

Private Residence

803 Second Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION

SEPTEMBER 6th, 2022

2206

PROJECT NUMBER

PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

COVER PAGE

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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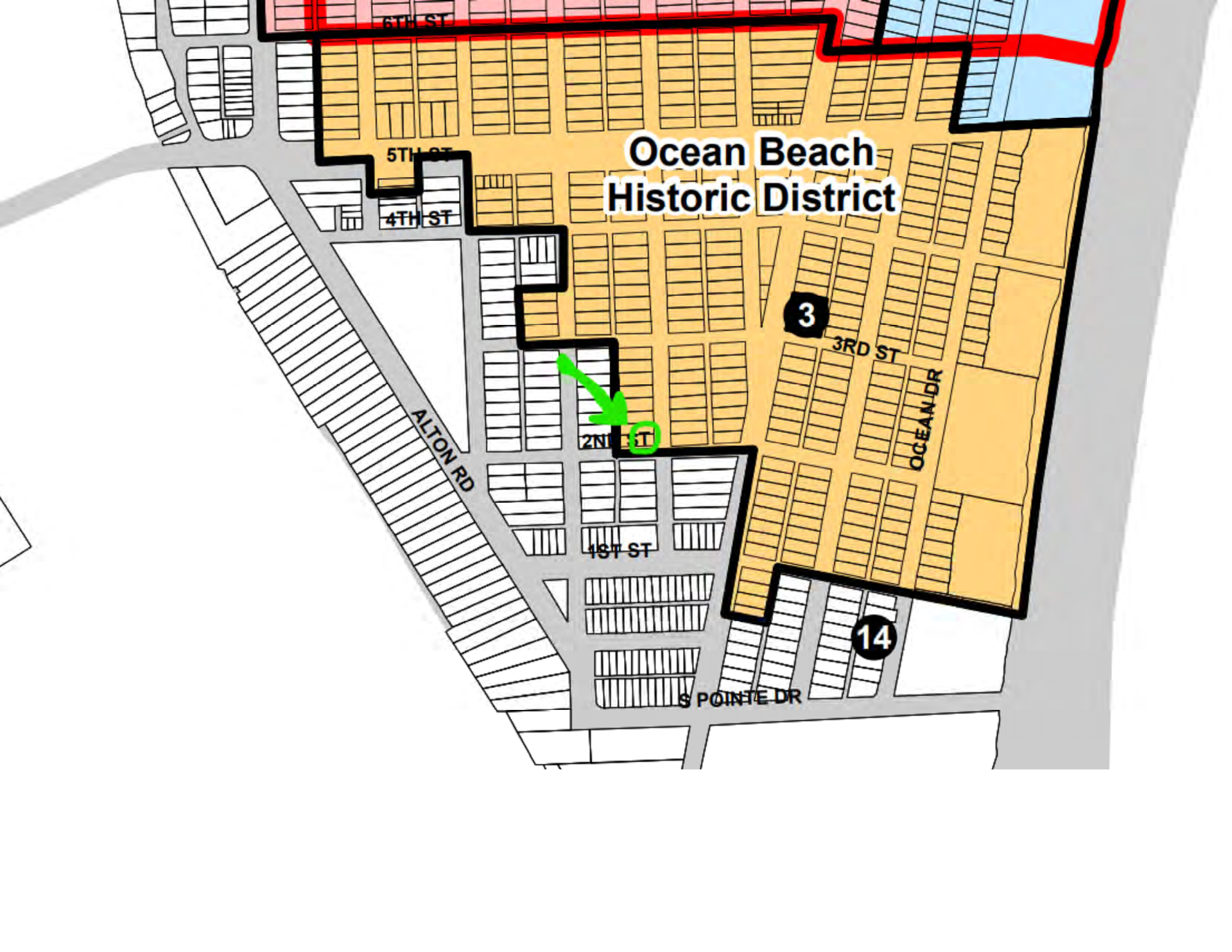
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A0.00

Ocean Beach Historic District



6TH ST

5TH ST

4TH ST

3

3RD ST

OCEAN DR

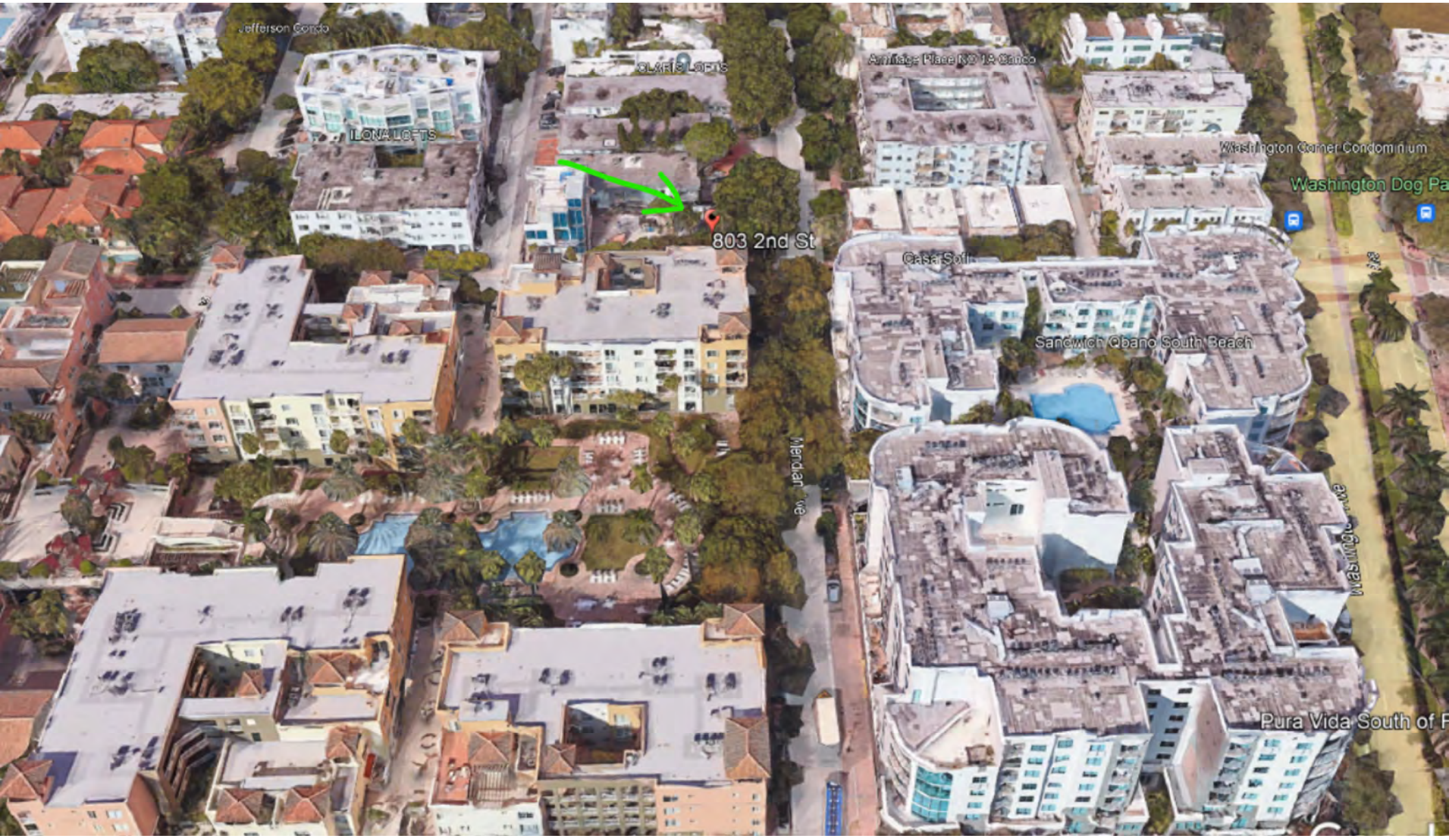
2ND ST

ALTON RD

1ST ST

14

S POINTE DR



Jefferson Condo

LONA LOFTS

CLARIS LOFTS

Annage Place NO 1A Condo

Washington Corner Condominium

Washington Dog Pa

803 2nd St

Casa Sofi

Sandwich Qbano South Beach

Mendian Ave

Washington Ave

Pura Vida South of F



2022-03-08

14. VIEW AT THE CORNER 803 2ND STREET



2022-03-08

16. AERIAL VIEW AT 803 2 STREET



2022-03-08

15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

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1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



