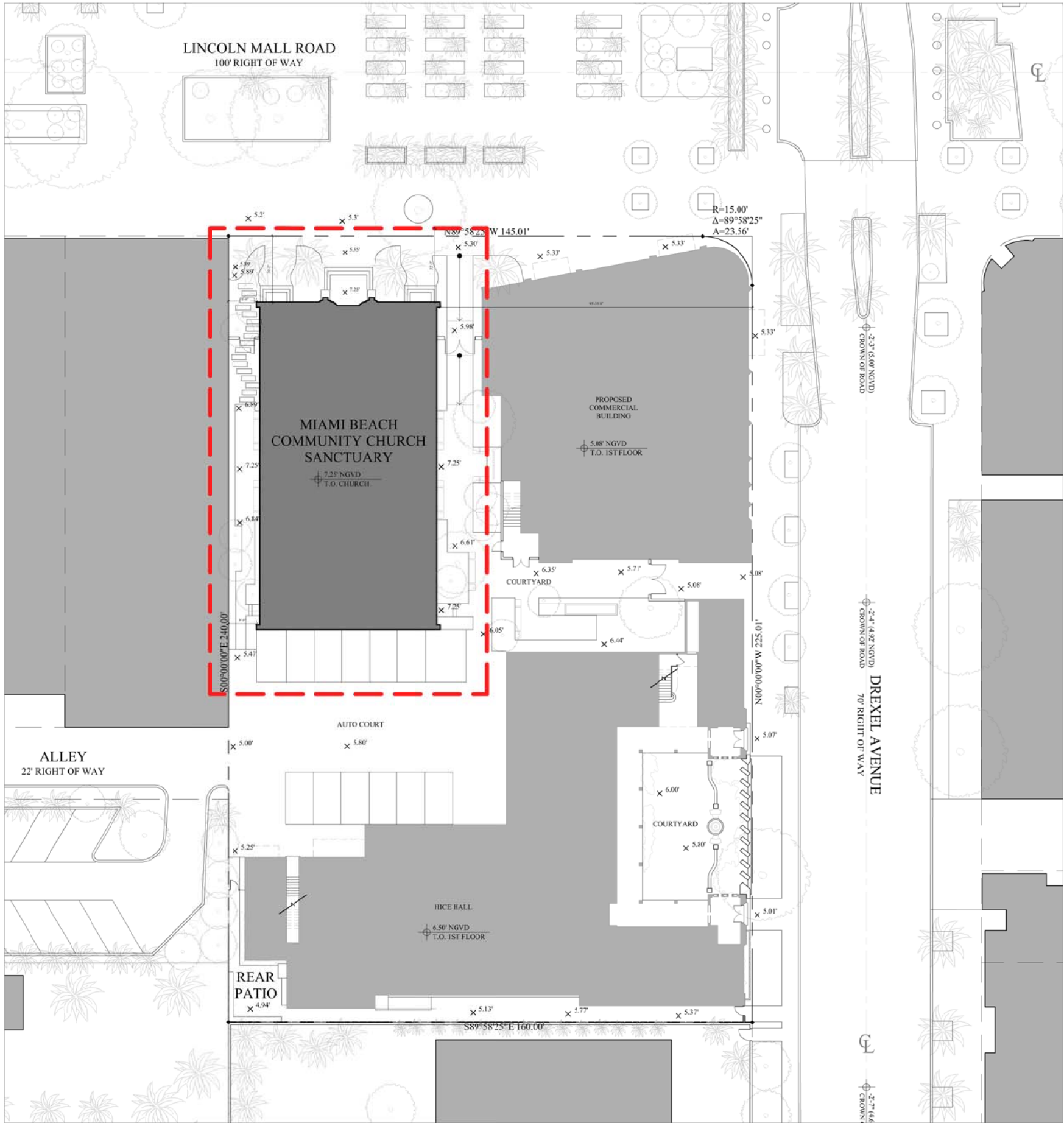
PROJECT:	MIAMI BEACH COMMUNITY CHURCH
1600 DREXEL AVENUE MIAMI BEACH, FL 33139	NO.

**JORGE L. HERNANDEZ**  
**Architect**  
FLORIDA REGISTRATION # 9840  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

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ZONING INFORMATION		
	REQ'D/ALLOWABLE	PROPOSED
FRONT SETBACK	5 FT	5 FT
REAR SETBACK	5 FT	5 FT
SIDE SETBACK	5 FT	5 FT
SIDE SETBACK	5 FT	5 FT
MAXIMUM BUILDING HEIGHT (ABOVE ESTABLISHED GRADE)	50 FT	50 FT
LOT AREA	38,400 SF	no change
F.A.R.:	105,600 SF	no change
SANCTUARY SQUARE FOOTAGES:		
A/C SPACE = 5,452 SF		
NON A/C SPACE = 0 SF		
TOTAL = 5,452 SF		

FLOOD ZONE : "AE" - 8'-0" BASE FLOOD ELEVATION  
CROWN OF SIDEWALK : 5.07' NGVD  
ZONING DISTRICT : CD-3 COMMERCIAL HIGH INTENSITY DISTRICT  
HISTORIC DISTRICT: FLAMINGO PARK

LEGAL DESCRIPTION:  
LOT 1, BLOCK 52, FISHER'S FIRST SUBDIVISION OF ALTON  
BEACH, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 6 AT PAGE 33 OF THE PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- ALL LANDSCAPING WILL COMPLY WITH DADE COUNTY  
LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A & CORAL  
GABLES ZONING CODE ARTICLE 5, DIVISION 11 LANDSCAPE  
SECTION
- LANDSCAPE PLAN BY SEPARATE PERMIT



1 SITE PLAN  
SCALE: 1/16" = 1'-0"

0 8' 16' 32'  
SCALE: 1/16" = 1'-0"

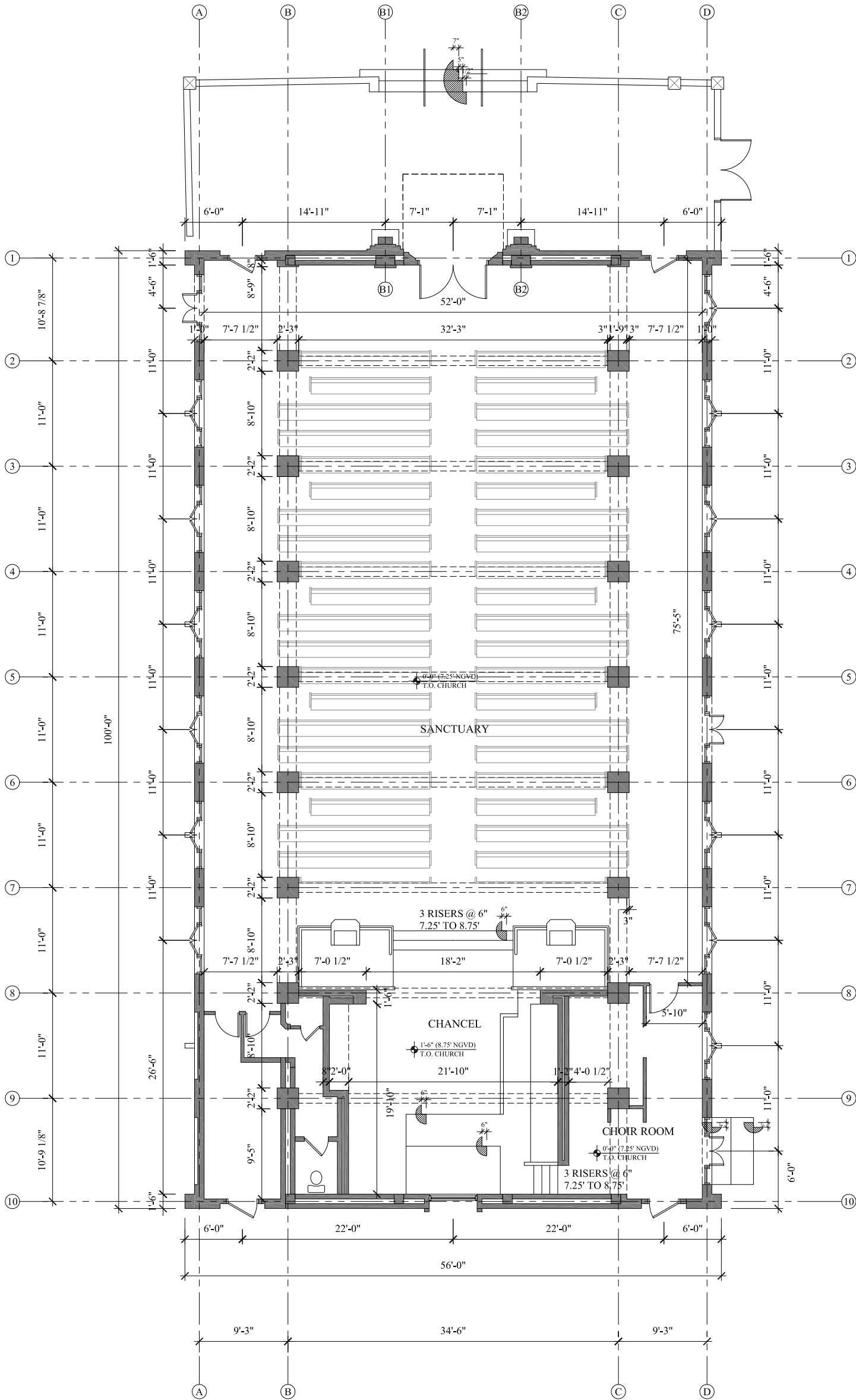
PROJECT:  
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1620  
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DRAWING:  
SITE PLAN  
DATE:  
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SHEET: SP-1.1

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1 EXISTING FLOOR PLAN  
A-1.1a 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"



DRAWING:  
EXISTING FACILITIES  
1ST FLOOR PLAN  
DATE:  
05.05.16  
SHEET: A-1.1a

REVISIONS:

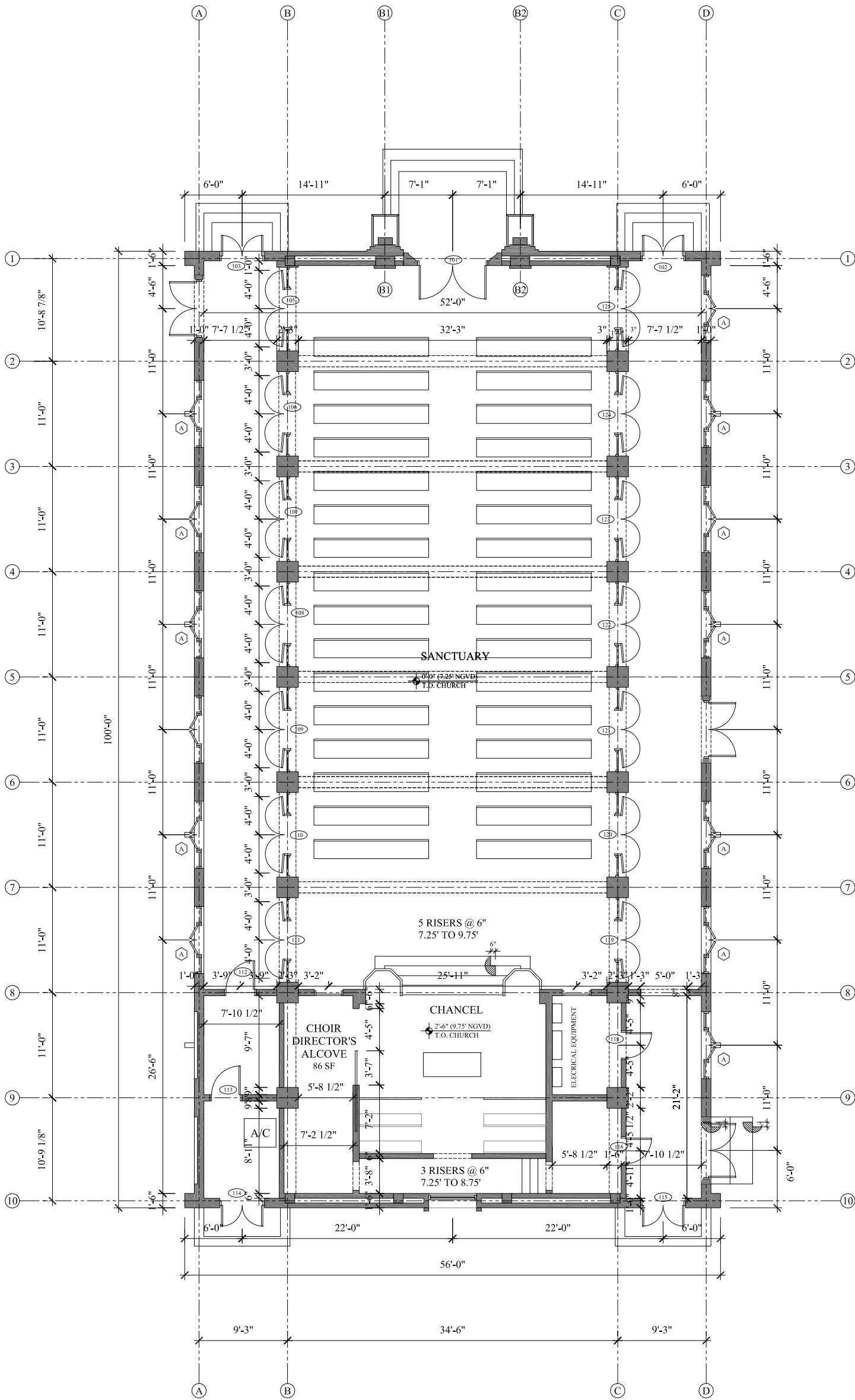
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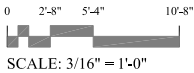
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A-1.1b  
PROPOSED FLOOR PLAN  
3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



