

Private Residence

803 Second Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION

DECEMBER 19th, 2022









View fr



14. VIEW AT THE CORNER 803 2ND STREET



16. AERIAL VIEW AT 803 2 STREET

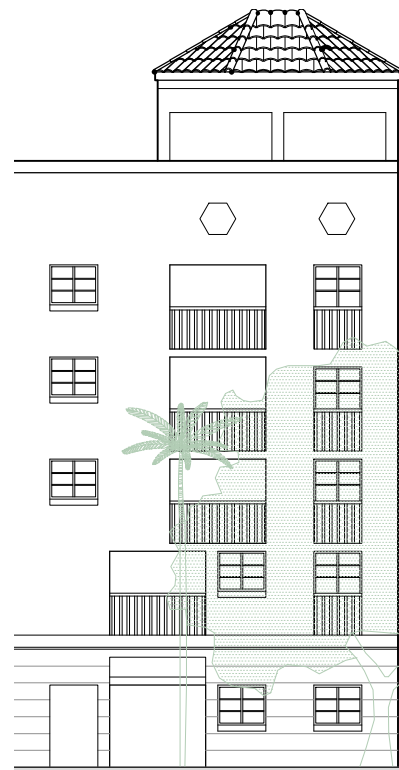


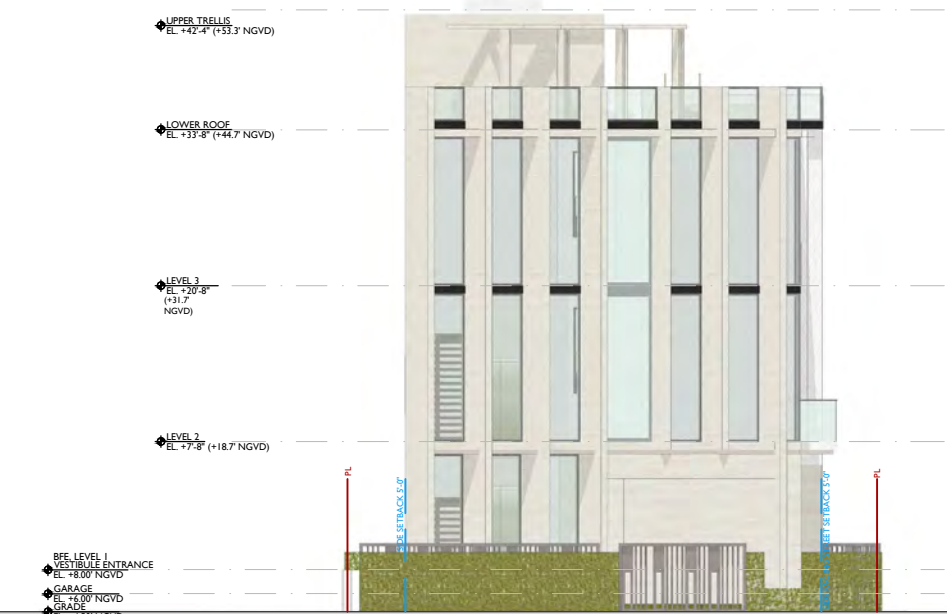
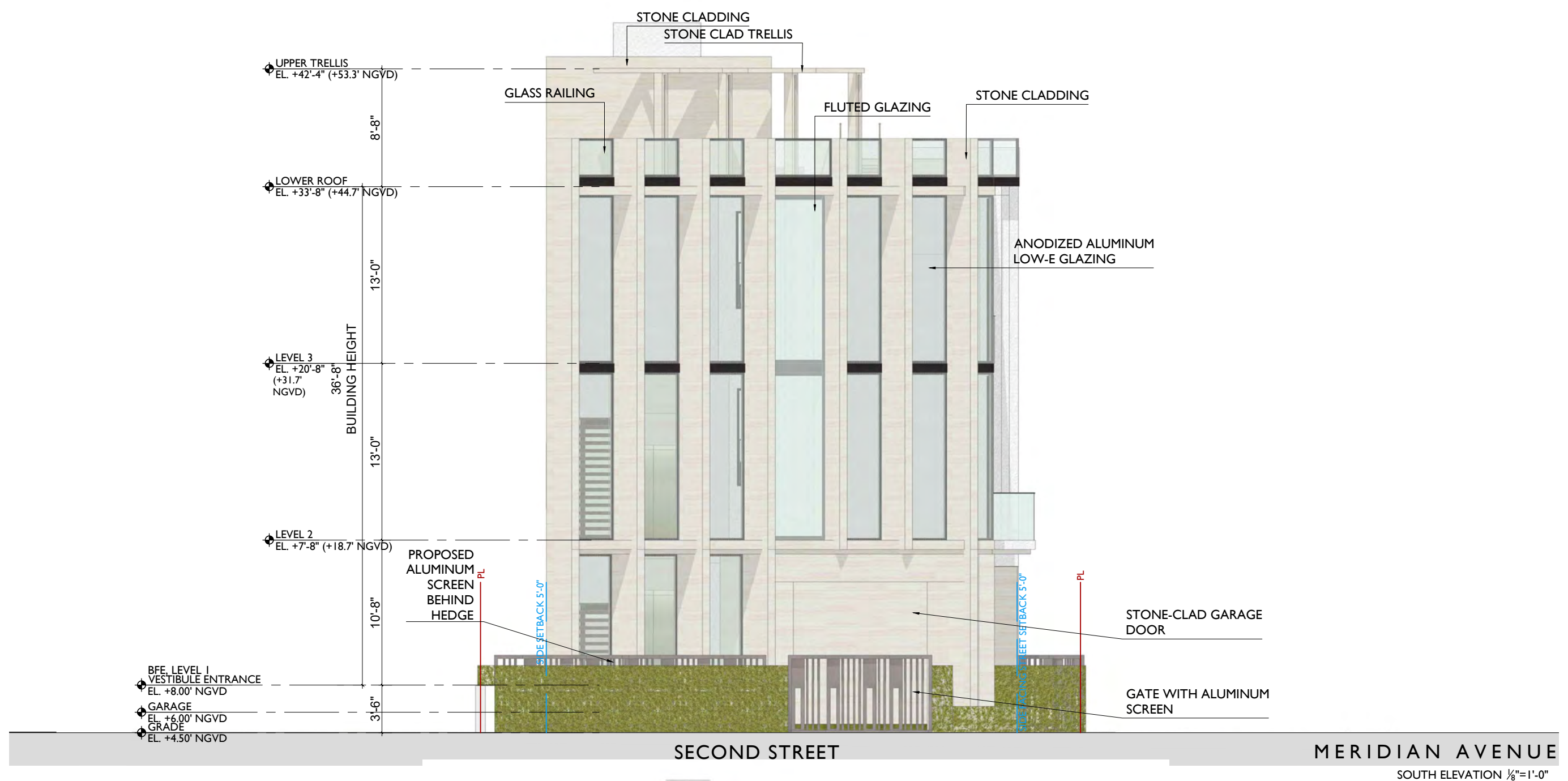
15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

JENNIFER MCCONNEY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. © 2022

SCALE: _____
 CHECK: JMcG
 DATE: 09/06/2022
 SHEET NUMBER





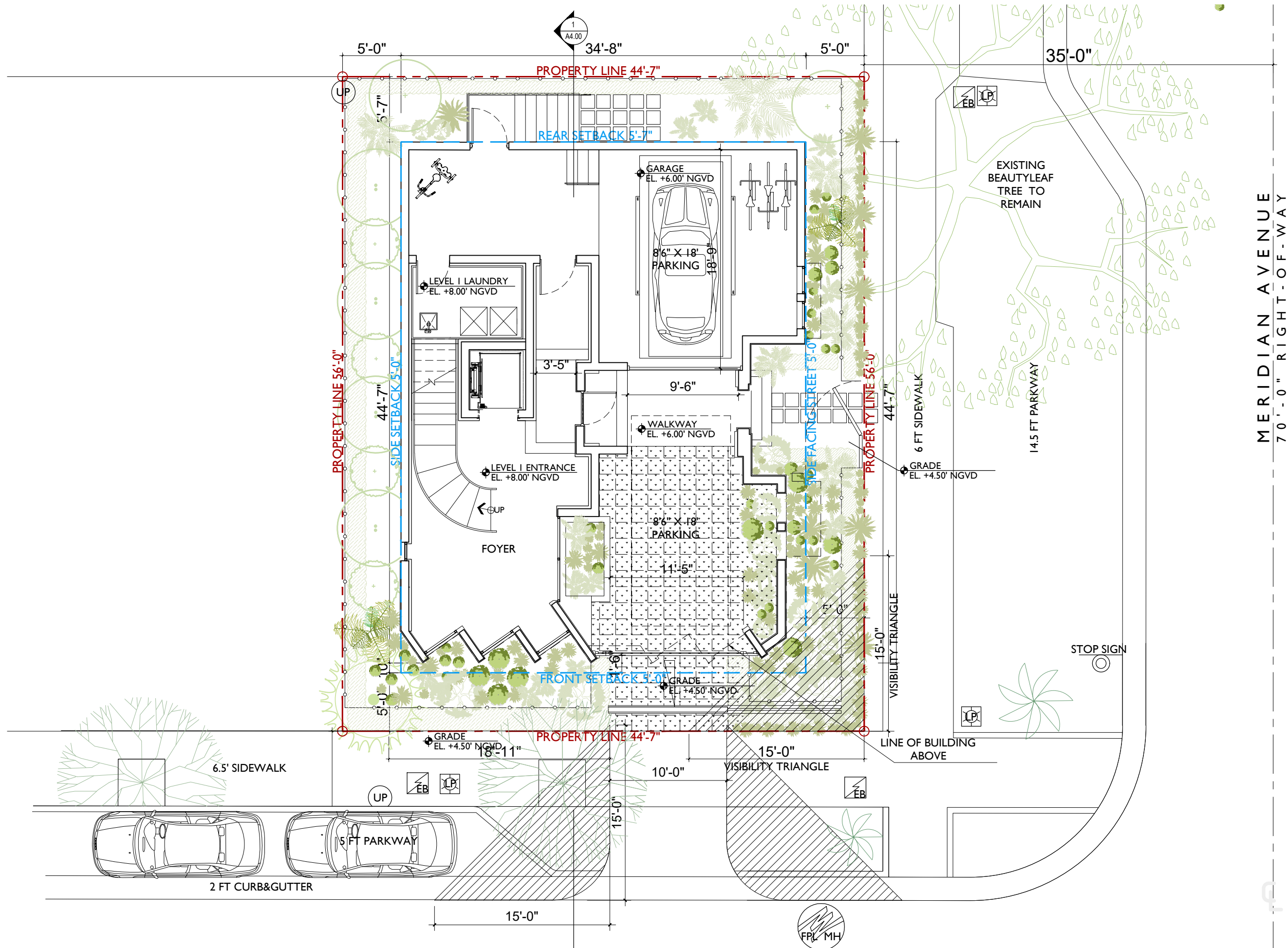
JENNIFER McCONNERY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2022

