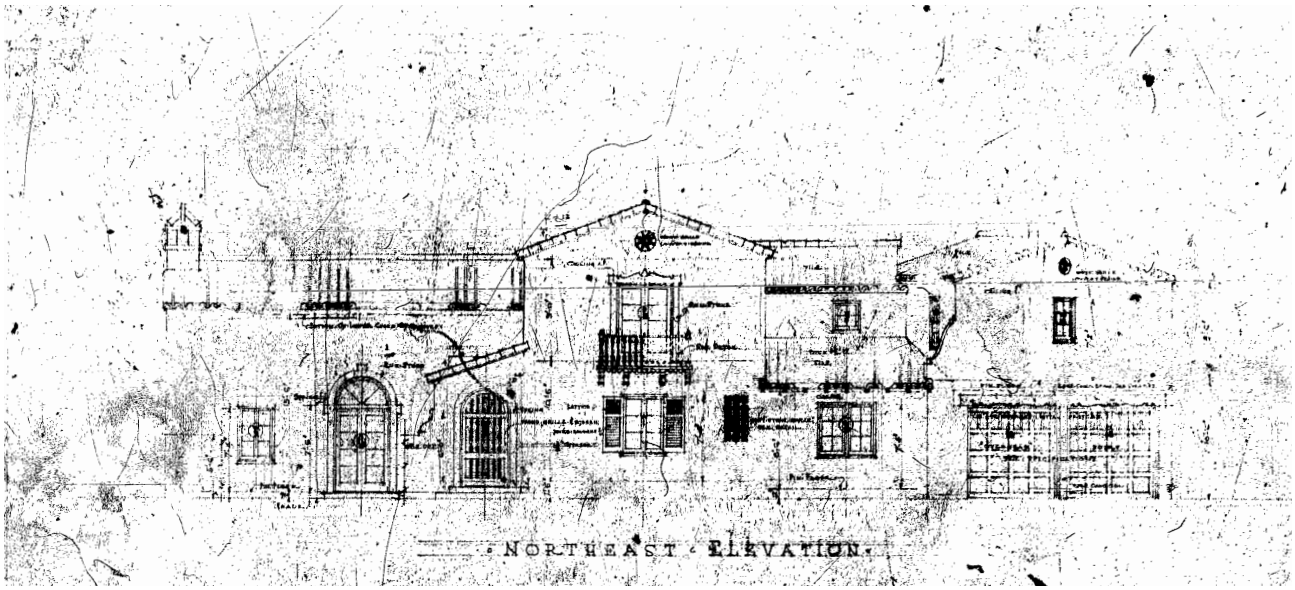

HISTORIC RESOURCE REPORT & ANALYSIS
2740 N BAY ROAD
MIAMI BEACH, FL 33154

Prepared by:
KoDA
7500 NE 4th Court, Suite 100
Miami, FL 33138
www.kodamiami.com

August 7th, 2023

KoDA

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INTRODUCTION

KoDA has been commissioned to design a new single family residence at 2740 N Bay Road, Miami Beach. As per Resolution 20180110698 Book 30873 Page 4292, dated 02/23/2018, the Historic Preservation Board provided approval for a Certificate of Appropriateness for total demolition and reconstruction of the previously approved design at a higher finish floor elevation. Prior to demolition on May 17th, 2010, as per HPB File No. 7132, the board voted to designate the existing single-family home as an historic structure. Therefore, the project ultimately will require a Certificate of Appropriateness from the Miami Beach Historic Preservation Board for approval of the newly proposed residence.

This Historic Resources Report and Analysis is intended to provide historical context to the complex and deep history of the property. This report documents our research of the architect, his work, and the context in which this specific design was set, as well as our ideas for the new residence and how they build on the legacy of August Geiger.

The report is intended to supplement the full architectural drawing package submitted to the Historic Preservation Board staff on June, 20th, 2023. The documents within the report contain text from Carolyn Klepser, microfilm from the City of Miami Beach historical archive as well as photographs from the Gleason Waite Romer photography collection & historic Miami Beach Real Estate Listings at the Miami Dade Public Library.

ARCHITECTURAL BACKGROUND

The property does not fall within an historic district within the city. In October of 1929, August Geiger designed and permitted a single family residence containing 7 bedroom house with a garage for Val Duttonhofer. The House was a more simplified and reduced version of the Mediterranean Revival style, likely because of the economic conditions of the time. That being said, it contained the elements of traditional Mediterranean Revival such as a barrel tiled roof, a defined entry loggia, a formalized courtyard garden, a vaulted living room with fire place and a loggia terrace on the rear. (See Microfilm on following pages)

Less than 10 years later on March 25, 1937 architecture firm John & Coulton Skinner designed an addition to expand the size of the home including a family room volume to the north and a larger garage to the north east. The style of the additions were in keeping with the spirit of the original Geiger design.

Over the following 70 years infrastructural upgrades occurred in the home. In fact, it wasn't until March 10th, 1976 that a central AC system was installed in the home by Miami Shores A/C, Inc. The swimming pool for the home wasn't added or completed until 1988.

On September 1, 2009, then owner Claude Dray hired architect Kobi Karp and filed an application with the city of Miami Beach Planning Department for Design Review Approval. The Application for approval consisted of 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. (Refer to Resolution-27014 at Page 4822). Mr. Dray later filed an application with Board of Adjustment for variances in order to build a two-story addition to the existing two-story single family home on November, 2009. (Refer to Resolution- 27561 at Page 2191)

According to the Miami Dade County Property Appraiser, Mr. Dray sold the property to his daughter, Delphine Dray in October of 2012. However, on May 11th, 2010 Mrs. Dray submitted an application to the Historic Preservation Board for the designation of the existing single family home as an historic structure. June 20th, 2011, the City of Miami Beach Building Department approved a permit for alterations and additions to the existing residence including a new gazebo, swimming pool & spa, privacy walls, fountains and landscaping. (Reference: Permit #B1004477.)

On February 13th, 2018 Pacheco Architecture, PLLC filed an application to the Historic Preservation Board for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing 2-story home, including the construction of new one and two story additions. Specifically, the application requested total demolition and reconstruction of the previously approved design at a higher finish floor elevation. (Reference Resolution-30873 Page 4292)

Subsequently to this, Pacheco Architecture prepared and submitted demolition plans on August 1st, 2018 which were later reviewed and approved by the City of Miami Beach building department on March 3rd, 2020 under permit #BR1903639. Pacheco Architecture also submitted plans for permit review by the City of Miami Beach Building Department and were approved on February, 22nd, 2021 under permit #BR1903519. While the home was demolished, the building permit later expired.

On November 23rd, 2022 Mrs. Dray sold the property to 2740 North Bay Road, LLC who has hired Kean Office for Design + Architecture, P.A., (KoDA) to design a new contemporary residence which builds on the legacy of the original Geiger design.

ARCHITECTURAL TIMELINE

OCTOBER 7, 1929	ORIGINAL BUILDING PERMIT
NOVEMBER 8, 1929	PLUMBING PERMIT – ALEX ORR
OCTOBER 29, 1929	ELECTRICAL PERMIT – MAGIC ELEC.
JANUARY 25, 1930	ELECTRICAL PERMIT – ROBINSON
MARCH 25,29 1937	ADDITION – JOHN & COULTON SKINNER, ARCH. MEAD CONSTRUCTION Co.
MAY 18, 1937	ELECTRICAL PERMIT – JENNINGS
JUNE 11 1937	ELECTRICAL PERMIT- JENNINGS
FEBRUARY 17, 1955	ELECTRICAL PERMIT – LYSINGER AND WIRICK, INC.
FEBRUARY 8, (illegible)	PAINTING PERMIT – HIGGS AND TAIT
AUGUST 24, 1970	SEE WALL REPAIR – AMERICAN DAVIT CO.
JUNE 15, 1971	PAINTING PERMIT - J.J GROSS & SON
JULY 25, 1975	FOR SALE SIGN - CAMPBELL AND NEWMAN REALTY
MARCH 9, 1976	PLUMBING PERMIT – ALCO PLUMBING
MARCH 10, 1976	INSTALLATION OF CENTRAL A/C – MIAMI SHORES A/C INC
MARCH 29, 1976	REMODEL KITCHEN AND BEDROOM ALTERATIONS – H L EDWARDS CONST-REMODEL
MAY 4, 1987	ROOF REPAIRS – COLONIAL ROOFING
MAY 21, 1987	RERROF TILE – NORTH DADE?
JULY 1, 1987	SWIMMING POOL AND 500SQ FT PATIO AND CHAIN LINK FENCE – VAN BOWER POOL
JULY 8, 1987	PLUMBING PERMIT – ALL ABOUT PLUMBING
JULY 9, 1987	POOL PIPING – VAN BOWER POOL, PATIO & SPA
JULY 31, 1987	POOL – CORRECT ELECTRIC
JANUARY 21, 1988	PLUMBING PERMIT – KUZNIK WELL DRILLING INC.
FEBRUARY 18, 1988	POOL PERMIT REVISION VAN BOWER POOL
FEBRUARY 22, 1988	ELECTRICAL PERMIT – DANIEL ELECTRICAL CONTRACTORS
SEPTEMBER 1, 2009	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.
NOVEMBER 6, 2009	BOA APPROVAL –FOR APPROVAL OF A VARIANCE REQUIRED TO BUILD A TWO-STORY ADDITION TO THE EXISTING SINGLE FAMILY HOME
MAY 11, 2010	HPB APPROVAL – HISTORIC DESIGNATION OF THE EXISTING STRUCTURE
JUNE 20, 2011	B1004477: PERMIT FOR AN ADDITION TO AN EXISTING TWO-STORY RESIDENCE, NEW GAZEBO, SWIMMING POOL & SPA, PRIVACY WALLS, FOUNTAINS AND LANDSCAPING.
FEBRUARY 13, 2018	HPB APPROVAL -FOR COMPLETE DEMOLITION AND RECONSTRUCTION OF THE PREVIOUSLY APPROVED DESIGN FOR THE RESIDENCE.
MARCH 3, 202Ω	APPROVAL OF DEMOLITION PLANS #BR1903639
FEBRUARY 22, 2021	PERMIT PLANS FOR HPB APPROVED DESIGN WERE APPROVED #BR1903519
JUNE 20TH, 2023	HPB SUBMITTAL FOR THE DESIGN AND CONSTRUCTION OF A NEW CONTEMPORARY RESIDENCE, BASED ON THE LEGACY OF THE AUGUST GEIGER HISTORIC DESIGN

[redacted]

Val Duttonhofer | Mailing Address | Permit No. 3292

Lot 10 Block 12 | Subdivision Sunset Lake | No. 2740 Street

General Contractor R. G Witters Co. 8208 | Address

Architect August Geiger | Address 32

Front 61 Depth 86 | Height | Stories

Type of construction Reinf. Conc and COnc. Piles | Cost $ 30,000.00 | Foundation Conc.

