



2740 North Bay Road (June 8, 2023)



Southeast Elevation (June 8, 2023)



Southwest Elevation (June 8, 2023)



Northwest Elevation (June 8, 2023)



Northeast Elevation (June 8, 2023)



Scale	
08/07/2023	
Project #	22005

EXISTING  
SITE PHOTOS

Z-004



BUILDING PERMITS: #46888 Higgs and Tait Painting exterior \$ 800.00 Feb. 8/  
#51902 - American Davit Co. - sea wall repairs \$1,100.00 6/24/70  
#86915 - J.J. Gross & Son - pt paint \$750.00 6/15/71  
#07673 - Campbell and Newman Realty For Sale Sign-7-25-75  
#3522-Miami Shores A/C Inc.- 4 central a/c-\$6850-3-10-76  
#80037-H L Edwards Const-Remodel kitchen and bedroom alterations-\$10000-3-29-76  
#30263 - 5-4-87 - Colonial R... Roof Repairs - 200 Sq. Ft. - \$k,800.00  
#30363 - 5-21-87 - North Gate Development - Reroof Tile - 50 Sq. Ft. - \$13,500.00  
#92146 7/1/87 Van Bower Pool swimming pool & 500 sq ft patio & 25 l.f. hi chain link fence \$17,800.

ELECTRICAL PERMITS: #43991 Lysinger and Wirick, Inc..1 switch outlet, 1 receptacle, 2 appliance o  
OK, Rosser 2/18/55 February 17, 1955  
#53235 Ace Electric: 1 range outlet, 1 appliance dryer, 1 center of distrib, 1 service equip - Jan. 23, 1959 OK 2/10/59 Newbold  
#73003-Shores Electric- 30 switch outlets; 27 light outlets; 35 receptacles; 200 service size;  
6 appl. outlets; 1 range/top; 1 oven; 2 water heater; 4 a/c window; 4 a/c; 25 KW strip heater-27 fixtures;  
1 trash maker; 1 refrigerator-3-29-76  
#82239 - Correct Electric - 1 Pool - 7-31-87

Plumbing 53517-Alco Plumbing- 1 lavatory; 1 shower; 1 sink, 1 water closet; 1 heater-new installation;  
1 heater-replace-3-9-76  
#63402 - All About Plumbing - Double Fee, Utility-Sewer, Penlity - 7-8-87  
#63410 - Van Bower Pool, Patio & Spa - Pool Piping - 7-9-87

COASTAL CONTROL ZONE							
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED							
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED NO.		OF WORK	COST	WORK COST	VALUE BEFORE REMODEL \$	COMMENTS	PERMIT NO.
2-13-58		Revisions to permit #92146, change in pool elevation.	Rev. charges				92146

BUILDING PERMITS: #92146 - 2-18-88 - Van Bower Pools - Revisions to permit #92146, change in pool elevation - Rev. charges OK.

PLUMBING PERMITS: #64990 - Kuznik Well Drilling Inc. - Discharge well-pool- 1-21-88 OK.

ELECTRICAL PERMITS: #82239 - Daniel Electrical Contractors - Swimming pool permit transfer - 2-22-88 OK.

OCTOBER 7, 1929  
NOVEMBER 8, 1929  
OCTOBER 29, 1929  
JANUARY 25, 1930  
MARCH 25, 29 1937

MAY 18, 1937  
JUNE 11 1937  
FEBRUARY 17, 1955  
FEBRUARY 8, (*illegible*)  
AUGUST 24, 1970  
JUNE 15, 1971  
JULY 25, 1975  
MARCH 9, 1976  
MARCH 10, 1976  
MARCH 29, 1976

MAY 4, 1987  
MAY 21, 1987  
JULY 1, 1987

JULY 8, 1987  
JULY 9, 1987  
JULY 31, 1987  
JANUARY 21, 1988  
FEBRUARY 18, 1988  
FEBRUARY 22, 1988  
SEPTEMBER 1, 2009

