



8430 BYRON AVE
RESTORATION & EXTENSION

MIK
ARCHITECTURE

CONTENT

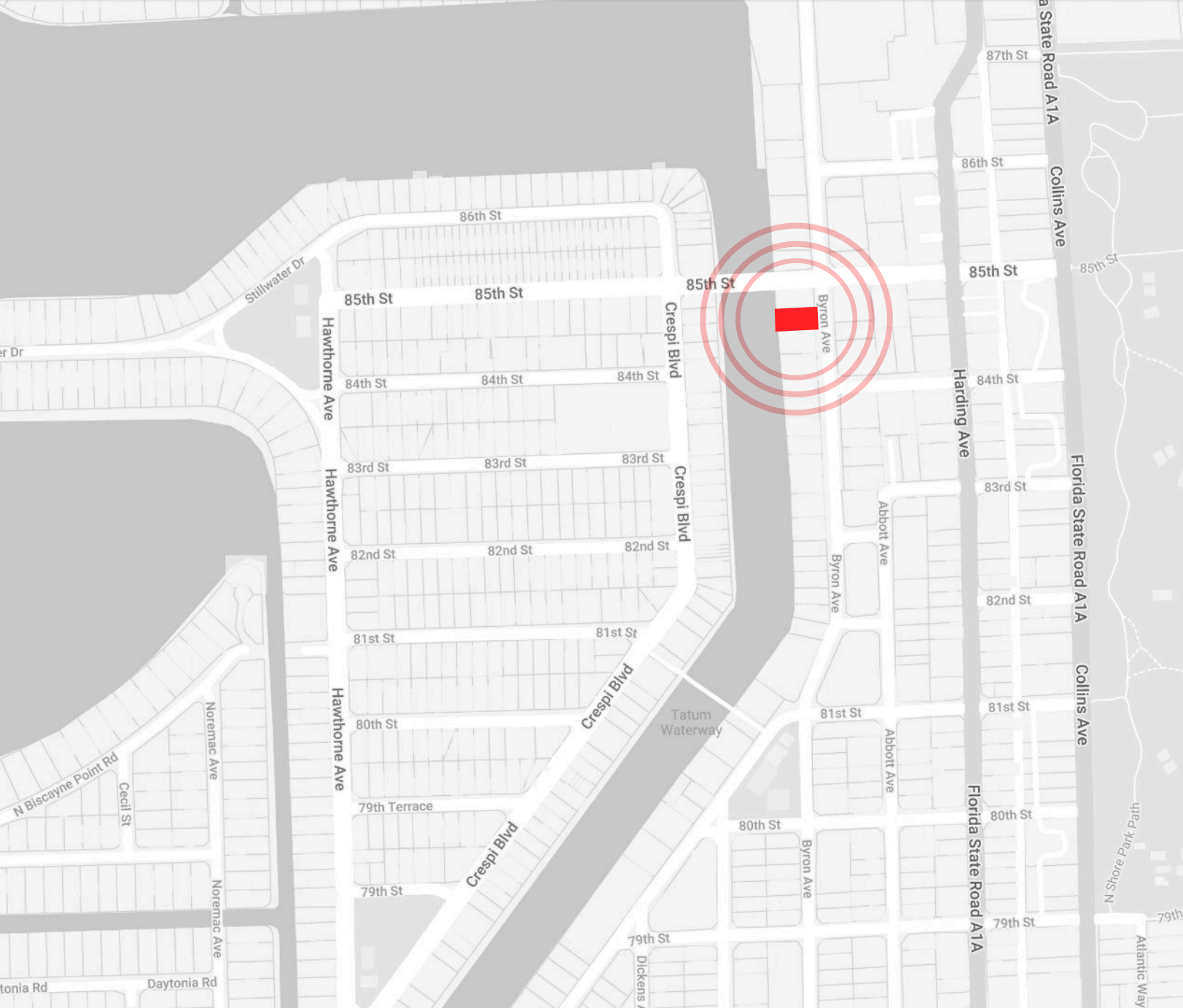
CONTEXT PHOTOS

ARCHITECTURAL FEATURES

ELEMENTS FROM CONTEXT

CONTEMPORARY ART DECO

SITE ELEVATION



GENERAL INFORMATION

Lot Address: 8430 Byron Ave
Miami Beach, FL

Lot Folio: 02-3202-005-0080

Lot Area: 7,500 SF

County: Miami-Dade
City: Miami Beach
Zoning Code: RM-1

Flood Zone: "AE-8" 8 ft base flood elevation +
1 ft freeboard

Historic District: North Shore Historic District
Historic Class: Contributing
Style: Post War Modern
Architect: Nathan A. Seiderman