Plumbing Contractor Alex Orr | Permit 4527 | Address

No. fixtures 21 - 2 Gas | Rough approved by

Plumbing Contractor | Address

No. fixtures set | Final approved by

Sewer connection | Septic tank | Make

Electrical Contractor Magic Elec. #863 | Address

No. outlets 77 Heaters | Stoves | Motors | Fans | Temp

Rough approved by | Date

Electrical Contractor [illegible] | Address

No. fixtures set 42 | Final approved by

Date of service

(Page 1)

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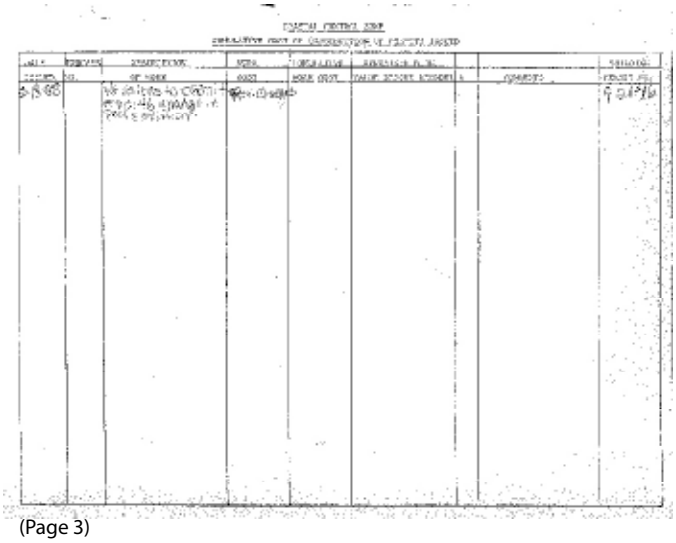

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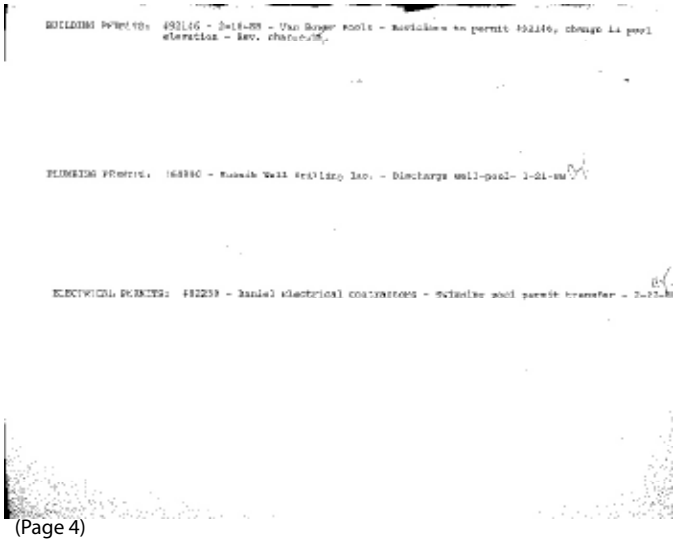

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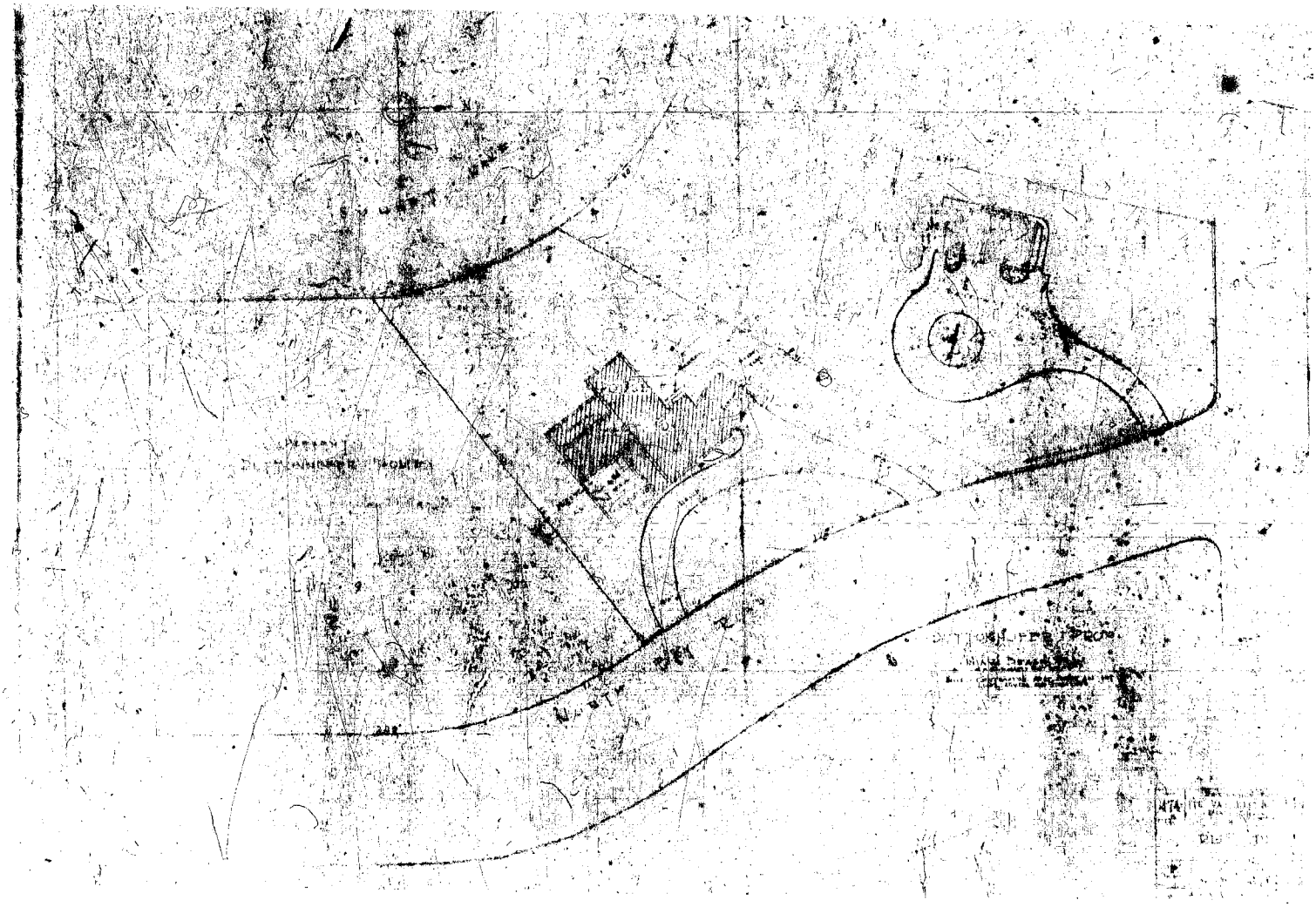
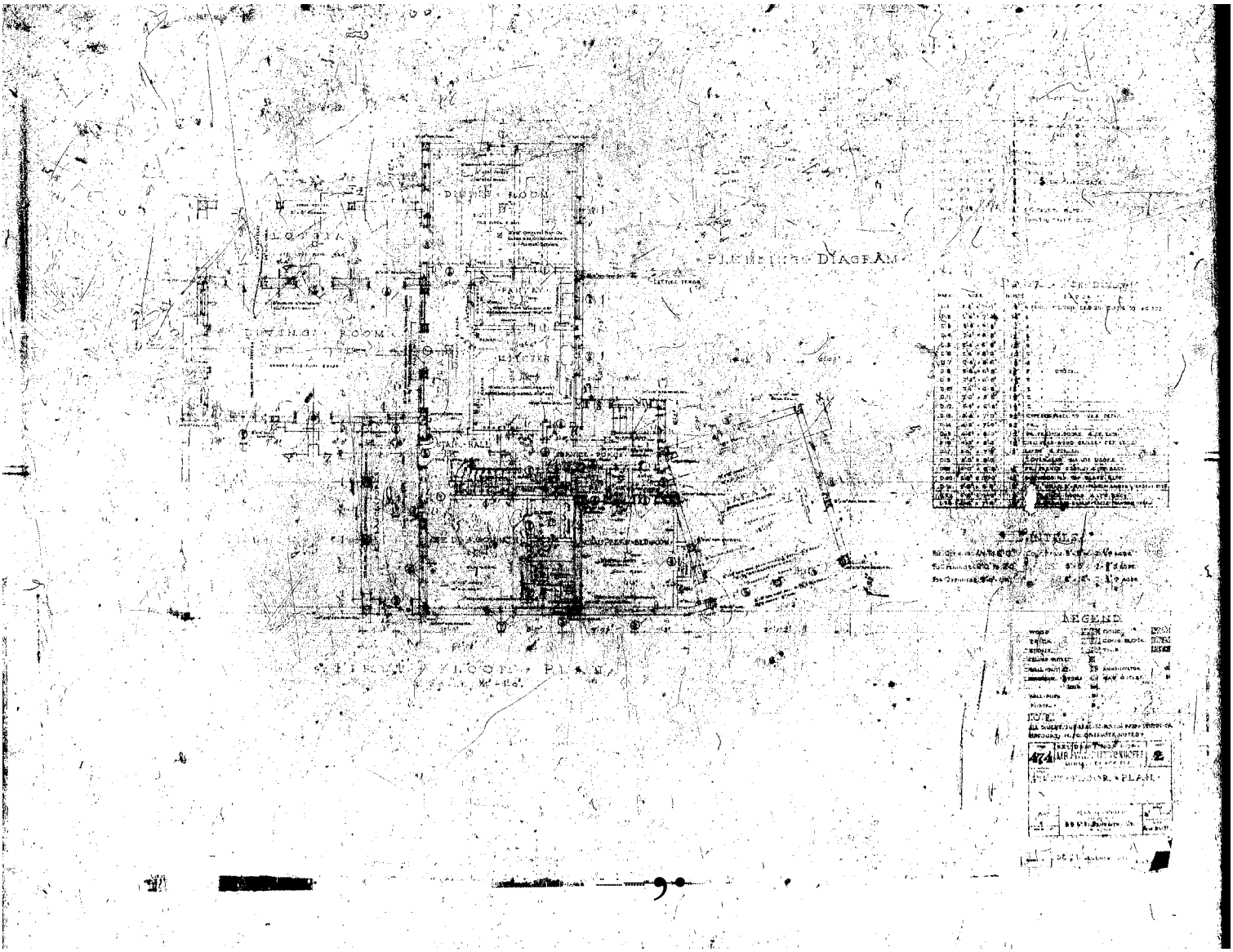
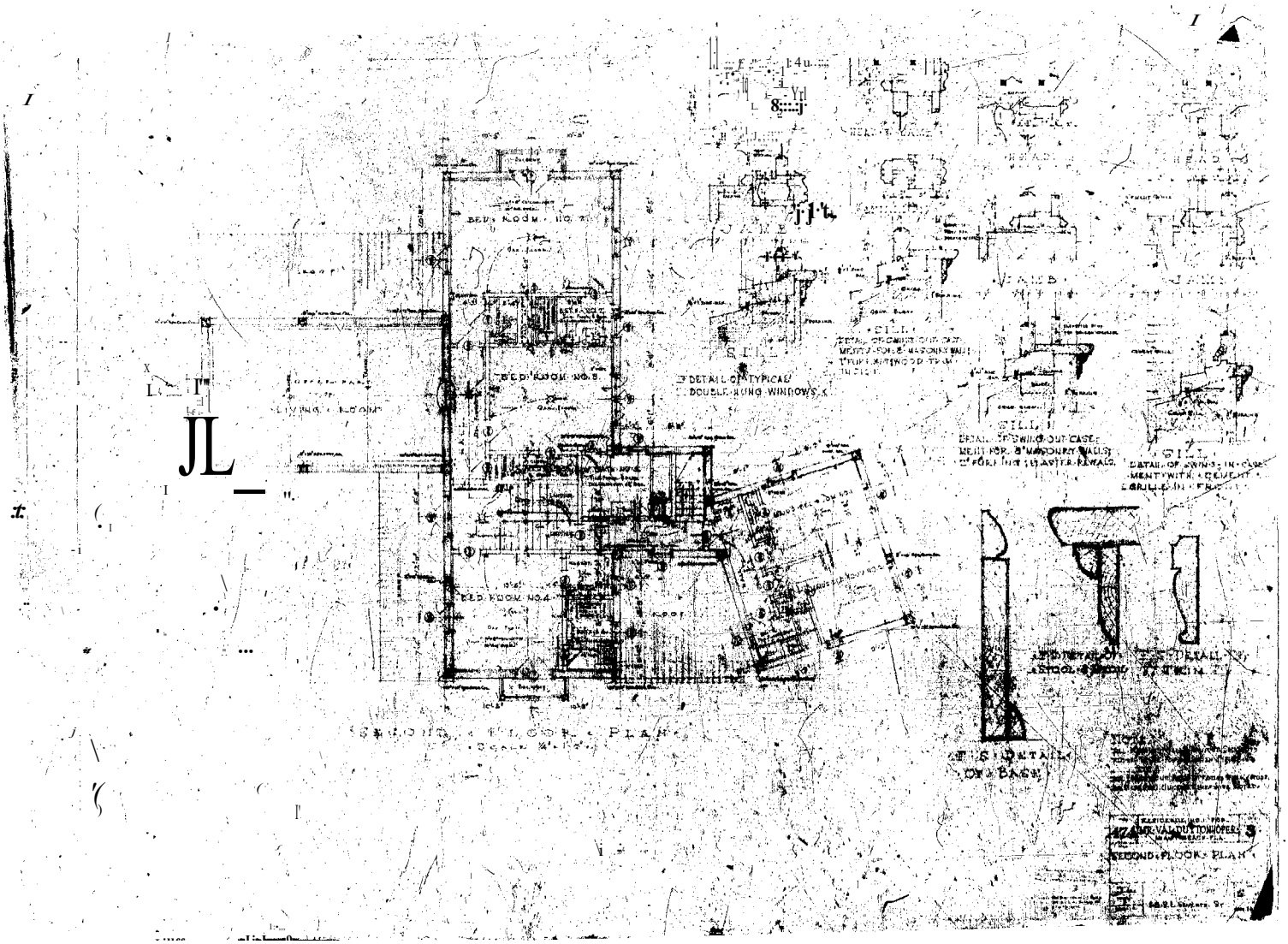
Miami Beach Building Card
Planning Department, Miami Beach, FL