SCALE:
CHECK: JMcG
DATE: 12/19/2022
SHEET NUMBER



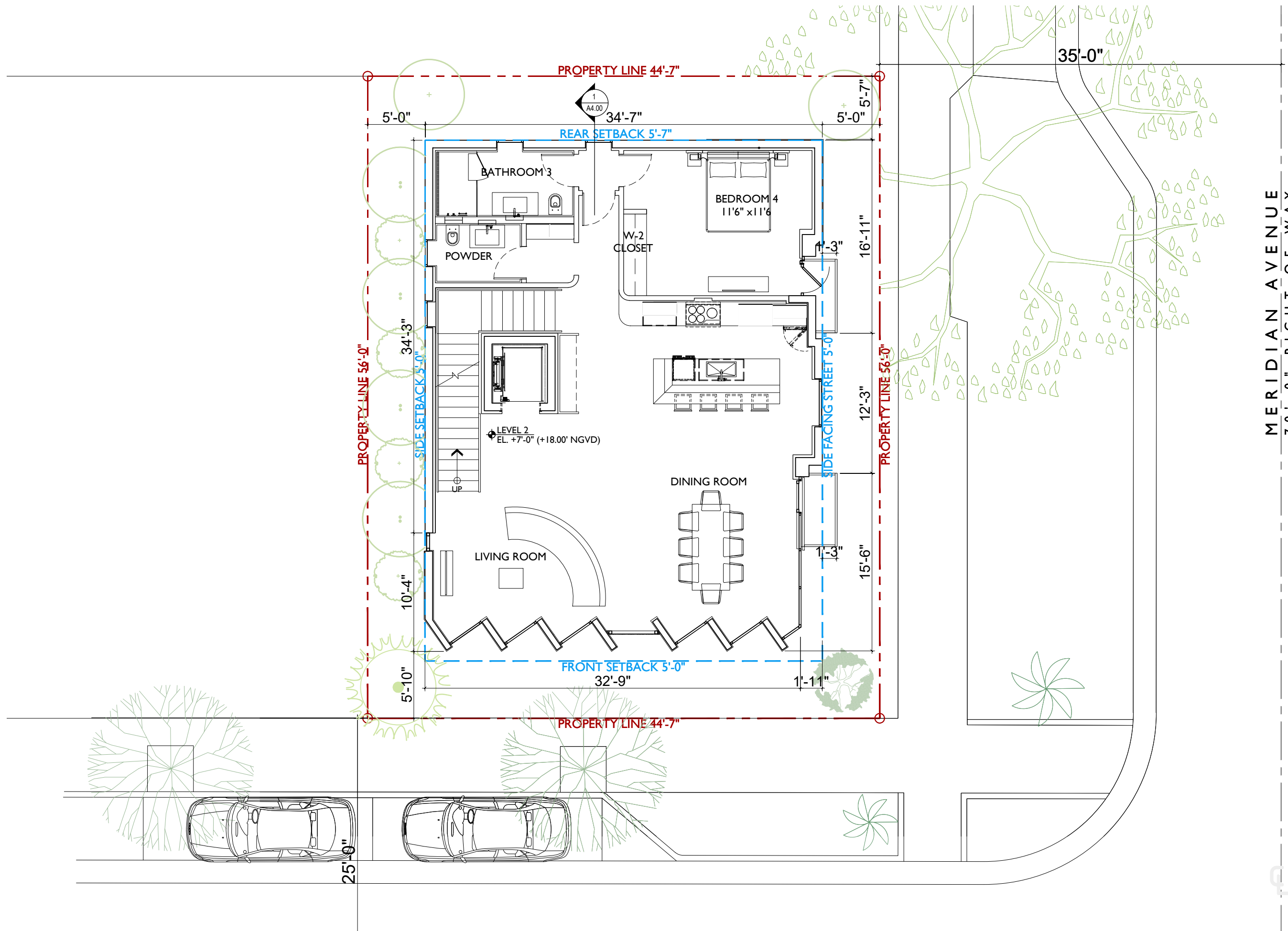
JENNIFER McCONNAY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2022

SCALE: _____
CHECK: JMcG
DATE: 12/19/2022
SHEET NUMBER



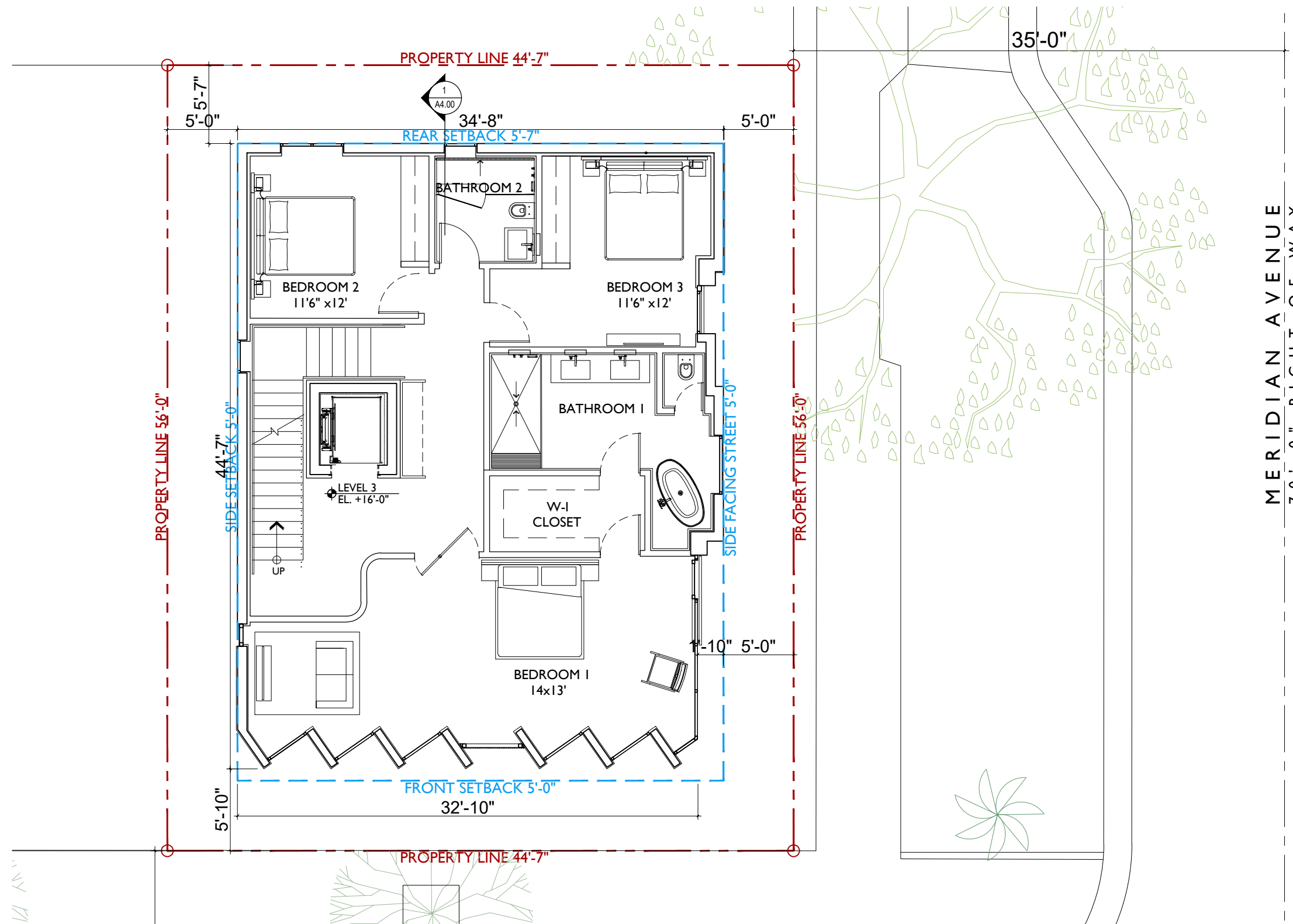
MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

