



7835 HARDING AVENUE, MIAMI BEACH - FL

PROPOSED 3 STORIES BUILDING / 05 UNITS

FIRST SUBMITTAL / HISTORIC PRESERVATION BOARD
03/09/2020

1



2



3



5



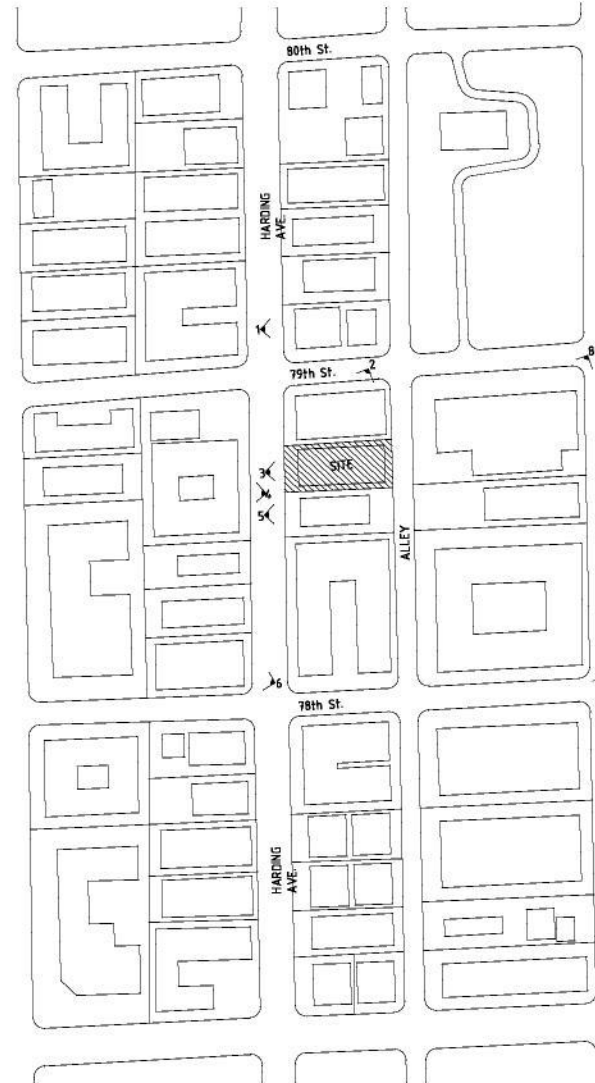
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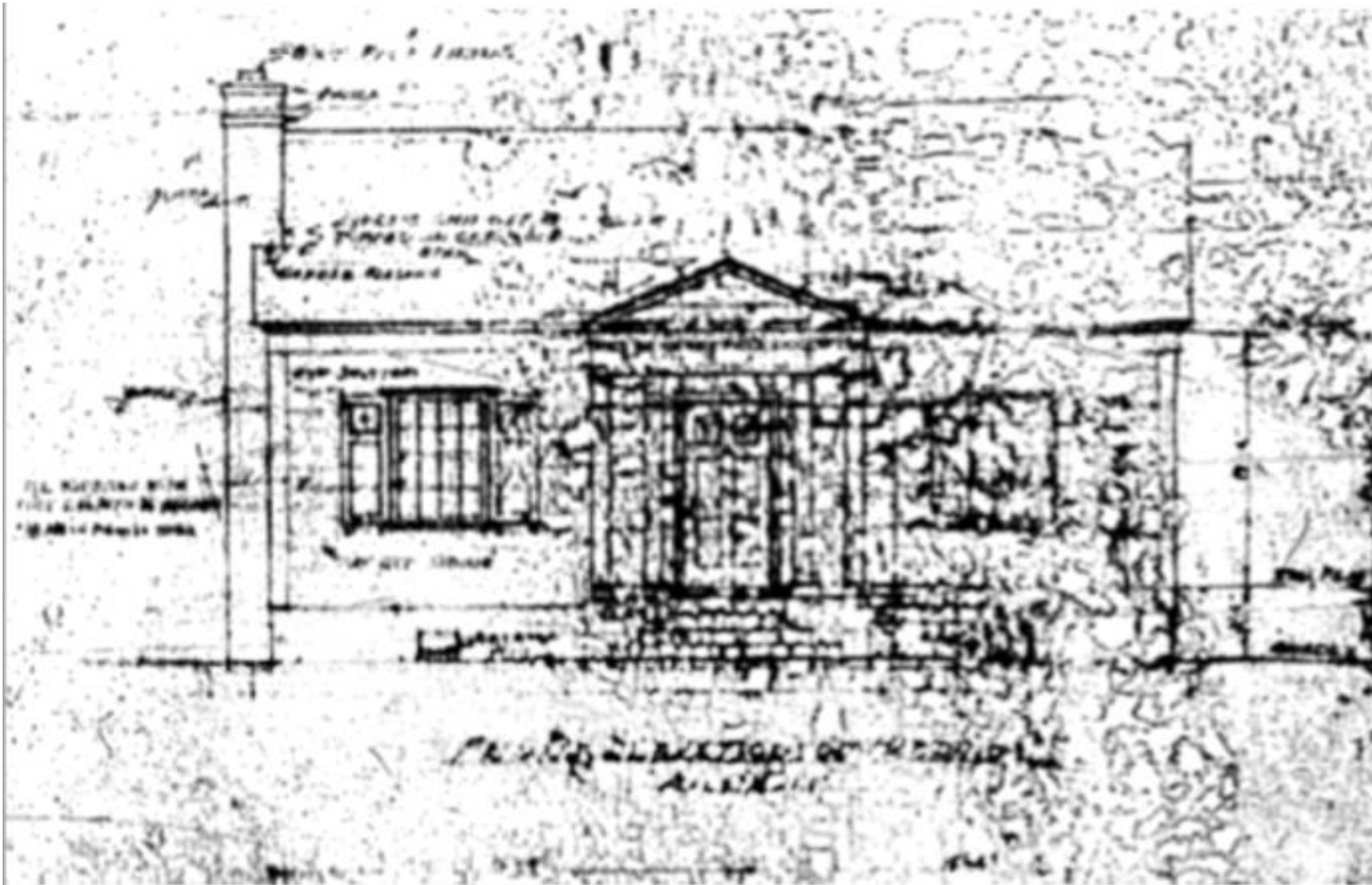


7



8





7835 HARDING AVENUE

When the historic data available and the existing conditions are so conflicting - as in this case especially regarding the gable roof direction - this then casts doubt upon the true nature of the original architecture. We cannot be certain of the accurate historical condition of the property, and what type and extent of a restoration might be appropriate for the property - if we do not have credible evidence. If we cannot be certain of the original architecture then we cannot accurately restore this structure.



The 2018 North Shore Historic District Application states that: *“Noncontributing buildings include those constructed during one of the district's historic context periods that have suffered alterations that negatively impacts their significance.”* (2). With this understanding all buildings on site have been classified as Non-Contributing within the North Shore Local Historic District, designated in 2018.

The criteria for designation outlined in Section 118-592 of the City's code specifically states that:

(b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.



FRONT FACADE

7945 HARDING AVNEUE

7945 Harding Avenue was built first in 1935 prior to 7835 Harding Avenue which was constructed in 1936.

It is interesting to note that 7945 Harding is actually constructed similarly to the original plans for 7835 Harding which show a north-south orientation for the hip roof.