1996

ARCHIVE PHOTO

ARCHIVE IMAGES

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2022-03-08

1. NORTH FACADE FACING RESIDENTIAL BUILDING AT 208 MERIDIAN



2022-03-08

2. REAR DOORS OF EXISTING BUILDING



2022-03-08

4. WEST FACADE OF EXISTING BUILDING



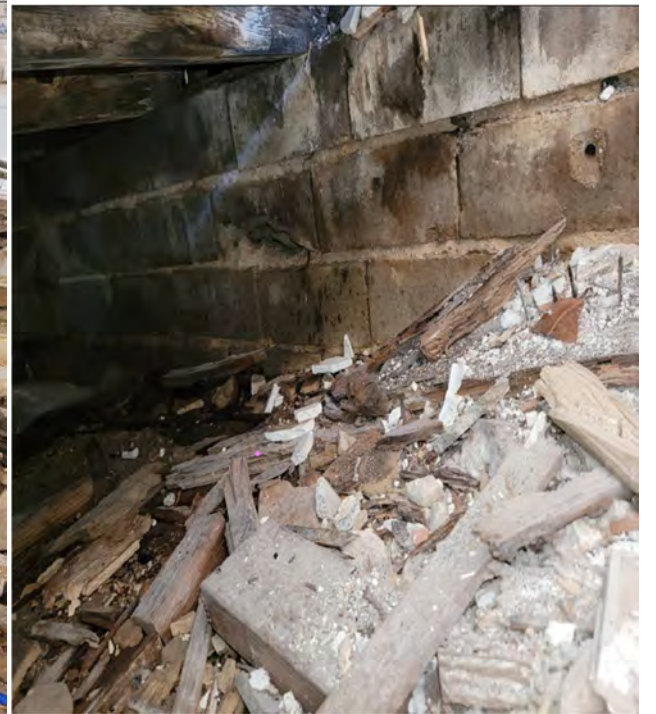
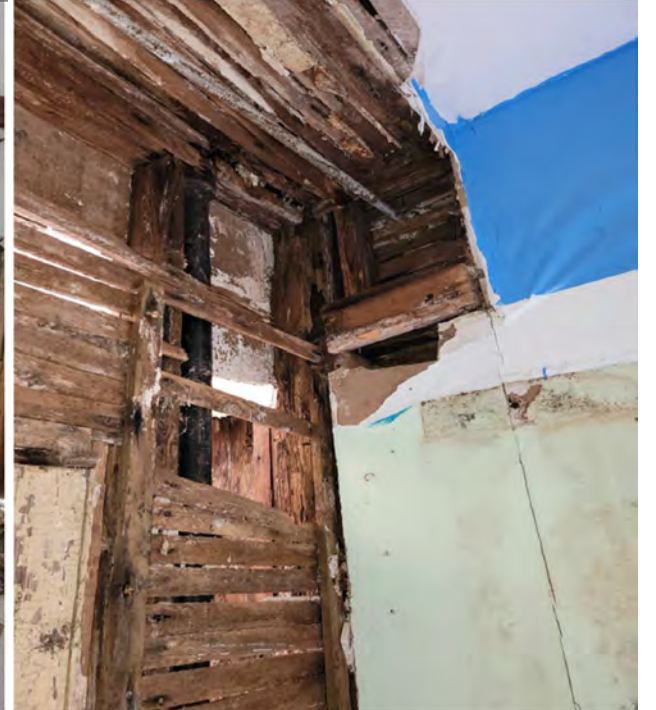
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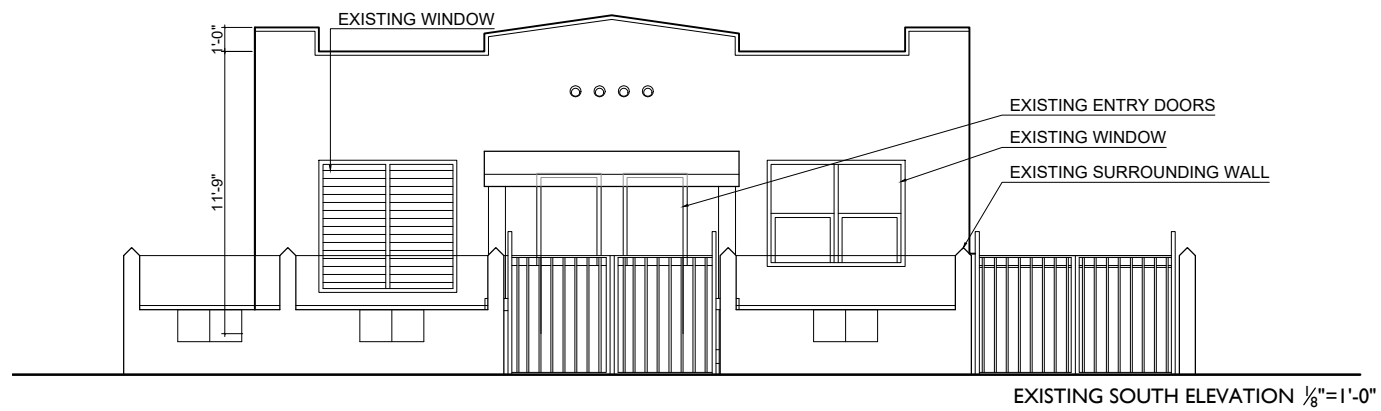
3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

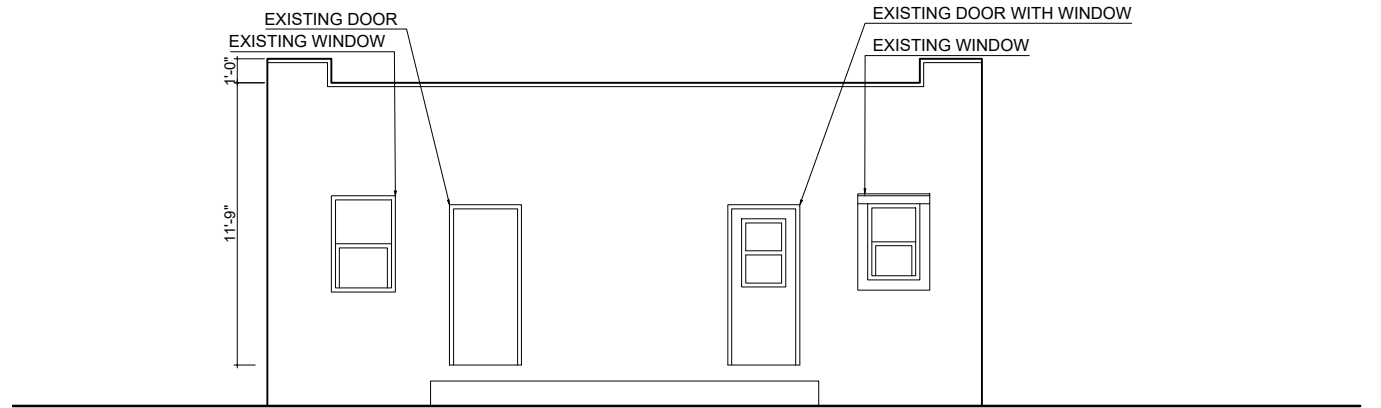
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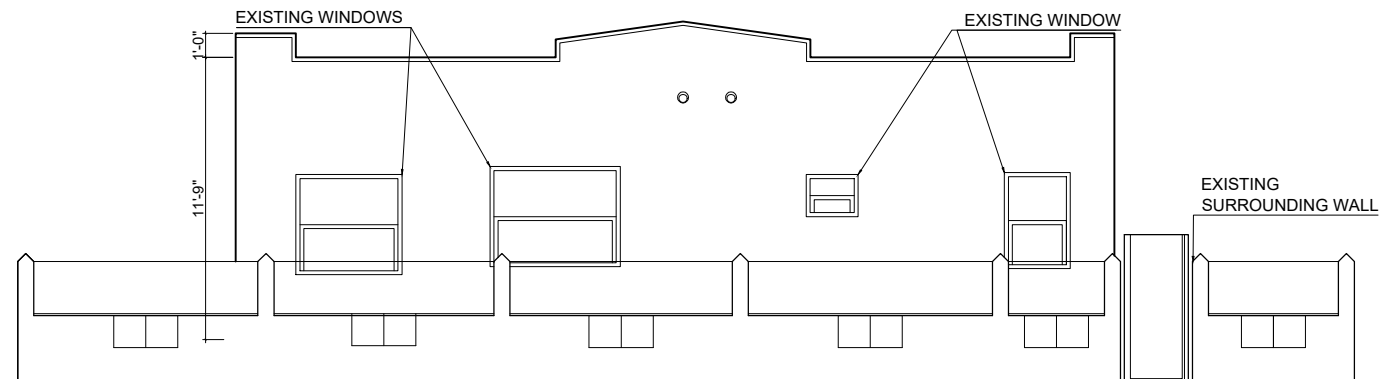




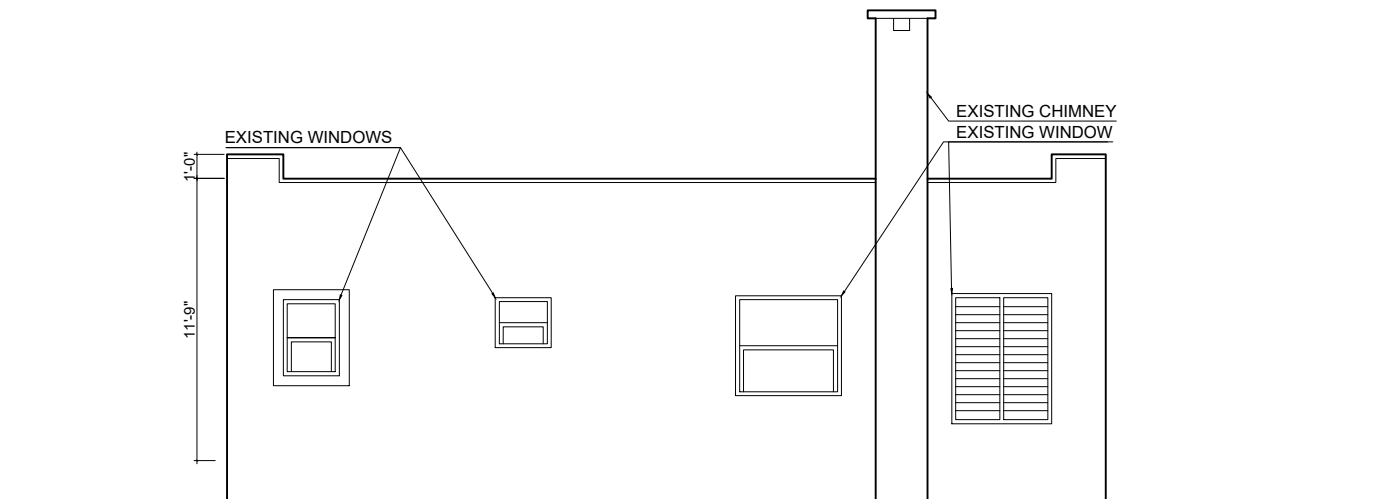
EXISTING SOUTH ELEVATION 1/8"=1'-0"