Historic Microfilm, Original 1929 August Geiger Design
Site Plan -NTS

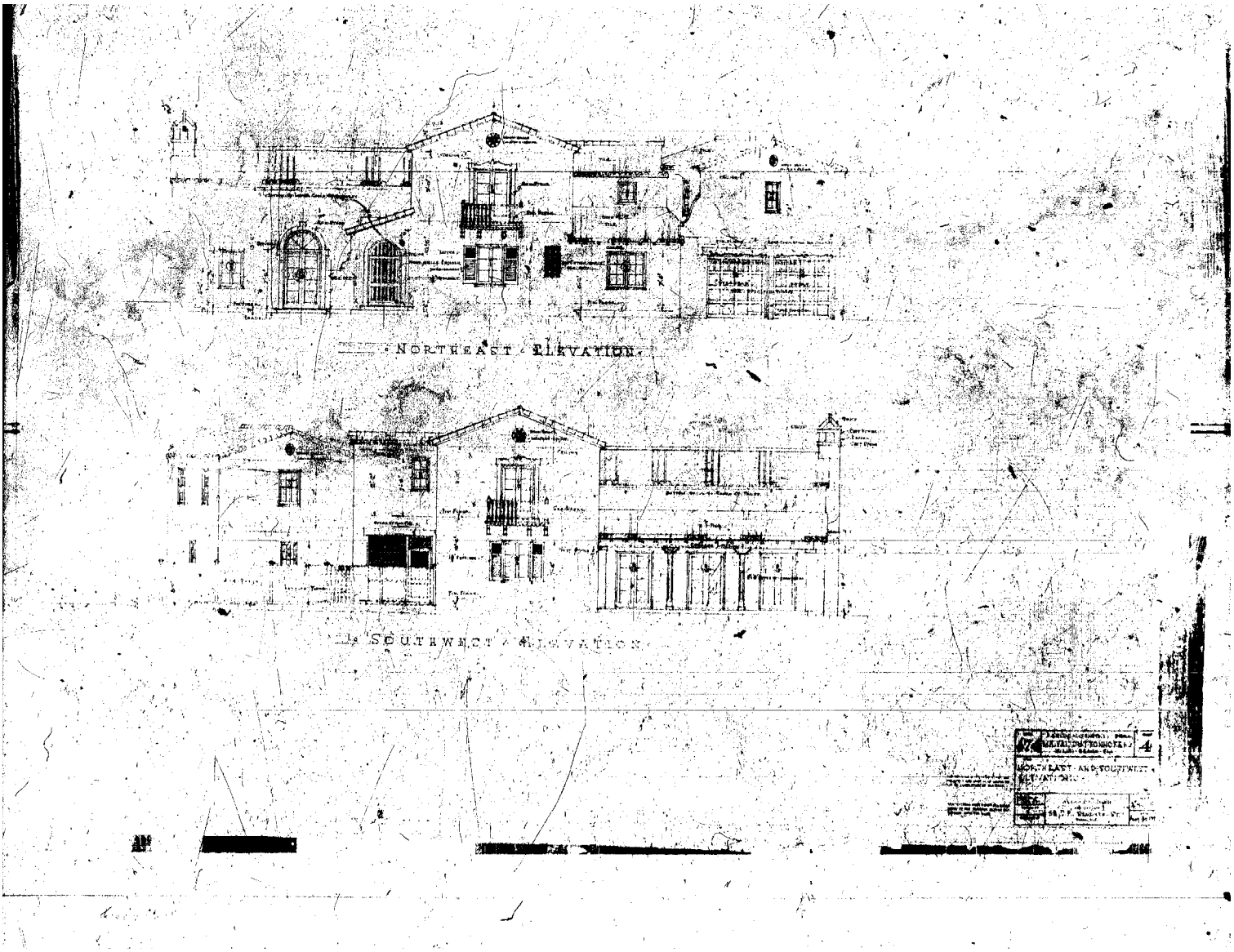


Historic Microfilm, Original 1929 August Geiger Design
First Floor Plan- NTS

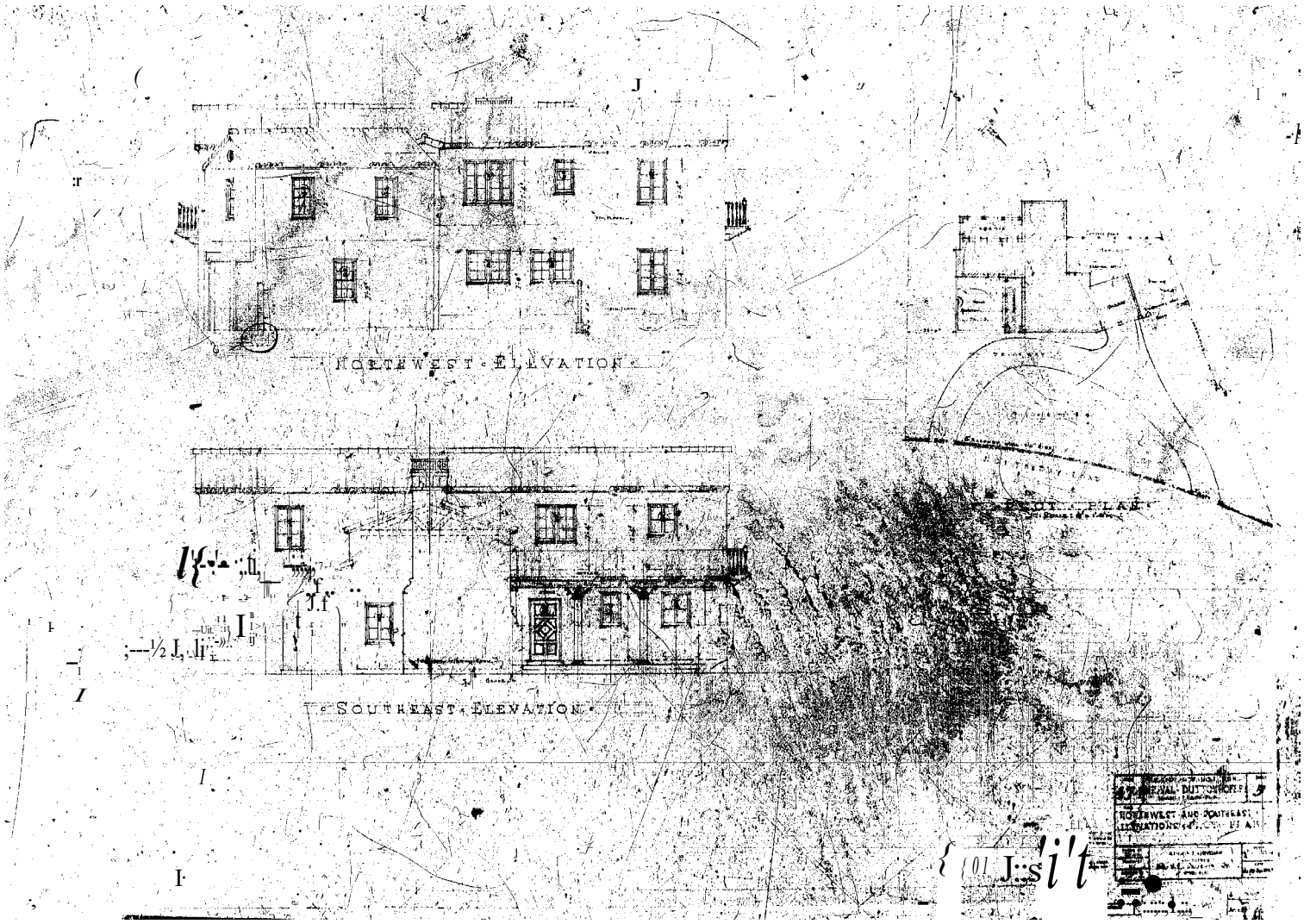


Historic Microfilm, Original 1929 August Geiger Design
Second Floor Plan- NTS

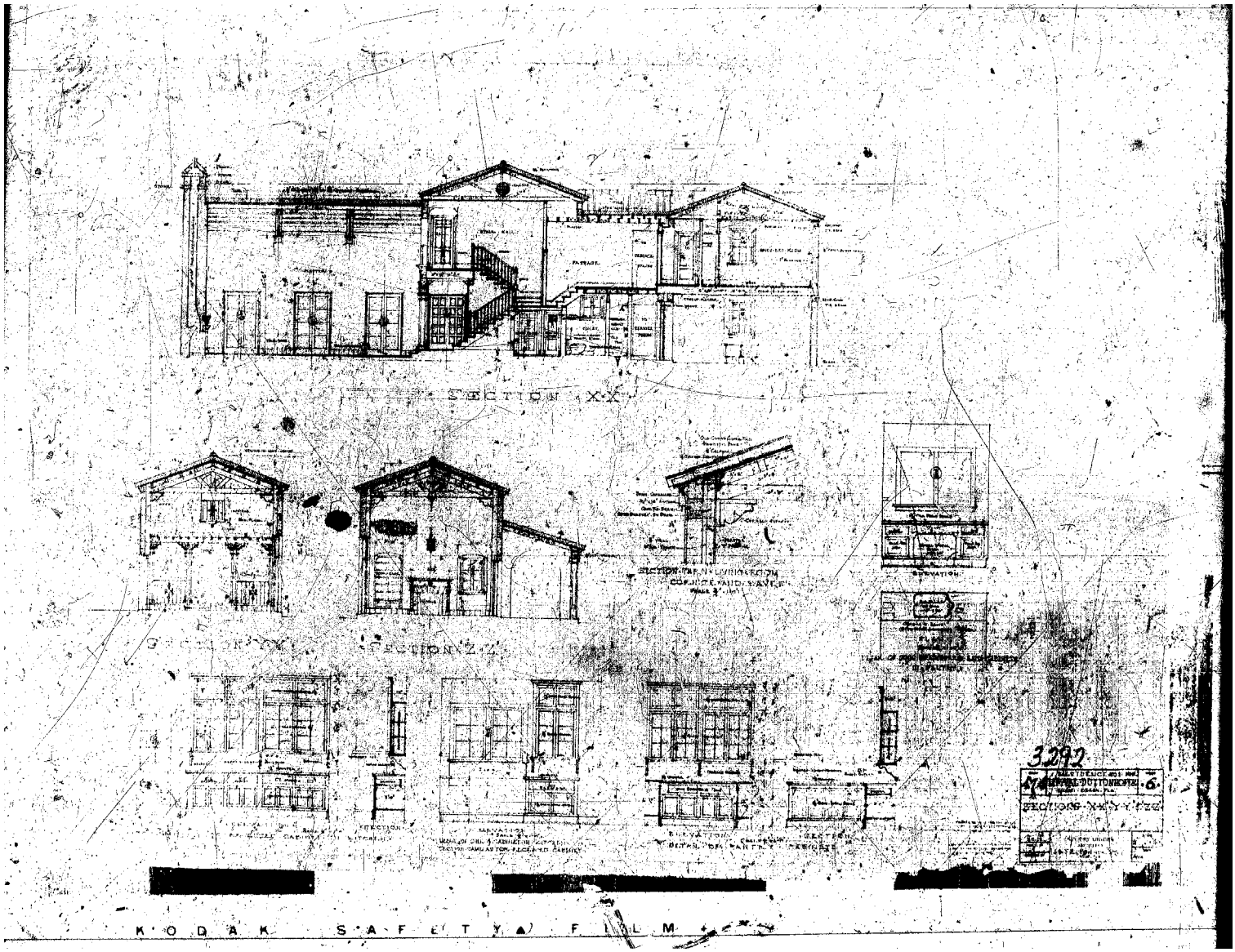
KoDA



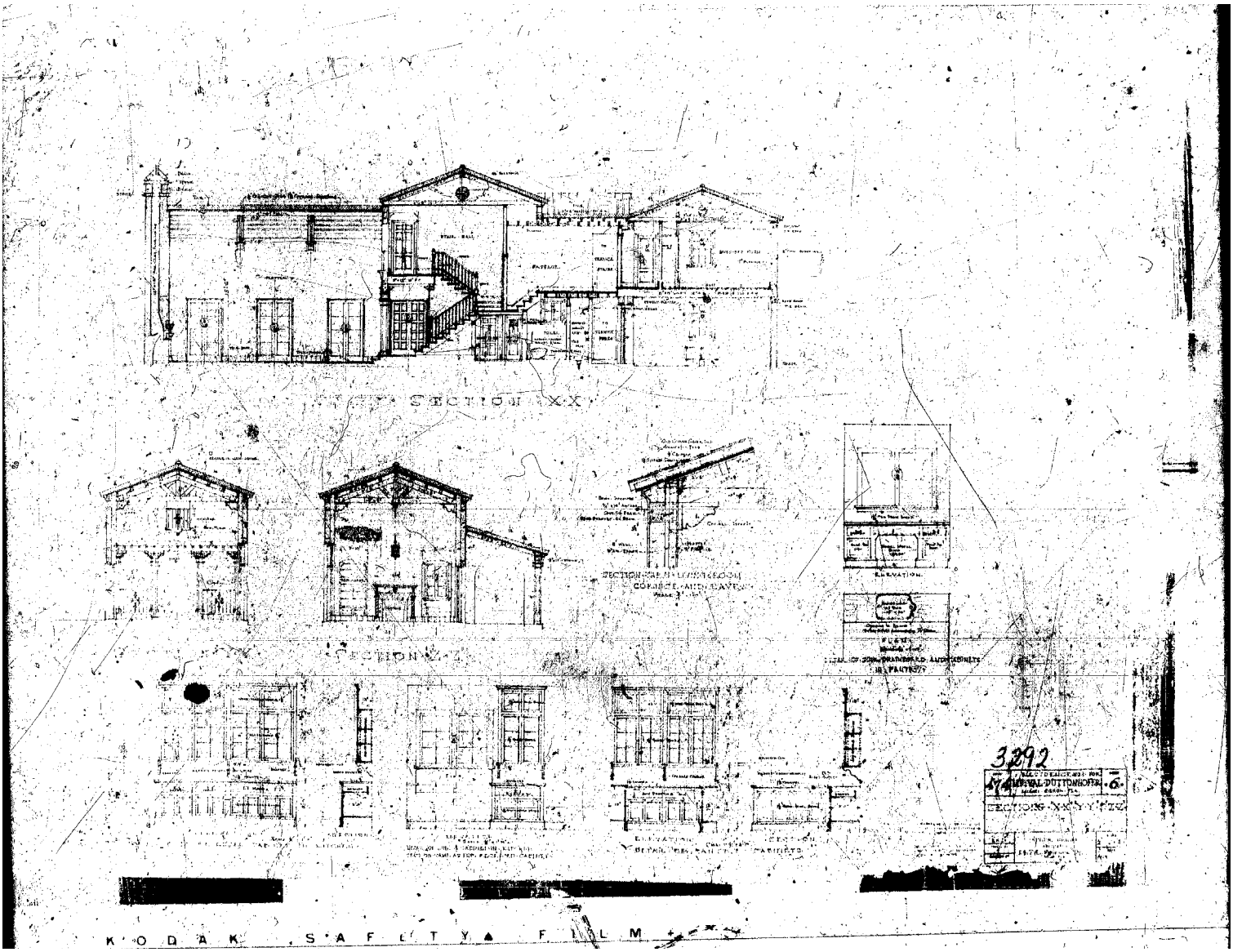
Historic Microfilm, Original 1929 August Geiger Design
Elevations- NTS



Historic Microfilm, Original 1929 August Geiger Design
Elevations- NTS



Historic Microfilm, Original 1929 August Geiger Design
Sections & Details- NTS



Historic Microfilm, Original 1929 August Geiger Design
Sections & Details- NTS

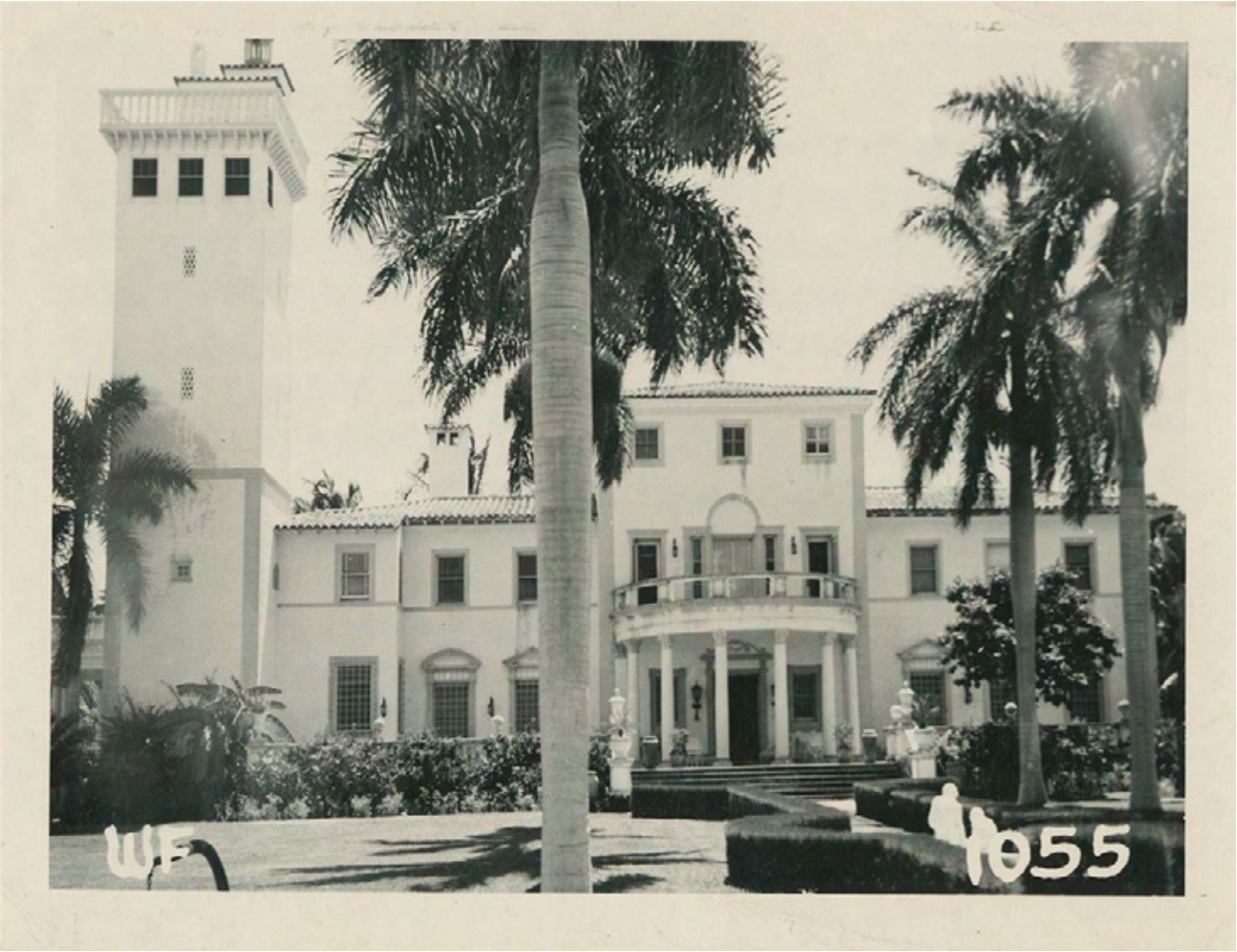
AUGUST GEIGER (1888-1968)

Originally from New Haven, Connecticut, August Geiger arrived in the City of Miami in 1905 and became Florida's tenth registered architect.[1] Widely considered Miami Beach Developer Carl Fisher's favorite architect, he started his own practice in 1911 and in his early career designed a number of bungalow residences, the Bulmer Apartments in Miami (demolished), the Miami City hospital (now "the Alamo" at Jackson Memorial Hospital), and public schools at Homestead, Arch Creek, and Dania.[2]

In 1925 Geiger designed Fisher's residence at 5020 North Bay Road. He was known mainly for designing buildings in the Mediterranean style with a strong Beaux-Arts influence therefore, Fisher's home is a great example of the best of Geiger. He designed other buildings for Fisher including the 1916 clubhouse for the Municipal Golf Course, now one of the oldest buildings in the City; the Lincoln Hotel (now demolished) and the Lincoln Building (now the Van Dyke) on Lincoln Rd.[3]

