

# 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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A0.00

# Ocean Beach Historic District

6TH ST

5TH ST

4TH ST

ALTON RD

2ND ST

1ST ST

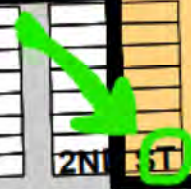
S POINTE DR

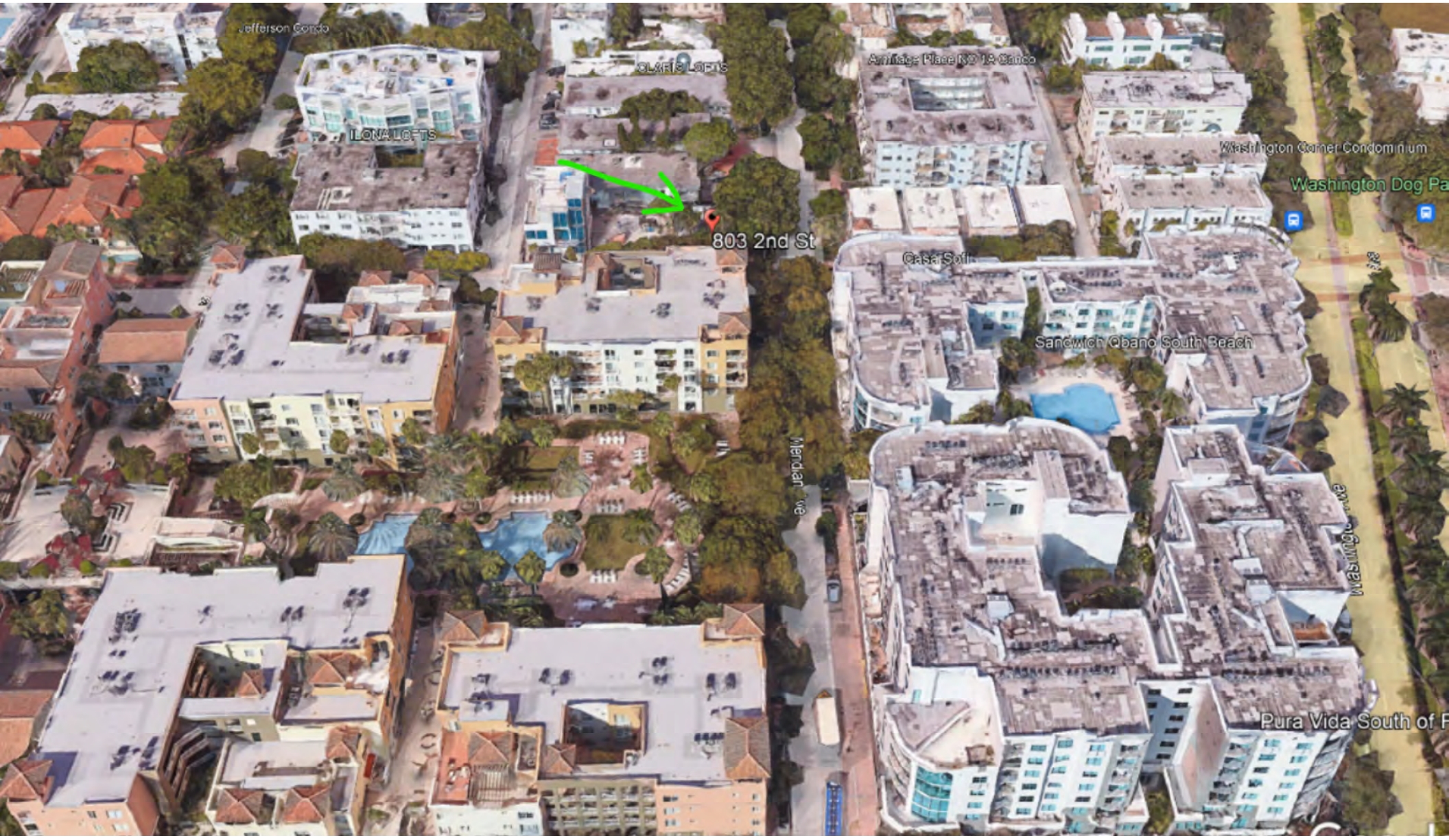
3

3RD ST

OCEAN DR

14





Jefferson Condo

LONA LOFTS

CLARIS LOFTS

Ambridge Place NO 1A Condo

Washington Corner Condominium

Washington Dog Park

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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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



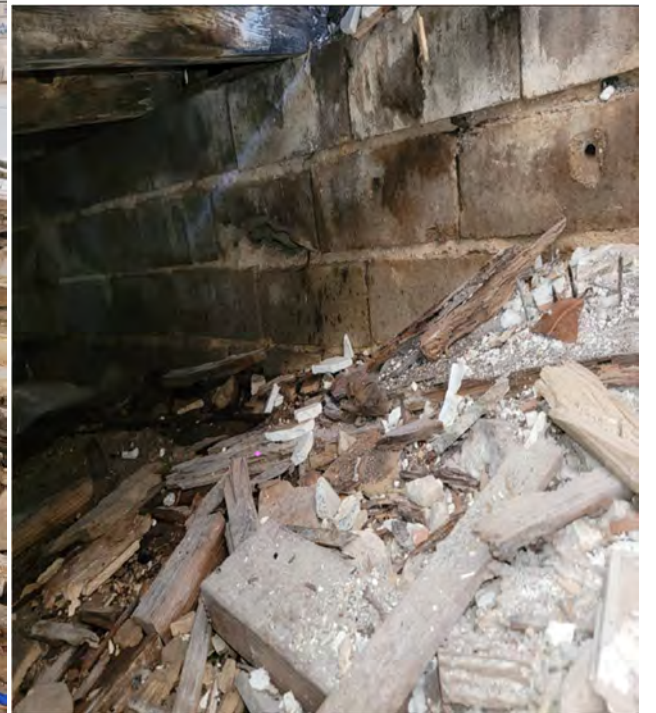
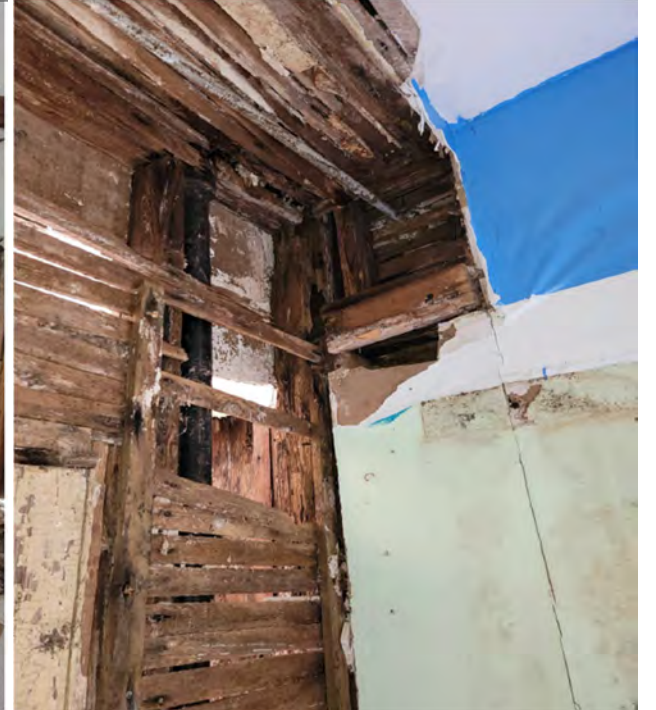
2022-03-08

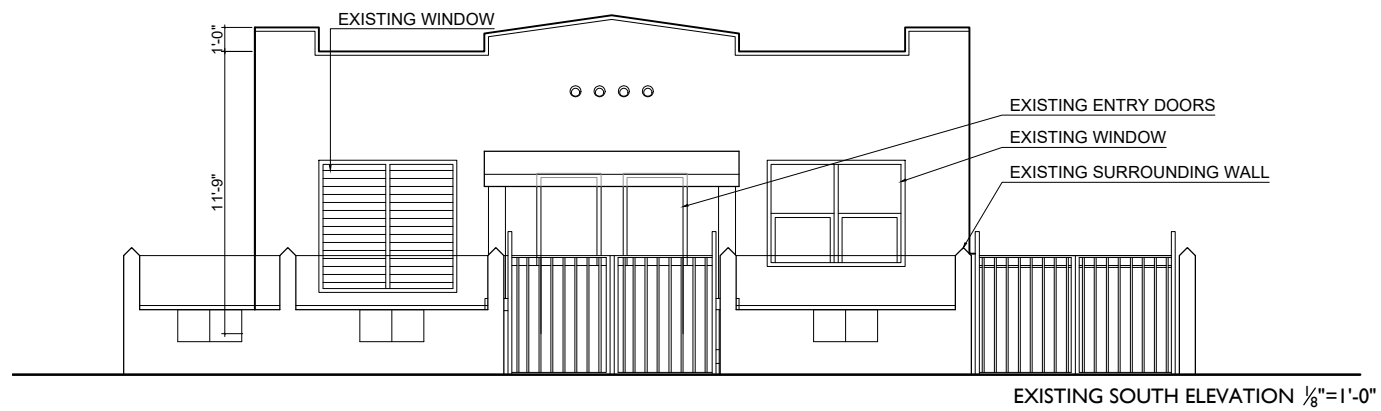
3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