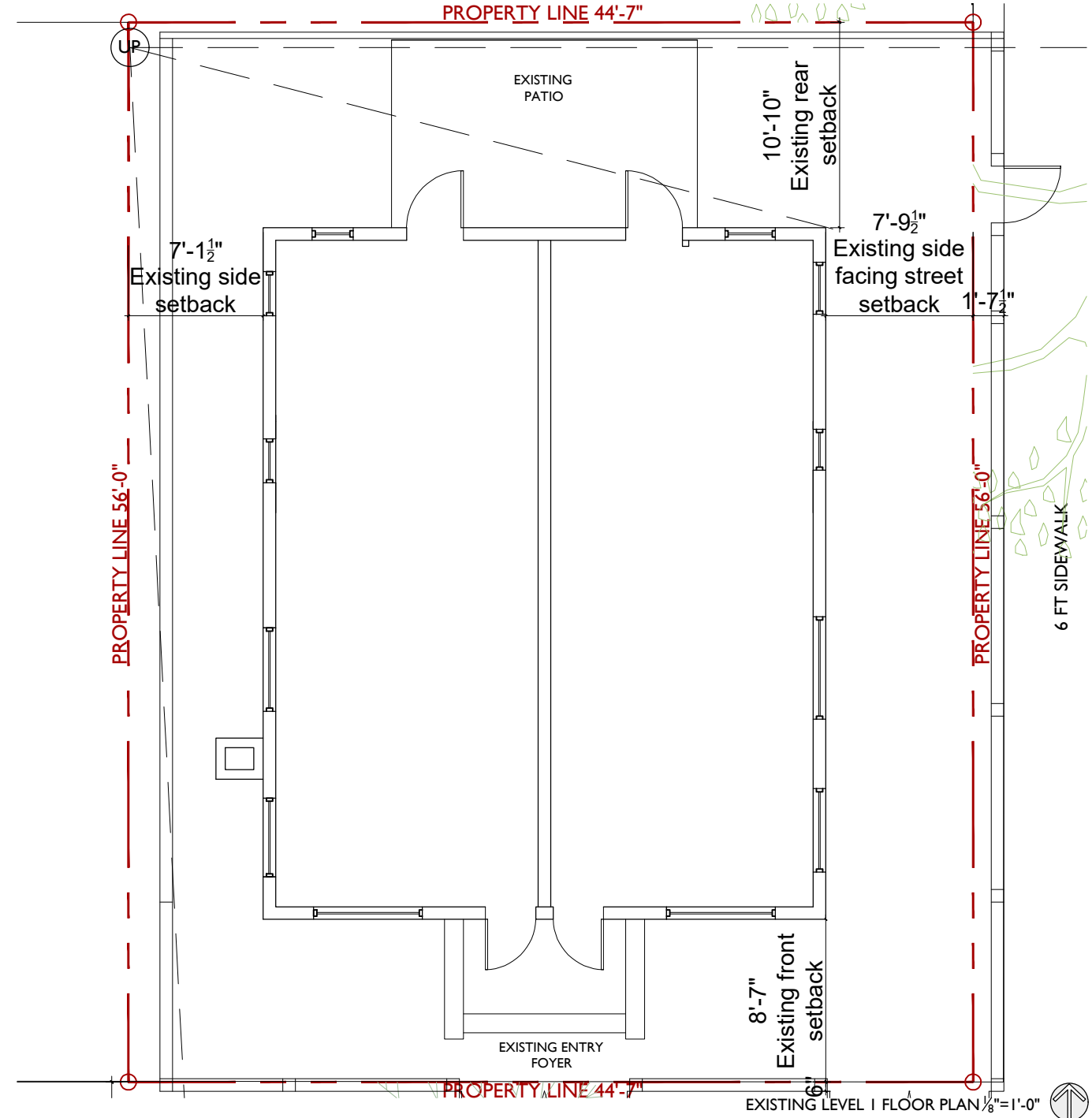
EXISTING NORTH ELEVATION 1/8"=1'-0"



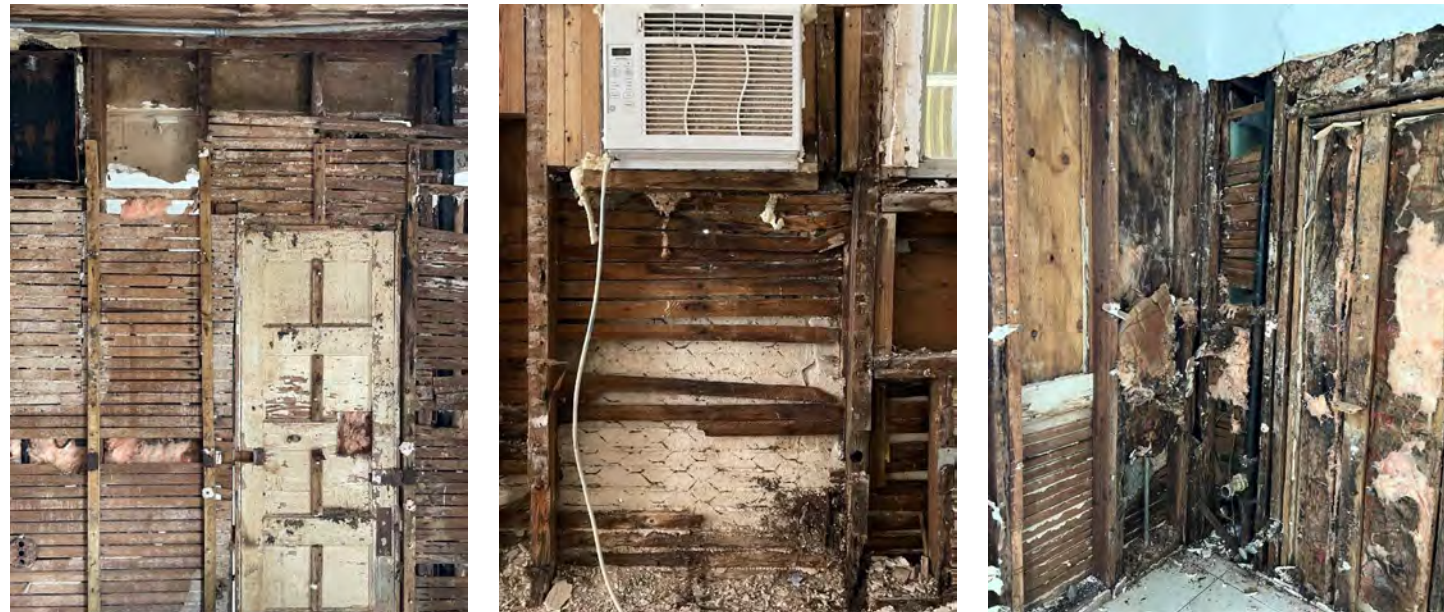
EXISTING EAST ELEVATION 1/8"=1'-0"



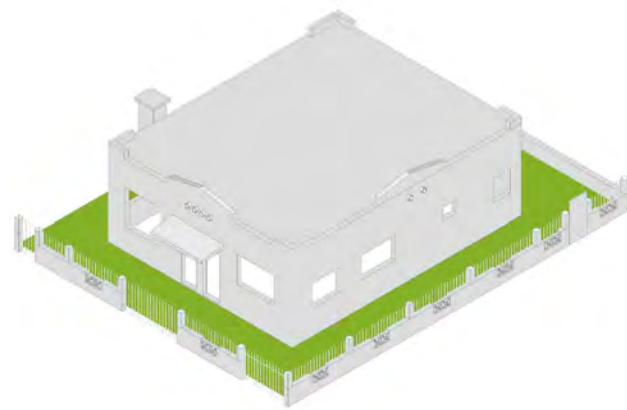
EXISTING WEST ELEVATION 1/8"=1'-0"



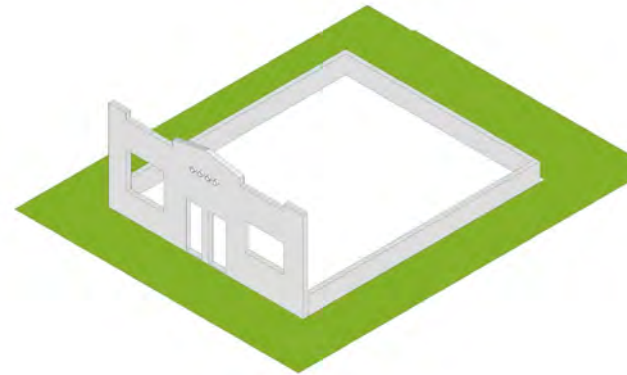
EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"



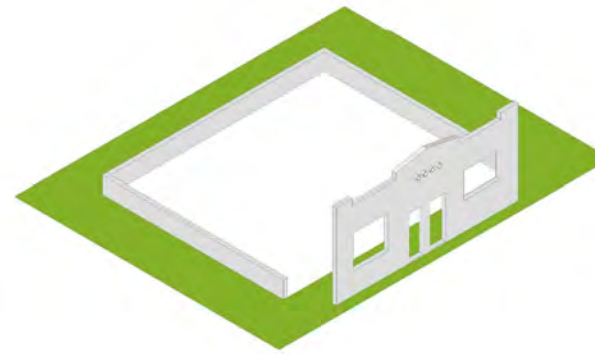
EXISTING INTERIOR CONDITIONS PHOTOS



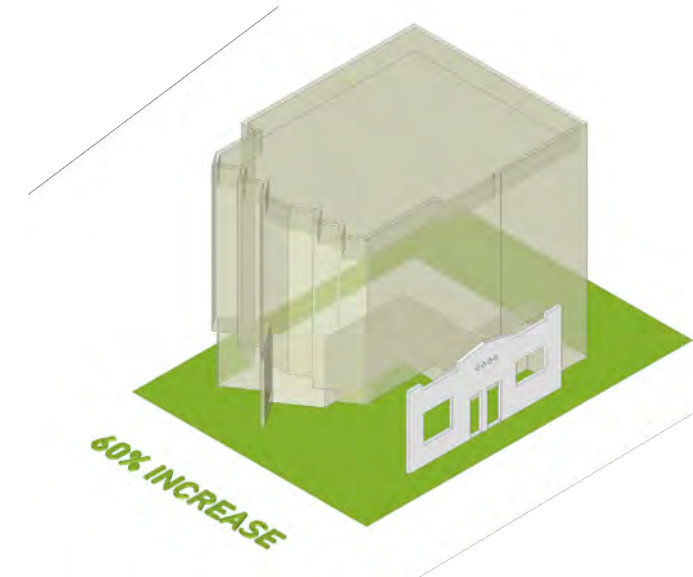
ORIGINAL HISTORIC STRUCTURE,
EXISTING FENCE ON PROPERTY LINE



