

# Private Residence

803 Second Street, Miami Beach, Florida

## HISTORIC PRESERVATION BOARD FINAL SUBMISSION SEPTEMBER 6<sup>th</sup>, 2022

PROJECT:  
RESIDENCE

803 Second Street  
Miami Beach, FL 33139

DRAWING:

COVER PAGE

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HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  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: 09/06/2022

SHEET NUMBER



A0.00

# Ocean Beach Historic District

6TH ST

5TH ST

4TH ST

ALTON RD

2ND ST

1ST ST

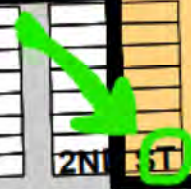
S POINTE DR

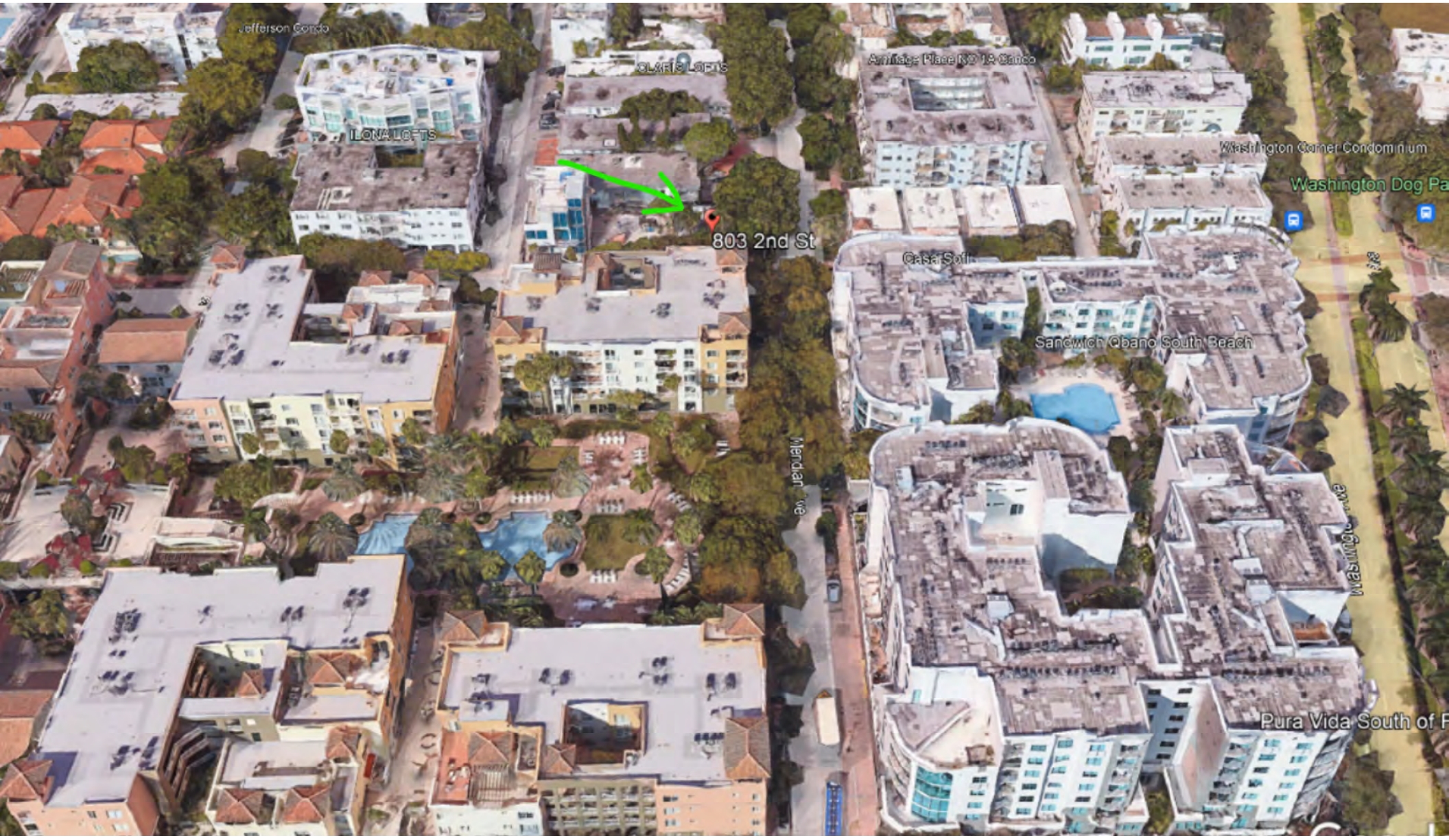
3

3RD ST

OCEAN DR

14





Jefferson Condo

LONA LOFTS

CLARIS LOFTS

Annage Place NO 1A Condo

Washington Corner Condominium

Washington Dog Park

803 2nd St

Casa Sofit

Sandwich Qbano South Beach

Mandarin Ave

Washington Ave

Pura Vida South of F



2022-03-08

14. VIEW AT THE CORNER 803 2ND STREET



2022-03-08

16. AERIAL VIEW AT 803 2 STREET



2022-03-08

15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

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 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  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: 09/06/2022  
 SHEET NUMBER





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 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  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: 09/06/2022  
 SHEET NUMBER



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



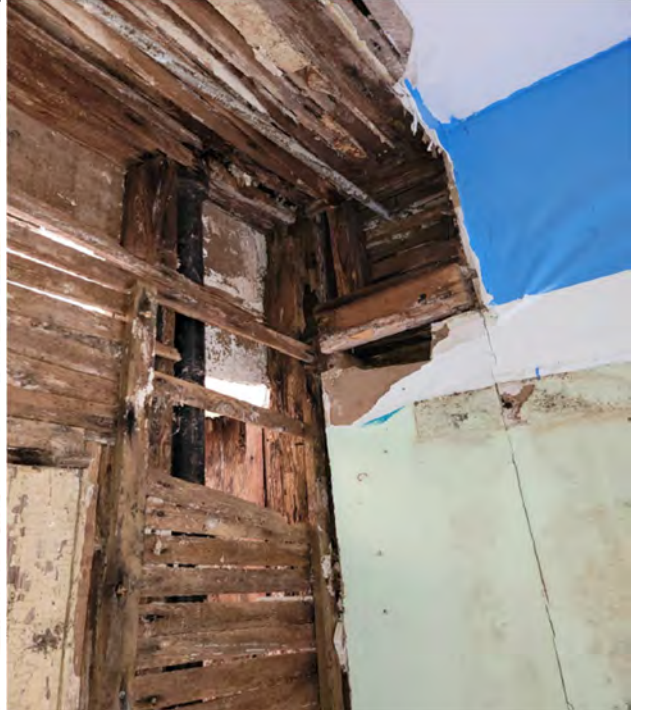
2022-03-08

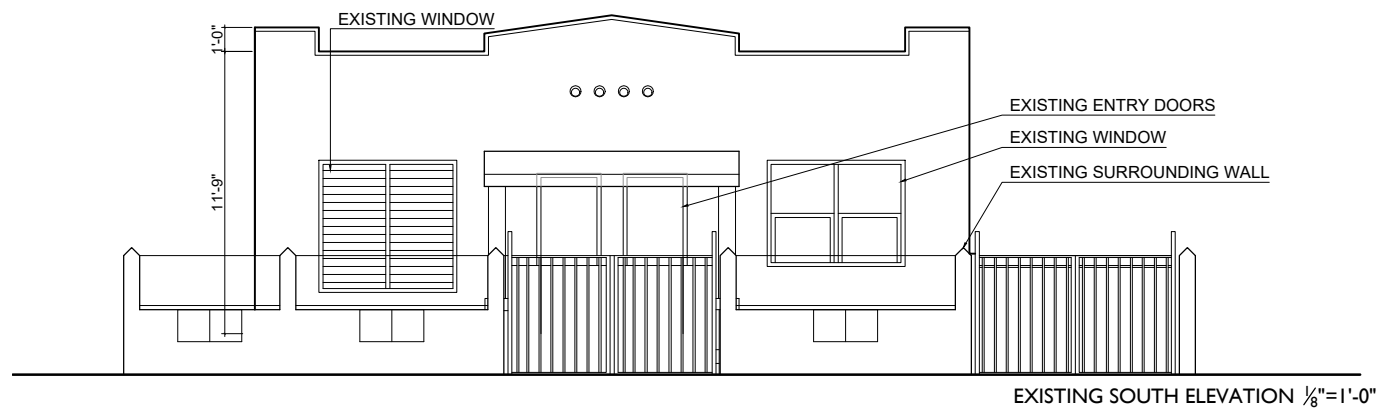
3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

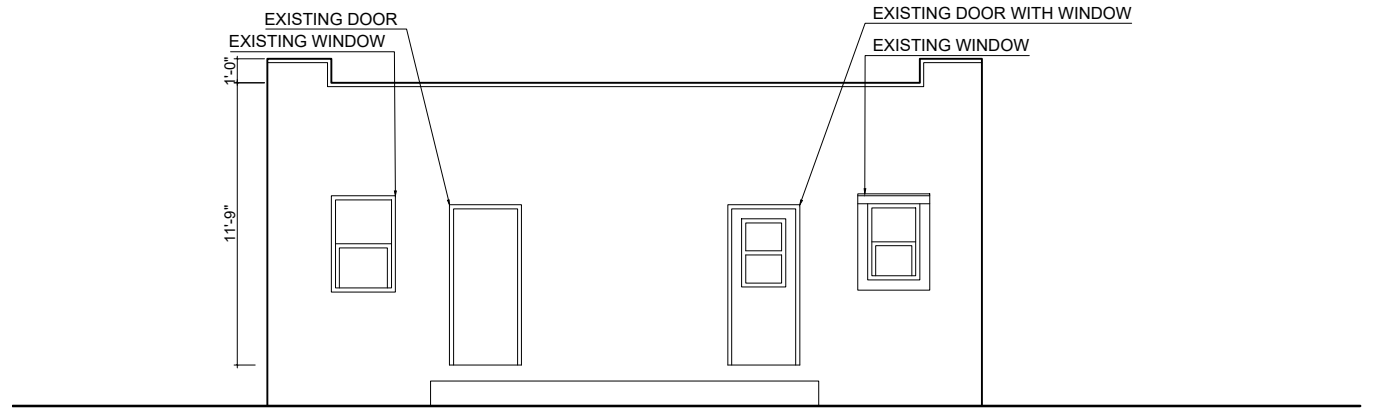
JENNIFER McCONNAY FLORIDA LIC# AR93044  
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c)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