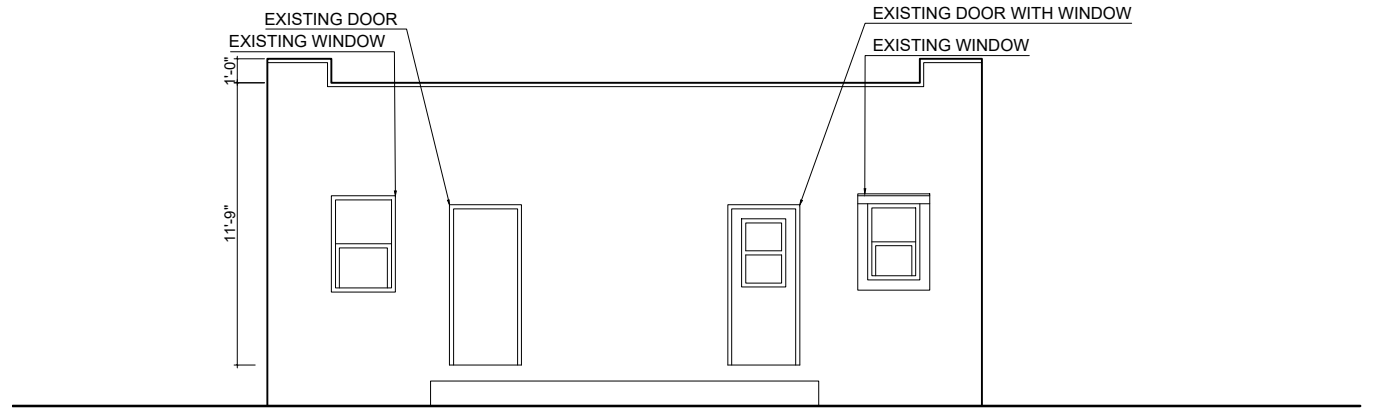
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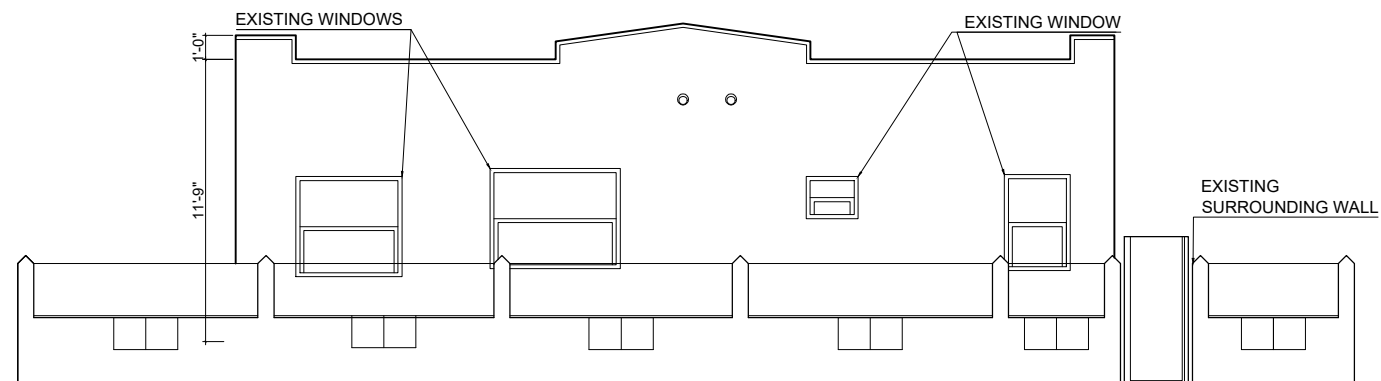




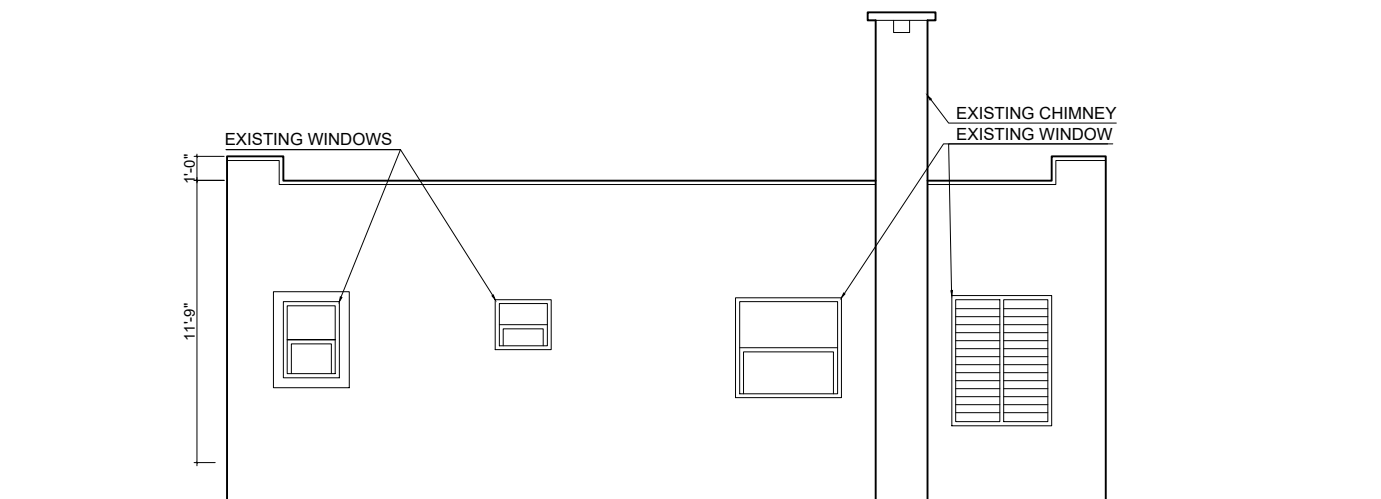
EXISTING SOUTH ELEVATION 1/8"=1'-0"



