

# Private Residence

803 Second Street, Miami Beach, Florida

## HISTORIC PRESERVATION BOARD

### FINAL SUBMISSION

SEPTEMBER 6<sup>th</sup>, 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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DATE: 09/06/2022

SHEET NUMBER



A0.00

# Ocean Beach Historic District

6TH ST

5TH ST

4TH ST

ALTON RD

2ND ST

1ST ST

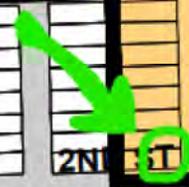
S POINTE DR

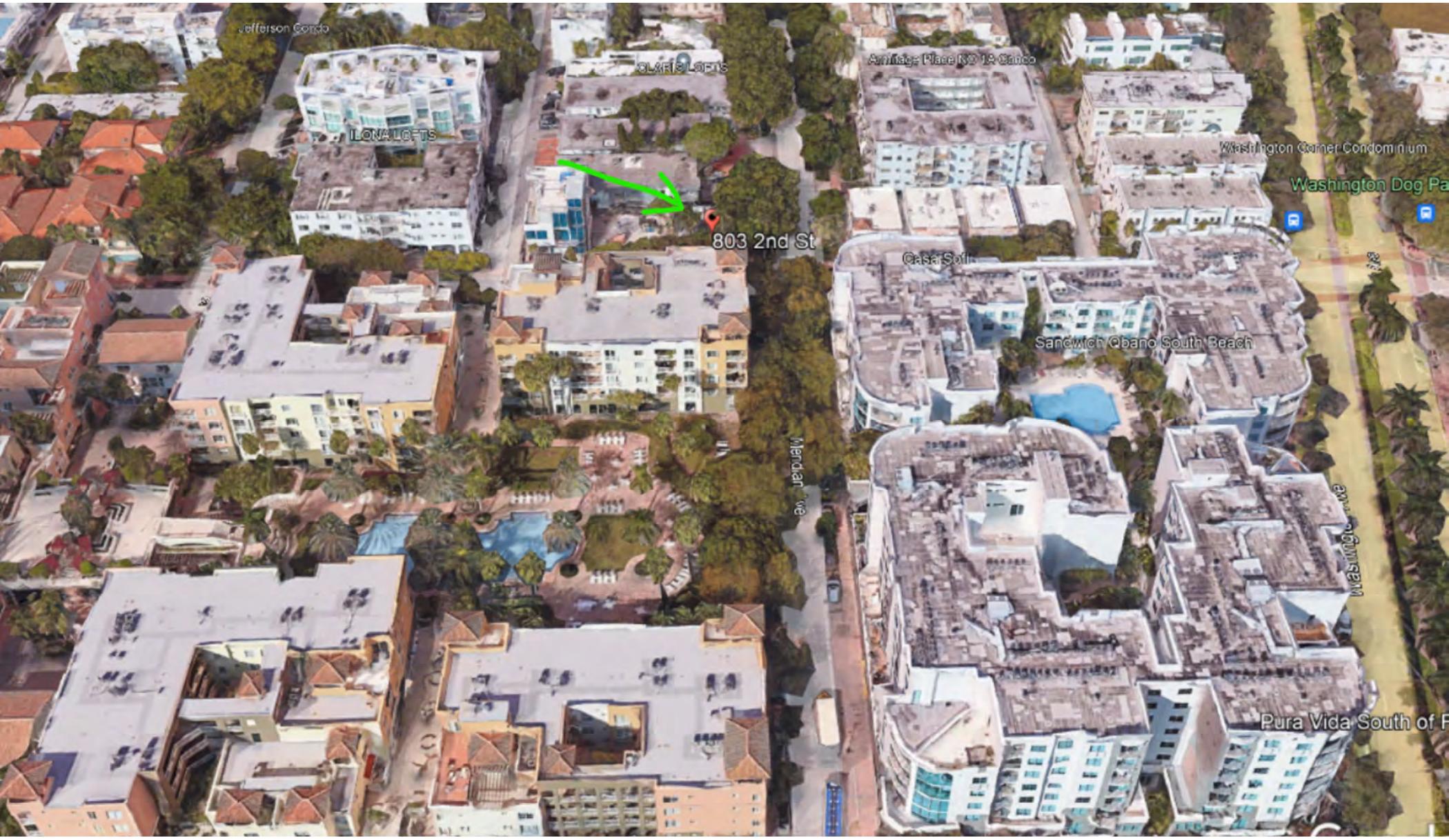
3

3RD ST

OCEAN DR

14





Jefferson Condo

LONA LOFTS

CLARIS LOFTS

Annage Place NO 1A Condo

Washington Corner Condominium

Washington Dog Pa

803 2nd St

Casa Sofit

Sandwich Qbano South Beach

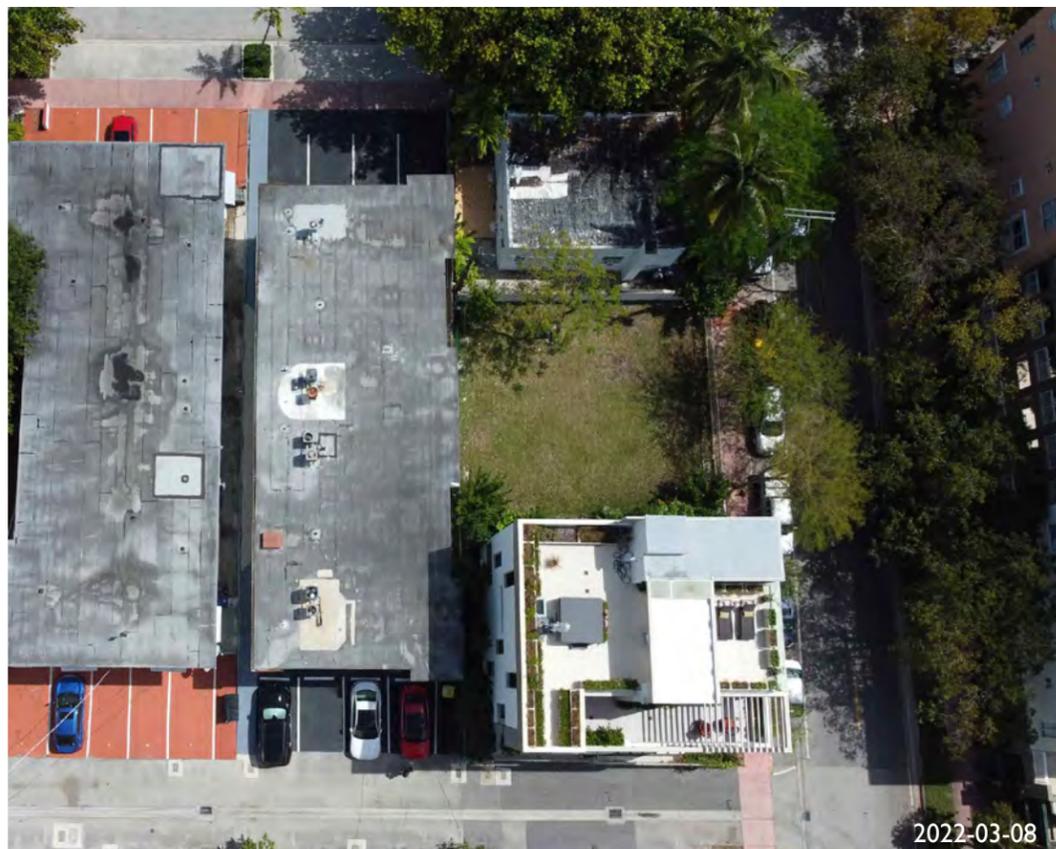
Mandarin Ave

Washington Ave

Pura Vida South of F



14. VIEW AT THE CORNER 803 2ND STREET



16. AERIAL VIEW AT 803 2 STREET



15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

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1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