DRAWING:  
PROPOSED  
FIRST FLOOR  
DATE:  
05.05.16  
SHEET: A-1.1b

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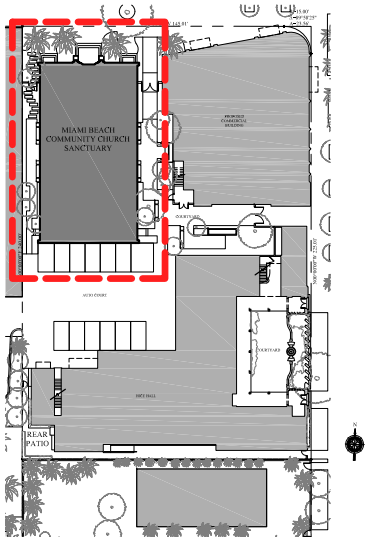
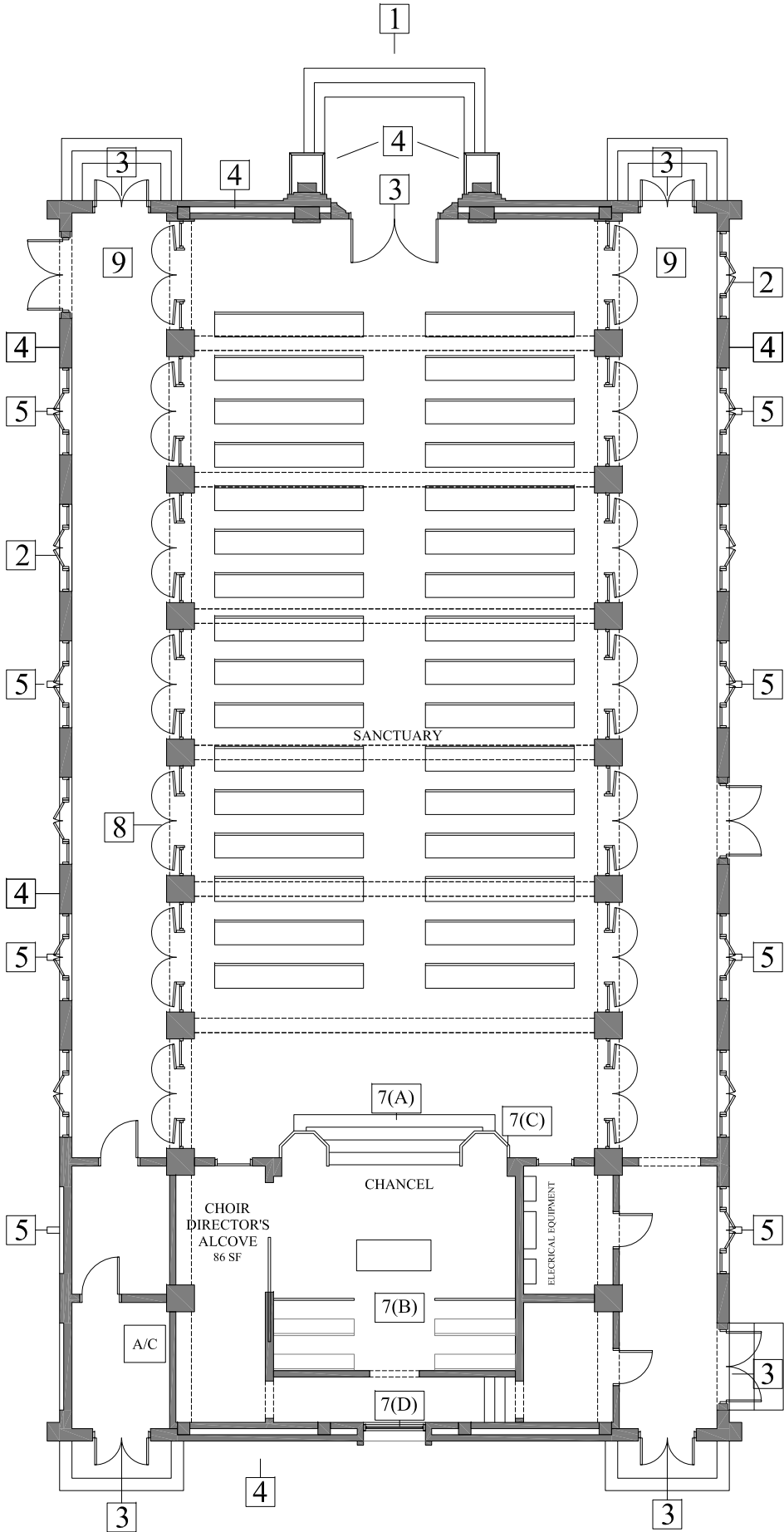
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RESTORATION OF EXTERIOR OF SANCTUARY

- 1 REMOVE NON ORIGINAL RAISED CONCRETE TERRACE AND RECONSTRUCT THE FRONT LAWN, PATHS AND FRONT STOOPS. (STOOPS TO SIDE AISLE WILL BE 6" HIGHER THAN ORIGINAL DUE TO ADA)
- 2 REPLACE NON-ORIGINAL WINDOWS WITH DADE COUNTY APPROVED HURRICANE IMPACT WINDOWS. MULLION AND MUNTIN PATTERN TO MATCH ORIGINAL CONFIGURATIONS.
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- 5 PROTECT AND EXPOSE THE GROUND LEVEL SCUPPERS OF THE SIDE AISLES TO INTERPRET ORIGINAL DESIGN.
- 6 EVALUATE ROOF AND REPLACE WHERE NEEDED. SIDE AISLE BARREL TILE IS NON-ORIGINAL, WHEN RE-ROOFING, REPLACE WITH LIKE KIND.

RESTORATION OF INTERIOR OF SANCTUARY

- 7 RESTORE CHANCEL TO ORIGINAL CONFIGURATION
  - (A) ELEVATE CHANCEL FLOOR FROM 3 TO 5 STEPS
  - (B) RECONSTRUCT THE REAR SCREEN WALL AND ARCHWAY.
  - (C) RECONSTRUCT THE PAIR OF WOODEN DEMI-OCTOGANAL PULPITS AND PLACE IN THE ORIGINAL LOCATIONS. (USE DE GARMO'S ORIGINAL DRAWING)
  - (D) REMOVE NON ORIGINAL TROMPE L'OEIL PAINTING AT SOUTH WALL OF CHANCEL
  - (E) REGULARIZE THE CONFIGURATION OF WALL AND BARREL VAULT TO MATCH THE ORIGINAL.
- 8 RESTORE OPENING BETWEEN SIDE AISLES AND NAVE TO APPROXIMATE ORIGINAL OPENINGS BY RECONFIGURING ROUND ARCH. RECONSTRUCT ARCHED FRENCH DOORS AT SIDE AISLES. INTRODUCE GLASS SIDELIGHTS TO RECORD THE VISUAL REMOVAL OF WALLS ON EITHER SIDE OF THE FRENCH DOORS.
- 9 REOPEN OCULAR WINDOWS ON NORTH ELEVATION OF SIDE AISLES

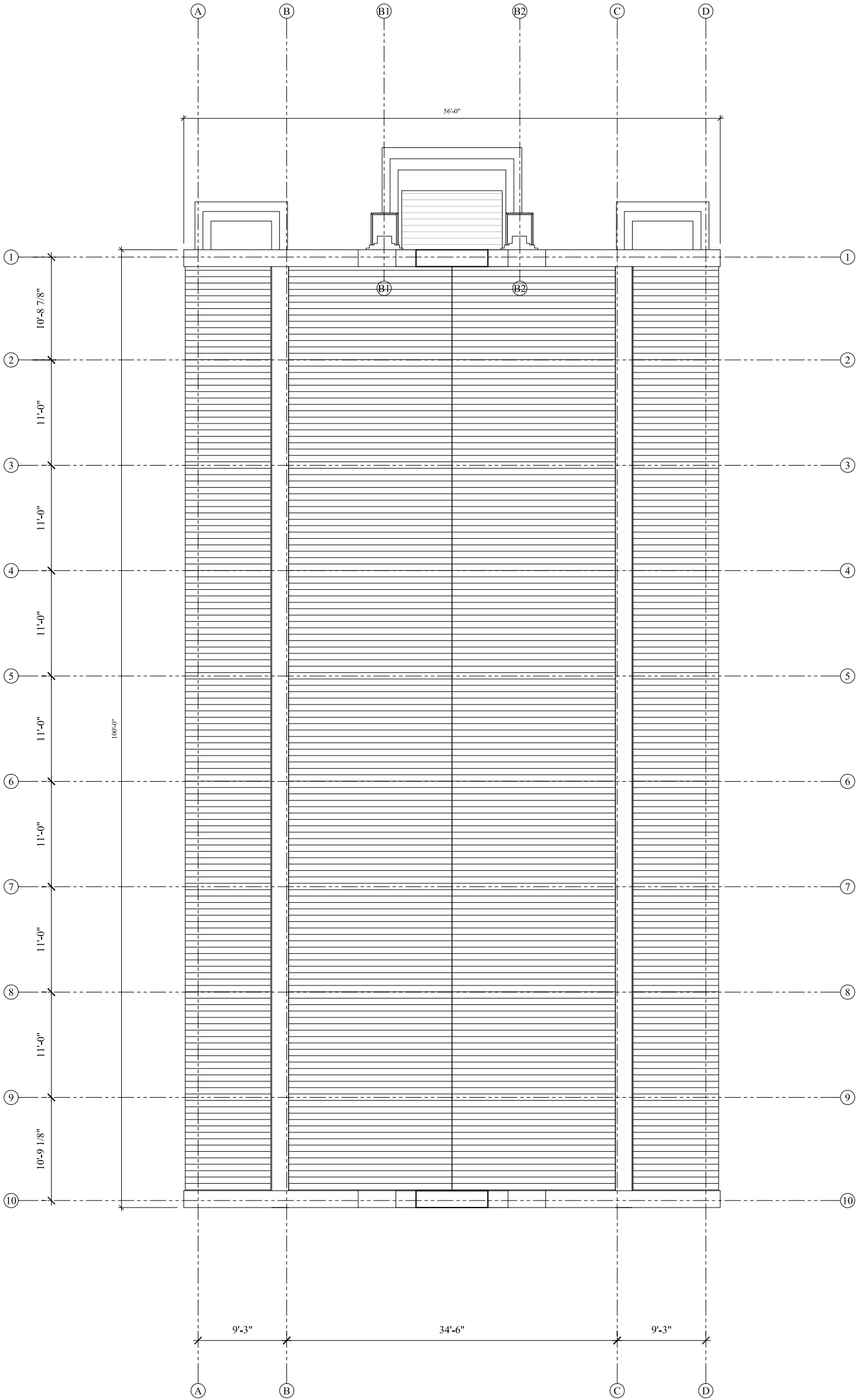


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1 ROOF PLAN  
A-1.3 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"



DRAWING:  
ROOF  
PLAN  
DATE:

SHEET: A-1.3

REVISIONS:

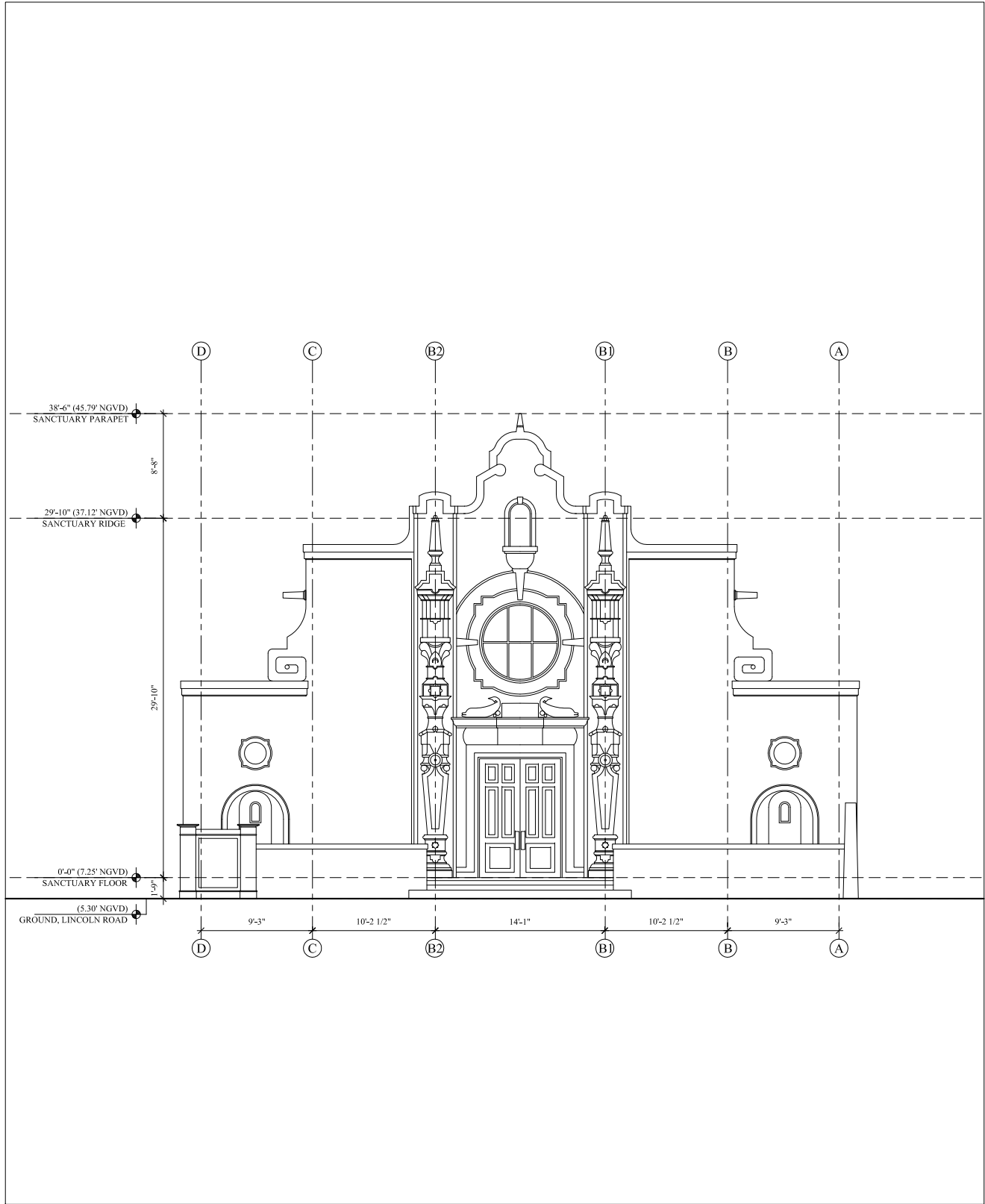
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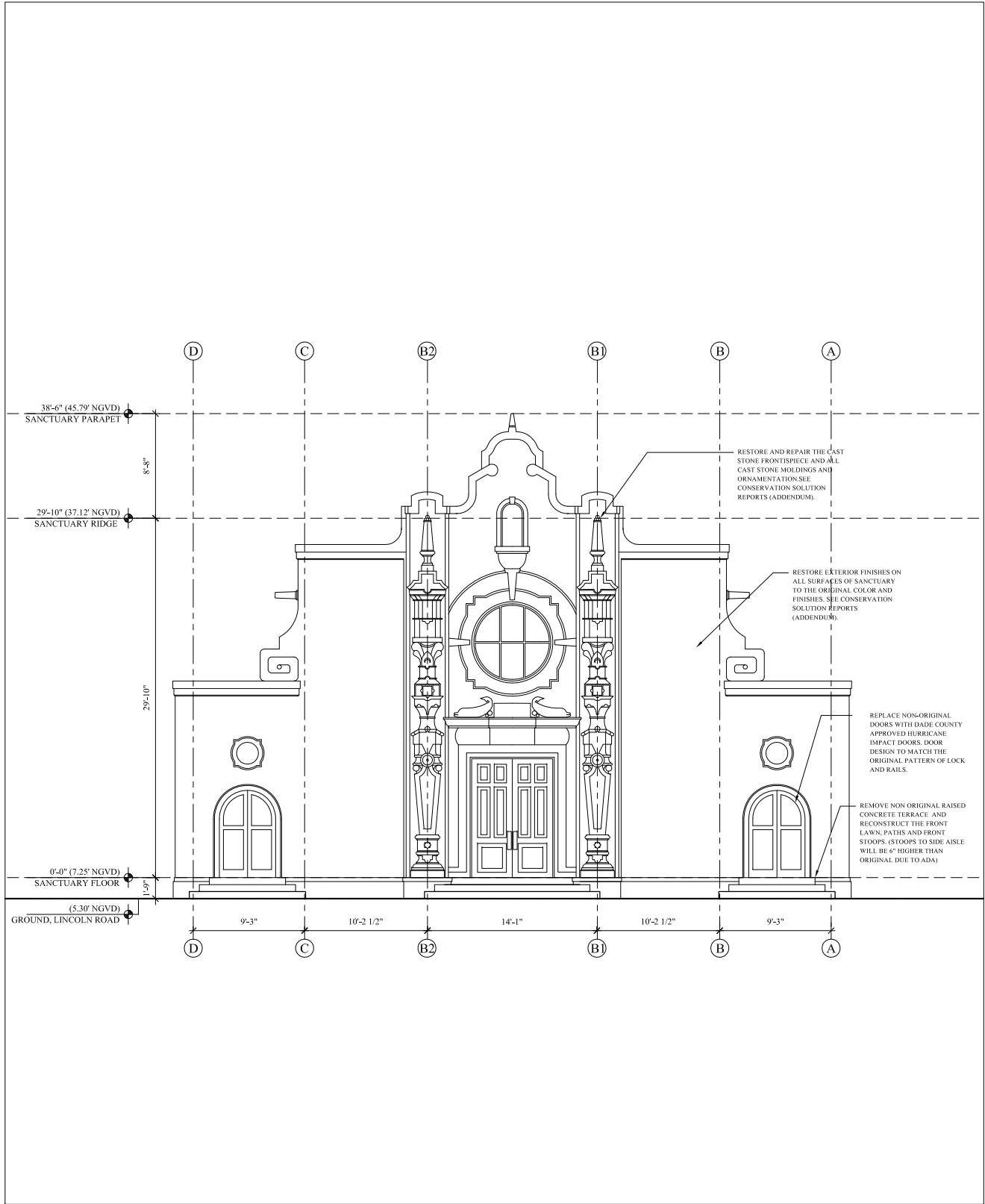
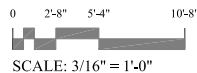
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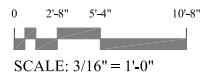
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1 EXISTING SOUTH ELEVATION  
A-3.1 SCALE: 3/16" = 1'-0"