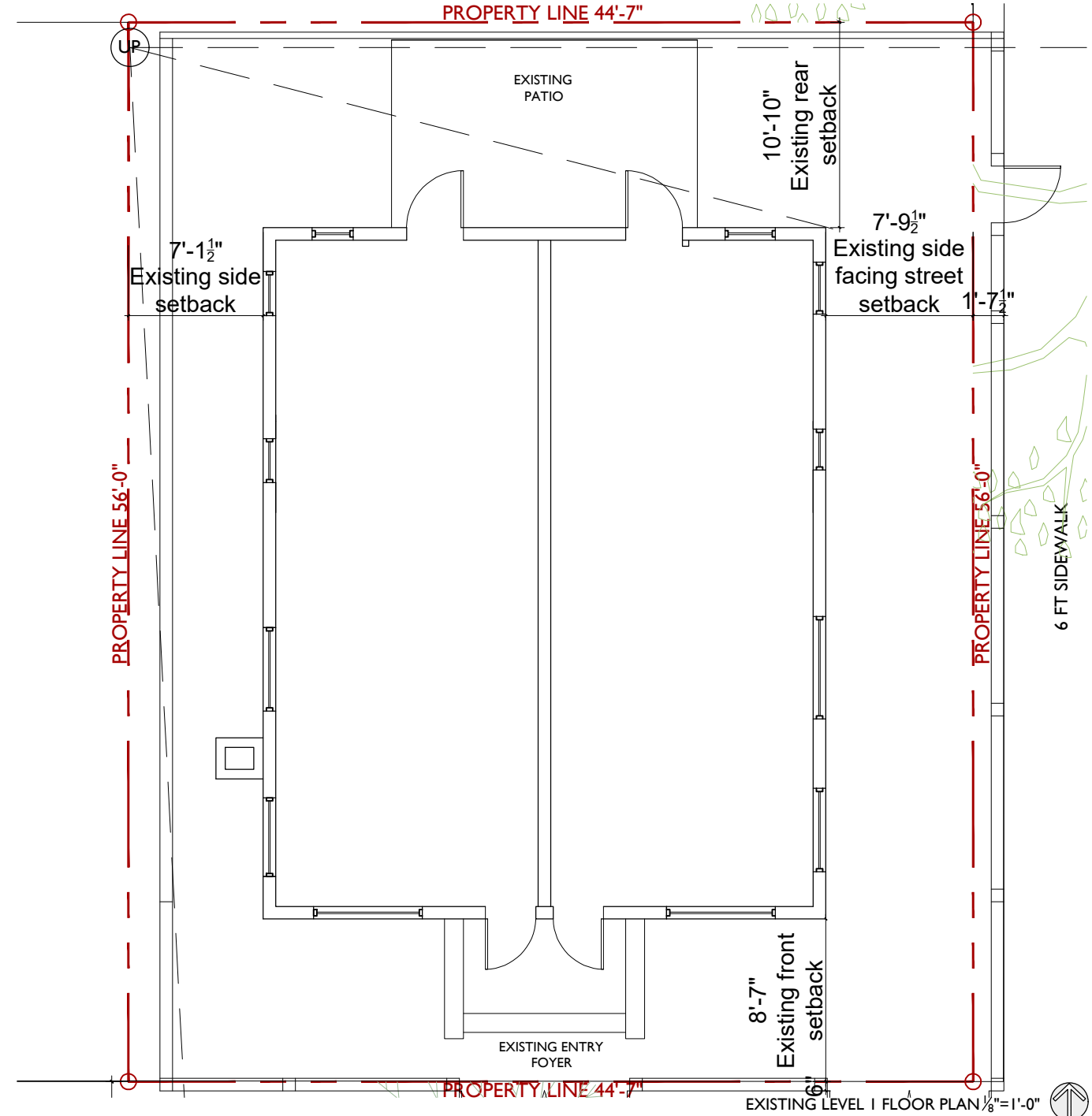
EXISTING NORTH ELEVATION 1/8"=1'-0"



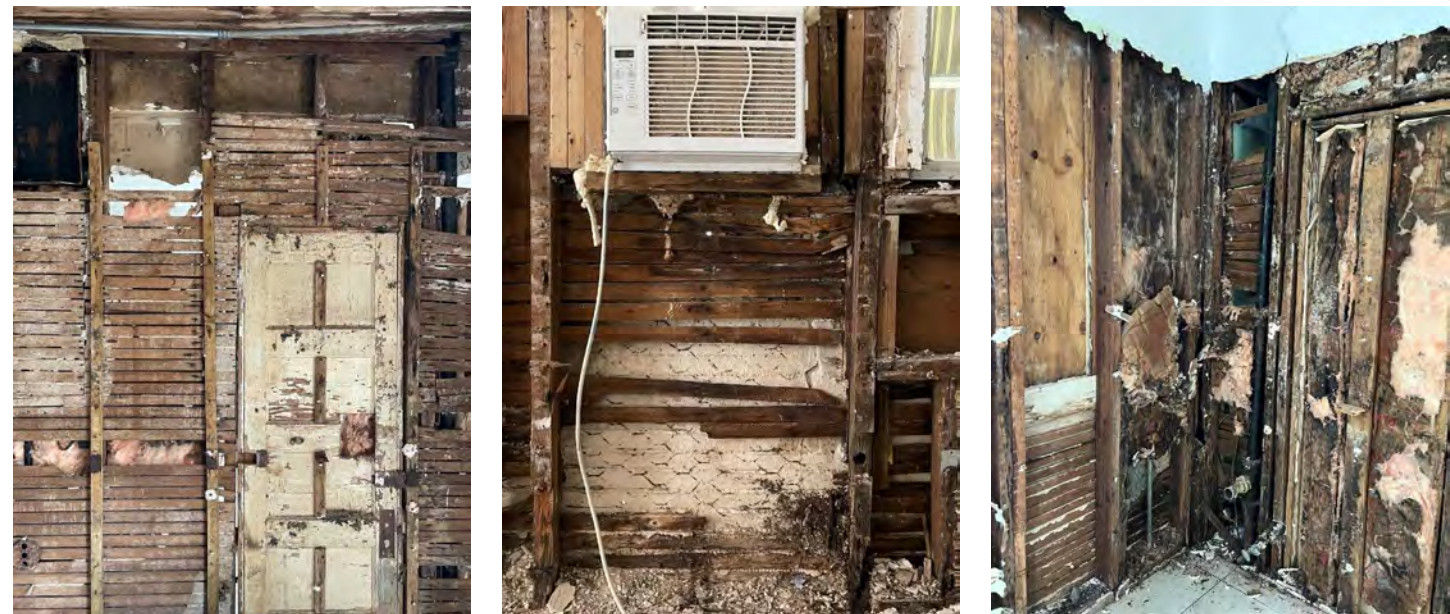
EXISTING EAST ELEVATION 1/8"=1'-0"



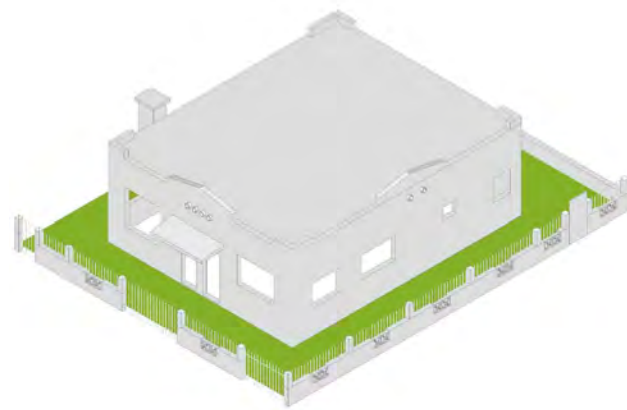
EXISTING WEST ELEVATION 1/8"=1'-0"



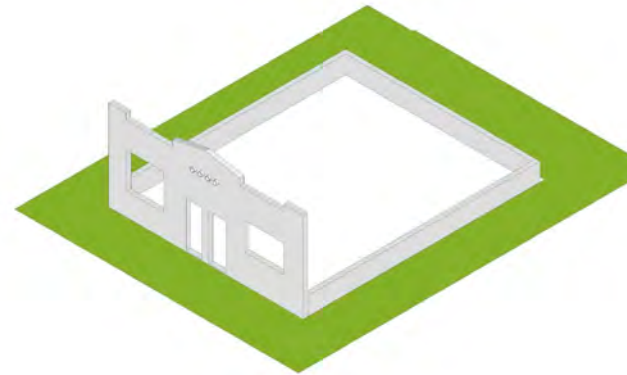
EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"



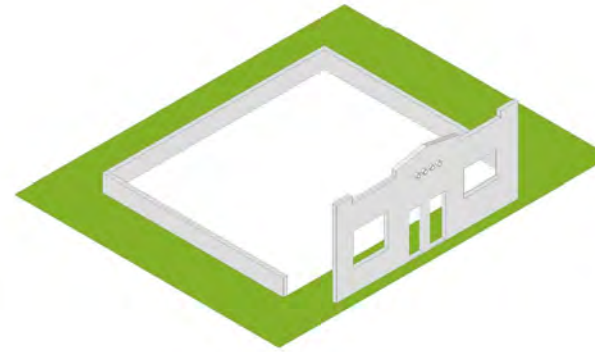
EXISTING INTERIOR CONDITIONS PHOTOS



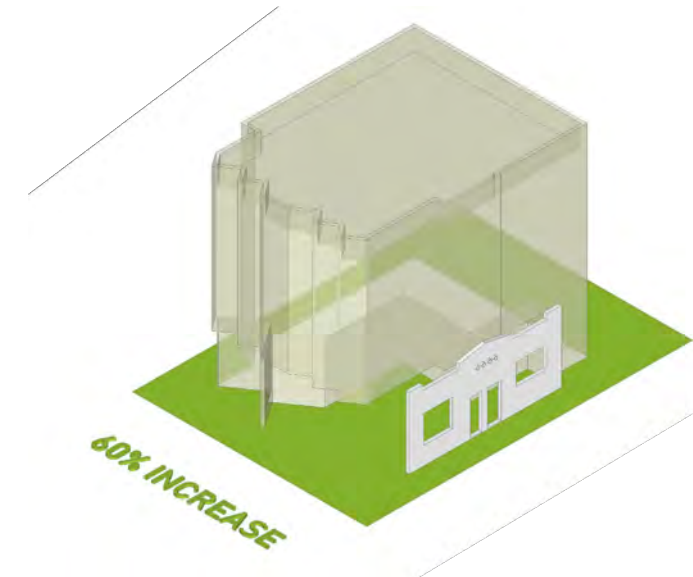
ORIGINAL HISTORIC STRUCTURE,  
EXISTING FENCE ON PROPERTY LINE