In 1917, Geiger designed the Fashion Beaux Arts Building in Palm Beach, a grand emporium said to be "the first shopping mall in America."[4] Still standing today, but significantly altered from it's original design, is the Beaux Arts Building at 731-733 Lincoln Road in Miami Beach, which housed a restaurant, several storefronts, and Geiger's own office. Other significant structures designed by Geiger include the Allison Hospital (later St. Francis) in 1925, and the La Gorce Golf Clubhouse in 1927, both now demolished. In 1938 a wealthy industrialist Mark C. Honeywell commissioned Geiger's firm to design the Boca Chita Lighthouse and other structures on the island, which were built in a modern architectural style with use of limestone, concrete and asphalt.[5] Later in his career (1947) he designed the neoclassical-deco style Chase Bank Building at 1100 Lincoln Road which was later adaptively re-used as Banana Republic. It is now under development to be adaptively re-used once more as a restaurant.

1 Obituary, **Miami Herald**, March 26, 1968
2 "Architectural Ideals in Miami," **Miami Metropolis**, Nov. 2, 1912
3 "A Biography of August Geiger," Carolyn Klepser
4 Earl, Polly Anne; Palm Beach: An Architectural Legacy, Rizzoli, New York, 2002, P. 17
5 "Boca Chita Key Historic District: Biscayne National Park, Florida"

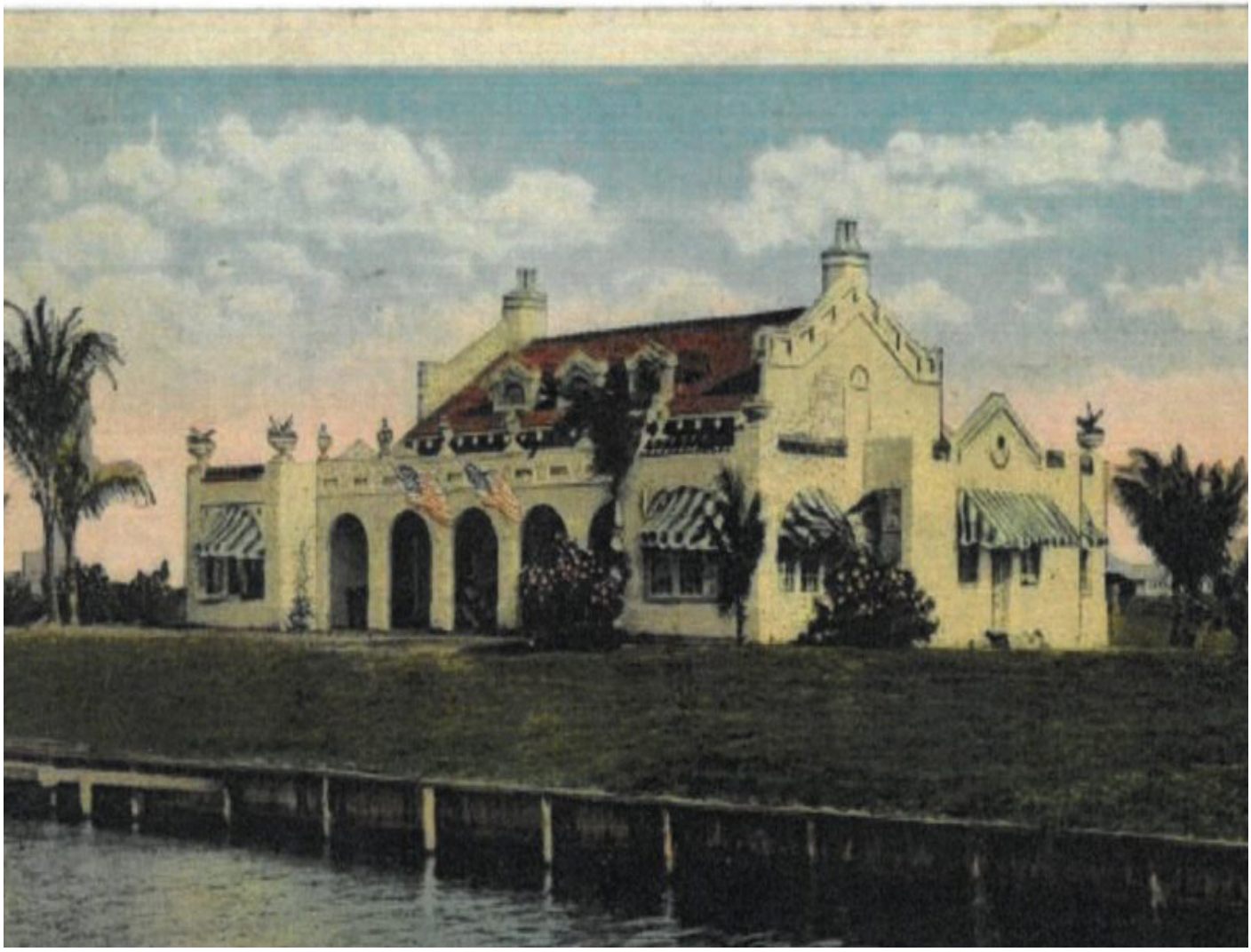


Carl Fisher Residence 1925 (circa)
5020 N Bay Road, Miami Beach, FL 33138

(Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Miami Beach Real Estate Listings" Miami-Dade Public Library System.)

