



HILL & GAMBOA FAMILY RESIDENCE

TWO-STORY ADDITION, REMODEL & RESTORATION TO EXISTING RESIDENCE

IN PALM VIEW DISTRICT

1730 JEFFERSON AVENUE, MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

FINAL SUBMITTAL - FEBRUARY 2ND, 2025

DGO ARCHITECTURE



DRAWING INDEX

PAGE 1 - COVER PAGE
PAGE 2 - DRAWING INDEX
PAGE 3 - ZONING DATA SHEET
PAGE 4 - LOCATION MAP
PAGE 5 - PALM VIEW HISTORIC DISTRICT & ZONING MAP
PAGE 6 - HISTORICAL RESEARCH
PAGE 7 - HISTORICAL RESEARCH
PAGE 8 - ORIGINAL SURVEY
PAGE 9 - BUILDING CARD & MICROFILM
PAGE 10 - PERMIT HISTORY
PAGE 11 - SITE PHOTOS
PAGE 12 - SITE PHOTOS
PAGE 13 - SITE PHOTOS
PAGE 14 - STREET VIEWS
PAGE 15 - CONTEXT PHOTOS
PAGE 16 - CONTEXT PHOTOS
PAGE 17 - CONTEXT PHOTOS
PAGE 18 - CONTEXT PHOTOS
PAGE 19 - ZONING DIAGRAMS - EXISTING OPEN SPACE & LOT COVERAGE
PAGE 20 - ZONING DIAGRAMS - PROPOSED OPEN SPACE & LOT COVERAGE

PAGE 21 - ZONING DIAGRAMS - EXISTING UNIT SIZE
PAGE 22 - ZONING DIAGRAMS - PROPOSED UNIT SIZE
PAGE 23 - EXISTING FLOOR PLANS
PAGE 24 - DEMOLITION PLANS
PAGE 25 - PROPOSED FLOOR PLANS
PAGE 26 - PROPOSED ROOF PLANS
PAGE 27 - EXISTING FLOOR PLANS - GUEST HOME
PAGE 28 - DEMOLITION FLOOR PLANS - GUEST HOME
PAGE 29 - PROPOSED FLOOR PLANS - GUEST HOME
PAGE 30 - MAIN RESIDENCE - EXISTING ELEVATIONS
PAGE 31 - MAIN RESIDENCE - NEW ELEVATIONS
PAGE 32 - MAIN RESIDENCE - EXISTING ELEVATIONS
PAGE 33 - MAIN RESIDENCE - NEW ELEVATIONS
PAGE 34 - GUEST HOME - EXISTING ELEVATIONS
PAGE 35 - GUEST HOME - NEW ELEVATIONS
PAGE 36 - PROPOSED MATERIAL PALETTE
PAGE 37 - RENDERED VIEW
PAGE 38 - RENDERED VIEW
PAGE 39 - RENDERED VIEW
PAGE 40 - RENDERED VIEW
PAGE 41 - NEW LANDSCAPE PLAN
PAGE 42 - SITE RENDERED VIEW

ZONING DATA SHEET

VARIANCES REQUESTED

1. VARIANCE REQUESTED FOR REAR YARD OPEN SPACE, BELOW 70% MINIMUM ALLOWED, 690 SQUARE FEET (61%) PROPOSED.
2. VARIANCE REQUESTED TO EXCEED THE MAXIMUM ALLOWABLE UNIT SIZE OF 3,750 SQUARE FEET (50%), FOR A TOTAL UNIT SIZE OF 3,970 SQUARE FEET (53%).
3. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4’-11” NORTH FOR GROUND & SECOND FLOOR ADDITIONS TO MAIN RESIDENCE, ELEVATED TERRACE, POOL & DECK.
4. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4’-9” SOUTH FOR GROUND & SECOND FLOOR ADDITIONS TO MAIN RESIDENCE, ELEVATED TERRACE, POOL & DECK.
5. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 7’- 0” NORTH FOR SECOND FLOOR ADDITION TO THE GUEST HOME NOT THE 10’ 2-STORY ACCESSORY BULIDING REQUIRED SETBACK.
6. VARIANCE REQUESTED TO MAINTAIN SIDE SETBACK OF 4’-9” SOUTH FOR STAIR ADDITION TO THE GUEST HOME.
7. VARIANCE REQUESTED FOR 2ND STORY ADDITION, A MINIMUM OF A 15’ FEET REAR SETBACK IS REQUIRED FROM THE PROPERTY LINE.
8. VARIANCE REQUESTED FOR EXCEEDING THE MAXIMUM 30% LOT COVERAGE.

MIAMIBEACH

Planning Department

1700 Convention Center Drive, 2nd Floor

Miami Beach, Florida 33139, www.miamibeachfl.gov

305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW

ITEM #	Project Information				
1	Address:	1730 Jefferson Avenue, Miami Beach, FL 33139			
2	Folio number(s):	02-3234-004-0470			
3	Board and file number(s) :				
4	Year built: 1938	Zoning District:	RS-4		
5	Located within a Local Historic District (Yes or No):	Yes			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	Yes			
8	Base Flood Elevation:	8.00' NGVD	Grade value in NGVD:	5'.00 NGVD	
9	Adjusted grade (Flood+Grade/2):	7.00' NGVD	Free board:	1'-0"	
10	30" above grade:	7.50'	Lot Area:	7,500 Sq.Ft.	
11	Lot width:	50'	Lot Depth:	150'	
12	Max Lot Coverage SF and %:	2,250 Sq.Ft. 30%	Proposed Lot Coverage SF and %:	2,218 Sq.Ft. 29.5%	
13	Existing Lot Coverage SF and %:	1,942 Sq.Ft. 26%	Net Lot coverage (garage-storage)	N/A	
14	Front Yard Open Space SF and %:	375 Sq.Ft. 38%	Rear Yard Open Space SF and %:	690 Sq.Ft. 61%	
15	Max Unit Size SF and %:	3,750 Sq.Ft. 50%	Proposed Unit Size SF and %:	3,970 Sq.Ft. 52% - Variance	
16	Existing First Floor Unit Size:	1,942 Sq.Ft.	Proposed First Floor Unit Size:	2,215 Sq.Ft.	
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:	Yes	
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
19	Height measured from B.F.E. plus freeboard	27'-0"	23'-10"	23'-0"	
20	Front Setbacks:	20' & 40'	25'-0"	N/A	
	Front First level:	20'-0"	25'-10"	N/A	
	Front second level:	40'-0"	25'-10"	N/A	
21	Front second level if lot coverage is 25% or greater:	N/A	N/A	N/A	
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	
22	Sum of side yard :	12'-6"	9'-0"	9'-0"	
23	Side 1:	7'-6" North	4'-11" North	4'-11" North	Variance Requested
24	Side 2 or (facing street):	7'-6" South	4'-9" South	4'-9" South	Variance Requested
25	Rear:	22'-6"	80'-5"	N/A	
26	Accessory Structure Side 1:	7'-6" North	7'-0" North	7'-0" North	Variance Requested
27	Accessory Structure Side 2 or (facing street) :	7'-6" South	4'-9" South	4'-9" South	Variance Requested
28	Accessory Structure Rear:	7'-6"	11'-4"	11'-4"	
30	Additional data or information that may be applicable to the project shall be provided in the following fields.				

Notes: Indicate N/A if not applicable.

3.

LOCATION MAP



PALM VIEW HISTORIC DISTRICT



LENOX AVENUE

MICHIGAN AVENUE

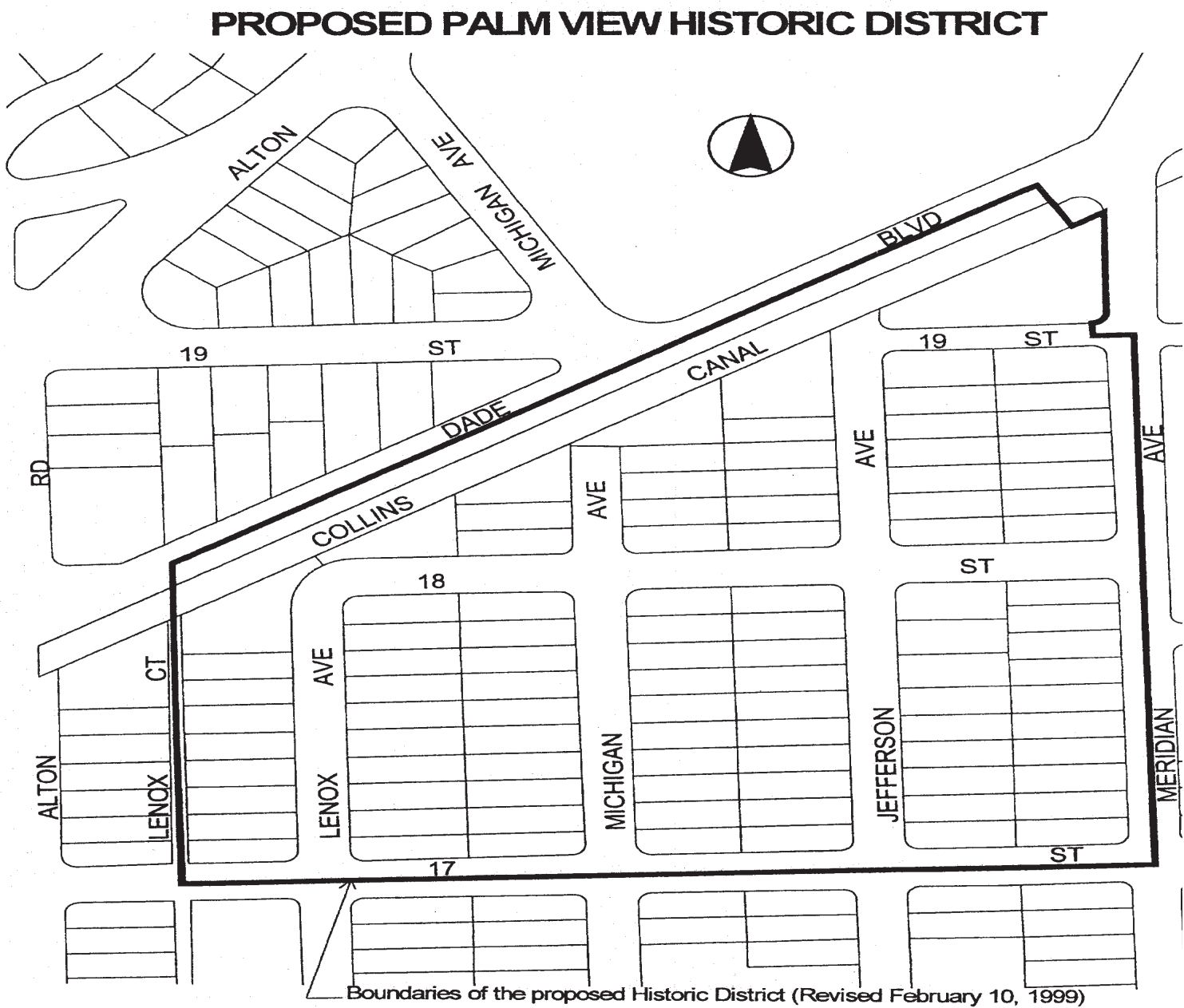
JEFFERSON AVENUE

17TH STREET

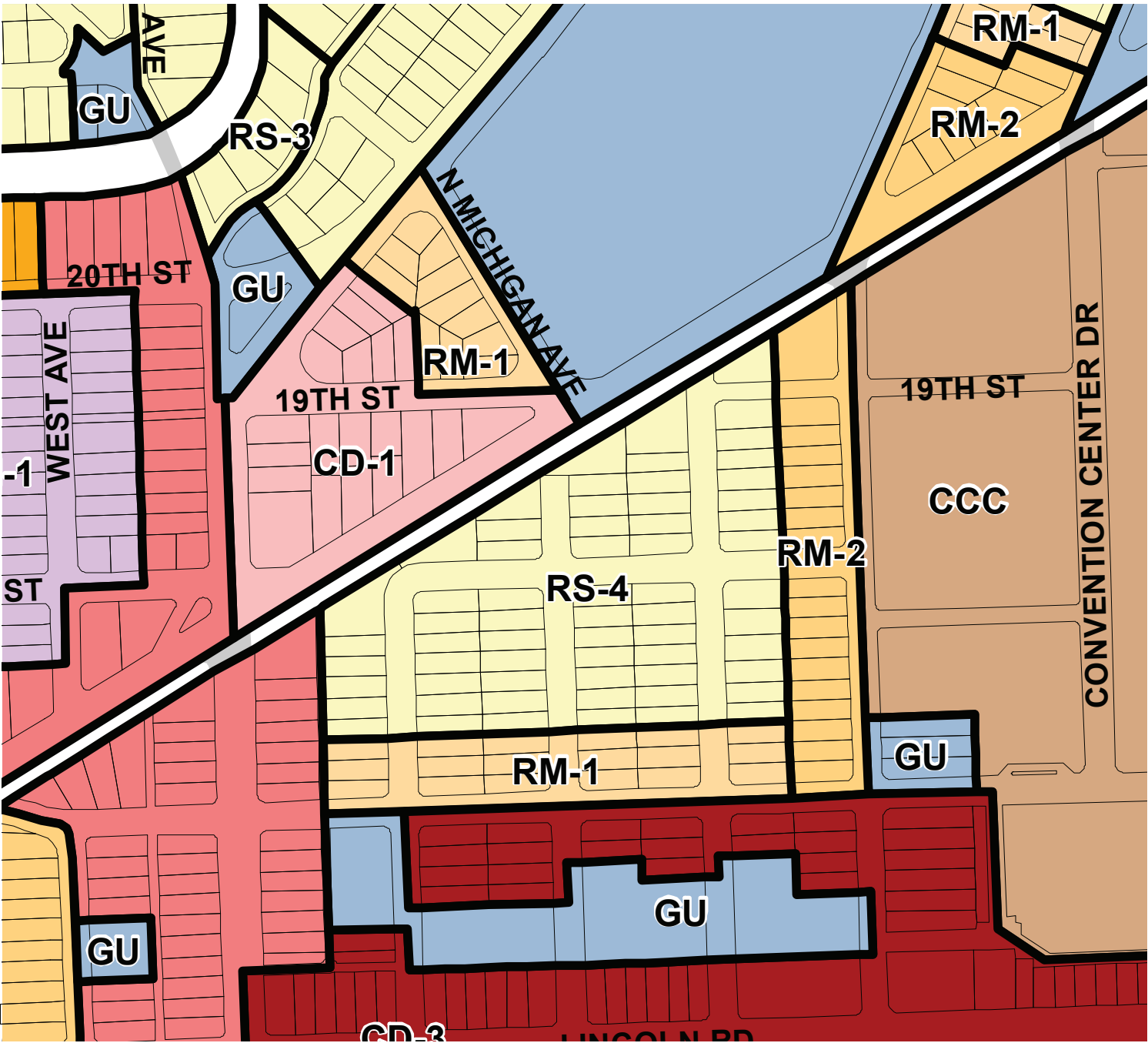


1730 JEFFERSON AVENUE

PALM VIEW HISTORIC DISTRICT & ZONING MAP



Map 1: Proposed Palm View Historic District.