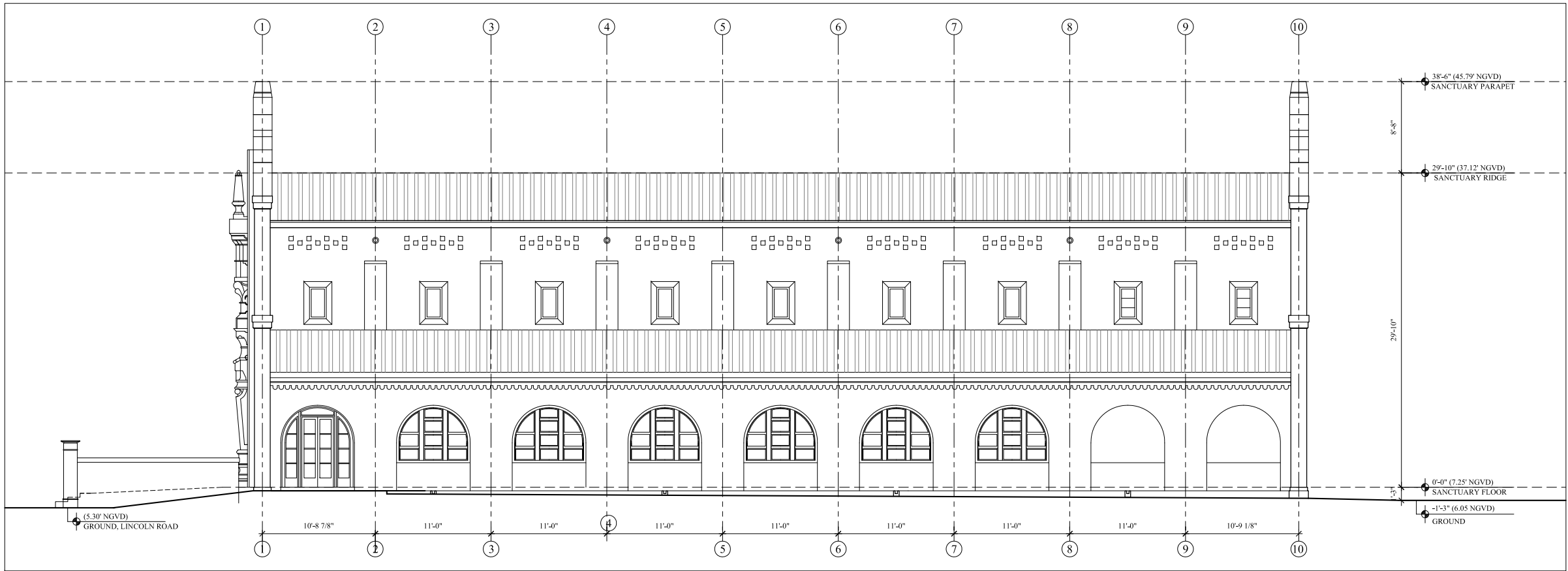
2 PROPOSED SOUTH ELEVATION  
A-3.1 SCALE: 3/16" = 1'-0"



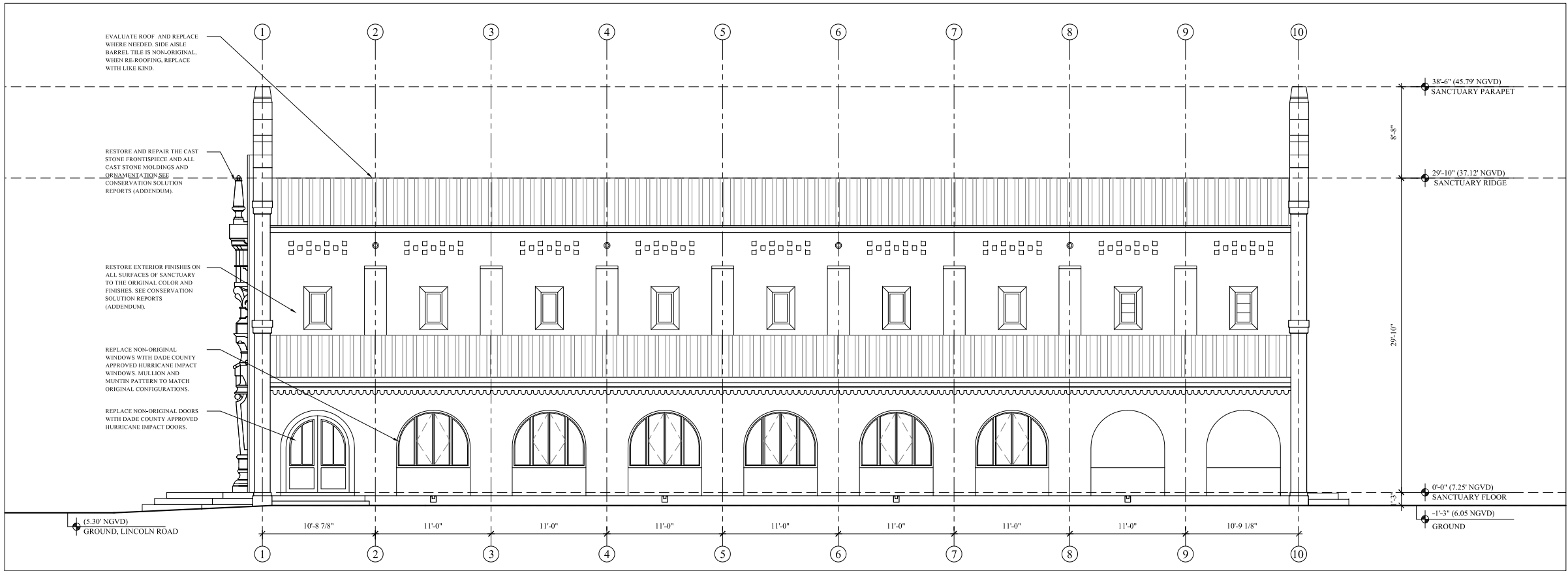
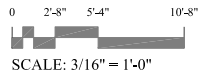
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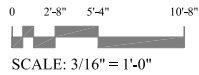
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A-3.2  
EXISTING WEST ELEVATION  
SCALE: 3/16" = 1'-0"



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A-3.2  
PROPOSED WEST ELEVATION  
SCALE: 3/16" = 1'-0"



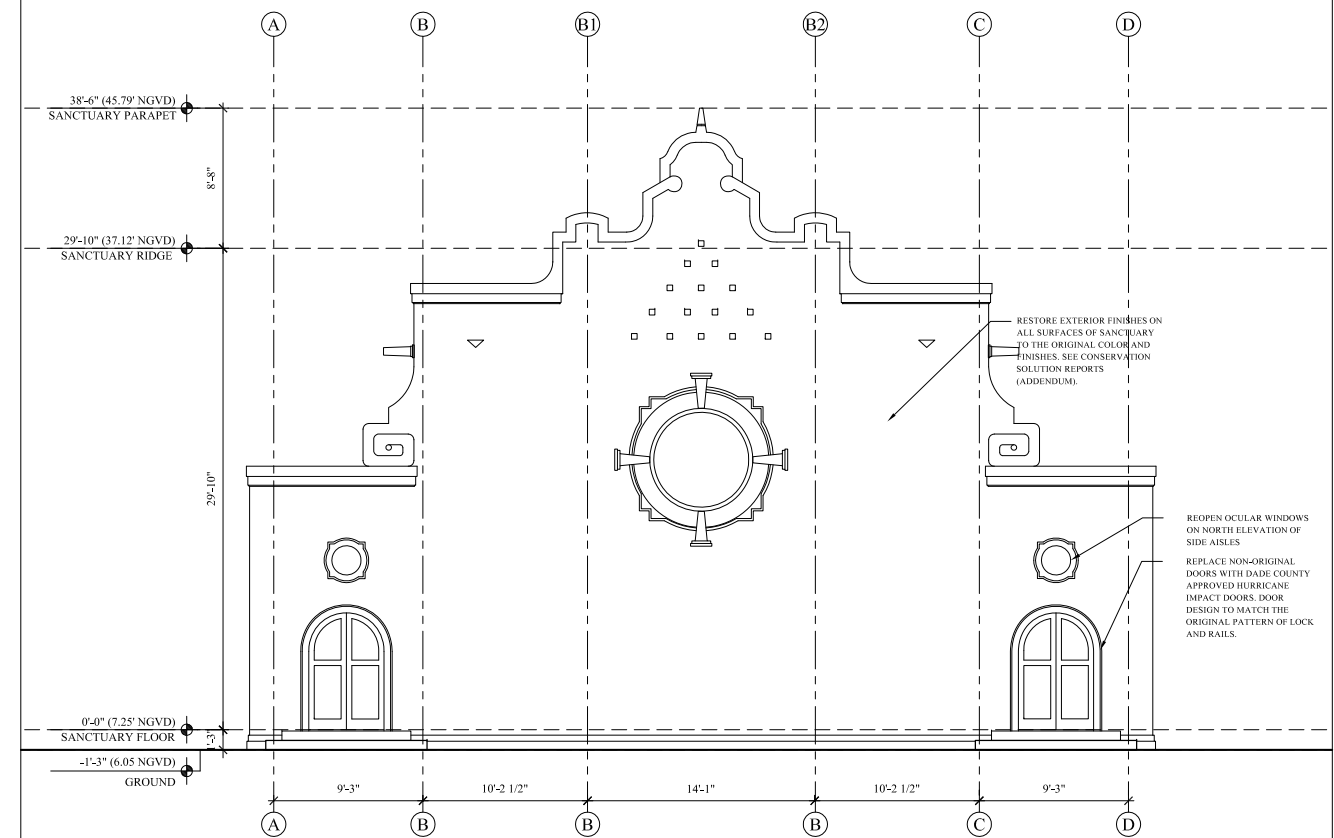
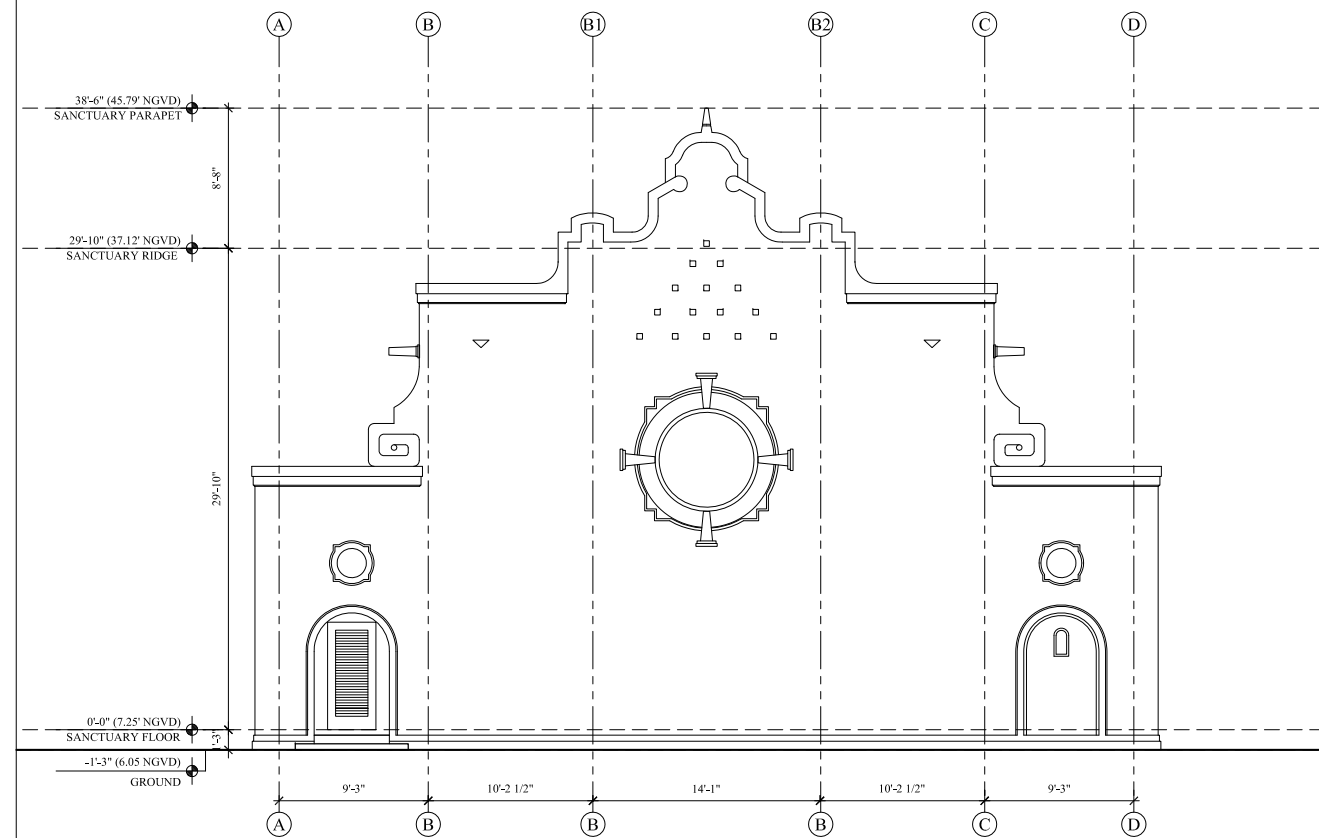
PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

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DRAWING:  
WEST ELEVATION  
DATE:  
05.05.16  
SHEET: A-3.2