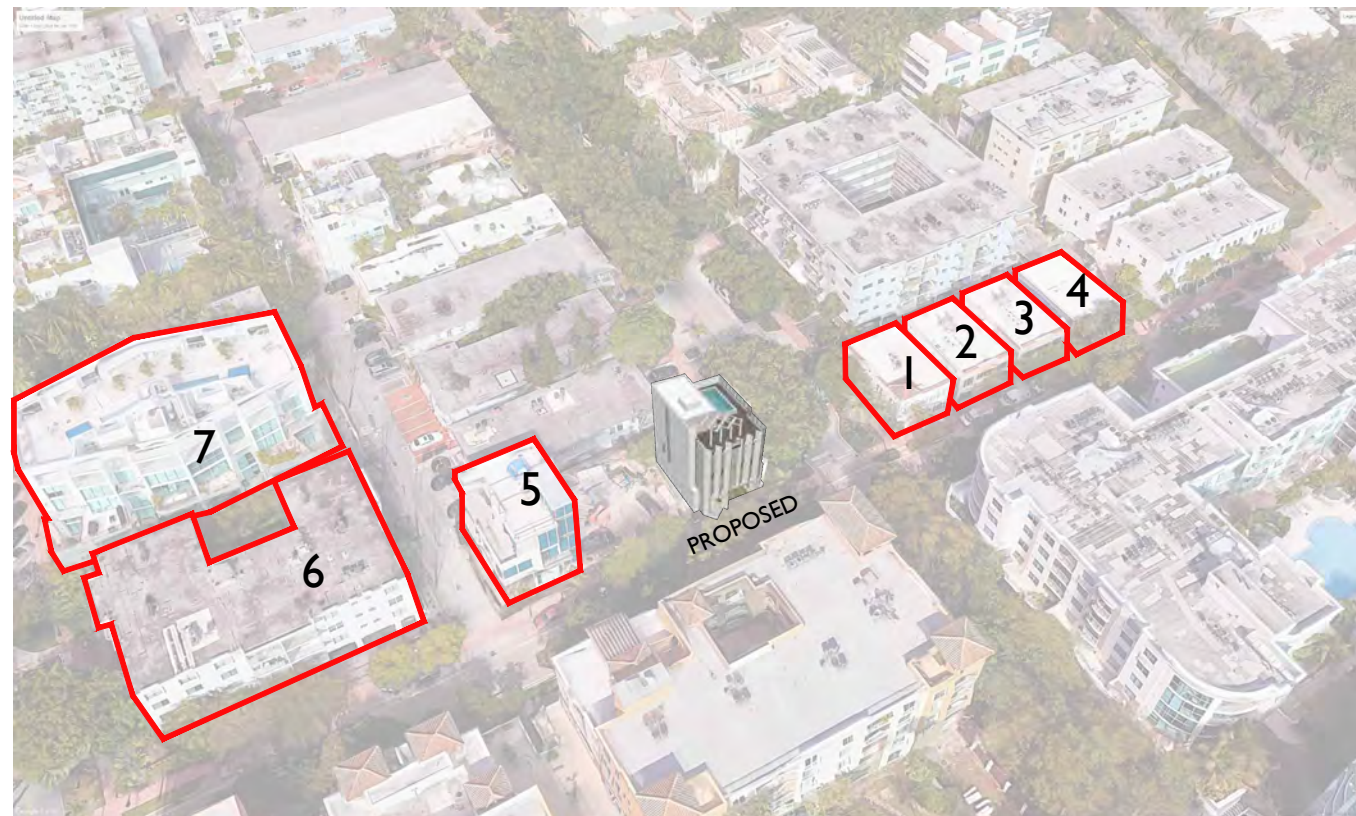
FRONT FACADE OF HISTORIC STRUCTURE  
PROPOSED TO BE RECONSTRUCTED.



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

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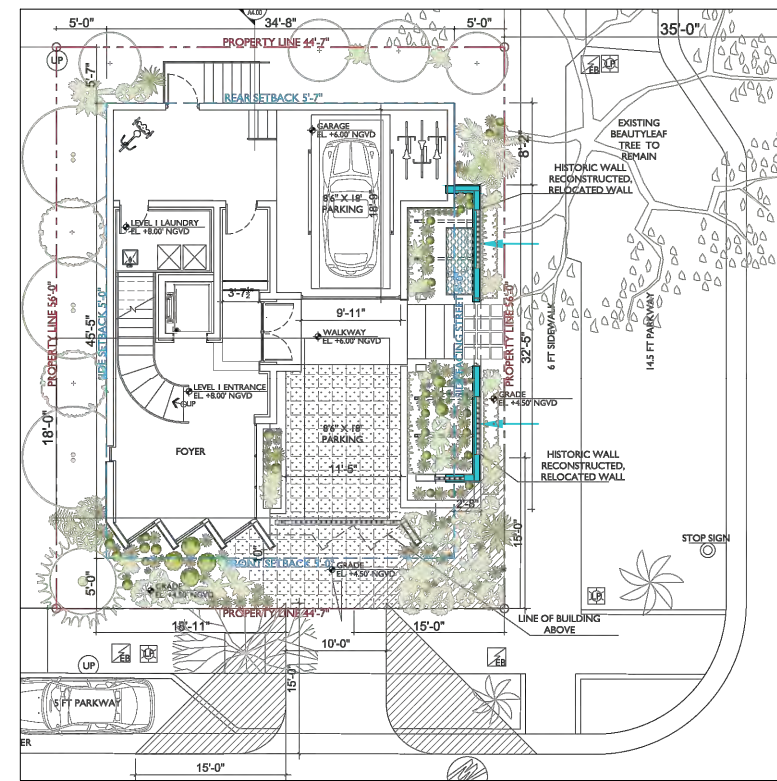
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SITE, HISTORIC VS CONTEMPORARY



Reconstructed historic facade wall defining the front yard space

**URBAN CONTEXT**



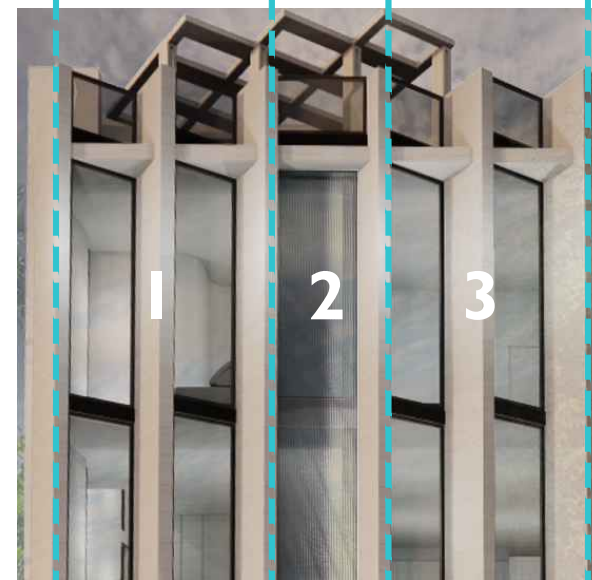
**WINDOW ELEMENTS**



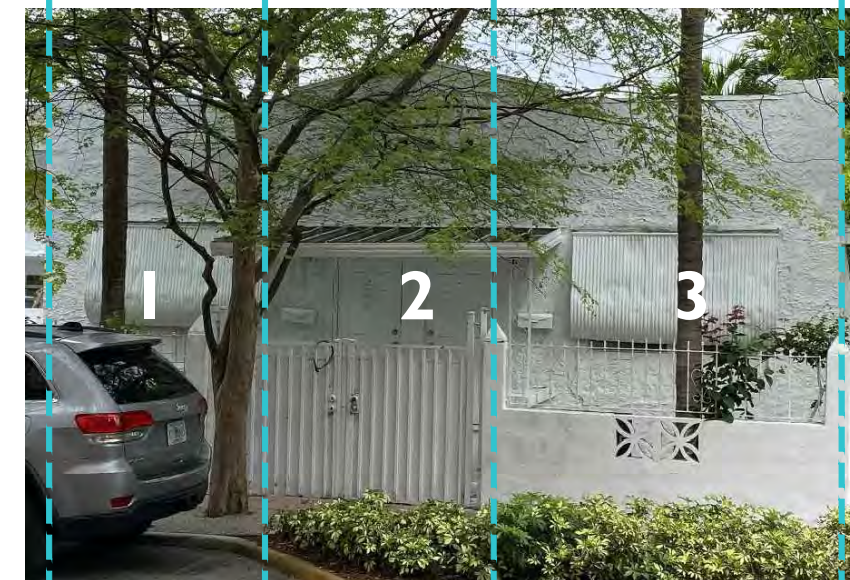
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