HISTORICAL RESEARCH



PALM VIEW HISTORIC DISTRICT DESIGNATION REPORT

Streamline Moderne Style (circa 1930's to 1940's). As "Art Deco" evolved in Miami Beach in the 1930's, modern transportation and industrial design began to have an even greater impact upon new construction. The "streamlined" character of automobiles, airplanes, trains, buses, ocean liners, and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous "eyebrows," racing stripe banding, radio tower-like spires, portholes, and deck railings like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it. The creative incorporation of nautical themes showed this advancing form of Art Deco to be true to its origins in Miami Beach.

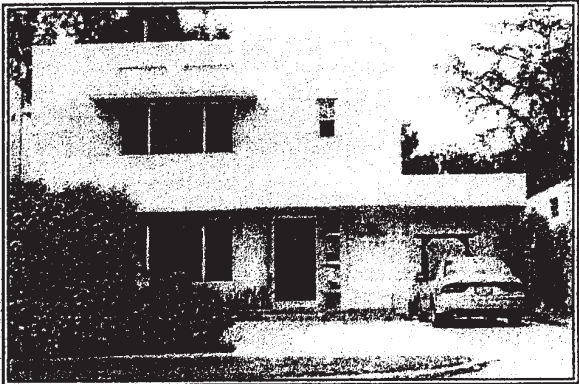


Figure 16 This structure located at 1730 Jefferson Avenue is representative of the Streamline Moderne style of architecture. It was constructed in 1938 and designed by Alexander Lewis.

Smooth, rounded corners often replaced sharp ones on Streamline Moderne buildings, especially on corner lots. "Eyebrows" swept around the corners as did other details. Street corners became inviting architectural focal points, whether the special treatment employed was based upon curves or angles.

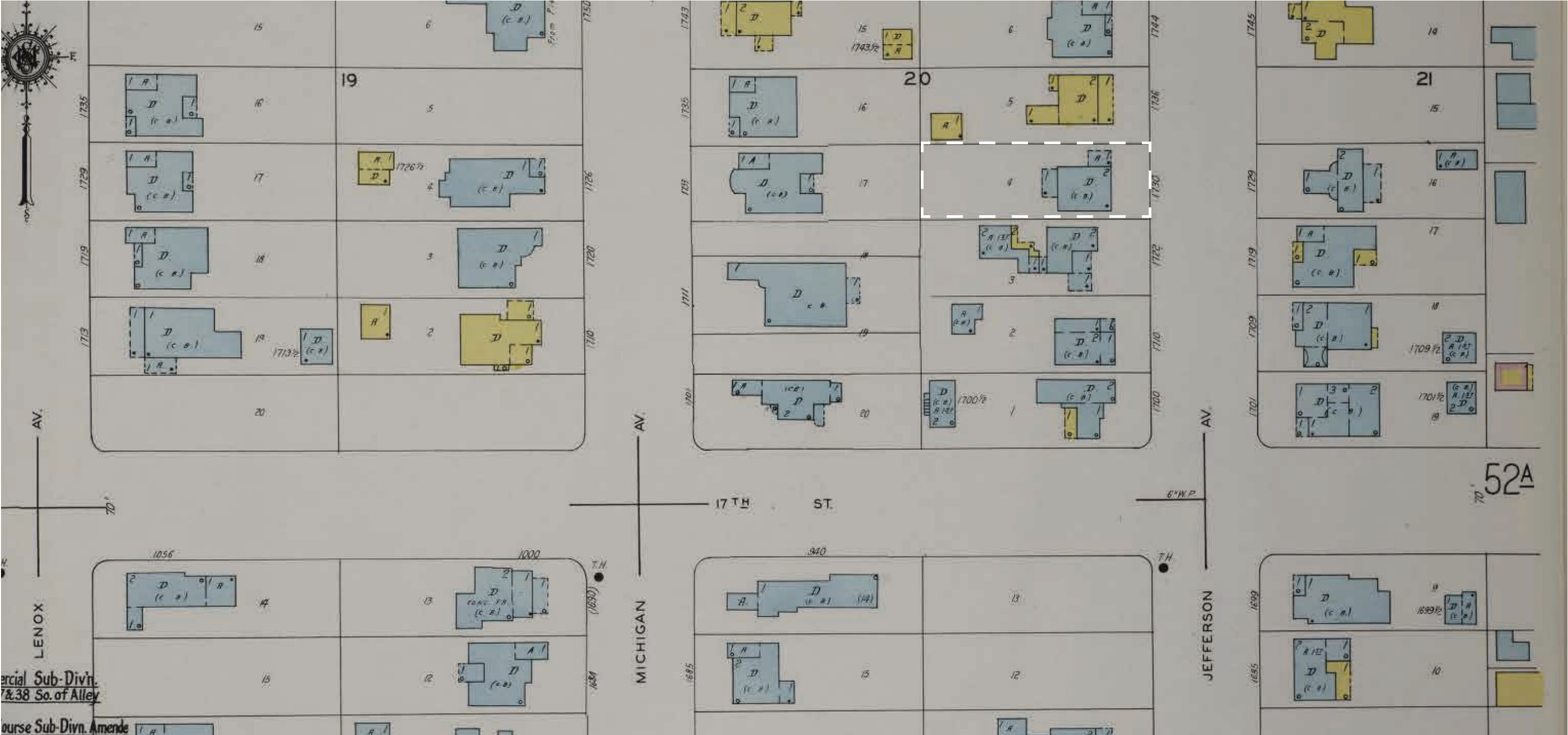
Like earlier Art Deco buildings, the Streamline Moderne style incorporated smooth and articulated stucco, architectural glass block, keystone, and a variety of metals used in detailing. Predominating surfaces became smooth, planar, and aerodynamic in character.

JEFFERSON AVENUE

1700 Jefferson Ave	Mediterranean Revival	Lester Avery	1934	Contributing
1710 Jefferson Ave	Masonry Vernacular	John L. Pope	1923	Contributing
1722 Jefferson Ave	Mission Revival	P.L. Wilson	1924	Contributing
1729 Jefferson Ave	Med/Deco Transitional	Lester Avery	1934	Contributing
1730 Jefferson Ave	Streamline Moderne	Alexander Lewis	1938	Contributing
1735 Jefferson Ave	Ranch	Robert Nordin	1949	Contributing
1740 Jefferson Ave	Contemporary Building	Jorge Dorta-Duque	1974	Noncontributing
1745 Jefferson Ave	Mediterranean Revival	Architect Unknown	Circa 1926	Contributing
1750 Jefferson Ave	Masonry Vernacular	Albert Anis	1945	Contributing
1760 Jefferson Ave	Mediterranean Revival	Architect Unknown	1928	Contributing
1764 Jefferson Ave	Mission Revival	Porter V. Skinner	1924	Contributing
1775 Jefferson Ave	Mediterranean Revival	John Bullen	1925	Contributing
1776 Jefferson Ave	Masonry Vernacular	William Snyder	1938	Contributing
1800 Jefferson Ave	Mediterranean Revival	J. & C. Skinner	1936	Contributing
1810 Jefferson Ave	Mediterranean Revival	George Bruce	1937	Contributing
1820 Jefferson Ave	Masonry Vernacular	Robert M. Nordin	1949	Contributing
1821 Jefferson Ave	Contemporary Building	Jorge Dorta-Duque	1972	Noncontributing
1829 Jefferson Ave	Mediterranean Revival	Victor H. Nellenbogen	1935	Contributing
1830 Jefferson Ave	Masonry Vernacular	Robert M. Nordin	1949	Contributing
1836 Jefferson Ave	Mission Revival	Architect Unknown	1930	Contributing
1840 Jefferson Ave	Contemporary Building	Juan Fernandez	1978	Noncontributing
1843 Jefferson Ave	Mediterranean Revival	Architect Unknown	1926	Contributing
1853 Jefferson Ave	Contemporary Building	Joseph Kailer	1994	Noncontributing

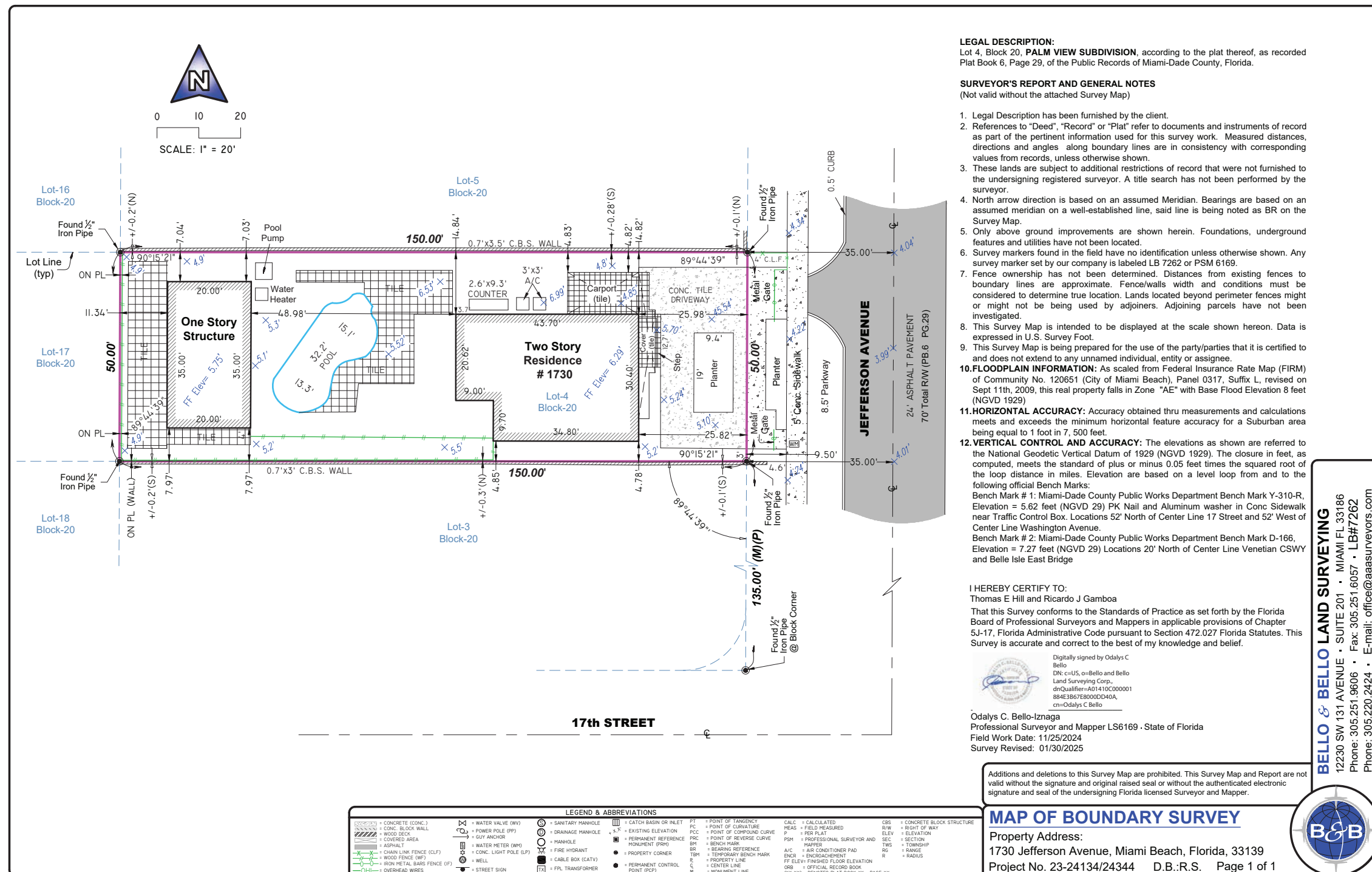
Contributing Structures are indicated in a Boldfaced font.