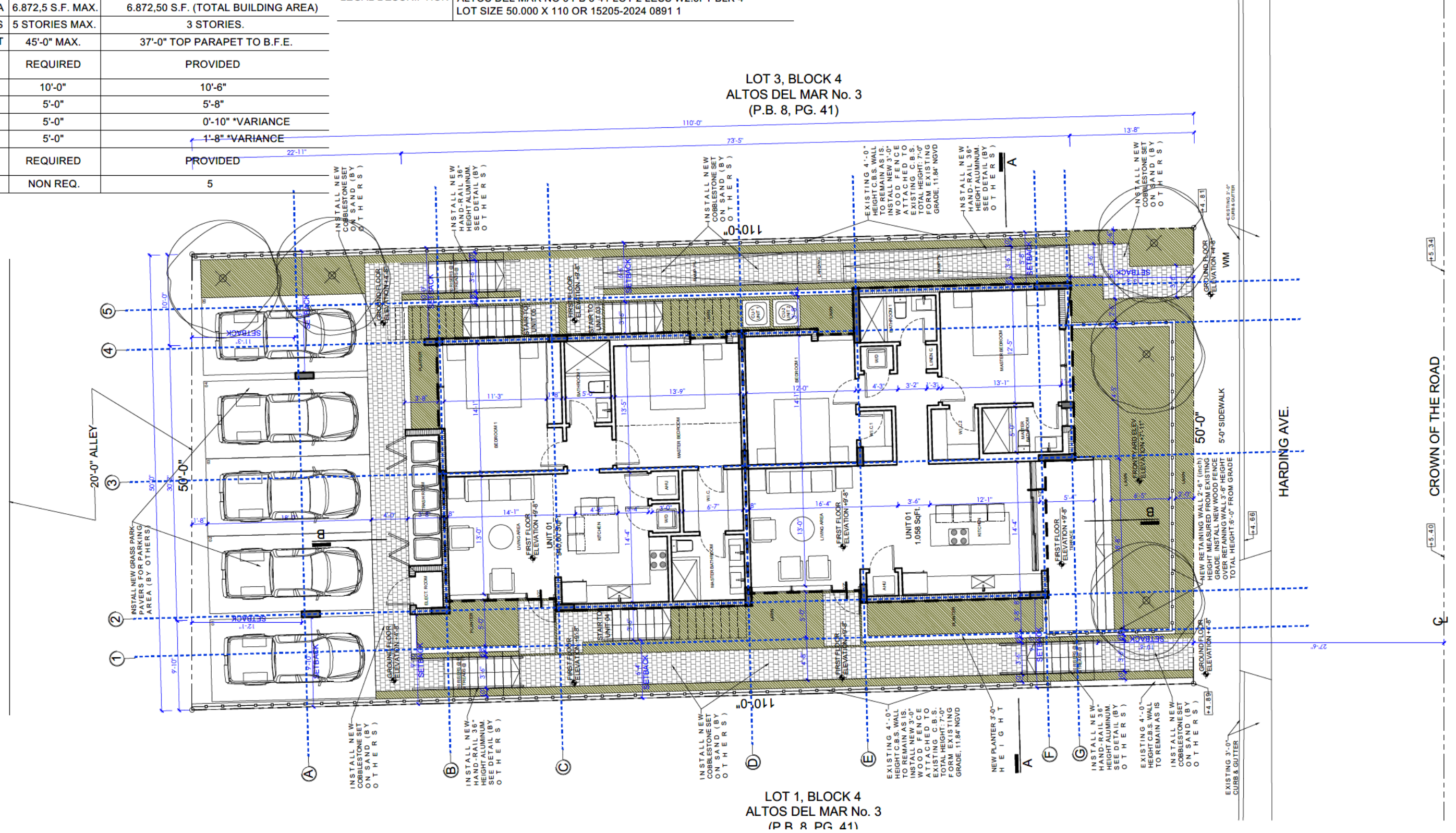


+ ZONING INFORMATION

ZONING	RM-1	
No. OF UNITS	5	
LOT AREA	5,498 S.F.	
F.A.R.	1.25	
	ALLOWED	PROVIDED
TOTAL ALLOWABLE AREA	6,872.5 S.F. MAX.	6,872.50 S.F. (TOTAL BUILDING AREA)
No. OF STORIES	5 STORIES MAX.	3 STORIES.
BUILDING HEIGHT	45'-0" MAX.	37'-0" TOP PARAPET TO B.F.E.
	REQUIRED	PROVIDED
FRONT	10'-0"	10'-6"
SIDE	5'-0"	5'-8"
SIDE	5'-0"	0'-10" *VARIANCE
REAR	5'-0"	1'-8" *VARIANCE
	REQUIRED	PROVIDED
PARKING	NON REQ.	5

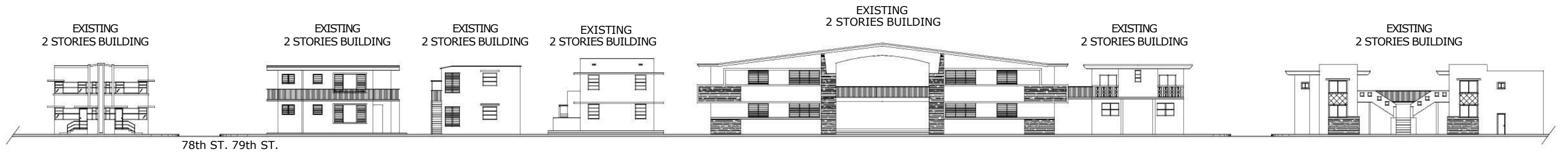
+ SITE INFORMATION

OWNER	NEW HOSCO BEACH LLC C/O JENNIFER A MARQUES P A
FOLIO NUMBER	02-3202-007-0170
LIVING AREA	
ADDRESS	7835 HARDING AVE
ALTERATION LEVEL	NEW CONSTRUCTION
LEGAL DESCRIPTION	ALTOS DEL MAR NO 3 PB 8-41 LOT 2 LESS W2.5FT BLK 4 LOT SIZE 50.000 X 110 OR 15205-2024 0891 1





HARDING AVE. EAST ELEVATION



HARDING AVE. WEST ELEVATION

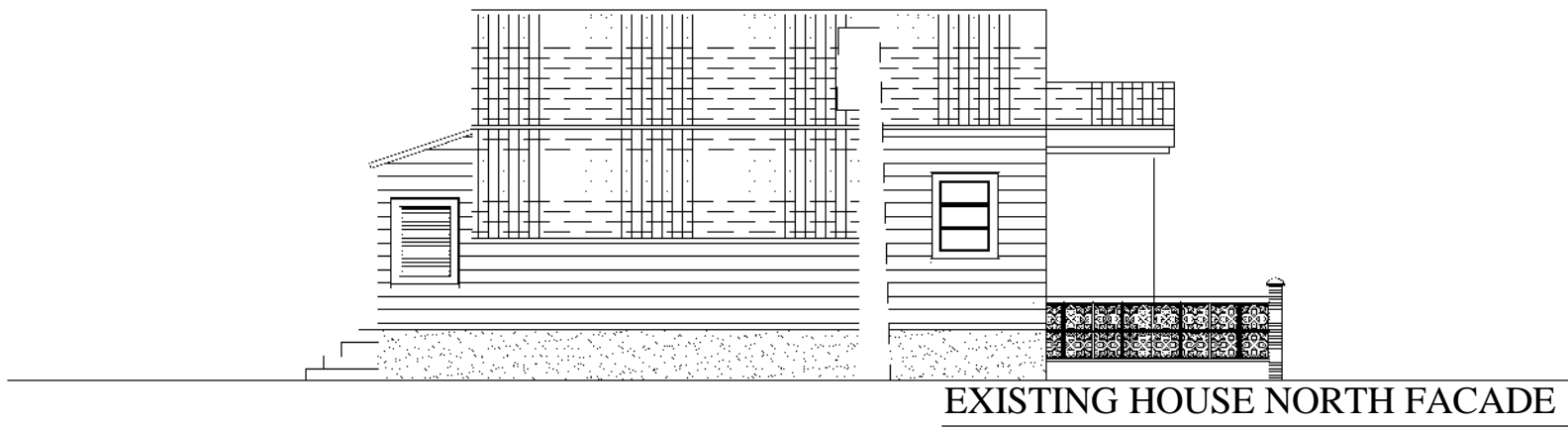
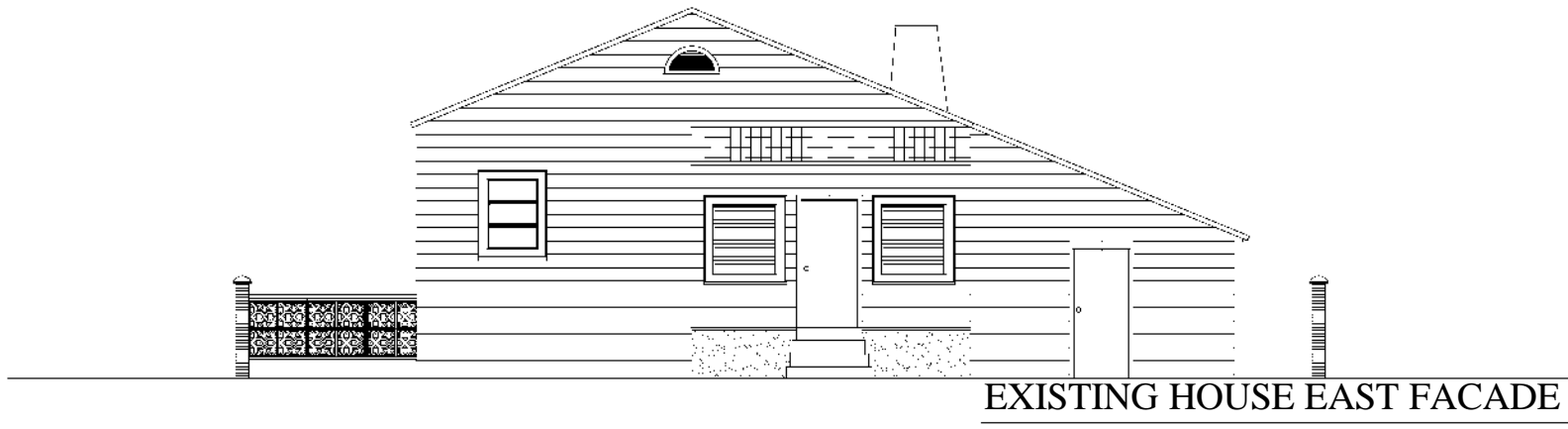
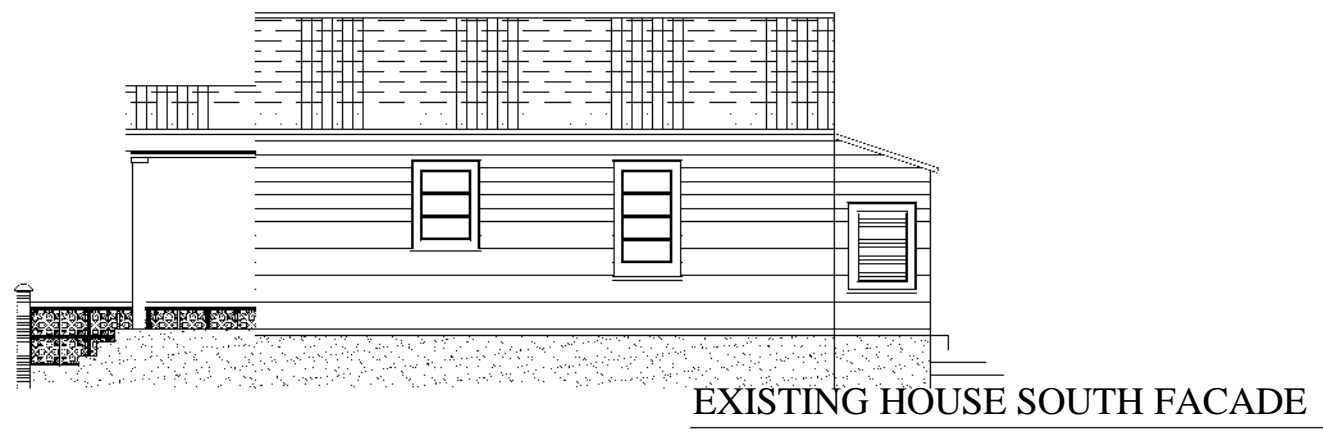
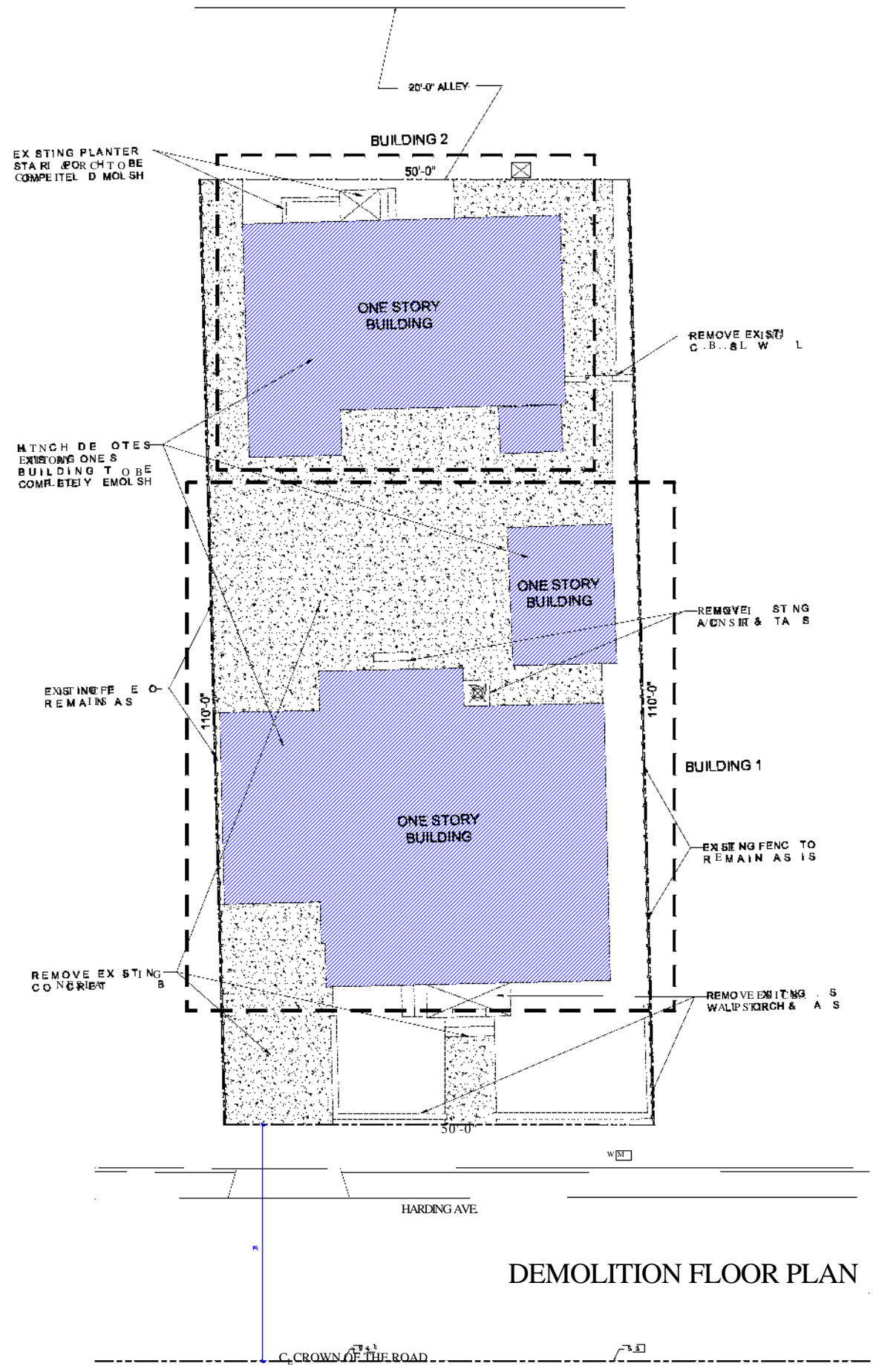
RALPH PUIG JR.
FL. ARCHITECT REG. #
AR 0012528