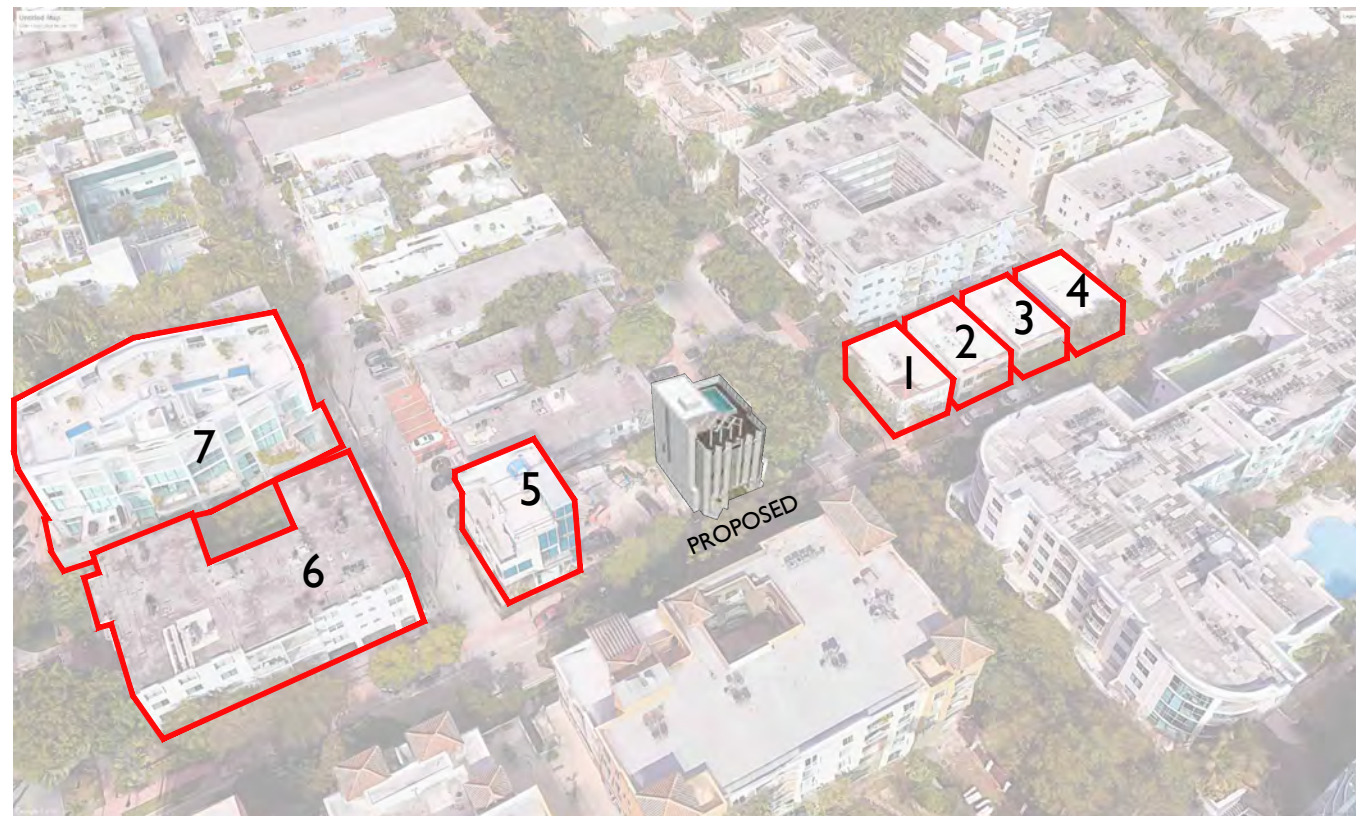
FRONT FACADE OF HISTORIC STRUCTURE
PROPOSED TO BE RECONSTRUCTED.



RECONSTRUCTED HISTORIC STRUCTURE
FACES MERIDIAN AVENUE, SYMMETRY
DEFINES MAIN PROPOSED ENTRY. THIS
CONFIGURATION ALLOWS FOR THE
EXISTING STREET TREE TO REMAIN AND A
DRIVEWAY ALONG 2ND STREET.



RECONSTRUCTED HISTORIC STRUCTURE +
NEW RESIDENCE. 60% INCREASE GREEN
SPACE



HISTORIC
NEIGHBORHOOD
COMPATIBILITY
DIAGRAMS

SCALE:
SITE, HISTORIC VS CONTEMPORARY

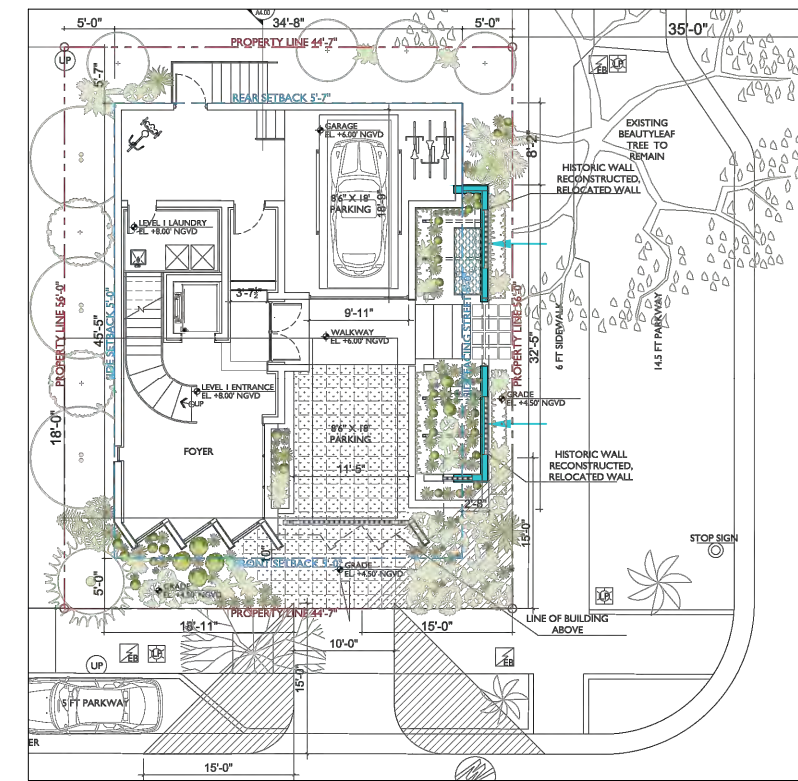
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Reconstructed historic facade wall defining the front yard space

URBAN CONTEXT



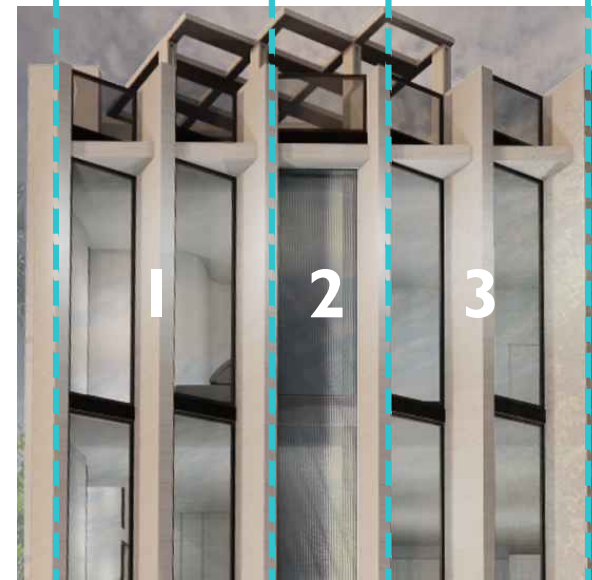
WINDOW ELEMENTS



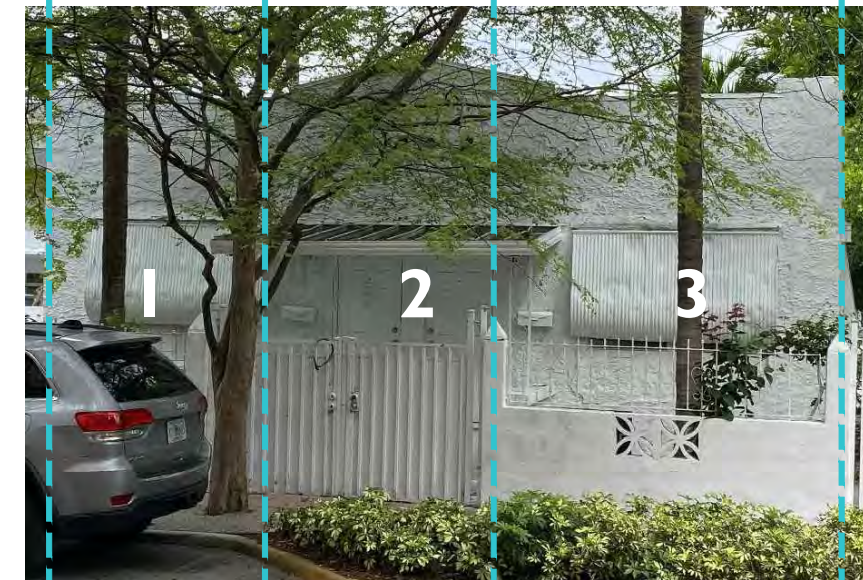
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