Jackson Memorial Hospital
"Group of Graduating Nurses"1929

(Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Gleason Waite Romer Photographs" Miami-Dade Public Library System.)



Miami Beach golf club on Carl Fisher's Golf Links. 1921 (circa)
Post Card

(Image Sourced from Miami Beach golf club on Carl Fisher's golf links. 1921 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/330206>, accessed 14 June 2023)

The Lincoln Building (The Van Dyke). 1940 (circa)
Exterior view of Van Dyke Apartments. Photograph for postcard by Colourpicture Publishers, Inc.

(Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Gleason Waite Romer Photographs" Miami-Dade Public Library System.)

Boca Chita Lighthouse. 1940 (circa)
Boca Chita Key, Biscayne National Park

(Image Sourced from Historic Structure Report and Cultural Landscape Inventory for Boca Chita Key Historic District; Historical Museum of South Florida; 2010)

House of John F. Orr 1935 (circa)
Miami Beach, FL

(Image Sourced from 1935-08 Vol 147 Iss 2636_American Architect)

Residence of Mr. and Mrs. George A. Steiner 1939 (circa)
Miami Beach, FL

(Image Sourced from (1938). *Residence of Mr. George A. Steiner, Sunset Islands, Miami Beach, Florida*. Florida Architecture and Allied Arts)

MEDITERRANEAN REVIVAL IN MIAMI BEACH

Miami Beach 100 years ago shares many similarities with the Miami Beach of today. Defined, in many ways, by a parallel of booming economic conditions, surging development and mass migration.[1] The distinction, however, is more than just Facebook, electric vehicles and Art Basel. Florida and more importantly Miami Beach in 1920 was an "invention, a tropical wonderland built on swamp and muck by canny and imaginative entrepreneurs, and it stands to reason that the Mediterranean Revival architecture that would come to symbolize this made-up place would be made-up as well, an architecture of fabrication more than scholarship, of improvisation more than precision."[2] Miami Beach, being a new city, required an imported building style that offered antiquity - an old city which is established. Developer and Miami Beach visionary Carl Fisher needed a way to market real estate to wealthy northern industrialists looking for a tropical paradise. The style was of romantic quality and further enhanced through colorful hand painted postcards representing an old-world charm in an entirely new city. In exchange for the wood-vernacular architecture that preceded it, this style constructed of masonry and elaborate decoration appealed to the industrial elite who wanted winter homes with their own private beaches. The homes built by these men were later referred to as "The mansions of millionaires row."[3] The Bath club, a high-class, private social bath club, remains, however all of the mansions are gone.

The Mediterranean style contributed not only to the individual architectural style, but also made an urban and civic impact to the city. Similar to the image-making potential of the architecture, the Mediterranean theme could be applied to form districts - such as that of Española Way, which still thrives to this day. "It was within the urban grid that the Mediterranean Revival achieved a new level of sophistication."[4] Large towers, like that of the Roney Plaza Hotel, became urban landmarks in the city and were modeled after the Giralda tower in Sevilla, Spain. The form of the hotel itself, derived from an L-shaped plan, addressed the urban condition in ways not seen before, in Miami Beach, with it's frontage aligning and addressing both street frontages. The ocean side of the hotel was open and contained a large garden, cabana and pool deck which stepped down to the boardwalk and ocean beyond.

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1 "The Great Florida Migration" **People from all over flocking to the Sunshine State**. By Jamilka Gibson and WJHG Newsroom Published: Feb. 24, 2023 at 7:47 PM EST

2 Dunlop, Beth. "Inventing Antiquity: The Art and Craft of Mediterranean Revival Architecture." The Journal of Decorative and Propaganda Arts, vol. 23, 1998, pp. 191–207.

3 Lost Miami Beach, Carolyn Klepser, Chapter 6 Millionaires' Row. pg. 62

4 "The Making of Miami Beach," The Architecture of Lawrence Murray Dixon by Jean Francois Lejune & Allan Shulman, Bass Museum of Art, Rizzoli 2000

The Mediterranean Revival style in Miami Beach was in response to specific conditions, or needs, of the city during it's height in the 1920's. The implementation of this style served it's purpose but later faded after the economic crash of 1929. As Beth Dunlop writes, "By the end of World War II, sentiment was seldom a piece of the architectural parti."[1]

1 Dunlop, Beth. "Inventing Antiquity: The Art and Craft of Mediterranean Revival Architecture." The Journal of Decorative and Propaganda Arts, vol. 23, 1998, pp. 191–207.

J. Kugelman Residence "Millionaires' Row" 1936 (circa)
5555 Collins Ave, Miami Beach, FL 33138

(Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Miami Beach Real Estate Listings" Miami-Dade Public Library System.)

Rooney's Spanish Village: Espanola Way 1925 (circa)
Miami Beach, FL 33138

(Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Gleason Waite Romer Photographs" Miami-Dade Public Library System.)

Roney Plaza Hotel: Roney Tower, through trees 1925 (circa)
Collins Park, Miami Beach, FL 33138

(Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Gleason Waite Romer Photographs" Miami-Dade Public Library System.)

(Drone photo taken by KoDA of existing site conditions showing the cleared lot)

Site Analysis - Existing Conditions
2740 N Bay Rd., Miami Beach, FL 33138

Photograph of existing seawall on the site which is constructed at a T.O.W. height of 8' NGVD

Photograph of a large Ficus Tree that staddles the northern property line

Photograph of existing CMU site walls along north and south boundaries

Photograph of the existing CMU site wall along the eastern site boundary

Site Analysis - Existing Conditions
2740 N Bay Rd., Miami Beach, FL 33138

HISTORIC CHARACTER ANALYSIS & DESIGN PHILOSOPHY

August Geiger was a significant architect with a contributing body of work to Miami Beach's rich architectural history. His design for 2740 N Bay Rd. was no exception and exemplified a transitional time in stylistic architectural expression in Miami Beach. In a year that marked the greatest economic crisis the country had ever faced,1929, simultaneously ended an era of Mediterranean Revival; what Beth Dunlop describes as,"Alluring, Fanciful,...Picturesque and dependent on art to guide it into being."[1] The following decades would spring about a new identity that would forever shape Miami Beach's architectural identity around the world. The Streamline Moderne and Art Deco styles that followed would be less about image-making and more about innovation, rational and urban life in the sub-tropics.

As a Beaux-Arts trained architect from New England who specialized in Mediterranean Revival, August Geiger was forced to evolve his own architectural language. The design for 2740 N Bay Rd exemplified restraint in decor and strength in proportion and scale. Using limited architectural embellishment, Geiger focused on the user experience; an entry loggia along a courtyard into a grand living room on the view. He used the architecture to give hierarchy to the individual spaces of the home. Entry, Living, Dining, Kitchen and private bedrooms. Distinct volumes representing these hierarchies are located to frame courtyards, gardens and views to the water beyond. The volumes were thin to maximize the penetration of natural light, air and ventilation.

Unfortunately, virtually nothing remains of the original Geiger design with exception given, perhaps, to the foundation underground. Similarly, the pool, any paving and all site features are gone from existence on the property. The Secretary of the Interior's Standards for the Treatment of Historic Properties prioritizes reconstruction the least of their four recommended ways to treat historic structures. Due to the limited available information of the original design, and the interpretive nature of such an approach, this would not be an option. While this report attempts to thoroughly document historical context and provide limited microfilm and historic data, more information would be required for an accurate reconstruction. Such information includes photographic evidence, material evidence and other site elements lost in the demolition. Reconstructing the former home would be based on conjecture and features from other historic buildings which is not recommended by the Secretary of Interior's Standards.[2]

1 Dunlop, Beth. "Inventing Antiquity: The Art and Craft of Mediterranean Revival Architecture." The Jour nal of Decorative and Propaganda Arts, vol. 23, 1998, p. 192.

2 The Secretary of the Interior's Standards for the Treatment of Historic Properties. Restoration Standards & Guidelines and Reconstruction Standards & Guidelines (pp. 163-241, PDF)

Therefore, a more appropriate design direction would be to evaluate and reinterpret the historic legacy of the site to meet the needs of the modern city. August Geiger's design for the site evolved stylistically beyond Mediterranean Revival into what some refer to as, "Mediterranean Revival/Art Deco Transitional,"[1] which represented the moment in time in which he was working. Therefore, a new contemporary residence can be explored which builds off of the rich legacy of the site including its environmental and historical conditions.

"The Greeks modernized the Egyptian architecture, the Romans modernized the Greek, which in turn gave way to the development of the arch and vault, out of which sprang the incentive and engineering basis for Saracenic, Byzantine and Romanesque which culminated in its highest form in Gothic. Here the development came to a standstill and the only recourse seemed to direct to a return to the previous styles. Out of this developed, through a reversion to classic forms, the refined and beautiful styles known as Renaissance. England was conscious of this development last, and there, out of what had transpired in Italy and France, the style of Georgian became popular in the eighteenth century. Directly from this style our well known Colonial received its inspiration. Each in it's turn was modern." [2]

There are new and unique conditions today that require architectural response such as, the changing climate, rising seas, resiliency and sustainability. In the past century since the original Geiger home was built, due to extensive innovative industrial and technological advancements, new patterns for living have evolved. These new patterns demand buildings and spaces which respond utilizing new materials, building methods & technologies. As important, though, are the rich historical context from which the site emerges. That is the story of Miami Beach and it's relationship with the Mediterranean Revival architecture of the mid to late 1920's, as well as the work of August Geiger himself on the property. How can one assimilate from these forces a new architecture which pays respect to and builds off of the very foundation of their legacy? In the words of Henry Klumb, a disciple of Frank Lloyd Wright and contemporary of August Geiger, "The architect must respect the past, reflect the present and imagine the future. "

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1 City of Miami Beach Planning Department, Historic Preservation Board, Historic Resrouces Report 1735 Lennox Ave - HPB22-0516, May 9, 2022, Pg. 2

2 "Modern Architecture," Henry P. Whitworth, A.I.A. Florida Architecture and Allied Arts., 1939 Pg. 3

Florida Architecture Praised After Inspection of This Area

Impressed with "the amazing progress" that has been made in the design of homes recently constructed in Metropolitan Miami, William Orr Ludlow, New York, chairman of the committee on public information of the American Institute of Architects, generously praised south Florida architecture after an inspection of this area last week.

"All over the country," he said, "we are feeling our way toward a new style of architecture, a style that is more expressive of the way we live today.

"It is less a dressing-up in the elegant architectural clothes of ancient Greece, with columns and cornices, and the elaborate ornamentation of Italy and Spain."

"I believe that south Florida is taking a large part in showing us how to design homes, modern without elaborate details, plain and yet beautiful, and withal appropriate to a semi-tropical climate and a free out-of-door life.