PROJECT: MIAMI BEACH COMMUNITY CHURCH 1620 DREXEL AVENUE MIAMI BEACH, FL 33 39 NO.	
--	--

**JORGE L. HERNANDEZ**  
**Architect**  
FLORIDA REGISTRATION #943

337 Palmetto Avenue, Coral Gables, Florida 33134 (305) 774-0022

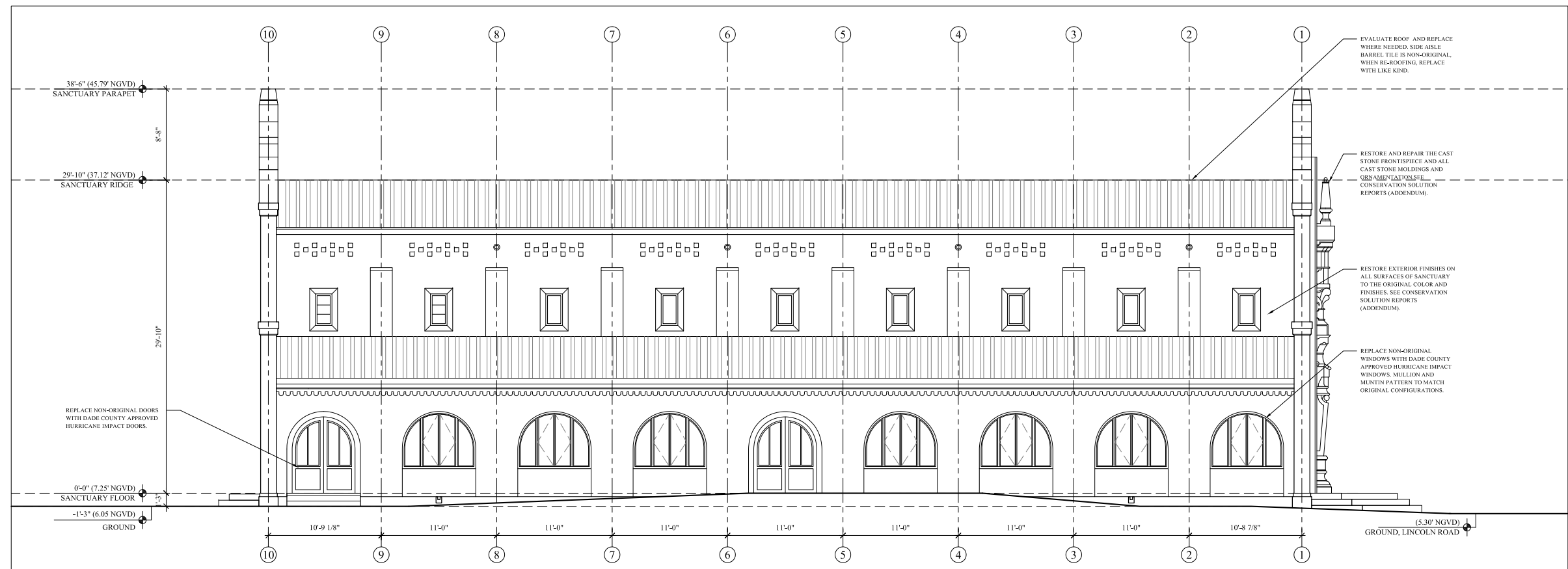
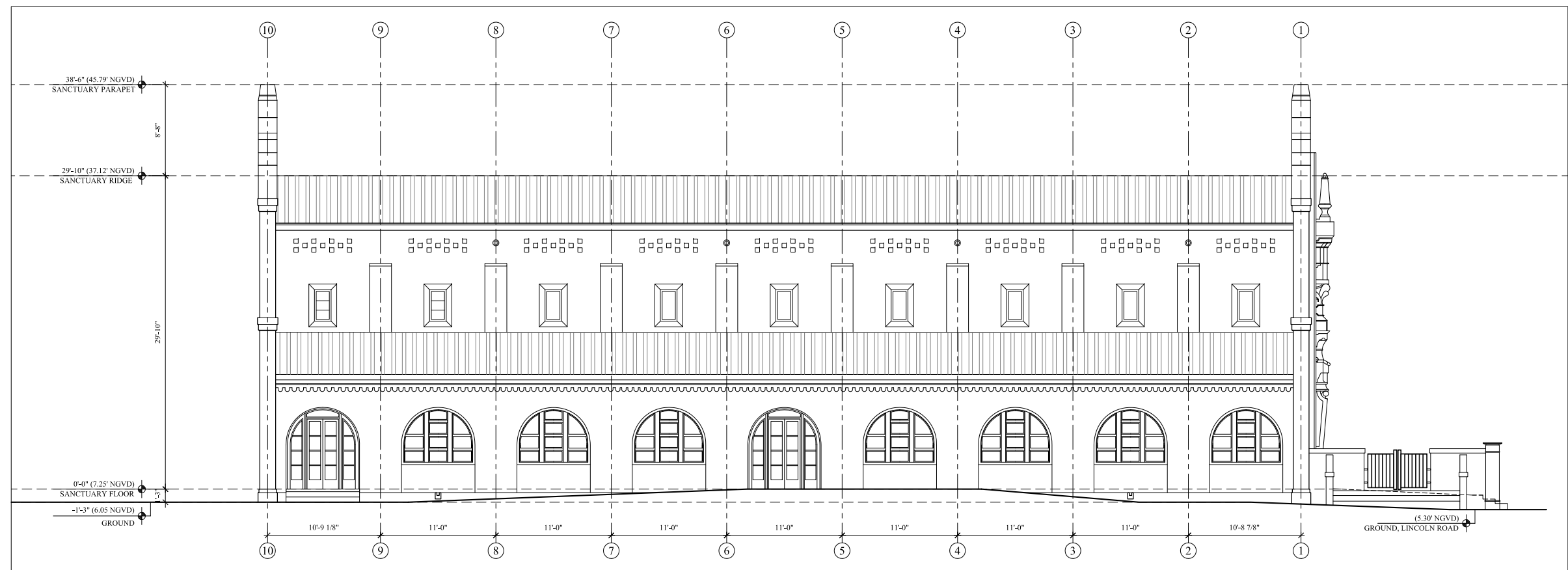
REVISIONS:

DRAWING:  
NORTH ELEVATION

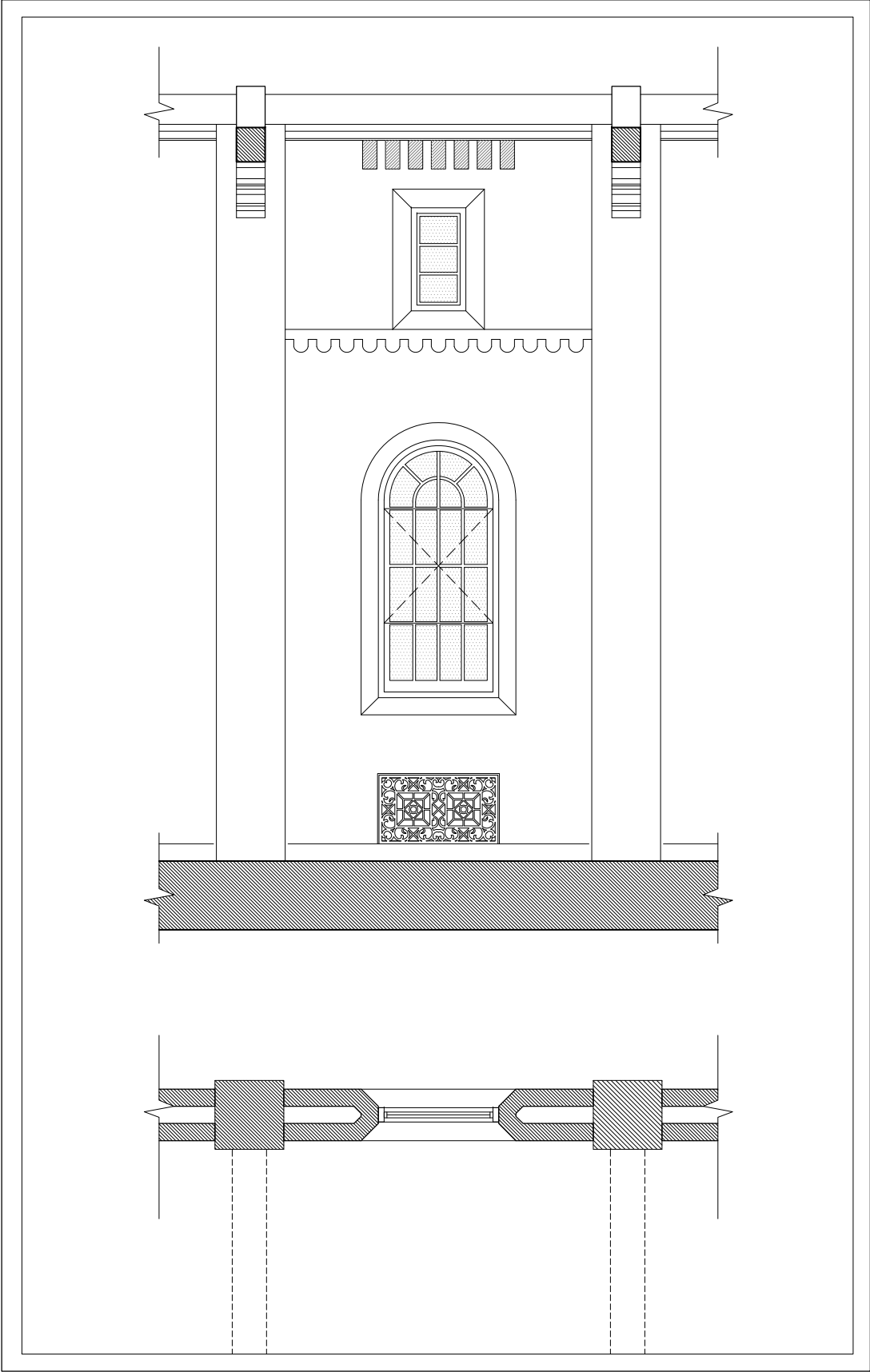
DATE:  
05.05.16

SHEET: A-3.3

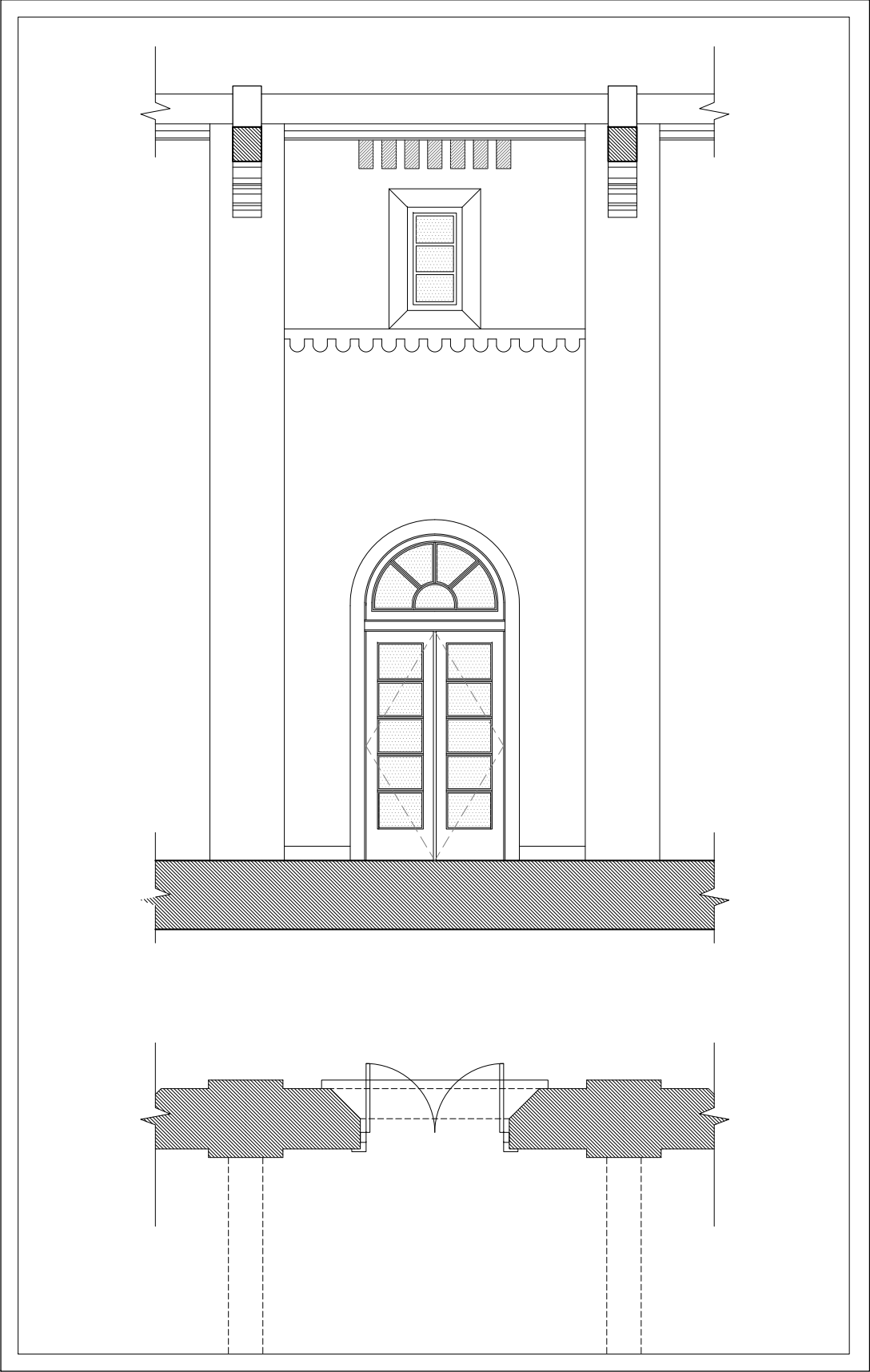
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1 SANCTUARY BAY ELEVATION- AS DESIGNED (1919)



2 SANCTUARY BAY ELEVATION- AS REVISED AND BUILT (1921)



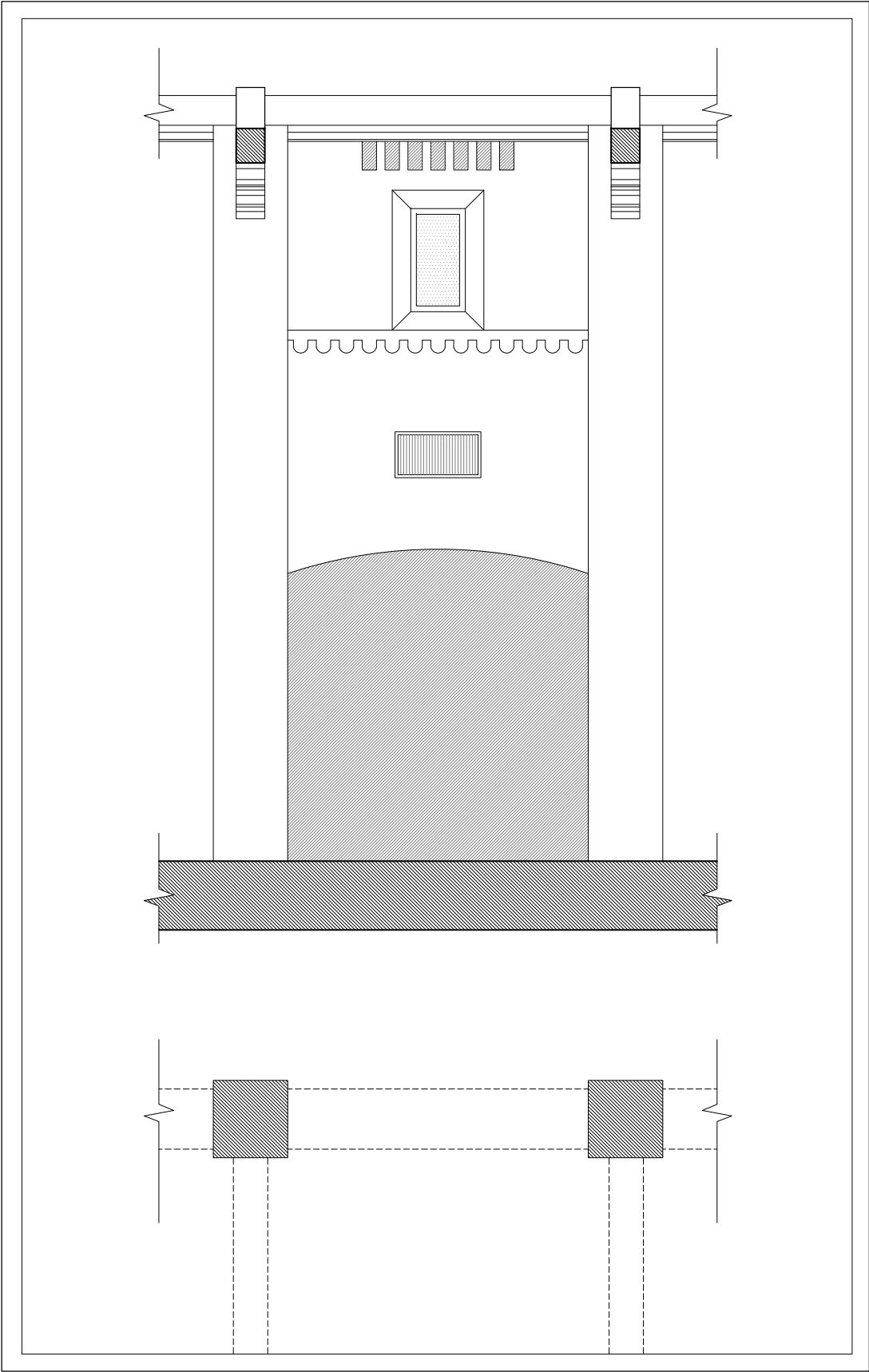
PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