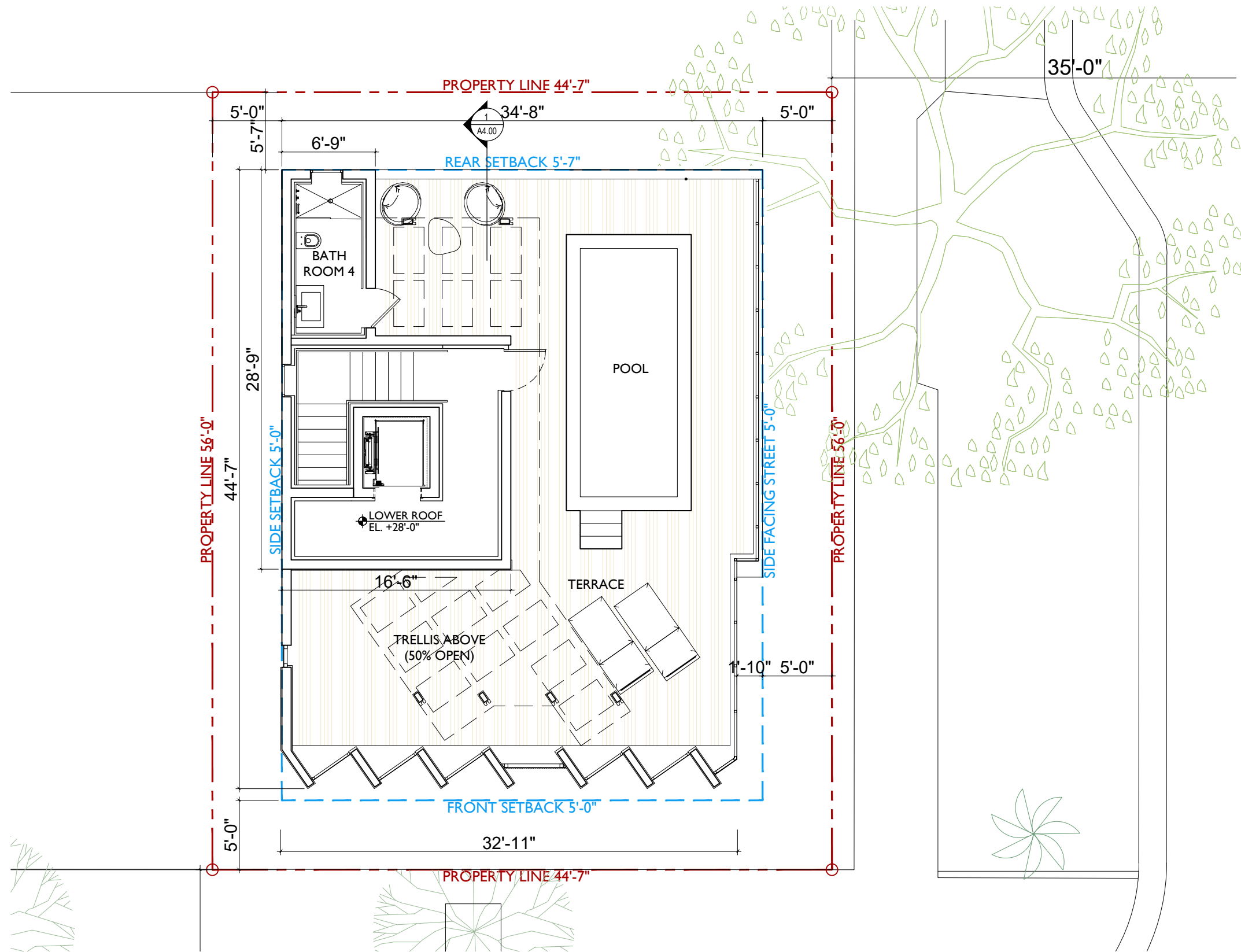




MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

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





JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. © 2022

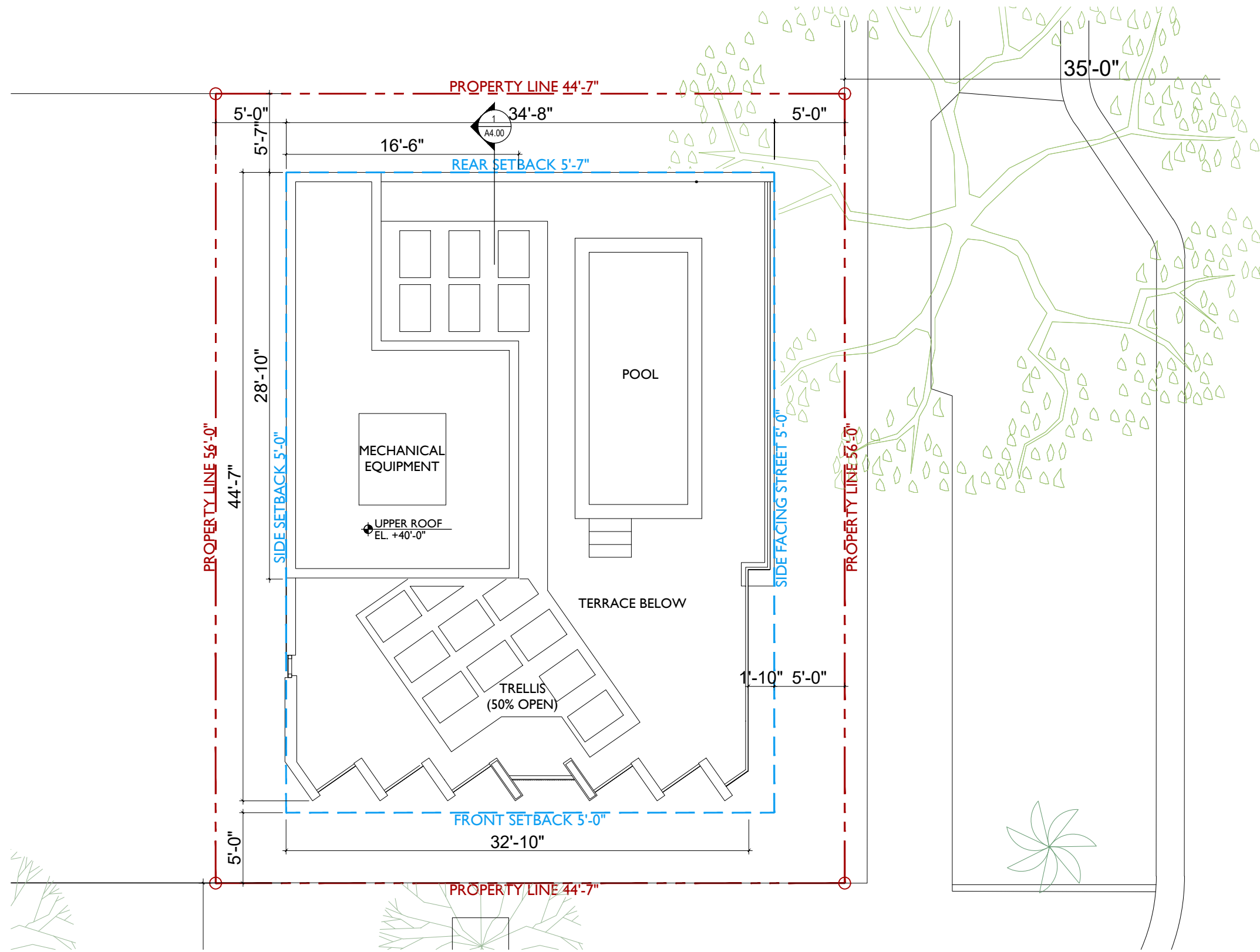
SCALE:

CHECK: JMcG

DATE: 12/19/2022

SHEET NUMBER





JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. (c) 2022

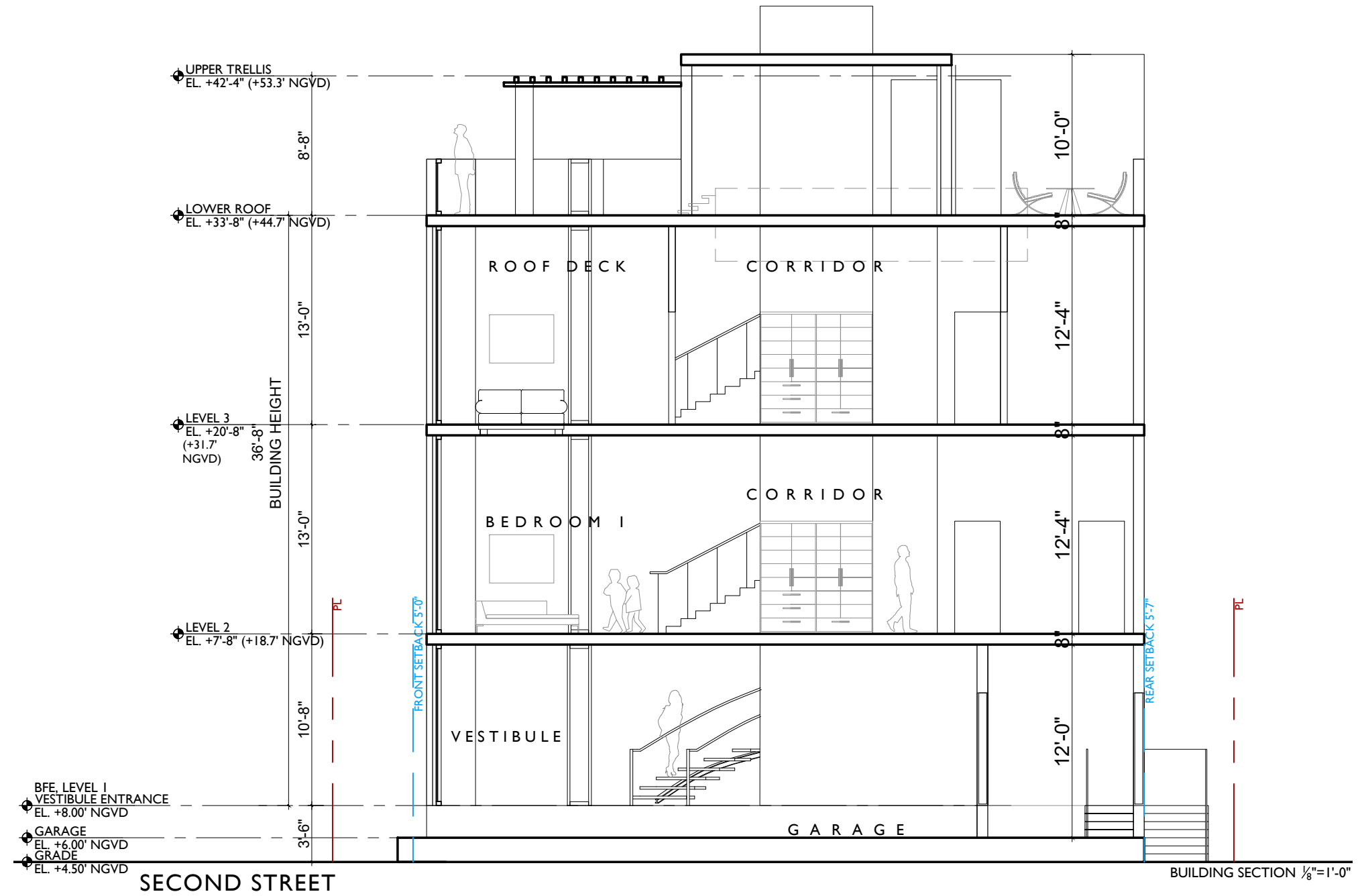
SCALE:

CHECK: JMcG

DATE: 12/19/2022

SHEET NUMBER





JENNIFER McCONNAY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. (c) 2022

SCALE:
 CHECK: JMcG
 DATE: 12/19/2022
 SHEET NUMBER



PROJECT:
RESIDENCE

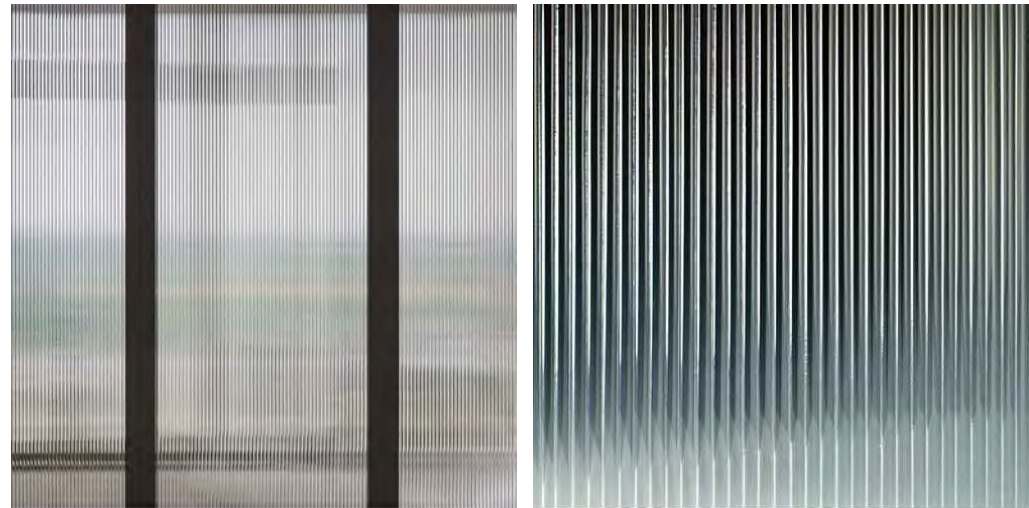
803 Second Street
Miami Beach, FL 33139

DRAWING:

ARCHITECTURAL
LANGUAGE



STUCCO



FLUTED IMPACT GLASS

FLUSH ALUMINUM MULLIONS



STONE TILE CLADDING

JENNIFER MCCONNEY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. (c) 2022

SCALE:
CHECK: JMcG
DATE: 12/19/2022
SHEET NUMBER

Ocean Beach Historic District

6TH ST

5TH ST

4TH ST

ALTON RD

2ND ST

1ST ST

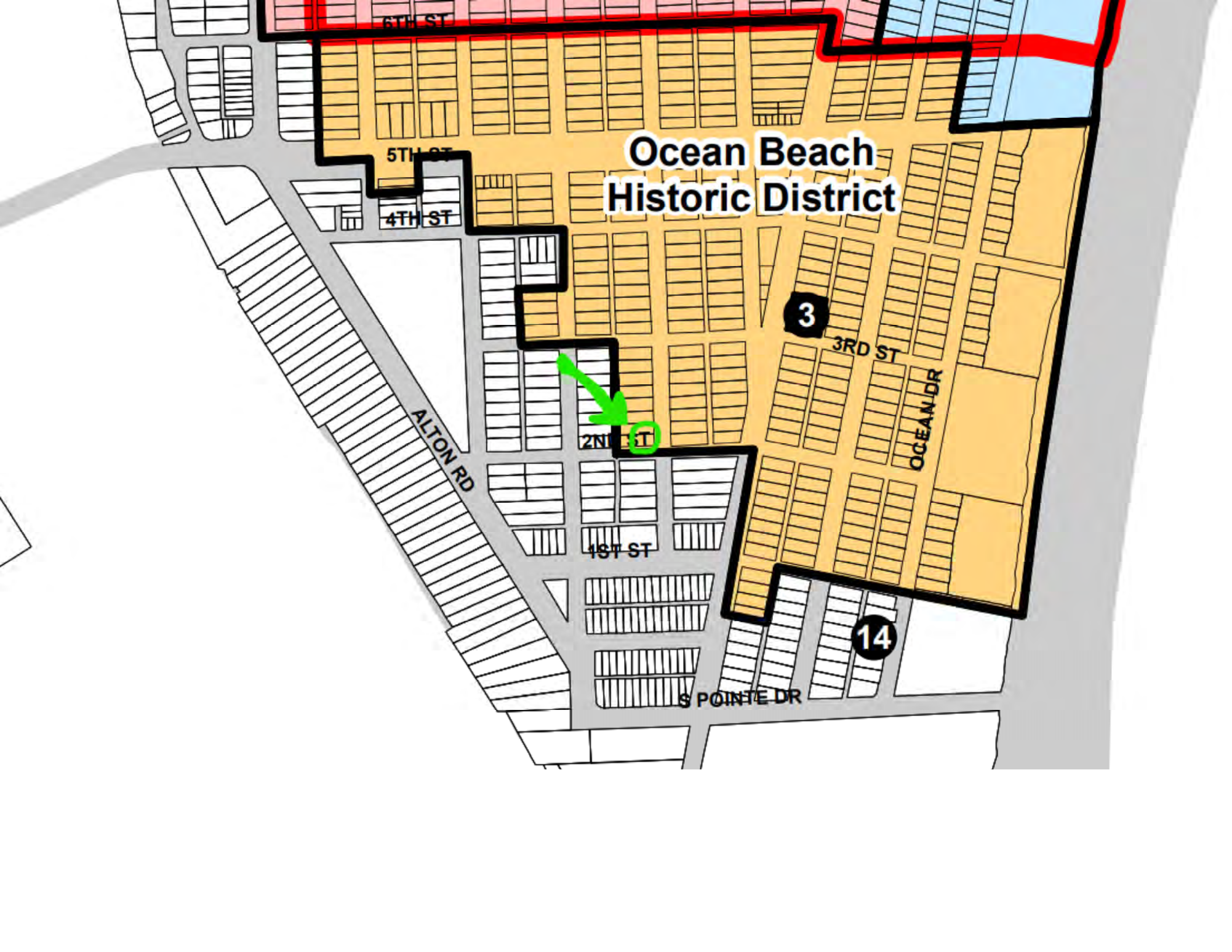
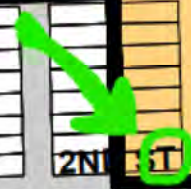
S POINTE DR

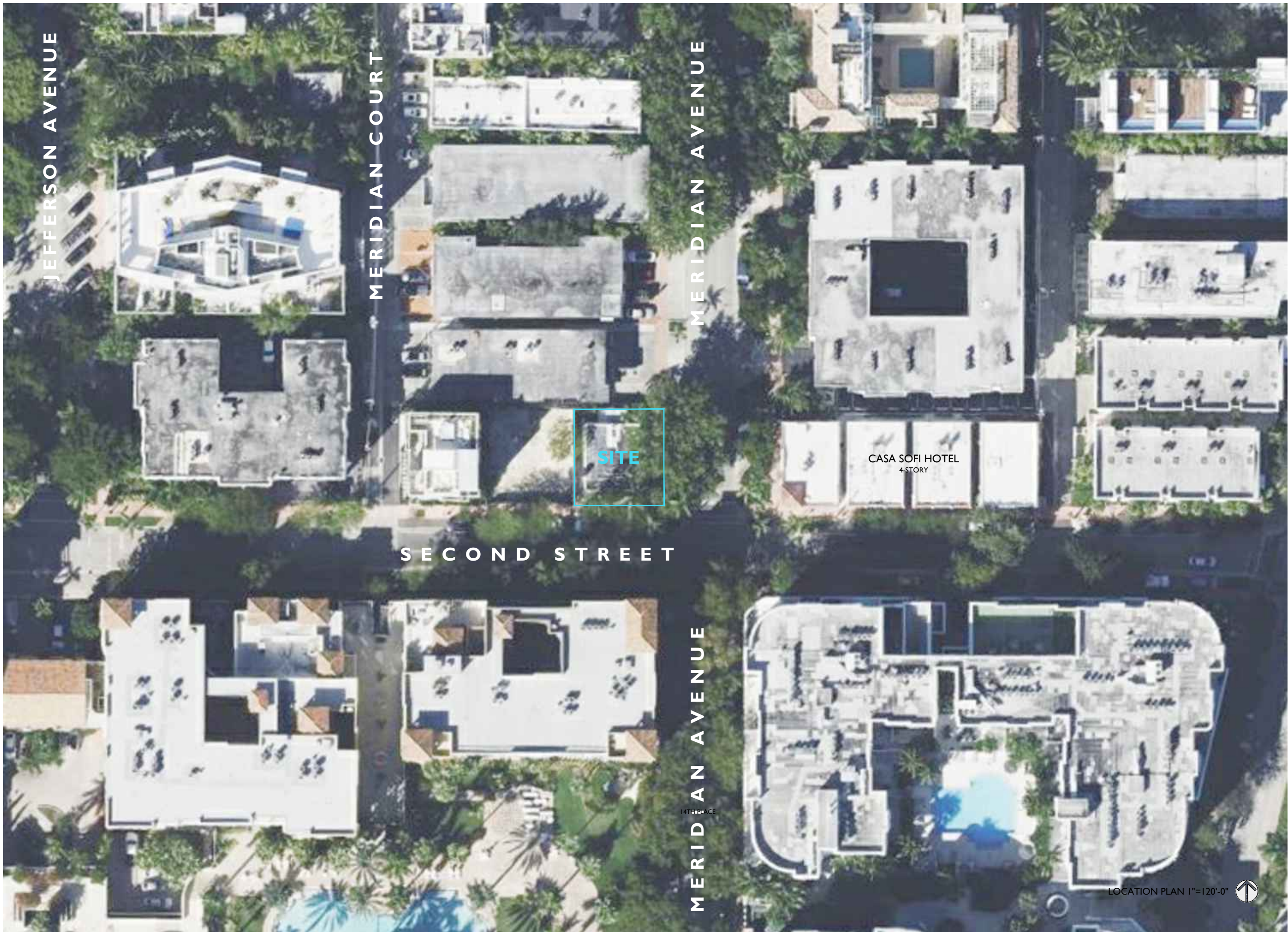
3

3RD ST

OCEAN DR

14





JEFFERSON AVENUE

MERIDIAN COURT

MERIDIAN AVENUE

SITE

CASA SOFI HOTEL
4-STORY

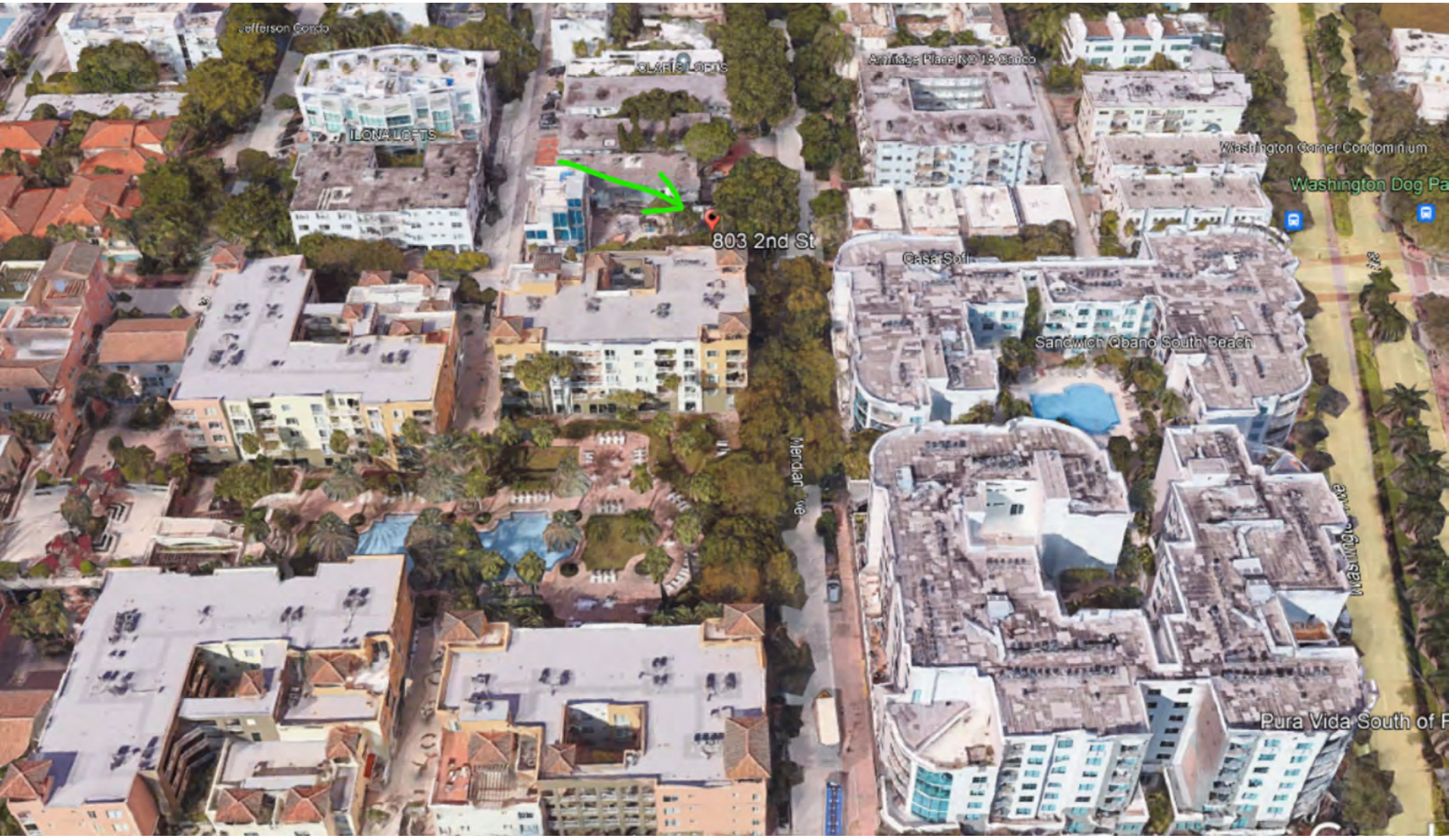
SECOND STREET

MERIDIAN AVENUE

LOCATION PLAN 1"=120'-0"



A1.00



Jefferson Condo

LONA LOFTS

CLARIS LOFTS

Annage Place NO 1A Condo

Washington Corner Condominium

Washington Dog Park

803 2nd St

Casa Sofit

Sandwich Qbano South Beach

Mendian Ave

Washington Ave

Pura Vida South of F



1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



1996

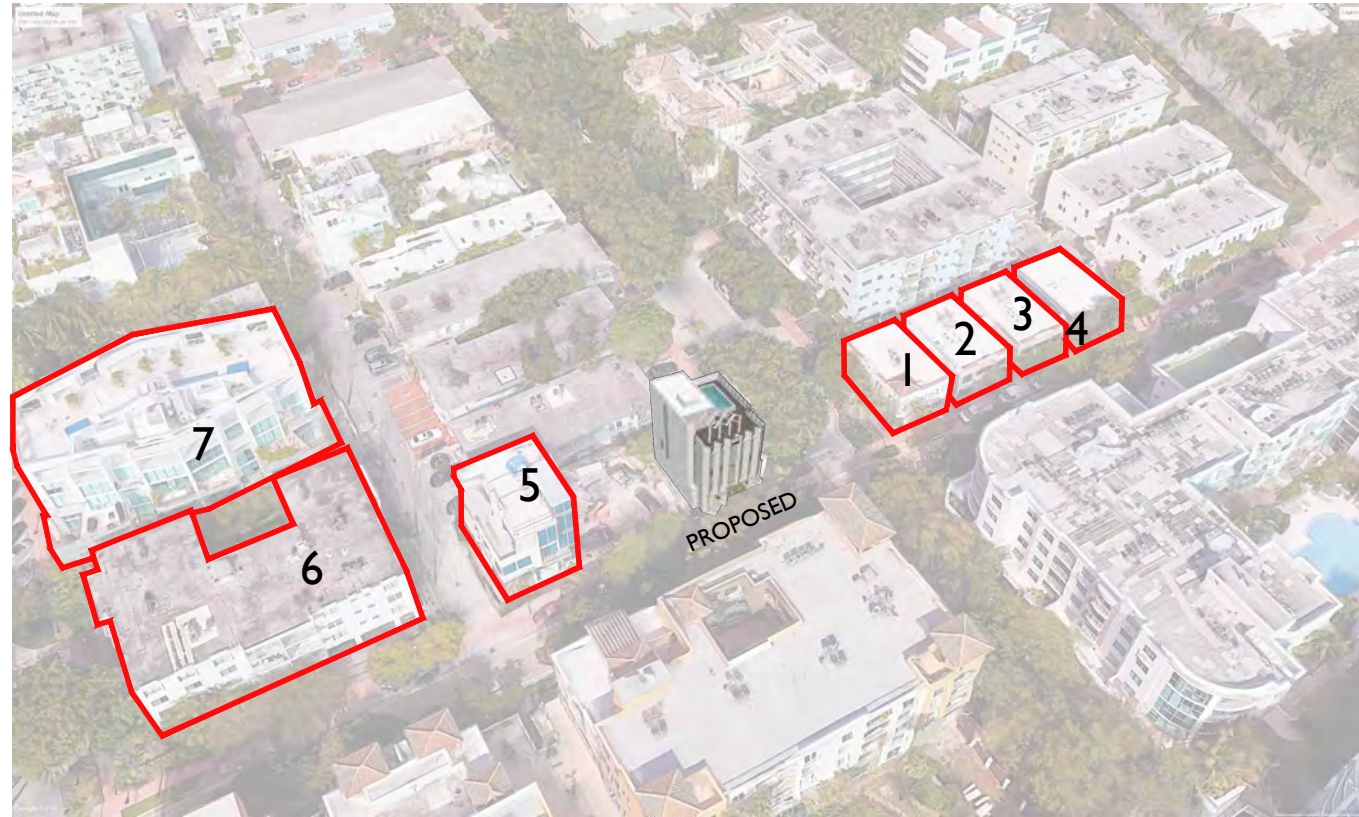
ARCHIVE PHOTO

ARCHIVE IMAGES

JENNIFER MCCONNEY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. (c) 2022

SCALE:
 CHECK: JMcG
 DATE: 12/19/2022
 SHEET NUMBER

HISTORIC
 NEIGHBORHOOD
 COMPATIBILITY
 DIAGRAMS



1

2

3,4



5

6

7

JENNIFER MCCONNEY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. (c) 2022

SCALE:
 CHECK: JMcG
 DATE: 12/19/2022
 SHEET NUMBER

SCALE:
 SITE, HISTORIC VS CONTEMPORARY

A0.21



23. 208 MERIDIAN AVENUE



24. 224 MERIDIAN AVE



26. 208-220 MERIDIAN AVENUE



25. 739-735 2ND STREET

NEIGHBORING
STRUCTURES

JENNIFER McCONNAY FLORIDA LIC# AR93044
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
ARCHITECTURE, INC. © 2022

SCALE:
CHECK: JMcG
DATE: 12/19/2022
SHEET NUMBER



2022-03-08
17. 242 MERIDIAN AVE



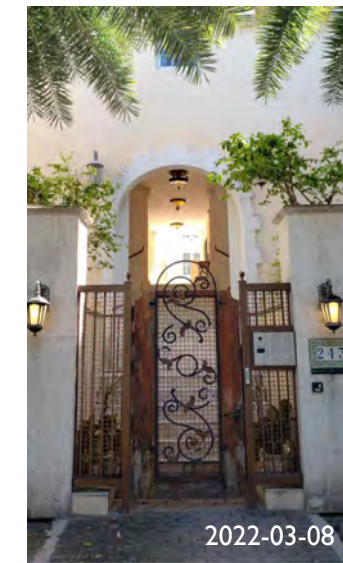
2022-03-08
18. 110 WASHINGTON CONDO ALONG 2ND STREET



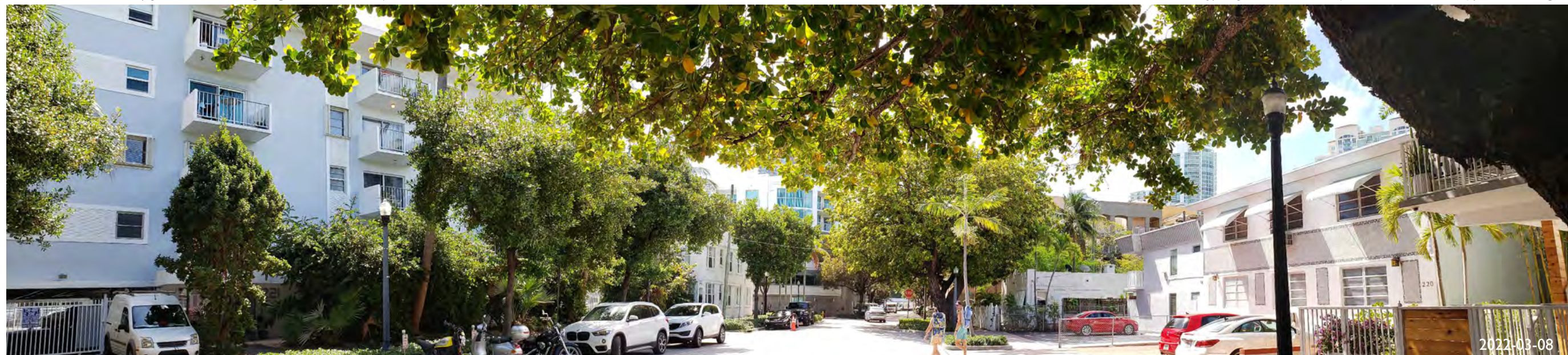
2022-03-08
21. SIDEWALK ALONG MERIDIAN AVE



2022-03-08
20. 243 MERIDIAN AVE



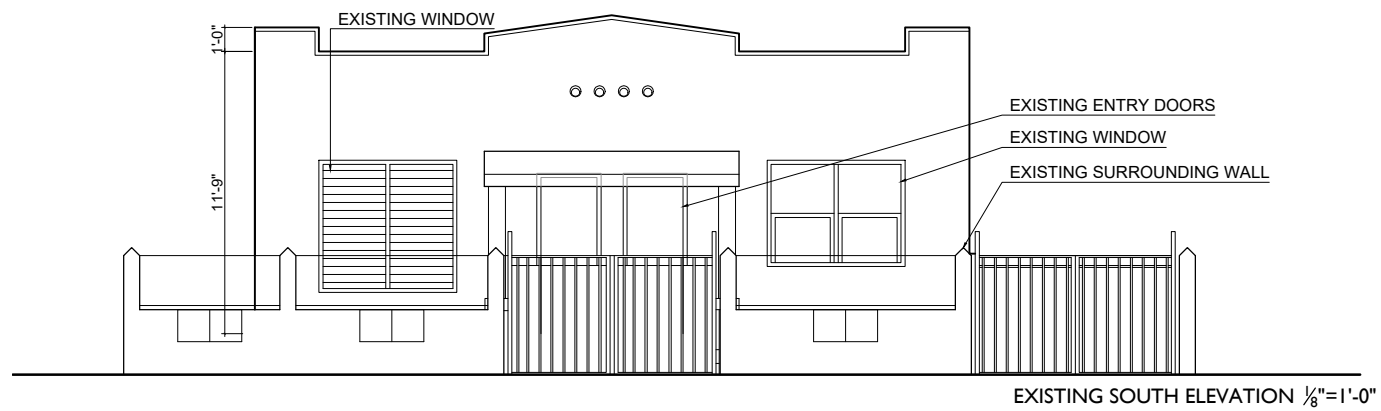
2022-03-08
19. ENTRANCE



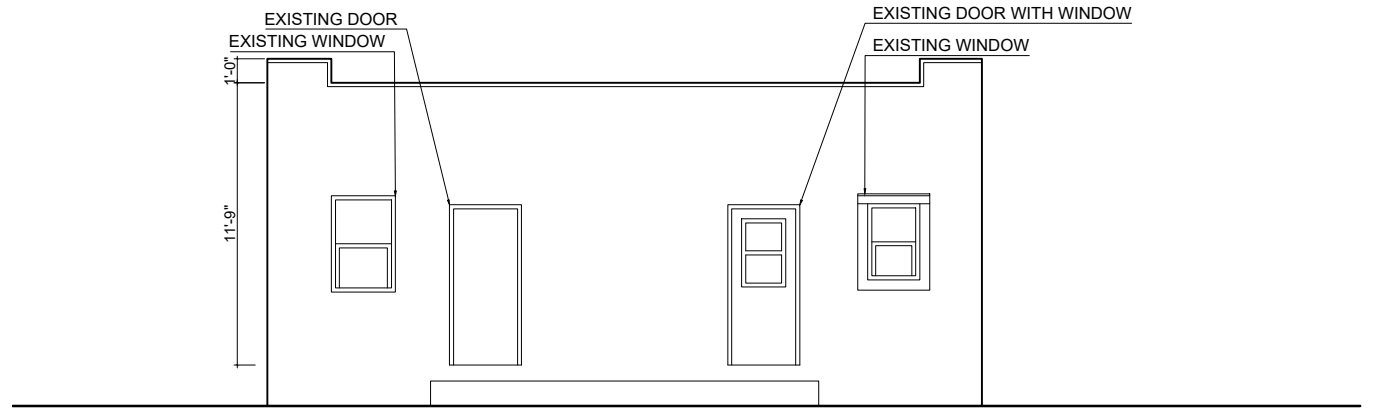
2022-03-08
22. MERIDIAN AVENUE LOOKING SOUTH



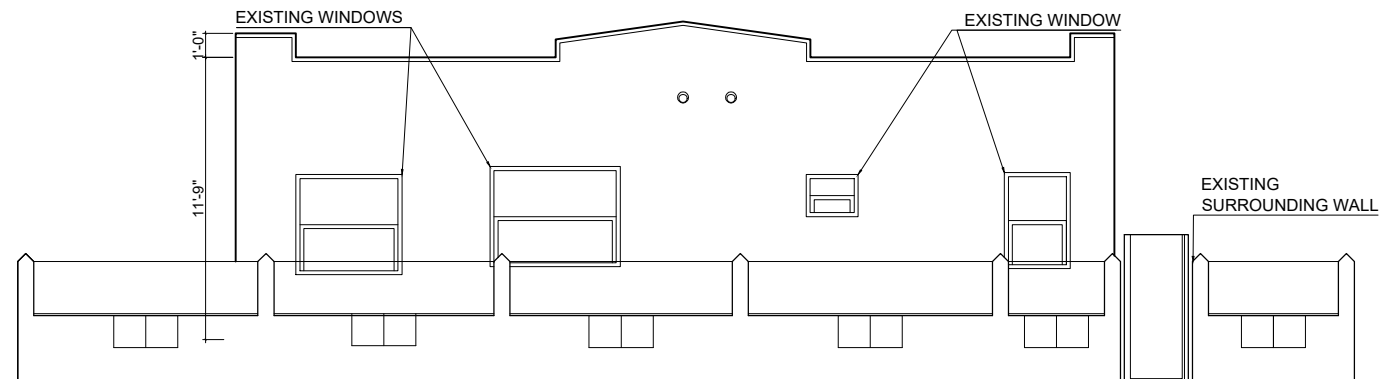
Google



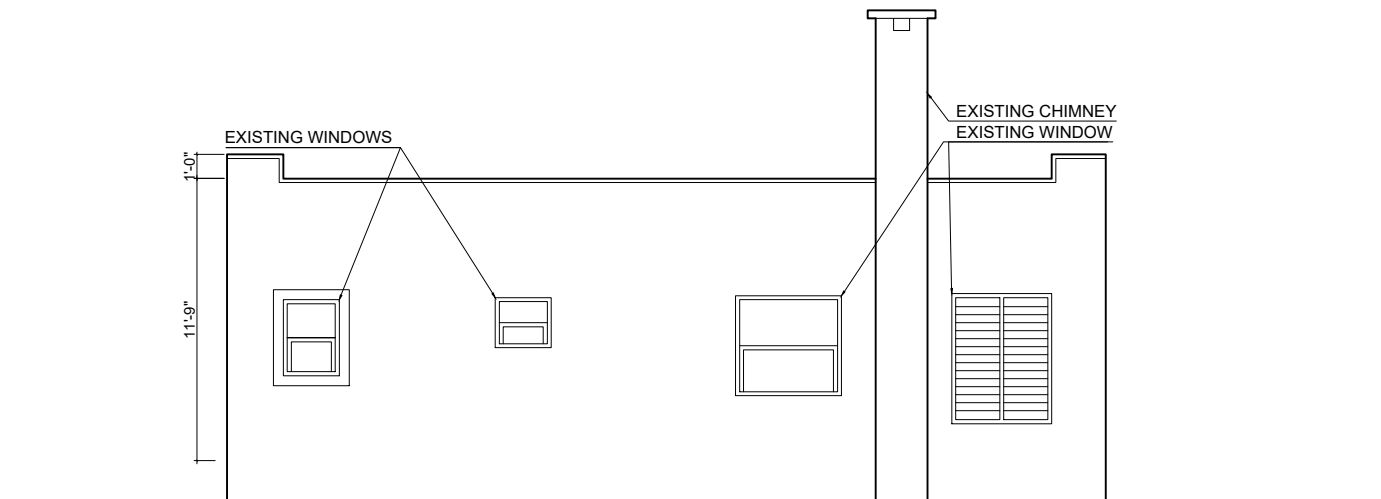
EXISTING SOUTH ELEVATION 1/8"=1'-0"



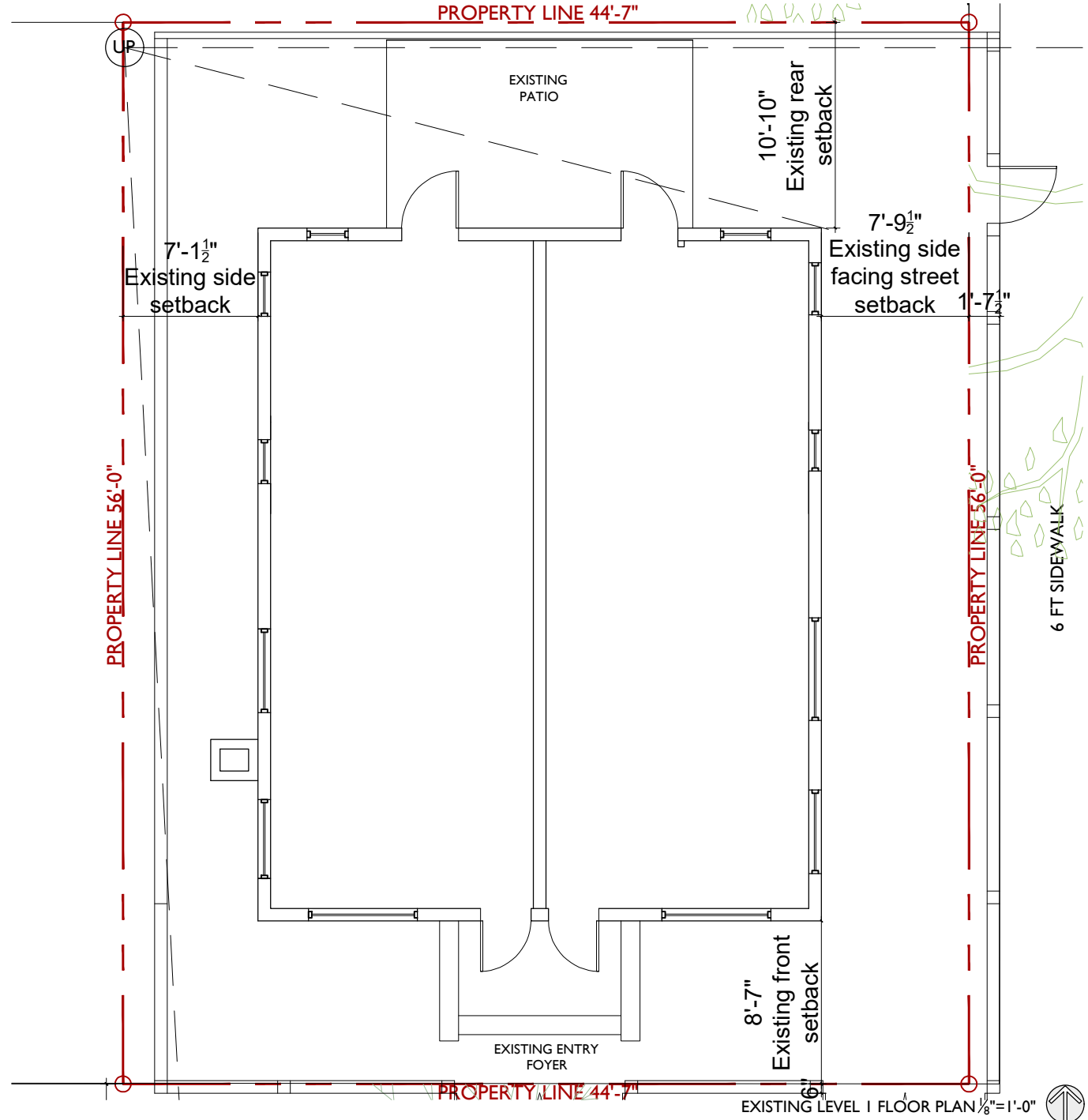
EXISTING NORTH ELEVATION 1/8"=1'-0"



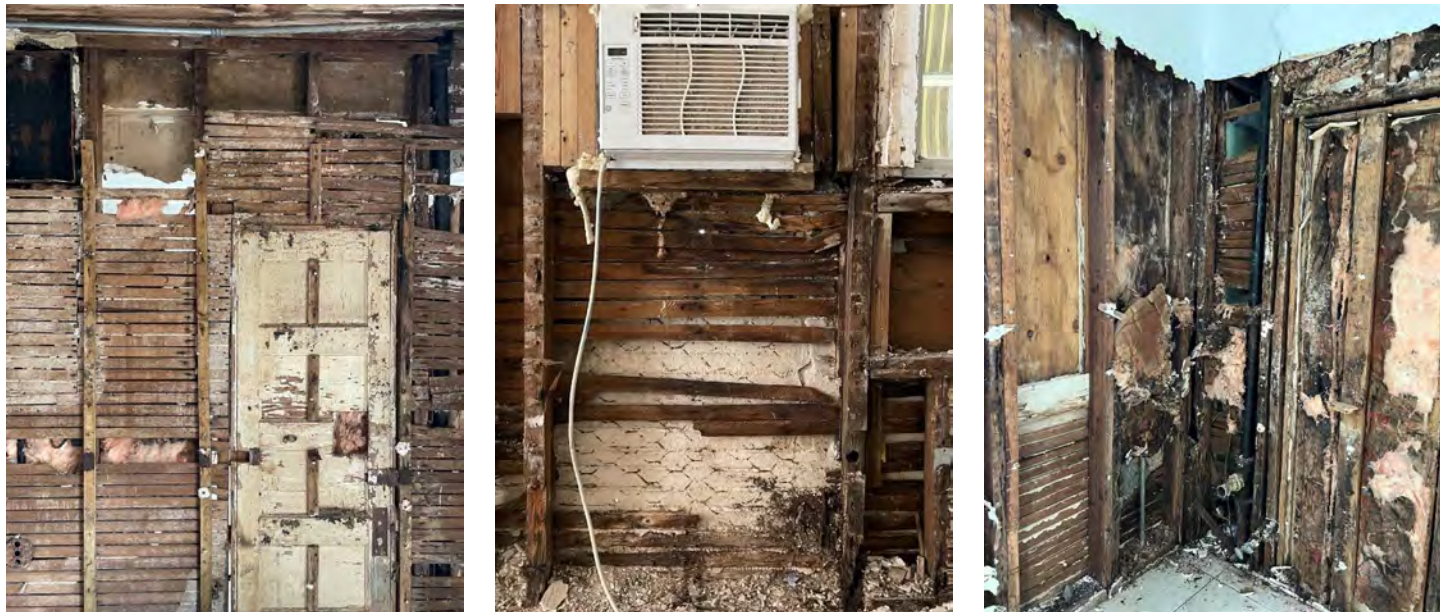
EXISTING EAST ELEVATION 1/8"=1'-0"