Existing Structure: 5-unit Multifamily of 4,479 sf
2-stories



EXISTING PHOTO ARCHIVE

Architectural Elements

- Corner windows
- Jalousie Style windows
- Concrete, flat Overhangs over openings
- Low-slope roofs with deep overhangs
- White Stucco façades
- Sliding/Horizontal Rolling Windows mainly





EXISTING STRUCTURE

Architectural Elements

JALOUSIE STYLE WINDOWS

EXISTING STRUCTURE

Architectural Elements

CONCRETE, FLAT OVERHANGS OVER OPENINGS



JALOUSIE STYLE WINDOWS



EXISTING STRUCTURE

Architectural Elements

LOW-SLOPE ROOFS WITH DEEP OVERHANGS



WHITE STUCCO FAÇADES



SECRETARY OF THE
INTERIOR’S STANDARDS
For New Additions Guidelines

FACTOR	RECOMMENDATION
PLACEMENT	Construct a new addition so that there is the least possible loss of historic materials
	The placement of the addition should protect character-defining features of the historic structure to ensure that they are not obscured, damaged or destroyed.
	Locate the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limit its size and scale in relationship to the historic building
MASSING & MATERIALS	The addition should be compatible with the architecture in massing, scale, materials, features, detailing, and design .
	Second floor additions should be in the rear of the building and not exceed 50% of the original building footprint, they should also be setback from the wall plane and be as inconspicuous as possible when viewed from the street .
	Windows and doors in the addition shall be similar in shape and placement to the openings in the historic structure.
DESIGN	Design a new addition so that it is clear what is new and what is historic.
	The design must complement the existing structure , but also must complement the context of the historic district or neighborhood.
	The design for the new work may be contemporary or may reference design motifs from the historic building.
	The new addition must be clearly differentiated from the historic building,