SCALE: \_\_\_\_\_  
 CHECK: JMcG  
 DATE: 09/06/2022  
 SHEET NUMBER

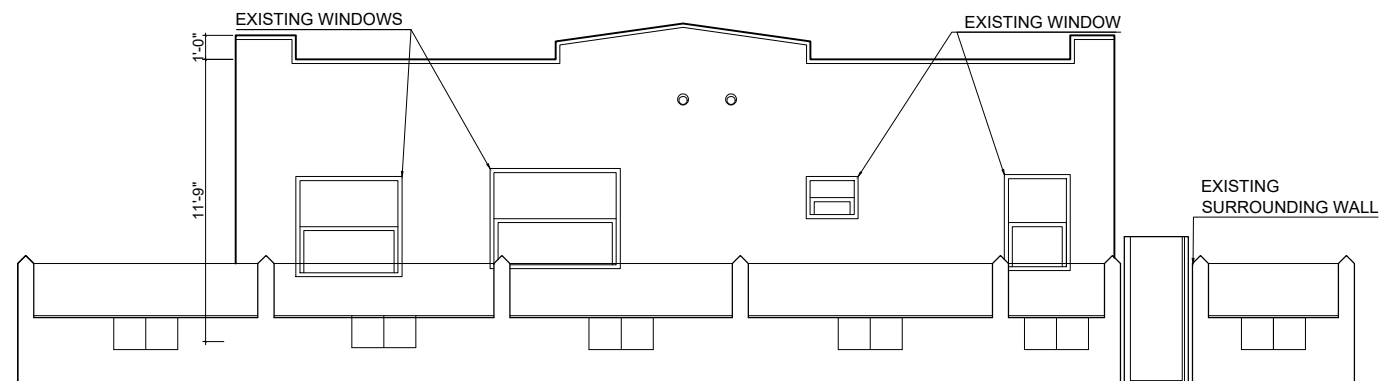




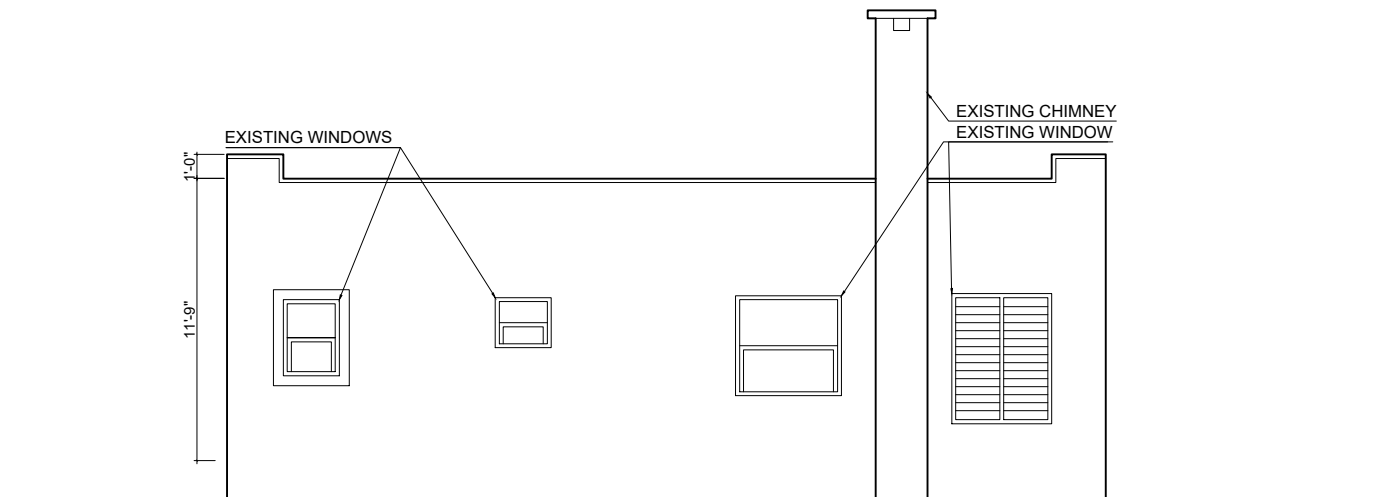
EXISTING SOUTH ELEVATION 1/8"=1'-0"



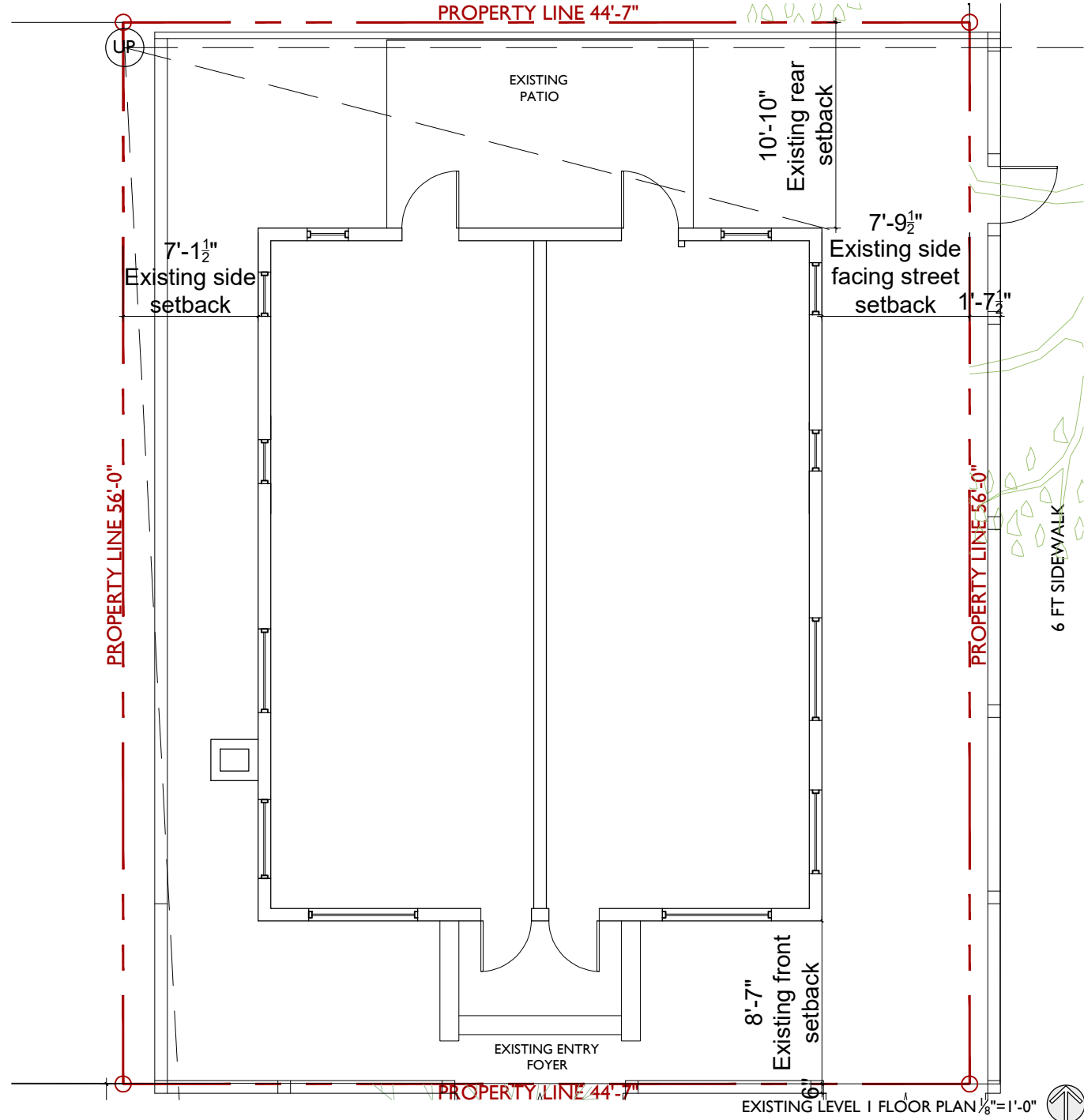
EXISTING NORTH ELEVATION 1/8"=1'-0"



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



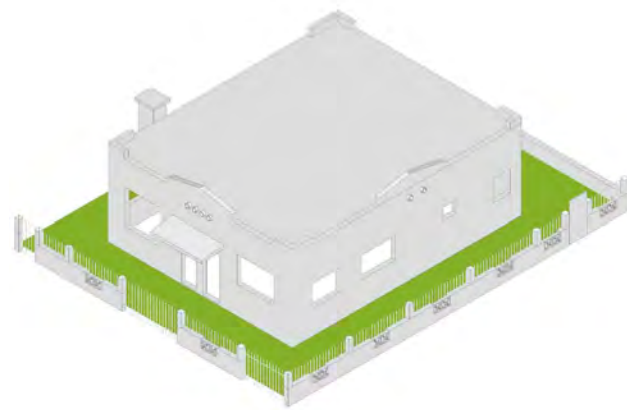
EXISTING WEST ELEVATION 1/8"=1'-0"