Aluminum fold down awnings installed in 1974 for privacy and solar protection



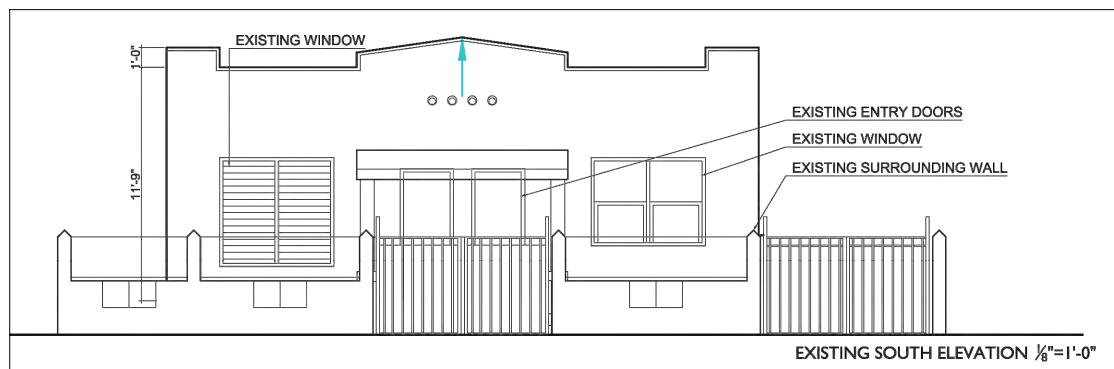
Tripartite facade concept is incorporated by a sequence of the glazing and fluted glass portions



Simple tripartite facade design with entrances at center

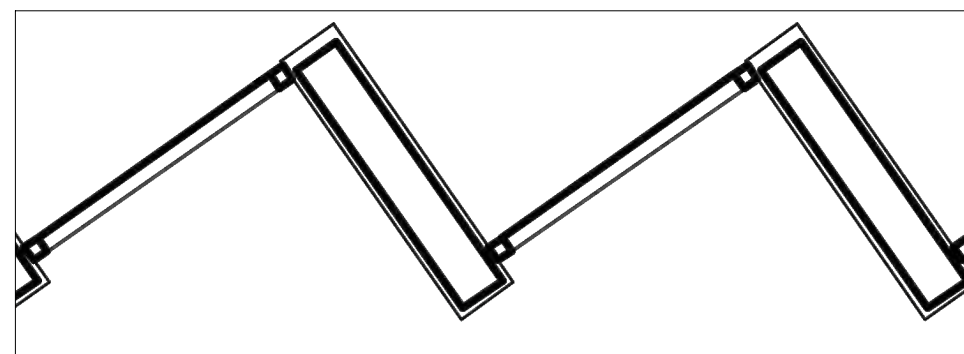
TRIPARTITE FACADE*

ANGLED DETAILS

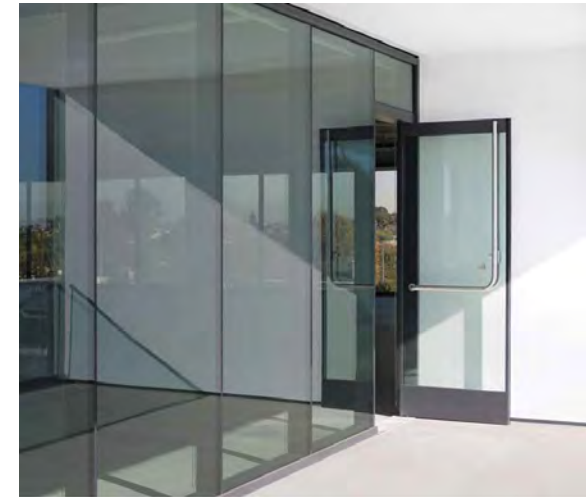


* Architectural terms referenced from the Historic Report prepared for 803 2 Street by Arthur J. Marcus