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



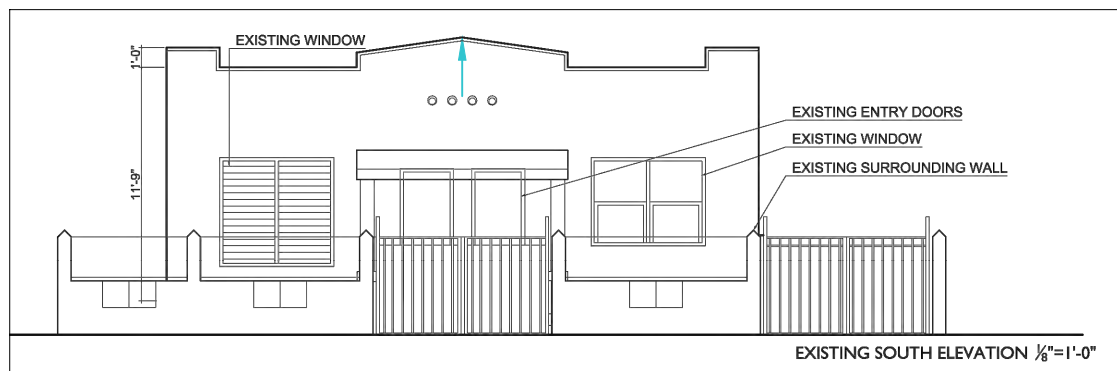
Tripartite facade concept is incorporated by a sequence of the glazing and fluted glass portions



Simple tripartite facade design with entrances at center

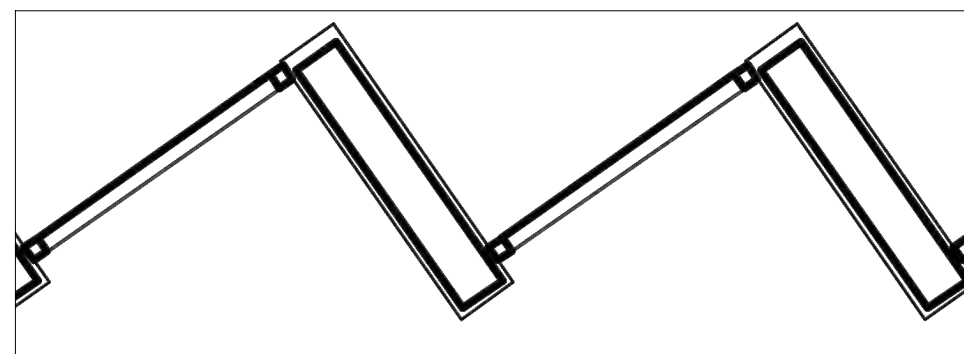
**TRIPARTITE FACADE\***

**ANGLED DETAILS**

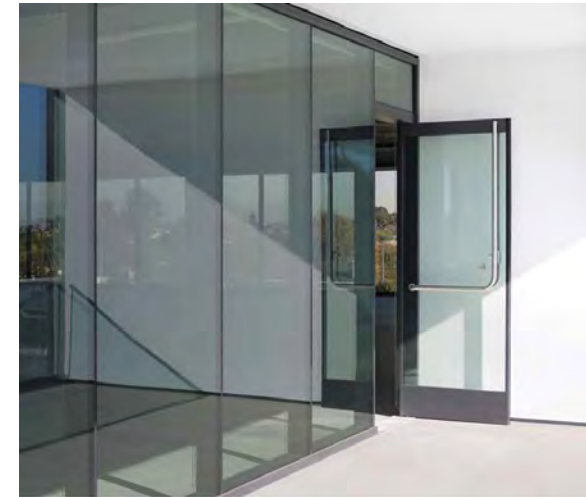


\* Architectural terms referenced from the Historic Report prepared for 803 2 Street by Arthur J. Marcus

