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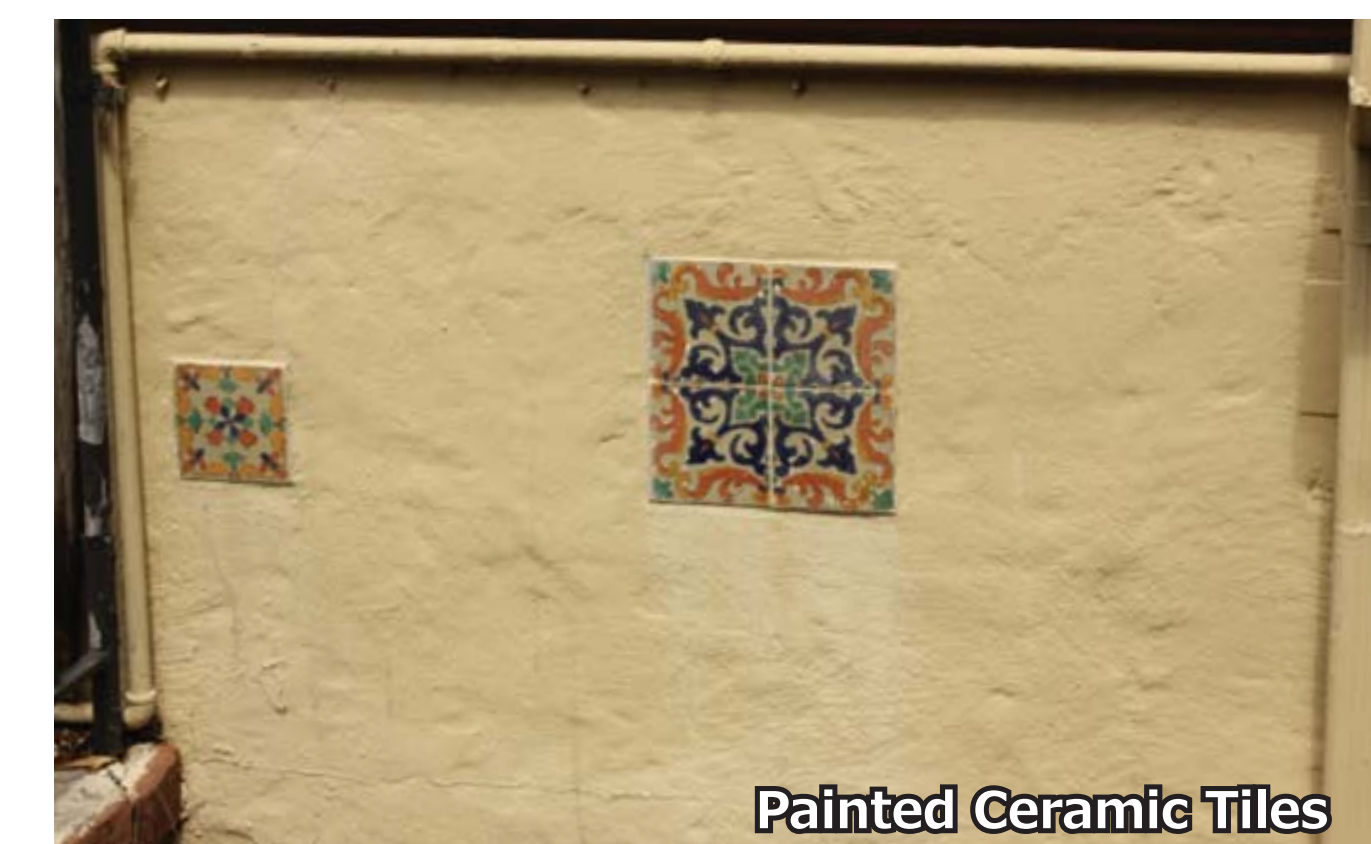
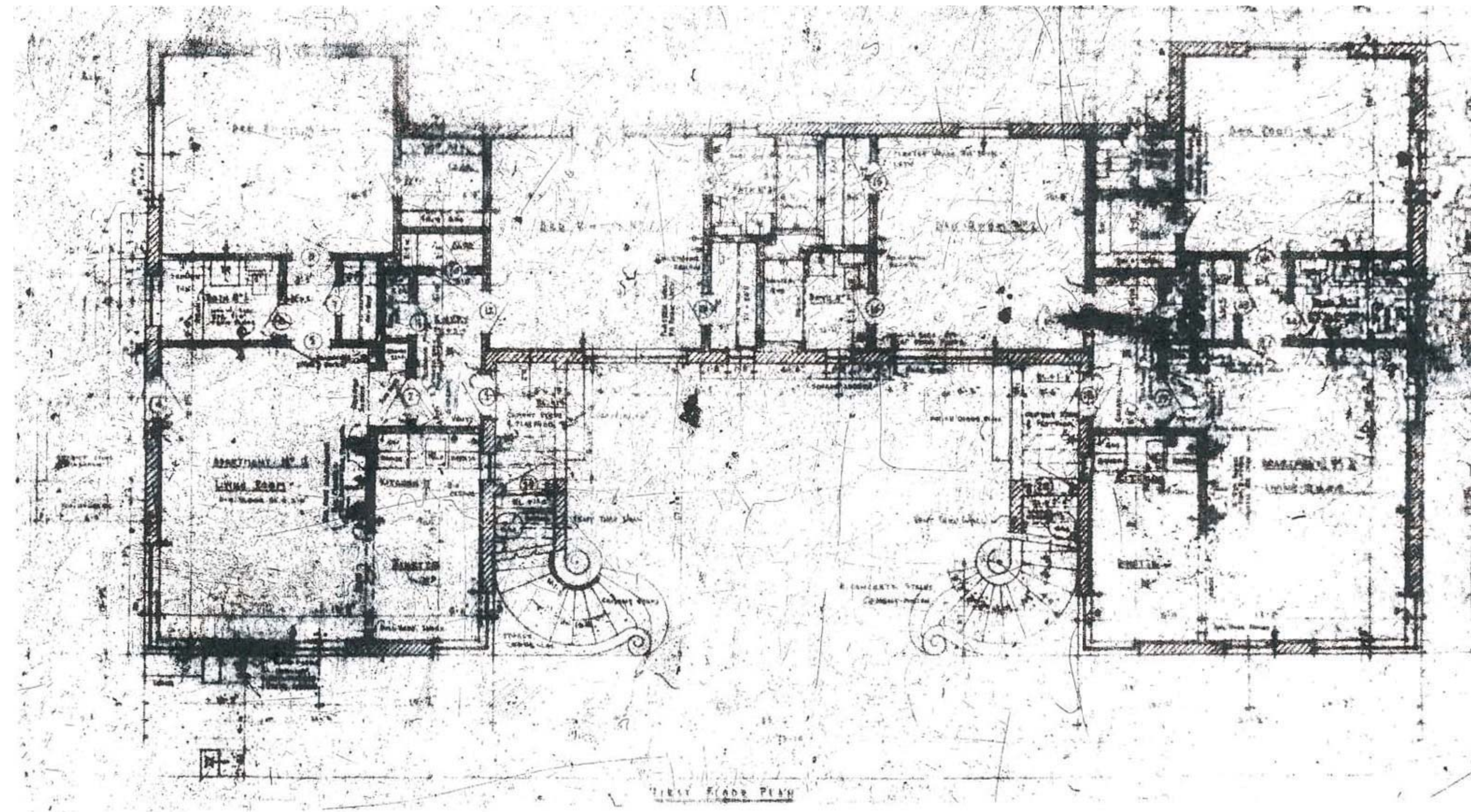
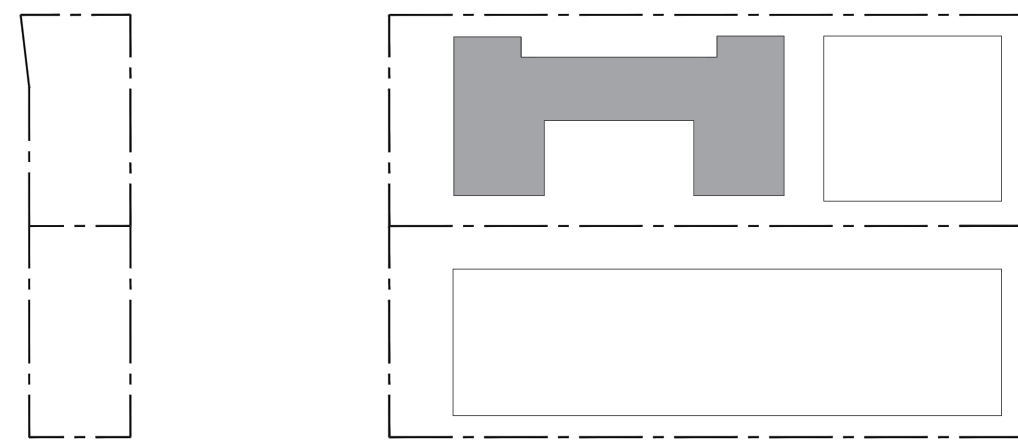
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ARCHITECT:

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STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK

2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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8/2/24
DATE

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**ARCHITECTURAL
FEATURES
(EXISTING
BUILDING)**

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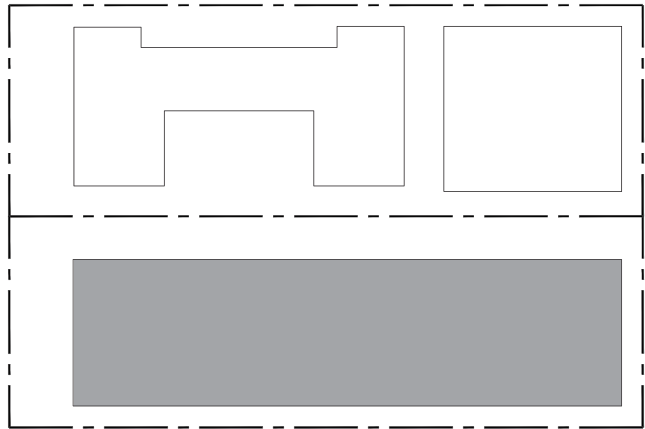
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Key Plan



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ARCHITECTURAL
FEATURES
(EXISTING
BUILDING)



FOUNDING PRINCIPALS
Robert J. McNamara, P.E., S.E.
Joseph A. Salvia, P.E.

MANAGING PRINCIPALS

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Mark F. Aho, P.E.
Neil A. Atkinson
John S. Matuszewski, P.E.
Adam C. McCarthy, P.E.
Benjamin B. Wild, P.E.

Florida
Andrew P. Sullivan, P.E., S.E.

New York
Ryan A. Dow, P.E., S.E.
Vladimir E. Seijas, P.E.
Bart A. Sullivan, P.E.

On March 14, 2024 we provided a site visit to observe the above referenced address in regards to potentially relocating the existing historic building. The purpose of this letter is to discuss our findings and outline the impacts on the structure given this task.

The current structure has fallen into disrepair with broken windows and doors, broken exterior block walls, spalling, and steel corrosion, etc.

1. Shallow spread foundation system (expected and most likely)
2. Load-bearing concrete masonry units (CMU) walls around the exterior structure from ground to roof.
3. Cast-in-place exterior stairs with cast-in-place and CMU parapet walls / railings.
4. Cast-in-place exterior walkway supported by two exterior structural steel pipe columns.
5. Wood framed floor at the interior.
6. Wood framed roof.

That said, in order for the building to be relocated, it will be necessary to cut it into three separate sections

CREATIVE TO THE CORE



from the ground through the roof and relocate the sections individually. The building will also need to be detached from the foundations and stem CMU walls below, abandoning in place. Given the that the elevated floor and roof are wood framed, the building can only be lifted from the perimeter walls and any interior load-bearing wood framed walls.

1. Each of the three separate sections are inherently unstable. The two sections at the east and west wings will result in a 3 ½ sided box and remaining third section between will result in a two sided box consisting of the north and south parallel walls only with no perpendicular CMU wall(s) for any stability.
2. The connections of the wood floor and roof are simple gravity type of connections. They do not have any strength nor stiffness to resist twist or racking and are likely to disengage upon any of that applied stress.
3. Buildings of this circa typically did not have any reinforcing within the CMU walls. In this way, upon lifting, this creates particular points of stress and as a result the CMU could crack, spall or crush. The concentration of stresses is further exacerbated by nearby window and door openings; where redistribution of stresses due to lifting could create cracks at re-entrant corners during the lifting process.

Please let us know if you have any questions.

By: _____
 Andrew P. Sullivan, P.E., S.E.
 Principal

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HISTORIC BUILDING STRUCTURAL REPORT

INDIAN CREEK DRIVE

29TH STREET

1936



DECORATIVE CORNICE



DECORATIVE FACADE TILES



MAIN EXTERIOR STAIRS



DECORATIVE FACADE ELEMENT



DECORATIVE CORNICE

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SIGNIFICANT
FACADE STUDY



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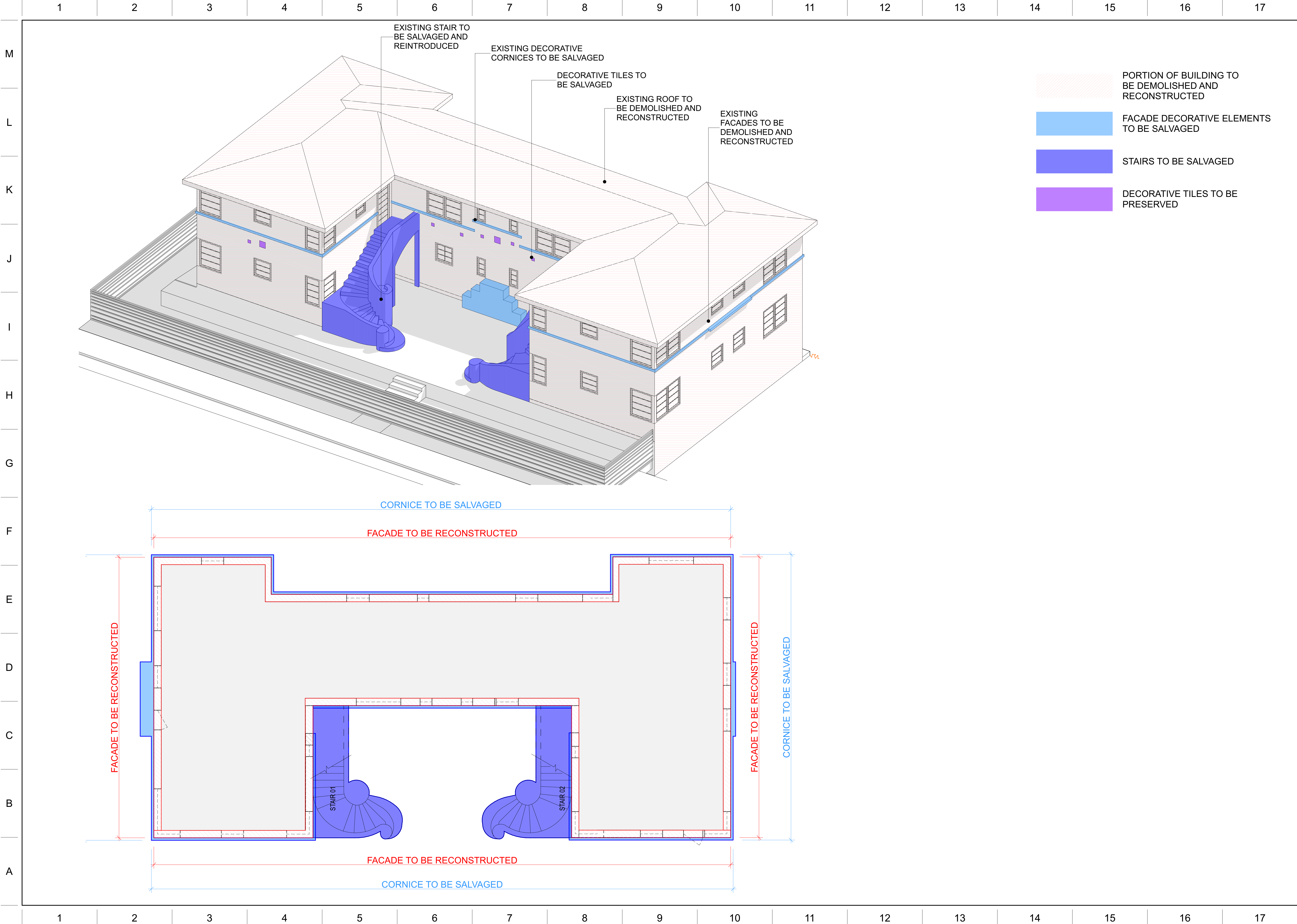
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HISTORIC
BUILDING IMAGES



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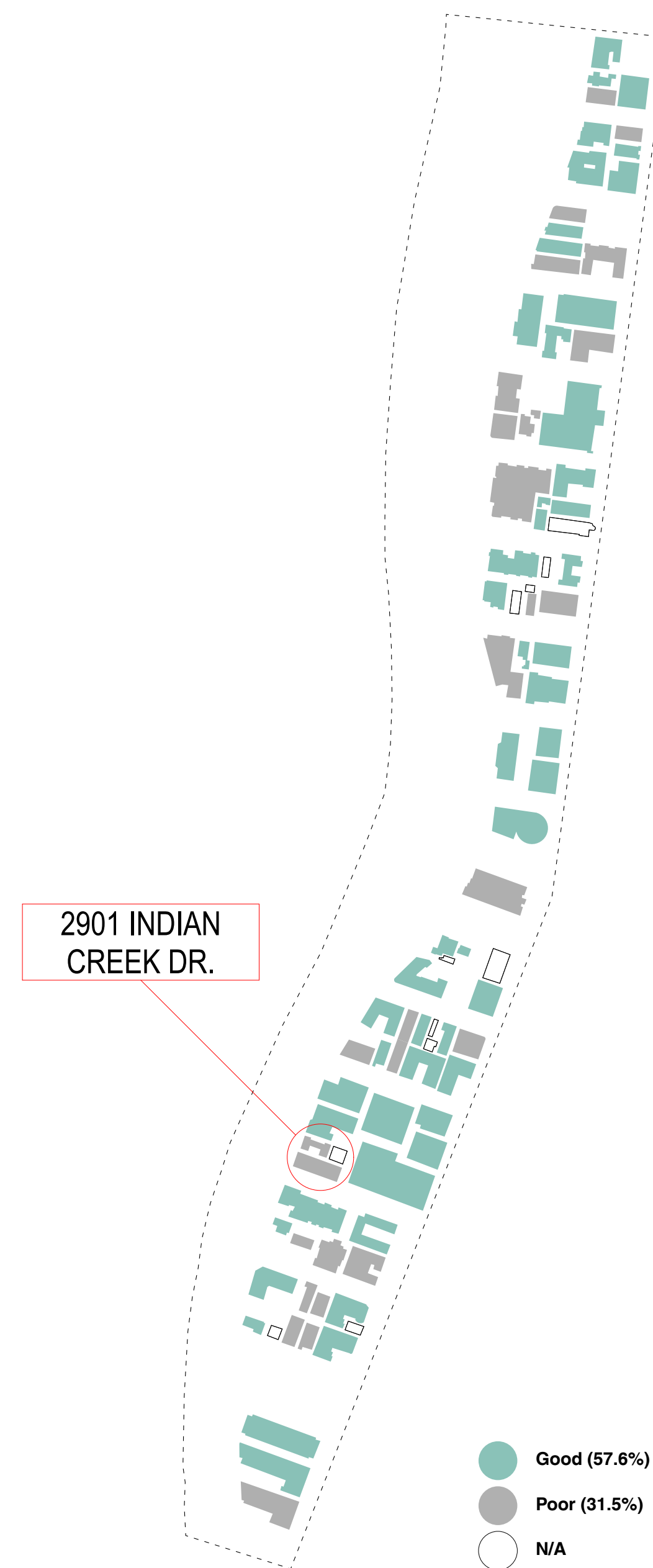
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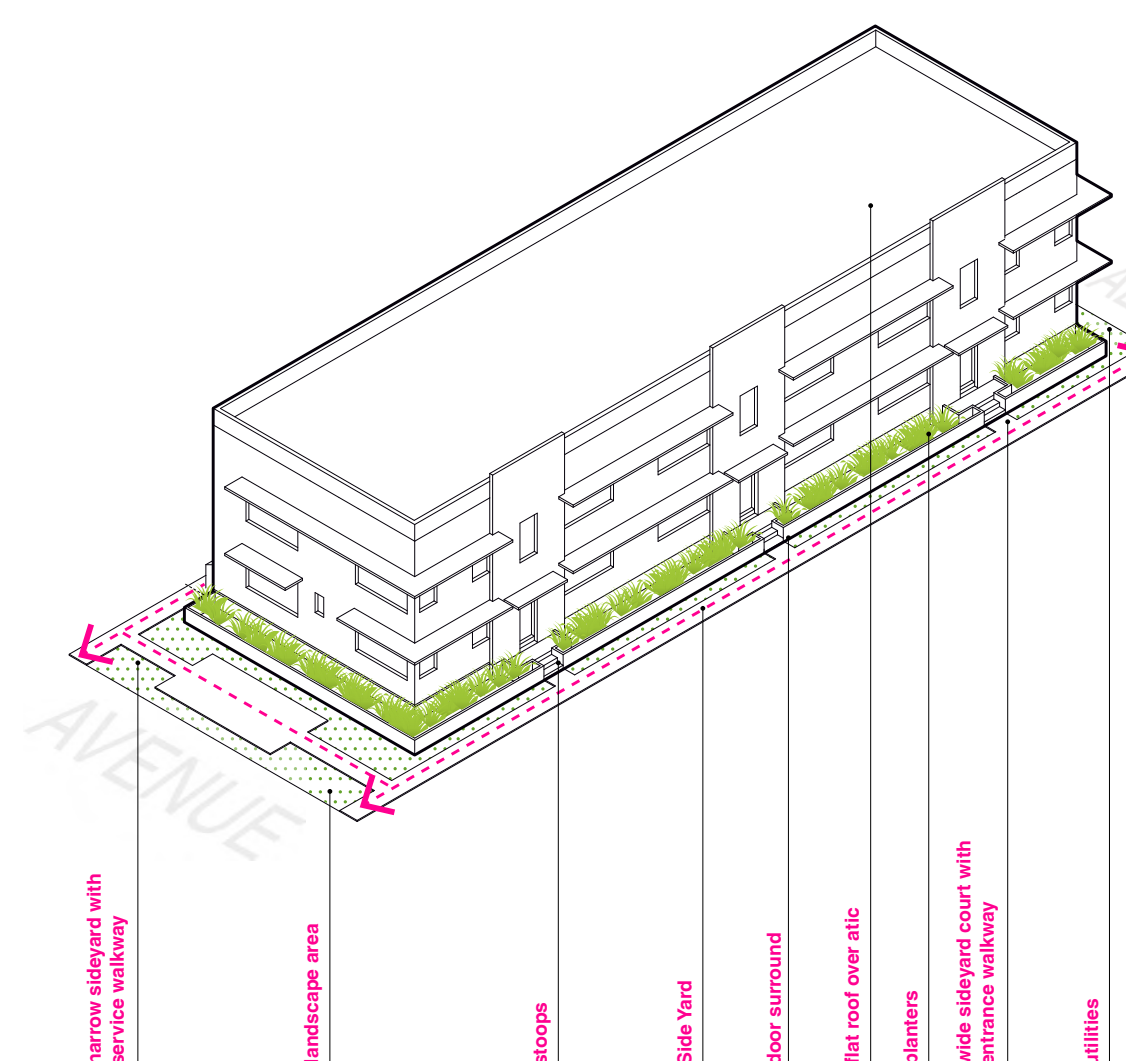
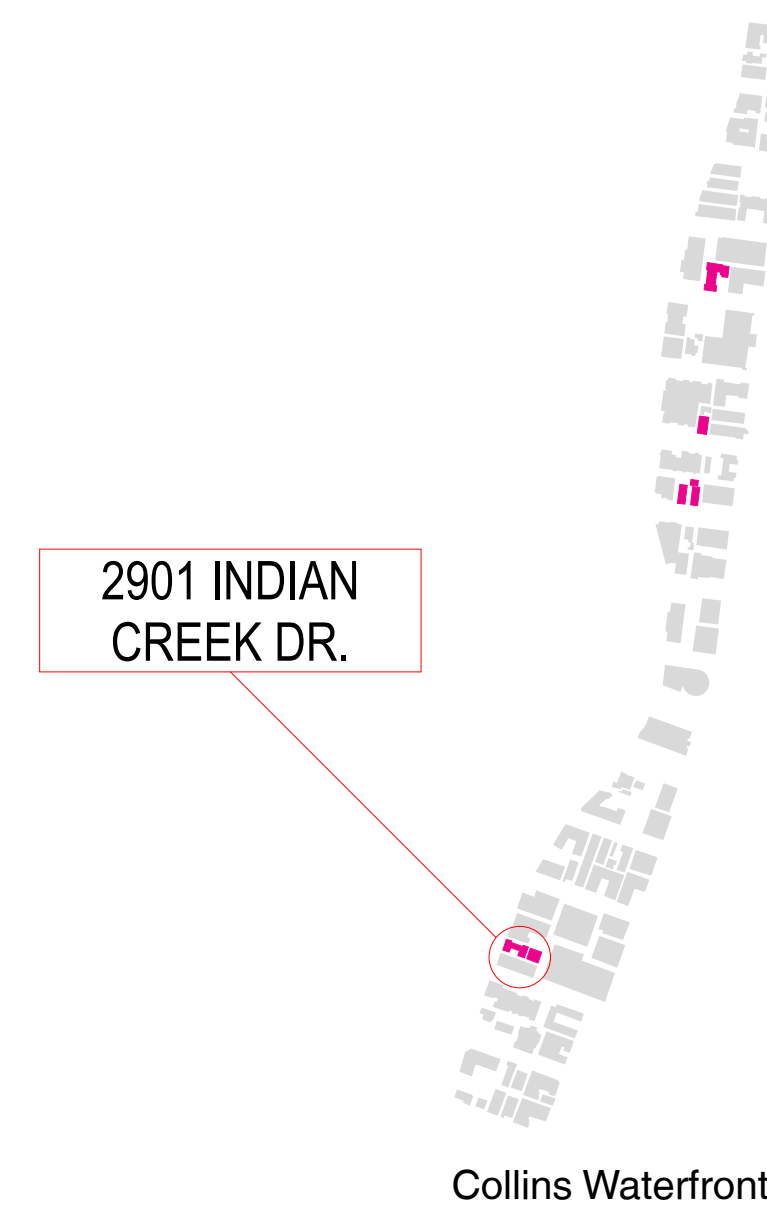
In order to preserve the historic character of the two districts, and in consideration of their low-lying landscape, the City of Miami Beach should consider a flexible standard of application of anticipated flood elevation. Adaptation of historic buildings should be divided into two categories: Resistance and Resilience. In order to preserve these historic districts, a combination of both resistance and resilience strategies will need to be implemented and a phased approach may need to be taken.

Based on YHCE Structural Resiliency Assessment 2018.



WU Building Typology | Walk Up

Walk-up type apartments are low-density residential buildings based on the housing elements of the Zeilenbau (interwar German worker housing estates). They were introduced to the US and Miami through the active interwar discussion of urban housing issues in American architectural periodicals (writers and architects such as Catherine Bauer and Henry Wright), ignited by a national housing shortage and Roosevelt's reform programs. In Miami Beach, these mainly two-story buildings with flat roofs feature space-saving arrangements that eliminate lobbies and corridors. Instead, a limited number of units are served by a common entry stair; they feature two-room-deep units with multiple exposures. Most importantly, the transverse building thickness is reduced from forty feet to about thirty five feet, allowing enough space on a single lot for a side yard garden court in which each stair hall is identified by a stoop and articulated door surround. The formal articulation of the building mass in relationship to both the front and side yards defines an expanded public realm, made even more rich on double lots where more complex courtyards are developed. Many were built originally as 'apartment-hotels' to accommodate seasonal modest-income tourists. Walk-up type buildings generally require open circulation along both (long) sides of the building.



1. 950 9th St; Architect N/A, 1940 | 2. 505 15th St; Architect: Anton Skislewicz, 1940 | 3. 1005 Meridian Ave; Architect: Gene E. Baylis, 1939

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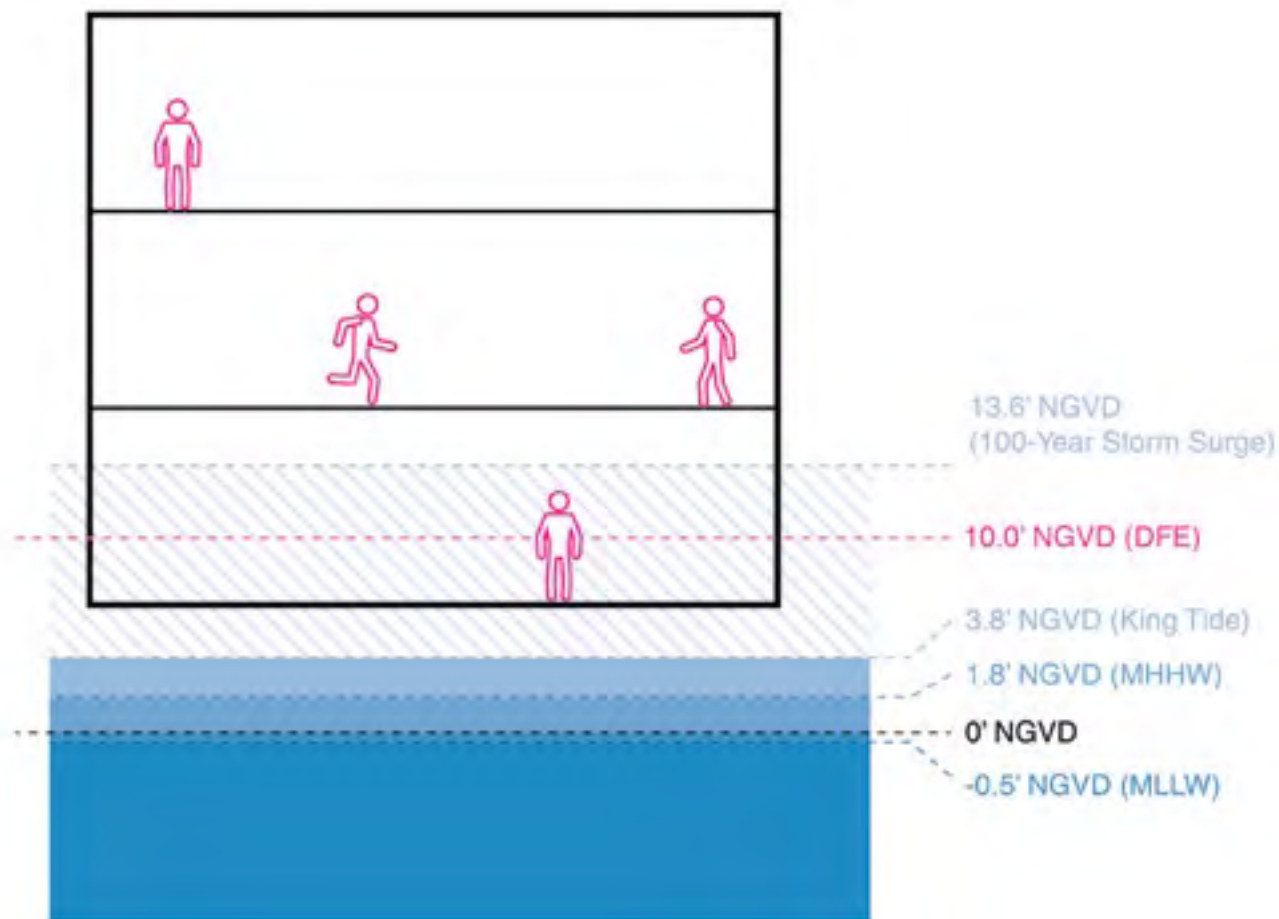
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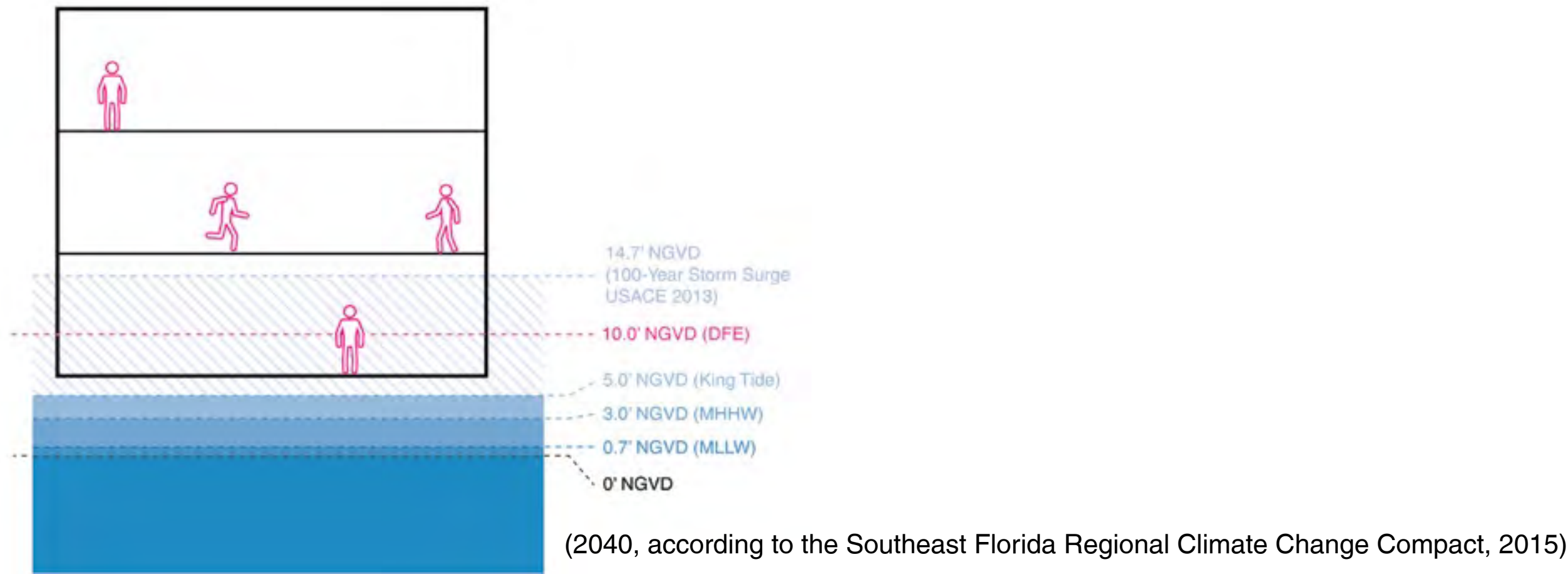
EXCERPTS FROM
BUOYANT CITY

2.3 // WATER & BUILDINGS

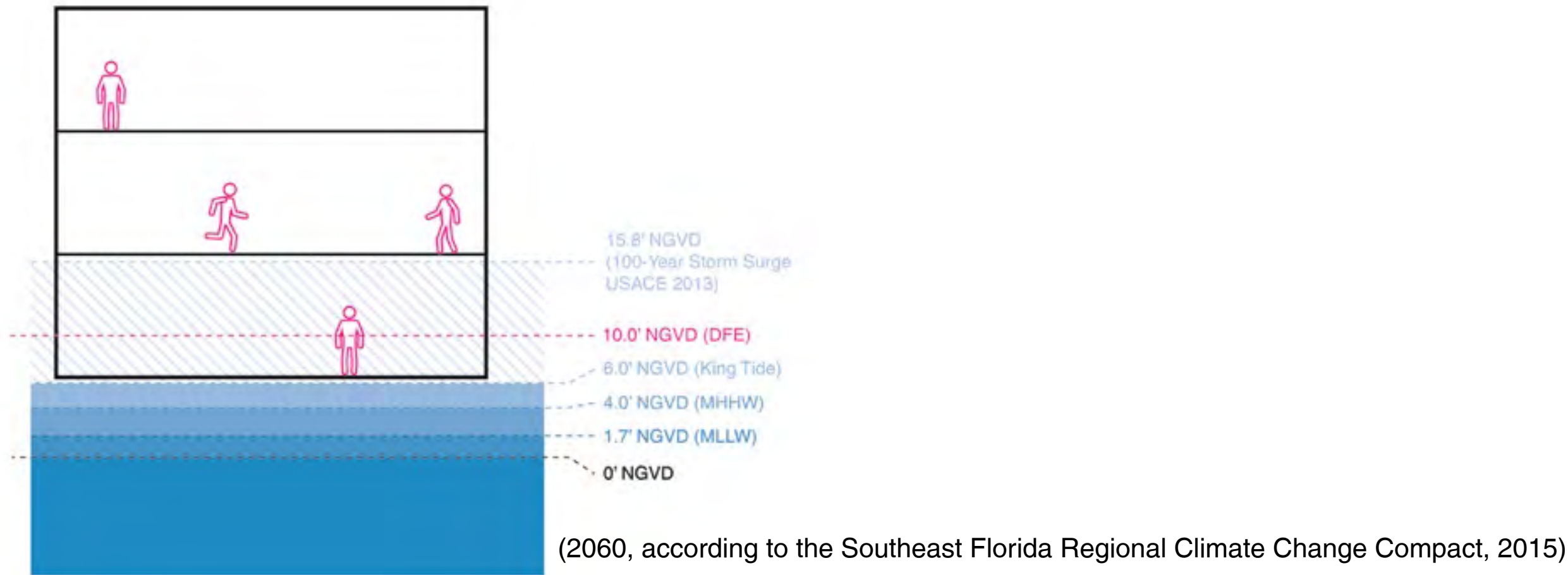
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1.2' Sea Level Rise

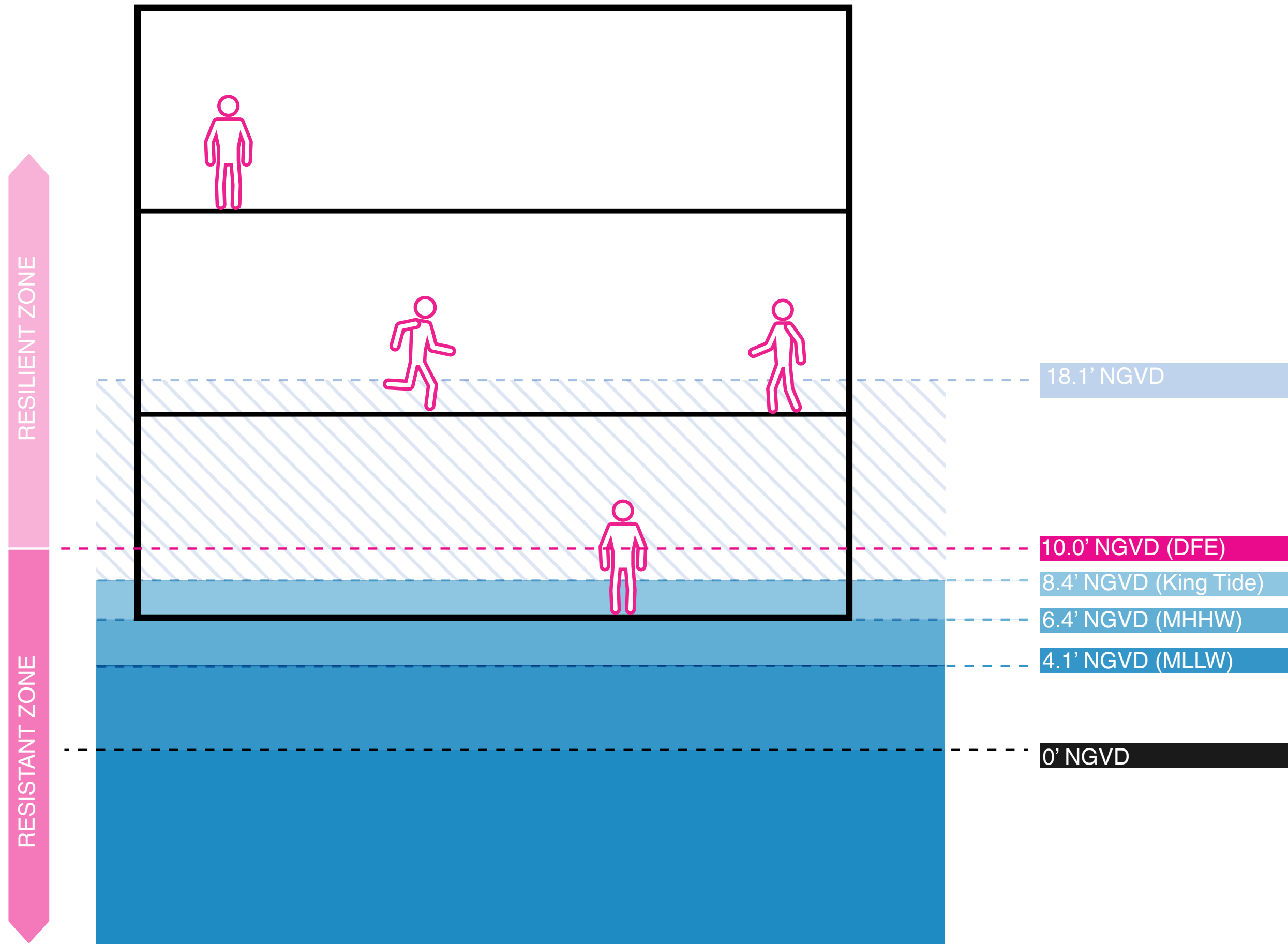


2.2' Sea Level Rise



EXCERPTS FROM "BUOYANT CITY" - HISTORIC DISTRICT RESILIENCY + ADAPTATION GUIDELINES
SHULMAN ASSOCIATES

4.6' Sea Level Rise



(2080, according to the Southeast Florida Regional Climate Change Compact, 2015)

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EXCERPTS FROM
BUOYANT CITY