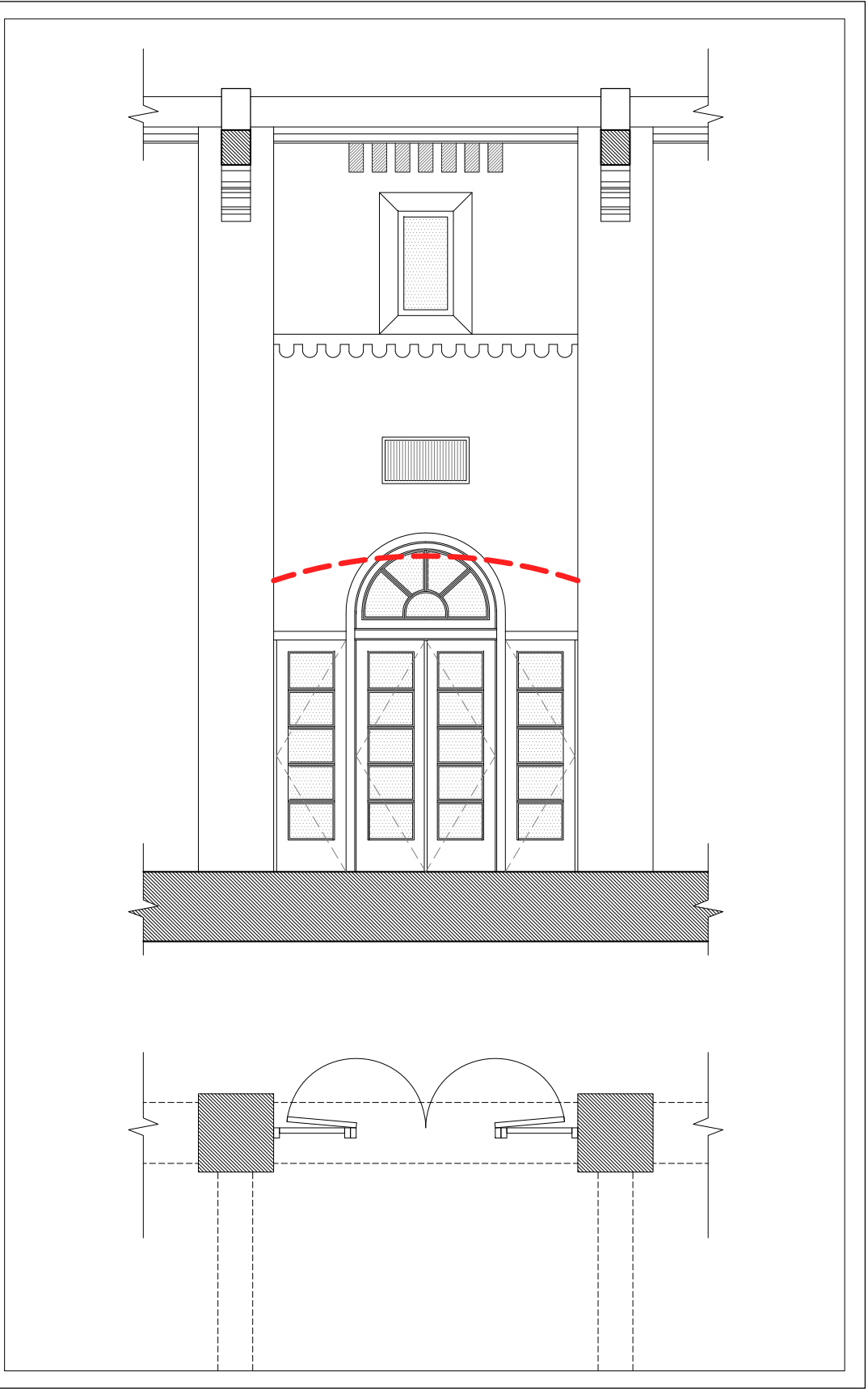
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DRAWING:  
BAY ELEVATIONS  
DATE:  
05.05.16  
SHEET: A-3.5d





1 EXISTING SANCTUARY BAY ELEVATION- PROPOSED IN AUG 11, 1953



2 BAY ELEVATION- PROPOSED (2016)

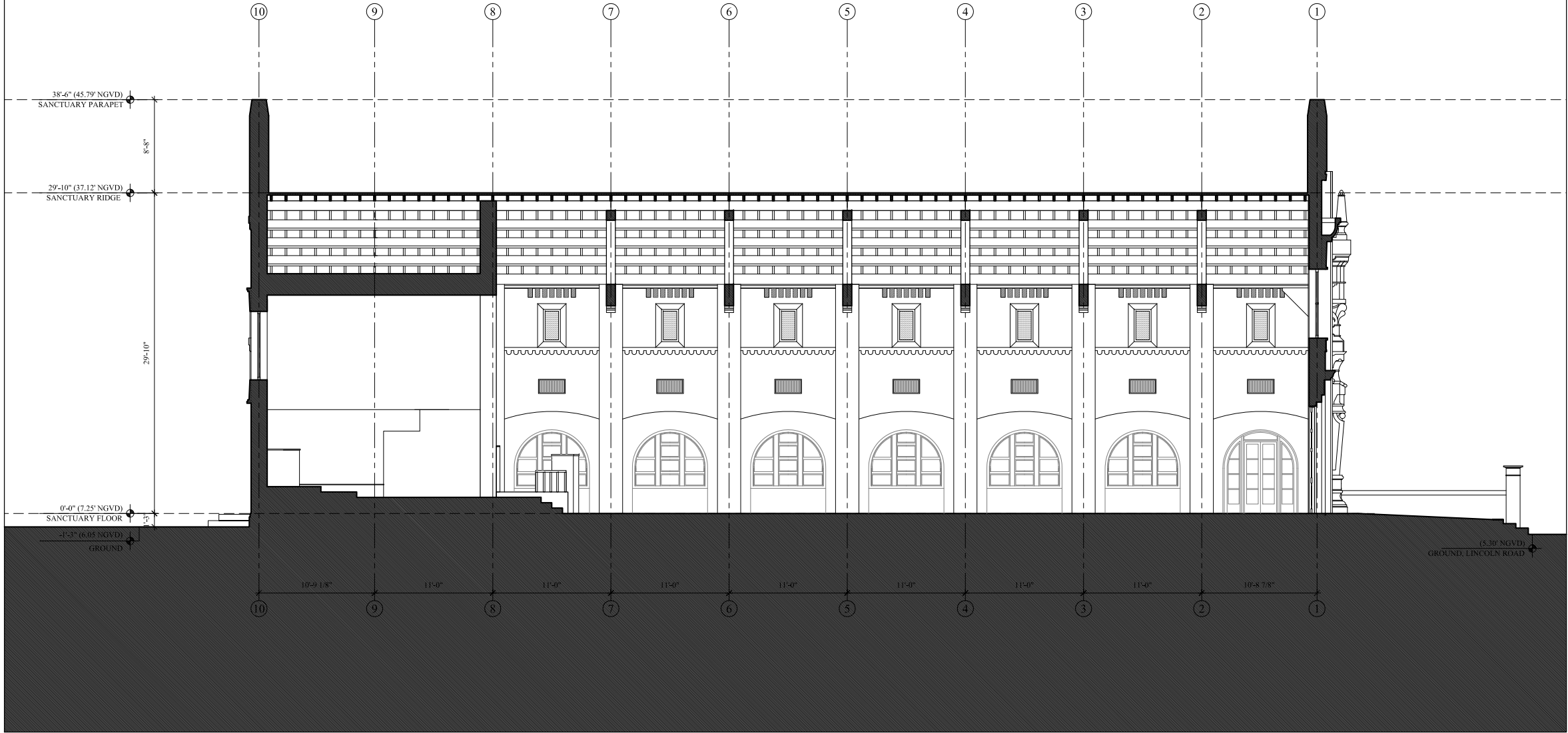


PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
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DRAWING:  
BAY ELEVATIONS  
DATE:  
05.05.16  
SHEET: A-3.5b



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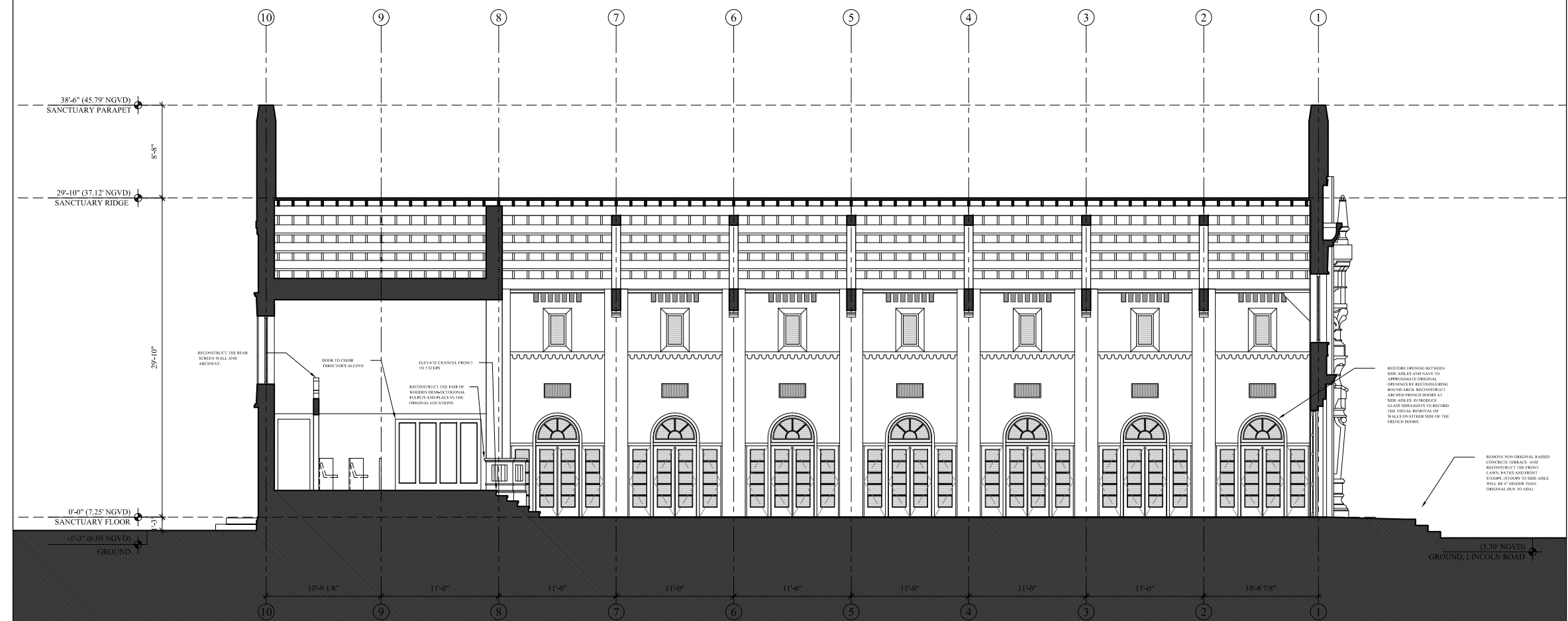
EXISTING LONGITUDINAL SECTION THROUGH SANCTUARY  
SCALE: 3/16" = 1'-0"

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
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DRAWING:  
SECTIONS  
DATE:  
05.05.15  
SHEET: A-4.1a




**PROPOSED LONGITUDINAL SECTION THROUGH SANCTUARY**  
 SCALE: 3/16" = 1'-0"

PROJECT:	MIAMI BEACH COMMUNITY CHURCH
1620	DREXEL AVENUE MIAMI BEACH, FL 33 39
NO.	

**JORGE L. HERNANDEZ**  
**Architect**  
FLORIDA REGISTRATION # 0043  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

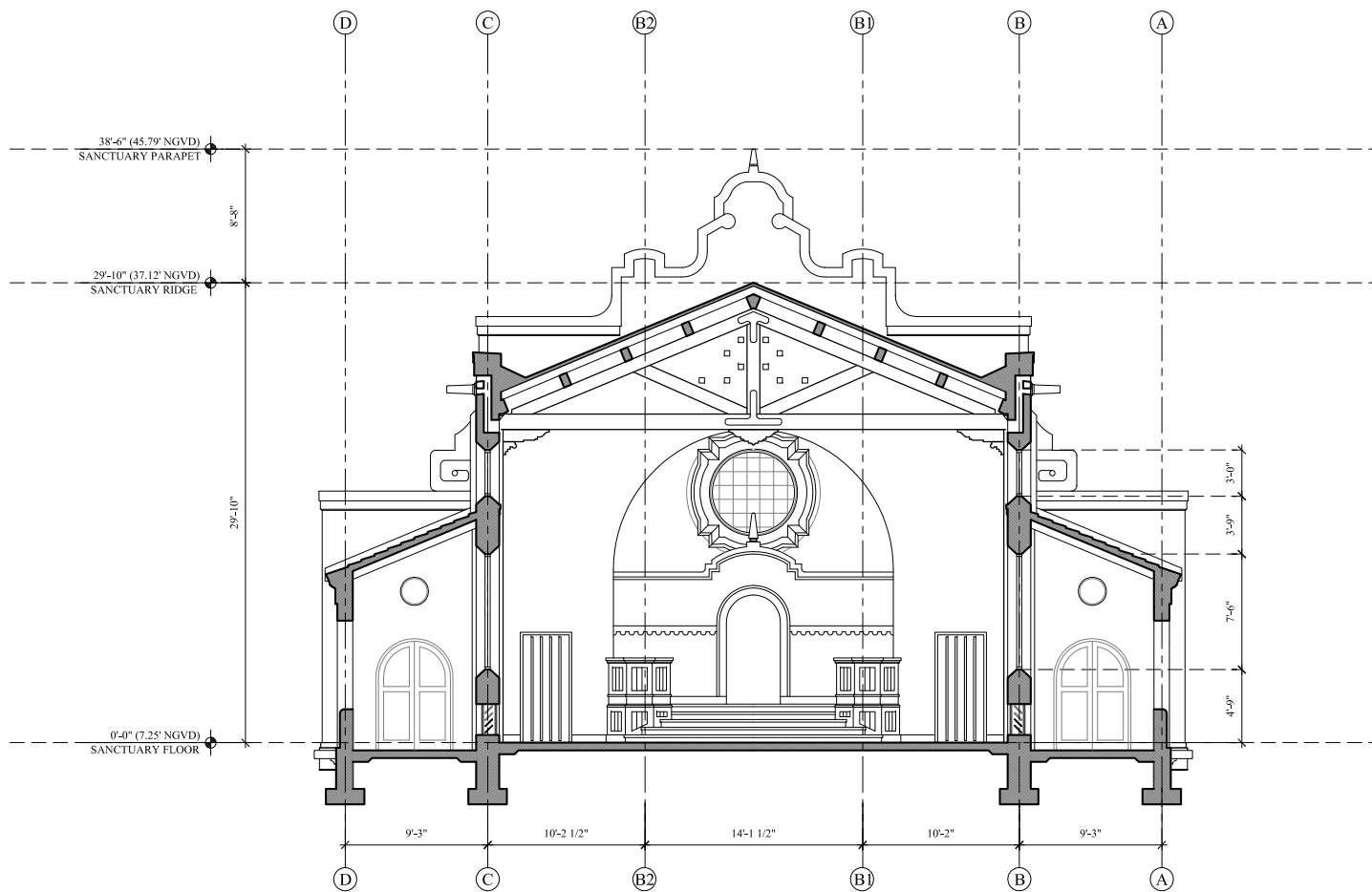
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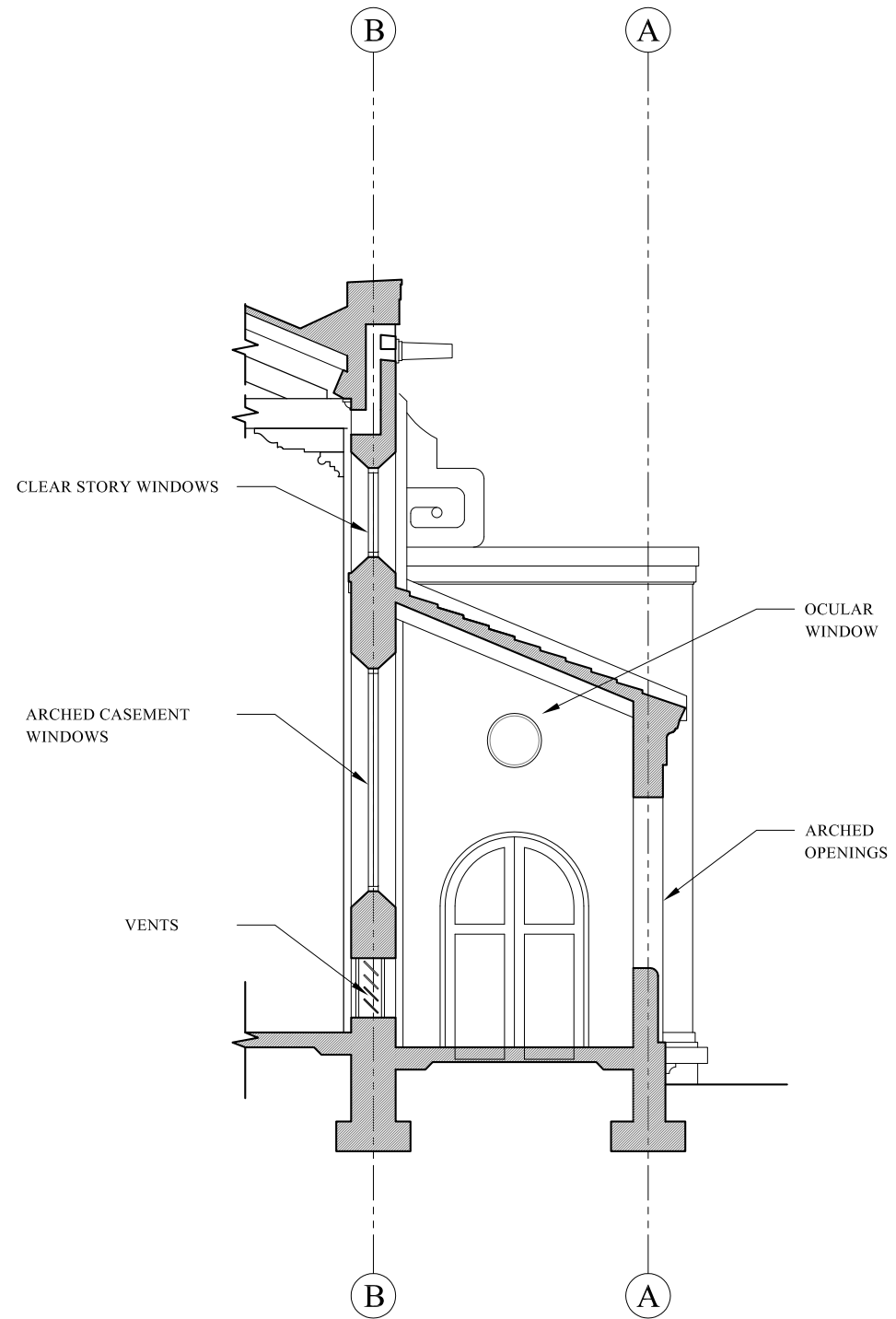
DATE:  
05.05.15