"Moreover, the architects of south Florida are doing this in a graceful way. It is quite apparent that they did not say by an abrupt change of style, that the Spanish style of architecture, so popular since the building of the Ponce de Leon Hotel, is outmoded or unbeautiful, but they are saying by what they are doing: 'We believe we can do something more acceptable to the people of today, both in their taste for less elaboration and their desire to live in houses that really seem part of the out-of-doors.

'We Shall Have American Style'

"The architects seem to have said we shall have an American style, not copying Spanish or Italian renaissance, or even our New England or Virginian colonial.

"So, instead of a jumble of houses, colonial, English, Monterey and Cape Cod, which sort of hodgepodge irreparably mars the appearance of most towns and cities in this country, south Florida can sincerely boast of an architecture that is a harmony of color, form and style."

Ludlow, who is spending the season at Fort Lauderdale, conferred with Henry P. Whitworth, member of the public information committee of the south Florida chapter, American Institute of Architects.

"If I were asked what are the principal features that have brought about this harmony," Ludlow continued, "I would say that the two things that have made south Florida architecture what it is are buildings of but one story and the tile roof. There is a certain intimacy of the one-story house with the low-growing palm trees and the gorgeous shrubs and vines that glorify Florida and the prevalent, low-pitched tile roofs, which seem to say, 'We all belong to the same family.'

"I hope the present harmony will not be disturbed by any Cape Cod houses, although they are fine for the New England coast where the winters are long and cold and where they need tight little houses with no porches.

"I hope there will not be any Virginia colonial houses with two-story Greek columns, beautiful and dignified but entirely inappropriate. I hope there will not be any English houses with imitation brown timbers and steep roofs designed to shed snow.

"I hope that south Florida will continue to build with wide, plain surfaces, wide, open porches, terraces and tile roofs. Appropriateness is south Florida's contribution to the architecture of this country."

Hammond Realty Company Plans $600,000 Program

A building program of 200 low-cost bungalows, valued at $600,000, has been started by the Hammond Realty Company on 110 acres, between N. W. Sixty-first avenue and Ludlum Road and between W. Flagler street and Tamiami Trail, Mrs. Mabel Hammond Slelin, president, reported.

Four of the residences were sold recently for $3,000 each. Four others are under construction on the tract where streets, curbs and sidewalks have been installed.

The residences are of concrete block stucco construction with tile roof, bath and kitchen facilities, hardwood floors, steel casement windows and a fireplace.

The lots are 50 to 57 by 135 feet.

DIMINISHING RENTALS HALTED BY REPAIRS

Because the age of the building is often revealed by outmoded plumbing fixtures apartment house owners frequently find that diminishing rentals can be halted through modernization of bathrooms and kitchens.

The wide difference between the well-designed efficient fixtures of today and the drab plumbing commonly found in buildings built 15 or 20 years ago is often enough in itself to increase returns on apartment properties.

Miami Herald- 1935

Florida Architecture Praised After Inspection of This Area

Miami Herald (published as the Miami Herald) - March 5, 1939 - Page 25 | Miami Florida

(2019, April 2). 2740 North Bay Rd, Miami Beach, FL 33140 Google Streets view

Eric Sadoun. (2016, May 18). 2740 North Bay Rd, Miami Beach, FL 33140 [Video]. YouTube. https://www.youtube.com/watch?v=_DMzvayzz3U

Photos prior to Demolition
Public Frontages of the Former Residence

First Floor Plan

Second Floor Plan

ILLUSTRATIVE ANALYSIS
Original 1929 Plan by August Geiger

First Floor Plan

Second Floor Plan

ILLUSTRATIVE ANALYSIS

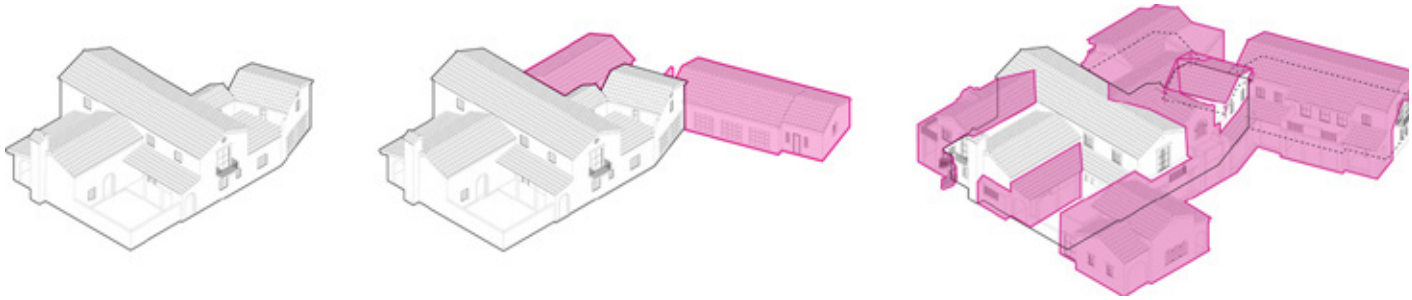
Establishing Hierarchy - Distinct Volumes, including a stair tower as fulcrum

First Floor Plan

Second Floor Plan

ILLUSTRATIVE ANALYSIS

Establishing Hierarchy - Secondary "architectural tissue"



1929 Deisgn by Geiger

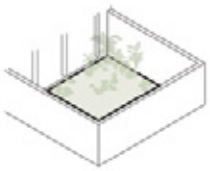
2010 Historic designated House with additions

2018 HPB Approved Design

ILLUSTRATIVE ANALYSIS
Axonometric Chronology

Clay tile roof.

Fountains/Water features.



Partially enclosed patios and gardens.

Towers (round, square, polygonal).

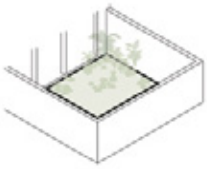
One and two-story covered porches, usually on rear facade.

Defined entry.

ILLUSTRATIVE ANALYSIS

A Mediterranean Revival 'Design Toolkit"

Clay tile roof.



Partially enclosed patios and gardens.

One and two-story covered porches, usually on rear facade.

REINTERPRETATION

Clay tile brise-soleil.

Entry Loggia and Courtyard

ILLUSTRATIVE ANALYSIS
A Mediterranean Revival 'Design Toolkit"

SUMMARY & CONCLUSION

August Geiger was a significant architect with a contributing body of work to the City of Miami Beach. His design for the subject property was a beautiful & well0executed example of his time. Given the building was demolished the appropriate next step is to develop a home for the site that is representative of today, respectful of yesterday and built for tomorrow. The following process has led to the design of the proposed new construction at 2740 North Bay Road.

1. Historic Research & Documentation

Through rigorous research and detailed documentation, the new design has built on the architectural character and distinct qualities of the original work.

2. Form a Design "Toolkit"

From a thorough understanding of the Mediterranean Revival style, a set of design tools has been established that can be re-used & reinterpreted in the new contemporary residence.

3. Architectural Legacy

Inspired by the hierarchical planning and experience-based design approach of August Geiger, develop massing & articulation which produces an architecture representative of today that pays homage to that which came before it.

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"Boca Chita Key Historic District: Biscayne National Park, Florida"

[P16, 25] Image Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Miami Beach Real Estate Listings" Miami-Dade Public Library System.)

[P17, 19, 26, 27] Images Sourced from Helen Muir Florida Collection. Special Collections and Archives. "Gleason Waite Romer Photographs" Miami-Dade Public Library System

[P18] Image Sourced from Miami Beach golf club on Carl Fisher's golf links. 1921 (circa). State Archives of Florida, Florida Memory. <https://www.floridamemory.com/items/show/330206>, accessed 14 June 2023

[P20] Image Sourced from Historic Structure Report and Cultural Landscape Inventory for Boca Chita Key Historic District; Historical Museum of South Florida; 2010)

[P21] Image Sourced from 1935-08 Vol 147 Iss 2636_American Architect

[P22] mage Sourced from (1938). Residence of Mr. George A. Steiner, Sunset Islands, Miami Beach, Florida. Florida Architecture and Allied Arts

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Miami Herald (published as the Miami Herald) - March 5, 1939 - Page 25 | Miami Florida

[Upper Image on P 33] (2019, April 2). 2740 North Bay Rd, Miami Beach, FL 33140 Google Streets view

[Lower Image on P 33] Eric Sadoun. (2016, May 18). 2740 North Bay Rd, Miami Beach, FL 33140 [Video]. YouTube. https://www.youtube.com/watch?v=_DMzvayzz3U

[P38, 39] Mediterranean Porch. Available at: https://www.lonny.com/photos/Mediterranean/Porch/nsWSBlDJ16a

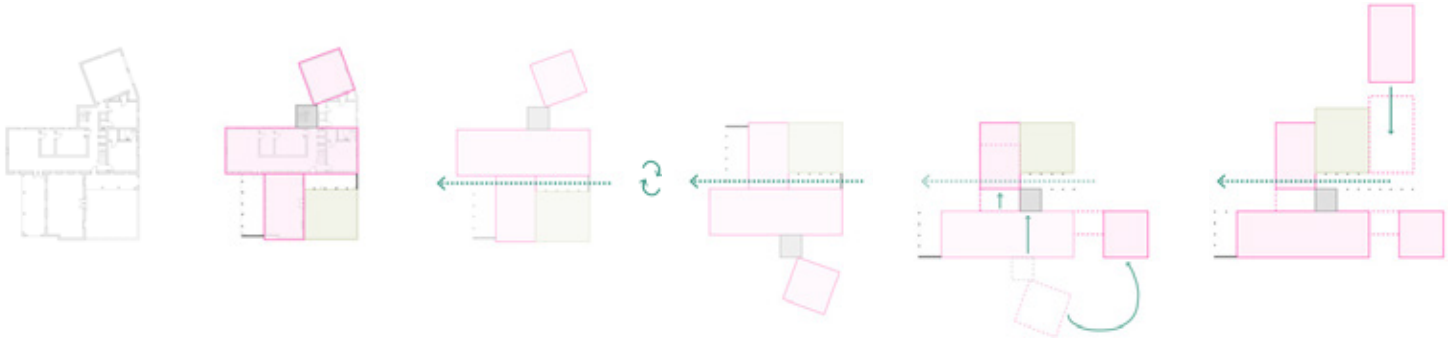
[P38, 39] LA La Jolla Home Becomes An Elegant, Inviting Retreat. Maile Pingel. Photograph by Karyn Millet. Available at: https://luxesource.com/la-jolla-home-elegant-inviting-retreat/?epik=dj0yJnU9cW1yYnRRcW1QbVRiNGZwZFRLdlh2WkltNUI2bmxkb2smcD0wJm49VlJSMVozTGxiSGh3cWxIeXUwNEdVdyZ0PUFBQUFBR1JzM3ln

[P38, 39] https://www.houzz.com/photos/baja-mission-mediterranean-exterior-san-diego-phvw-vp~63864402