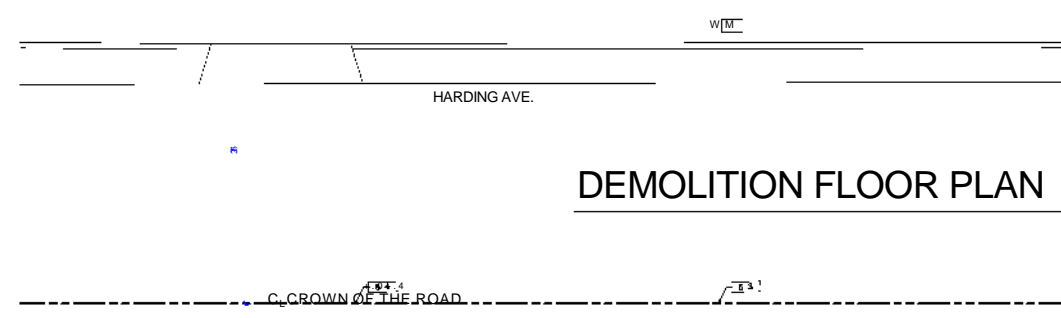
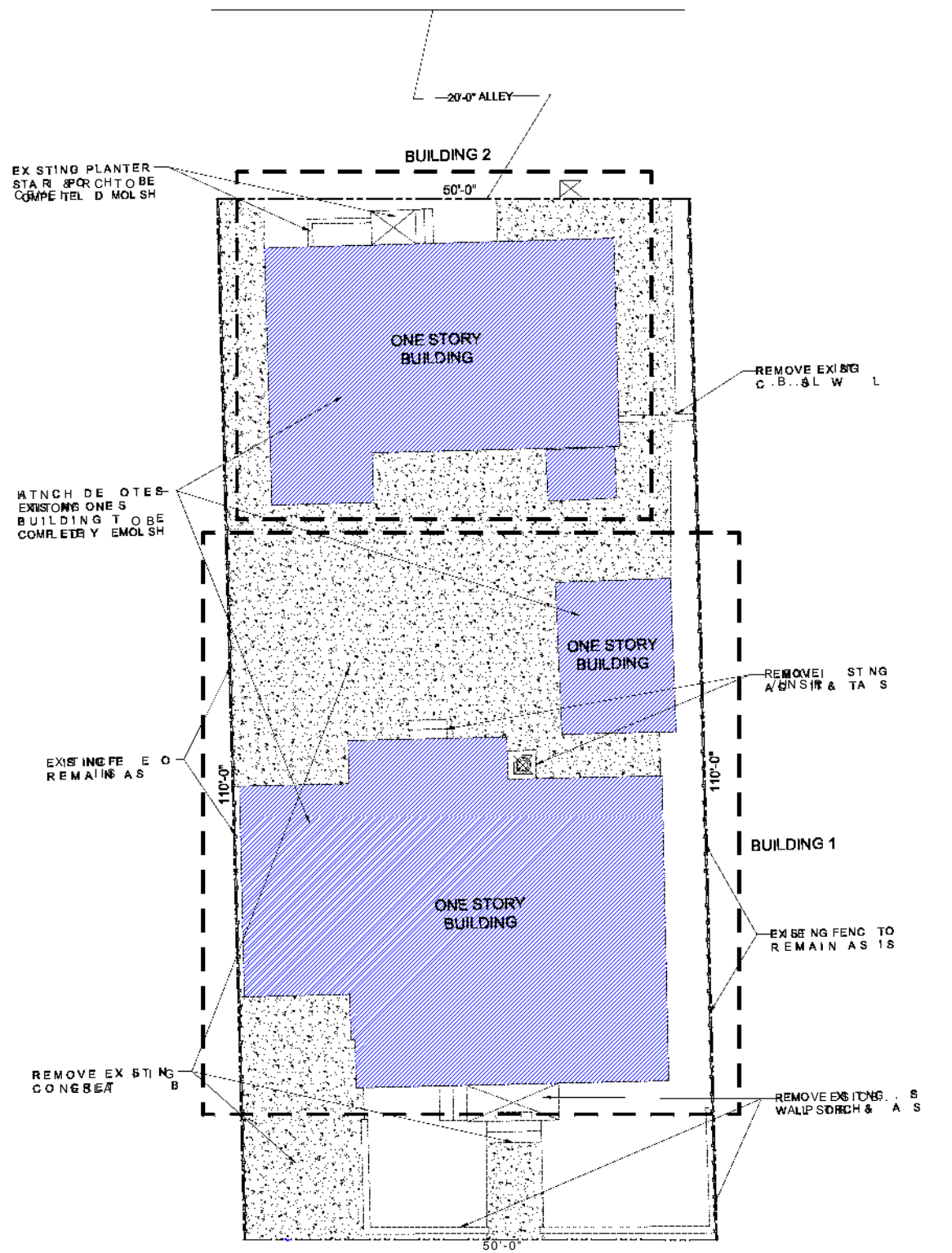
CONTEXT ELEVATION PLAN

SCALE: N.T.S.

