

**826 MERDIAN AVENUE**

MIAMI BEACH, FLORIDA

**Reclassification of the accessory building  
as Non-Contributing**



Lack of Mission style

Modern windows

Remodeled facade



Service meters on alley ROW

Fake stone cladding



## Rear Structure



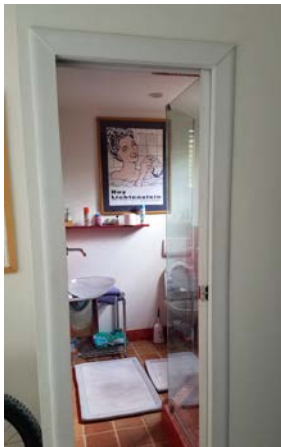
*“The simple Mission-style buildings were inspired by the early Spanish mission churches in California. Exterior walls are usually covered with stucco, although oolitic limestone is also used. The most distinctive features of the style are tiled roofs and arches. Roofs are commonly low in pitch or flat, featuring curvilinear parapets or pent roof sections. The same parapet lines are often repeated over the front porch. Parapets may be topped with simple stucco molding, or with a single row of sloping Mission tiles. Cylindrical tiles, or scuppers, drain rainwater. Windows may be sash or casement type. Arches are typical on the facade and common on other openings. The front porch sometimes extends over the carport or garage entrance to one side of the main building mass. Applied decoration is kept to a minimum.”*

Source: City of Miami Historic Preservation General Design Guidelines booklet – Sept. 2011

## Main House

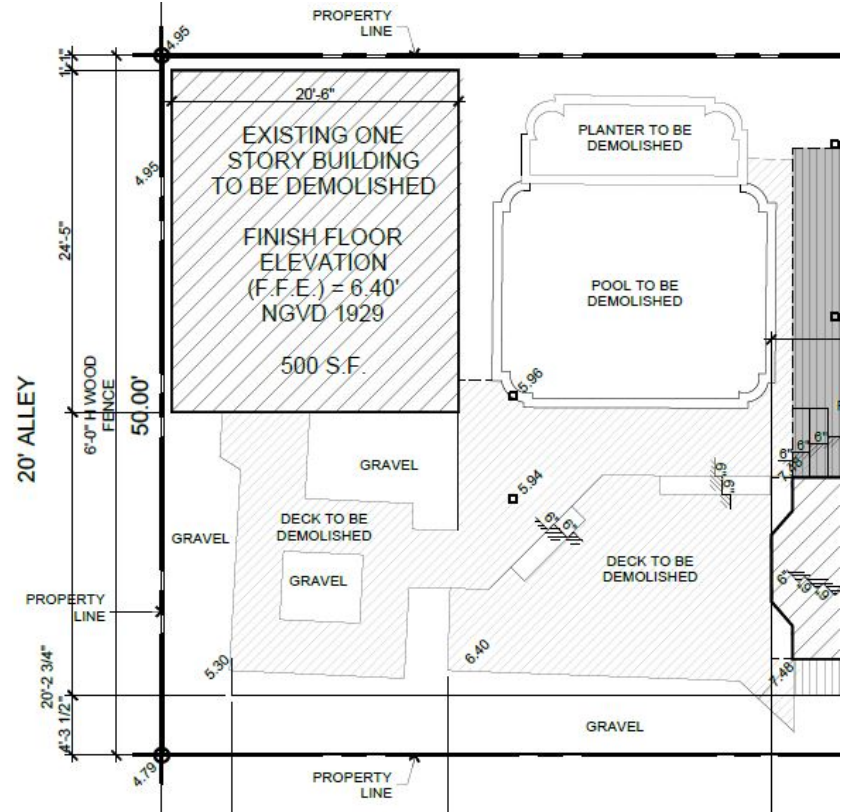
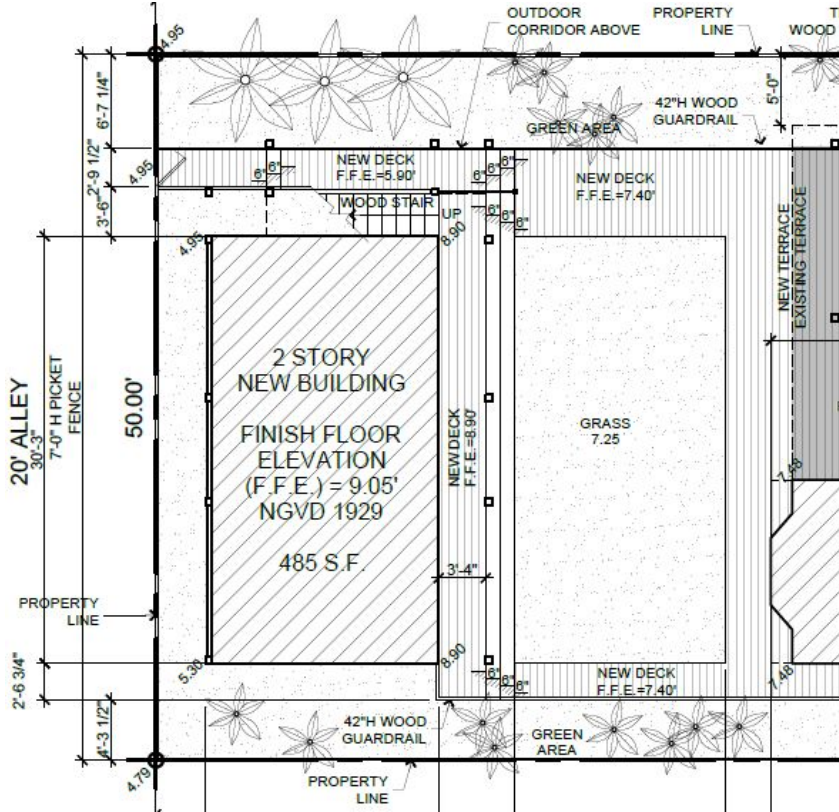


## Status of existing structure



Actual condition of the so called "original garage structure". Several alterations has been performed along the years, being the most recent the one made in 2005 with approved permit from City of Miami Building Department.

# Site Plan Evaluation



The proposed structure will provide greater setback than the existing, with reduced footprint and increased green and pervious areas. The proposed Site Plan also offers additional green landscape and trees that works as natural buffer with neighboring buildings and a 3'-6" green buffer to rear alley. The proposed courtyard also improves views and space use and natural access around the guest house.

## General Views



Owner and Architects are committed to restore the Main House to its original condition by removing all additions made to date as the trellis car-port, overgrowth hedges, pavers and plants that block views from the street so the public can appreciate the historical value of this property and at the same time, provide the so needed living spaces and beautiful courtyard for the resident family, along with a dedicated architectural designed facade as a contribution to an alley neglected of valuable architectural elements.