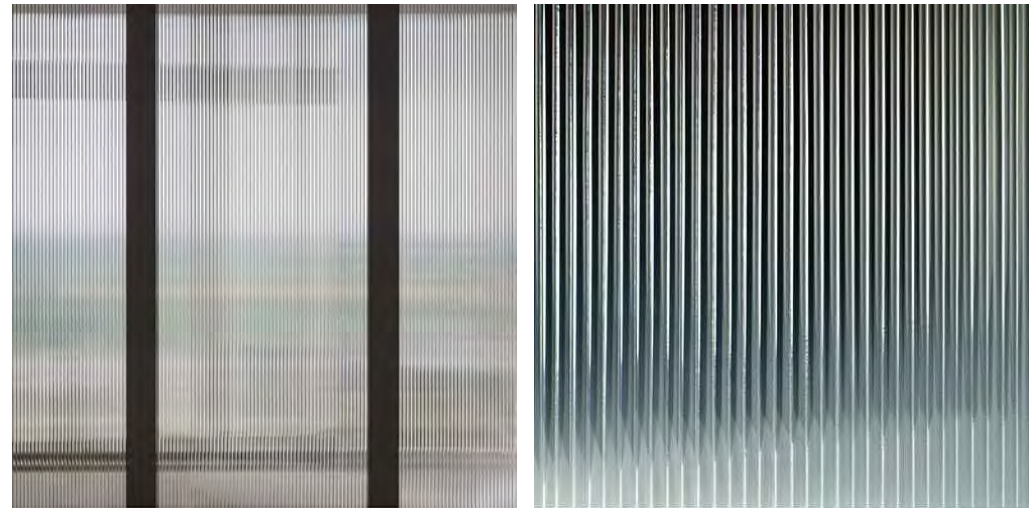
Angled pediment design on facade



Proposed angled facade design



STUCCO



FLUTED IMPACT GLASS

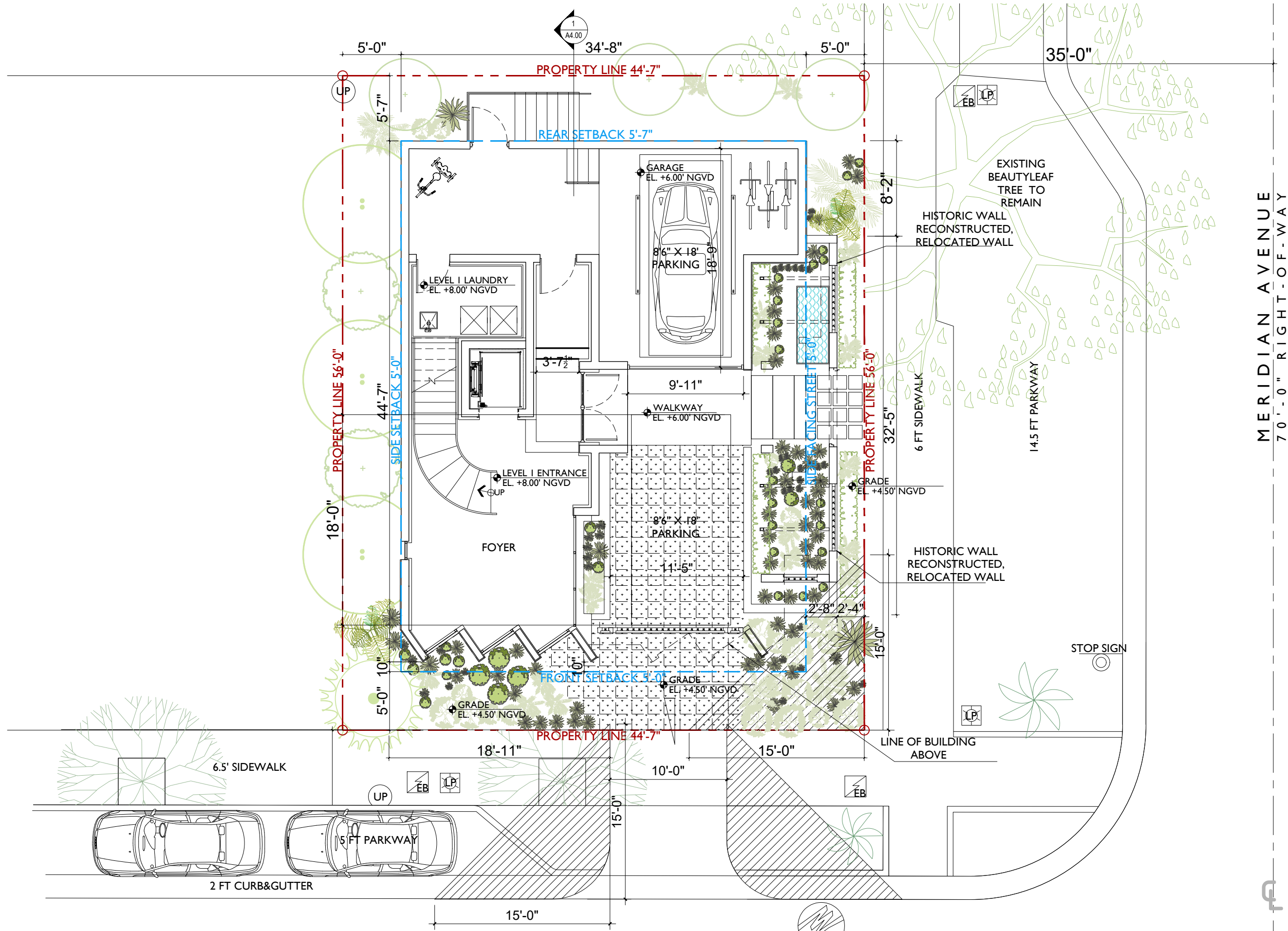
FLUSH ALUMINUM MULLIONS



STONE TILE CLADDING

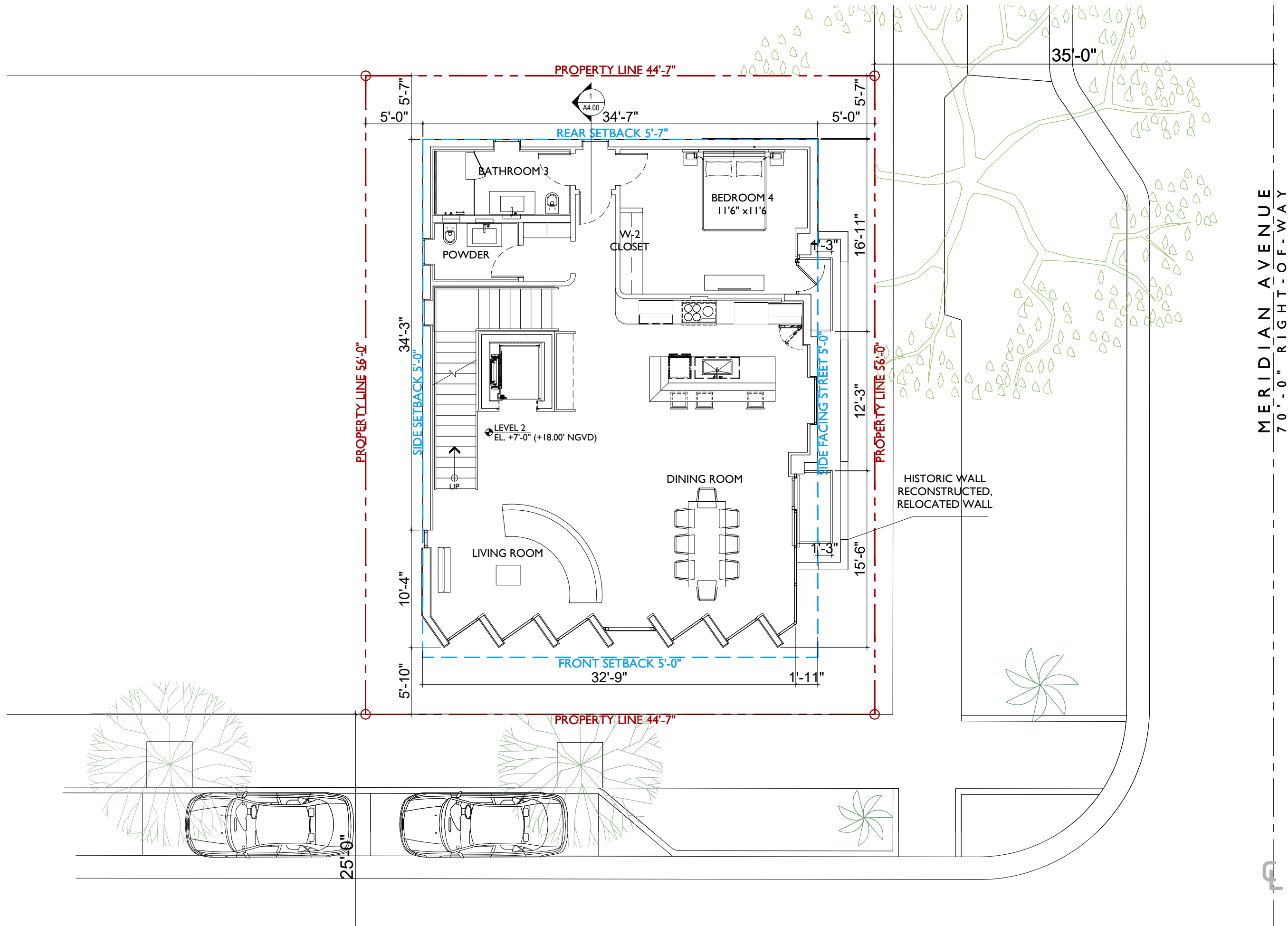


FRONT VIEW OF SOUTH FACADE FROM SECOND STREET



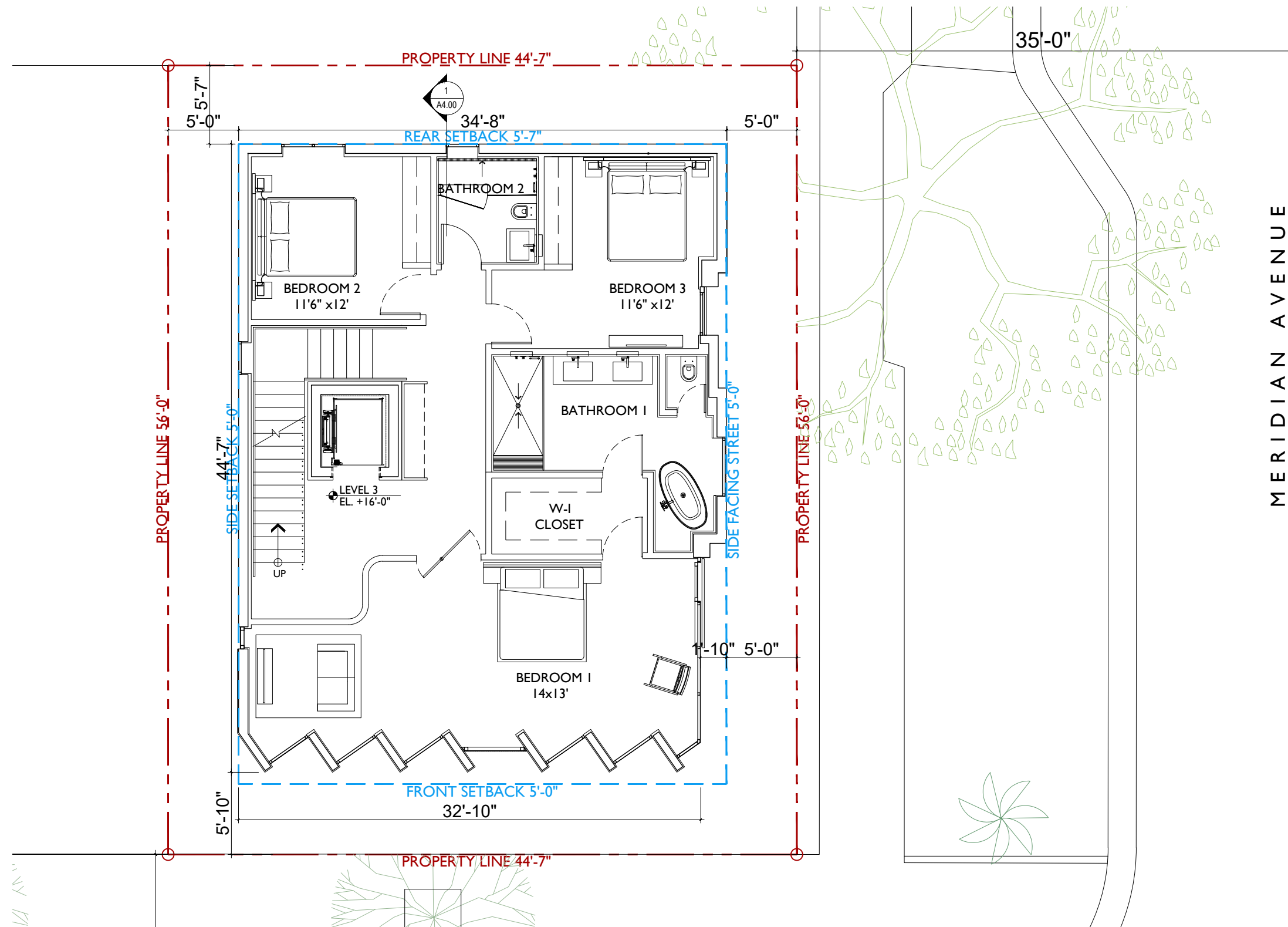
MERIDIAN AVENUE  
70'-0" RIGHT-OF-WAY