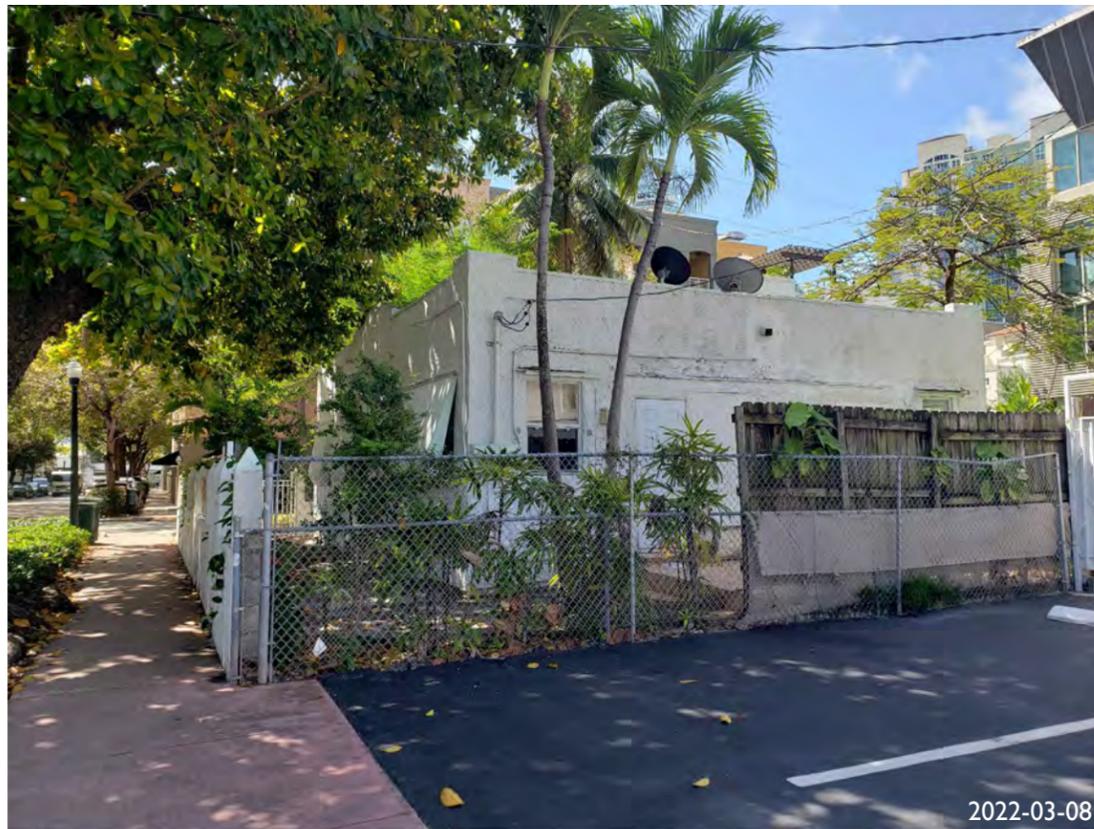
1996

ARCHIVE PHOTO

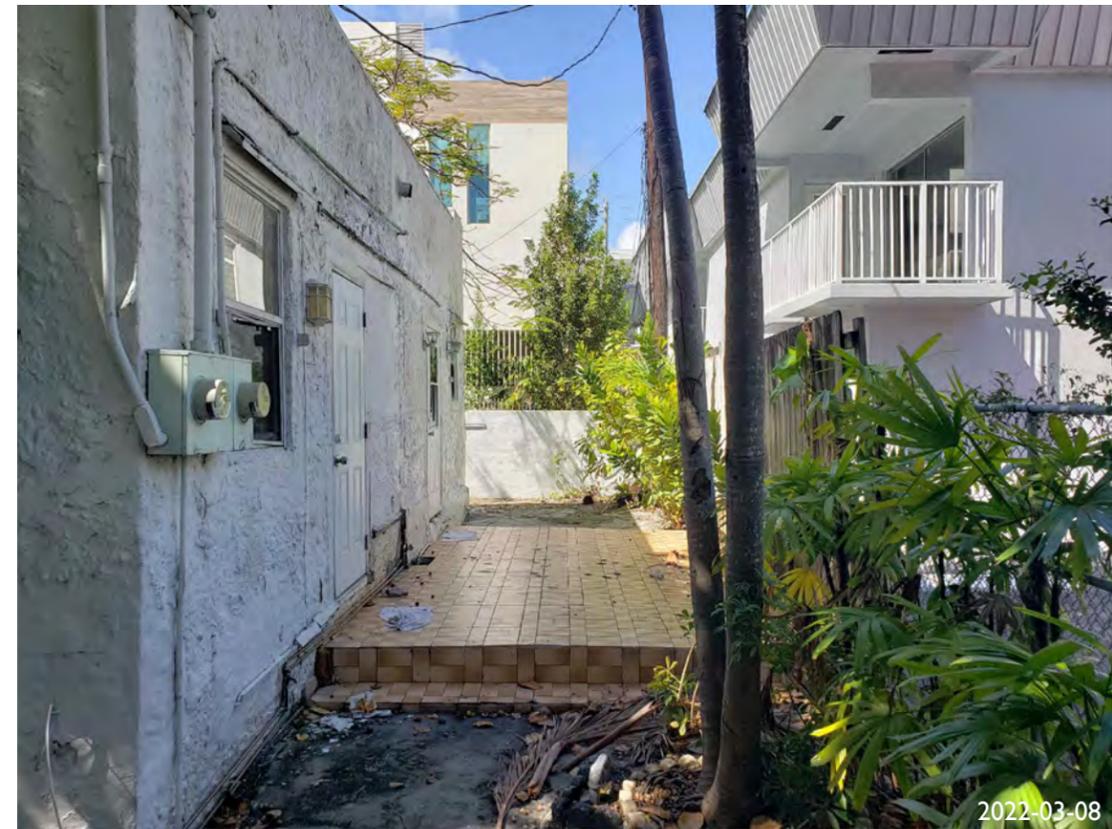
ARCHIVE IMAGES

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1. NORTH FACADE FACING RESIDENTIAL BUILDING AT 208 MERIDIAN



2. REAR DOORS OF EXISTING BUILDING



4. WEST FACADE OF EXISTING BUILDING

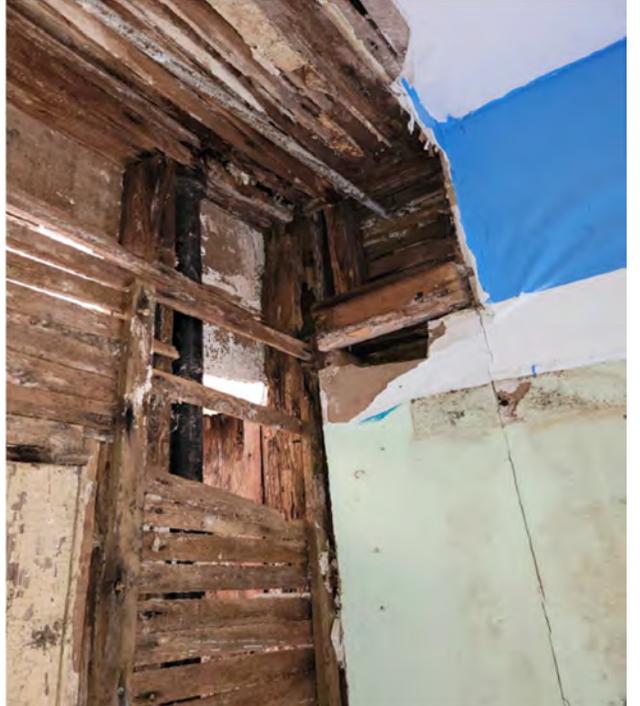


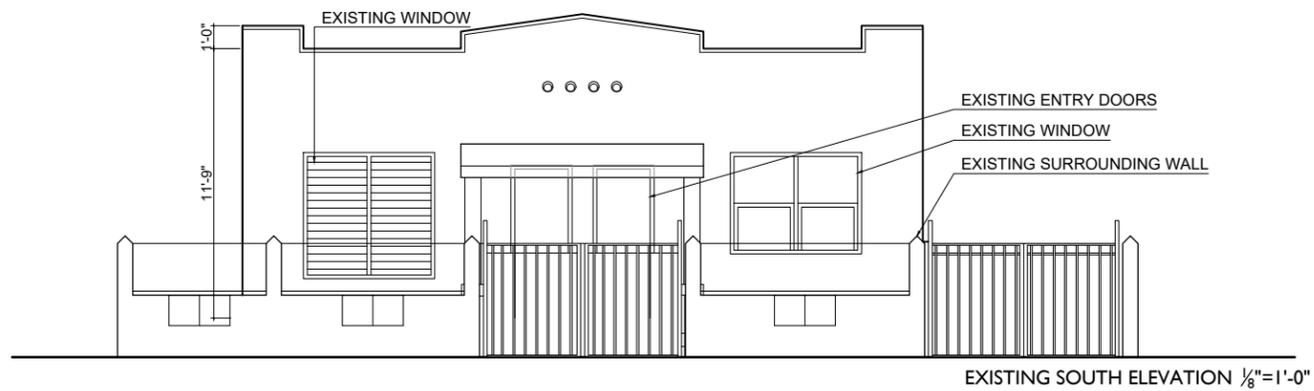
3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

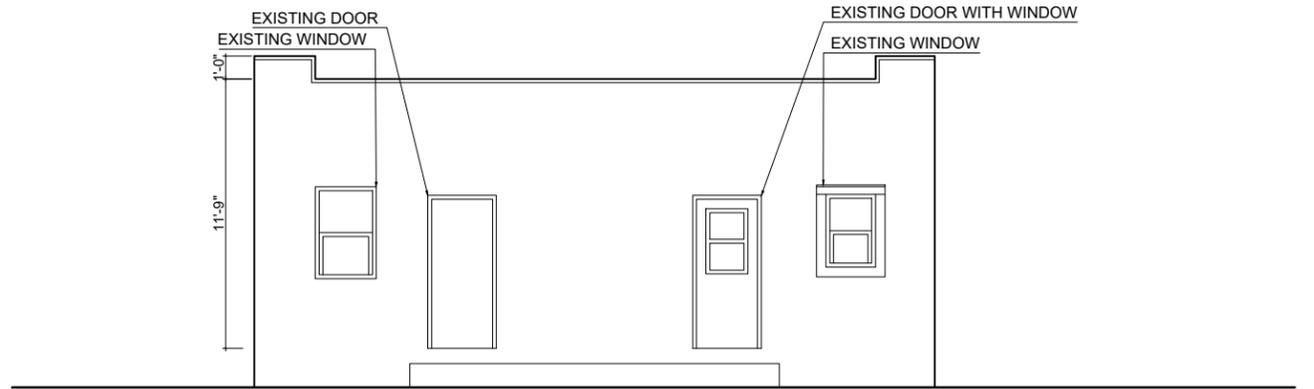
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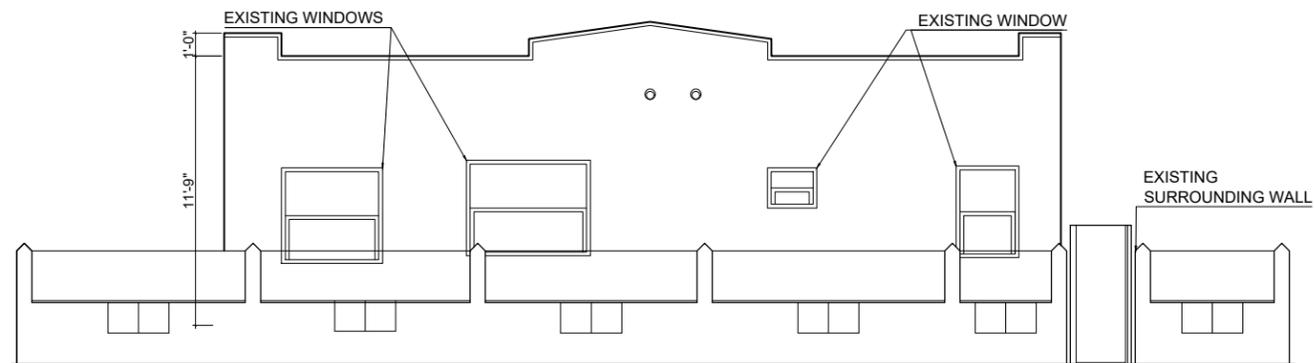