NOVEMBER 6, 2009

MAY 11, 2010

JUNE 20, 2011

FEBRUARY 13, 2018

MARCH 3, 2020  
FEBRUARY 22, 2021

JUNE 20TH, 2023

ORIGINAL BUILDING PERMIT  
PLUMBING PERMIT – ALEX ORR  
ELECTRICAL PERMIT – MAGIC ELEC.  
ELECTRICAL PERMIT – ROBINSON  
ADDITION – JOHN & COULTON SKINNER, ARCH. MEAD  
CONSTRUCTION Co.  
ELECTRICAL PERMIT – JENNINGS  
ELECTRICAL PERMIT- JENNINGS  
ELECTRICAL PERMIT – LYSINGER AND WIRICK, INC.  
PAINTING PERMIT – HIGGS AND TAIT  
SEE WALL REPAIR – AMERICAN DAVIT CO.  
PAINTING PERMIT - J.J GROSS & SON  
FOR SALE SIGN - CAMPBELL AND NEWMAN REALTY  
PLUMBING PERMIT – ALCO PLUMBING  
INSTALLATION OF CENTRAL A/C – MIAMI SHORES A/C INC  
REMODEL KITCHEN AND BEDROOM ALTERATIONS – H L EDWARDS  
CONST-REMODEL  
ROOF REPAIRS – COLONIAL ROOFING  
RERROF TILE – NORTH DADE?  
SWIMMING POOL AND 500SQ FT PATIO AND CHAIN LINK FENCE –  
VAN BOWER POOL  
PLUMBING PERMIT – ALL ABOUT PLUMBING  
POOL PIPING – VAN BOWER POOL, PATIO & SPA  
POOL – CORRECT ELECTRIC  
PLUMBING PERMIT – KUZNIK WELL DRILLING INC.  
POOL PERMIT REVISION VAN BOWER POOL  
ELECTRICAL PERMIT – DANIEL ELECTRICAL CONTRACTORS  
DRB APPROVAL – MODIFICATIONS TO THE ARCHITECTURALLY  
SIGNIFICANT 2-STORY HOME, INCLUDING SUBSTANTIAL  
DEMOLITION OF THE EXISTING HOME AND THE CONSTRUCTION OF  
SEVERAL GROUND LEVEL ADDITIONS AND ROOF TOP ADDITIONS.  
BOA APPROVAL –FOR APPROVAL OF A VARIANCE REQUIRED TO  
BUILD A TWO-STORY ADDITION TO THE EXISTING SINGLE FAMILY  
HOME  
HPB APPROVAL – HISTORIC DESIGNATION OF THE EXISTING  
STRUCTURE  
B1004477: PERMIT FOR AN ADDITION TO AN EXISTING TWO-STORY  
RESIDENCE, NEW GAZEBO, SWIMMING POOL & SPA, PRIVACY  
WALLS, FOUNTAINS AND LANDSCAPING.  
HPB APPROVAL -FOR COMPLETE DEMOLITION AND  
RECONSTRUCTION OF THE PREVIOUSLY APPROVED DESIGN FOR  
THE RESIDENCE.  
APPROVAL OF DEMOLITION PLANS #BR1903639  
PERMIT PLANS FOR HPB APPROVED DESIGN WERE APPROVED  
#BR1903519  
HPB SUBMITTAL FOR THE DESIGN AND CONSTRUCTION OF A NEW  
CONTEMPORARY RESIDENCE, BASED ON THE LEGACY OF THE  
AUGUST GEIGER HISTORIC DESIGN



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BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION  
BOARD: FINAL SUBMITTAL