PROPOSED PROJECT

RESTORATION & DEMOLITION

PROPOSED NEW ADDITION

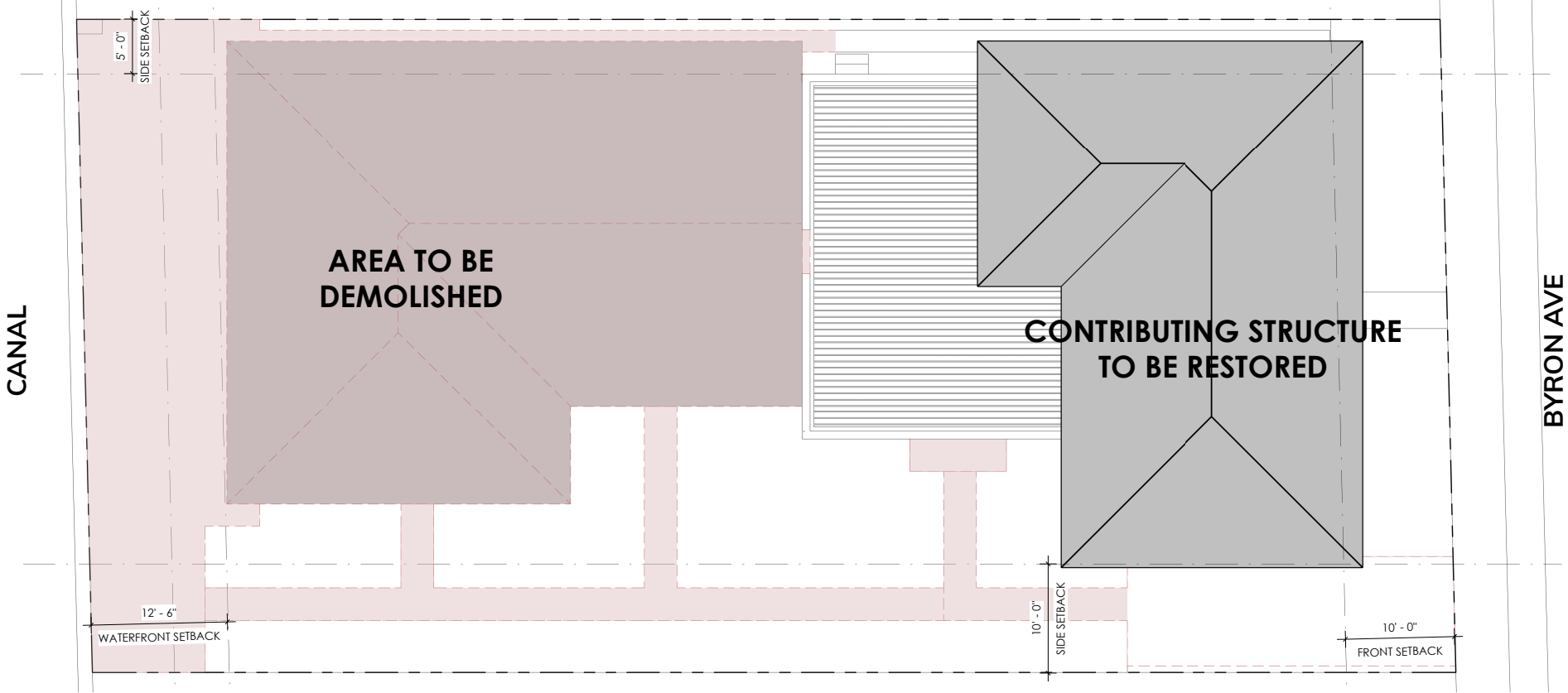
CONTRIBUTING FACTORS

Placement

Massing & Materials

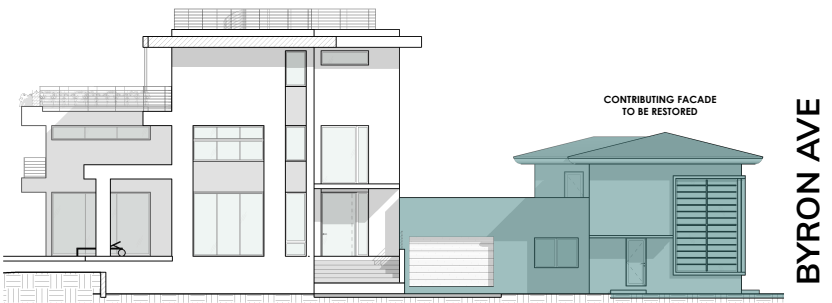
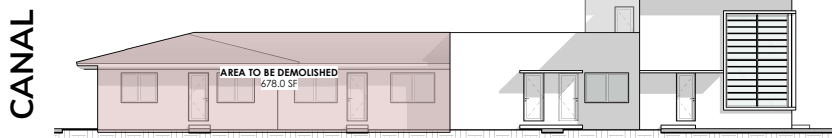
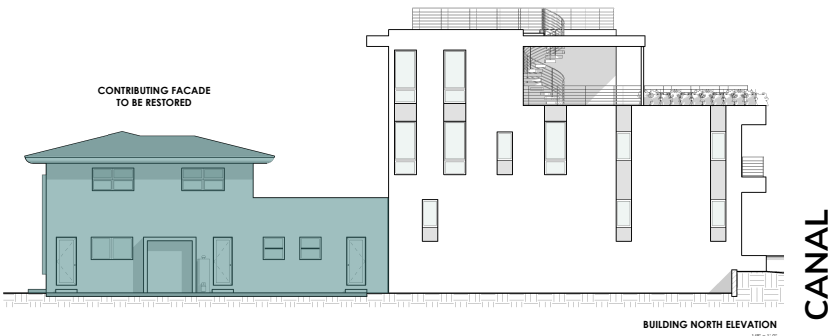
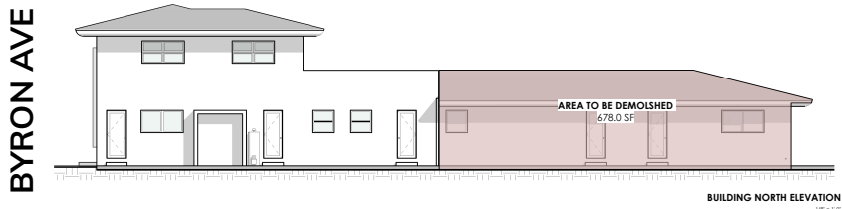
Design