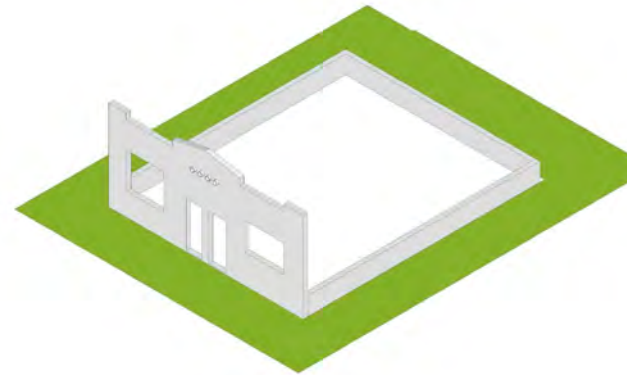
EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"



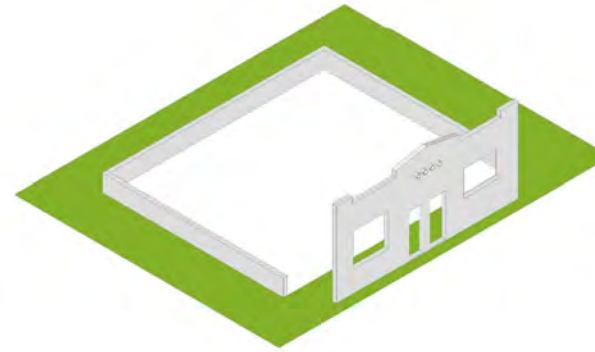
EXISTING INTERIOR CONDITIONS PHOTOS



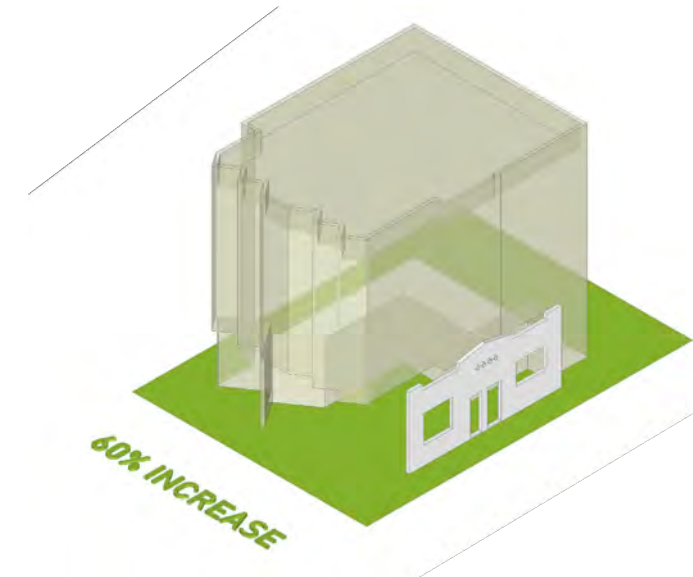
ORIGINAL HISTORIC STRUCTURE,  
EXISTING FENCE ON PROPERTY LINE



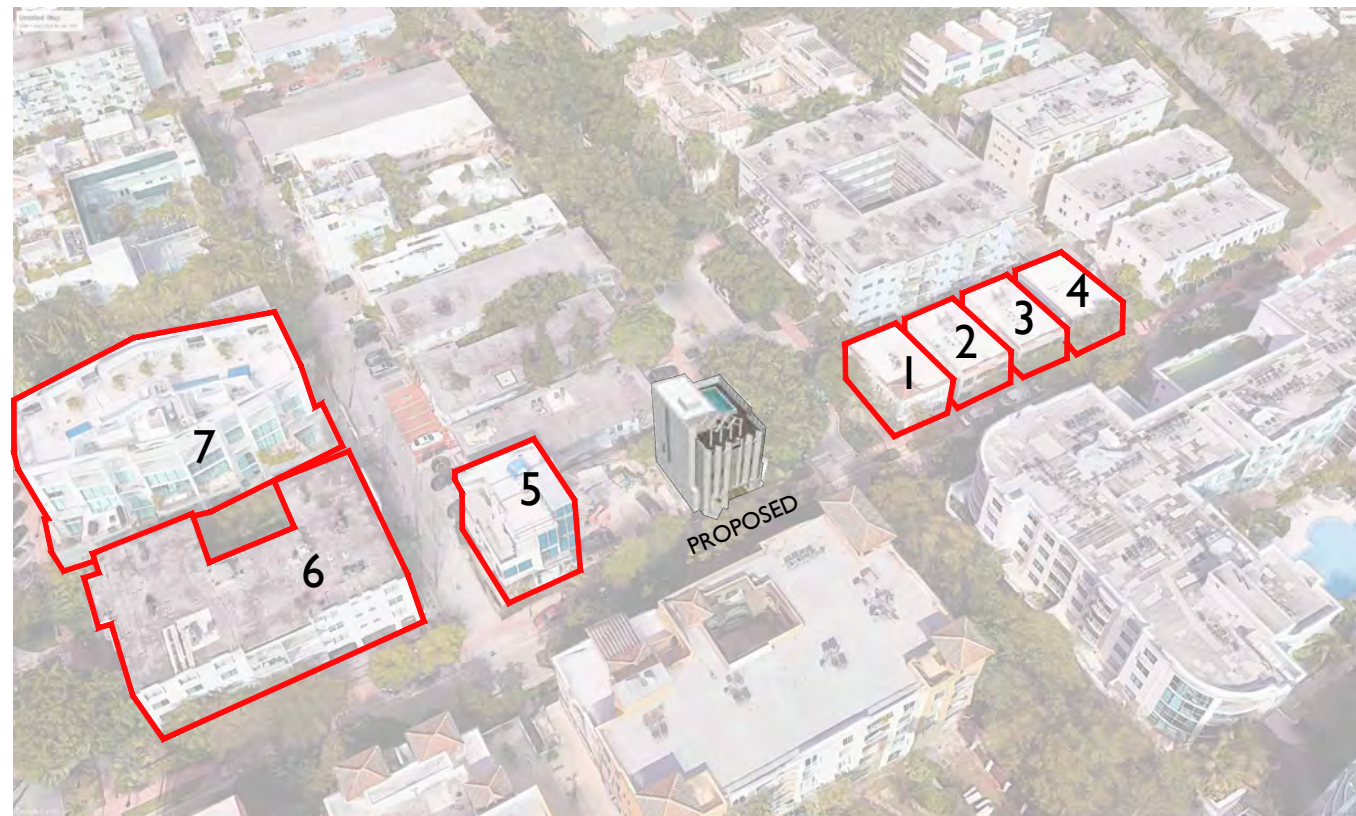
FRONT FACADE OF HISTORIC STRUCTURE  
PROPOSED TO BE RECONSTRUCTED.



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

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

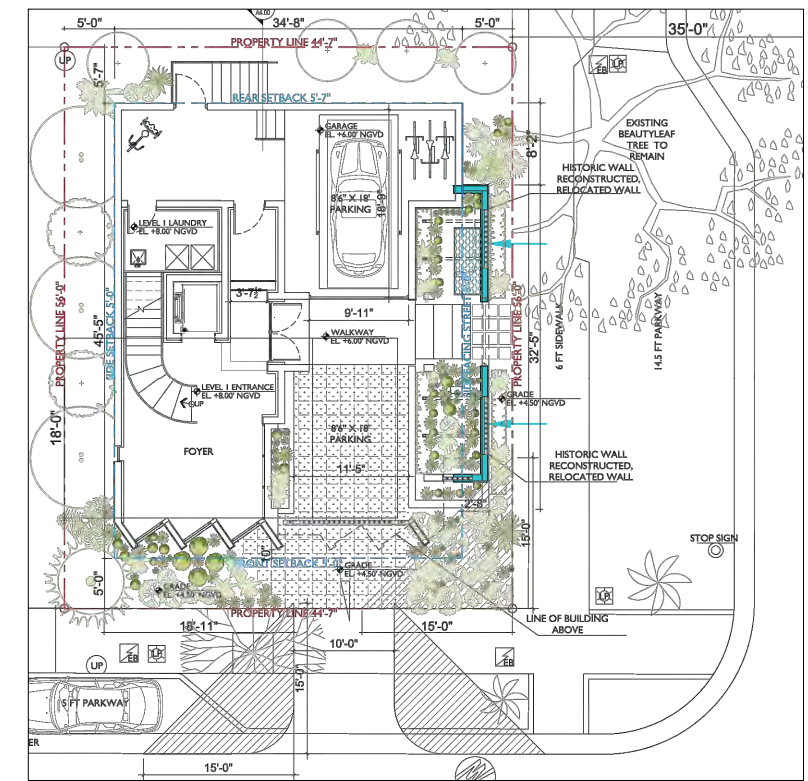
SCALE:  
CHECK: JMcG  
DATE: 09/06/2022  
SHEET NUMBER