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

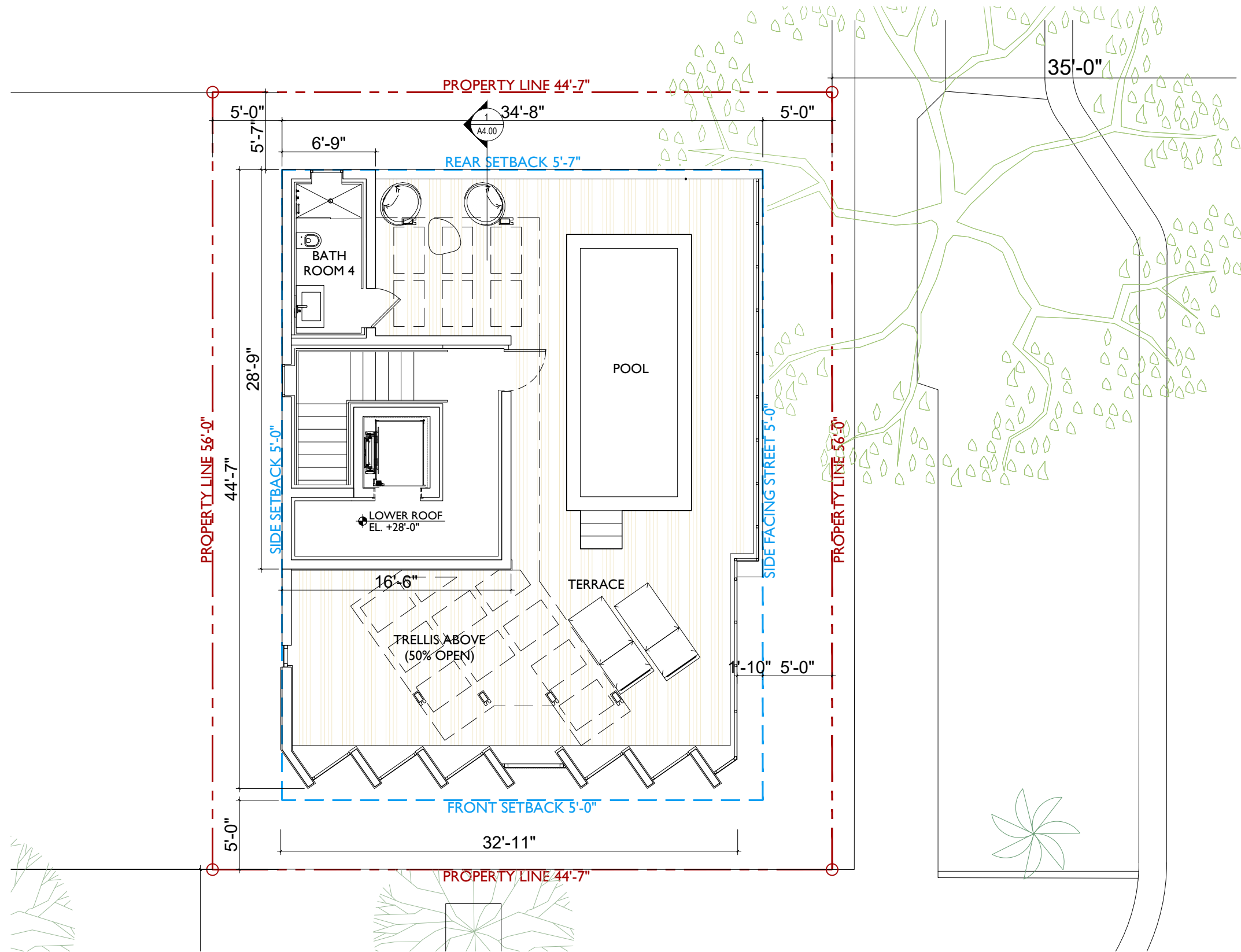


MERIDIAN AVENUE  
70'-0" RIGHT-OF-WAY

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



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



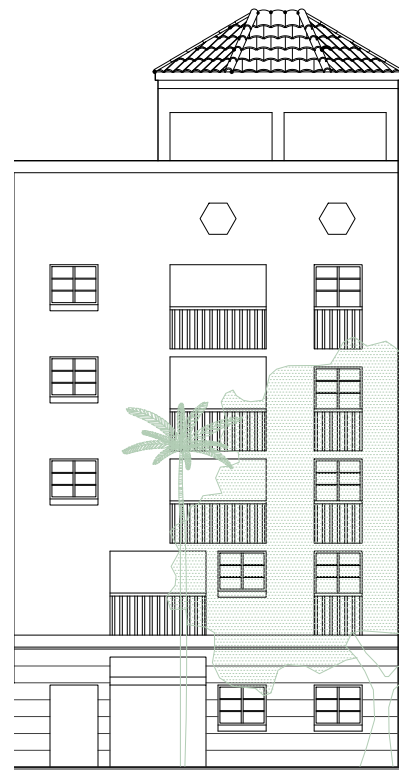
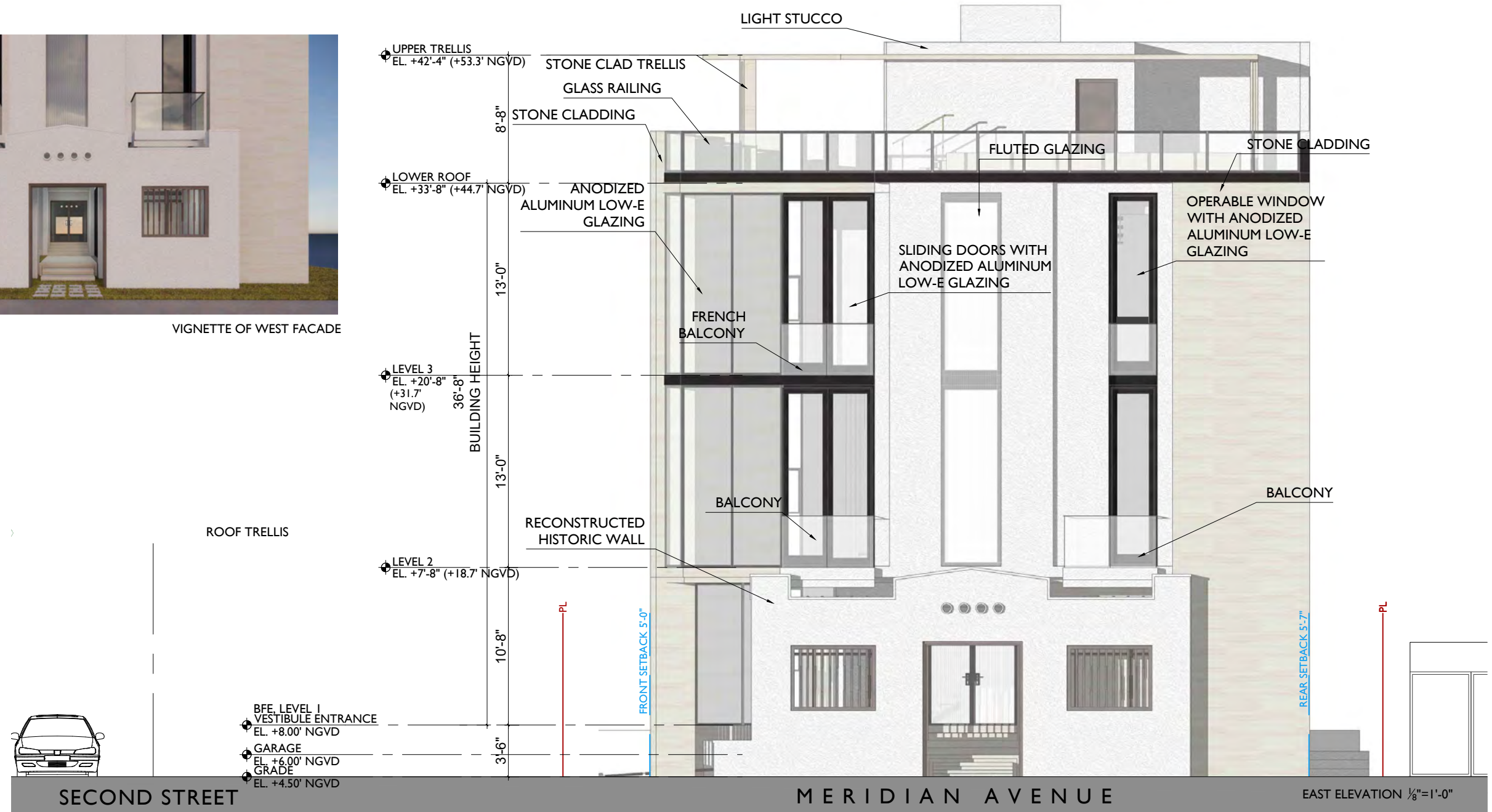
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VIGNETTE OF WEST FACADE