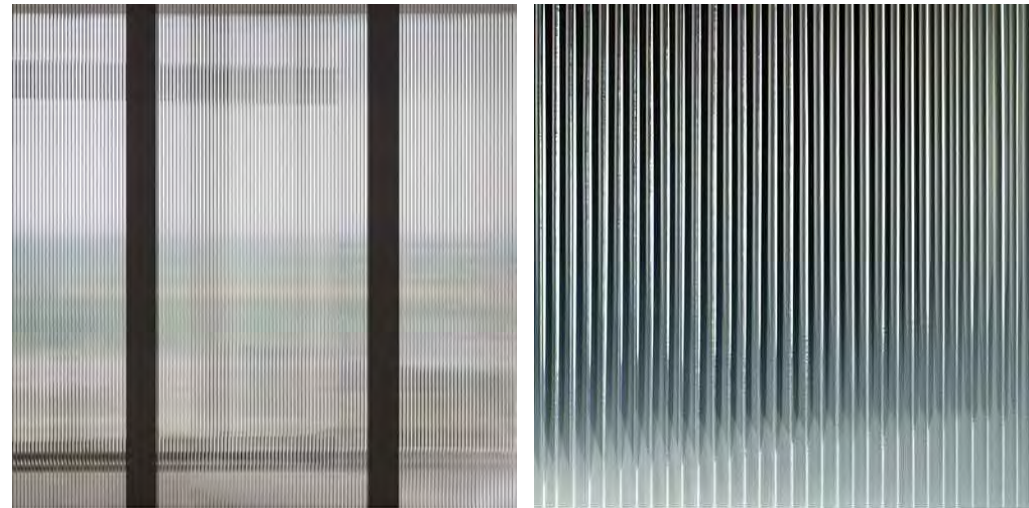
Angled pediment design on facade



Proposed angled facade design

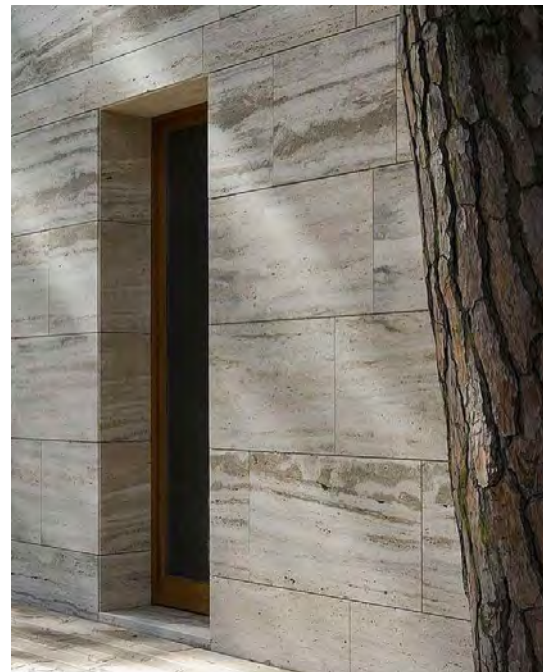


STUCCO



FLUTED IMPACT GLASS

FLUSH ALUMINUM MULLIONS

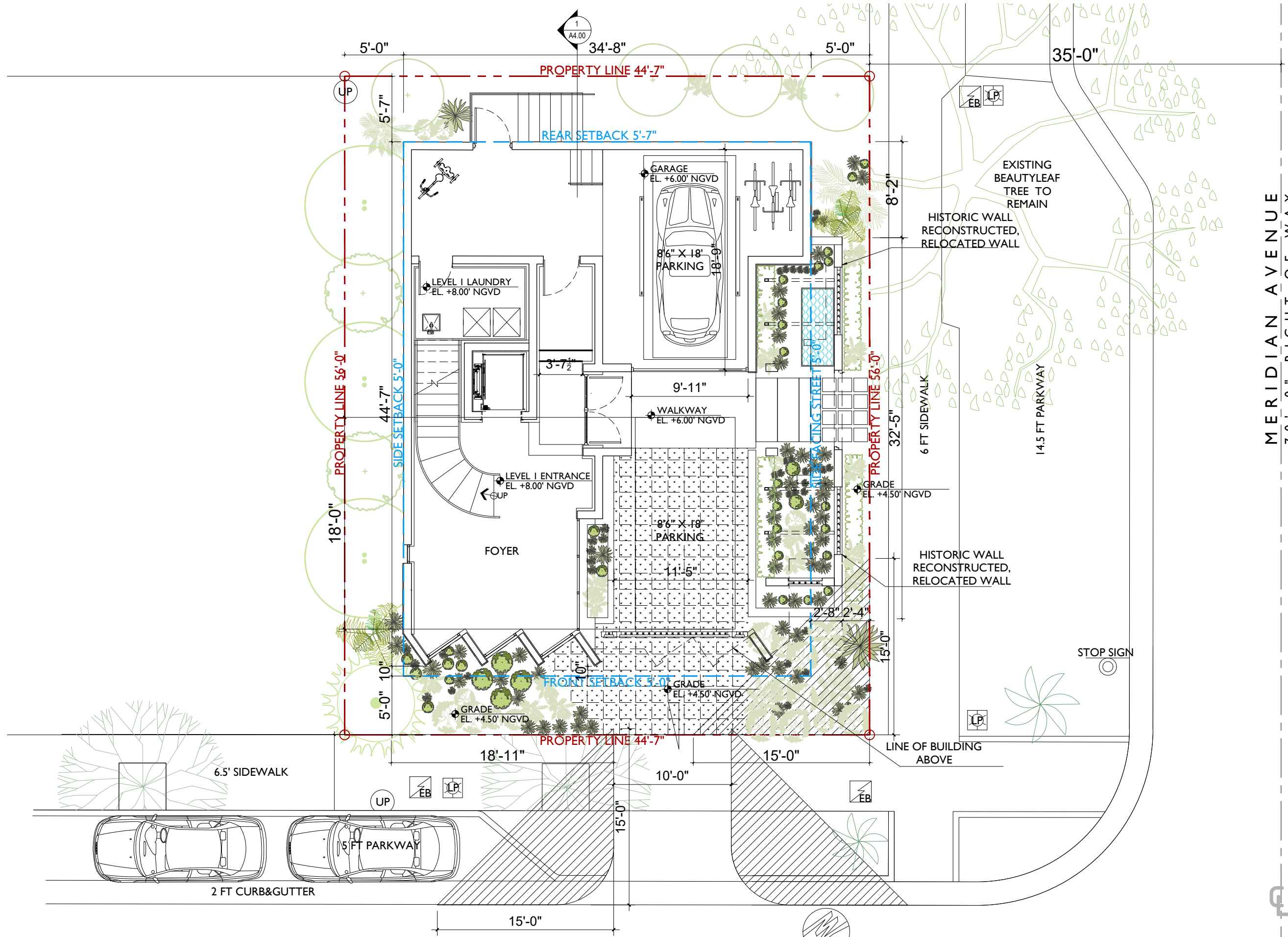


STONE TILE CLADDING



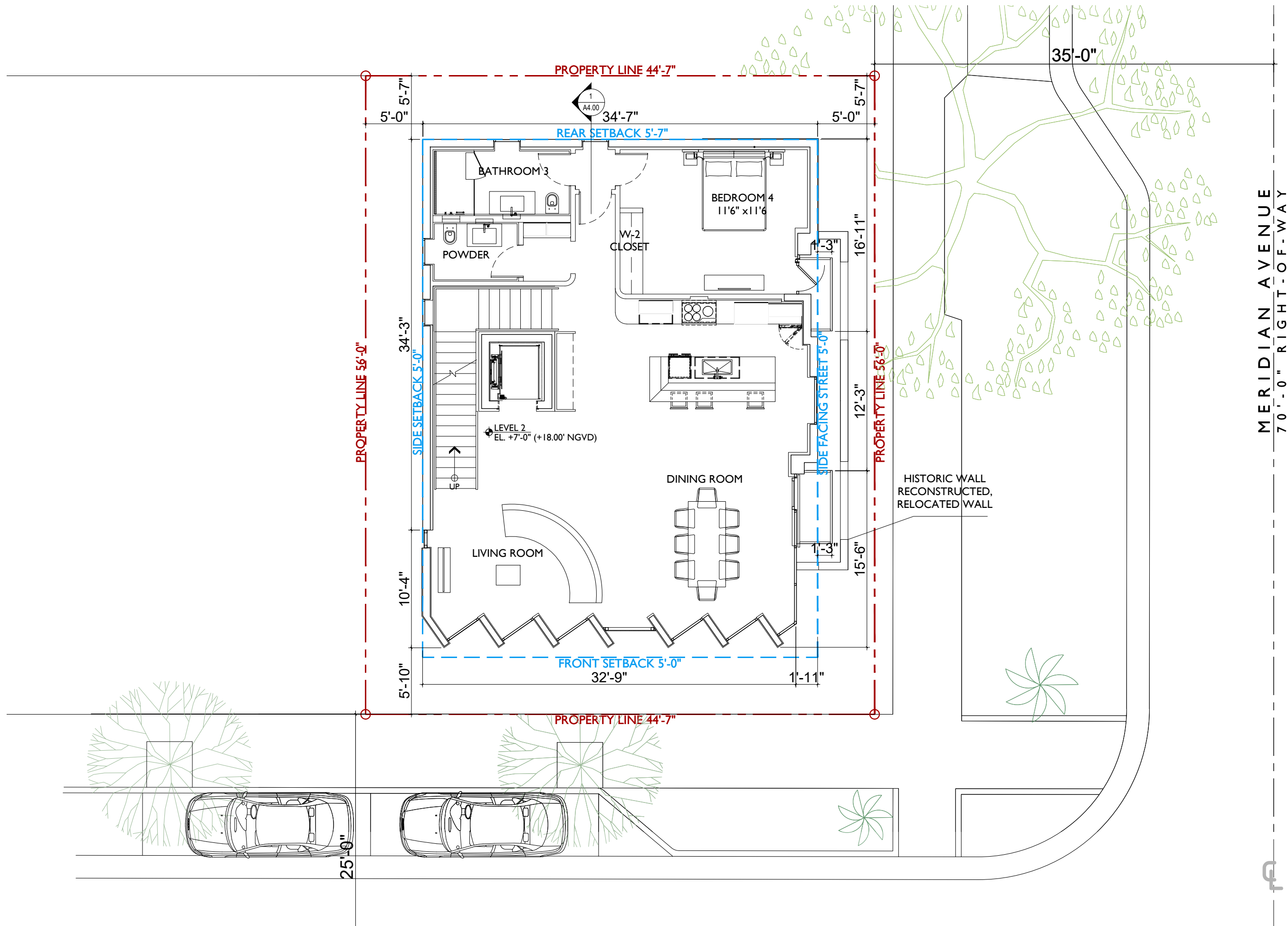
FRONT VIEW OF SOUTH FACADE FROM SECOND STREET





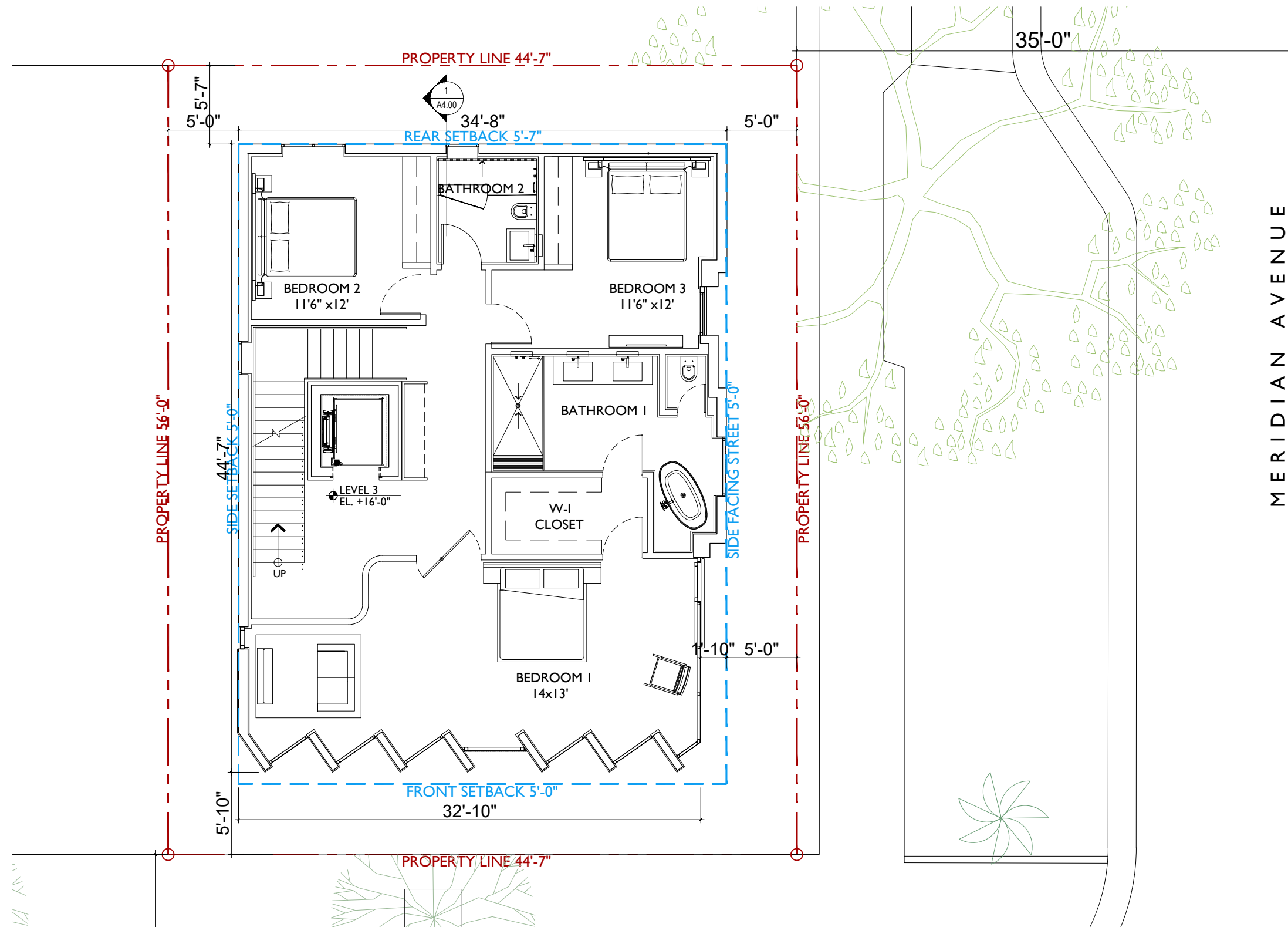
MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