**RESTORATION &
DEMOLITION**
Proposed Project



RESTORATION & DEMOLITION

Proposed Project



PROPOSED PROJECT

RESTORATION & DEMOLITIONV

PROPOSED NEW ADDITION

CONTRIBUTING FACTORS

Placement

Massing & Materials

Design



RENDER



RENDER



RENDER

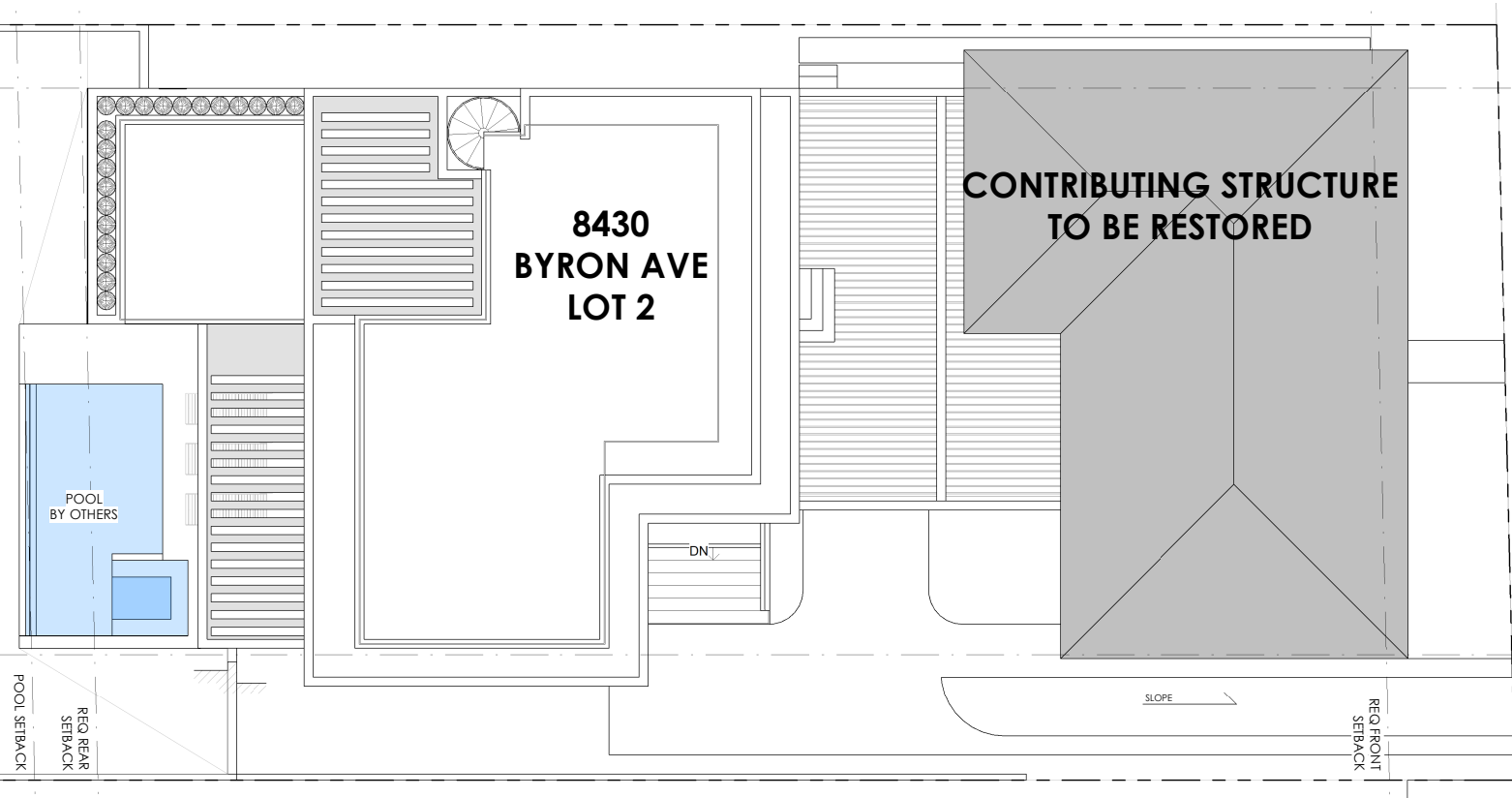


RENDER