SCALE:  
SITE, HISTORIC VS CONTEMPORARY



Reconstructed historic facade wall defining the front yard space

**URBAN CONTEXT**



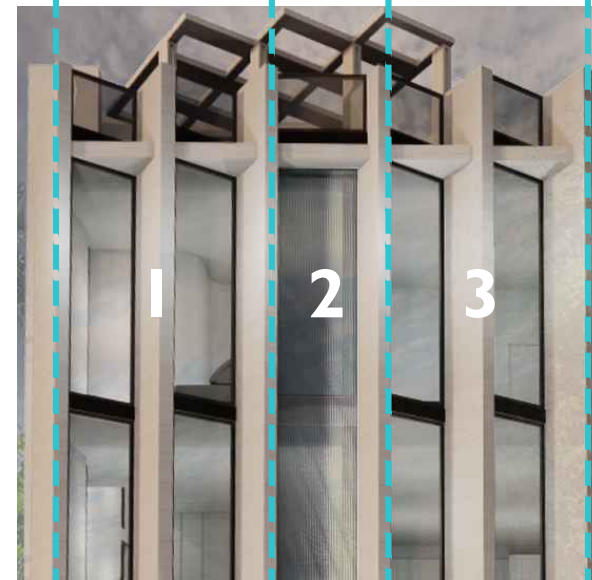
**WINDOW ELEMENTS**



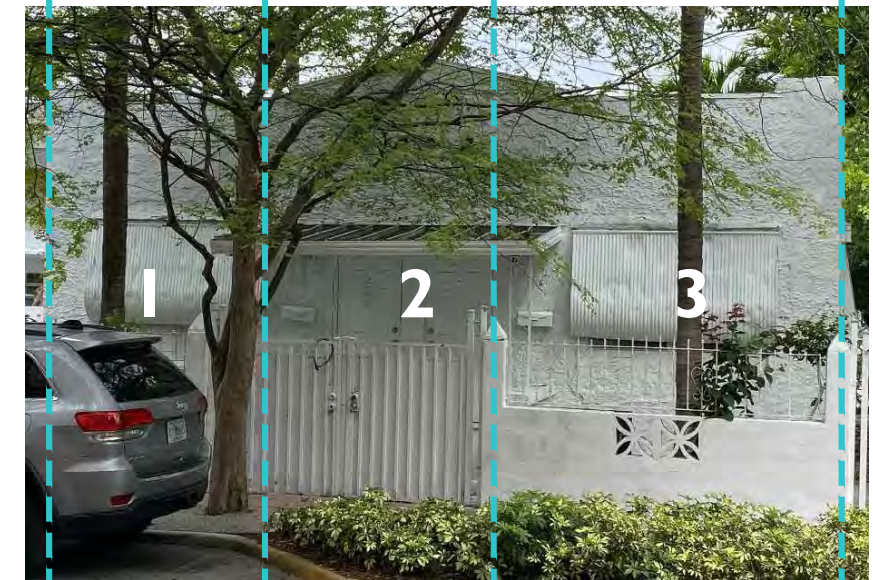
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



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

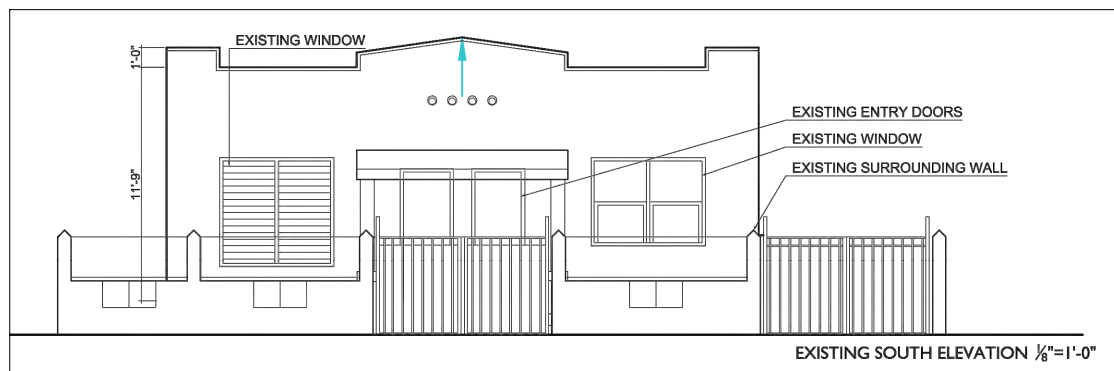


Tripartite facade concept is incorporated by a sequence of the glazing and fluted glass portions



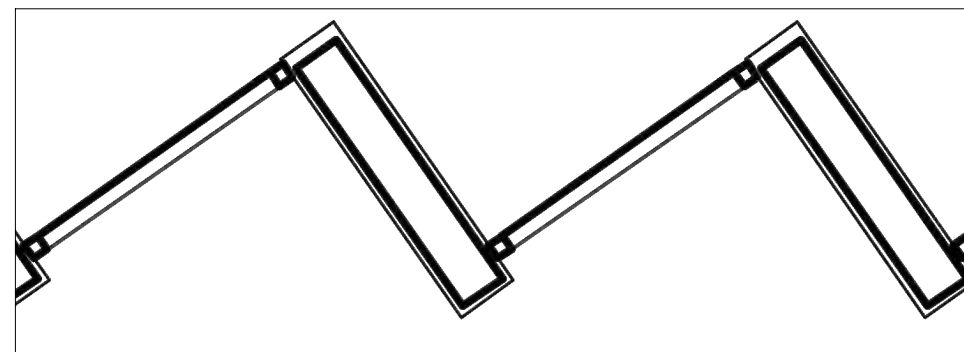
Simple tripartite facade design with entrances at center