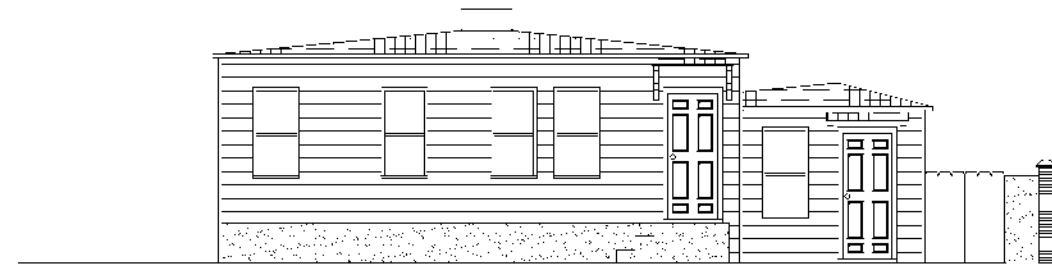
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Scale: AS SHOWN

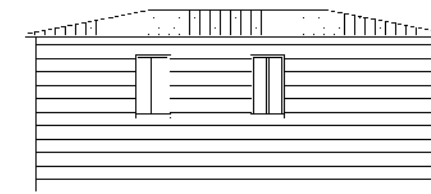




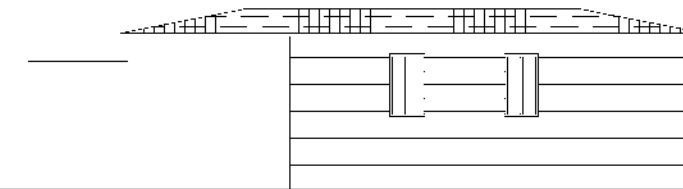
DEMOLITION FLOOR PLAN



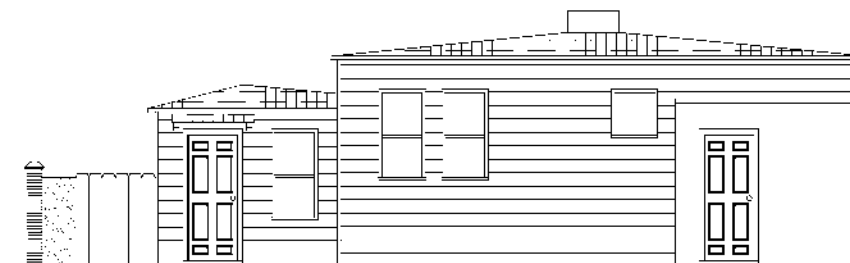
EXISTING HOUSE EAST FACADE