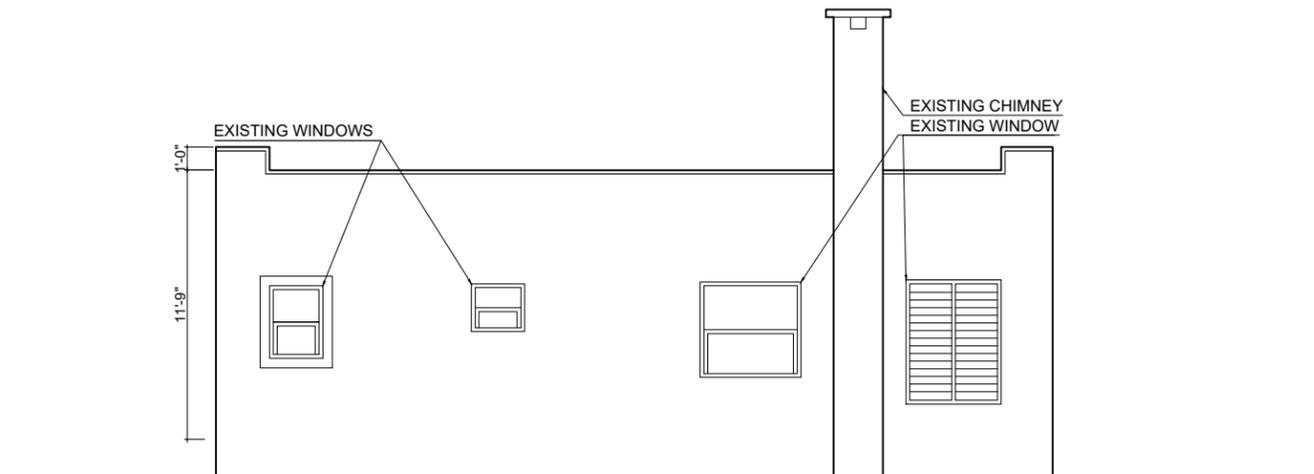
EXISTING SOUTH ELEVATION 1/8"=1'-0"



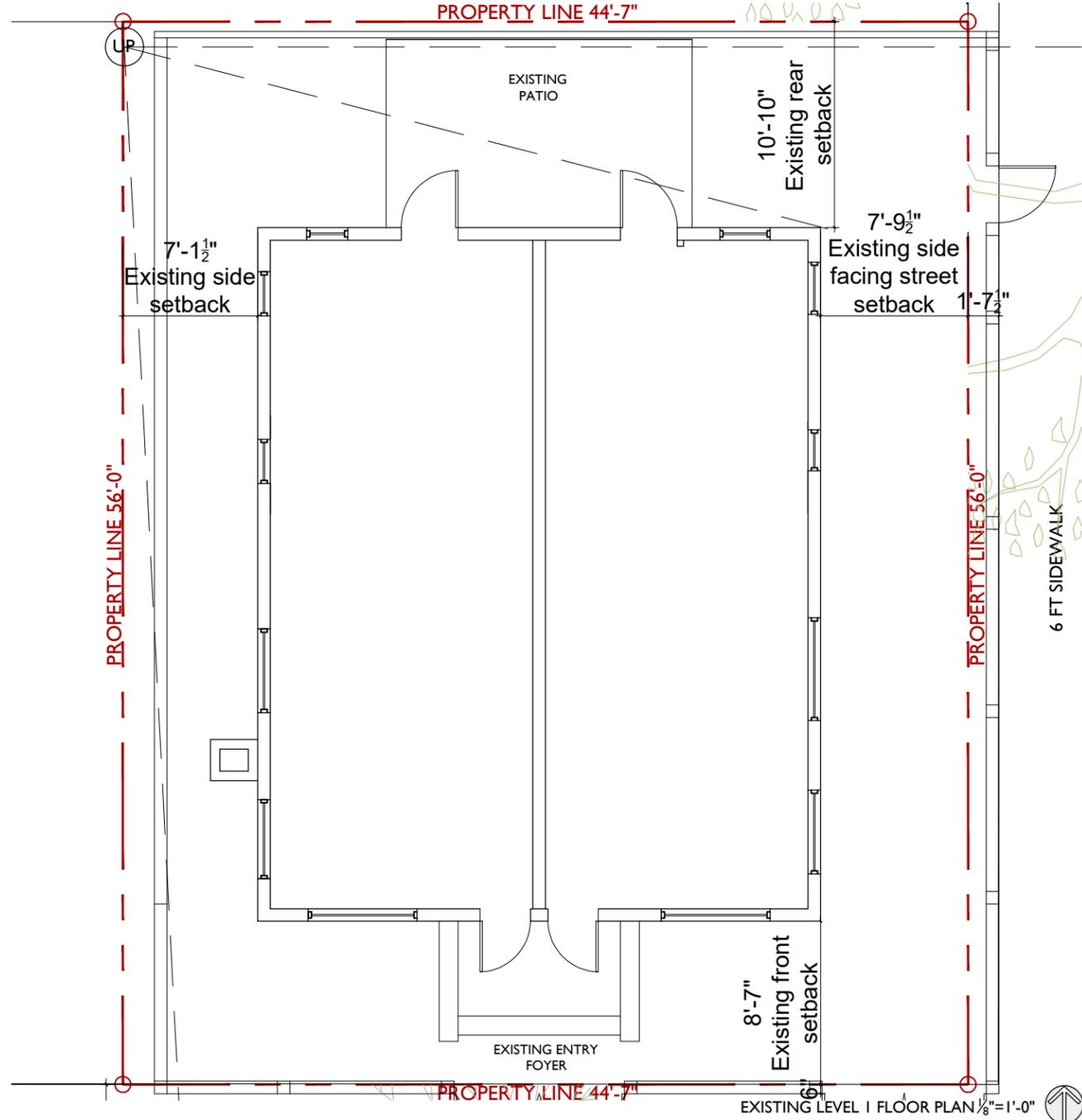
EXISTING NORTH ELEVATION 1/8"=1'-0"



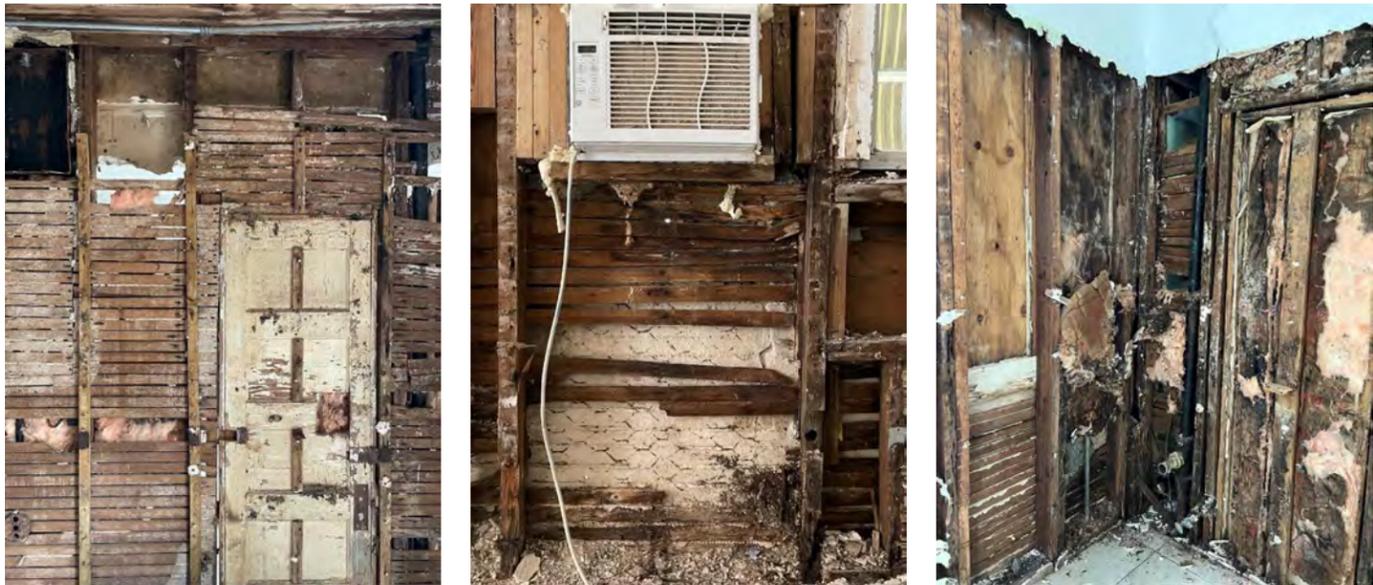
EXISTING EAST ELEVATION 1/8"=1'-0"



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



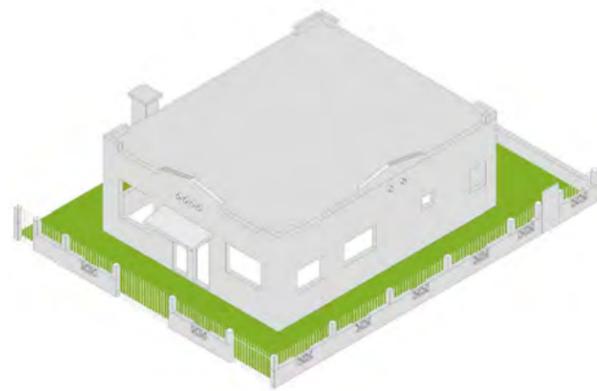
EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"