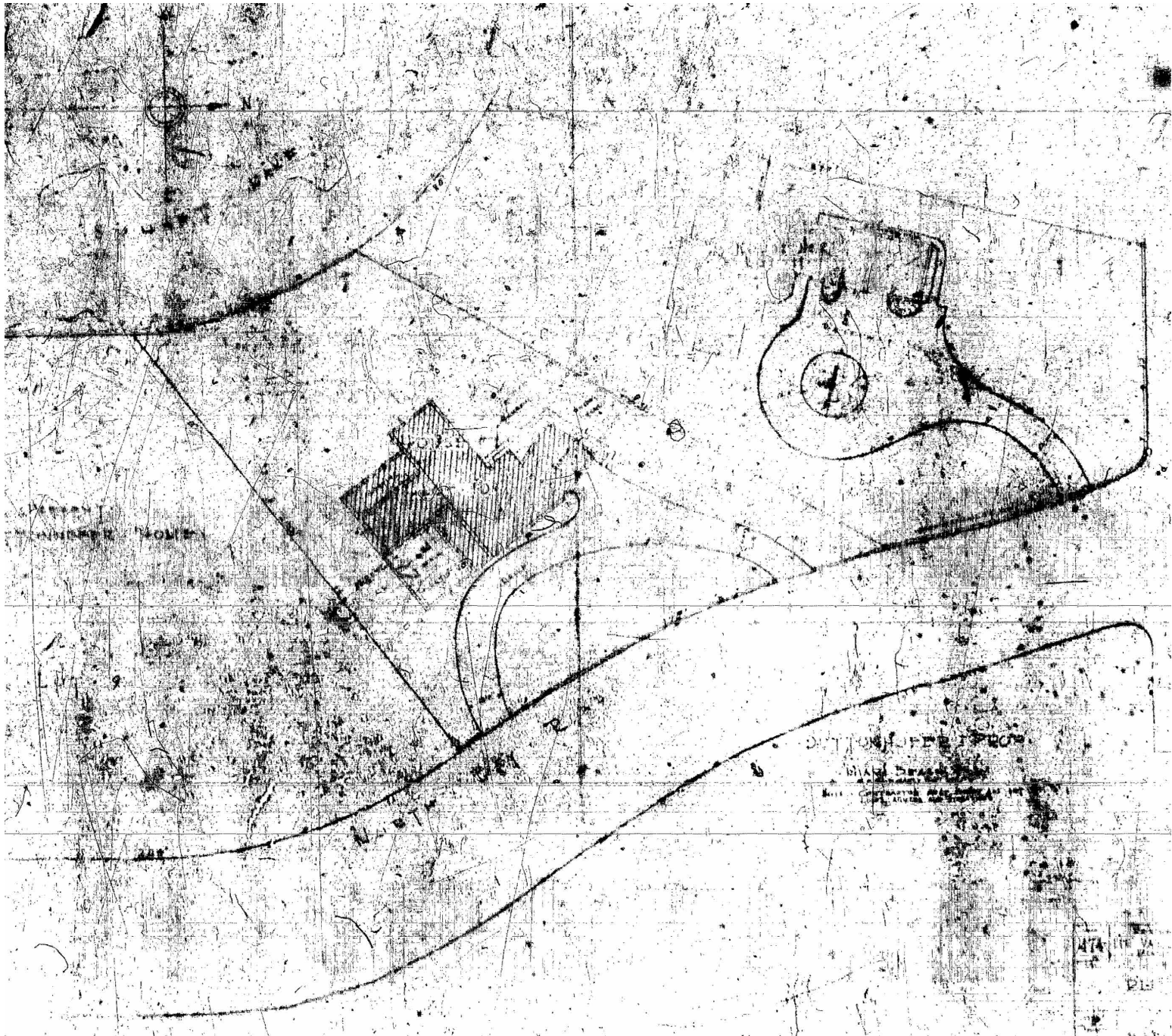
NOT FOR CONSTRUCTION

Scale	
08/07/2023	
Project #	22005

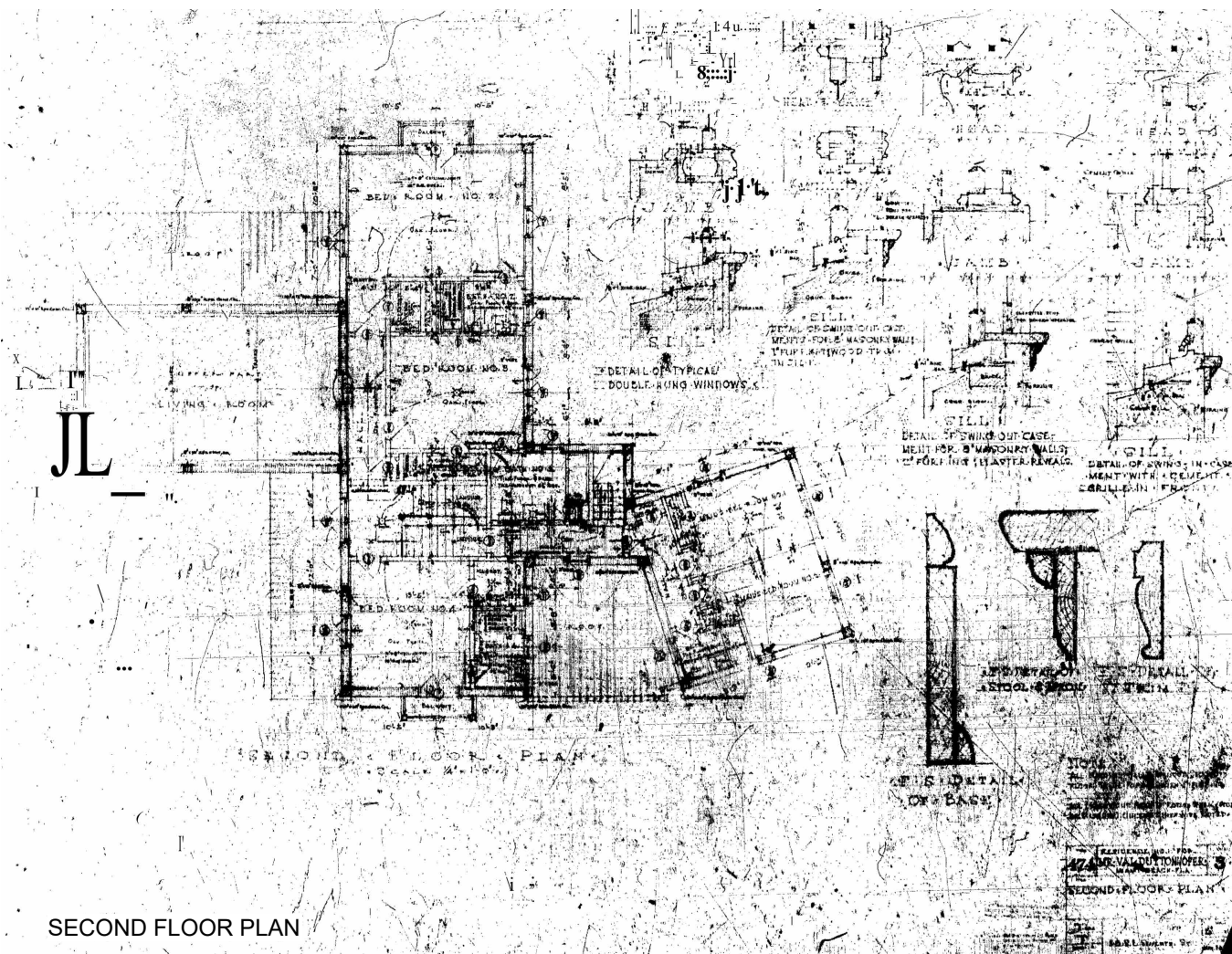
EXISTING  
SITE  
TIMELINE

Z-004.1

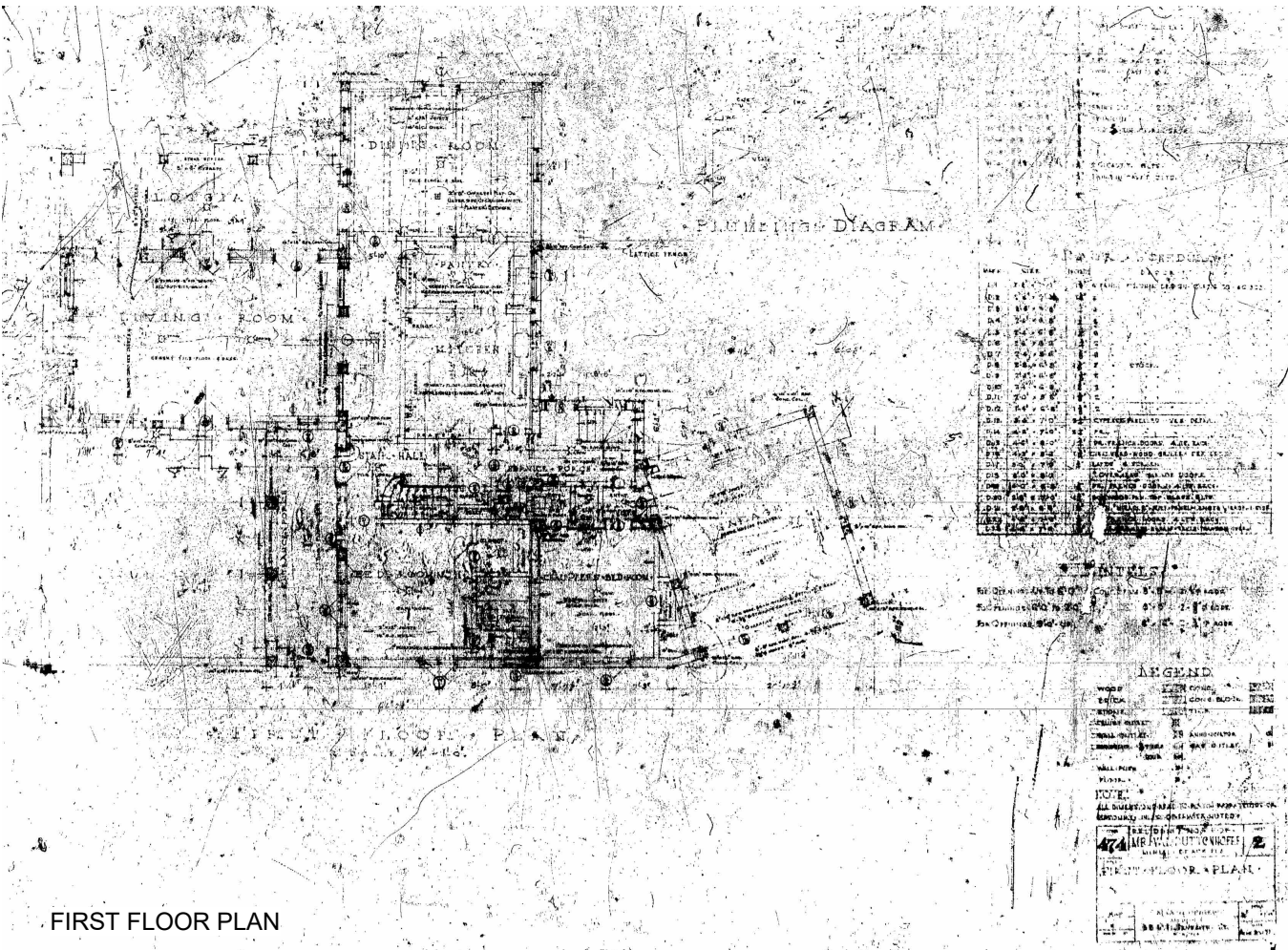