HISTORICAL RESEARCH



SANBORN MAP - 1947

ORIGINAL SURVEY



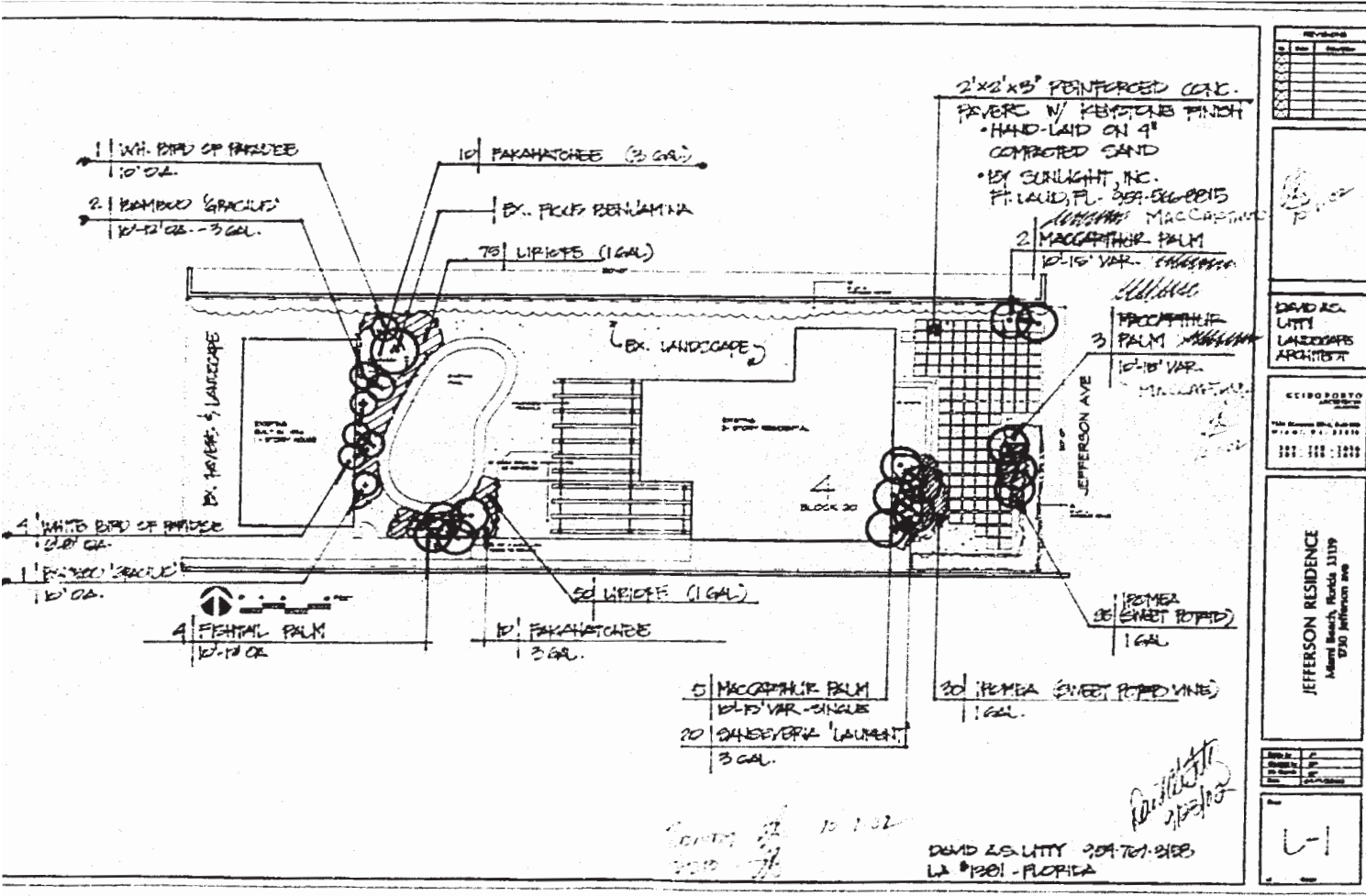
BUILDING CARDS & MICROFILM

Owner	ISADOR LAKEIN	Mailing Address		Permit No.	11603	Date	Oct.1-1938
Lot	4	Block	20	Subdivision	Palm View	Address	1730 Jefferson Avenue
General Contractor	D. H. Reynolds			Address			
Architect	Alexander Lewis			Address			
Front	40'	Depth	43'-6	Height	22'-	Stories	2
Type of construction	c-b-s-	Cost	\$ 8,000.00	Foundation	spread footing	Use	Residence- 7 rms & portecochere
						Roof	flat
Plumbing Contractor	Schweitzer # 11345			Address		Date	Oct.1-1938
Plumbing Fixtures	13	Rough approved by	Gas Ok JJ Farrey - Oct. 27-1938			Date	
Gas Stoves	1						
Gas Heaters	1			Address		Date	
		Final approved by				Date	
Sewer connection	- 1 -	Septic tank		Make		Date	
Electrical Contractor	Edward Elkins# 11667			Address		Date	Oct.29-1938
Switch		Range	Motors	Fans	Temporary service		
OUTLETS	Light 72	HEATERS	Water				
Receptacles		Refrigerator 1	Iron 1	Space	Centers of Distribution 2		
Electrical Contractor	Greater Miami Electric Co.#12022			Address		Date	Dec.6-1938
No. fixtures set	19	Final approved by	M.C.Inman			Date	
Date of service	December 8th-1938						
Alterations or repairs						Date	
Plumbing # 12941-	Frank Hughson -	1 gas heater	- - - - -	Jan.15-	1940		
BUILDING PERMIT # 19915..	Painting - Magnus Olsen, painter	\$ 500....	Apr.16,1945				

Over

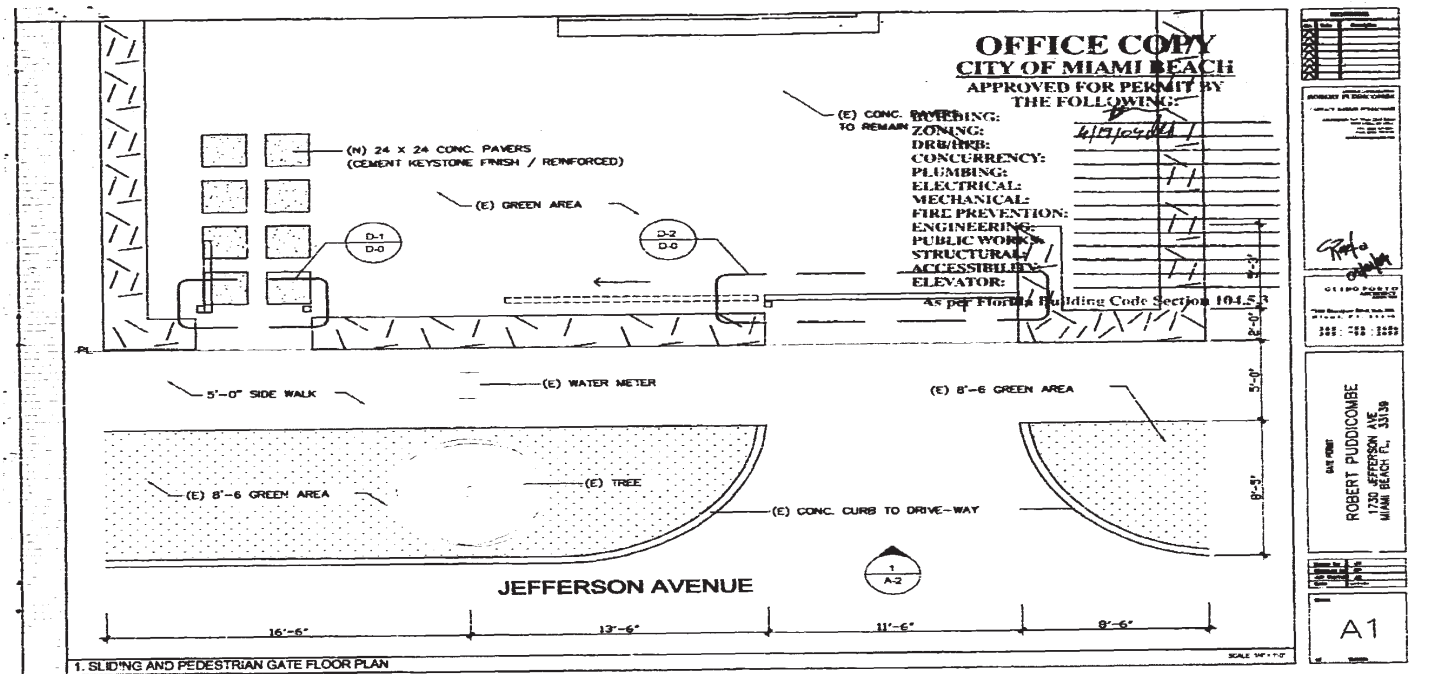
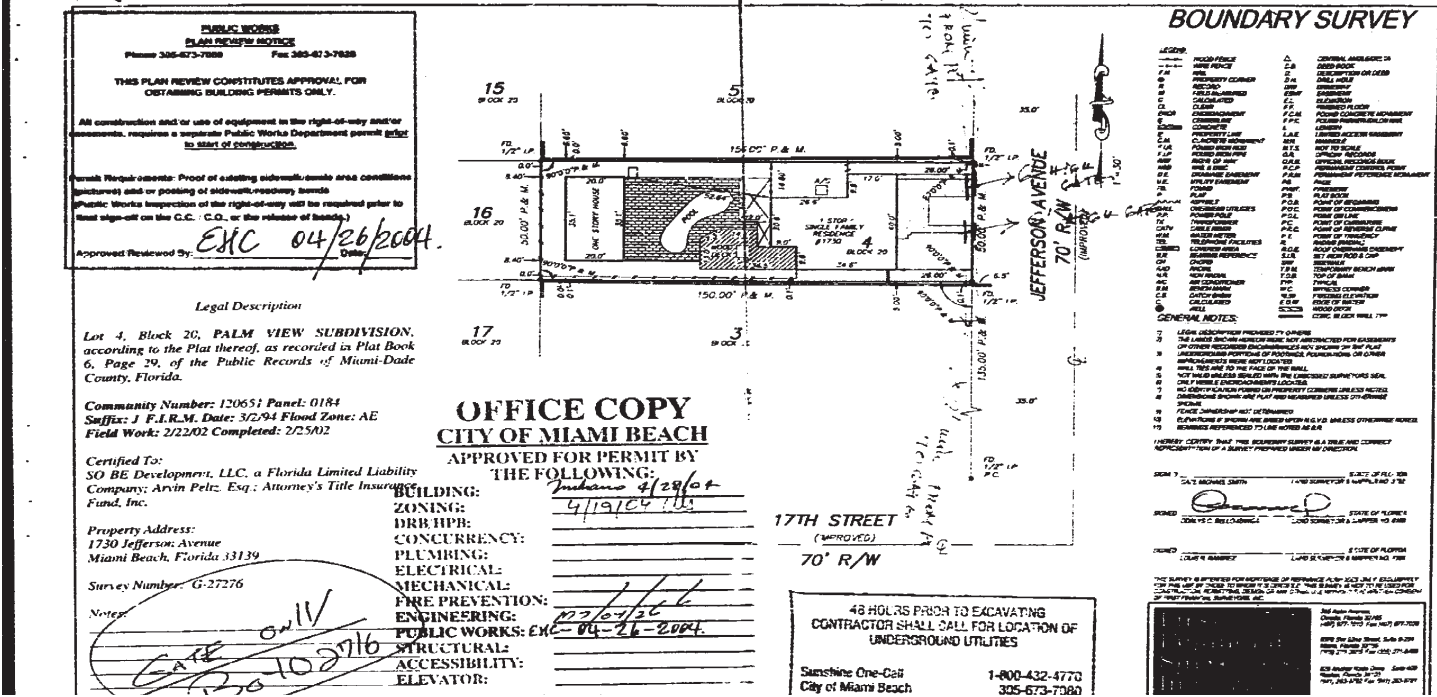
1730 JEFFERSON AVE.	S-2559(2178)	783500090
	DATE: 1/12/51	
LEGAL: 4 of 20 Palm View		SIZE: 50 x 150
OWNER: Isador Lakein		PH: 58-4672
TERMS: Arranged.		
FRN: Average	TRAN: 1 Blk.	CST: CBS
PMT: 10/38	LAWN: Good	CON: Good
TAX: \$395.18 WHE	SHOP: Lincoln Rd.	LSP: Good
OCC: IMOC	SHUT: No	LDS: Yes
3/2 up, 1/1 dn, LRwFP&TRZ, DRwTRZ, KwGS/ER, SOLWB, SPwJAL, SD, PC.		
NOTE: SPwLT.		
	PHOTO-LISTING	
9513 HARDING AVE.		PH: 86-1466