SECOND STREET

MERIDIAN AVENUE

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





VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



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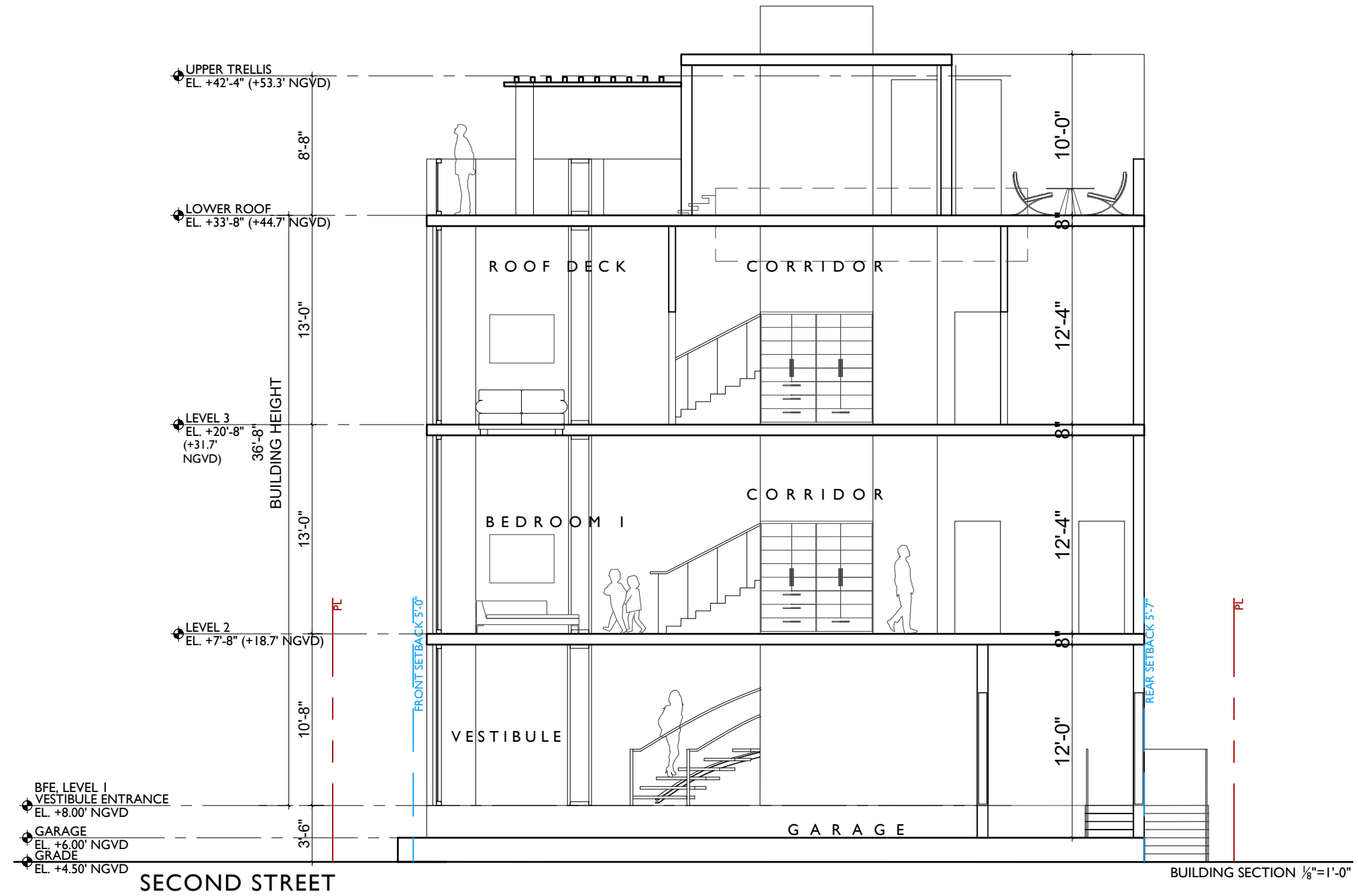
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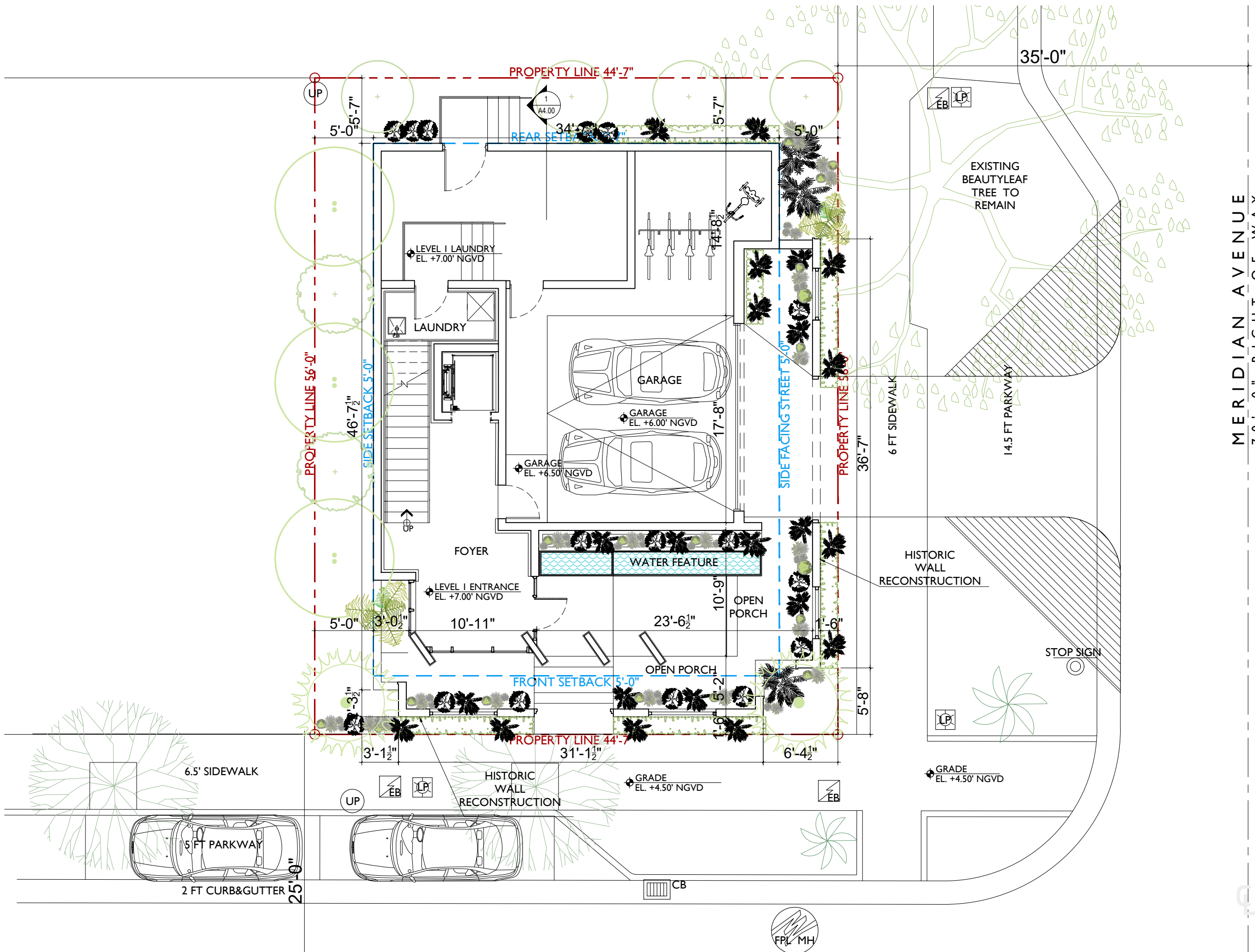
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VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



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



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