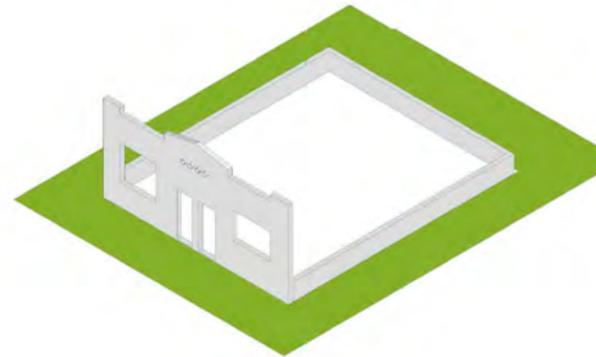
EXISTING INTERIOR CONDITIONS PHOTOS

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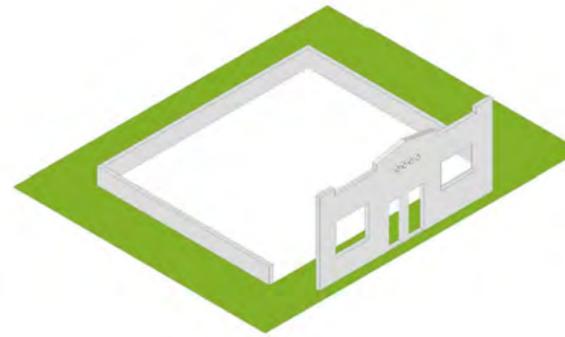
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ORIGINAL HISTORIC STRUCTURE,  
EXISTING FENCE ON PROPERTY LINE



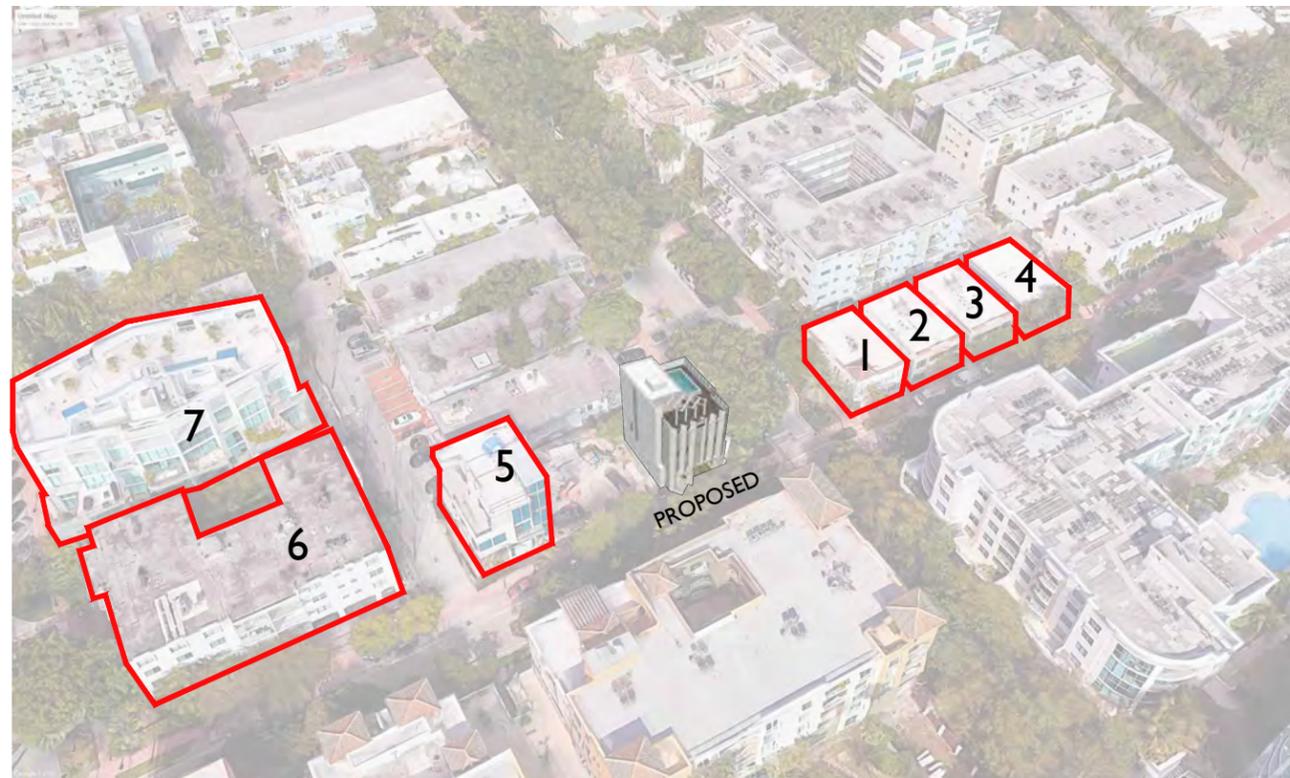
FRONT FACADE OF HISTORIC STRUCTURE  
PROPOSED TO BE RECONSTRUCTED.



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



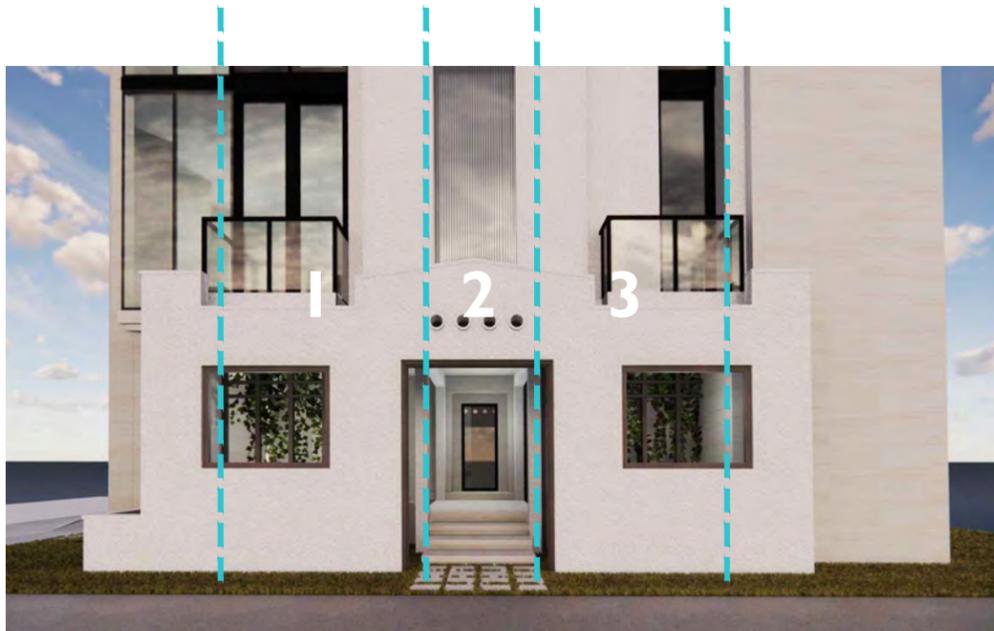
HISTORIC  
NEIGHBORHOOD  
COMPATIBILITY  
DIAGRAMS

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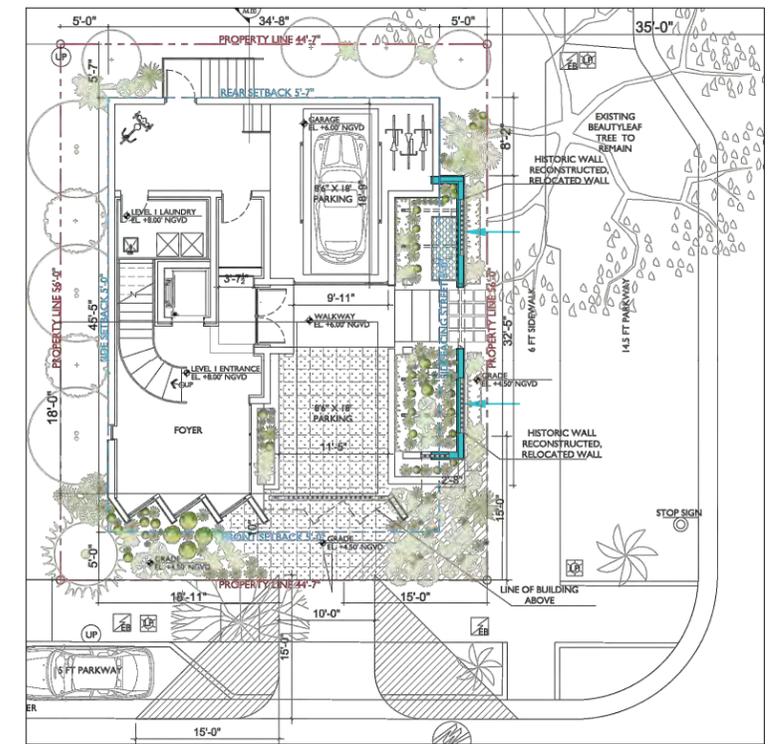
SCALE:  
SITE, HISTORIC VS CONTEMPORARY