**ANGLED DETAILS**



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

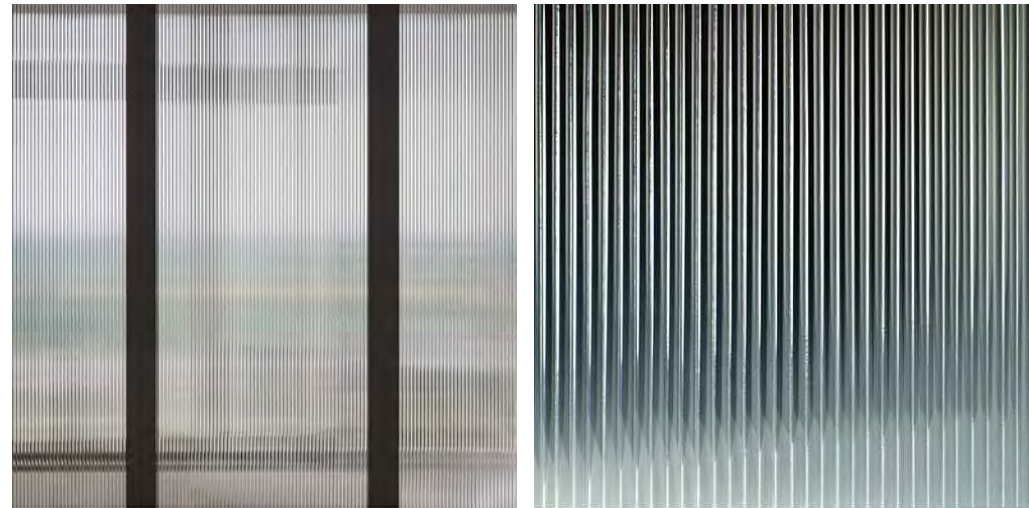
Angled pediment design on facade



Proposed angled facade design



STUCCO



FLUTED IMPACT GLASS

FLUSH ALUMINUM MULLIONS

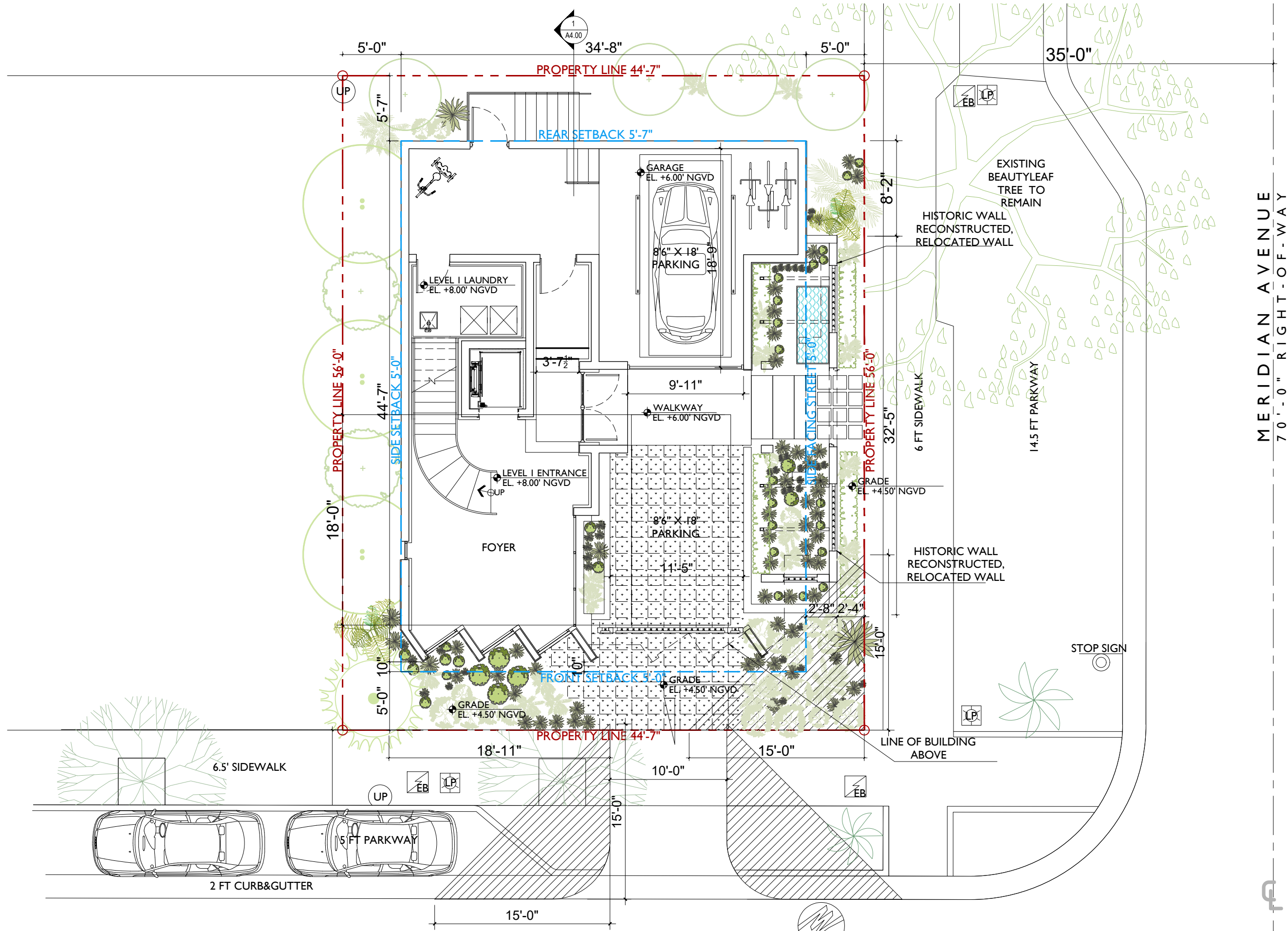


STONE TILE CLADDING



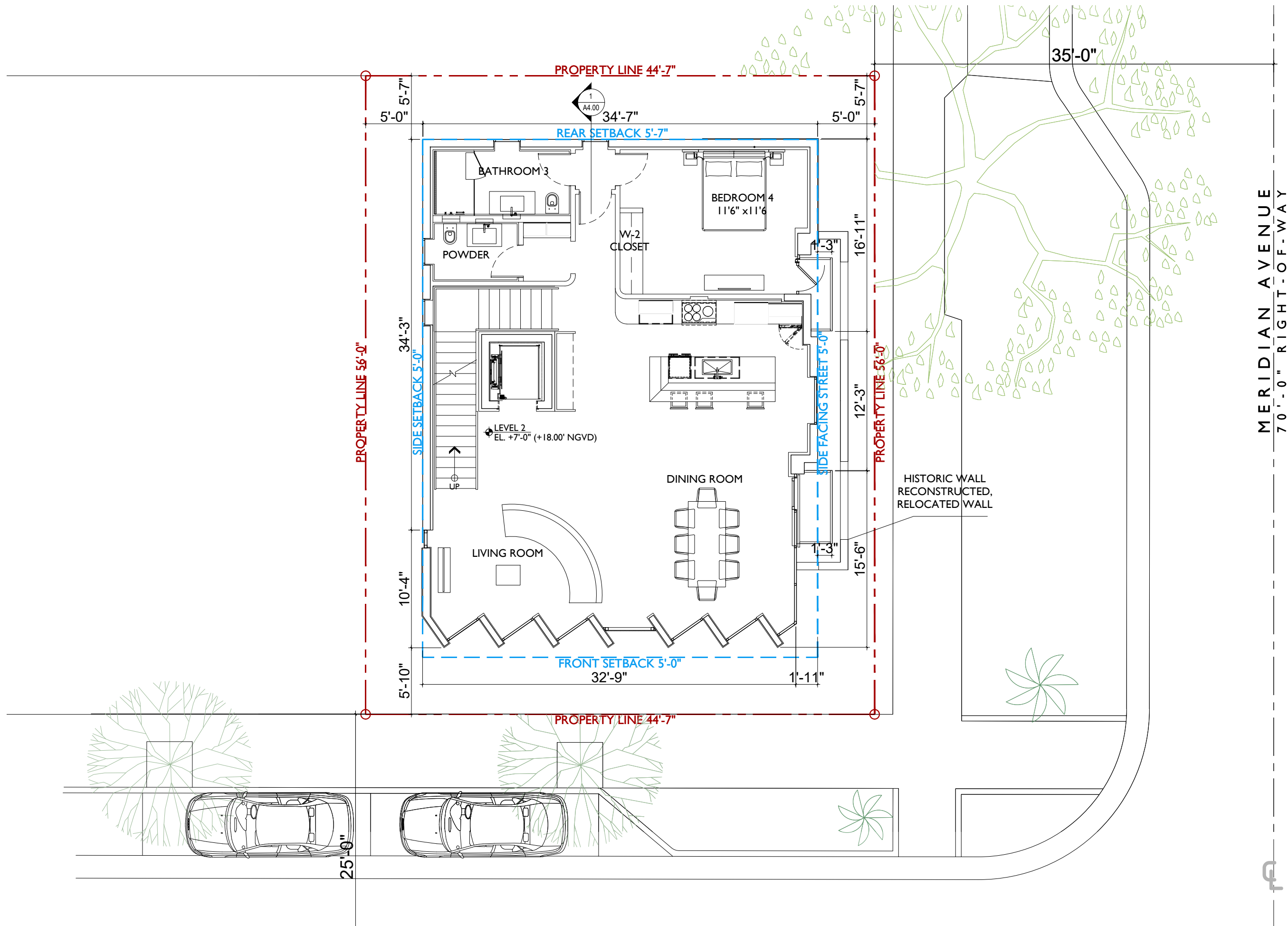
FRONT VIEW OF SOUTH FACADE FROM SECOND STREET