NEW ADDITION

Proposed Project

TATUM WATERWAY



REQ SIDE SETBACK

BYRON AVE

REQ SIDE SETBACK

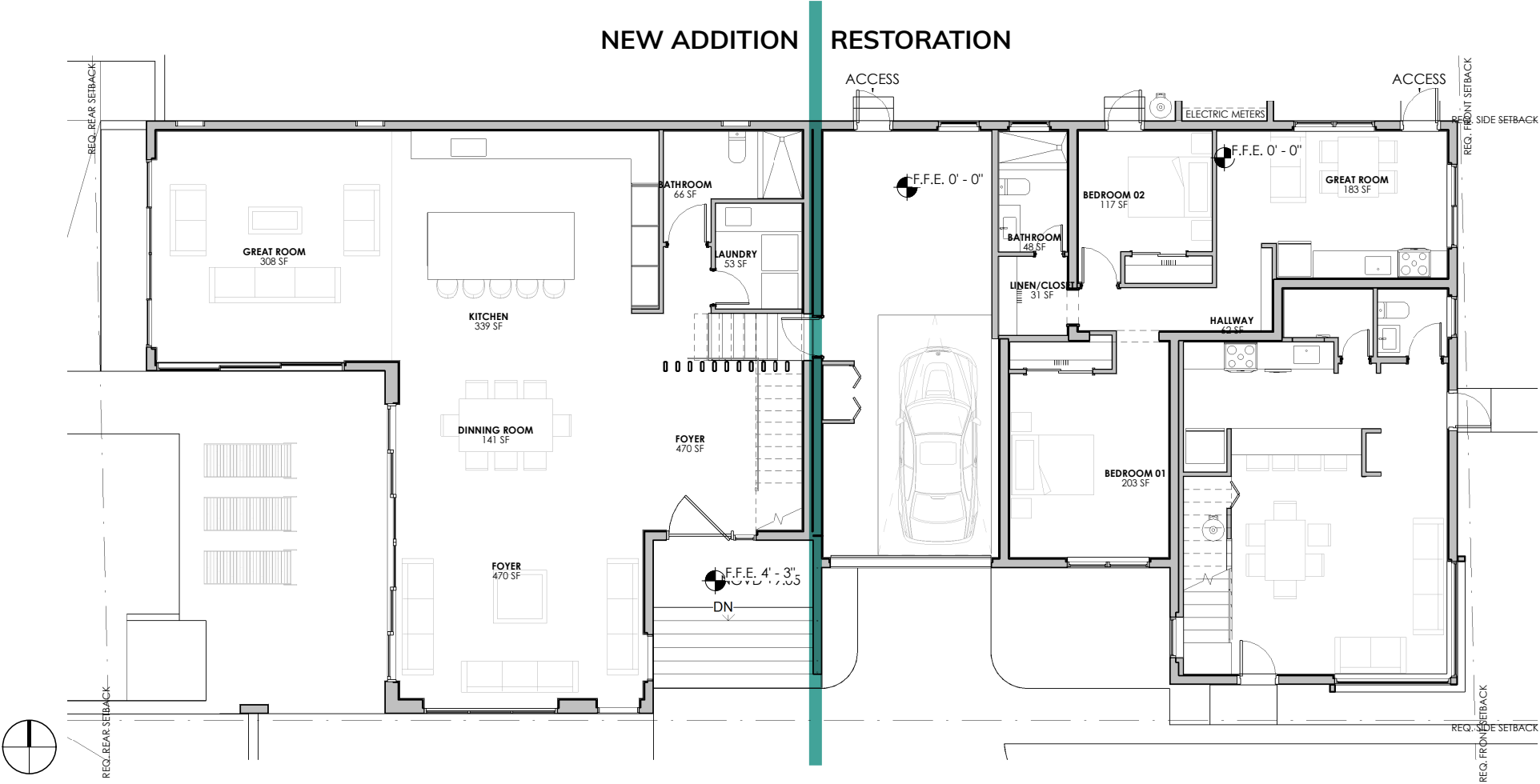
3

3

NEW ADDITION

Proposed Project

NEW ADDITION RESTORATION



NEW ADDITION

Proposed Project

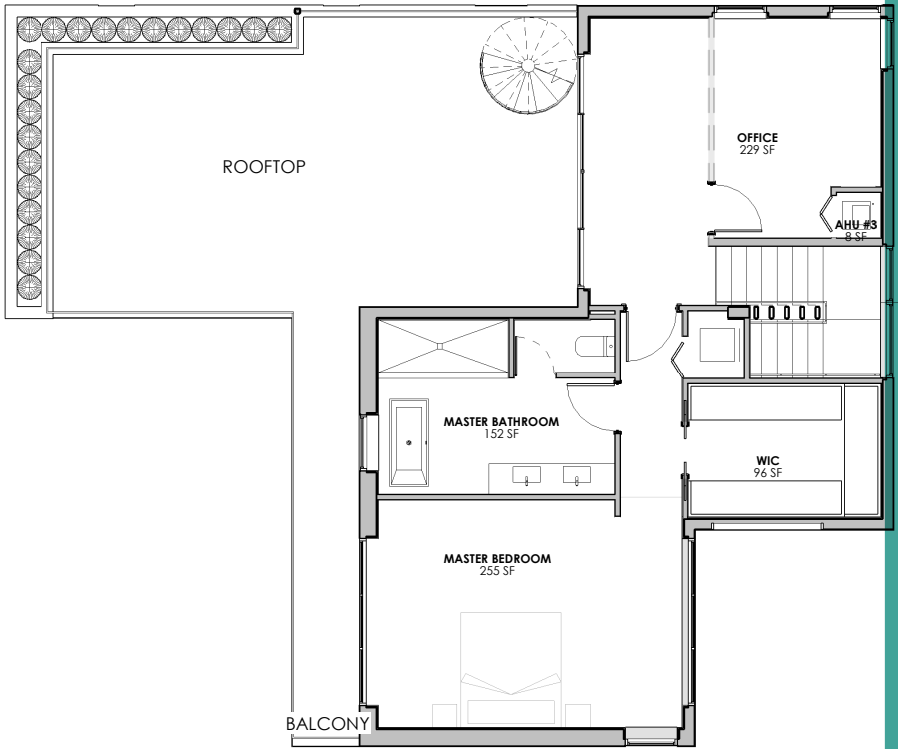
NEW ADDITION RESTORATION