A0.21



Reconstructed historic facade wall defining the front yard space

**URBAN CONTEXT**



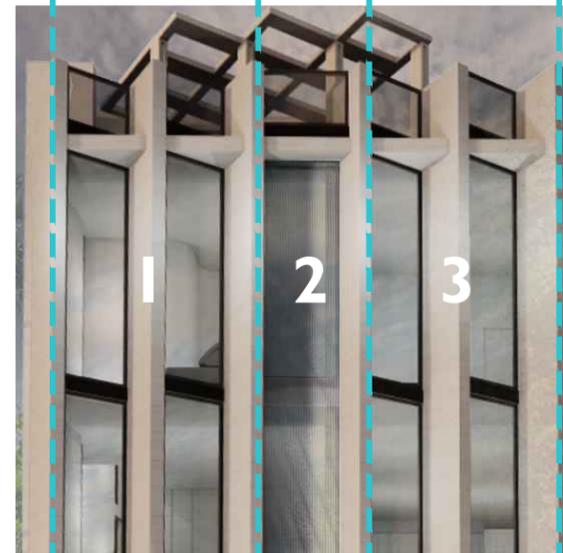
**WINDOW ELEMENTS**



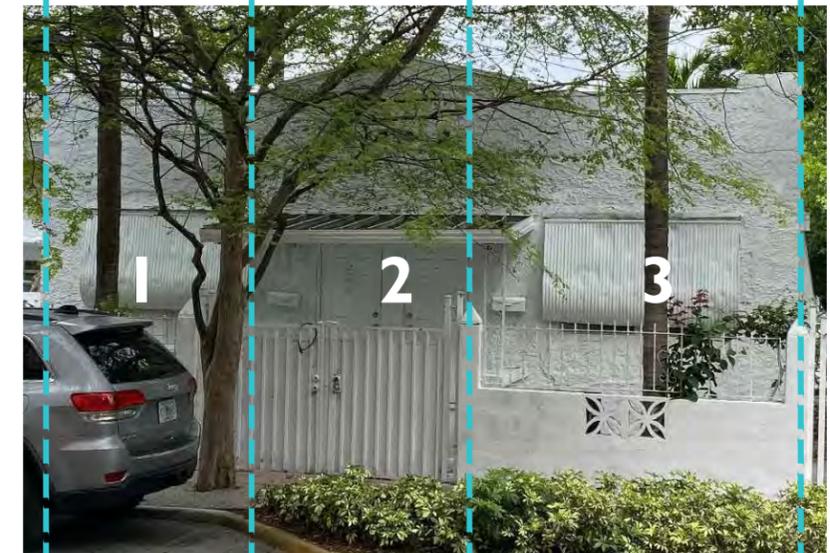
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



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

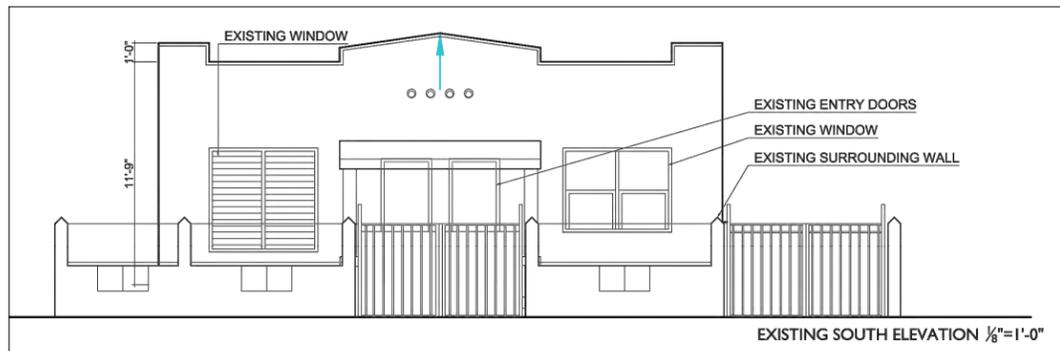


Tripartite facade concept is incorporated by a sequence of the glazing and fluted glass portions



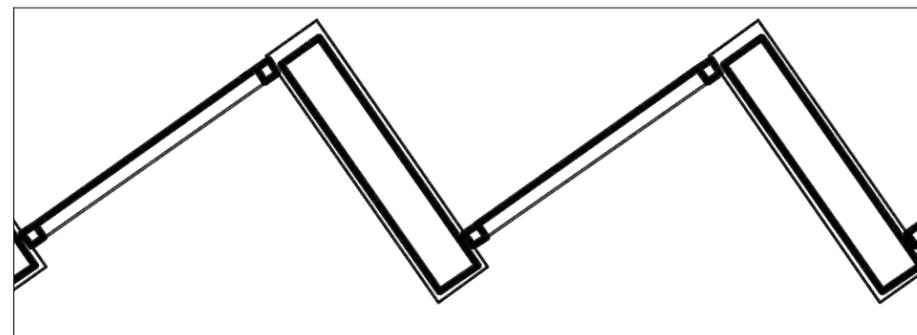
Simple tripartite facade design with entrances at center

**ANGLED DETAILS**

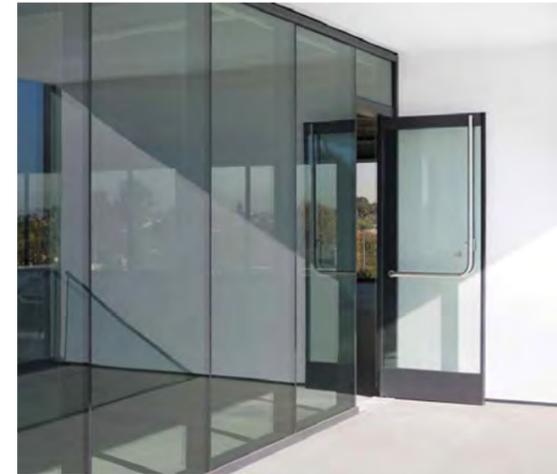


\* Architectural terms referenced from the Historic Report prepared for 803 2 Street by Arthur J. Marcus

Angled pediment design on facade



Proposed angled facade design



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RESIDENCE

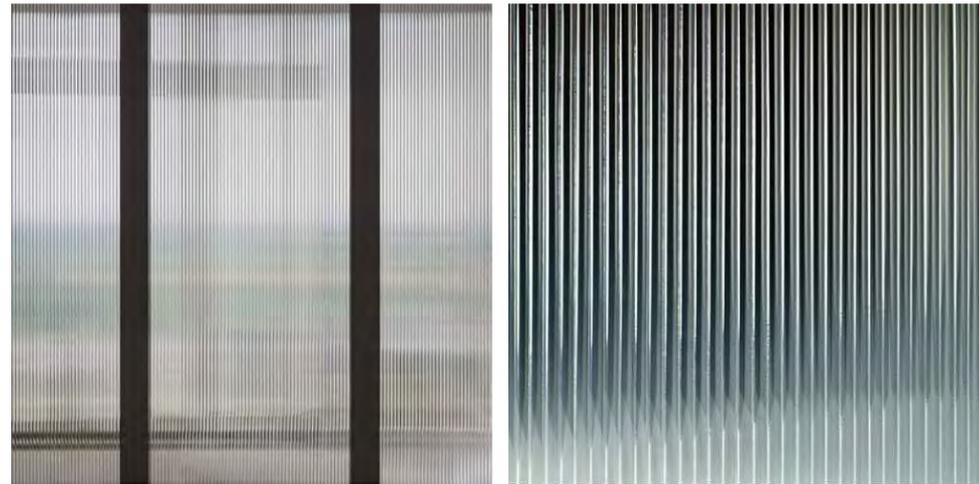
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DRAWING:

ARCHITECTURAL  
LANGUAGE



STUCCO



FLUTED IMPACT GLASS

FLUSH ALUMINUM MULLIONS



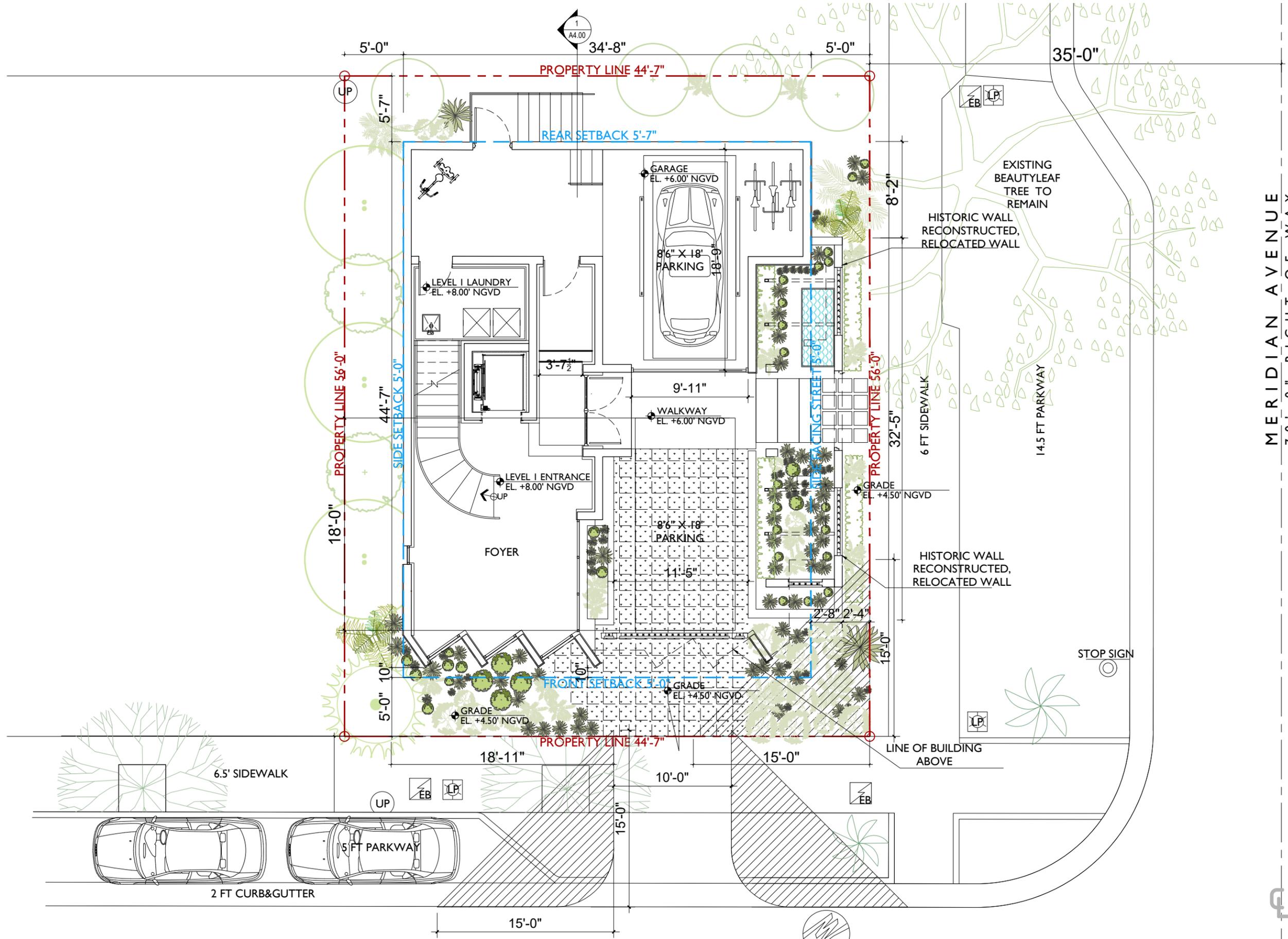
STONE TILE CLADDING

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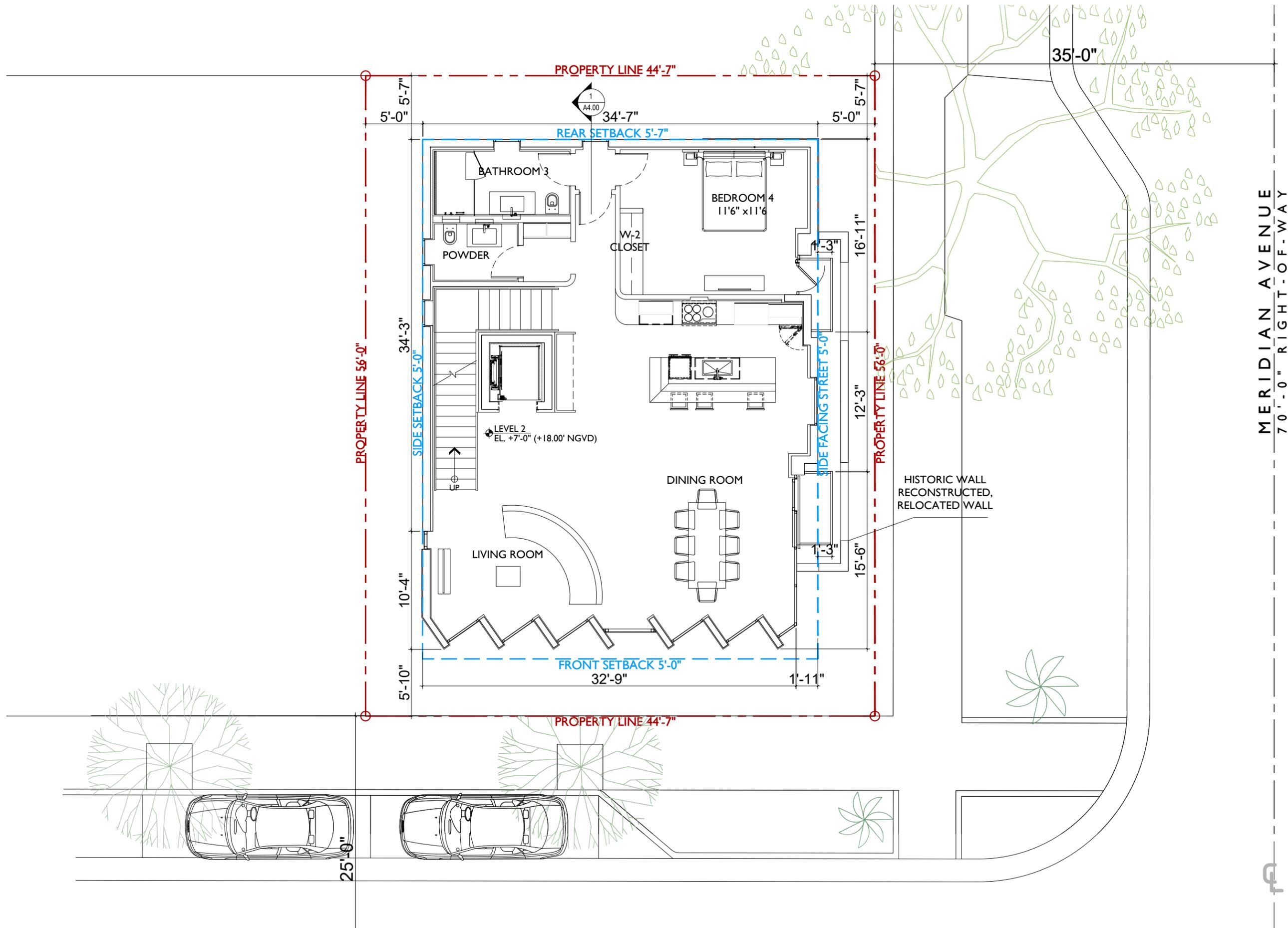
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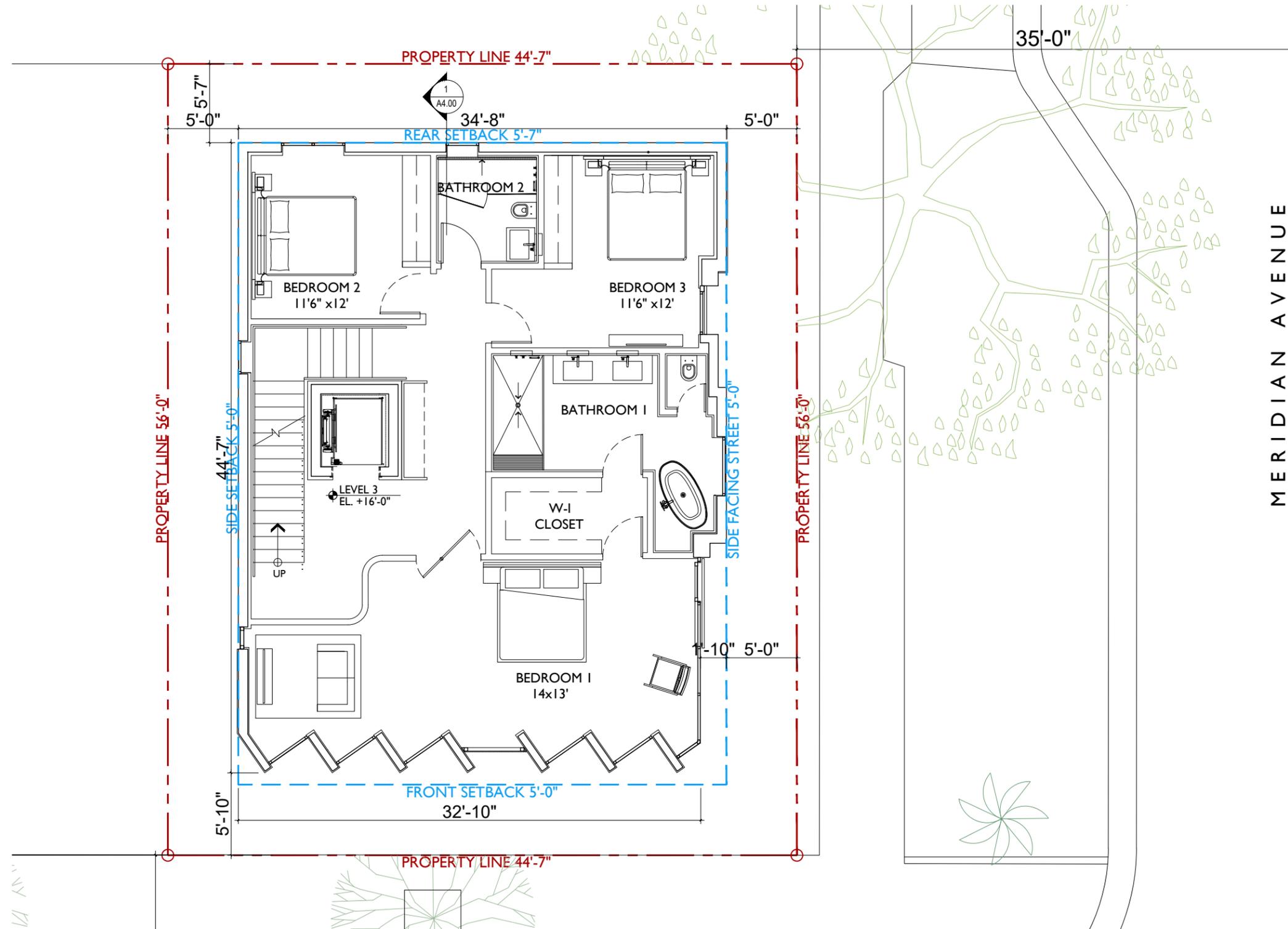
FRONT VIEW OF SOUTH FACADE FROM SECOND STREET