EXISTING HOUSE NORTH FACADE



EXISTING HOUSE SOUTH FACADE

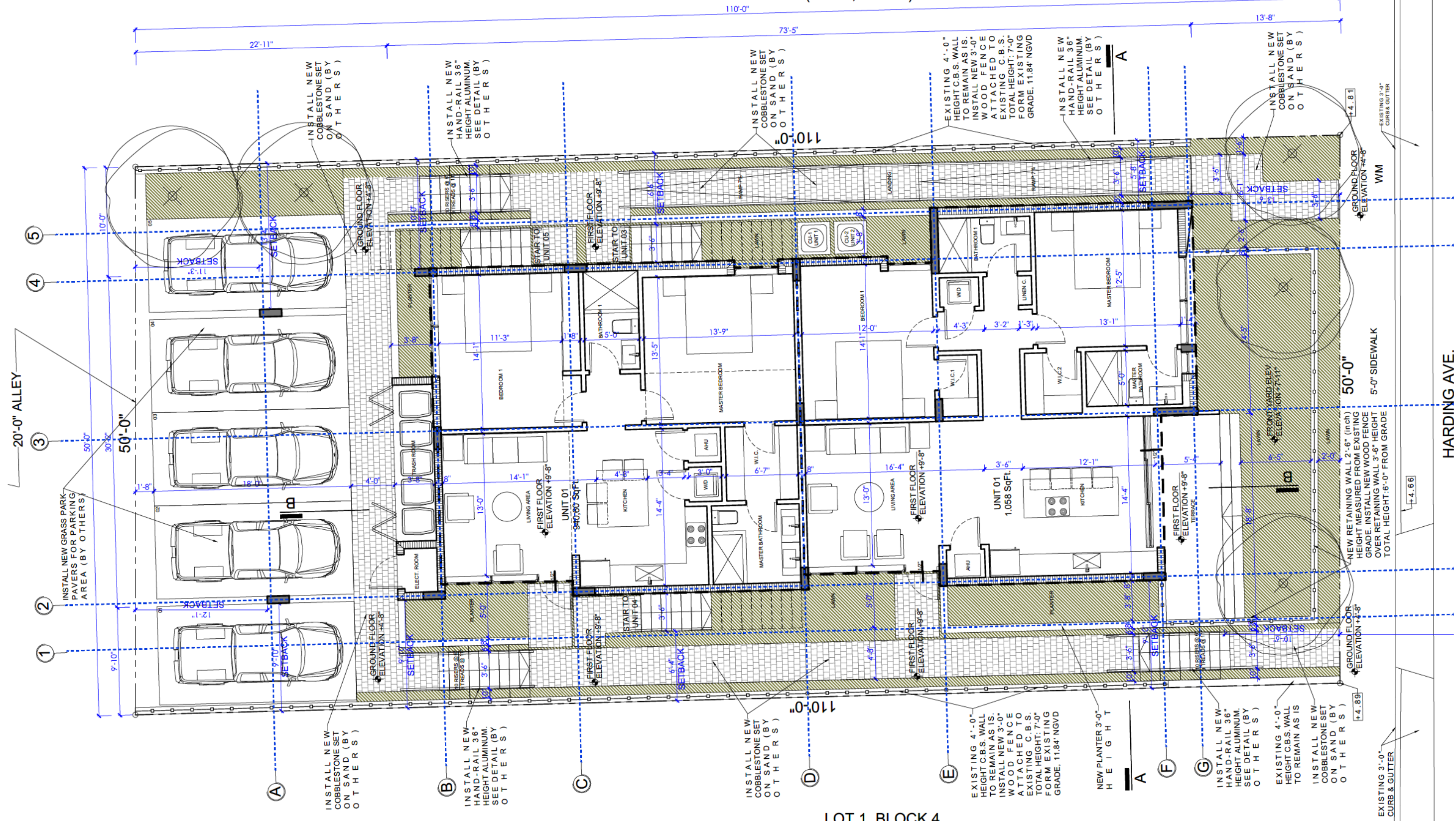


EXISTING HOUSE WEST FACADE

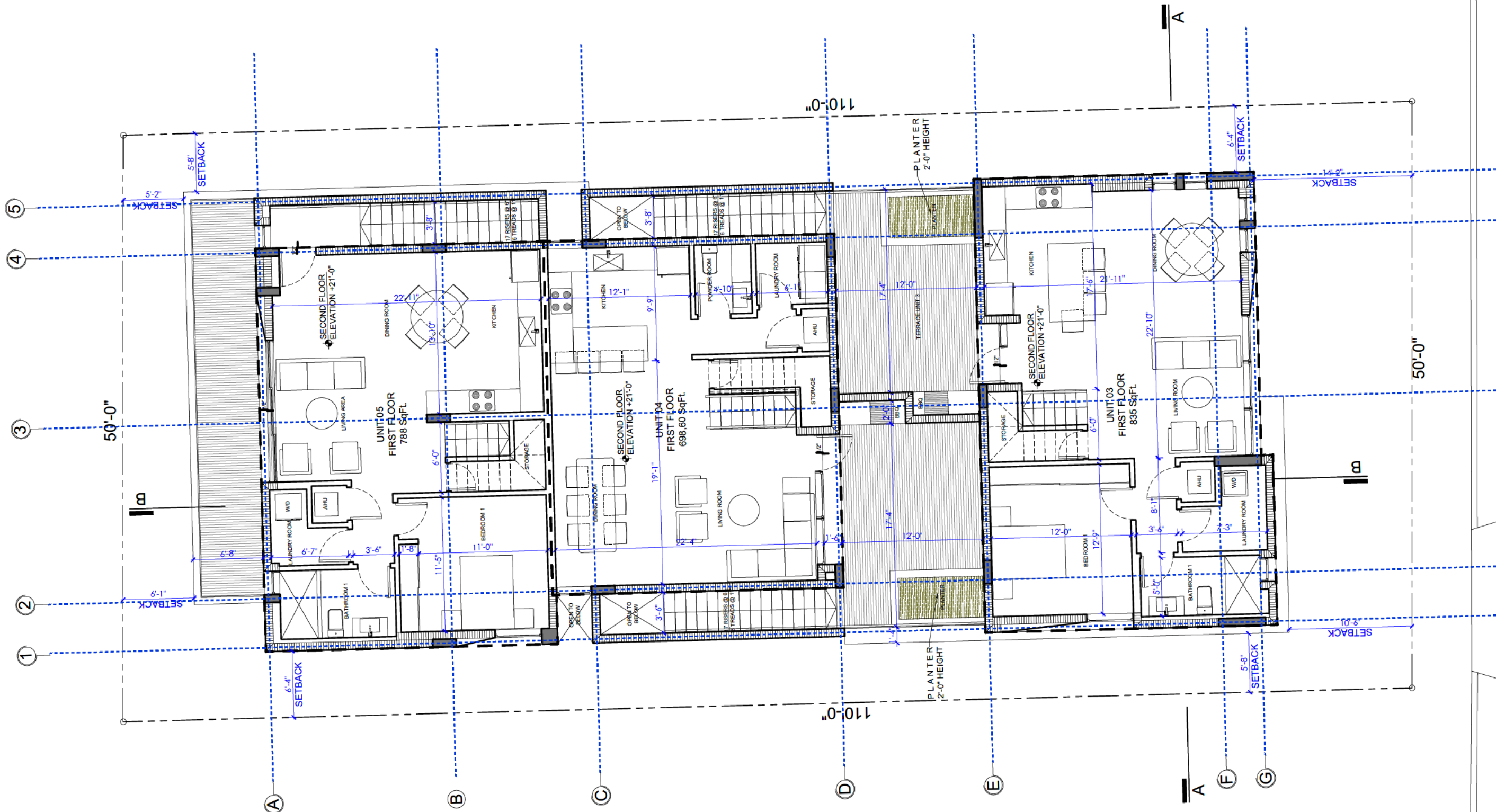


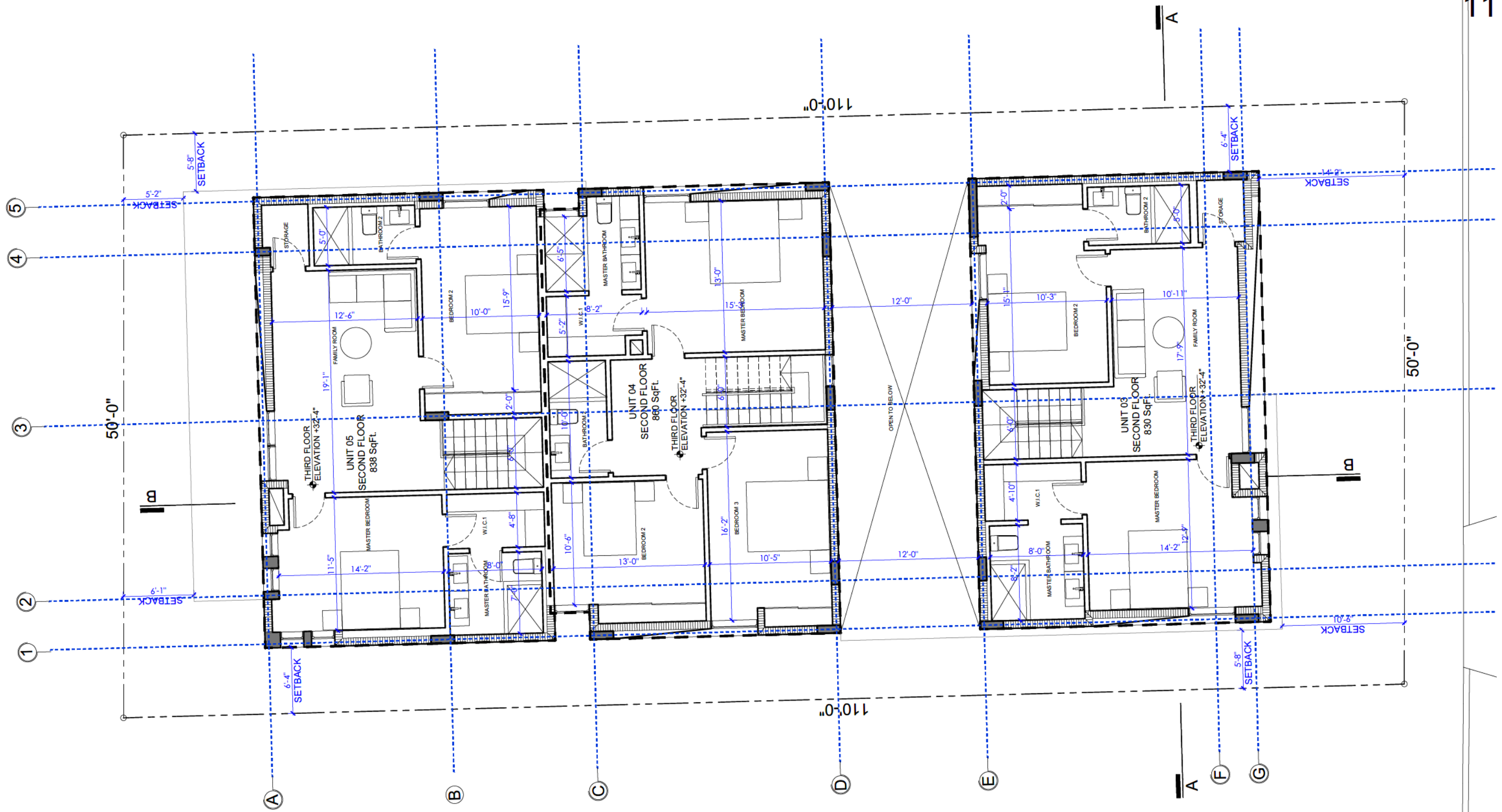


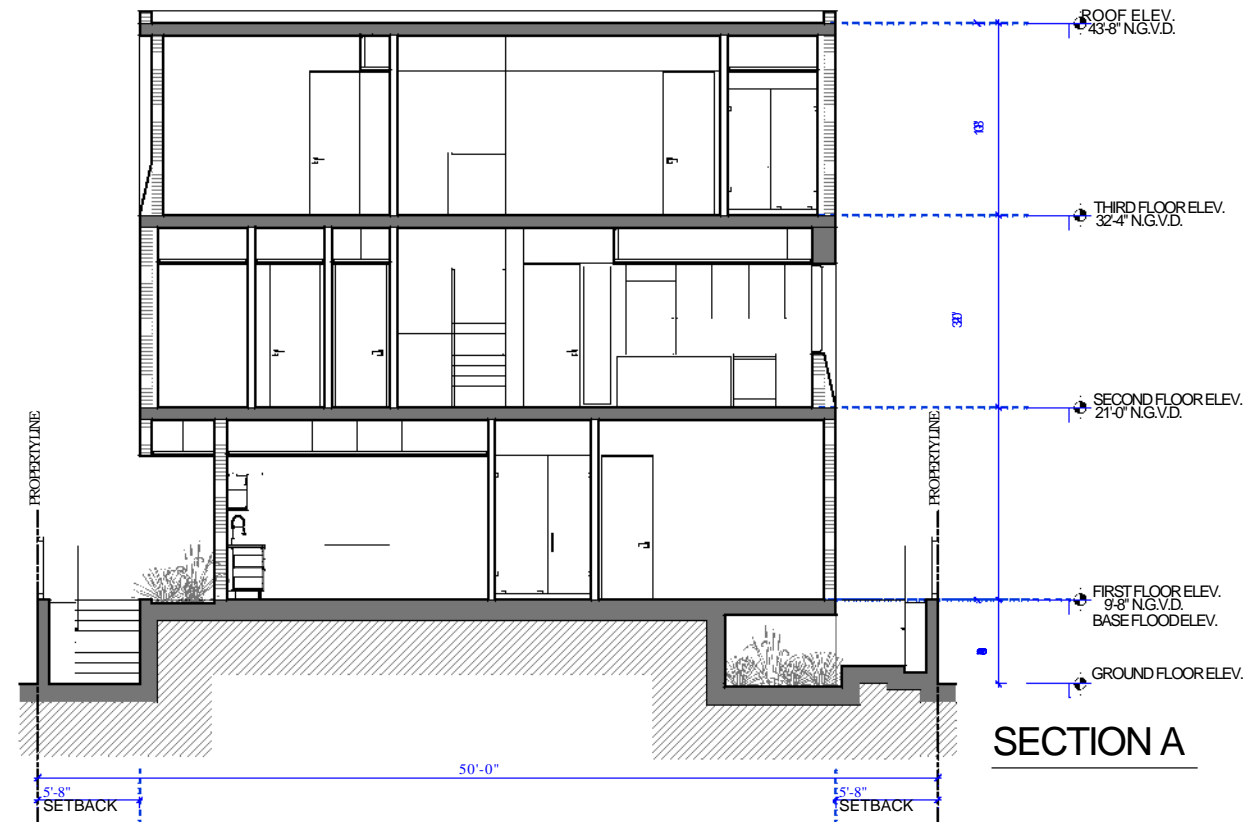
ALTOS DEL MAR No. 3
(P.B. 8, PG. 41)