FPL MH

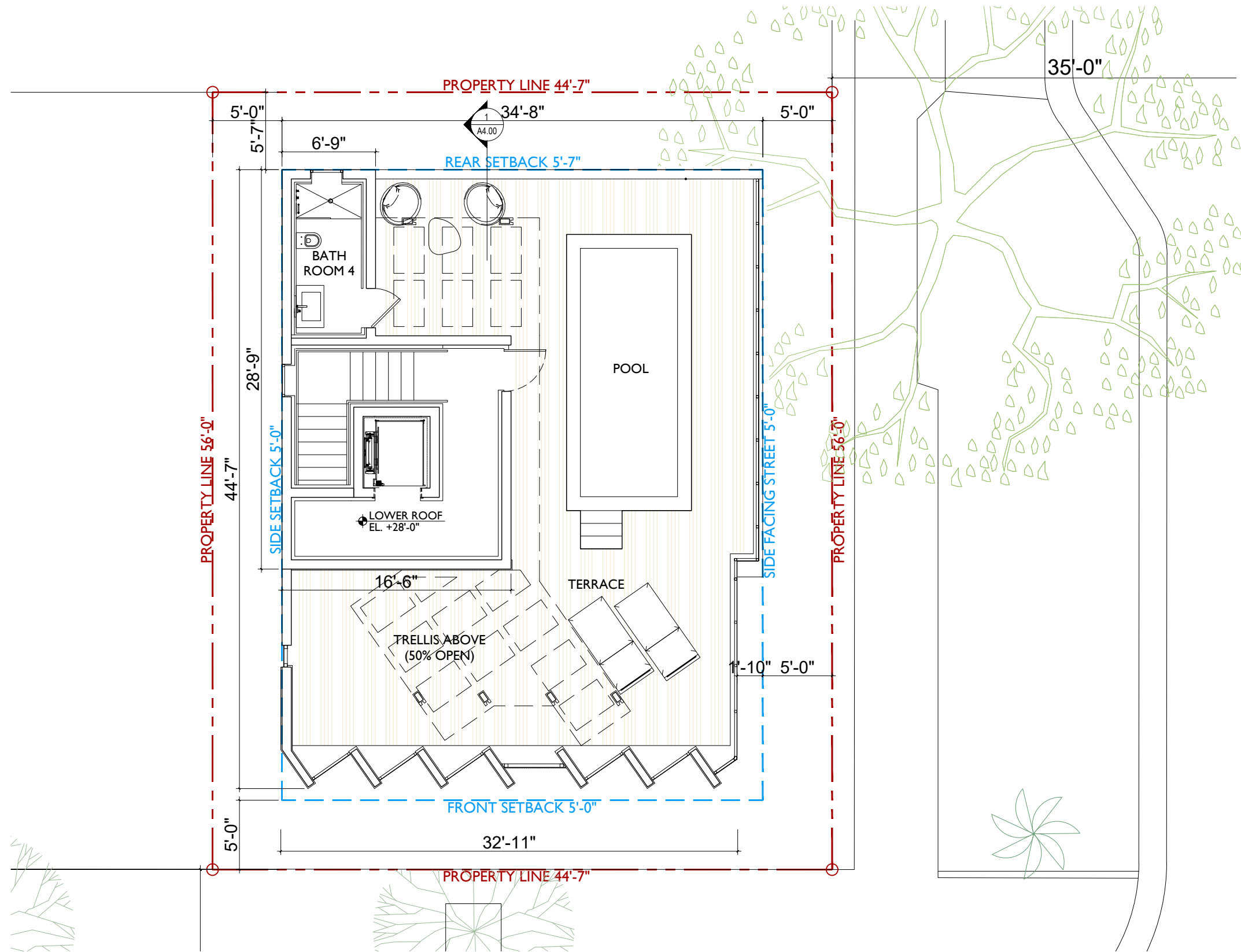


MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

PROPOSED LEVEL 2 FLOOR PLAN 1/8"=1'-0"



MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY



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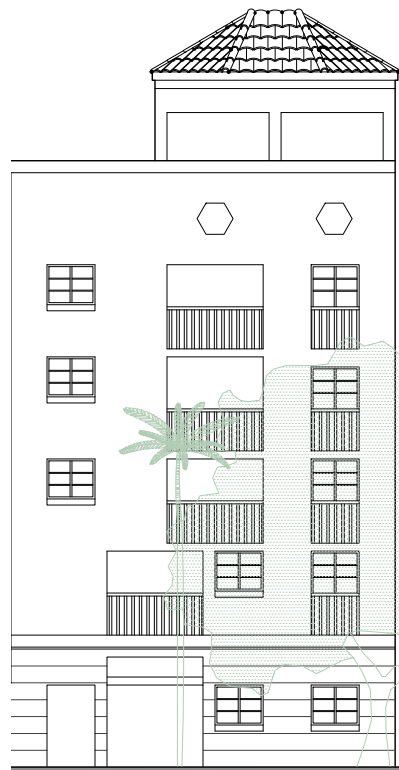
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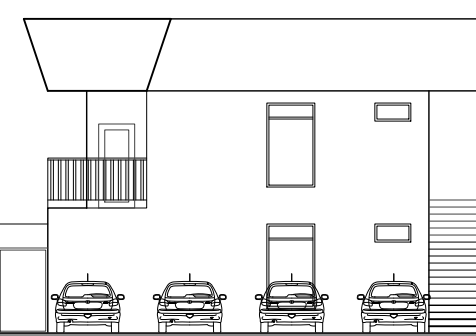
VIGNETTE OF WEST FACADE



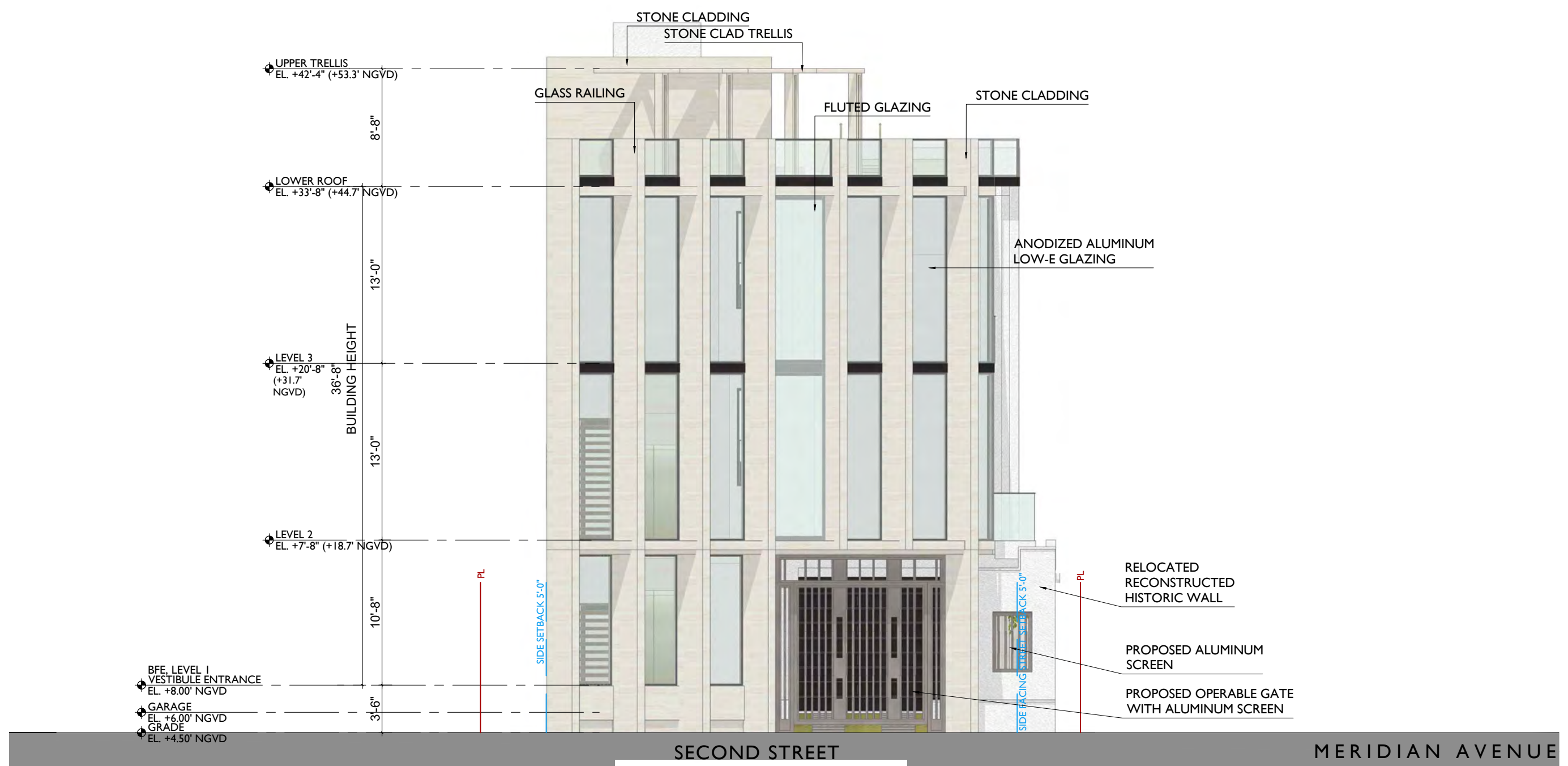
WEST ELEVATION



EAST ELEVATION



EAST STREET ELEVATION



SECOND STREET MERIDIAN AVENUE

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



SECOND STREET
50'-0" RIGHT-OF-WAY

MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

SOUTH STREET ELEVATION 1/16"=1'-0"

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VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE

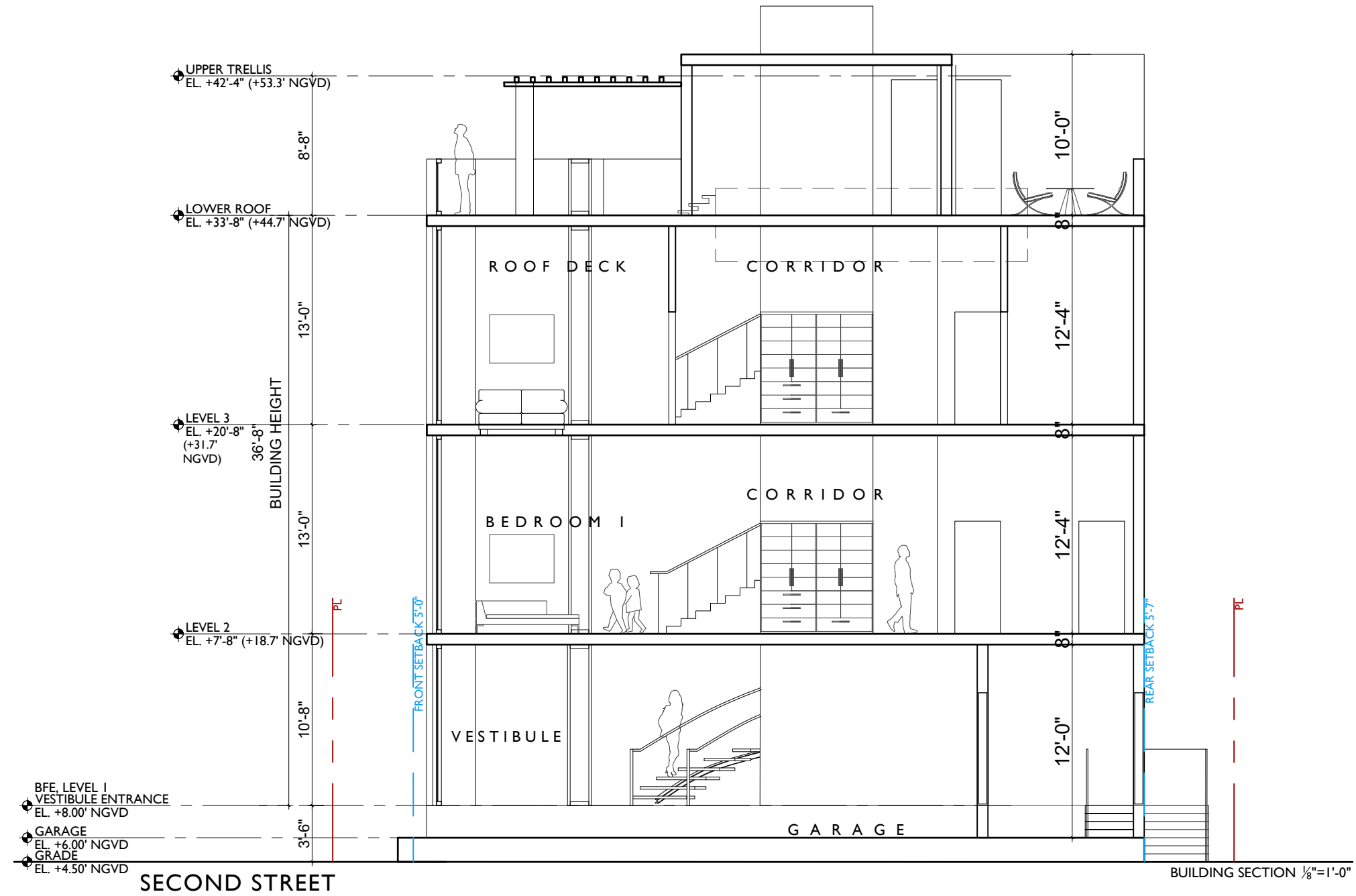


View tr



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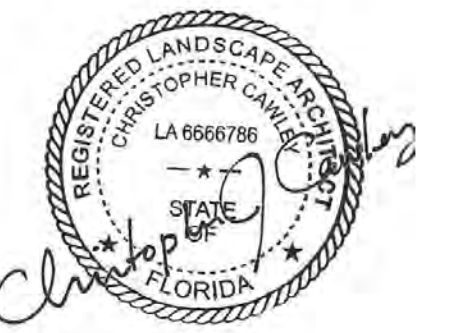
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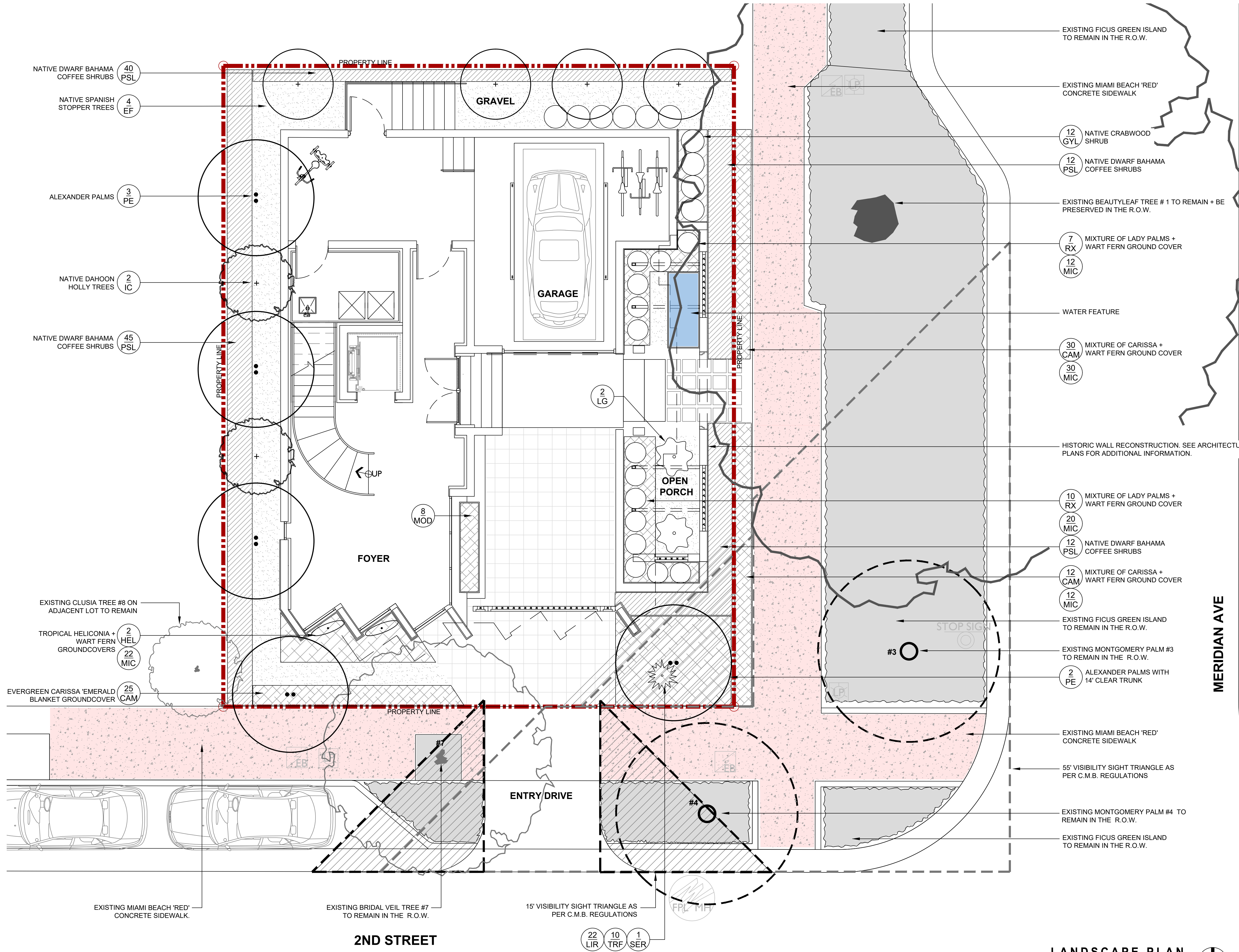
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CHRISTOPHER CAWLEY, R.L.A.
Florida License LA 666786

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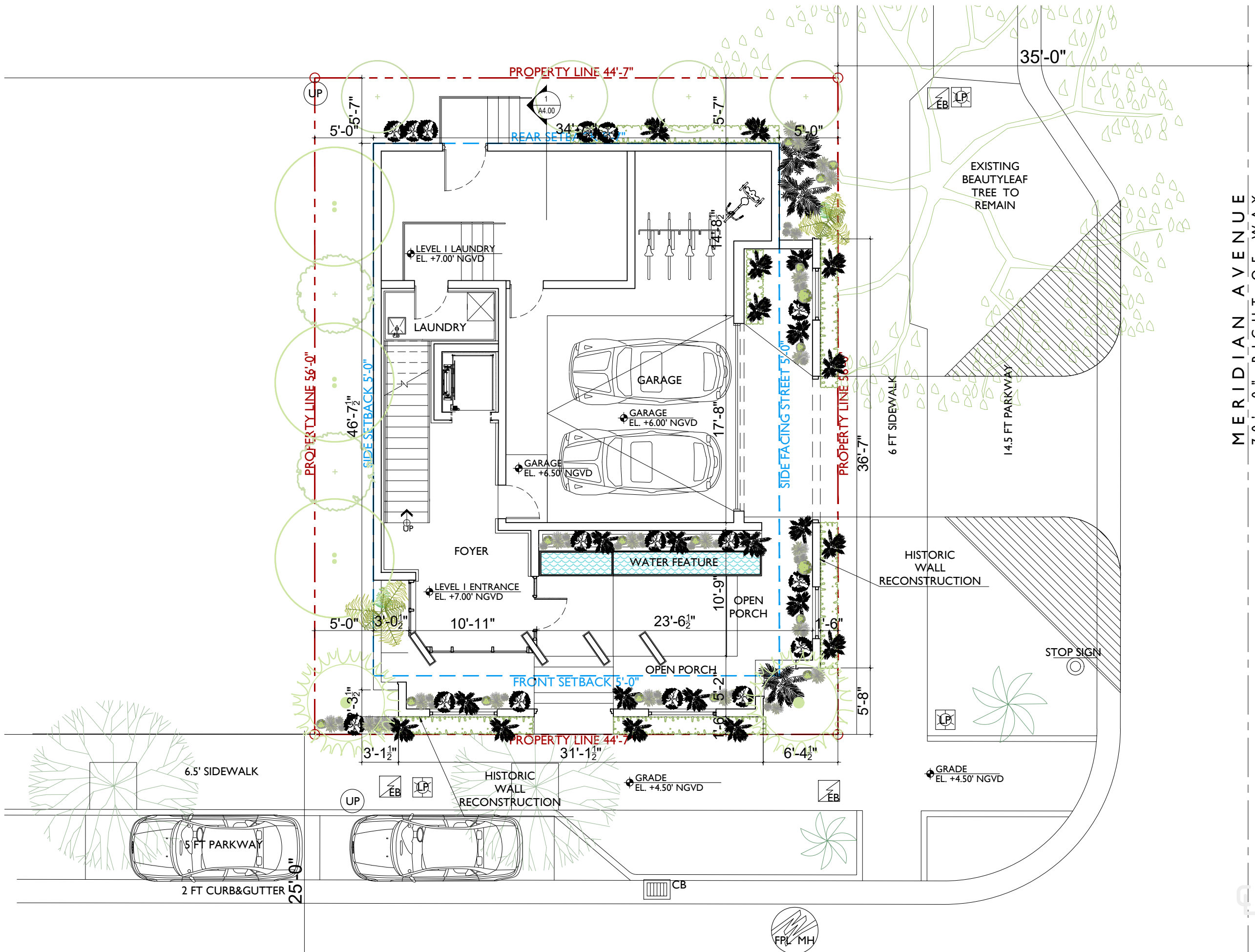


LANDSCAPE PLAN





VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



PROPOSED LEVEL I FLOOR PLAN 1/8"=1'-0"