[P36,37,38,39] Diagrams, drawings and Illustrations by KoDA

[P28, 29] Images by KoDA

APPENDIX A
PROPOSED DESIGN DRAWINGS



1. Original Structure: August Geiger, 1929

2. Defining Design Components: Volumes, Loggia, Stair tower and Courtyard

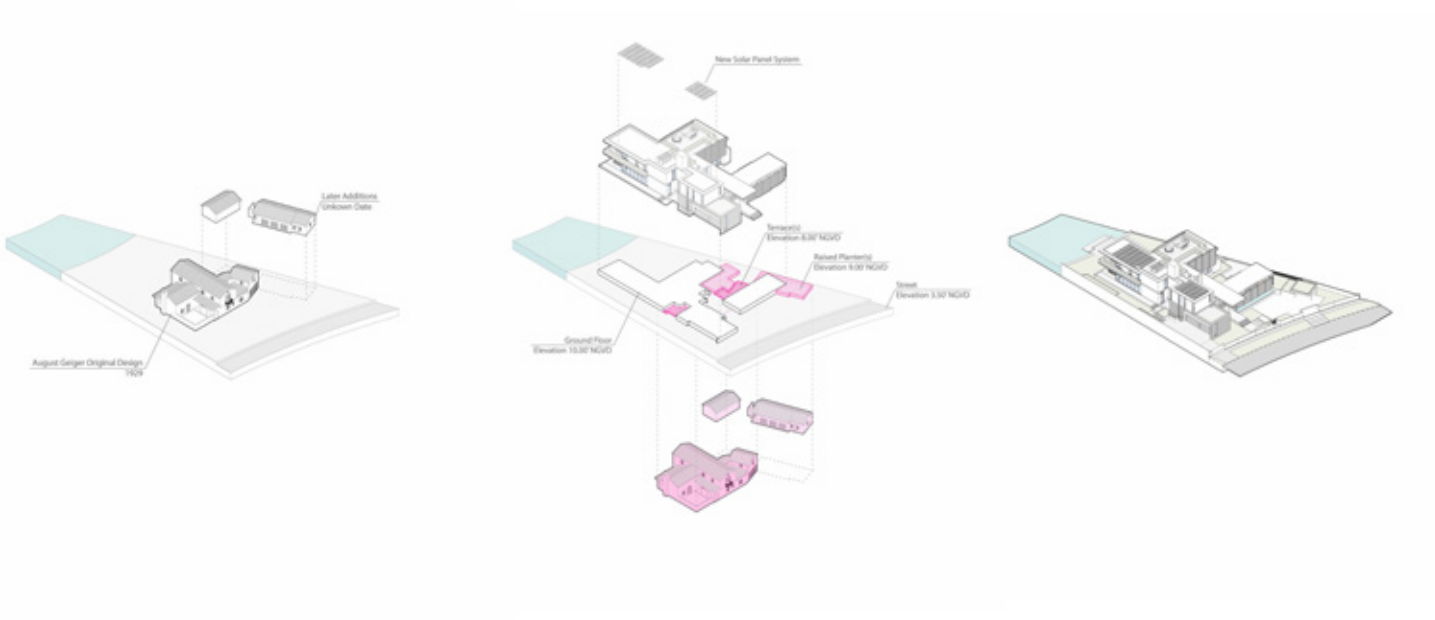
3. Entry Axis & Sequence

4. Flip

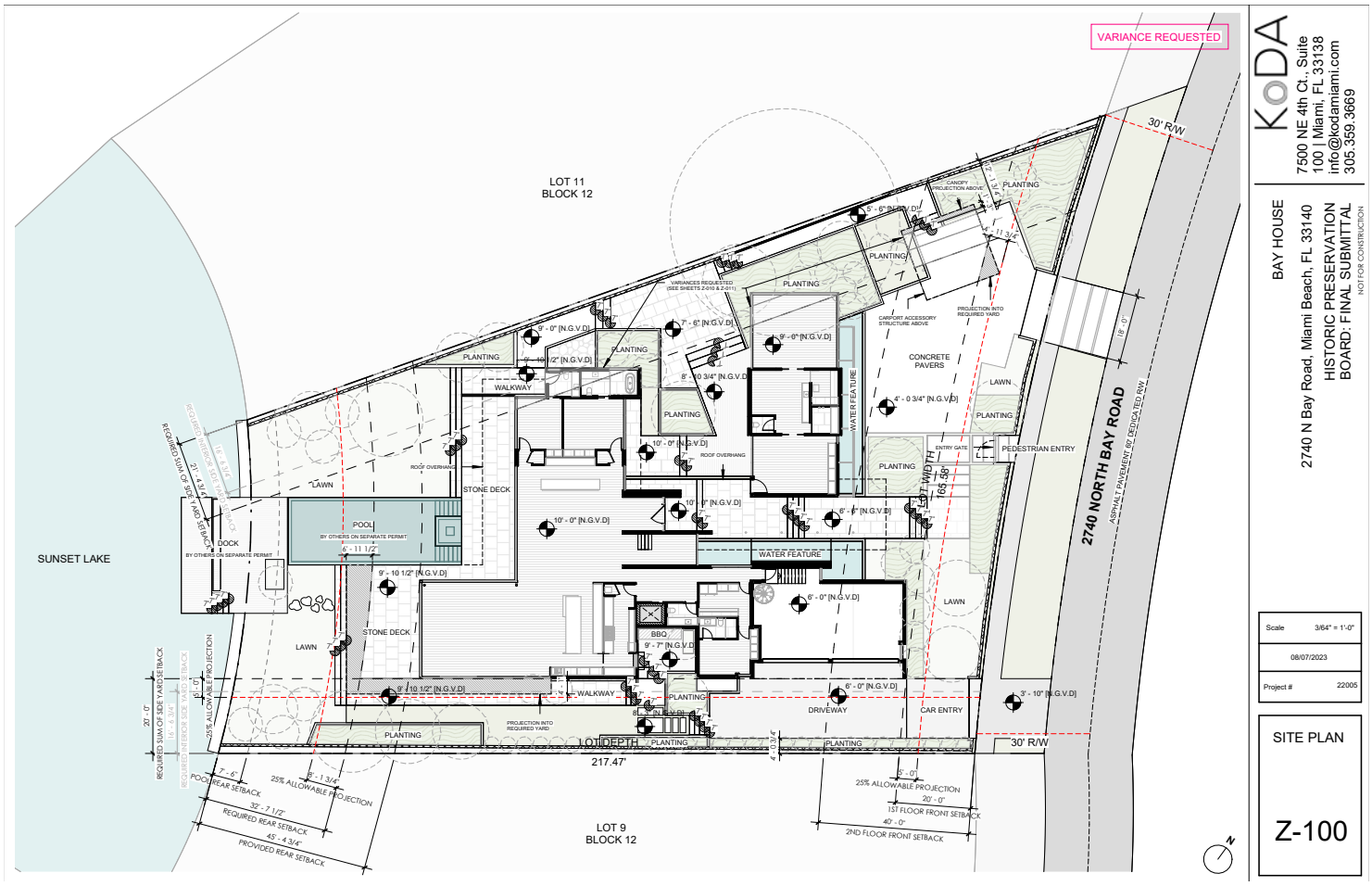
5. Redistribution

6. Courtyard Definition

PROPOSED DESIGN
Site plan

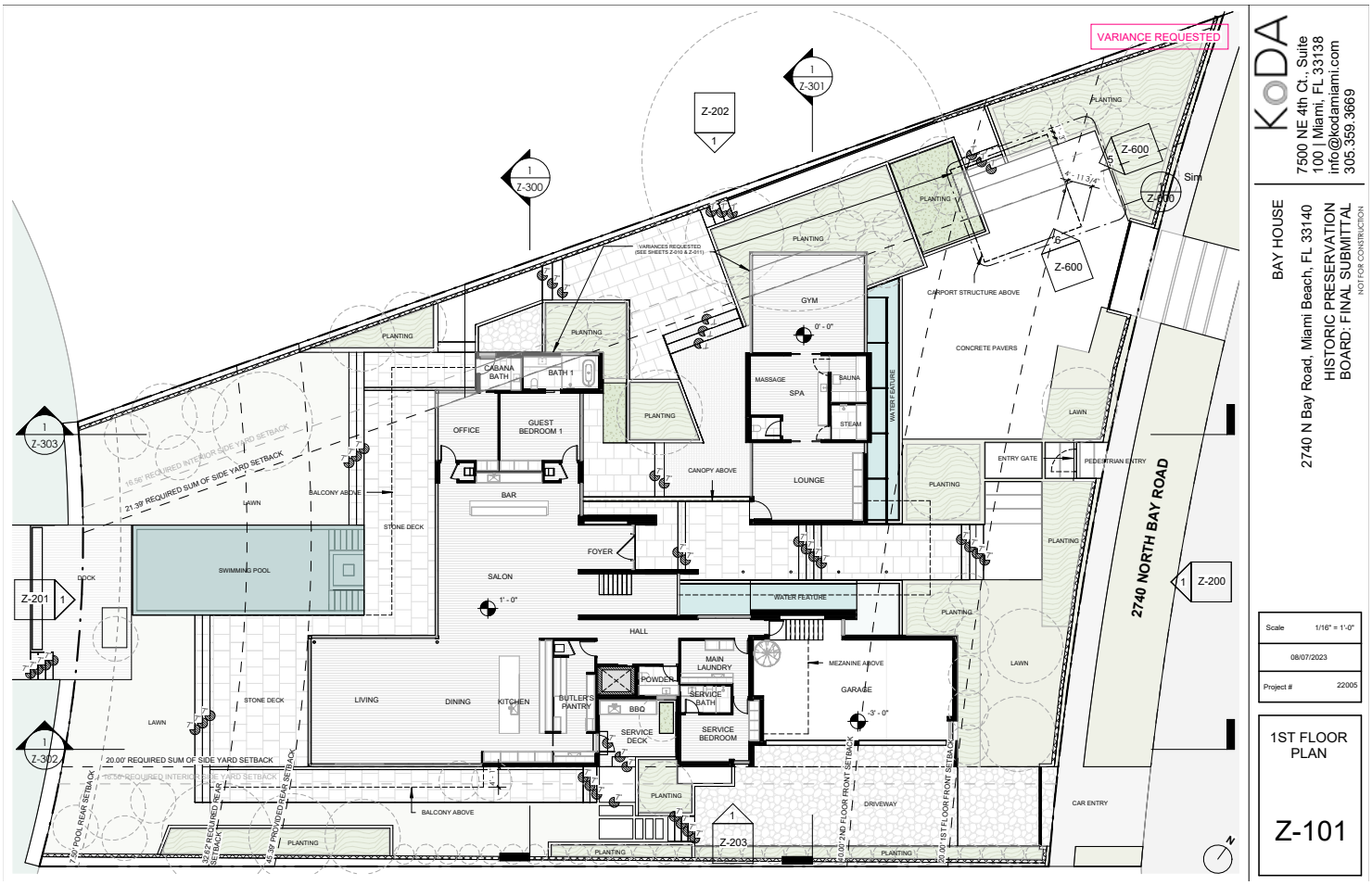


PROPOSED DESIGN
Layering Diagram



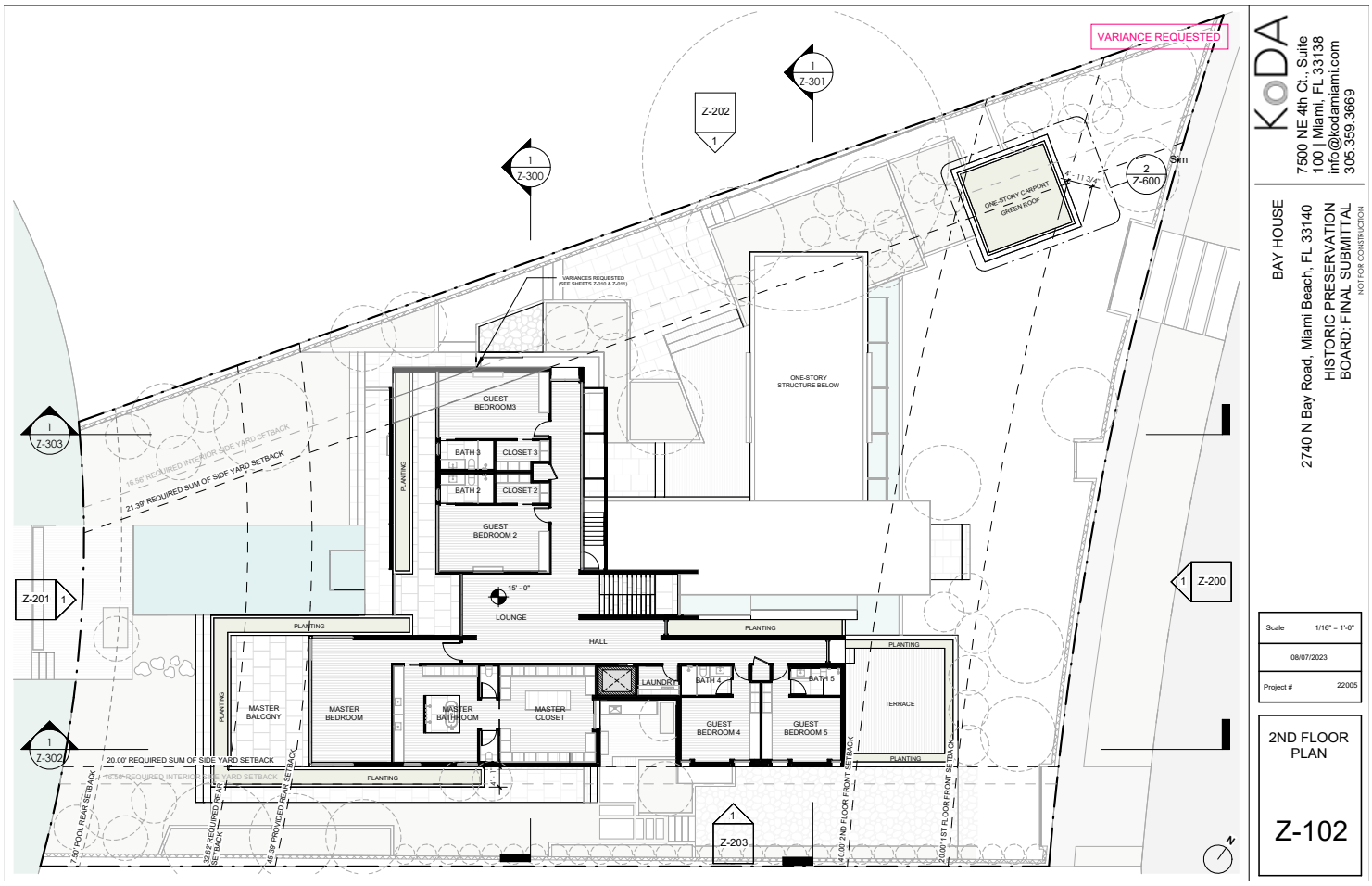
PROPOSED DESIGN

Site plan

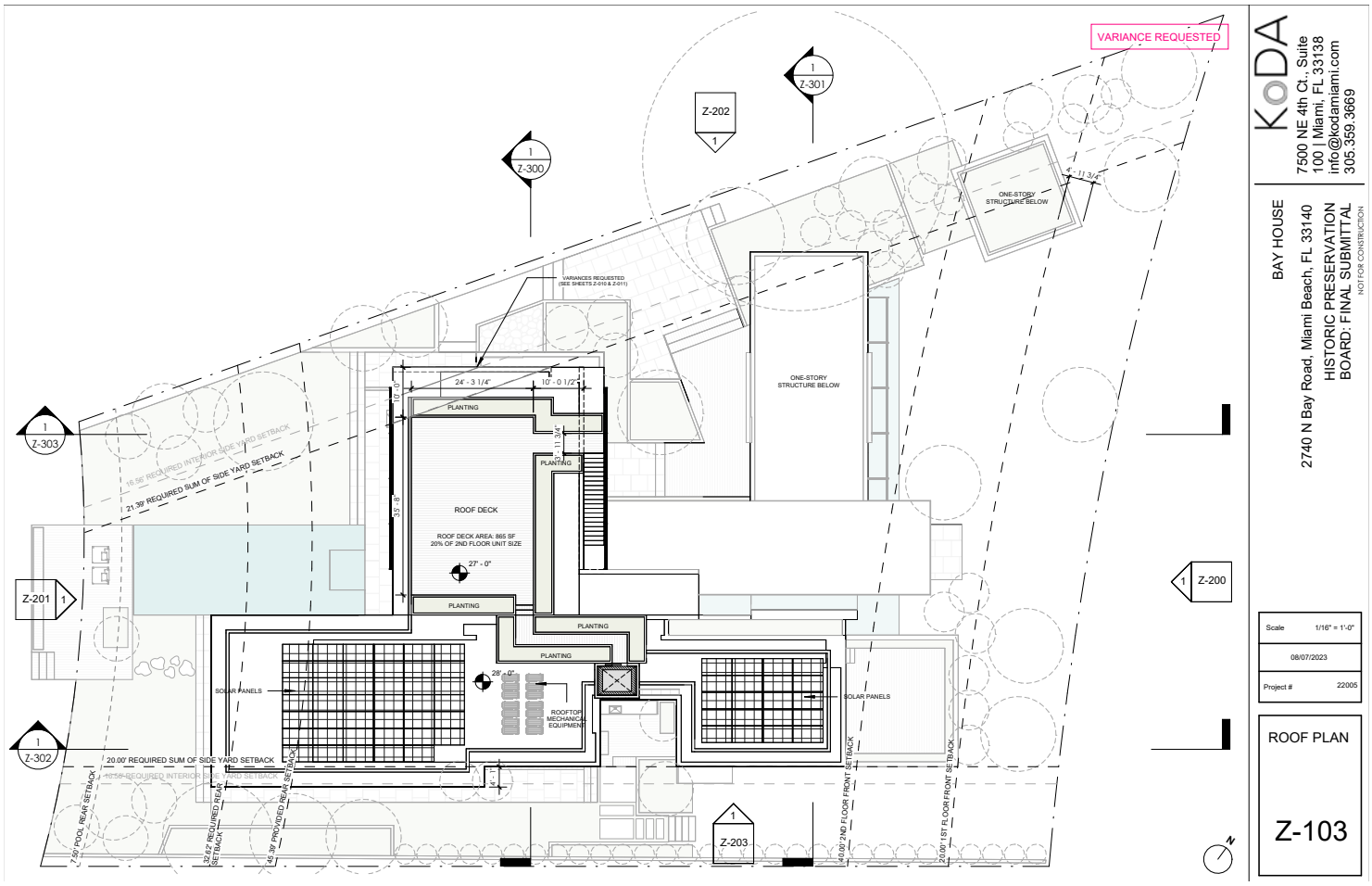


PROPOSED DESIGN

First Floor Plan



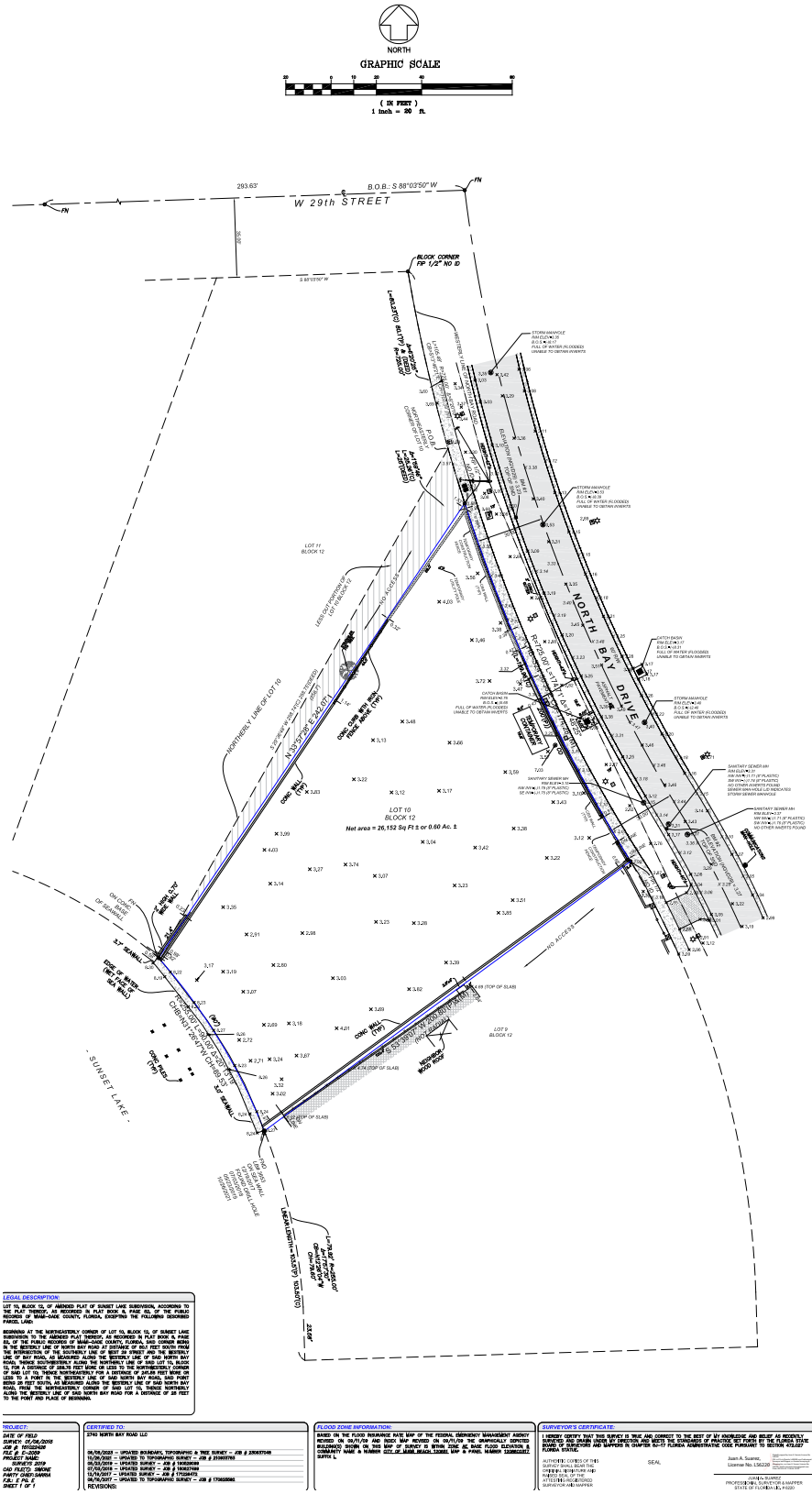
PROPOSED DESIGN
Second Floor Plan

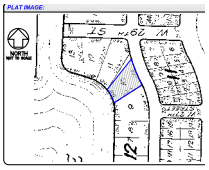


PROPOSED DESIGN
Roof Plan

APPENDIX B
SURVEY

MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY





PROPERTY ADDRESS:
2740 N BAY ROAD, MIAMI BEACH, FL 33140

BENCHMARK REFERENCE:

SURVEYOR'S NOTES:

LEGEND:

TREE LEGEND:

KoDA

APPENDIX C

The Secratary of the Interior's Standards & Guidelines for Reconstrution

OVERVIEW

Researching and documenting the property's historical significance, focusing on documentary and physical evidence which is needed to justify reconstruction of the non-surviving building.

Investigating archaeological resources to identify and evaluate those features and artifacts which are essential to the design and plan of the building.

Minimizing disturbance of the terrain around buildings or elsewhere on the site, thereby reducing the possibility of destroying or damaging important landscape features, archaeological resources, other cultural or religious features, or burial grounds.

Identifying, retaining, and preserving extant historic features of the building, site, and setting, such as remnants of a foundation, chimney, or walkway.

BUILDING EXTERIOR

Reconstructing a non-surviving building to depict the documented historic appearance. Although the use of the original building materials (such as masonry, wood, and architectural metals) is preferable, substitute materials may be used as long as they recreate the historic appearance.

Recreating the documented design of exterior features, such as the roof form and its coverings, architectural detailing, windows, entrances and porches, steps and doors, and their historical spatial relationships and proportions.

Reproducing the appearance of historic paint colors and finishes based on documentary and physical evidence.