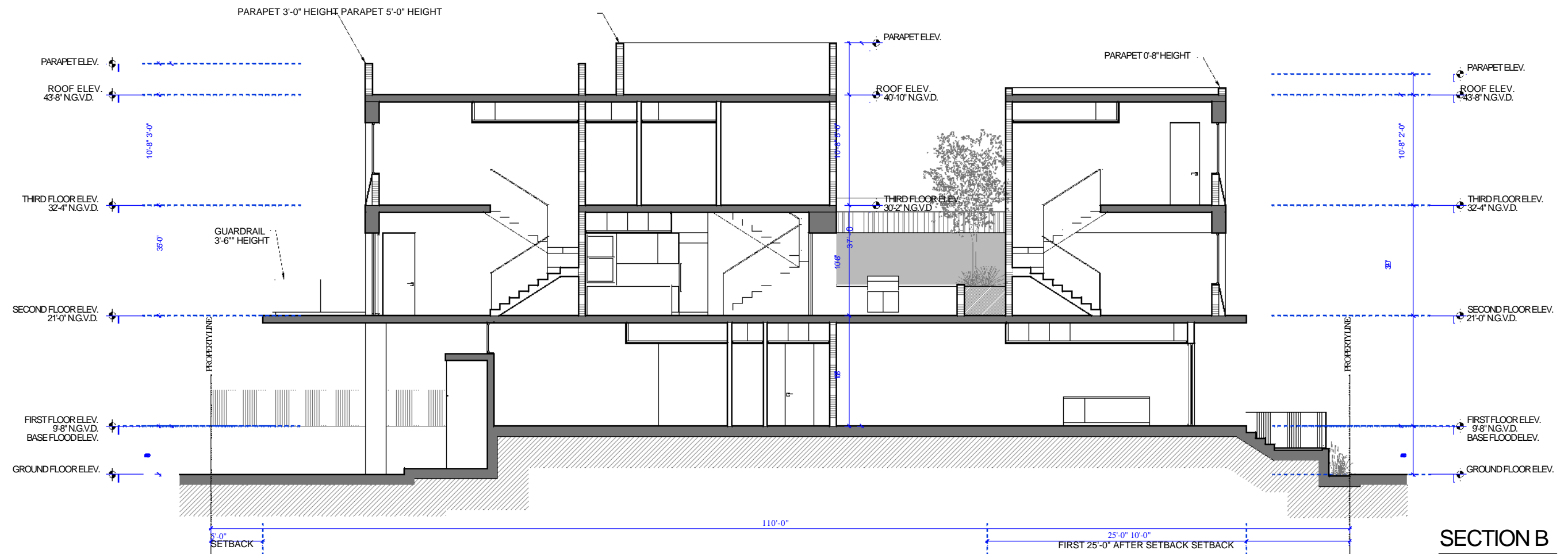
LOT 1, BLOCK 4



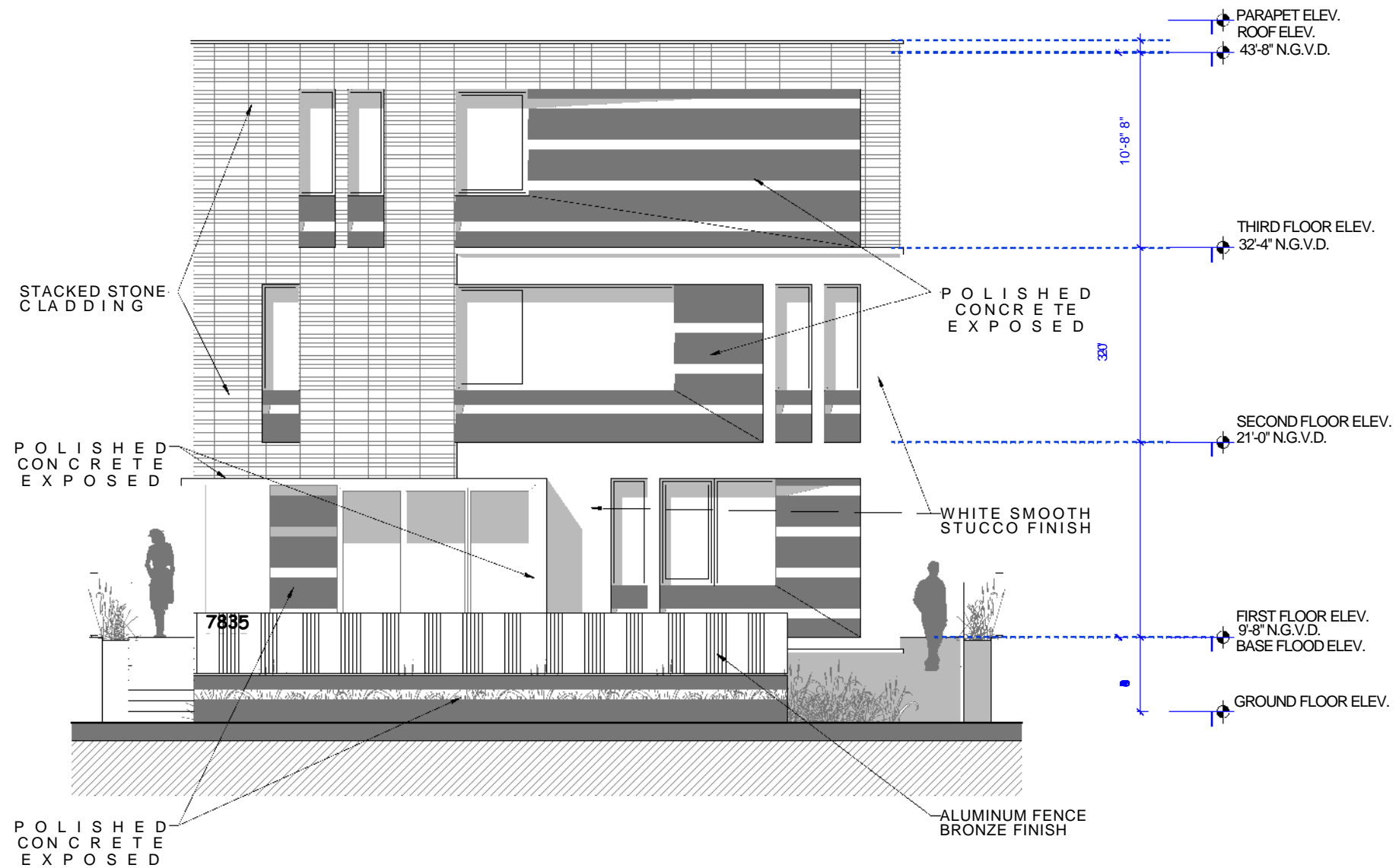




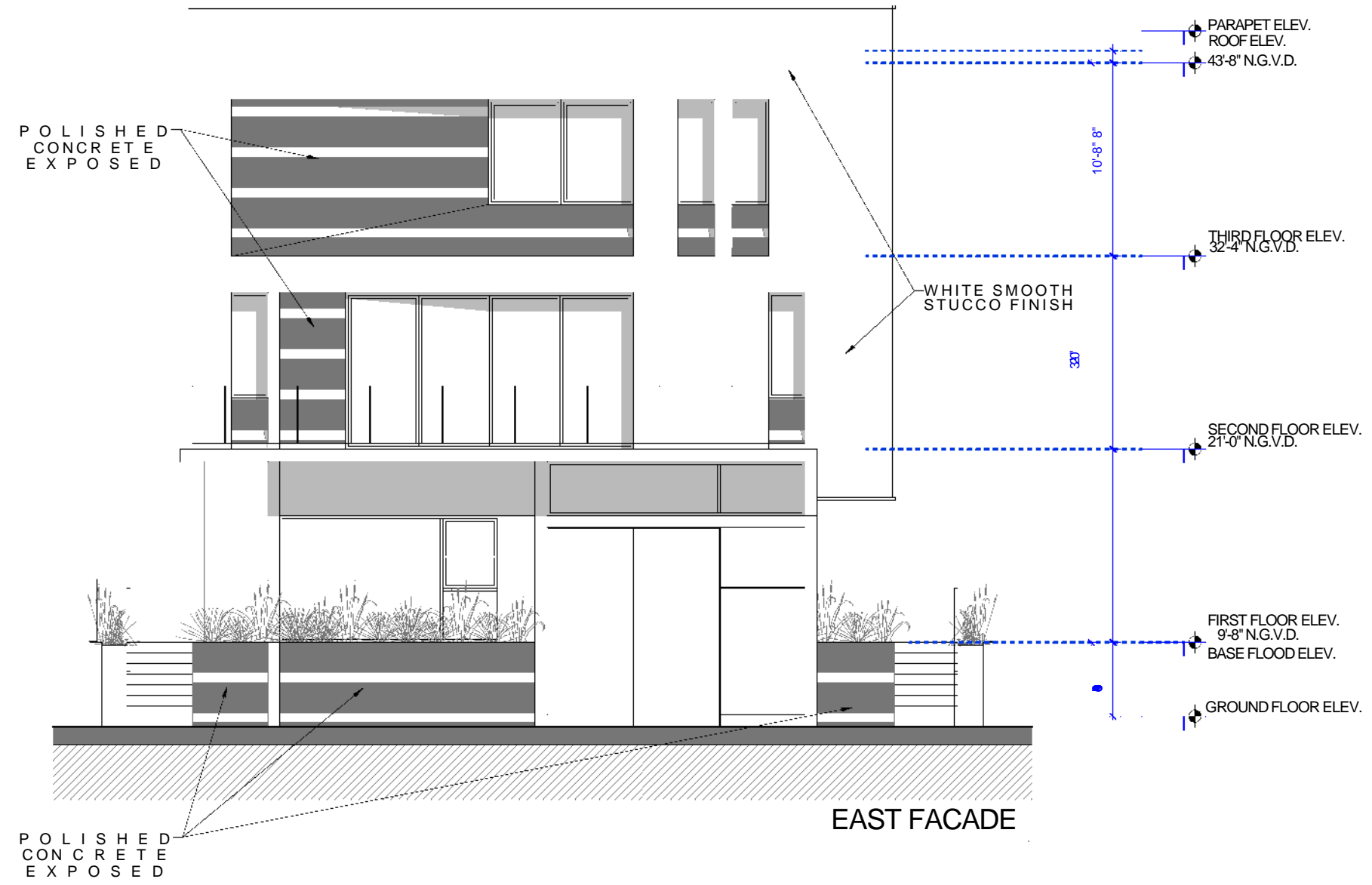
SECTION A