SHEET: A-4.1b





1 SECTION THROUGH SANCTUARY- AS DESIGNED (1919)  
A-4.2a



2 WALL SECTION- AS DESIGNED (1919)  
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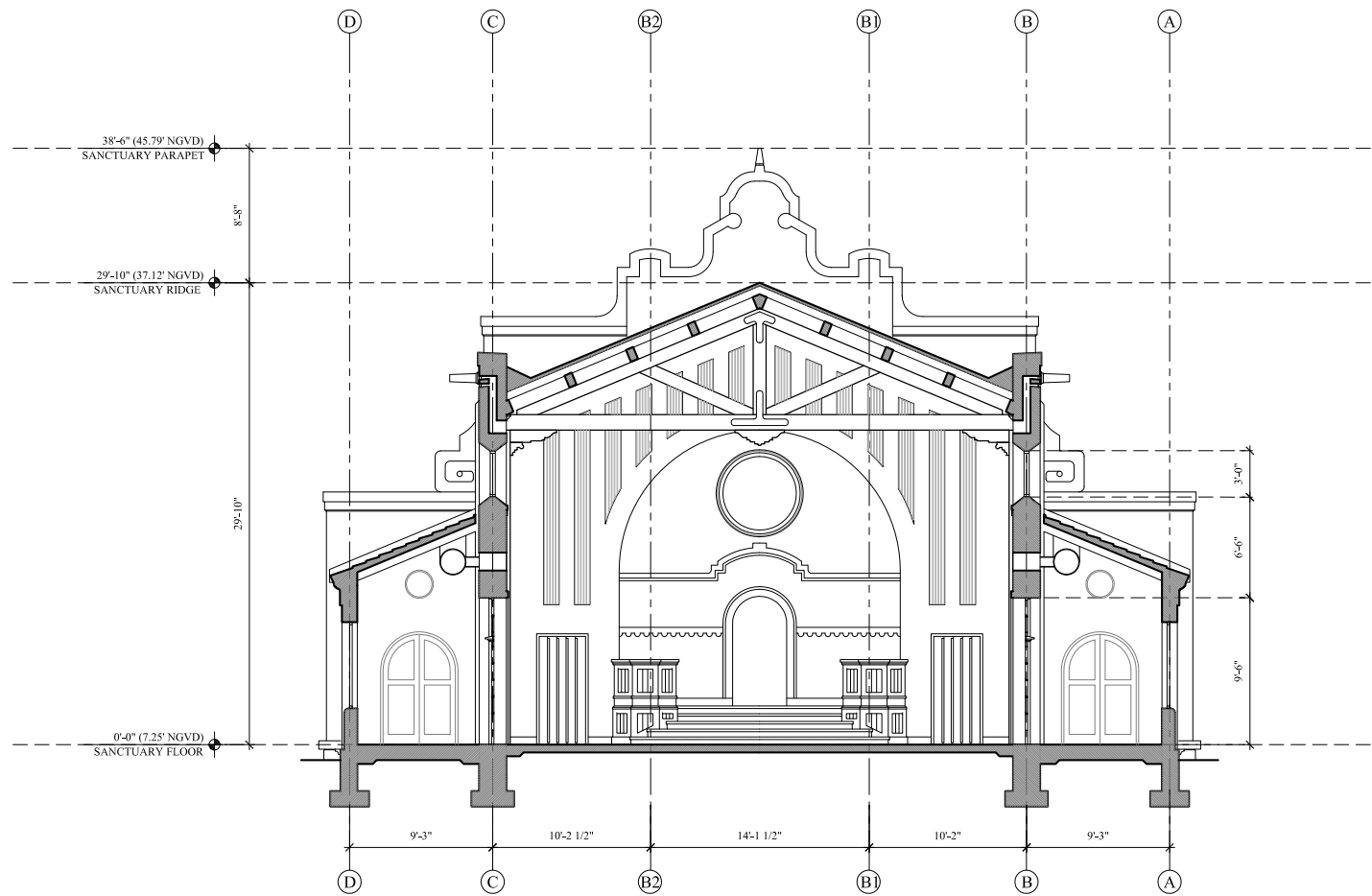
## SANCTUARY AS DESIGNED (1919)

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

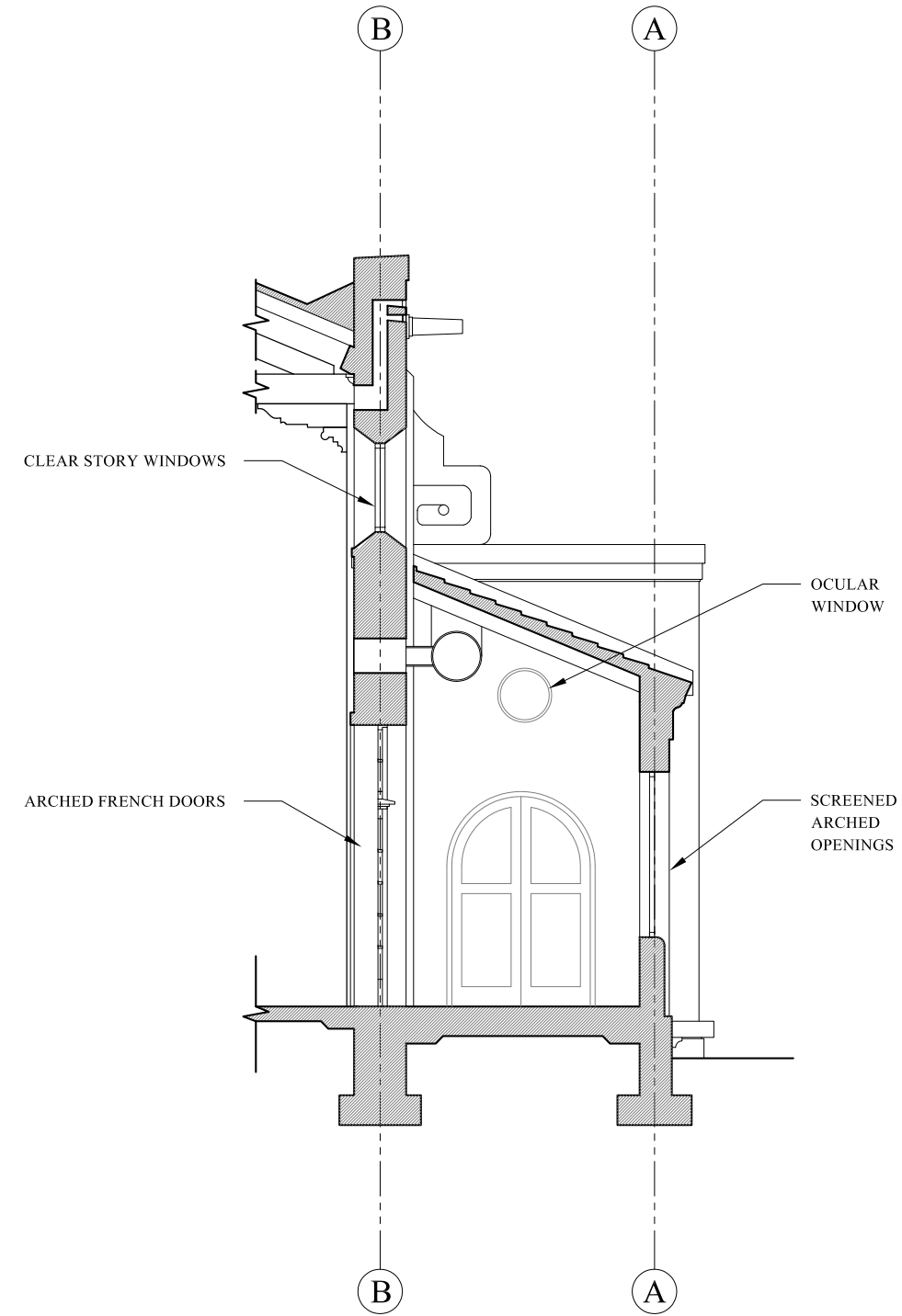
JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

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SANCTUARY  
SECTIONS  
DATE:  
05.05.16  
SHEET: A-4.2a



1 SECTION THROUGH SANCTUARY- AS REVISED AND BUILT (1921)  
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2 WALL SECTION- AS REVISED AND BUILT (1921)  
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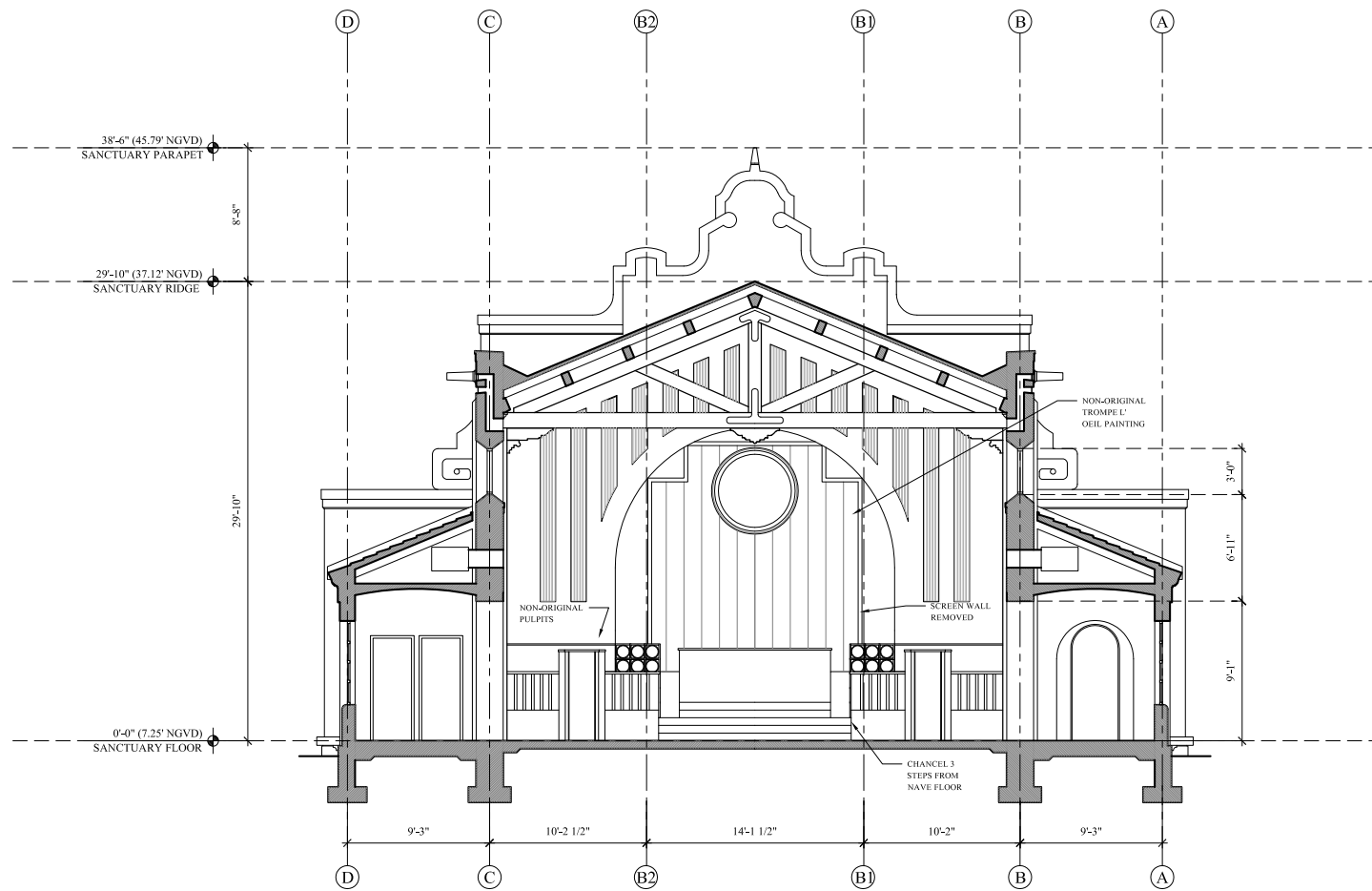
## SANCTUARY AS REVISED AND BUILT (1921)