NEW ADDITION

Proposed Project

NEW ADDITION



PROPOSED PROJECT

RESTORATION & DEMOLITION

PROPOSED NEW ADDITION

CONTRIBUTING FACTORS

Placement

Massing & Materials

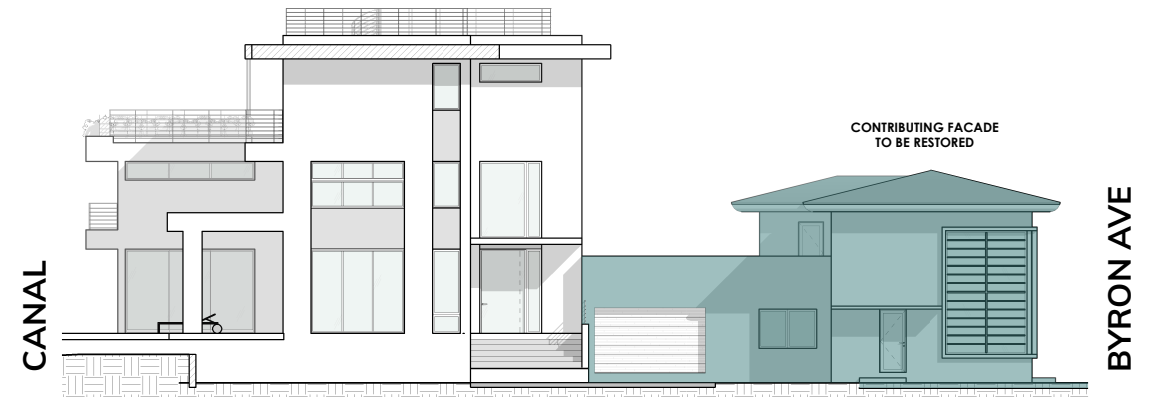
Design

CONTRIBUTING FACTORS

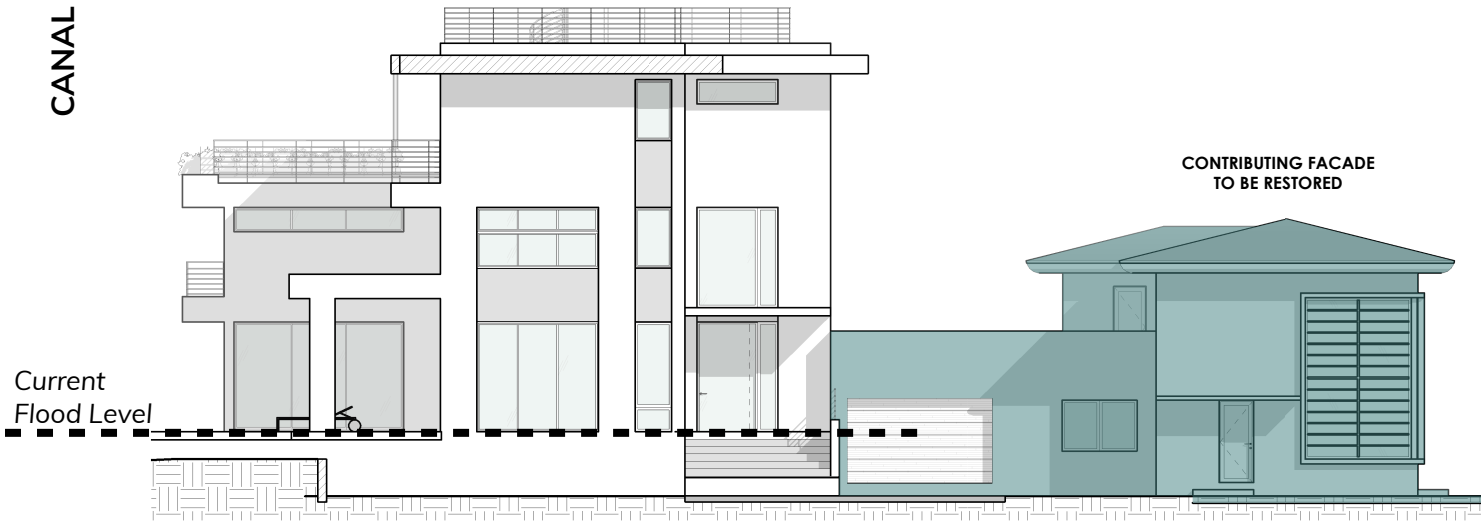
Placement