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



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



EXISTING INTERIOR CONDITIONS PHOTOS

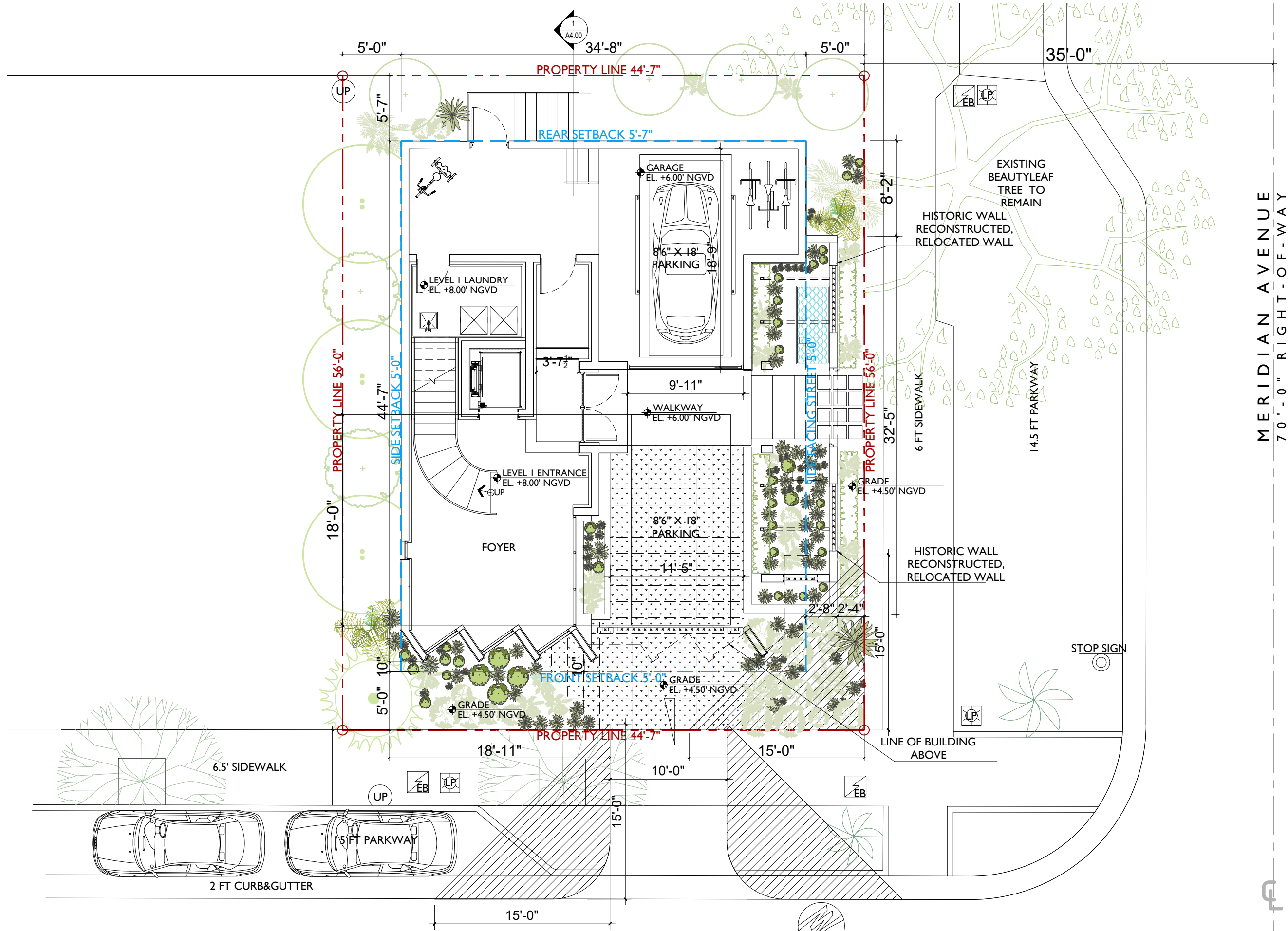


VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



FRONT VIEW OF SOUTH FACADE FROM SECOND STREET





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

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



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE

PROJECT:
 RESIDENCE

803 Second Street
 Miami Beach, FL 33139

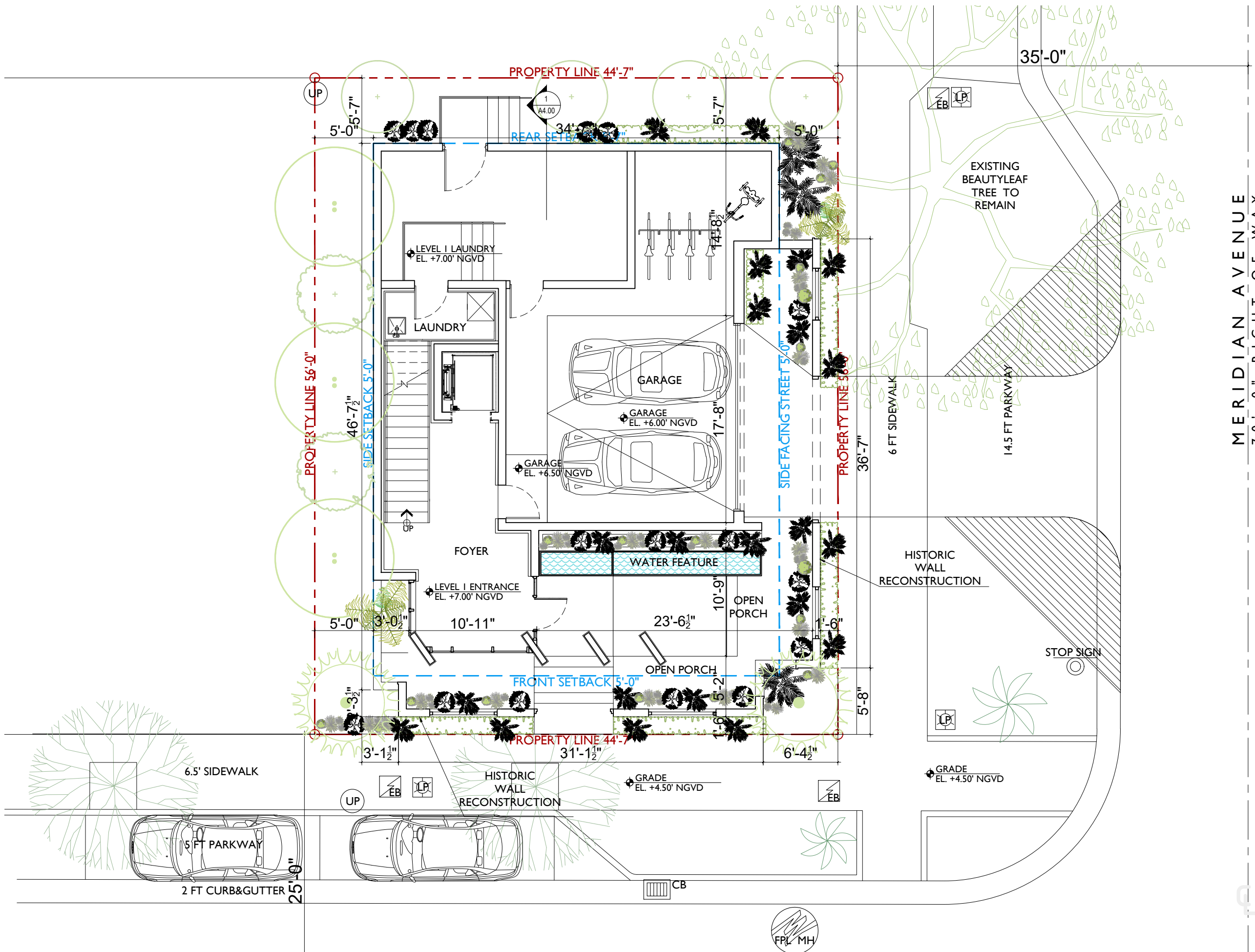
DRAWING:

RENDERING
 VIEW

JENNIFER MCCONNEY FLORIDA LIC# AR93044
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG
 ARCHITECTURE, INC. © 2022

SCALE:
 CHECK: JMcG
 DATE: 07/11/2022

SHEET NUMBER



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

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