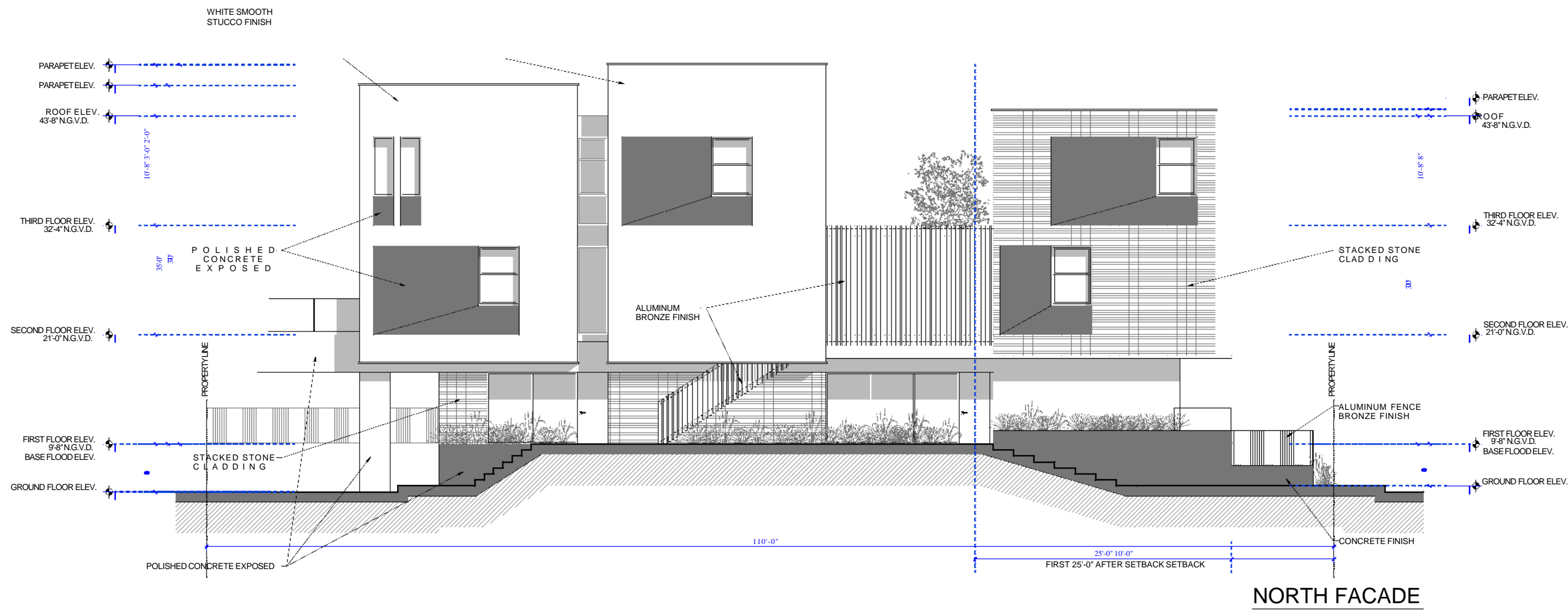


SECTION B



WEST FACADE



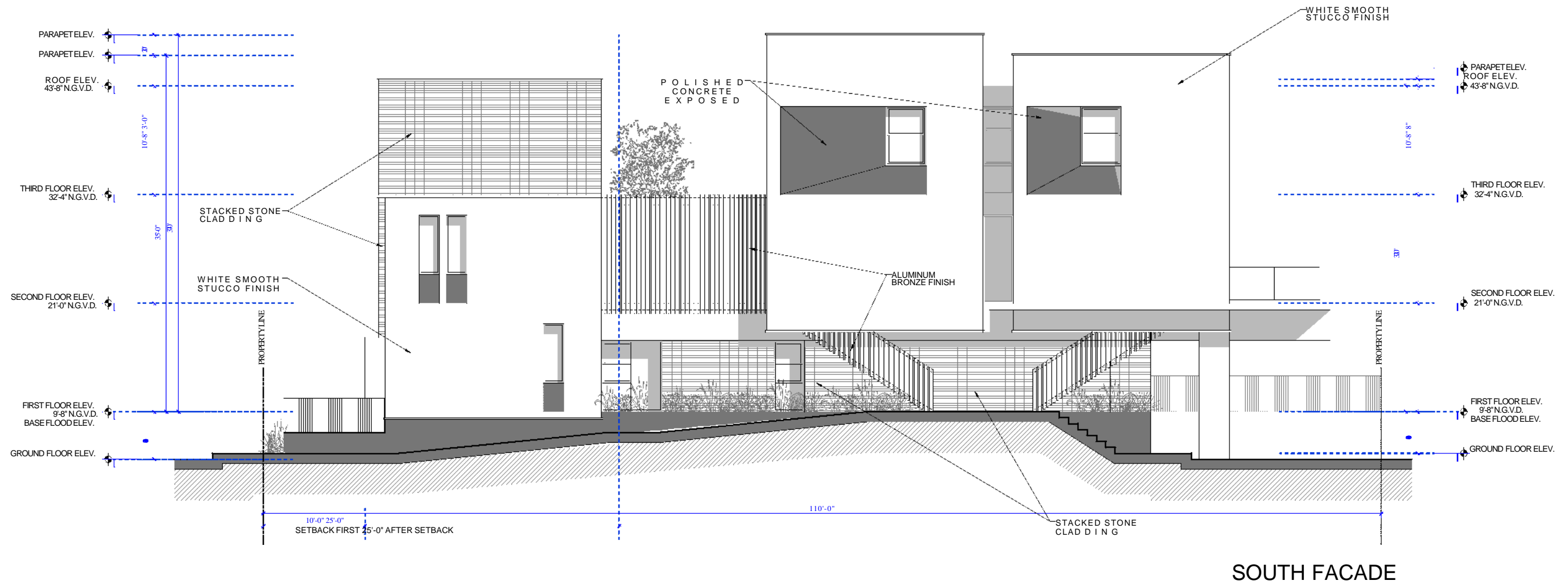


RALPH PUIG JR.
FL. ARCHITECT REG. #
AR 0012528

FACADE
SCALE: 3/32" = 1'-0"