SITE PLAN



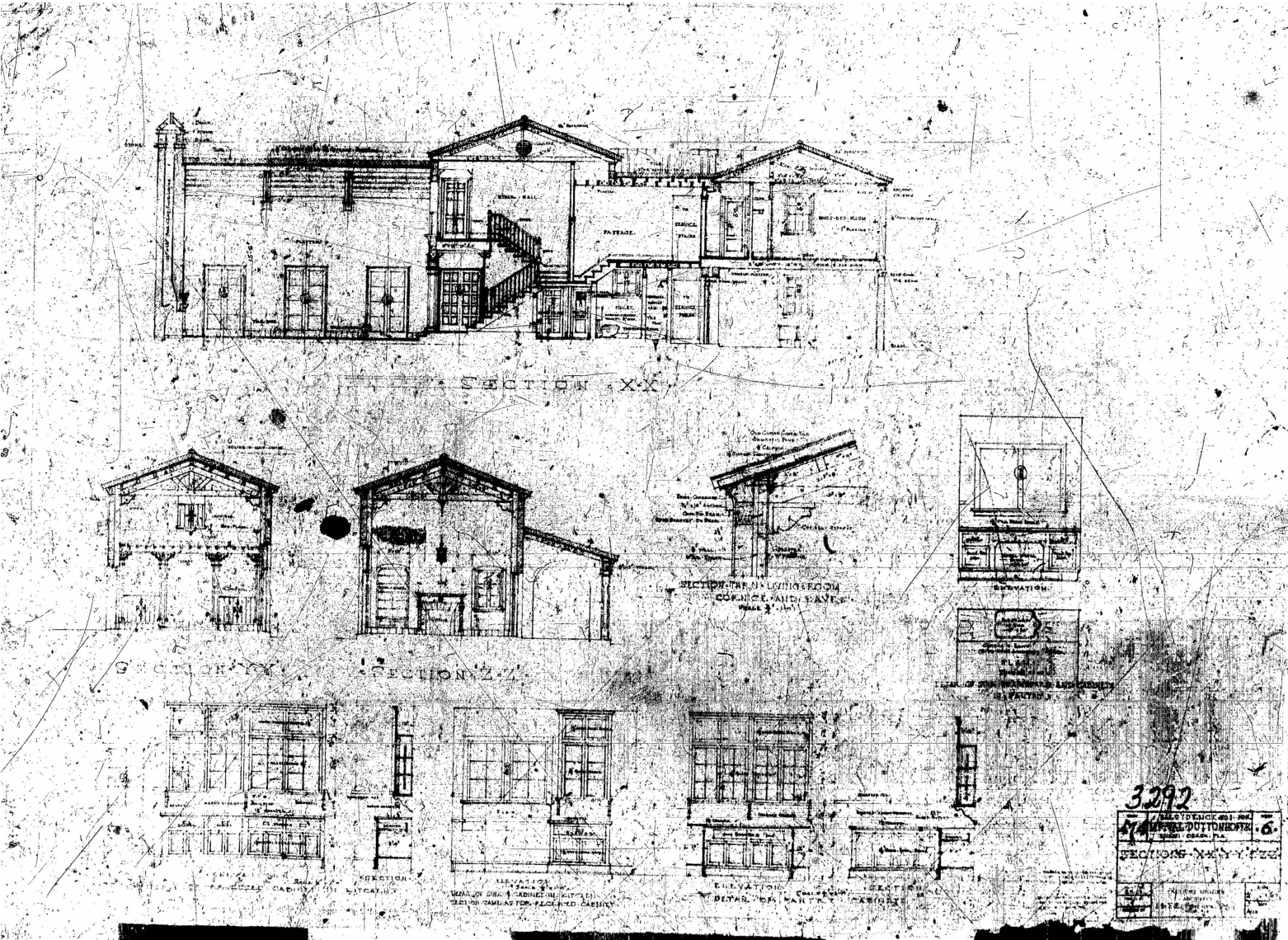
SECOND FLOOR PLAN



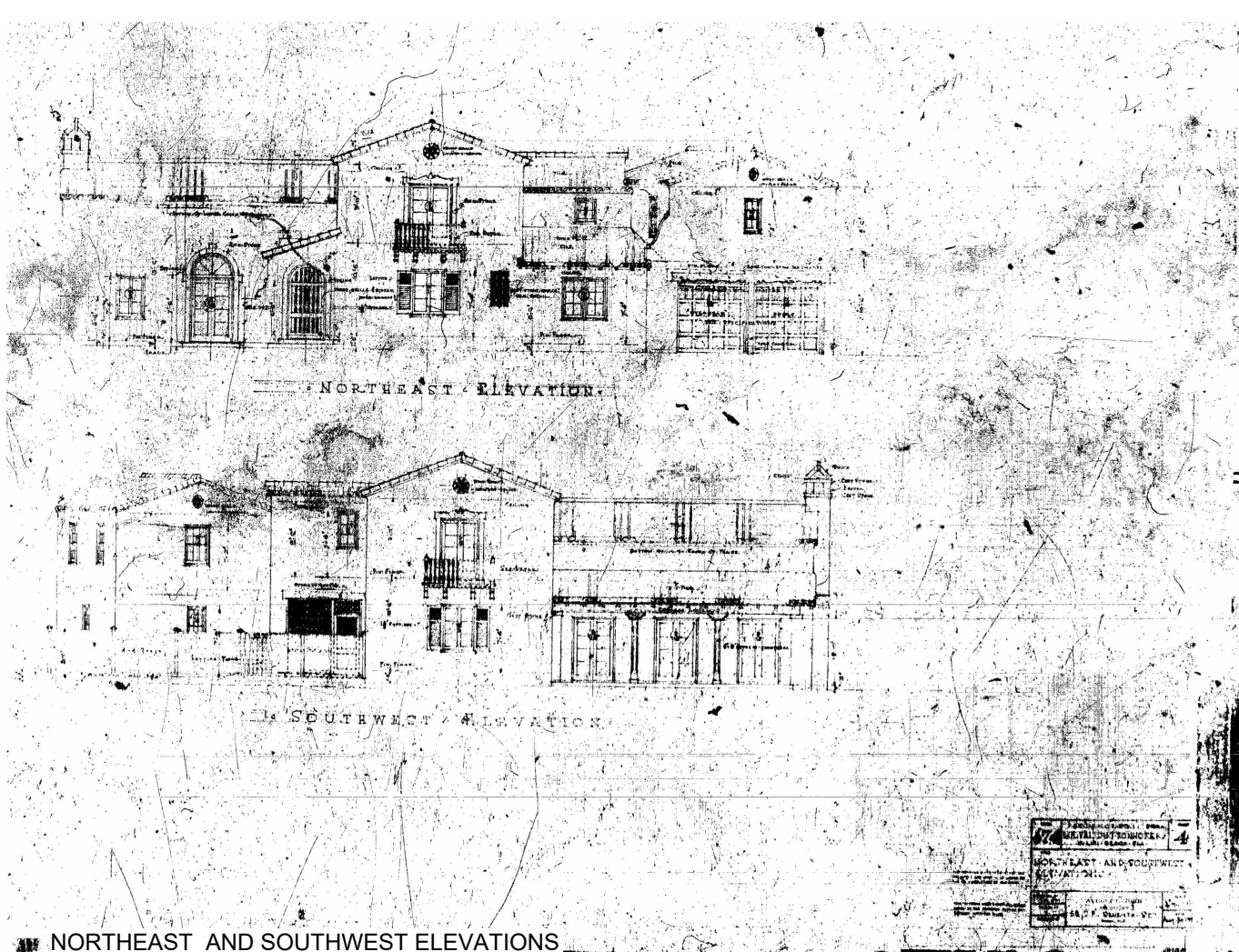
FIRST FLOOR PLAN

Scale	
08/07/2023	
Project #	22005