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

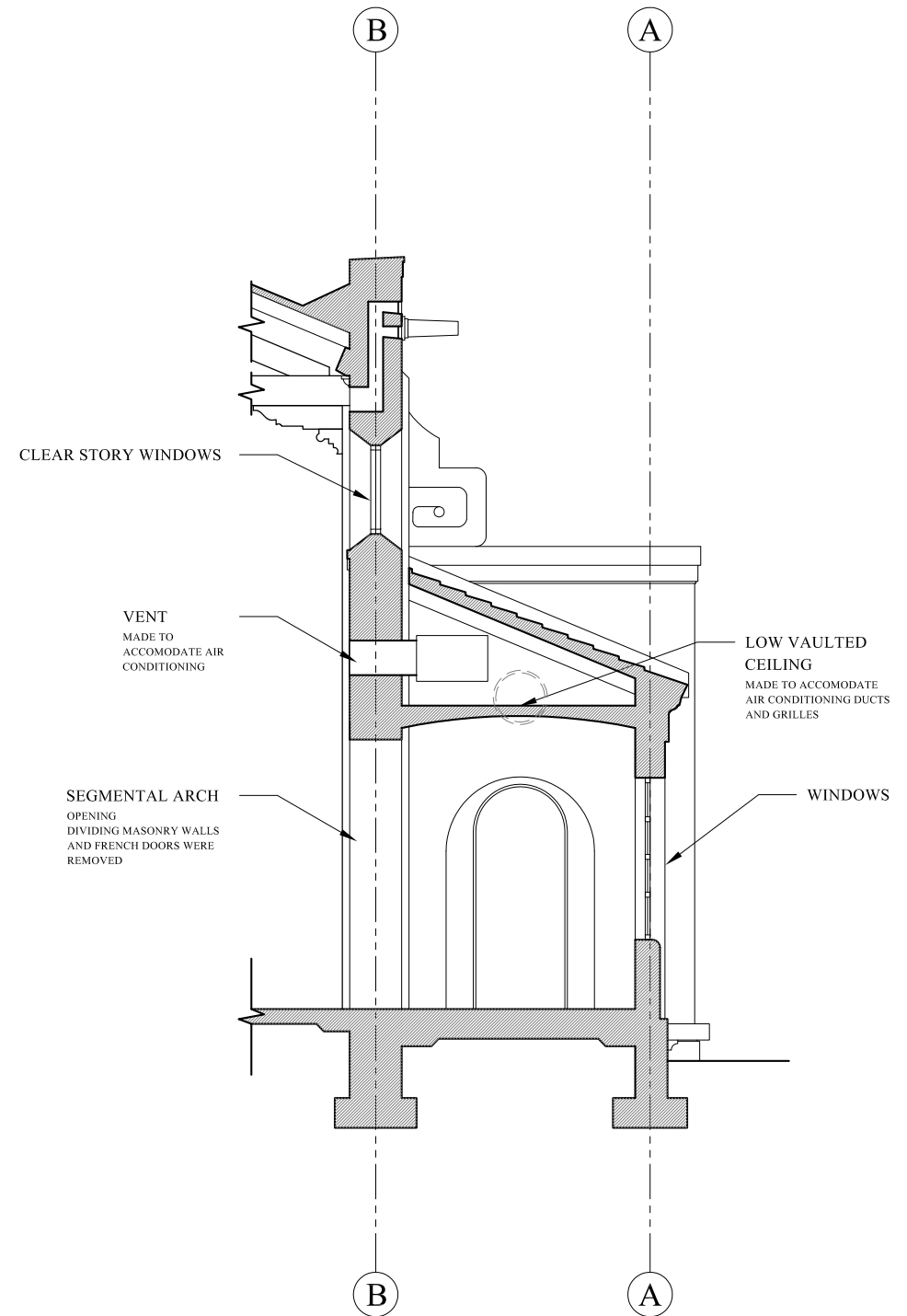
JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

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SANCTUARY  
SECTIONS  
DATE:  
05.05.16  
SHEET: A-4.2b



1 SECTION THROUGH SANCTUARY- PROPOSED IN AUG 11, 1953  
NAVE WALL ALTERED  
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2 WALL SECTION- PROPOSED IN AUG 11, 1953  
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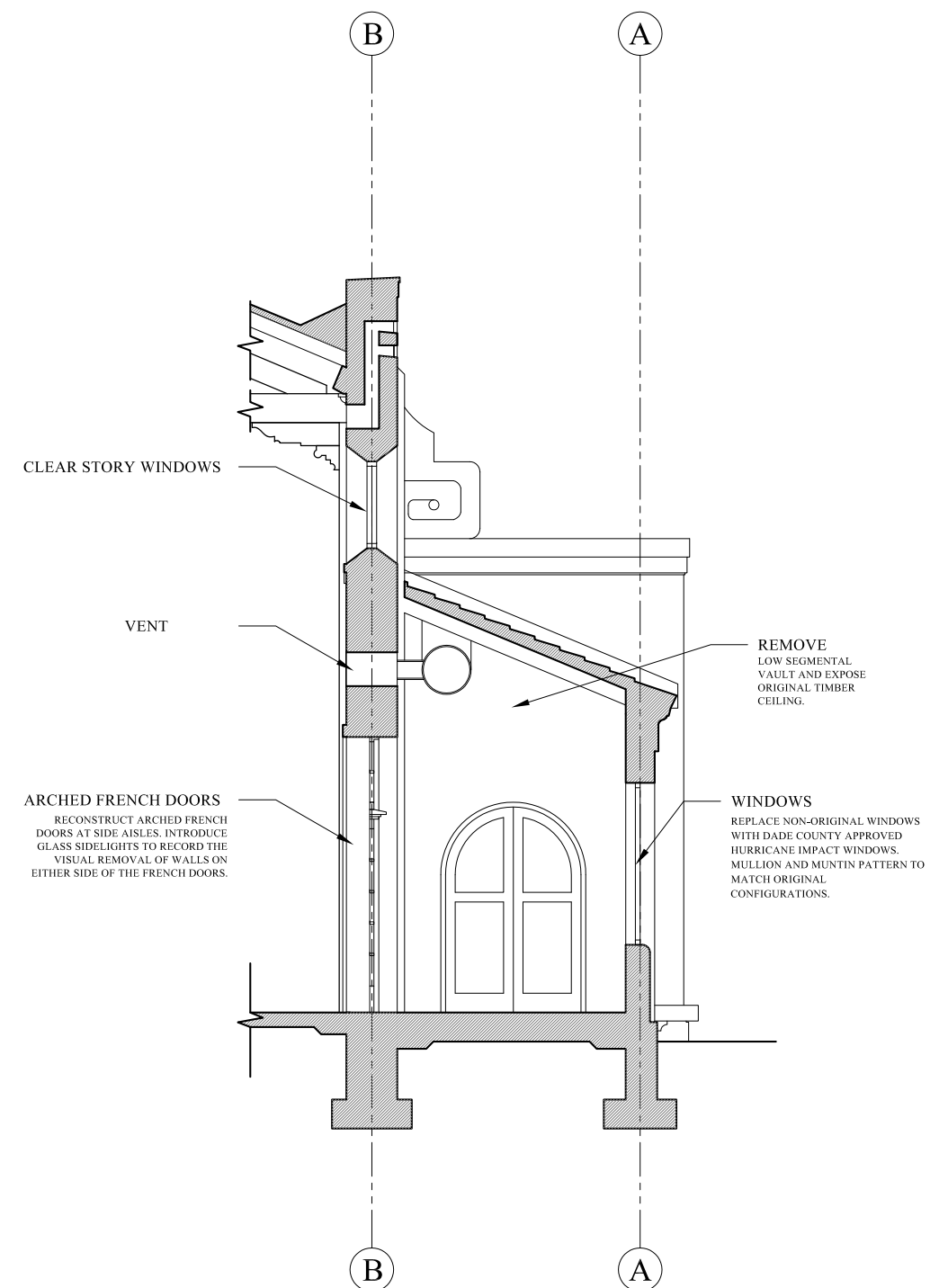
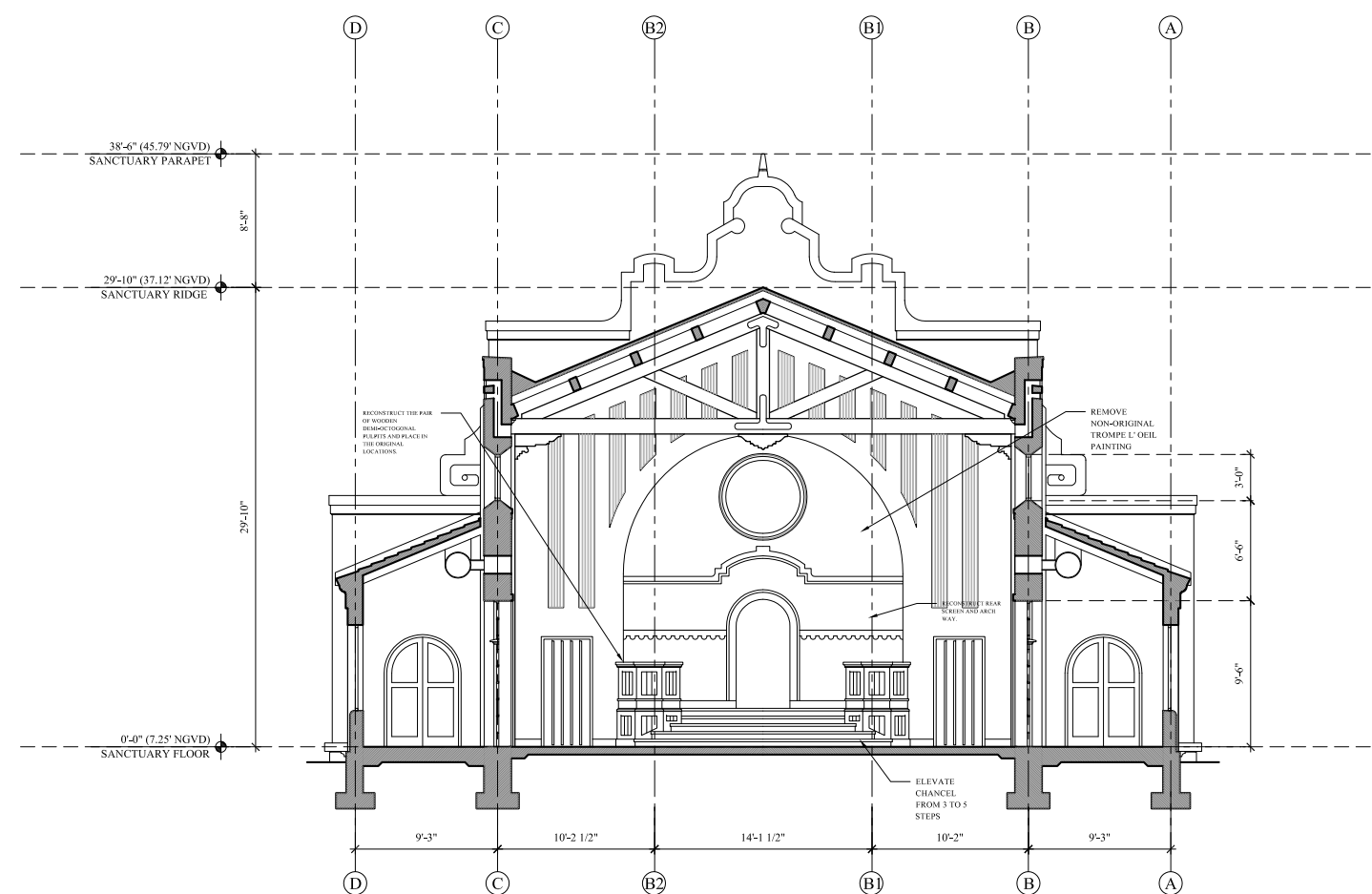
## SANCTUARY REVISION OF 1953-1955

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9843  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
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DRAWING:  
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DATE:  
05.05.16  
SHEET: A-4.2c



**PROJECT:**  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33 39  
NO

JORGE L. HERNANDEZ  
Architect  
3000 W. HIGHTOWER, SUITE 2000, DALLAS, TEXAS 75201

3337 Palermo Avenue Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:

DRAWING:  
SANCTUARY  
SECTIONS  
DATE:  
05.05.16

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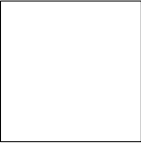




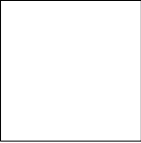
① NORTH VIEW TOWARDS CHURCH  
N.T.S.

PHOTOS OF CONTEXT-03.23.16  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.



JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION #9463  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022



REVISIONS:  
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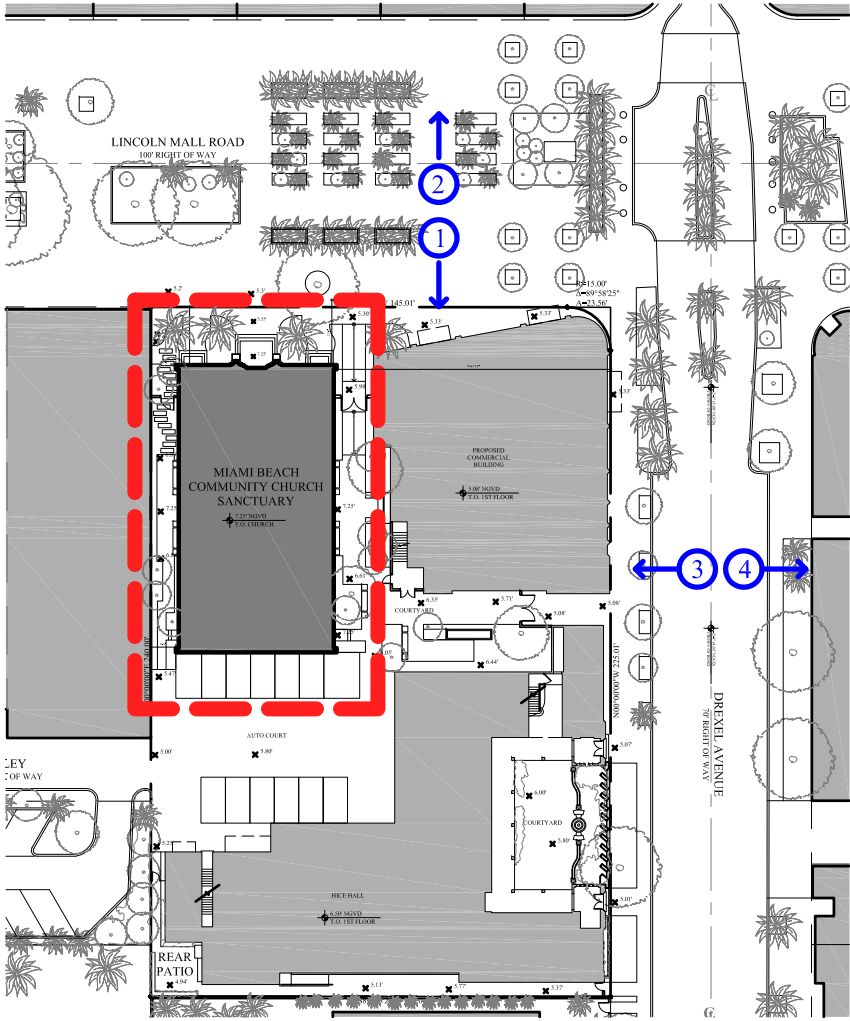
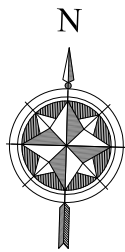
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PHOTOS OF CONTEXT  
DATE:  
06.05.16  
SHEET:





① NORTH VIEW TOWARDS CHURCH  
N.T.S.

PHOTOS OF CONTEXT-03.23.16  
N.T.S.



KEY PLAN  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION #9643  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022

REVISIONS:  
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PHOTOS OF CONTEXT  
DATE:  
06.06.16  
SHEET:





2 SOUTH VIEW ACROSS FROM CHURCH  
N.T.S.

PHOTOS OF CONTEXT-03.23.16  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.



JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9464  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022



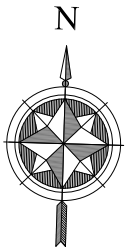
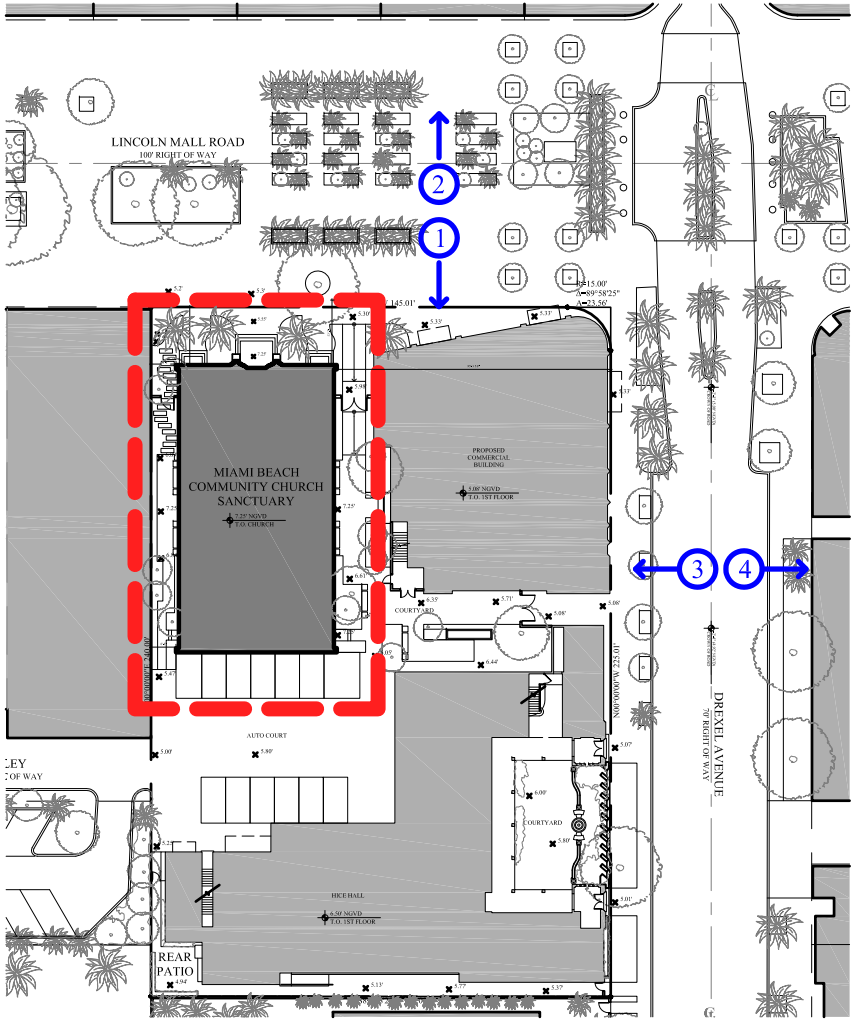
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PHOTOS OF CONTEXT  
DATE:  
05.05.16  
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2 SOUTH VIEW ACROSS FROM CHURCH  
N.T.S.



KEY PLAN  
N.T.S.

PHOTOS OF CONTEXT-03.23.16  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9464  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022

REVISIONS:

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DATE:  
06.05.16  
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③ WEST VIEW TOWARDS CHURCH  
N.T.S.



④ EAST VIEW ACROSS FROM CHURCH  
N.T.S.

PHOTOS OF CONTEXT-03.23.16  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9404  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022

REVISIONS:  
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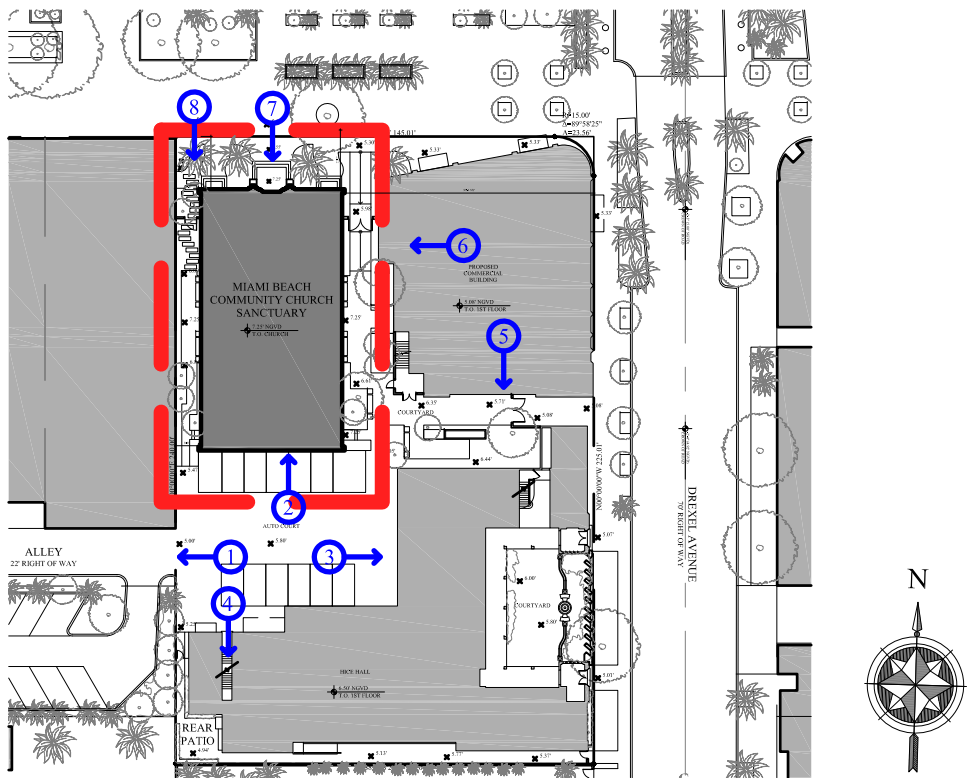
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**PHOTOS OF PROJECT SITE & EXISTING STRUCTURES-03.23.16**

N.T.S.



**KEY PLAN**

N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 4940  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022

REVISIONS:  
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PHOTOS OF SITE  
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05.05.16  
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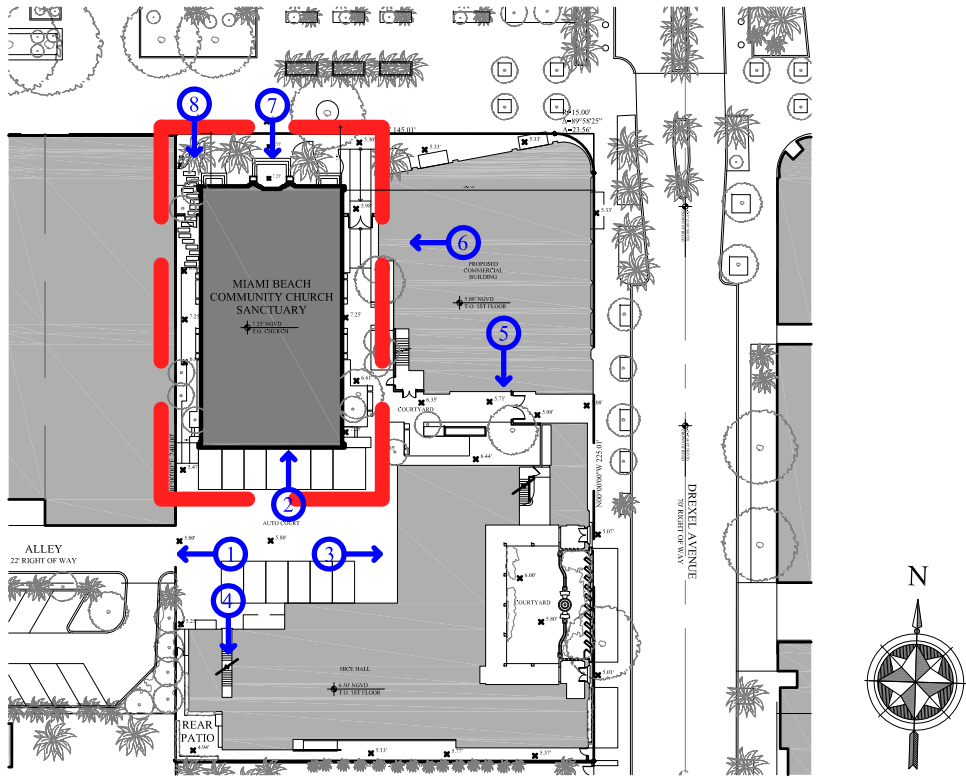


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**PHOTOS OF PROJECT SITE & EXISTING STRUCTURES-03.23.16**  
N.T.S.



**KEY PLAN**  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

**JORGE L. HERNANDEZ**  
Architect  
FLORIDA REGISTERED PROFESSIONAL ARCHITECT  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022

REVISIONS:  
△  
△  
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DRAWING:  
PHOTOS OF SITE  
DATE:  
03.05.16  
SHEET:





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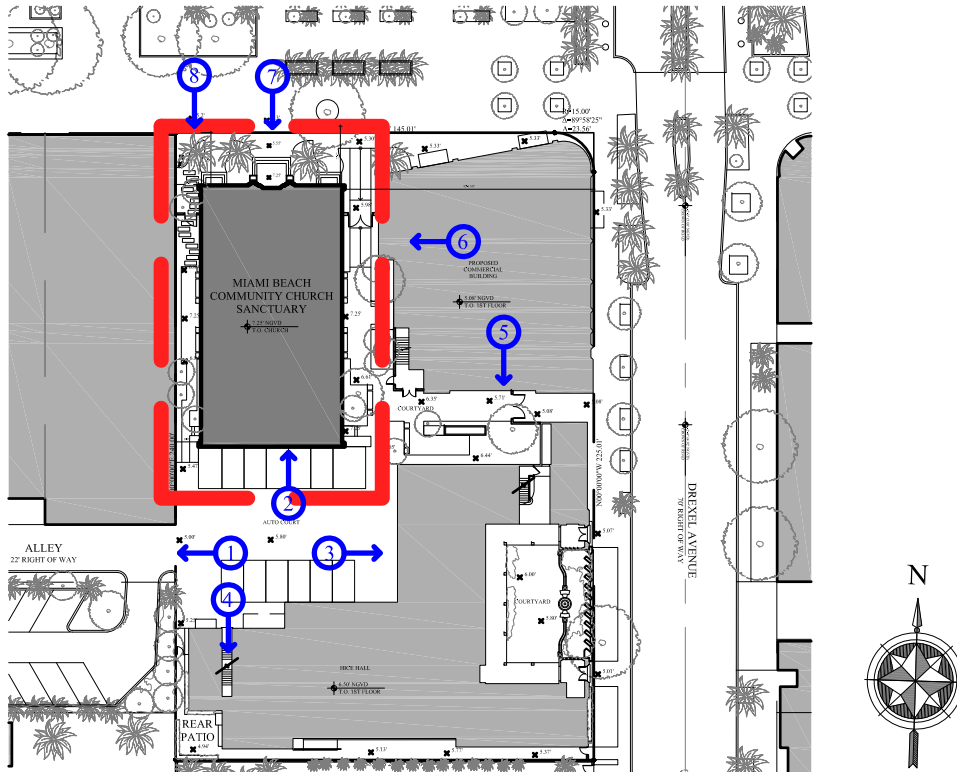


PICTURES OF SCUPPERS- 04.21.16  
N.T.S.

PHOTOS OF PROJECT SITE & EXISTING STRUCTURES-03.23.16  
N.T.S.



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KEY PLAN  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION # 9443  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-4022



REVISIONS:  
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DRAWING:  
PHOTOS OF SITE  
DATE:  
03.05.16  
SHEET:





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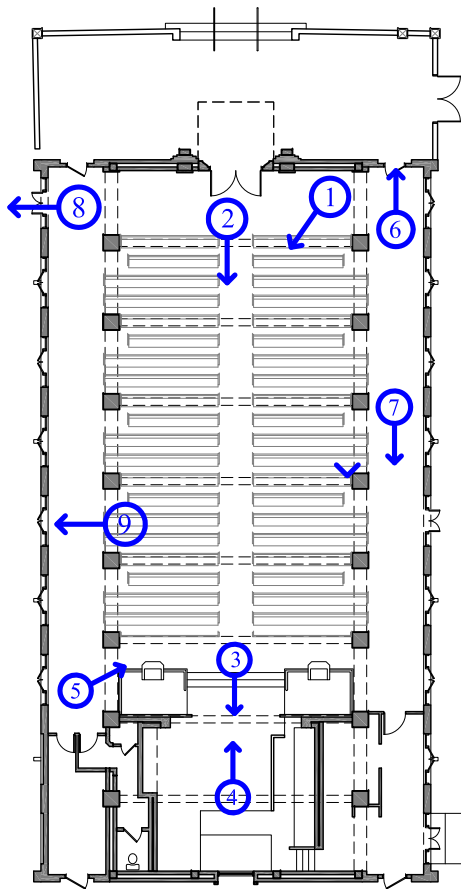
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PHOTOS OF INTERIOR-03.23.16

N.T.S.



KEY PLAN

N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
FLORIDA REGISTRATION #4943  
337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022



REVISIONS:	△	△	△
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DRAWING:  
PHOTOS OF INTERIOR  
DATE:  
03.03.16  
SHEET:





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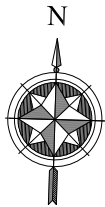
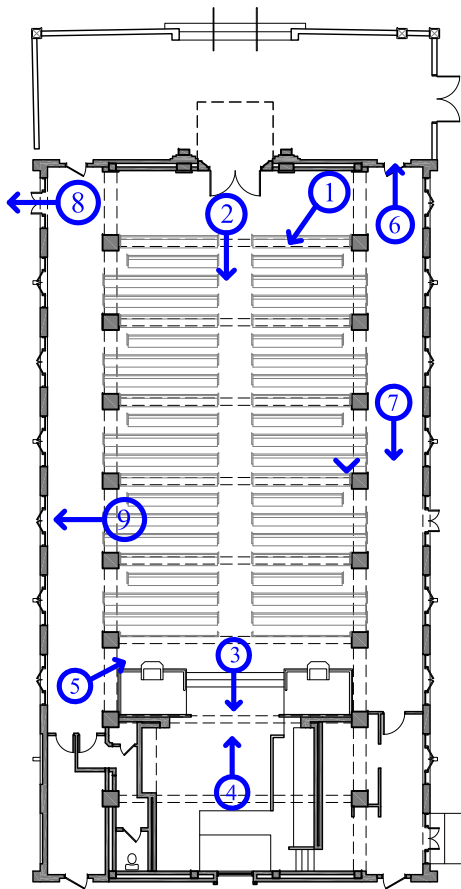
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PHOTOS OF INTERIOR-03.23.16

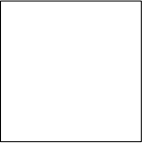
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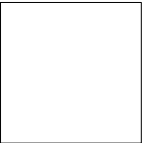
KEY PLAN

N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1620  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.



JORGE L. HERNANDEZ  
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03.03.16  
SHEET:



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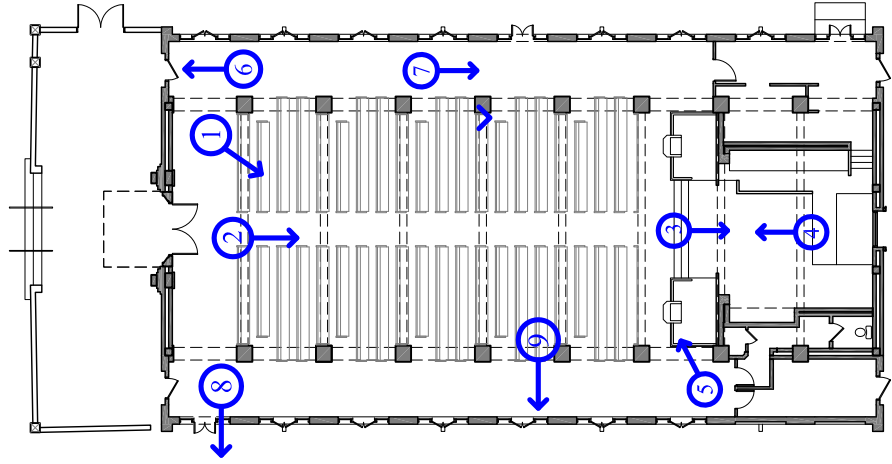


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PHOTOS OF INTERIOR-03.23.16  
N.T.S.



KEY PLAN  
N.T.S.





LINCOLN ROAD ELEVATION OF RESTORED SANCTUARY  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1600  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
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337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
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△  
△

DRAWING:  
DATE:  
05.05.16  
SHEET:





NAVE OF HISTORIC SANCTUARY  
N.T.S.

PROJECT:  
MIAMI BEACH  
COMMUNITY CHURCH  
1600  
DREXEL AVENUE  
MIAMI BEACH, FL 33139  
NO.

JORGE L. HERNANDEZ  
Architect  
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337 Palermo Avenue, Coral Gables, Florida 33134 (305) 774-0022

REVISIONS:  
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05.05.16  
SHEET: