



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)



KODA
7500 NE 4th Ct., Suite
100 | Miami, FL 33138
info@kodamiami.com
305.359.3669

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 PHOTOS

Z-004

BUILDING PERMITS: #46888 Higgs and Tait Painting exterior \$ 800.00 Feb. 8/
#54902 - 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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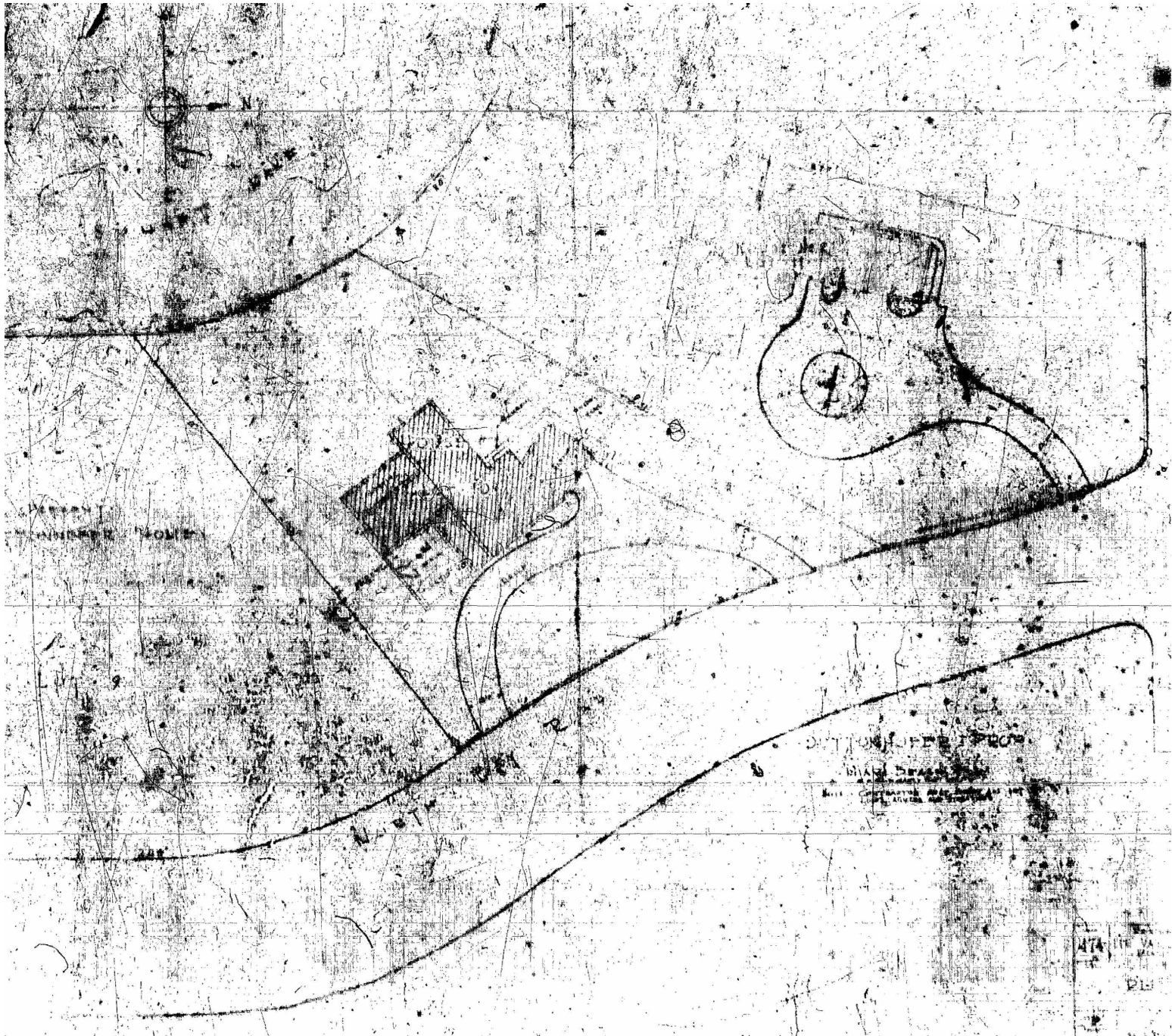
**HISTORIC PRESERVATION
BOARD: FINAL SUBMITTAL**

NOT FOR CONSTRUCTION

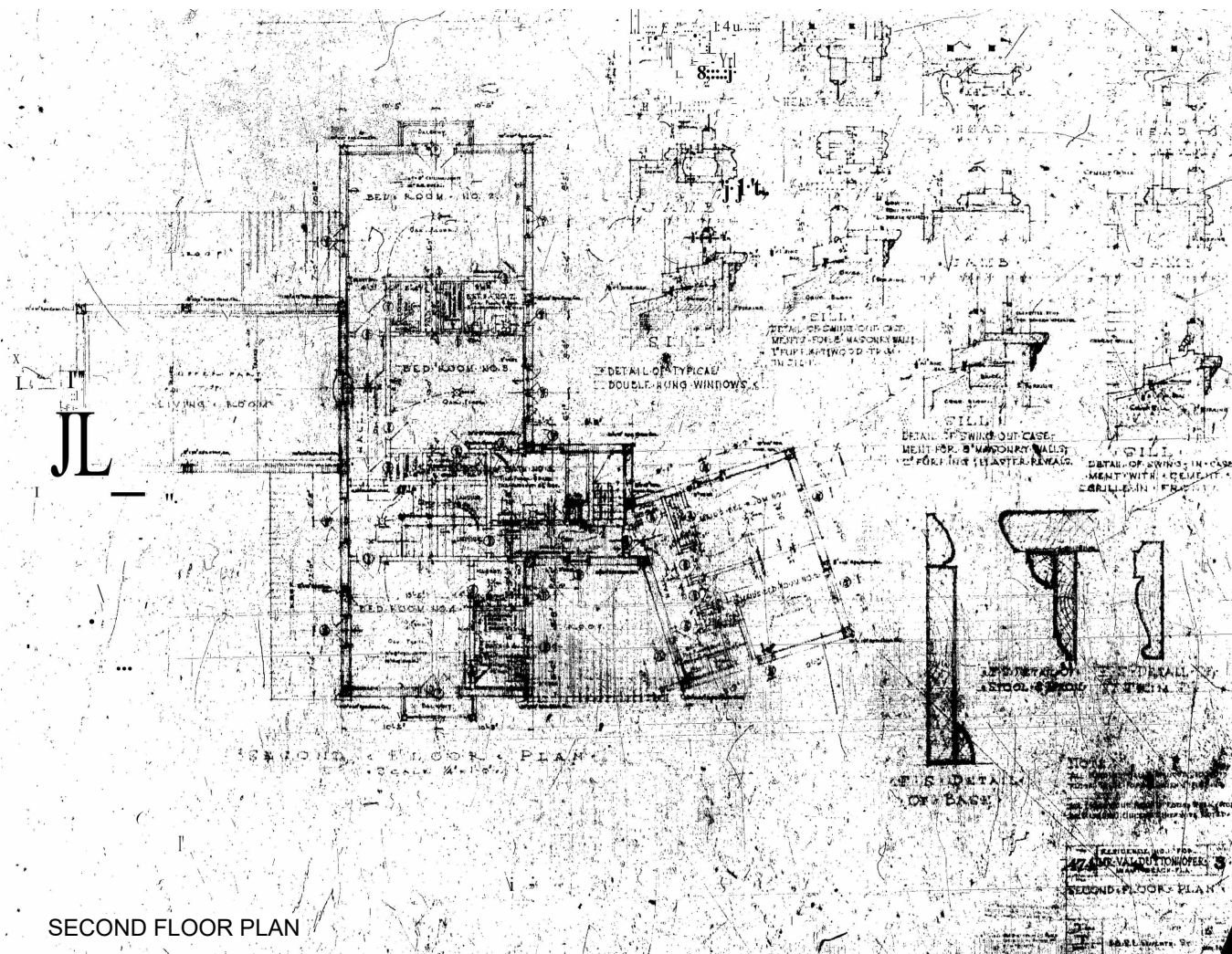
Scale	
08/07/2023	
Project #	22005

EXISTING
SITE
TIMELINE

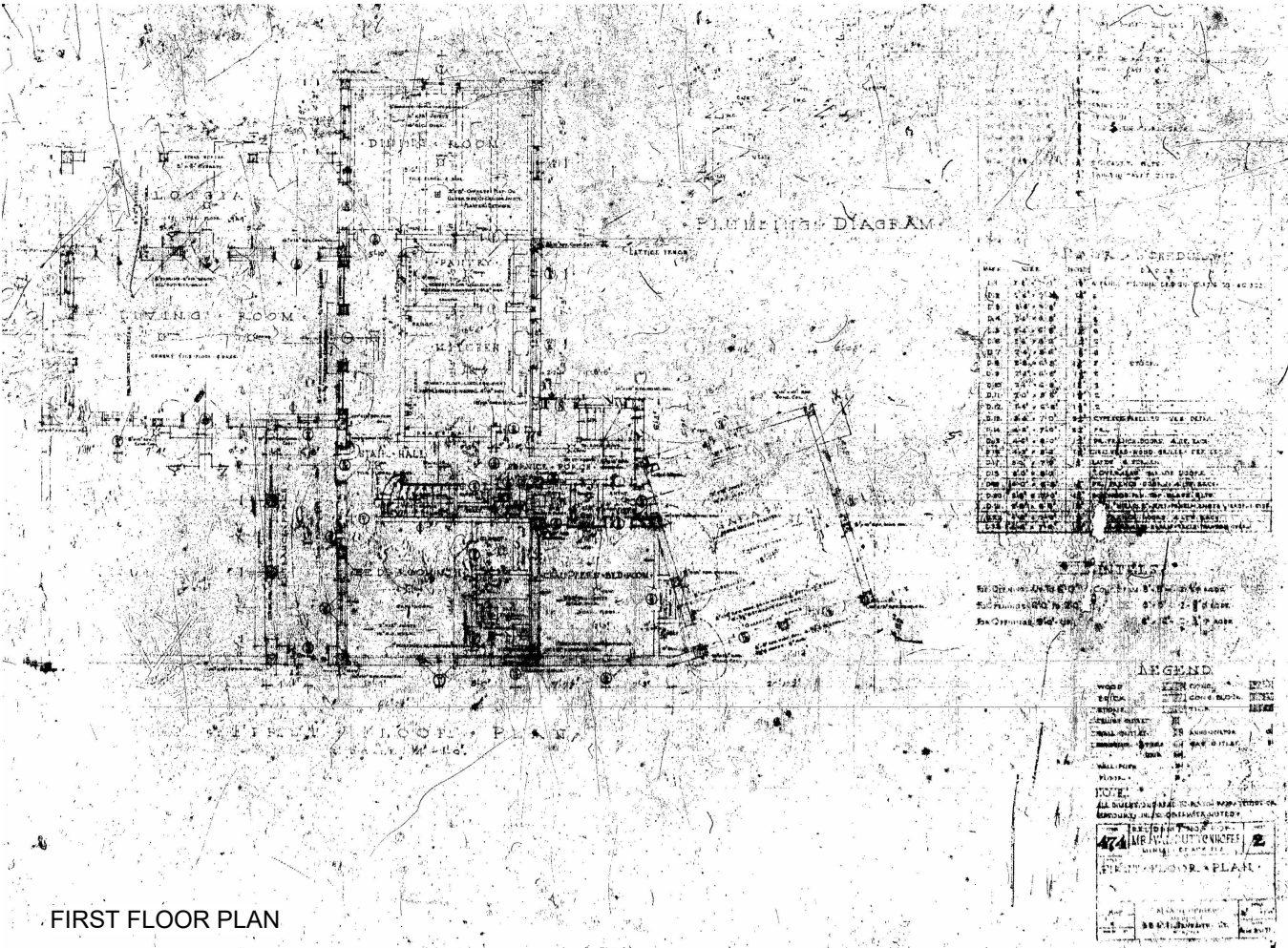
Z-004.1



SITE PLAN

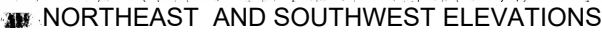


SECOND FLOOR PLAN



FIRST FLOOR PLAN

Scale	
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Project #	22005



ADK

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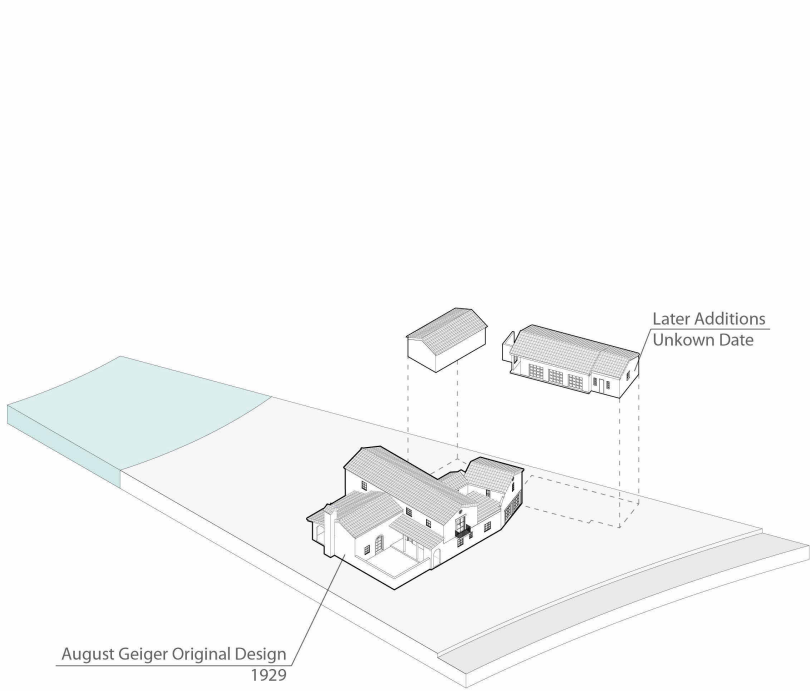
08/07/2023

Project #

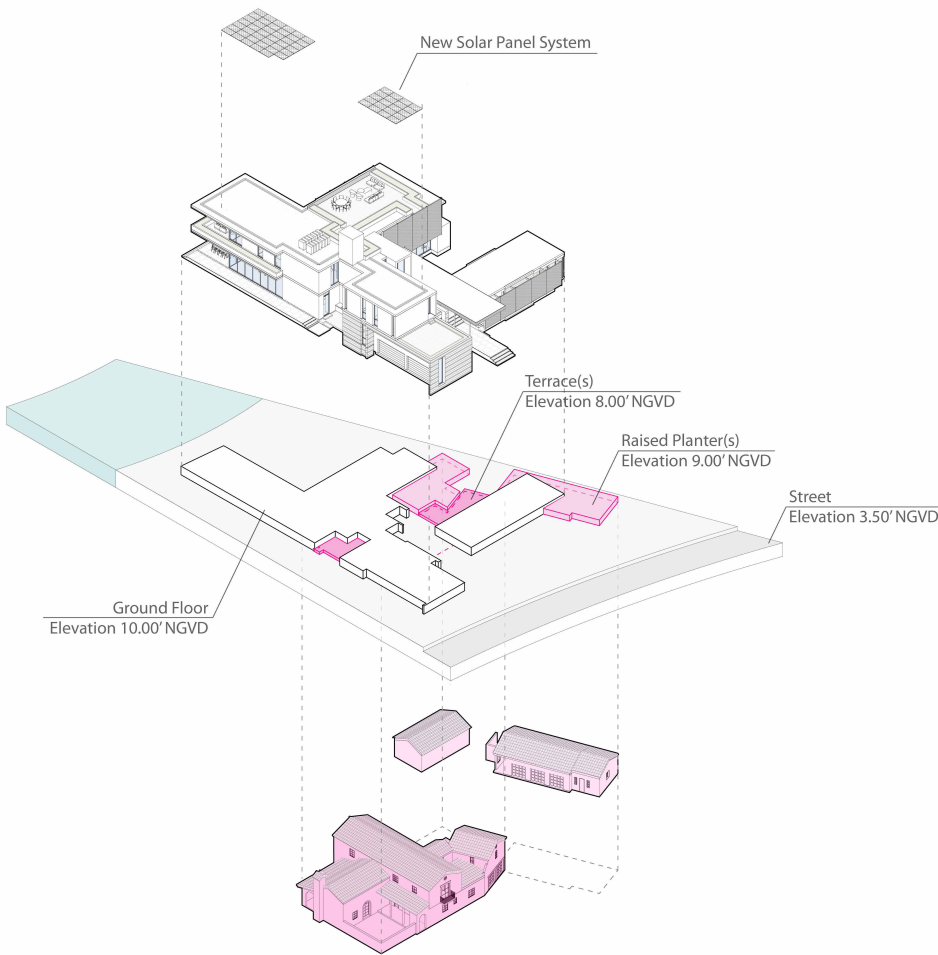
22005

SITE
MICROFILM
Ca. 1929

Z-004.3



Later Additions
Unkown Date



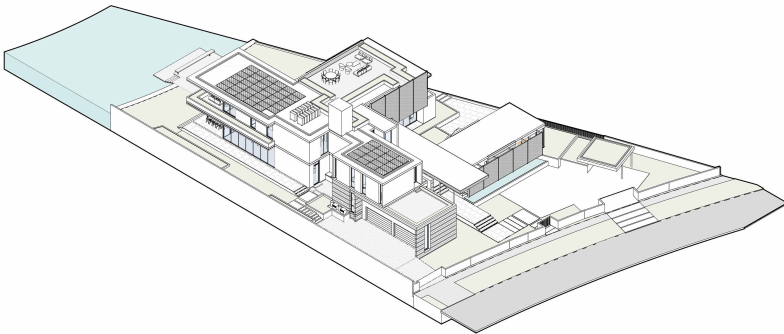
New Solar Panel System

Terrace(s)
Elevation 8.00' NGVD

Raised Planter(s)
Elevation 9.00' NGVD

Street
Elevation 3.50' NGVD

Ground Floor
Elevation 10.00' NGVD



Scale

08/07/2023

Project #

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DESIGN
DEVELOPMENT
DRAWINGS &
DIAGRAMS

Z-004.7

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