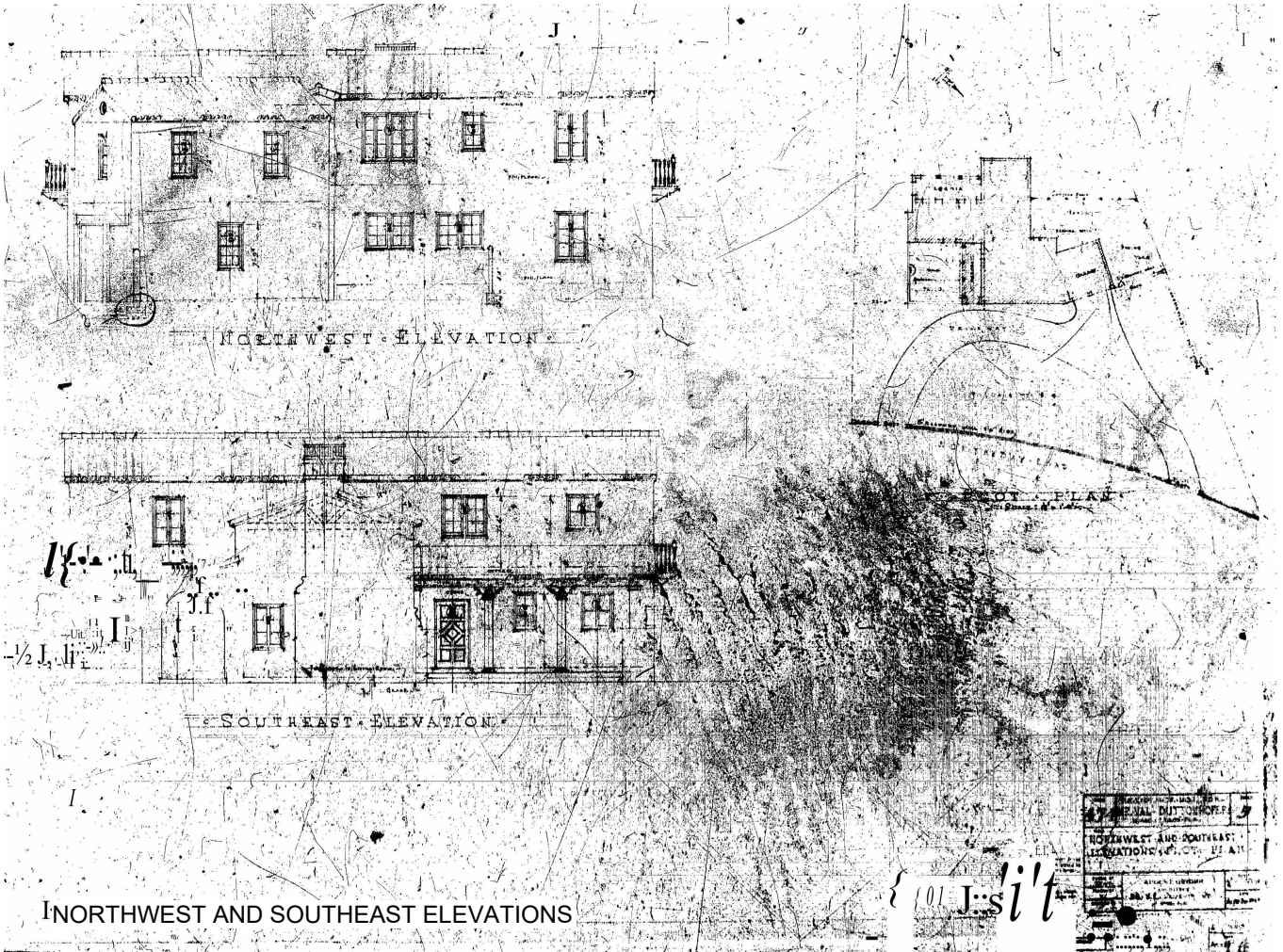




SECTIONS AND DETAILED DRAWINGS



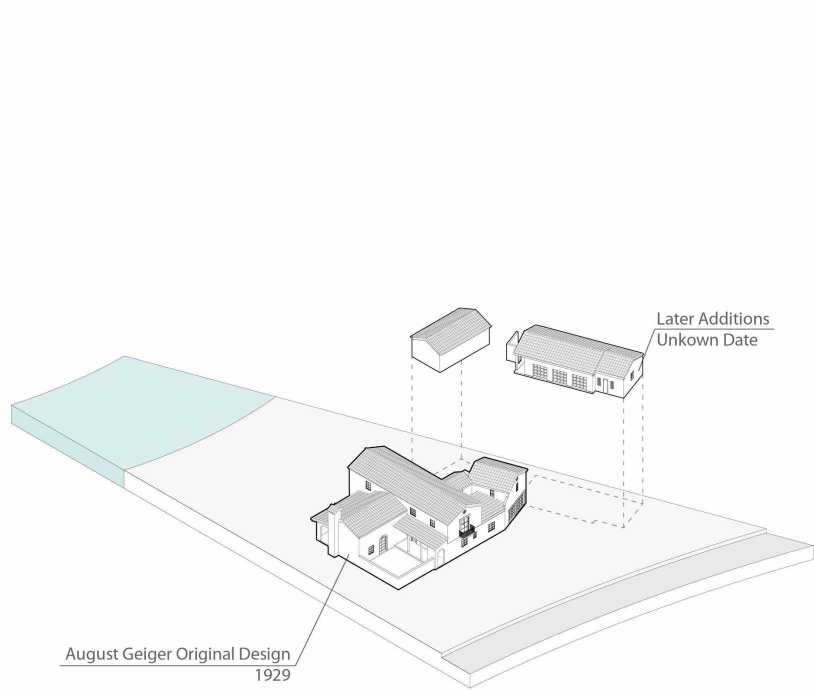
NORTHEAST AND SOUTHWEST ELEVATIONS



NORTHWEST AND SOUTHEAST ELEVATIONS

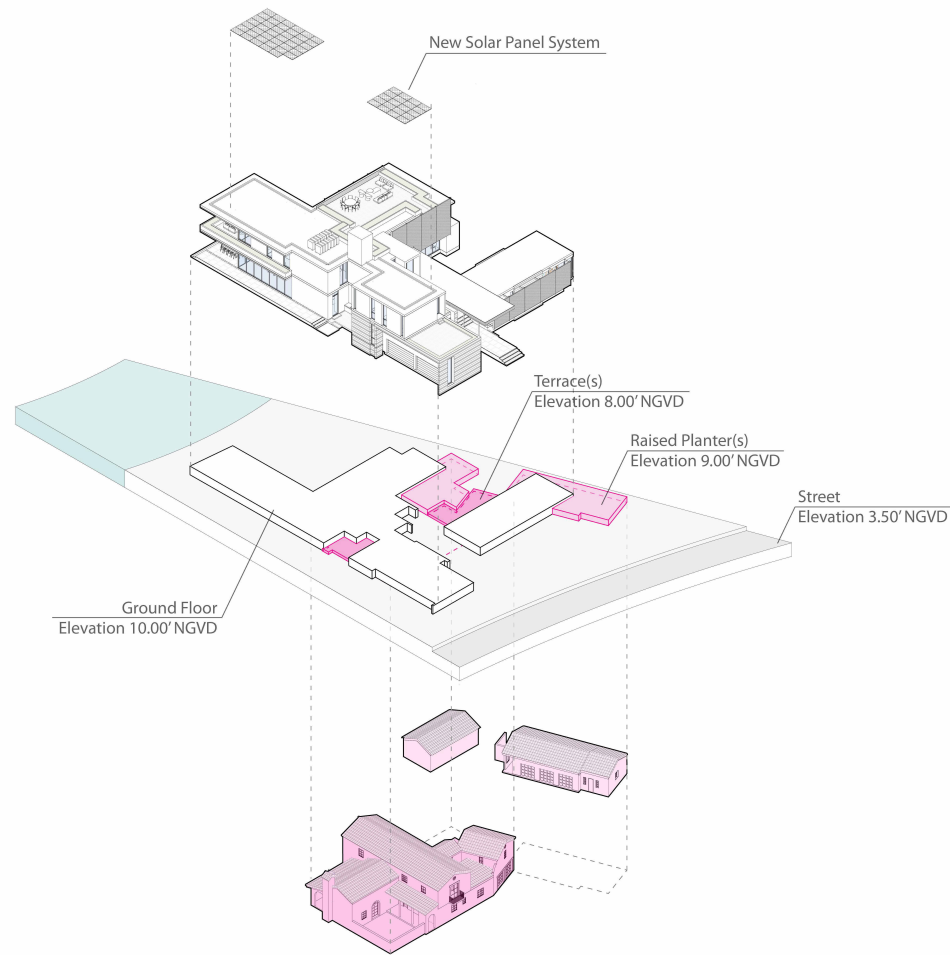