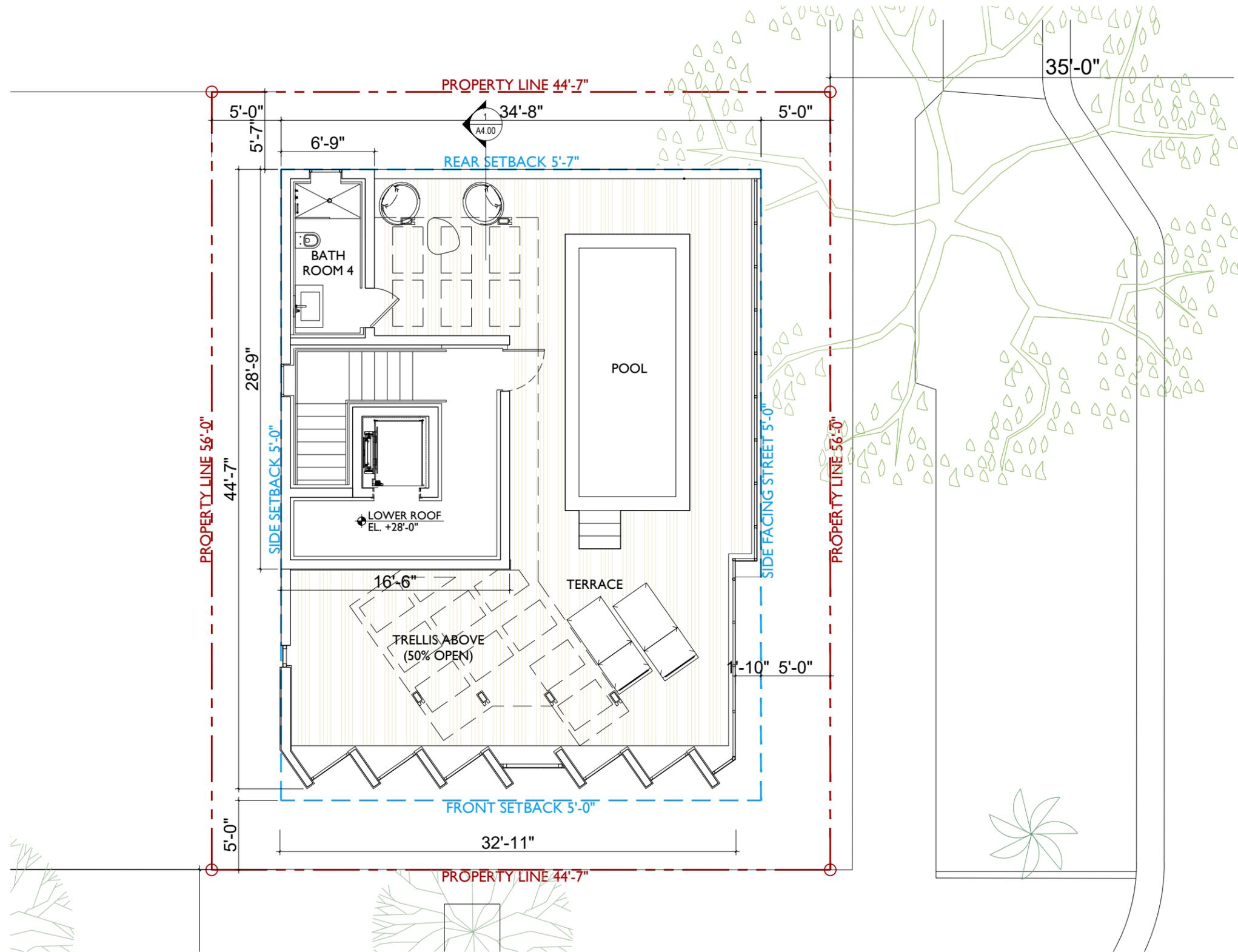


MERIDIAN AVENUE  
70'-0" RIGHT-OF-WAY



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





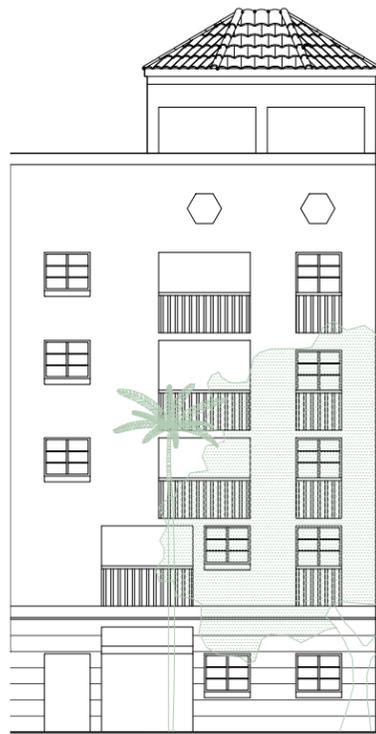
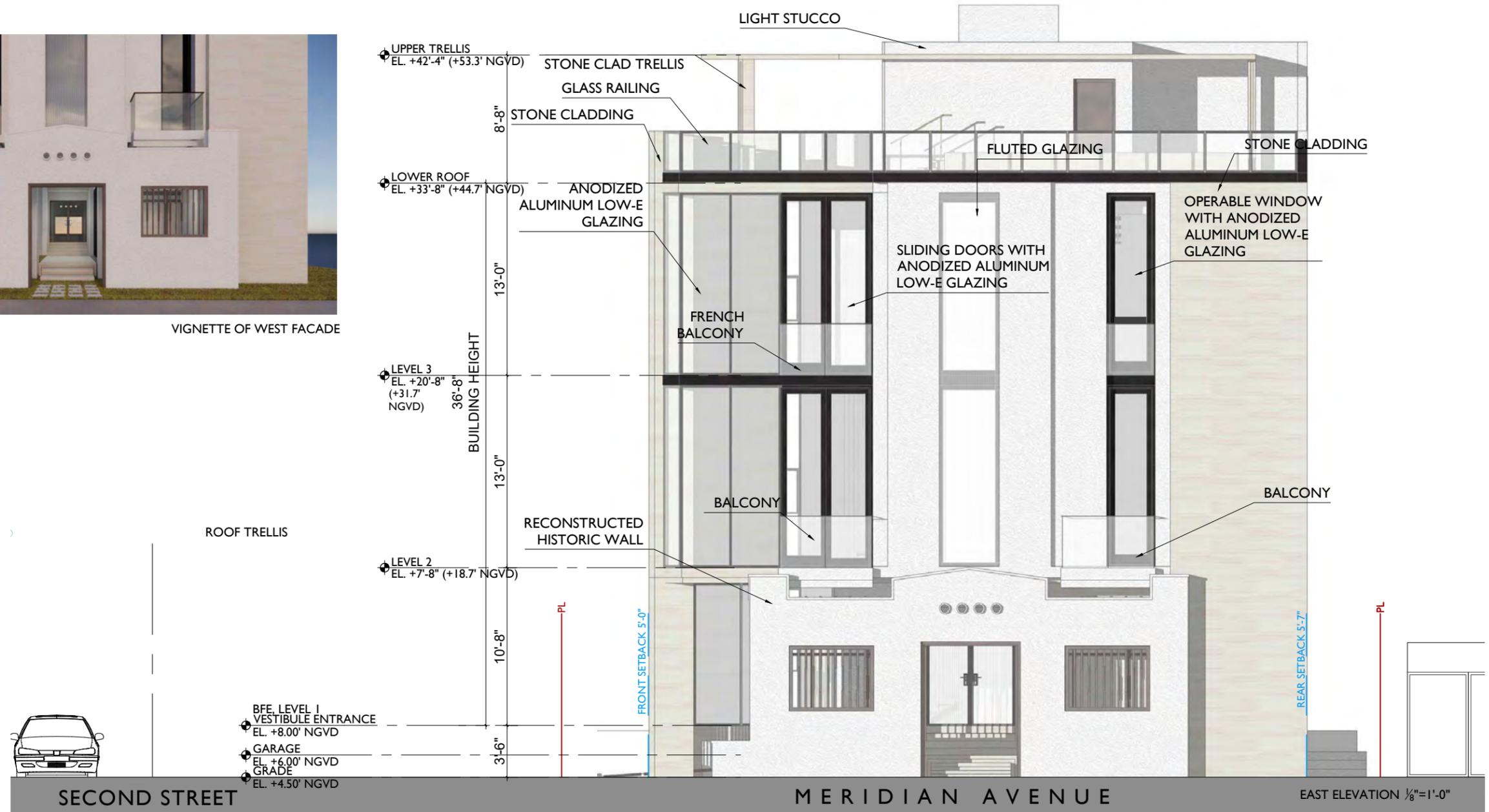
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VIGNETTE OF WEST FACADE



SECOND STREET



MERIDIAN AVENUE



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

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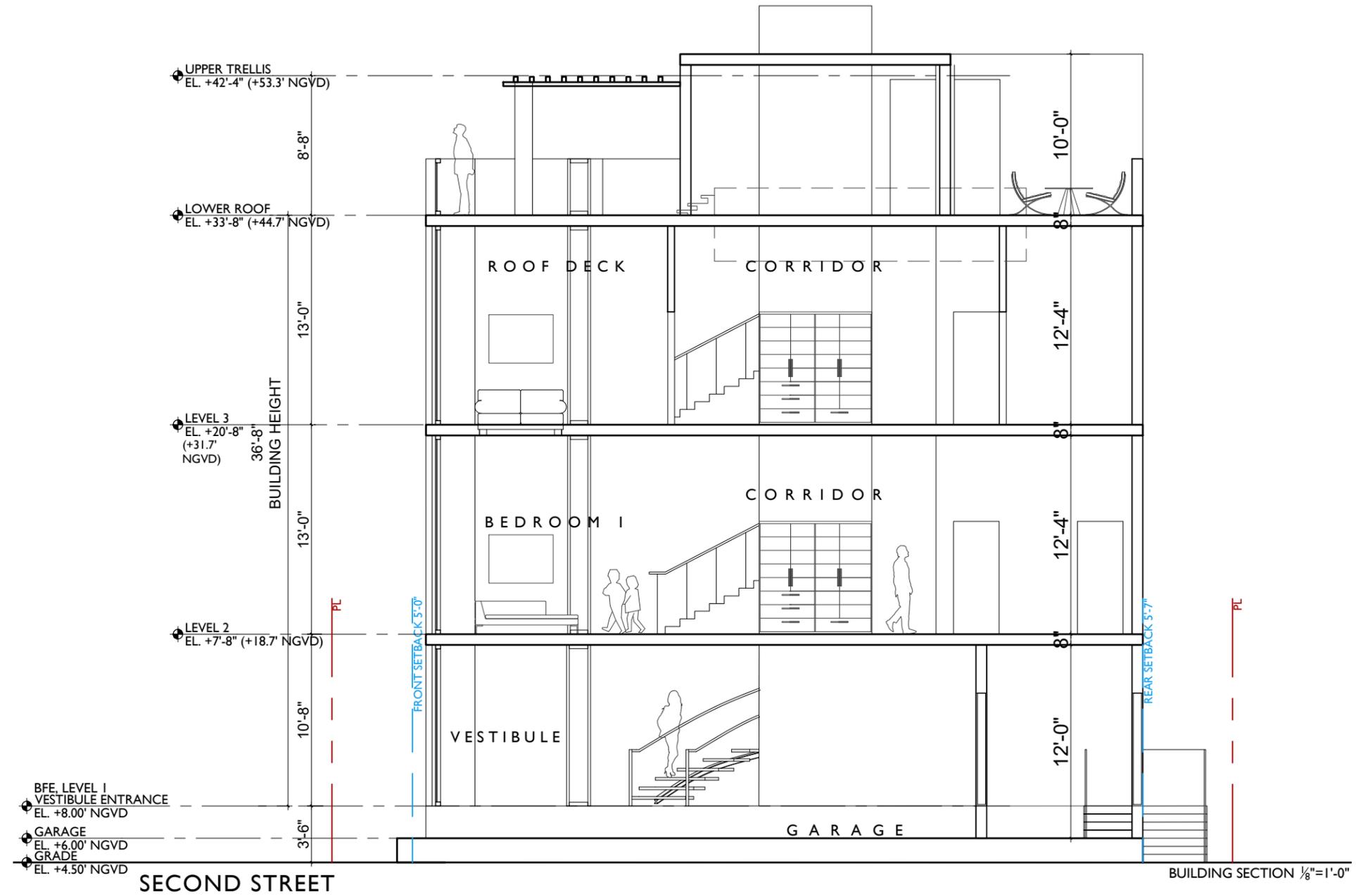


VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



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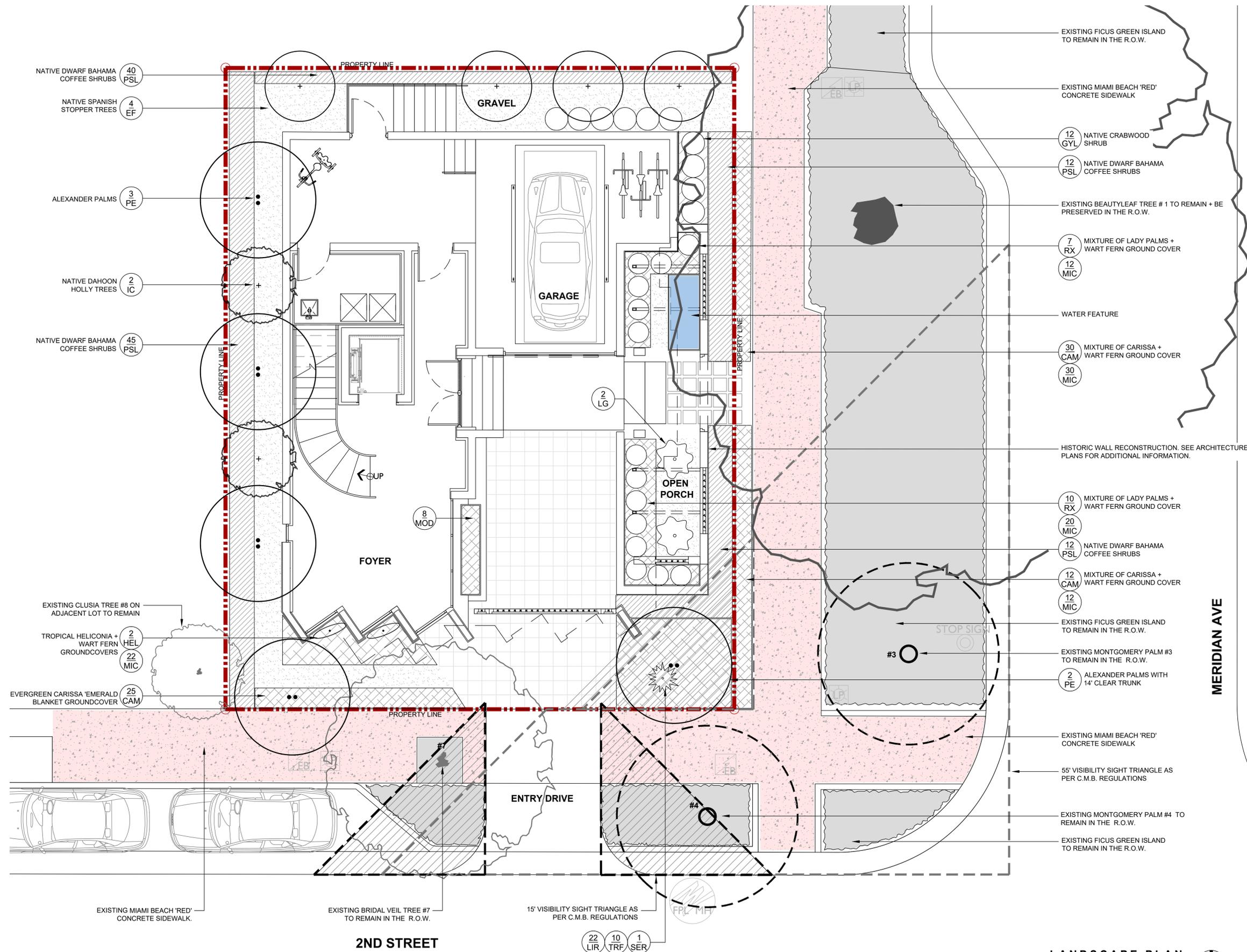
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CHRISTOPHER CAWLEY, R.L.A.  
Florida License LA 666786

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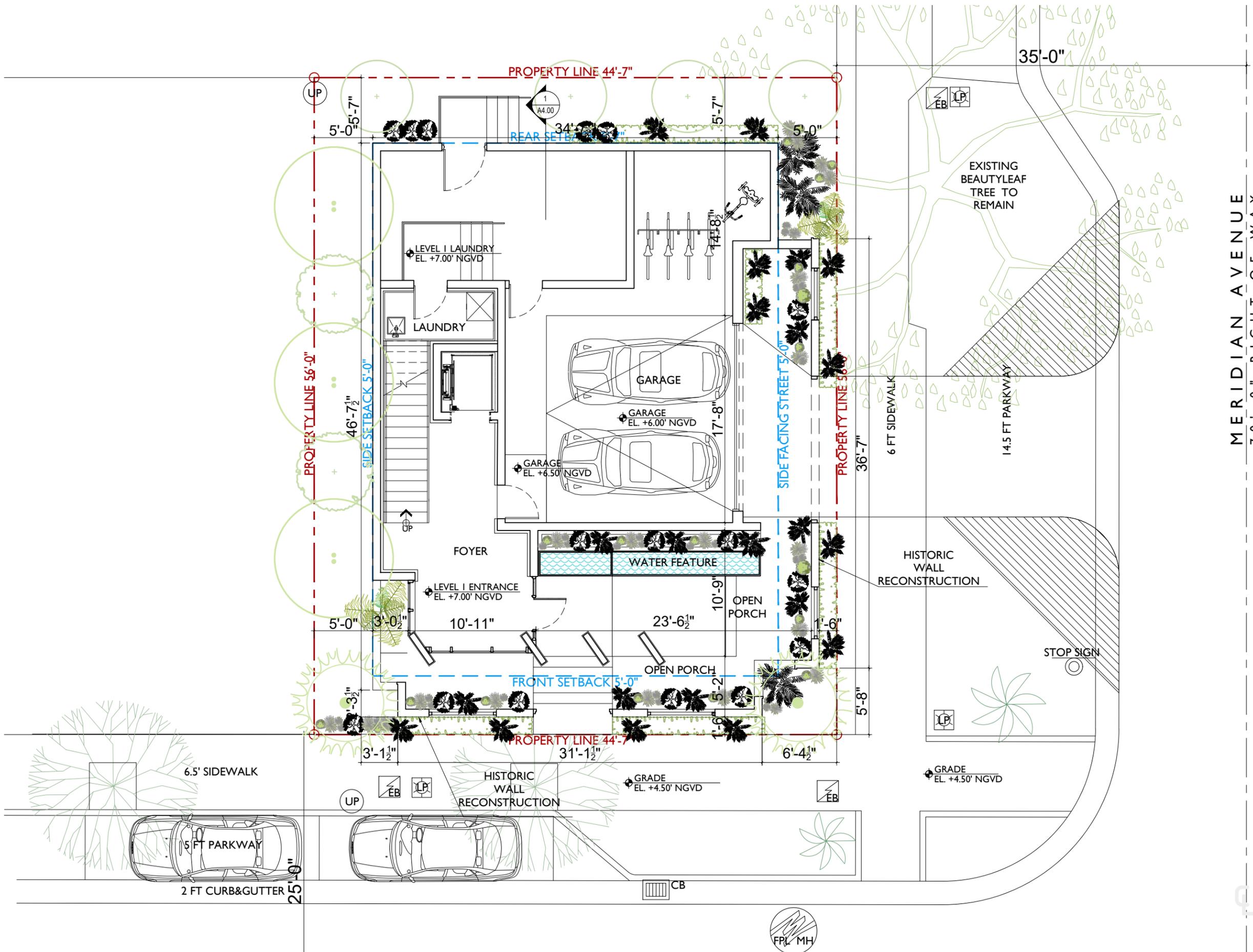


**CHRISTOPHER  
CAWLEY  
LANDSCAPE  
ARCHITECTURE**  
7500 NE 4th Court, Suite 102 Miami, Florida 33138  
P 786.538.2961 M 305.979.1585  
CHRISTOPHERCAWLEY.COM | LC 20000460

**L1.00**



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



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



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