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.



CANAL



BYRON AVE

CONTRIBUTING FACTORS

Massing & Materials

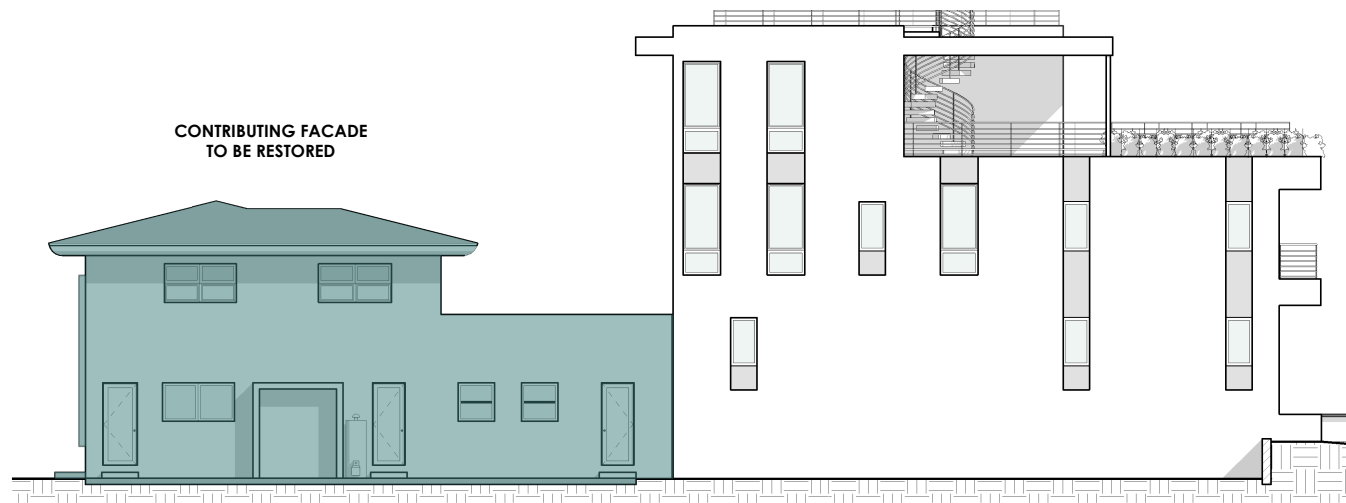
The proposed New Addition looks to **match the white stucco façade** of the contributing building making it compatible with the material design features.