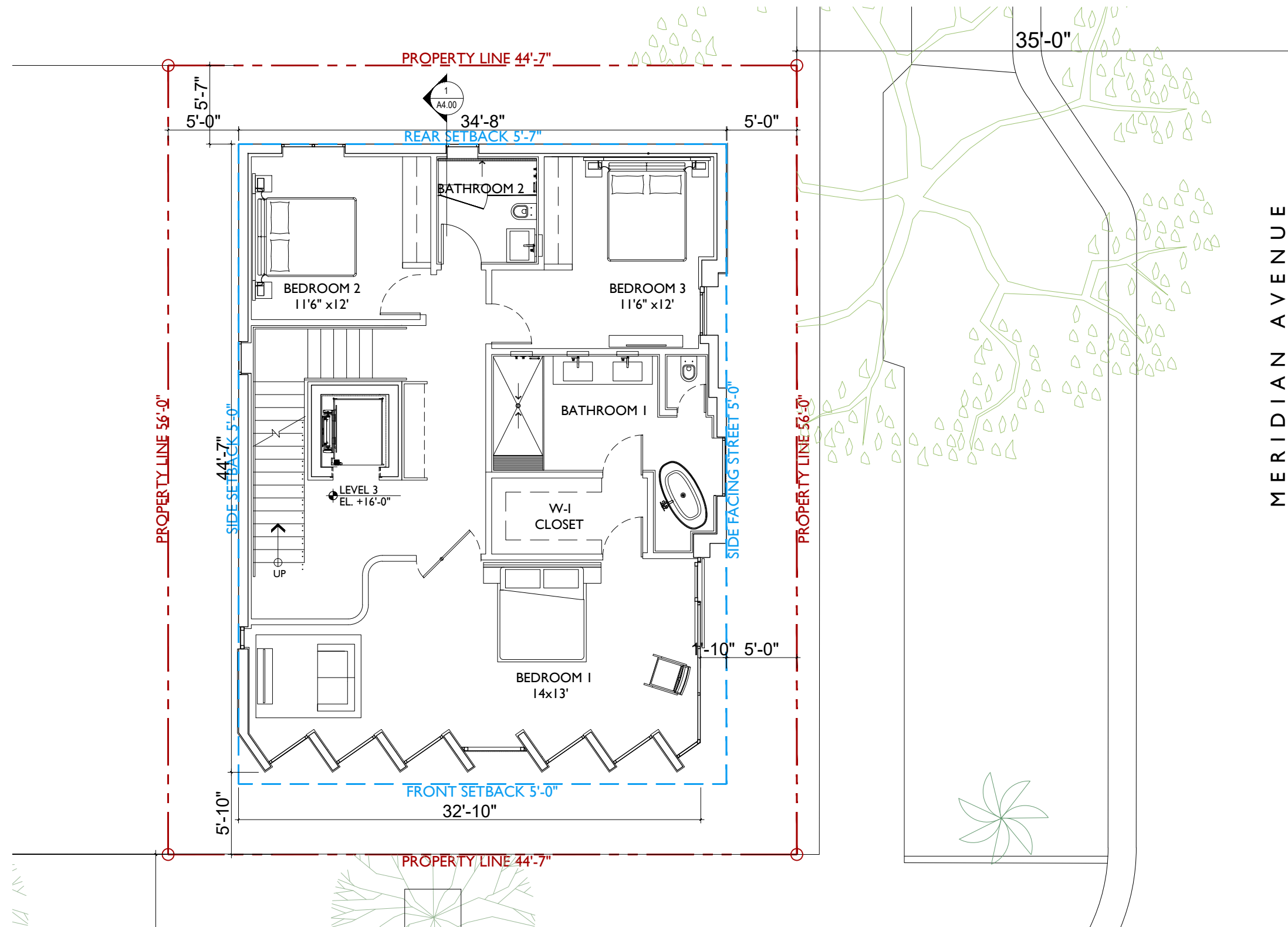
MERIDIAN AVENUE  
70'-0" RIGHT-OF-WAY

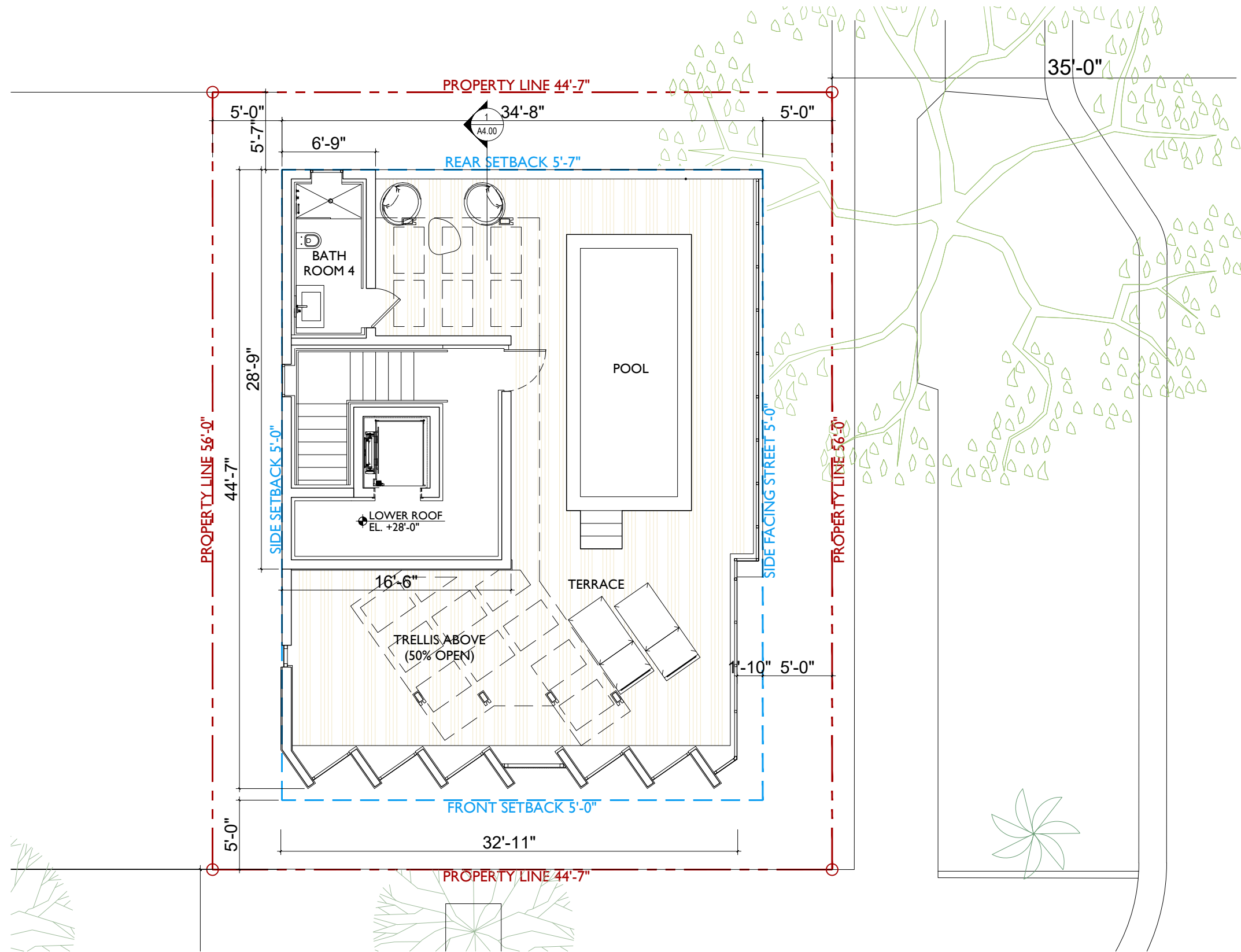
FPL MH



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

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





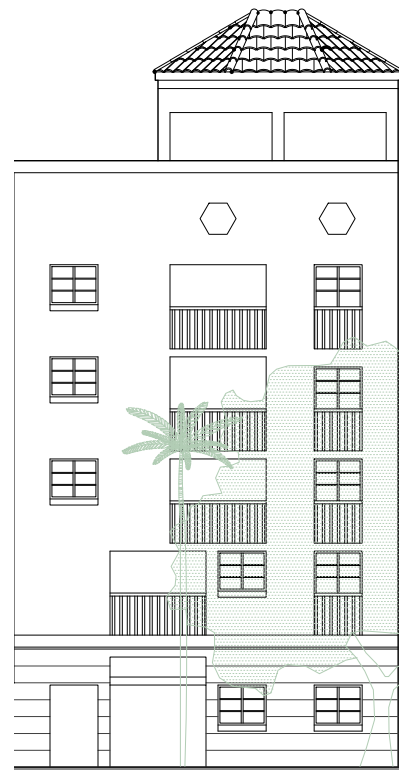
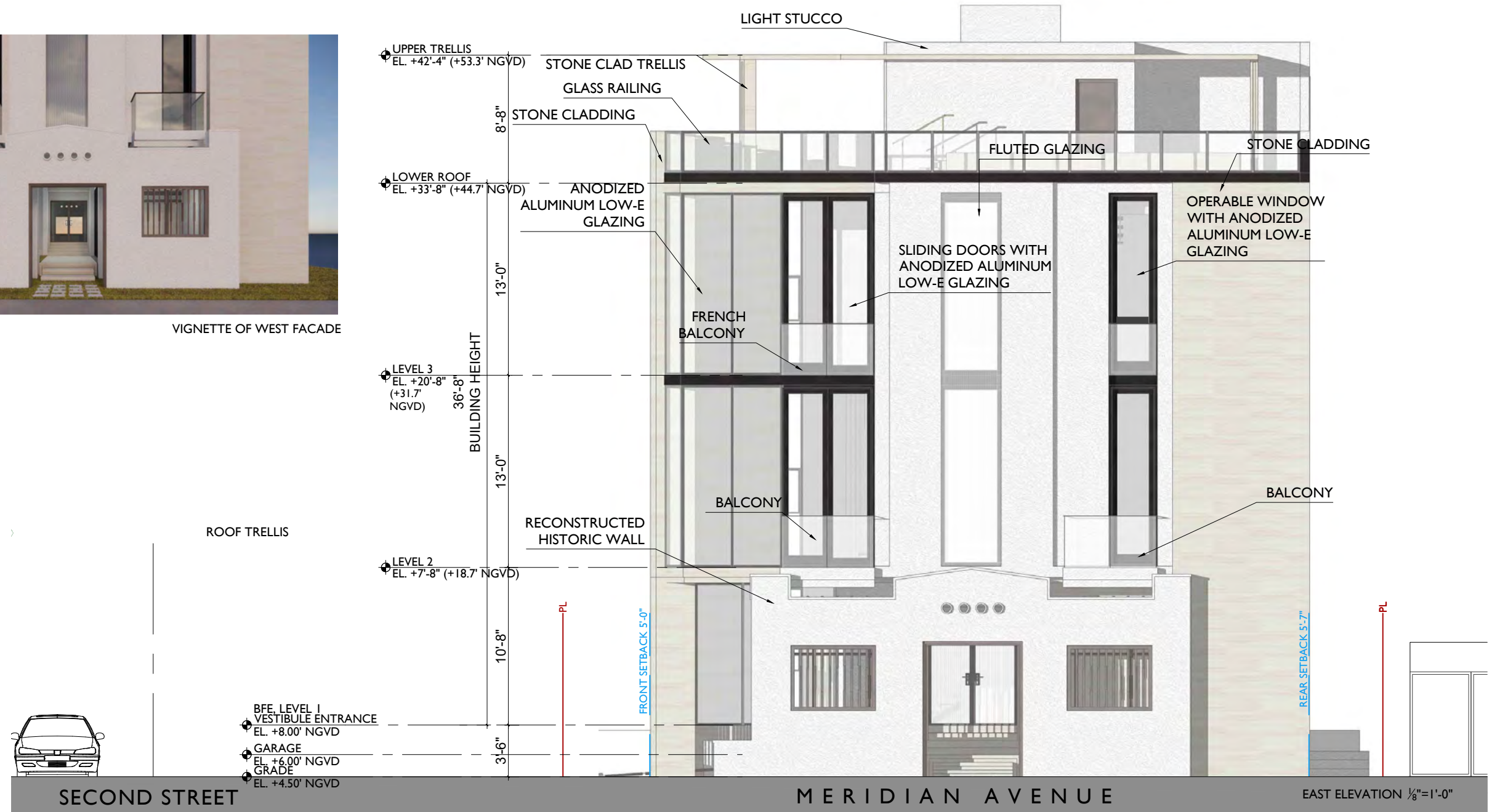
JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. © 2022

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





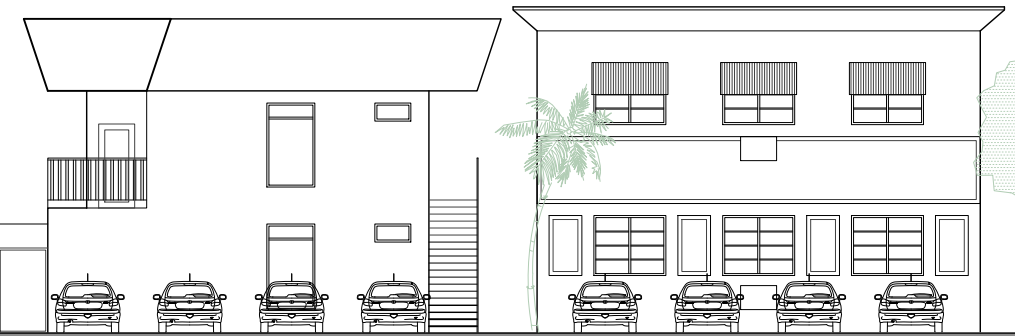
VIGNETTE OF WEST FACADE



SECOND STREET



MERIDIAN AVENUE



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

BFE LEVEL 1  
VESTIBULE ENTRANCE  
EL. +8.00' NGVD  
GARAGE  
EL. +6.00' NGVD  
GRADE  
EL. +4.50' NGVD

UPPER TRELIS  
EL. +42'-4" (+53.3' NGVD)