Installing exterior electrical and telephone cables underground or in the least obtrusive location possible, unless they can be documented as having been aboveground historically.

Using signage to identify the building as a contemporary recreation.

BUILDING INTERIOR

Recreating the appearance of visible features of the historic structural system, such as posts and beams, trusses, summer beams, vigas, cast-iron columns, above-grade masonry foundations, or load-bearing brick or stone walls. Contemporary methods and materials may be used for the actual structural system of the reconstructed building.

Recreating the historic floor plan and interior spaces, including the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves.

Duplicating the documented historic appearance of the building's interior features and finishes (including columns, cornices, base-boards, fireplaces and mantels, paneling, light fixtures, hardware, and flooring); plaster, paint, and finishes (such as stenciling or marbleizing); and other decorative or utilitarian materials and features.

Installing mechanical systems and their components in the least obtrusive way possible so as not to impact the recreated interior spaces, features, or finishes while meeting user needs.

Installing ducts, pipes, and cables in closets, service areas, and wall cavities.

BUILDING SITE

Reconstructing building site features based on documentary and physical evidence.

Inventorying the building site to determine the existence of aboveground remains and subsurface archaeological resources, other cultural or religious features, or burial grounds, and using this evidence as corroborating documentation for the reconstruction of related site features. These may include walls, fences, or steps; circulation system, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, wind-breaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statues, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches.

Recreating the historic spatial relationship between building and related site features.

SETTING

Reconstructing features in the buildings historic setting based on documentary and physical evidence.

Inventorying the setting to determine the existence of above-ground remains and subsurface archaeological resources, other cultural or religious features, or burial grounds, and using this evidence as corroborating documentation for the reconstruction of missing features of the historic setting. These may include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.

Recreating the historic spatial relationship between buildings and landscape features in the setting.

END.