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

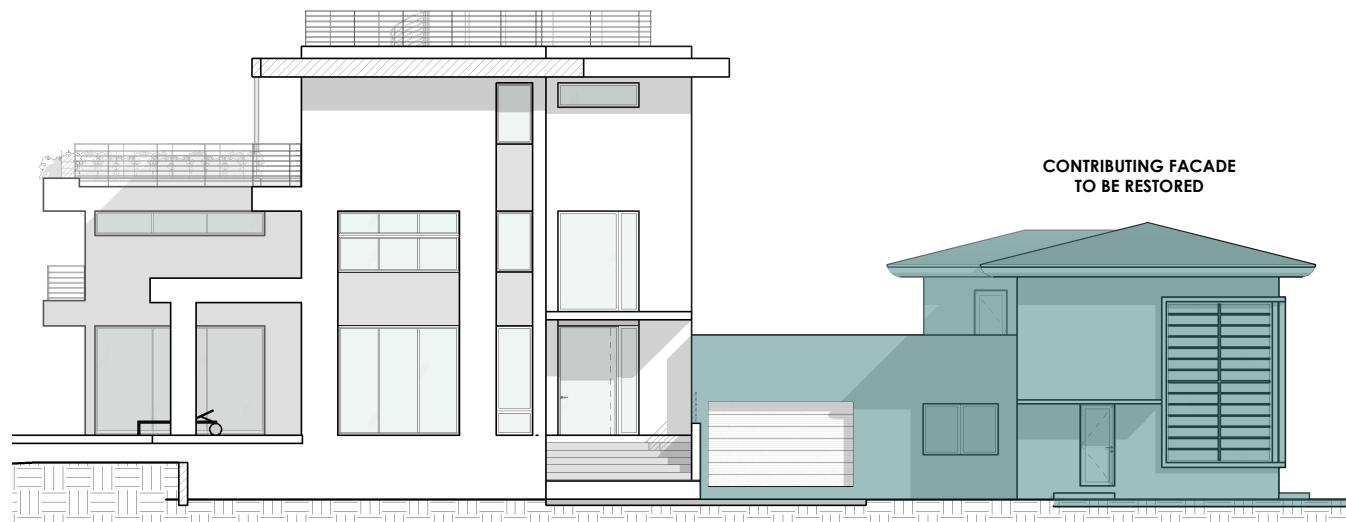
Additionally, the footprint proposed **does not exceed 50%** of the original building footprint and at the same time differentiates itself from the contributing building.

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





BUILDING NORTH ELEVATION
1/8" = 1'-0"



BUILDING SOUTH ELEVATION
1/8" = 1'-0"

CONTRIBUTING FACTORS

Design

Eyebrows and overhangs are used throughout the property at door 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.

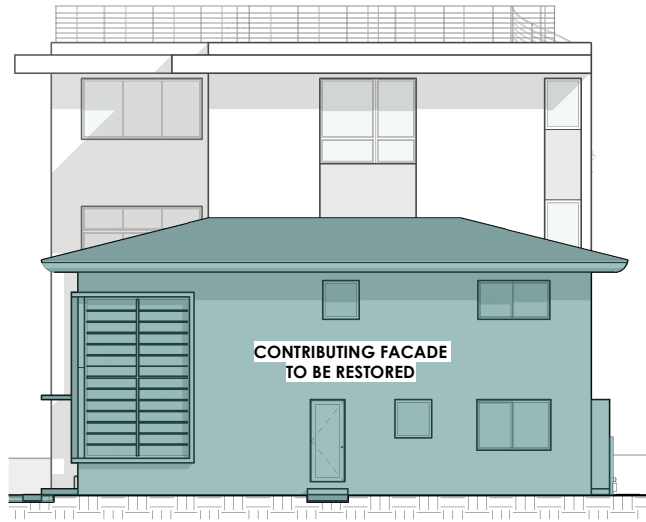
Sliding Windows were present in the original contributing property. After some recent remodeling, some were changed to single-hung. We are proposing to replace and restore the original windows on the contributing structure, with sliding doors and using similar window proportions for the proposed new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

CONTRIBUTING FACTORS

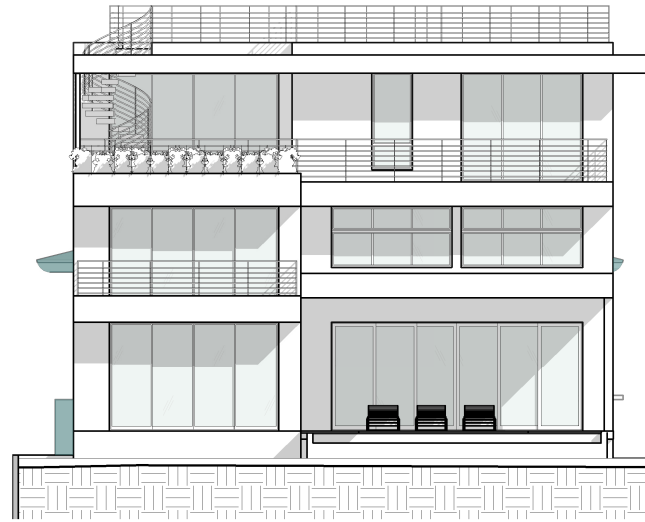
Design

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.



BUILDING EAST ELEVATION



BUILDING WEST ELEVATION



RENDER



CONTEXT BOARD

683 NE 68 Street

1385 Coral Way Ste 202
Miami, FL 33145-2941
786 708 0880 | mikarchitecture.com