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Later Additions  
Unkown Date

August Geiger Original Design  
1929



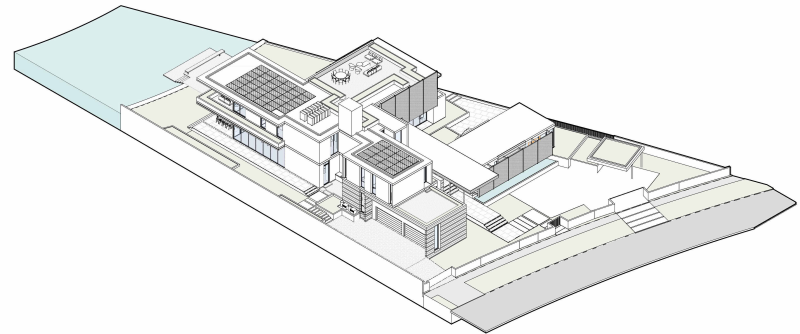
New Solar Panel System

Terrace(s)  
Elevation 8.00' NGVD

Raised Planter(s)  
Elevation 9.00' NGVD

Street  
Elevation 3.50' NGVD

Ground Floor  
Elevation 10.00' NGVD



## BAY HOUSE

2740 N Bay Road, Miami Beach, FL 33140

HISTORIC PRESERVATION

BOARD: FINAL SUBMITTAL

NOT FOR CONSTRUCTION

Scale

08/07/2023

Project #

22005

DESIGN  
DEVELOPMENT  
DRAWINGS &  
DIAGRAMS

Z-004.7

KODA

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