PERMIT HISTORY



NEW LANDSCAPING - 2002

NEW ROLLING GATE - 2004



NEW ROLLING GATE - 2004

SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



STREET PHOTOS



CONTEXT PHOTOS



CONTEXT PHOTOS



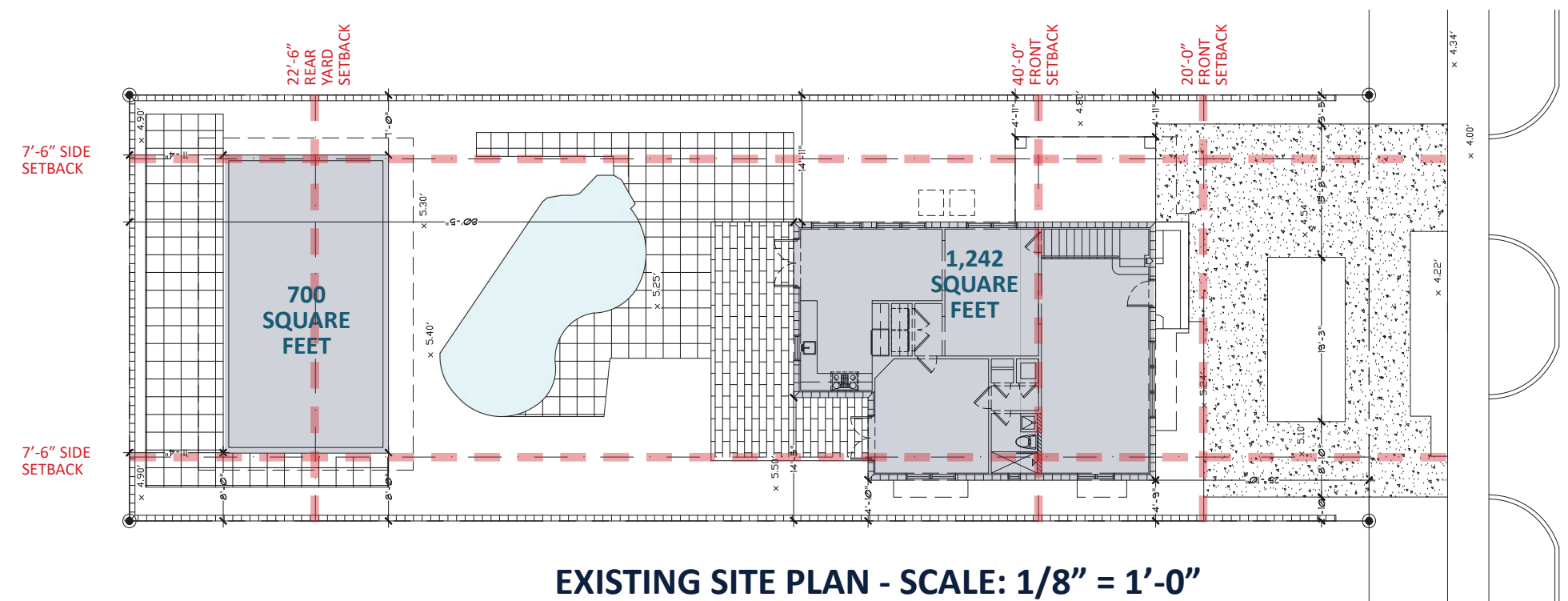
CONTEXT PHOTOS



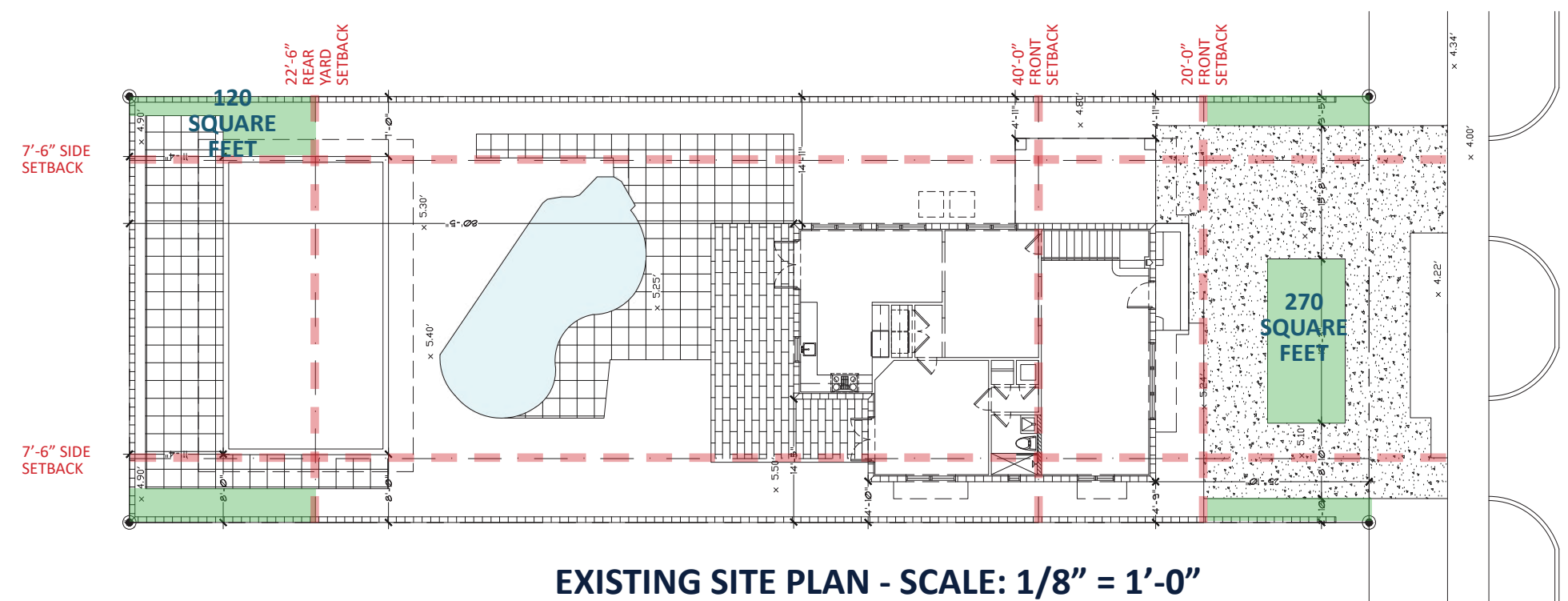
CONTEXT PHOTOS



ZONING DIAGRAMS - EXISTING



EXISTING SITE PLAN - SCALE: 1/8" = 1'-0"



EXISTING SITE PLAN - SCALE: 1/8" = 1'-0"

LOT COVERAGE

MAXIMUM LOT COVERAGE ALLOWED =

7,500 SQ.FT. X 30% = 2,250 SQ.FT.

EXISTING LOT COVERAGE =

700 + 1,242 = 1,942 SQ.FT.

OPEN SPACE

FRONT YARD ALLOWED =

1,000 SQ.FT. X 50% = 500 SQ.FT.

EXISTING FRONT YARD =

270 SQ.FT.

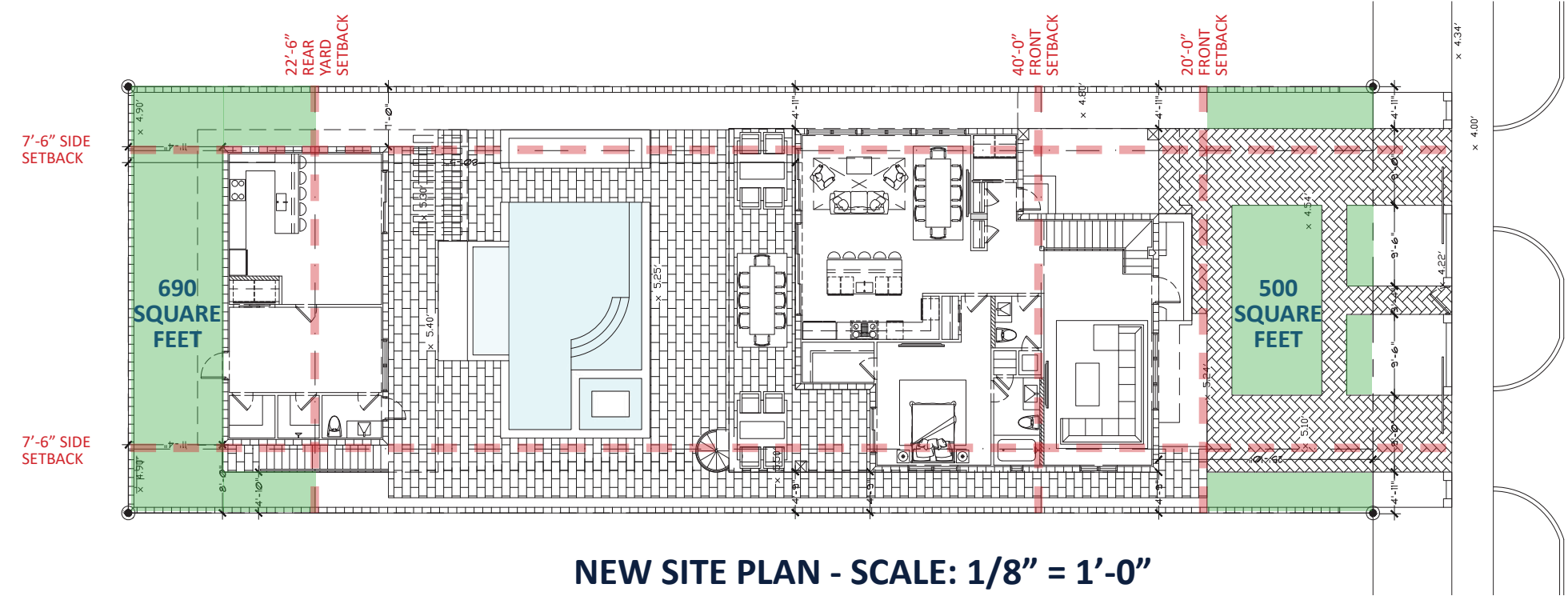
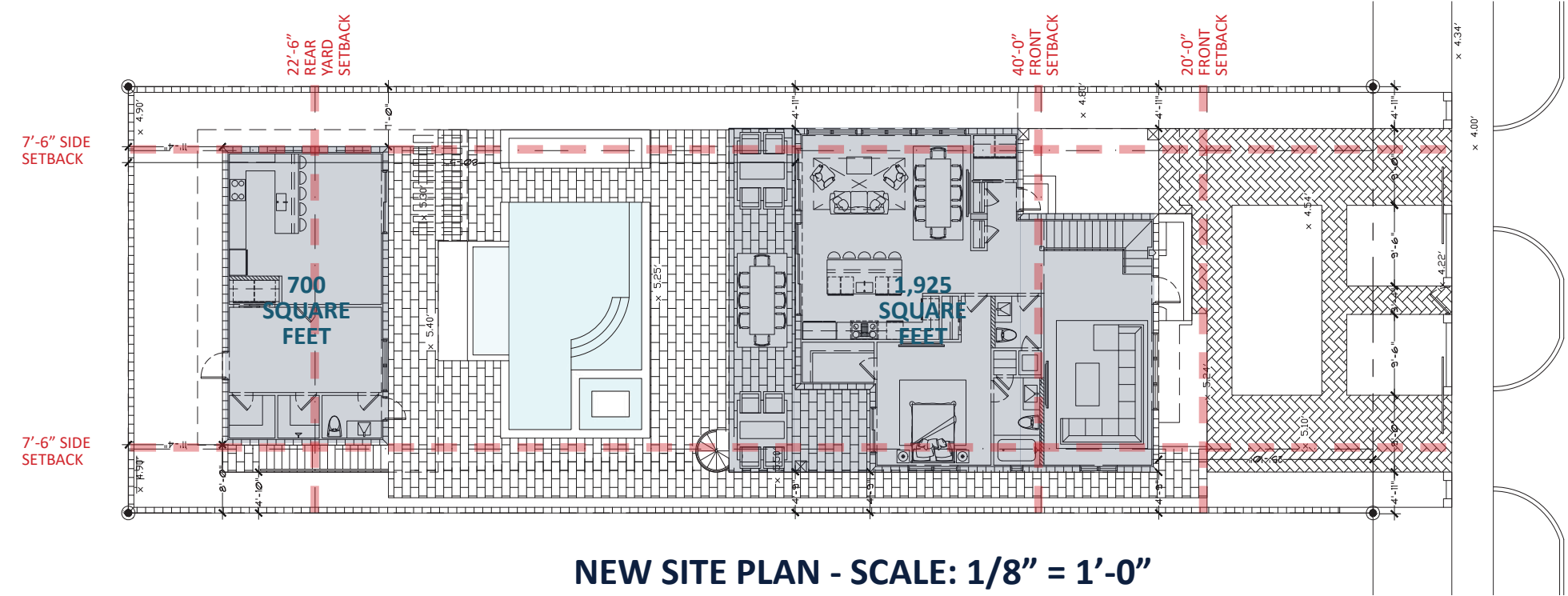
REAR YARD ALLOWED =

1,125 SQ.FT. X 70% = 788 SQ.FT.

EXISTING YEAR YARD =

120 SQ.FT.

ZONING DIAGRAMS - PROPOSED



LOT COVERAGE

MAXIMUM LOT COVERAGE ALLOWED =

7,500 SQ.FT. X 30% = 2,250 SQ.FT.

PROPOSED LOT COVERAGE =

700 + 1,925 = 2,625 SQ.FT.

OPEN SPACE

FRONT YARD ALLOWED =

1,000 SQ.FT. X 50% = 500 SQ.FT.

PROPOSED FRONT YARD =

500 SQ.FT.

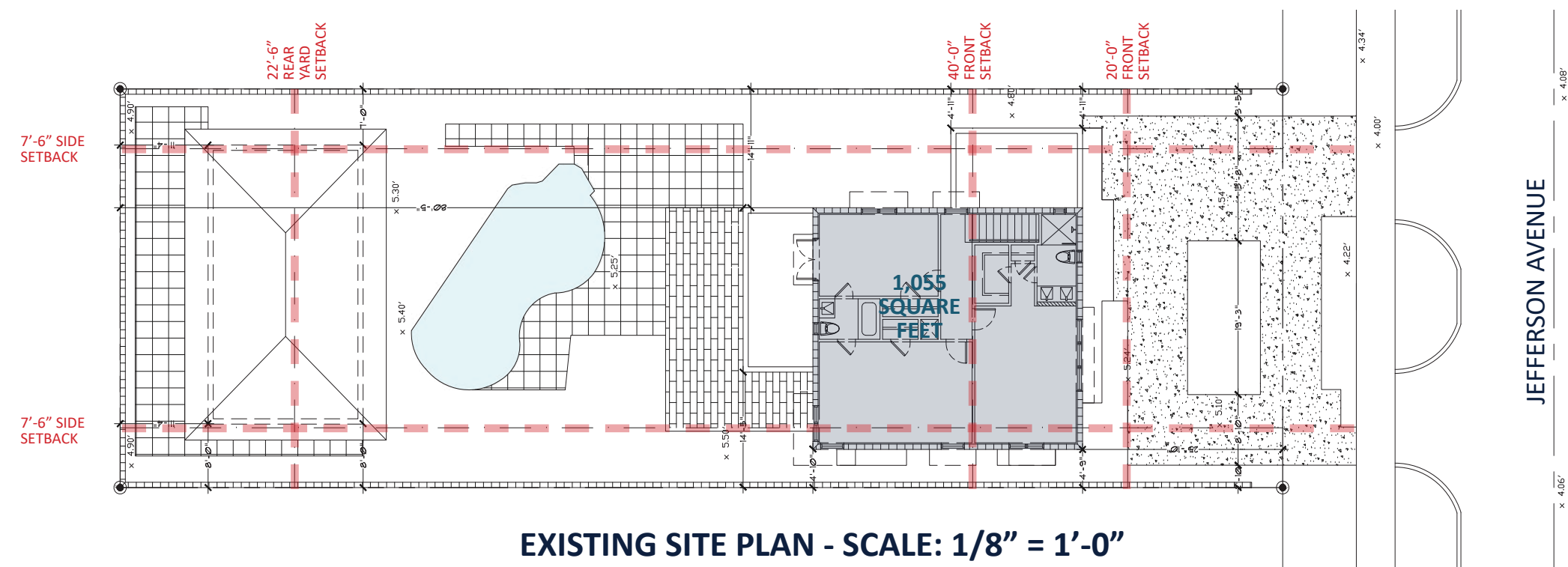
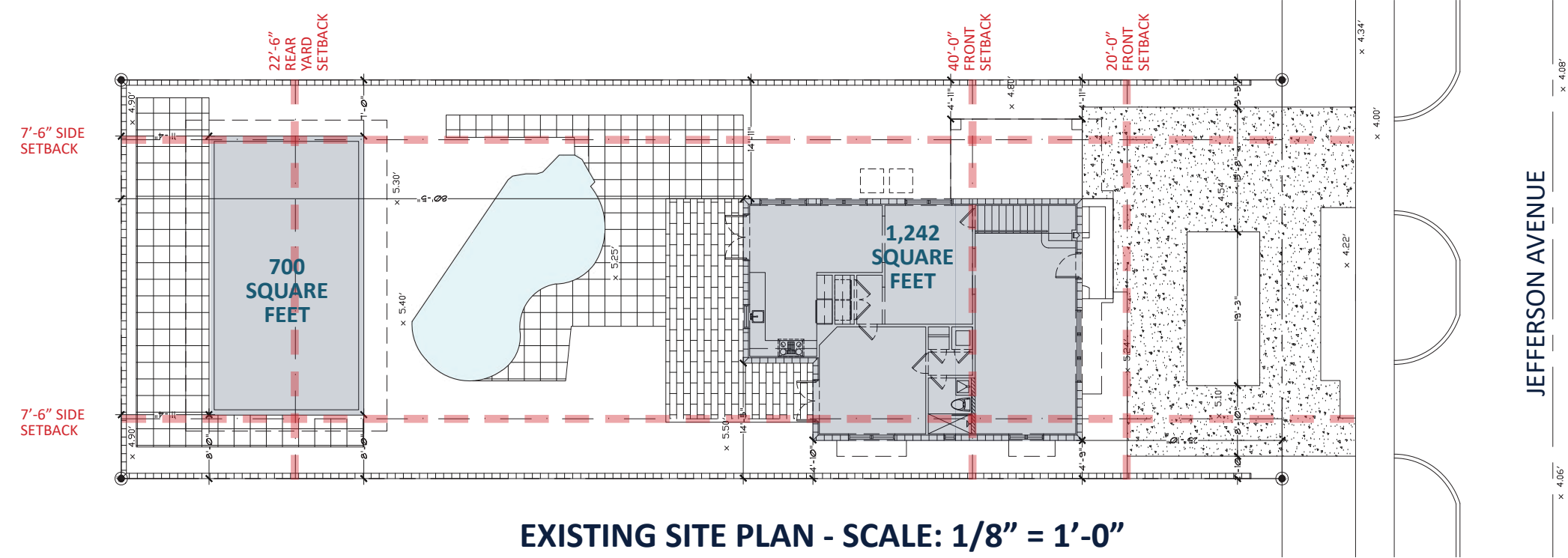
YEAR YARD ALLOWED =

1,125 SQ.FT. X 70% = 788 SQ.FT.

PROPOSED YEAR YARD =

690 SQ.FT.

ZONING DIAGRAMS - EXISTING



LOT UNIT SIZE

MAXIMUM UNIT SIZE ALLOWED =

7,500 SQ.FT. X 50% = 3,750 SQ.FT.

GROUND FLOOR =

700 + 1,242 = 1,942 SQ.FT.

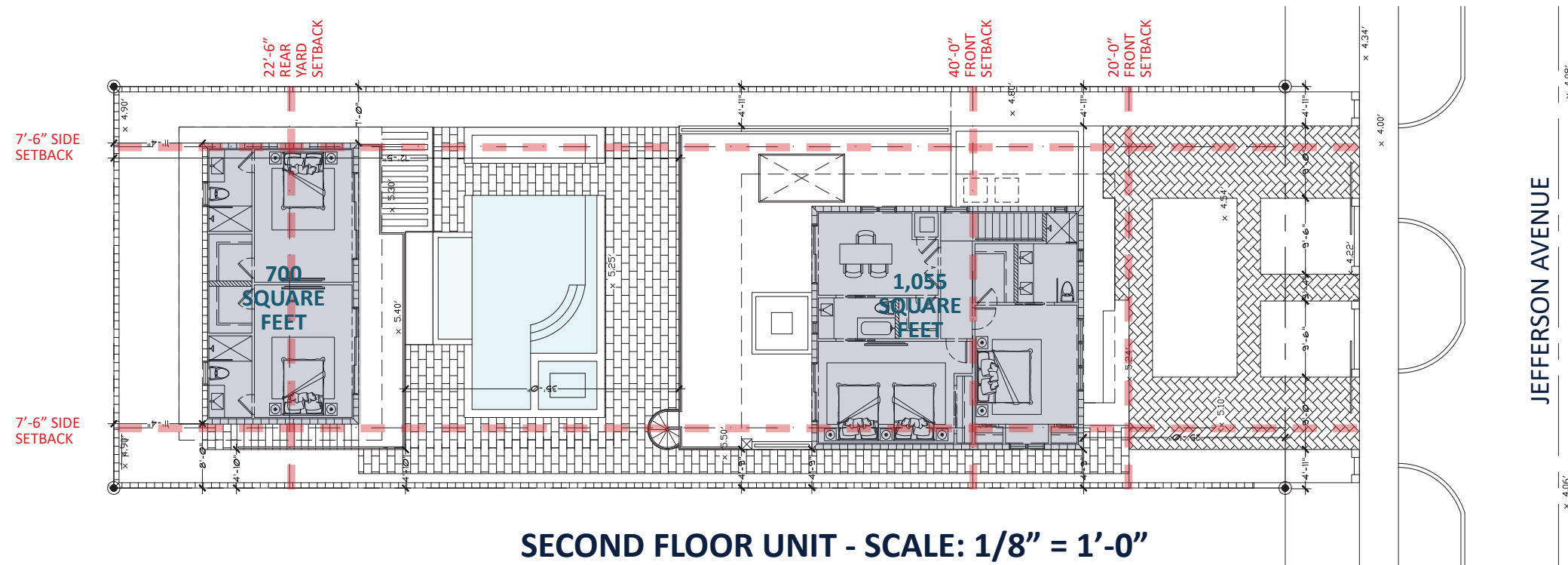
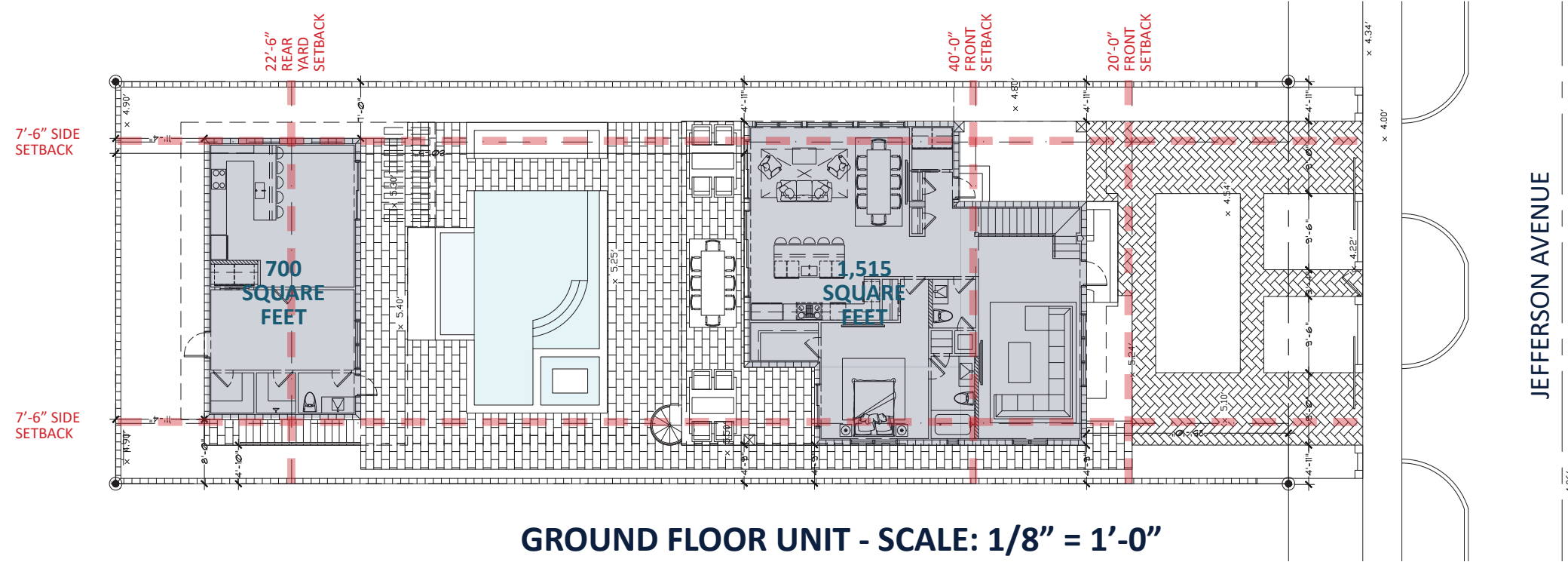
SECOND FLOOR =

1,055 SQ.FT.

EXISTING UNIT SIZE =

2,997 SQ.FT.

ZONING DIAGRAMS - PROPOSED



LOT UNIT SIZE

MAXIMUM UNIT SIZE ALLOWED =

7,500 SQ.FT. X 50% = 3,750 SQ.FT.

GROUND FLOOR =

700 + 1,515 = 2,215 SQ.FT.

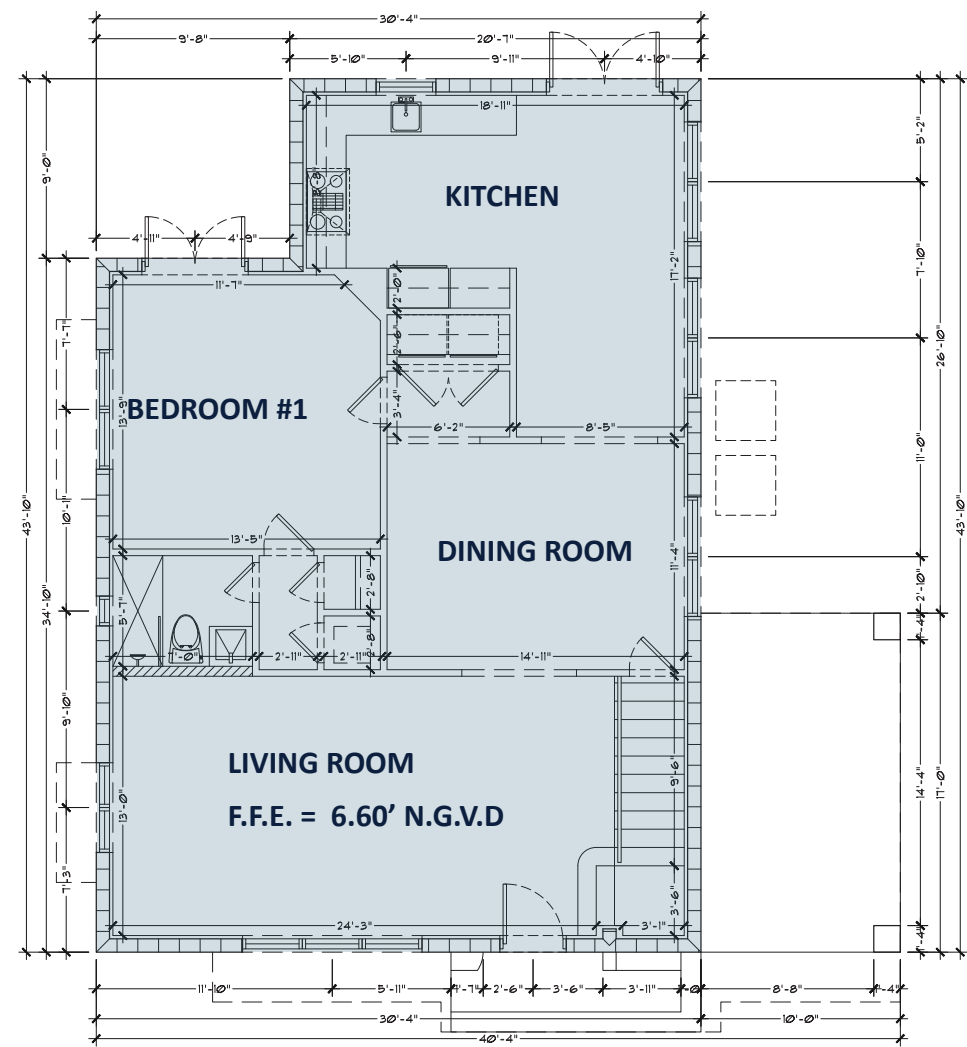
SECOND FLOOR =

700 + 1,055 = 1,755 SQ.FT.

