



LETTER OF INTENT

August 5, 2022
Miami, FL

City of Miami Beach Historical and Preservation Official

The undersigned Matias Daroch R.A. # 100480 Architect of Record for the project located at 8430 Byron Ave, Miami Beach, FL, an existing 5-unit, two-story multifamily property, is hereby representing the current owner as of the Architect on Record and respectfully request to consider the approval of this proposed contributing project within the North Shore Historic District.

Our proposed project consist of the restoration of the street-facing structure on it front and side setbacks, and the demolition of part of the rear structure and rebuild an new, structurally independent 3-story unit.

The proposed project shall reduce the current 5-unit multifamily into a 3-unit multifamily with the Owner's unit a the backyard.

With your consideration of this restoration and new construction/addition project, we would also like to request two additional waivers to fullfill the above described project:

1. South Side driveway setback: allow encroachment of 2ft onto the required 5ft.

Additionally, we've prepared a summary of the historic property and district architectural elements, and a narrative on our proposal to make the project feel a tone with the historic district.

North Shore Historic District

The North Shore Historic District comprises a large mixed-use area of mainly mid-20th century architecture. The contributing buildings are mainly examples of modest Post-World War II tourist hotels, apartment buildings, and commercial buildings that constitute a distinctive built environment of resort architecture that differs from the more famous Miami Beach Architectural District located in South Beach.

The North Shore Historic District owes much of its character to the repetition of similar building types and styles within a compact space. The contributing buildings represent a variety of styles including Mediterranean Revival, Moderne, Wood Frame Vernacular, Masonry Vernacular, and Post-War Modern styles, many of which exhibit distinct local adaptations that have become recognized as “Miami Modernism” (MiMo).

These mostly flat-roofed buildings are faced in fieldstone, slump brick, patterned stucco, and perforated concrete screens punctuated by distinctive pylon forms, projecting concrete fins, and decorative modern metal details.

Sea Level Rise and Resiliency Criteria

Considering the resiliency criteria of section 133-50 we propose the following solutions for this project:

- Replacement of all windows to hurricane proof and impact windows matching the historic photos for the contributing structure, and the same type for the new portion of the building.
- Landscaping proposed is 100% Florida native (drought and salt tolerant)
- For the new portion of the project, we've raised the finish floor elevation to the base flood elevation plus freeboard, which is on the Canal side of the property. For the existing and contributing portion, the level remains however as to not disrupt the historic property.
- For the raising public right of way, we will have enough space for some stairs for the access of the front units, as well as the driveway ramp to reach the existing grade.
- Critical mechanical equipment have been relocated to the rooftop or above baseflood elevation plus freeboard.
- A Civil Engineer is currently working on a new stormwater retention system including french drains and lateral stormwater retention walls.
- New rooftop shall have light-colored materials which shall help reduce the heat island effect.



The Secretary of The Interior's Standards

As the property contains a contributing building, the proposed addition should follow the Secretary of the Interior's Standards for New Additions guidelines.

These standards mention three main factors as guidelines for the proposed new design on the contributing property, all with the main goal as to not obscure any character-defining features of the contributing property and that the new addition can be clearly differentiated from the historically contributing structure.

Additionally, the new addition shall complement the context of the historic district or abutting neighbor.

Accordingly, we considered all three different factors for the design to fulfill the recommendation:

- Placement,
- Massing and Materials
- Design.

Placement

As to not disturb the front façade or main contributing façade area of the property, we've placed the new addition on the rear of the lot by demolishing two units, well under the 50% allowed for this Historic District.

This rear placement follows the guidelines as to not obscure the 2-story contributing structure facing the Right of Way as it remains a subordinate structure due to its location and similar roof form.

Massing and Materials

The proposed New Addition looks to match the white stucco façade of the contributing building making it compatible with the material design features.

While the proposed massing is higher than the historic district, this is mainly due to the flood level requirements strongly imposed for new additions.



Additionally, the footprint proposed does not exceed 50% of the original building footprint and at the same time differentiates itself from the contributing building.

Lastly, the proposed windows are designed in a similar proportion, but distinctive enough as to be differentiated from the contributing structure.

Design

Our proposed building takes cue elements from the contributing building and facade towards Byron Ave such as a double-height opening at the corner, concrete overhangs at entrances, sliding windows, and white stucco façade, among other.

To differentiate the structures, we've added some vertical reveals that slightly change and break the façade down into smaller sections.

Eyebrows and overhangs are used throughout the property at doors entrances and usually project 29 inches deep. The existing overhangs are between 22 and 30 inches wide. On the proposed structure, we've kept the depth, but continued the overhang along the complete wall length.

Sliding Windows were present in the original contributing property. After some recent remodeling, some were changed to single-hung. We are proposing to replace and restore back to the original windows on the contributing structure, with sliding door and using similar window proportions for the proposed new construction, but with either a bottom fixed transom or a reveal to make the difference between structures.

We believe the proposed design will be of benefit to the community and the project as further developments and resilience are needed with time while keeping the historic value in place. Should you have any questions or concerns, please contact me at matias@mikarch.com

Regards,

Matias Daroch, AIA
Architect