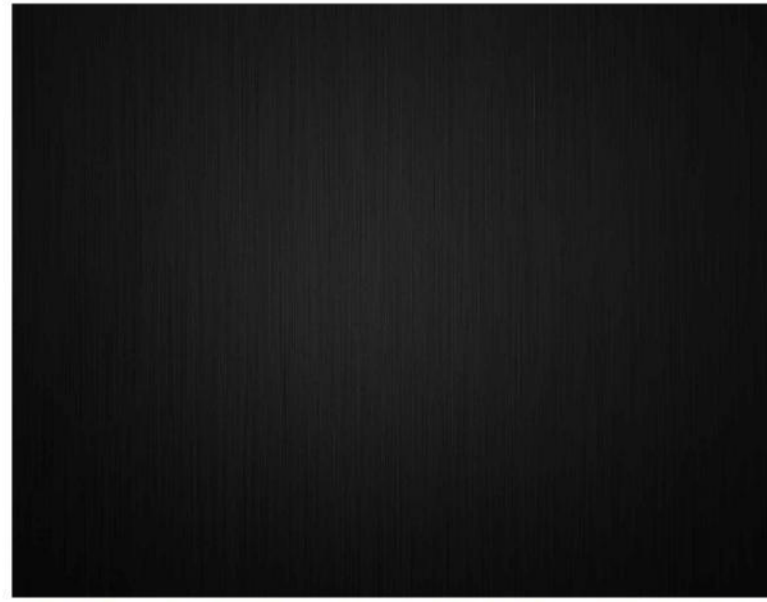
DATE: 03/09/2020
Scale: AS SHOWN

A204





POLISHED CONCRETE



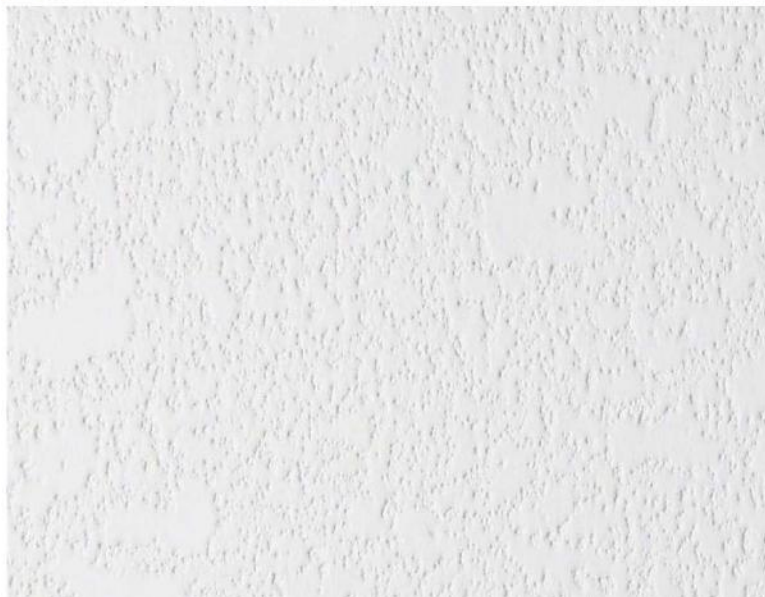
BRONZE METAL



STACKED STONE CLADDING



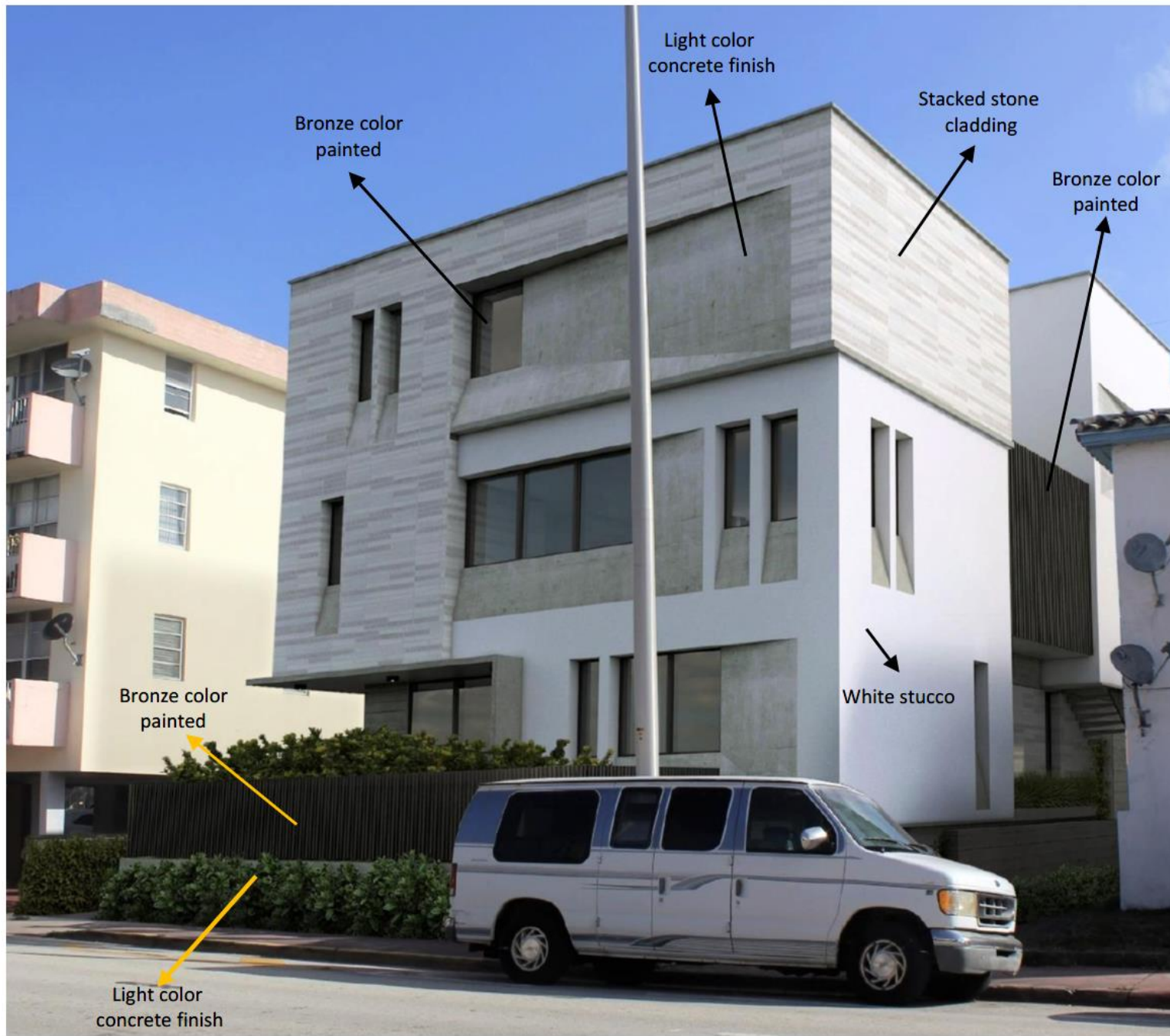
GRASS PAVER BLOCK



WHITE SMOOTH STUCCO



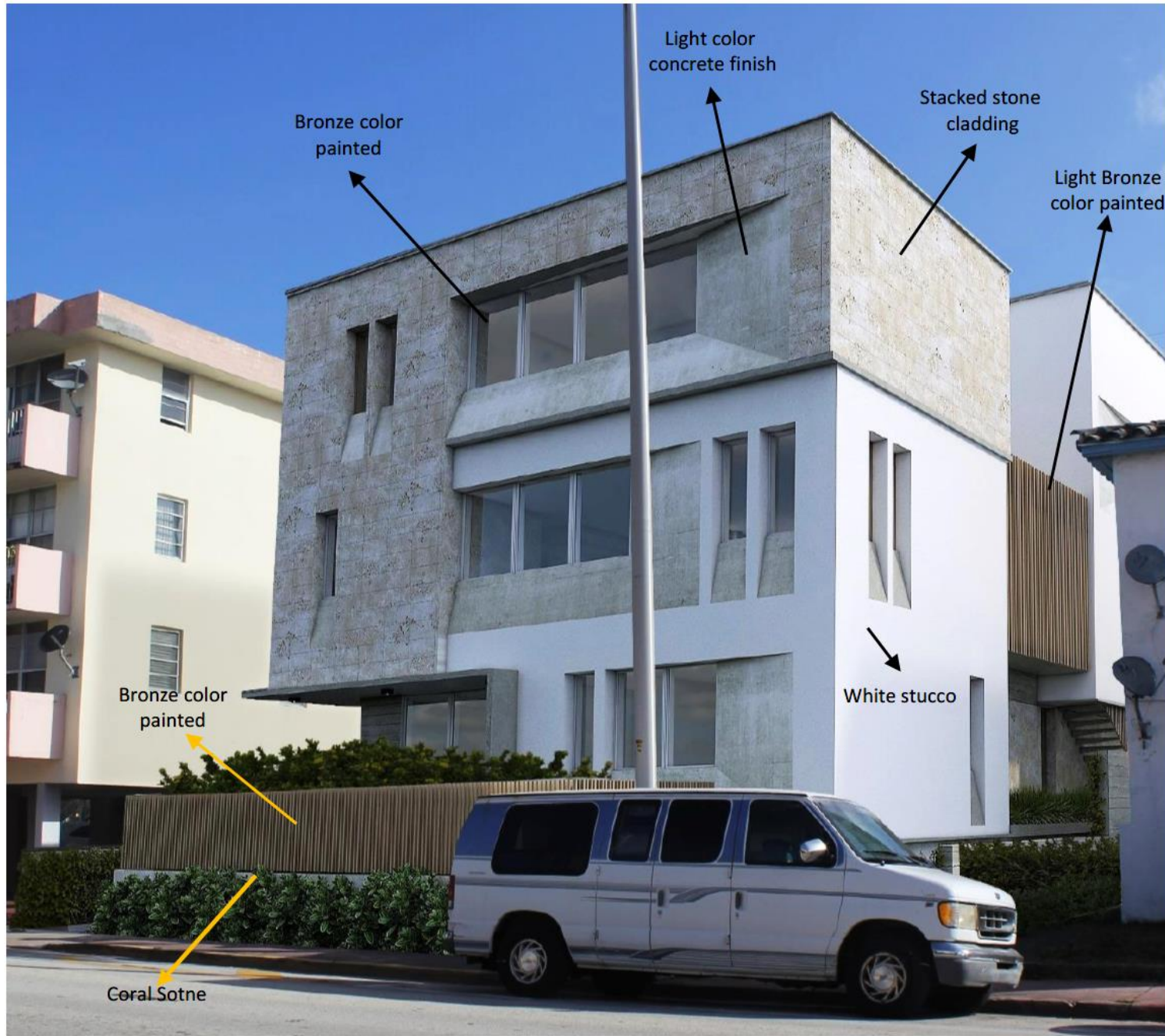
COBBLESTONE



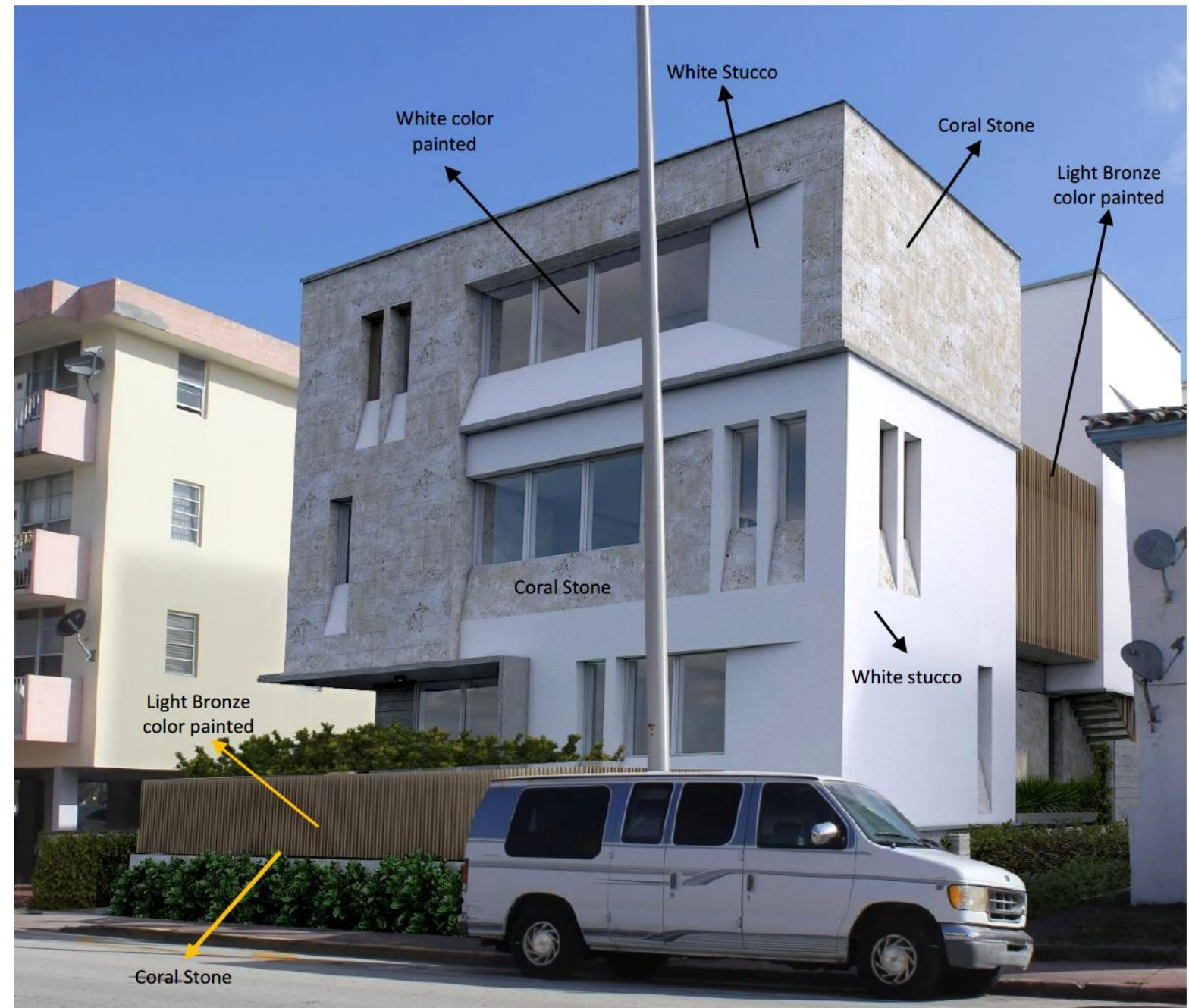
OPTION 1



OPTION 2



OPTION 3



OPTION 4



OPTION 5