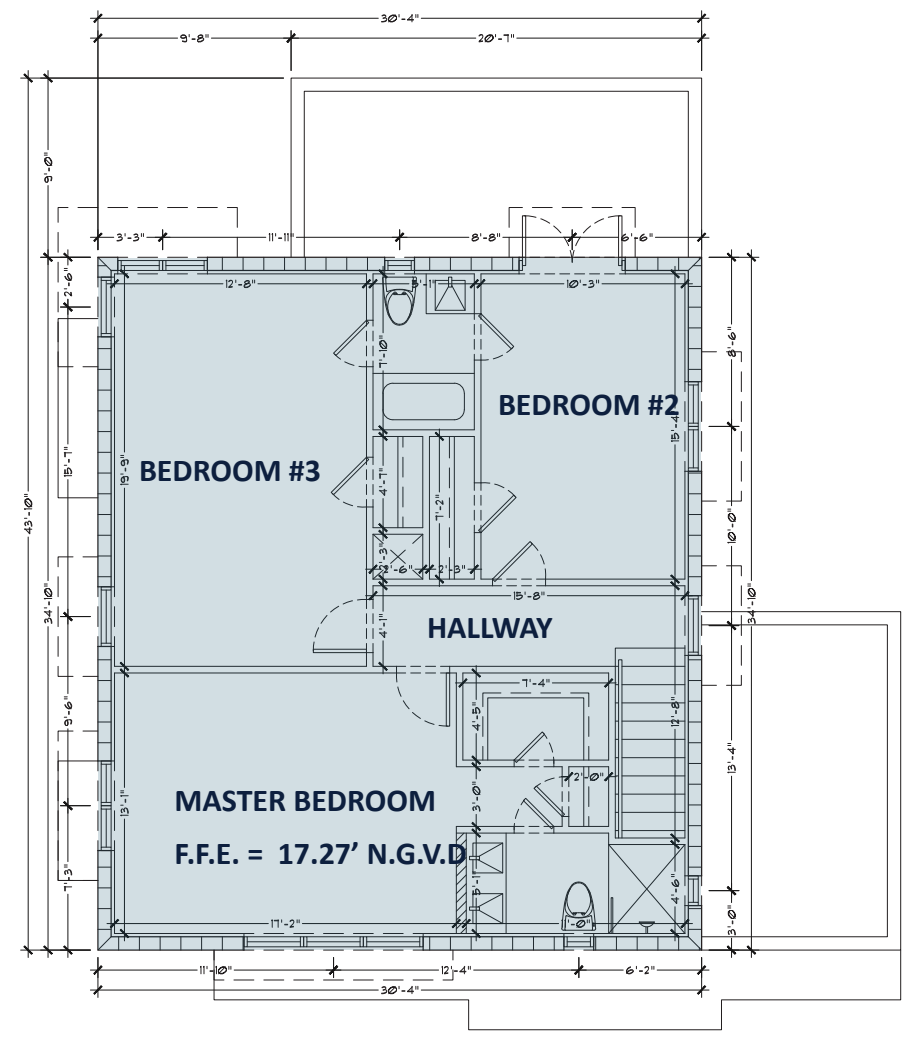
PROPOSED UNIT SIZE =

3,970 SQ.FT.

MAIN RESIDENCE - EXISTING FLOOR PLANS



GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"

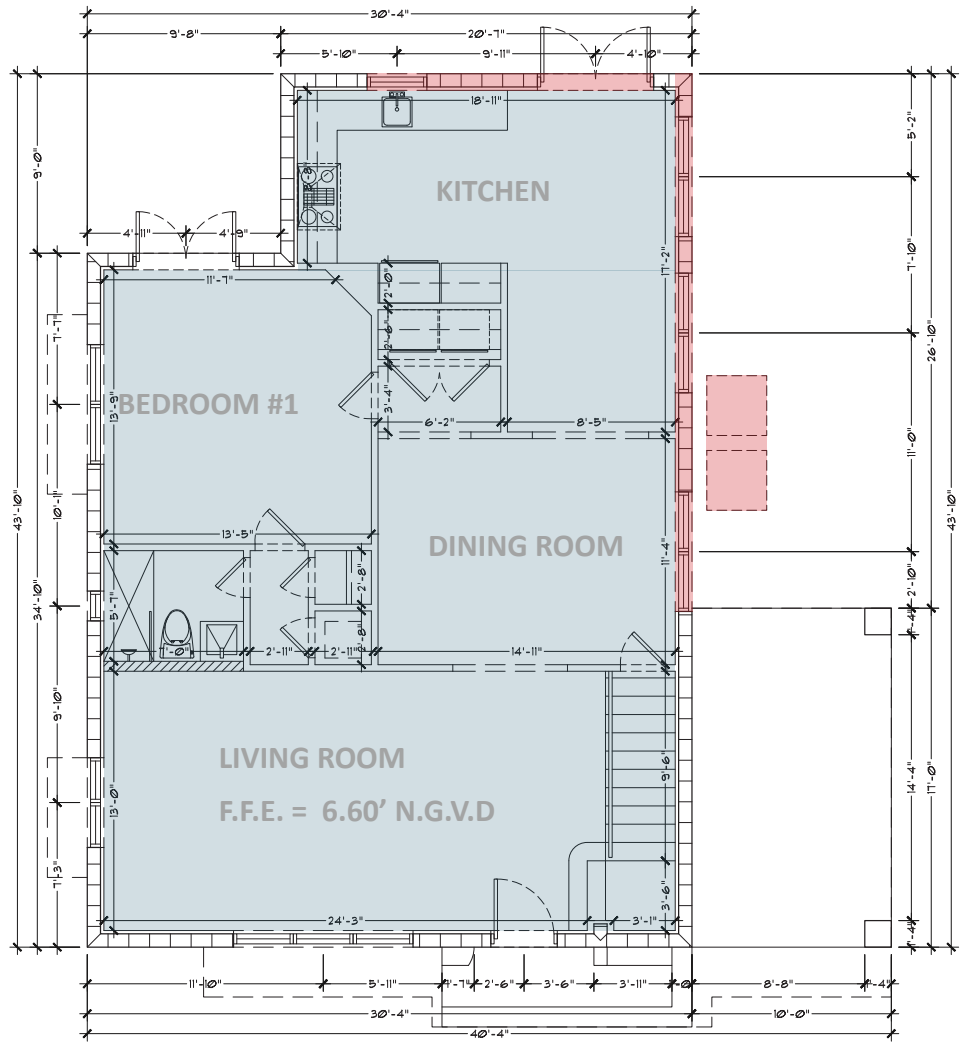


SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

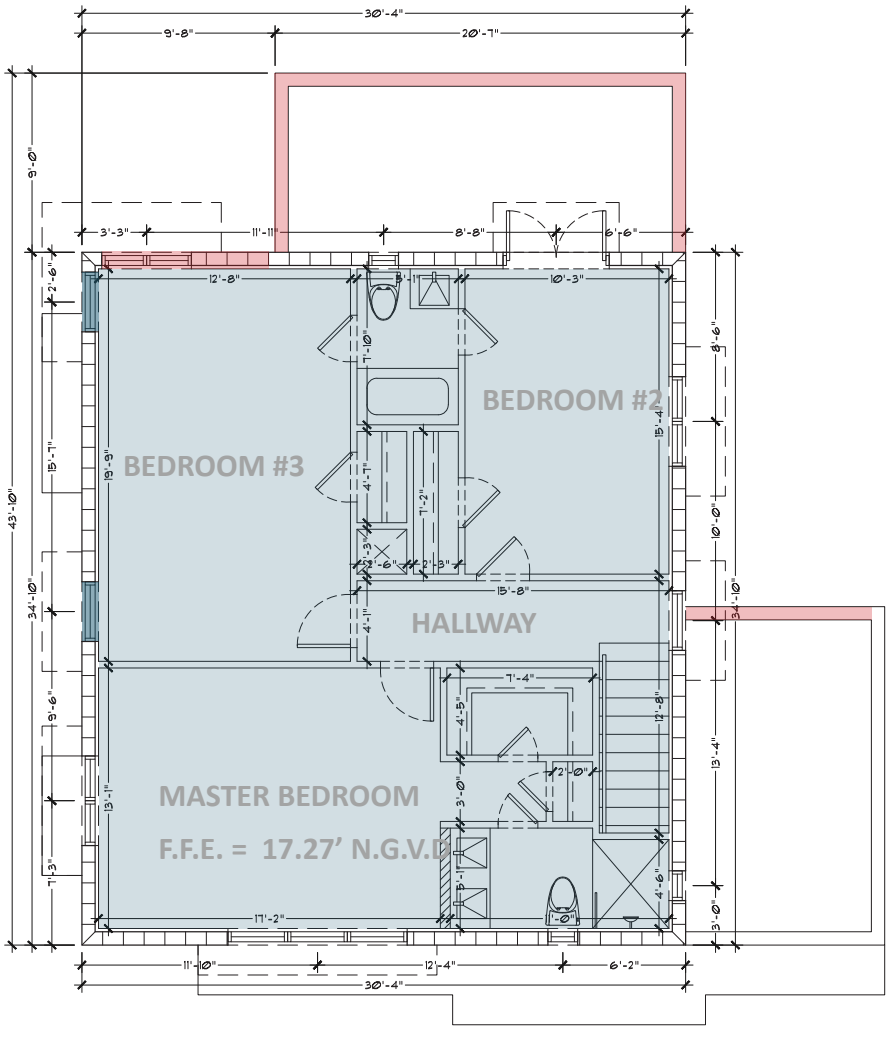
MAIN RESIDENCE - DEMOLITION PLANS

DEMOLITION NOTES:

- 1. FULL GROUND FLOOR INTERIOR REMODEL
- 2. MECHANICAL EQUIPMENT TO BE RELOCATED
- 3. REMOVE BLOCK WALLS, WINDOWS AND PREPARE AREA FOR ADDITION
- 4. REMOVE WINDOW & FRENCH DOORS AND BLOCK WALL IN THE KITCHEN, FOR BIGGER OPENING.
- 5. FULL SECOND FLOOR INTERIOR REMODEL
- 6. REMOVE WINDOWS & BLOCK-UP OPENING ON BEDROOM #3.
- 7. REMOVE WINDOW & BLOCK WALL, FOR BIGGER OPENING.
- 8. REMOVE PARAPET OF REAR PATIO.
- 9. REMOVE PARAPET OF CAPORT FACING THE REAR.

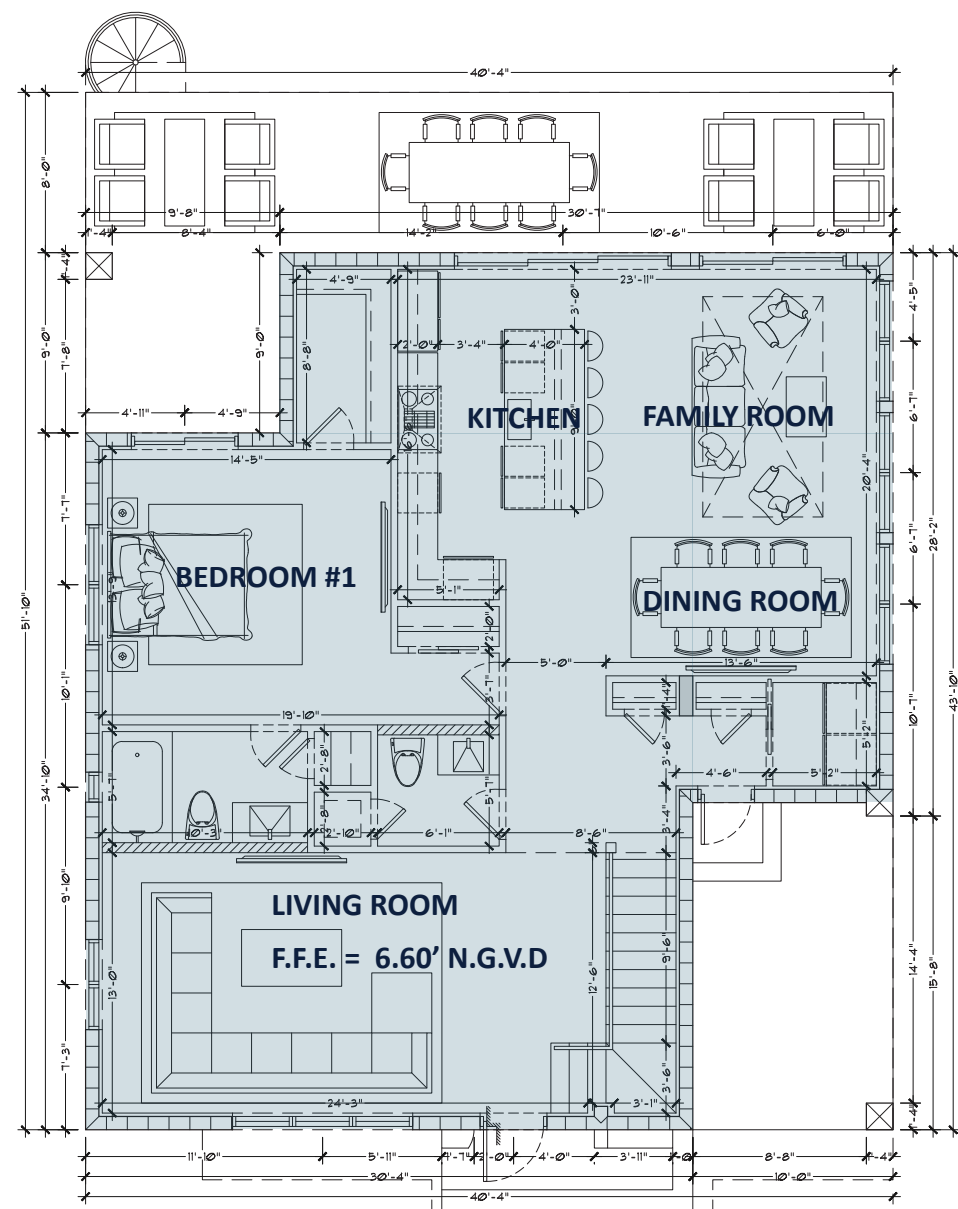


GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"