LOWER ROOF  
EL. +33'-8" (+44.7' NGVD)

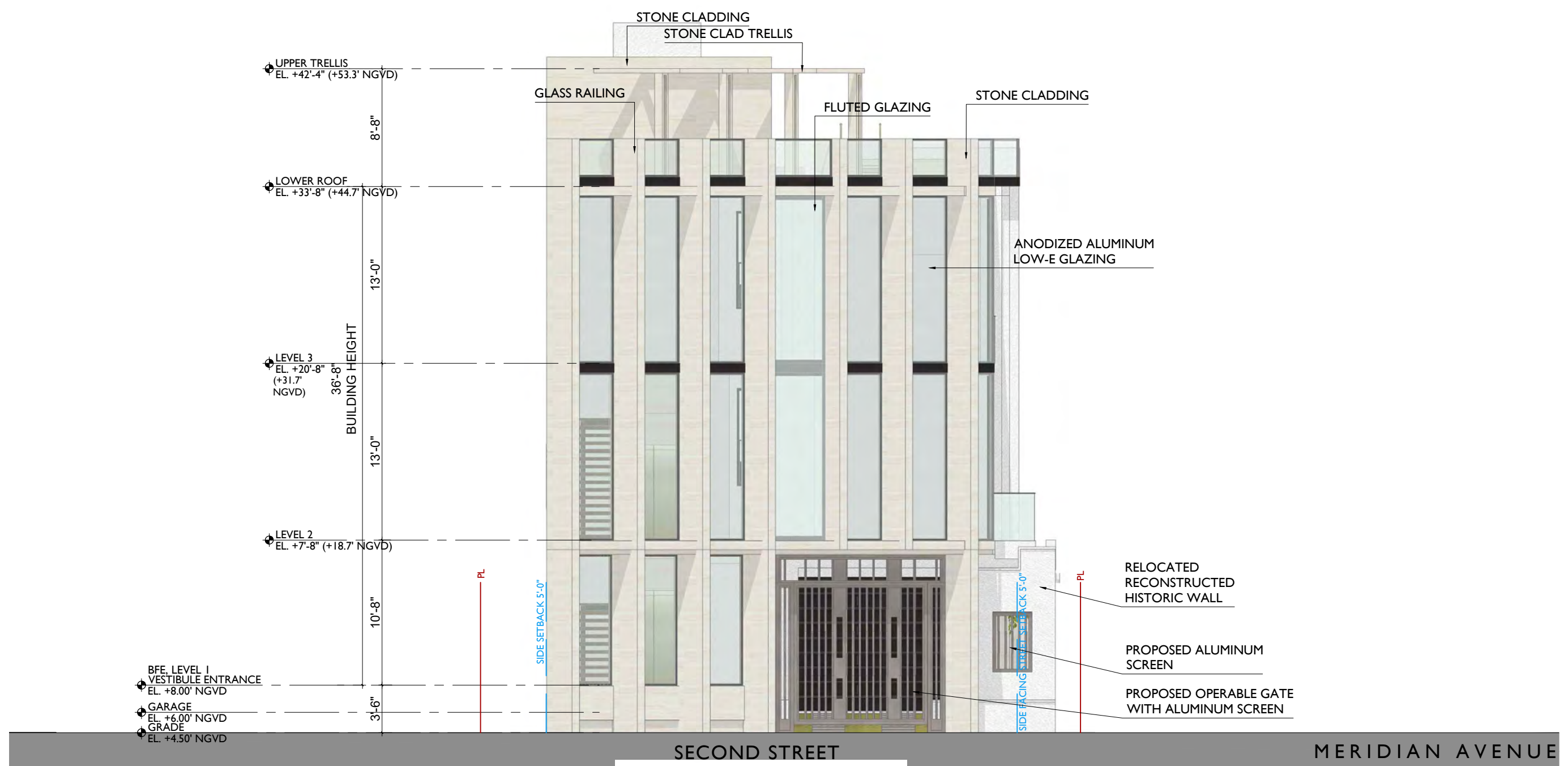
LEVEL 3  
EL. +20'-8" (+31.7' NGVD)

LEVEL 2  
EL. +7'-8" (+18.7' NGVD)

BFE LEVEL 1  
VESTIBULE ENTRANCE  
EL. +8.00' NGVD  
GARAGE  
EL. +6.00' NGVD  
GRADE  
EL. +4.50' NGVD

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: 09/06/2022  
SHEET NUMBER



SECOND STREET MERIDIAN AVENUE

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



SECOND STREET  
50'-0" RIGHT-OF-WAY

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

SOUTH STREET ELEVATION 1/16"=1'-0"

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: 09/06/2022  
SHEET NUMBER

A3.01



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE



View tr



JENNIFER MCCONNEY FLORIDA LIC# AR93044

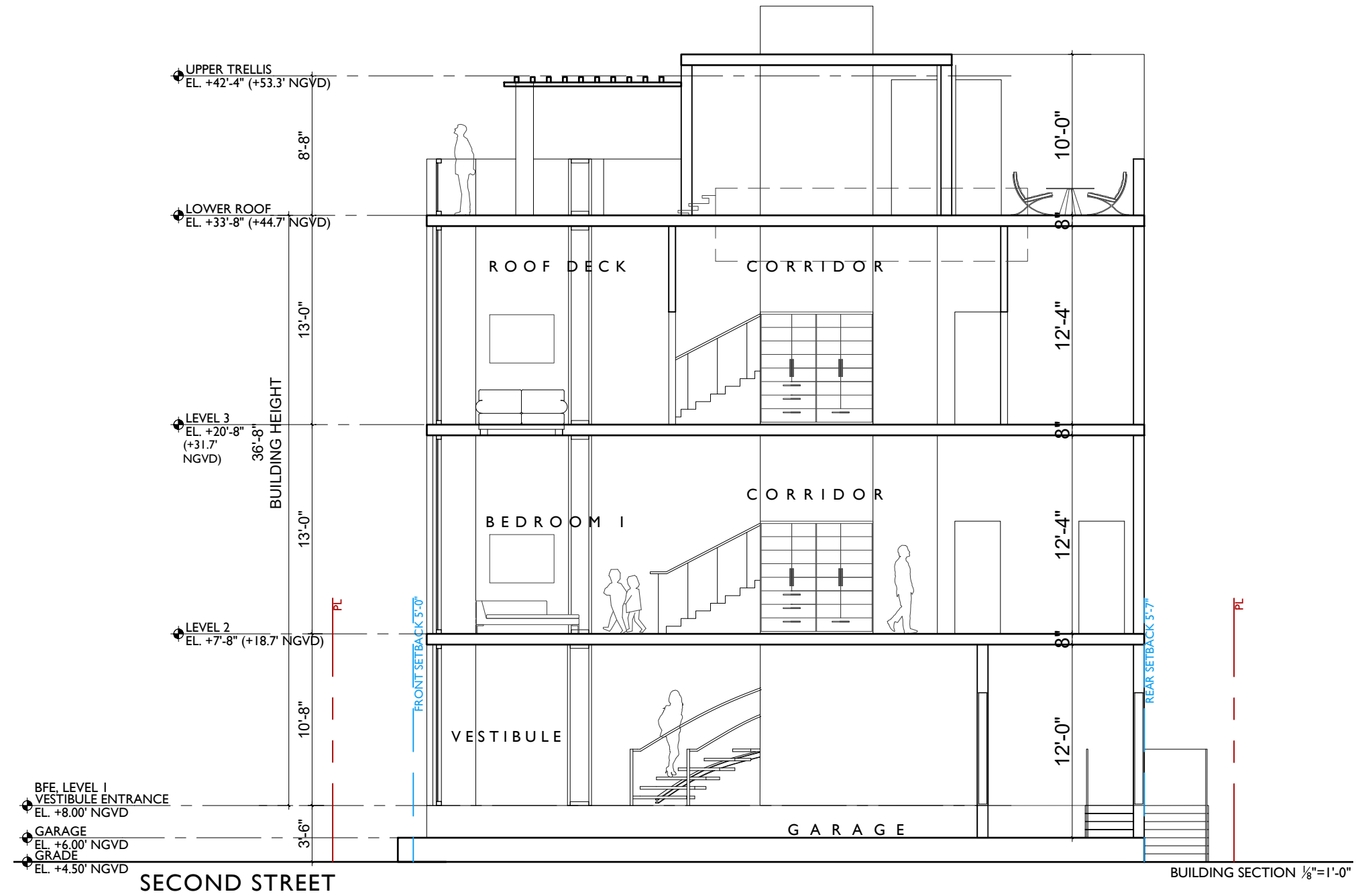
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c) 2022

SCALE:

CHECK: JMcG

DATE: 09/06/2022

SHEET NUMBER



JENNIFER McCONNAY FLORIDA LIC# AR93044

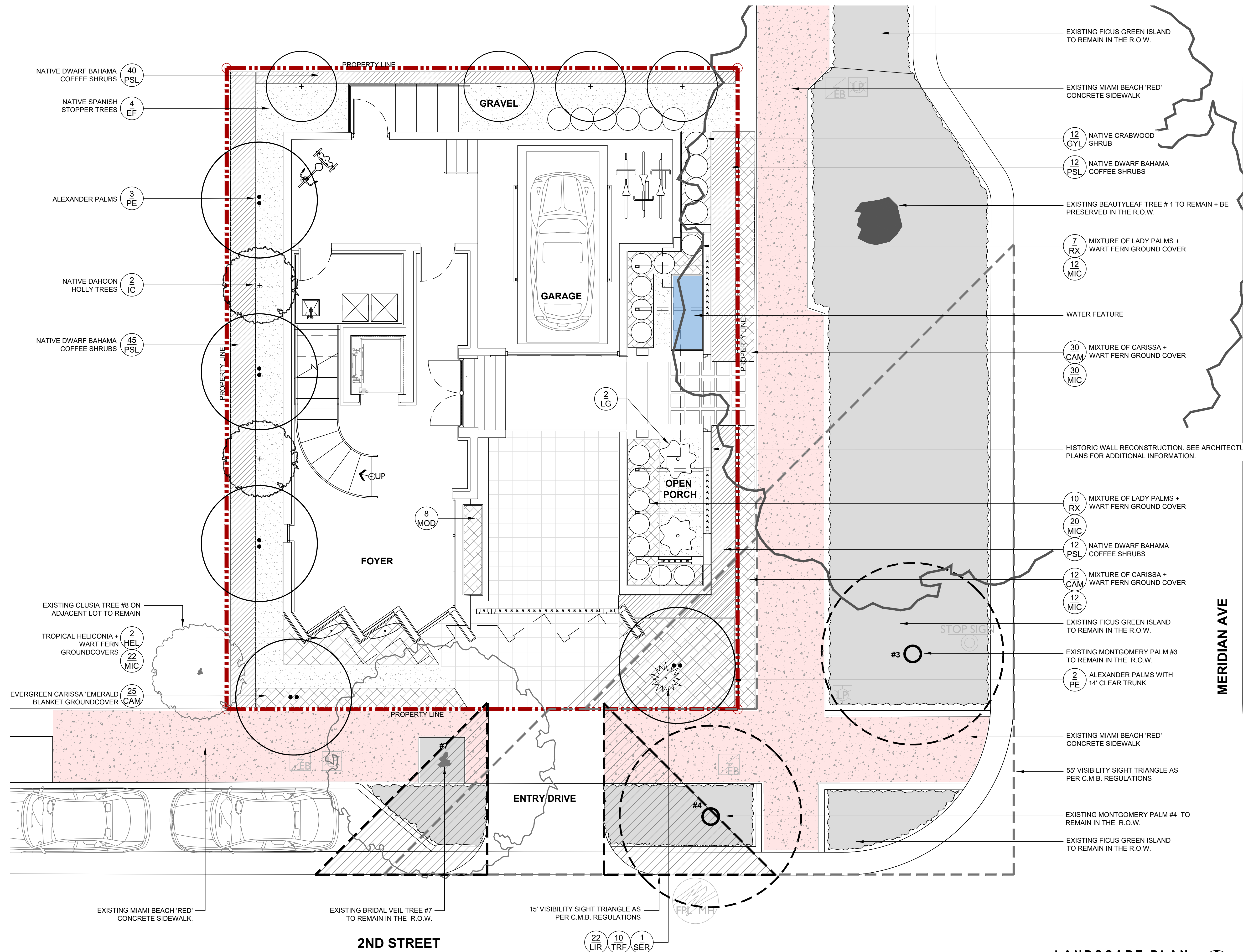
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. (c) 2022

SCALE: JMcG

CHECK: JMcG

DATE: 09/06/2022

SHEET NUMBER



- EXISTING FIGUS GREEN ISLAND TO REMAIN IN THE R.O.W.
- EXISTING MIAMI BEACH 'RED' CONCRETE SIDEWALK
- 12 GYL NATIVE CRABWOOD SHRUB
- 12 PSL NATIVE DWARF BAHAMA COFFEE SHRUBS
- EXISTING BEAUTYLEAF TREE #1 TO REMAIN + BE PRESERVED IN THE R.O.W.
- 7 RX MIXTURE OF LADY PALMS + WART FERN GROUND COVER
- 12 MIC
- WATER FEATURE
- 30 CAM MIXTURE OF CARISSA + WART FERN GROUND COVER
- 30 MIC
- HISTORIC WALL RECONSTRUCTION. SEE ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION.
- 10 RX MIXTURE OF LADY PALMS + WART FERN GROUND COVER
- 20 MIC
- 12 PSL NATIVE DWARF BAHAMA COFFEE SHRUBS
- 12 CAM MIXTURE OF CARISSA + WART FERN GROUND COVER
- 12 MIC
- EXISTING FIGUS GREEN ISLAND TO REMAIN IN THE R.O.W.
- EXISTING MONTGOMERY PALM #3 TO REMAIN IN THE R.O.W.
- 2 PE ALEXANDER PALMS WITH 14' CLEAR TRUNK
- EXISTING MIAMI BEACH 'RED' CONCRETE SIDEWALK
- 55' VISIBILITY SIGHT TRIANGLE AS PER C.M.B. REGULATIONS
- EXISTING MONTGOMERY PALM #4 TO REMAIN IN THE R.O.W.
- EXISTING FIGUS GREEN ISLAND TO REMAIN IN THE R.O.W.

MERIDIAN AVE



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

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 REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. 03/2022

SCALE:  
 CHECK: JMcG  
 DATE: 08/15/2022  
 SHEET NUMBER

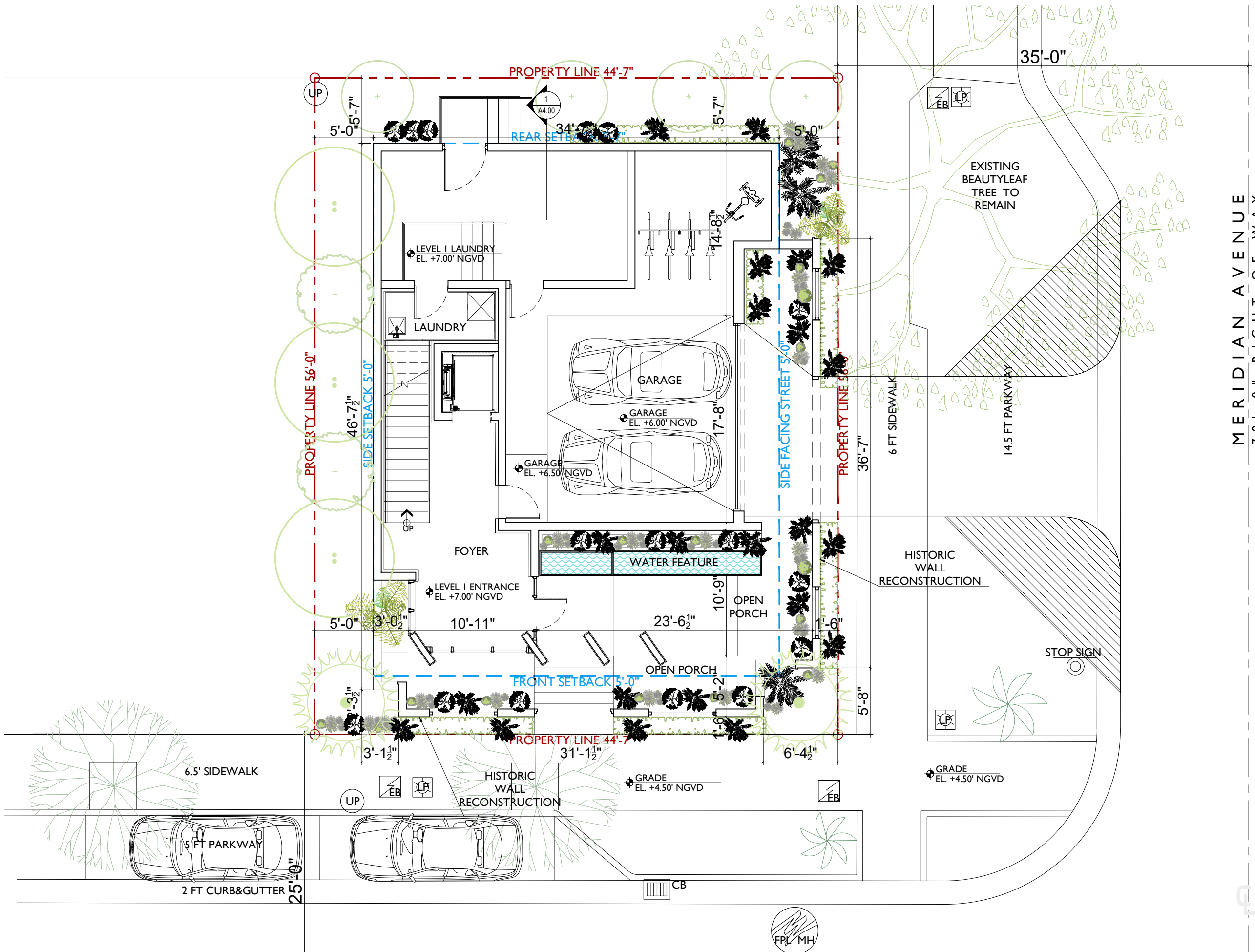


**CHRISTOPHER CAWLEY**  
 LANDSCAPE ARCHITECTURE  
 7500 NE 4th Court, Suite 102 Miami, Florida 33138  
 P 786.538.2961 M 305.979.1585  
 CHRISTOPHERCAWLEY.COM | LC 20000460

**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"