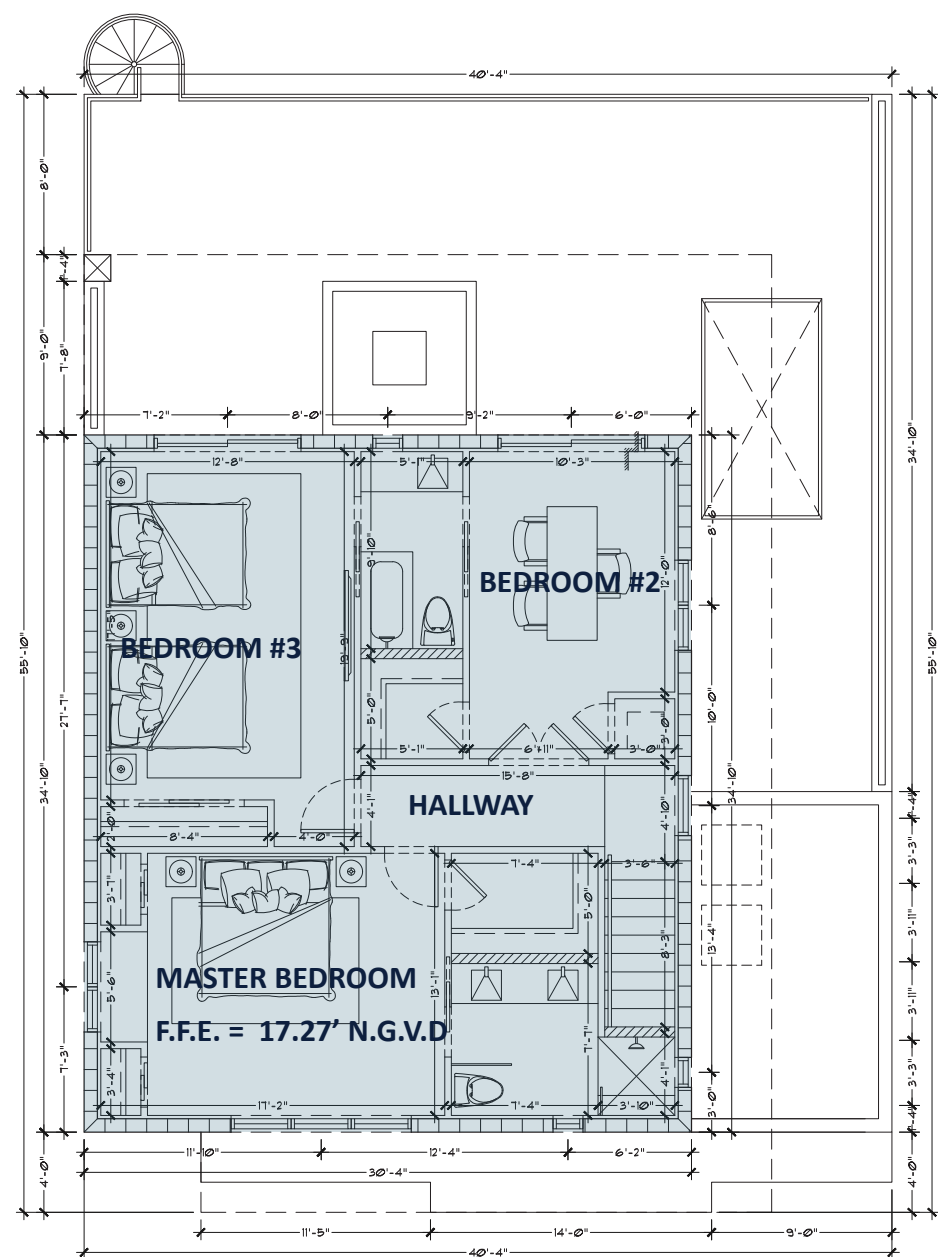


SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - PROPOSED FLOOR PLANS



GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

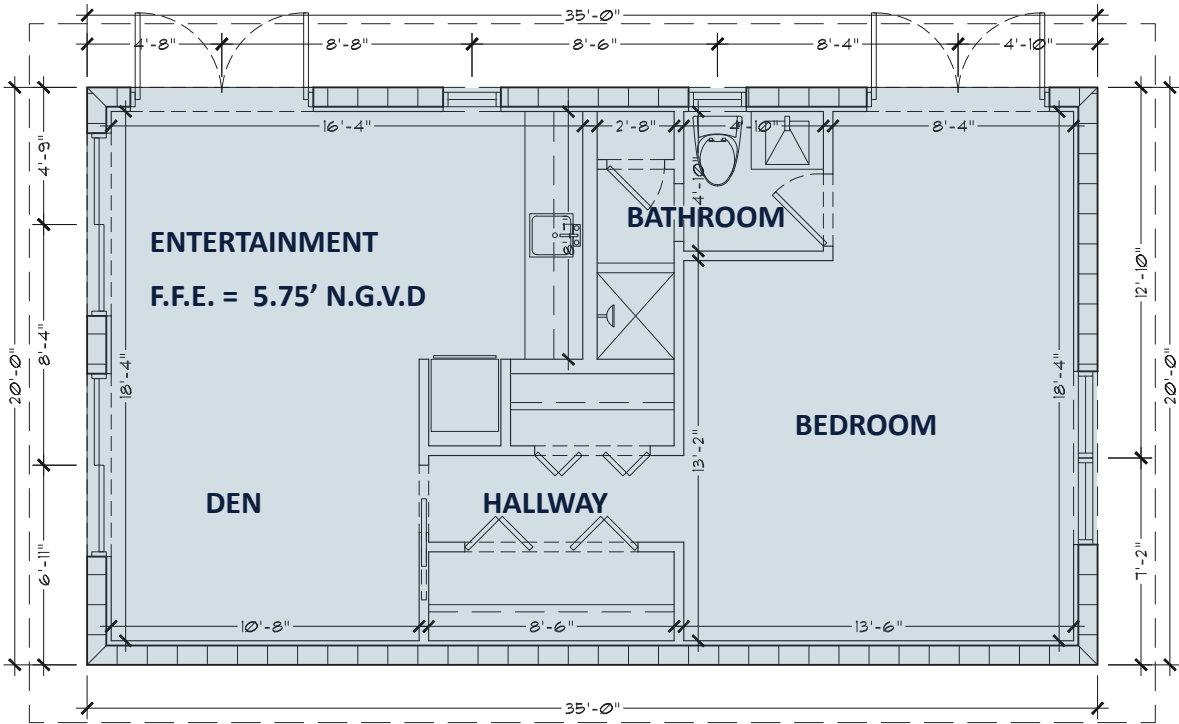


EXISTING ROOF PLAN - SCALE: 1/4" = 1'-0"

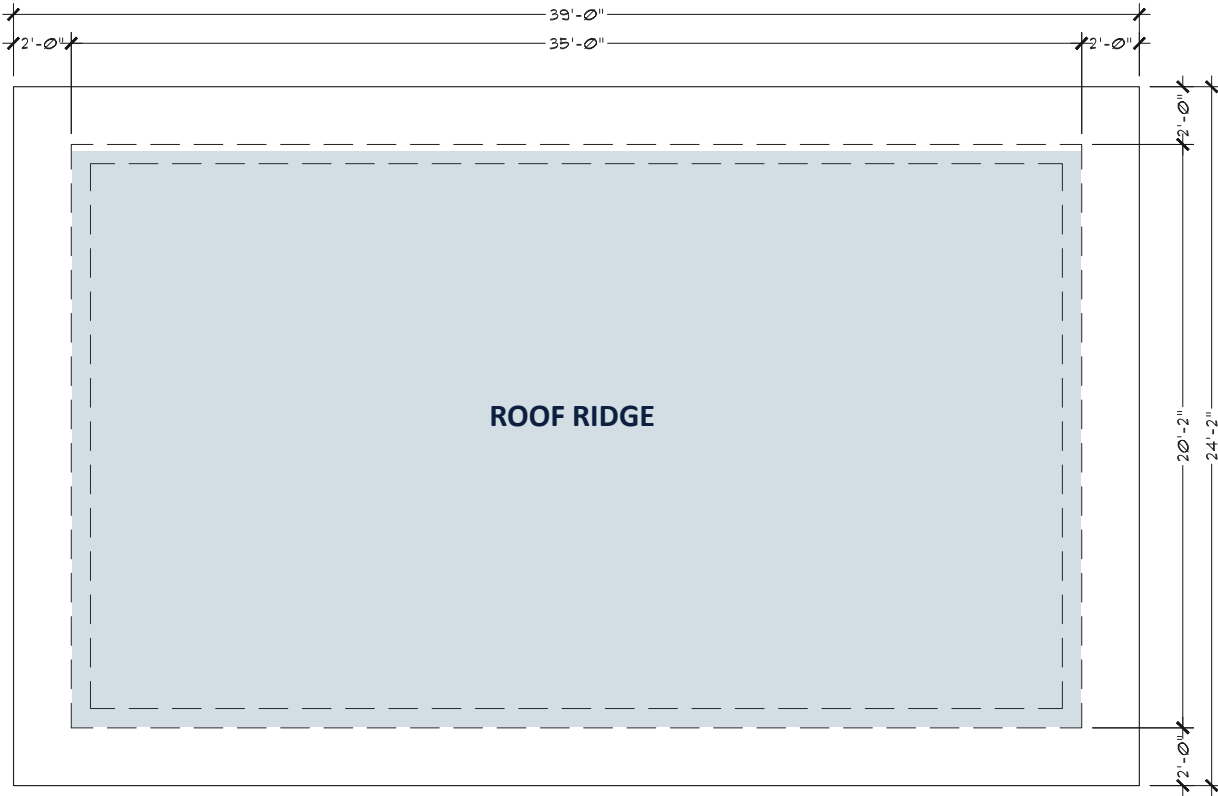


PROPOSED ROOF PLAN - SCALE: 1/4" = 1'-0"

GUEST HOME - EXISTING FLOOR PLANS



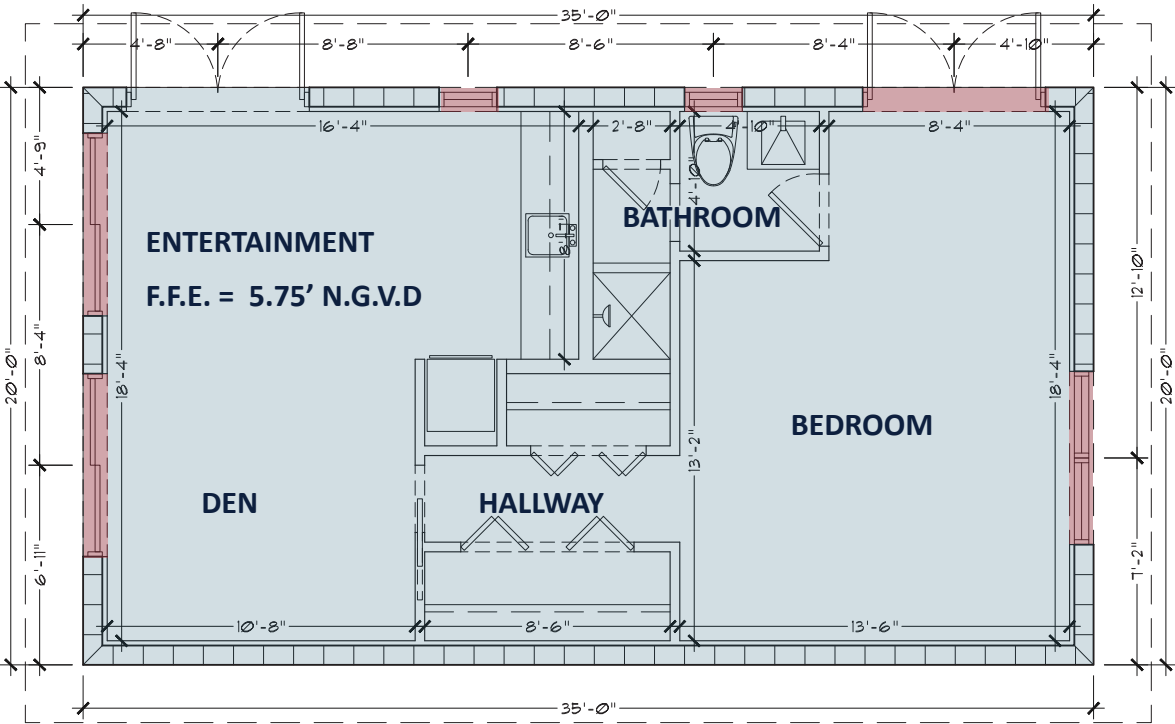
GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"



ROOF PLAN - SCALE: 1/4" = 1'-0"



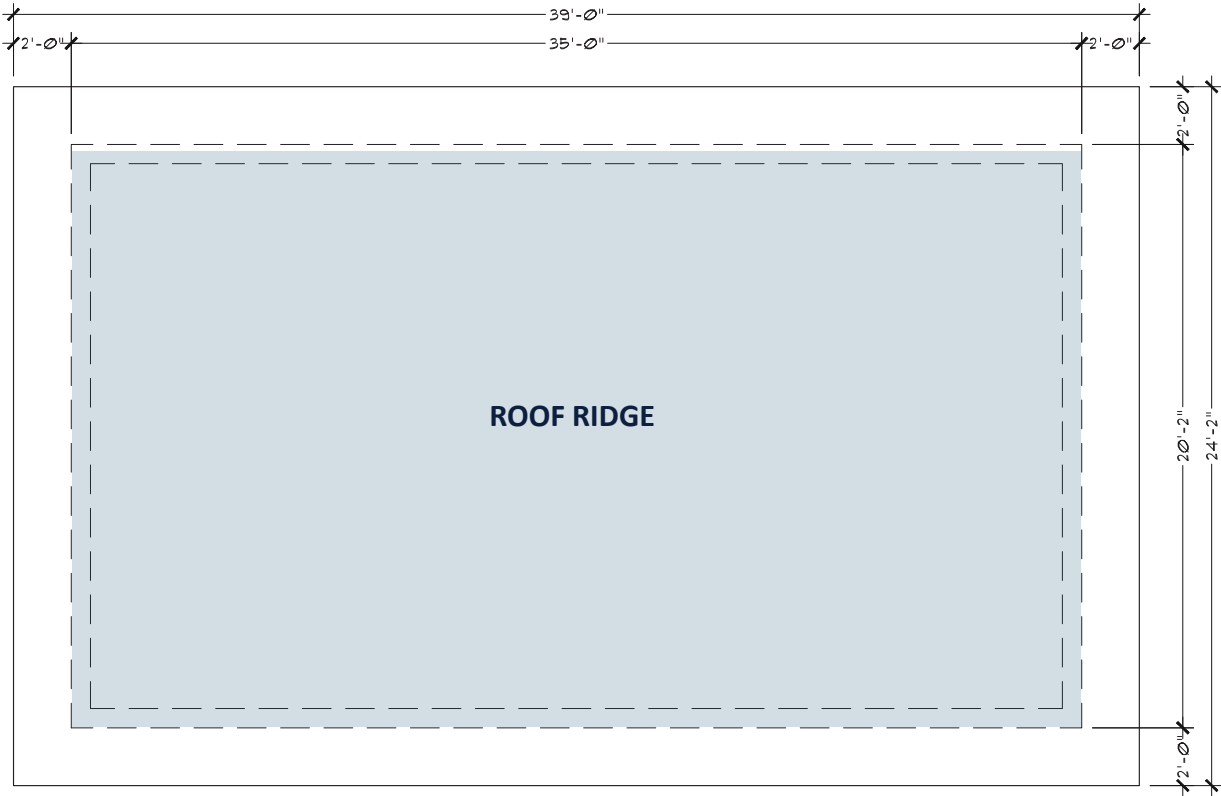
GUEST HOME - DEMOLITIONS PLANS



DEMOLITION NOTES:

1. FULL INTERIOR REMODEL
2. CAP ELECTRICAL, MECHANICAL & PLUMBING
3. MECHANICAL & POOL EQUIPMENT TO BE RELOCATED
4. REMOVE DOORS & BLOCK-UP OPENING
5. REMOVE WINDOWS & BLOCK-UP OPENING

GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"



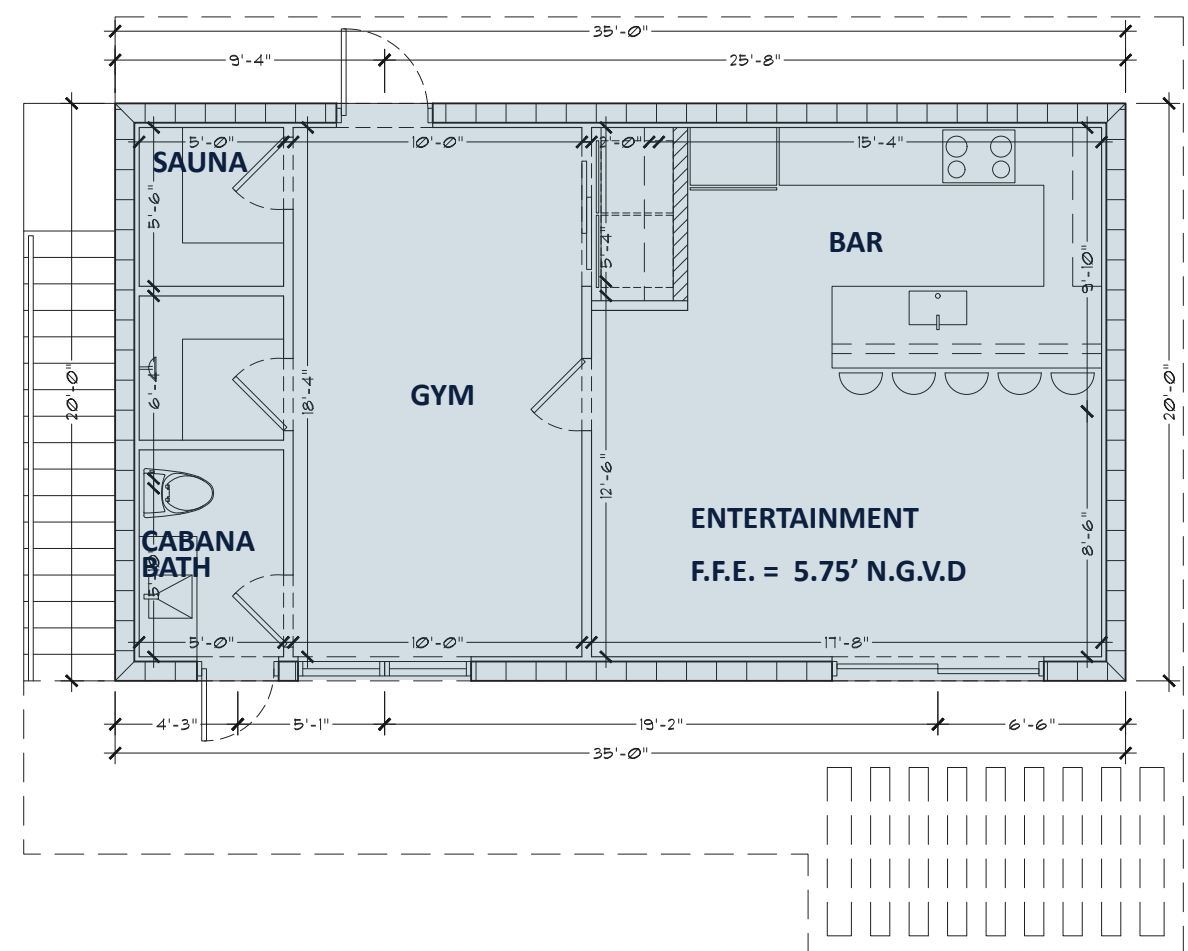
DEMOLITION NOTES:

1. FULLY REMOVE WOOD ROOF
2. PREPARE & REINFORCE FOOTERS FOR SECOND FLOOR

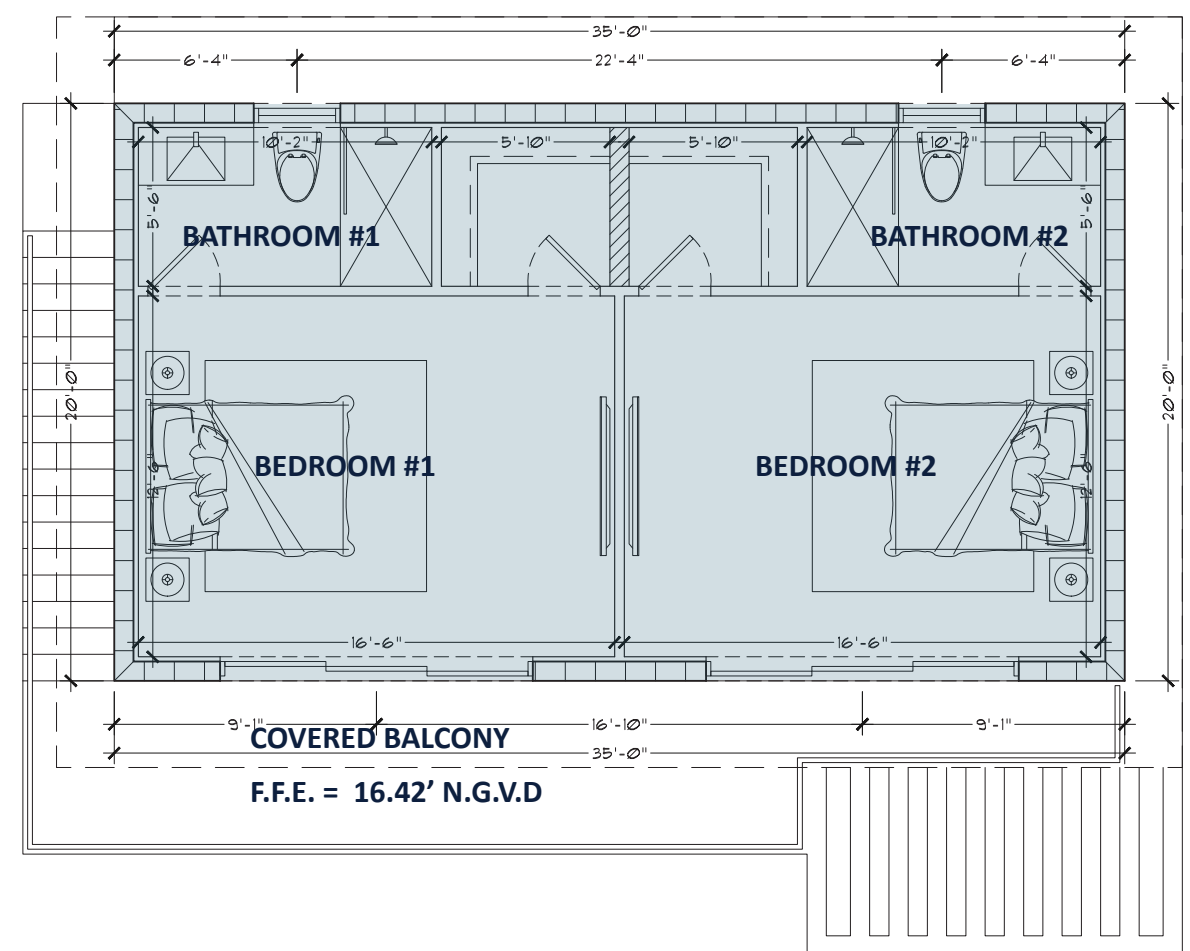
ROOF PLAN - SCALE: 1/4" = 1'-0"



GUEST HOME - PROPOSED FLOOR PLANS

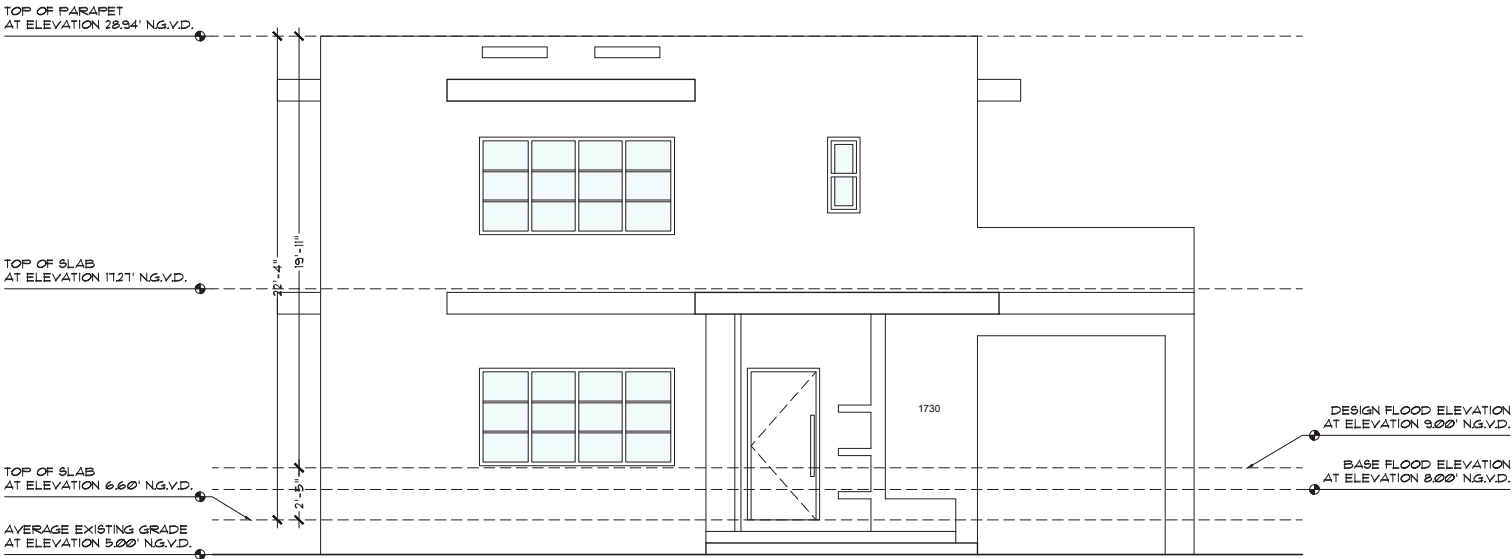


GROUND FLOOR PLAN - SCALE: 1/4" = 1'-0"

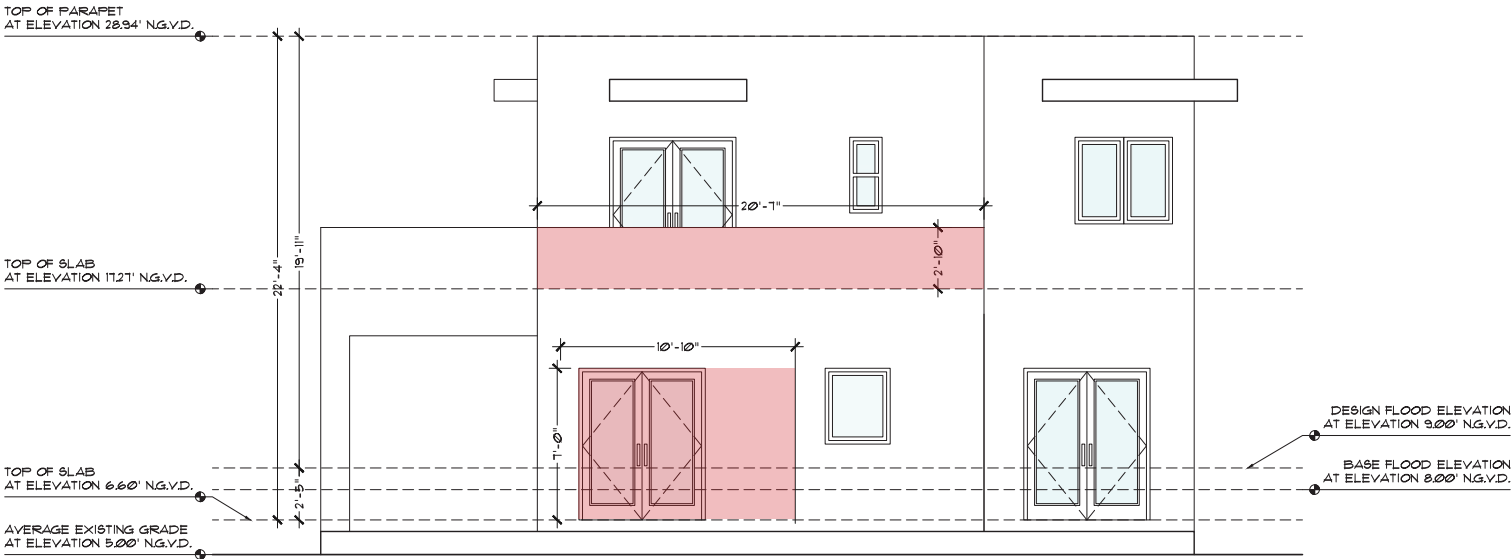


SECOND FLOOR PLAN - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - EXISTING ELEVATIONS

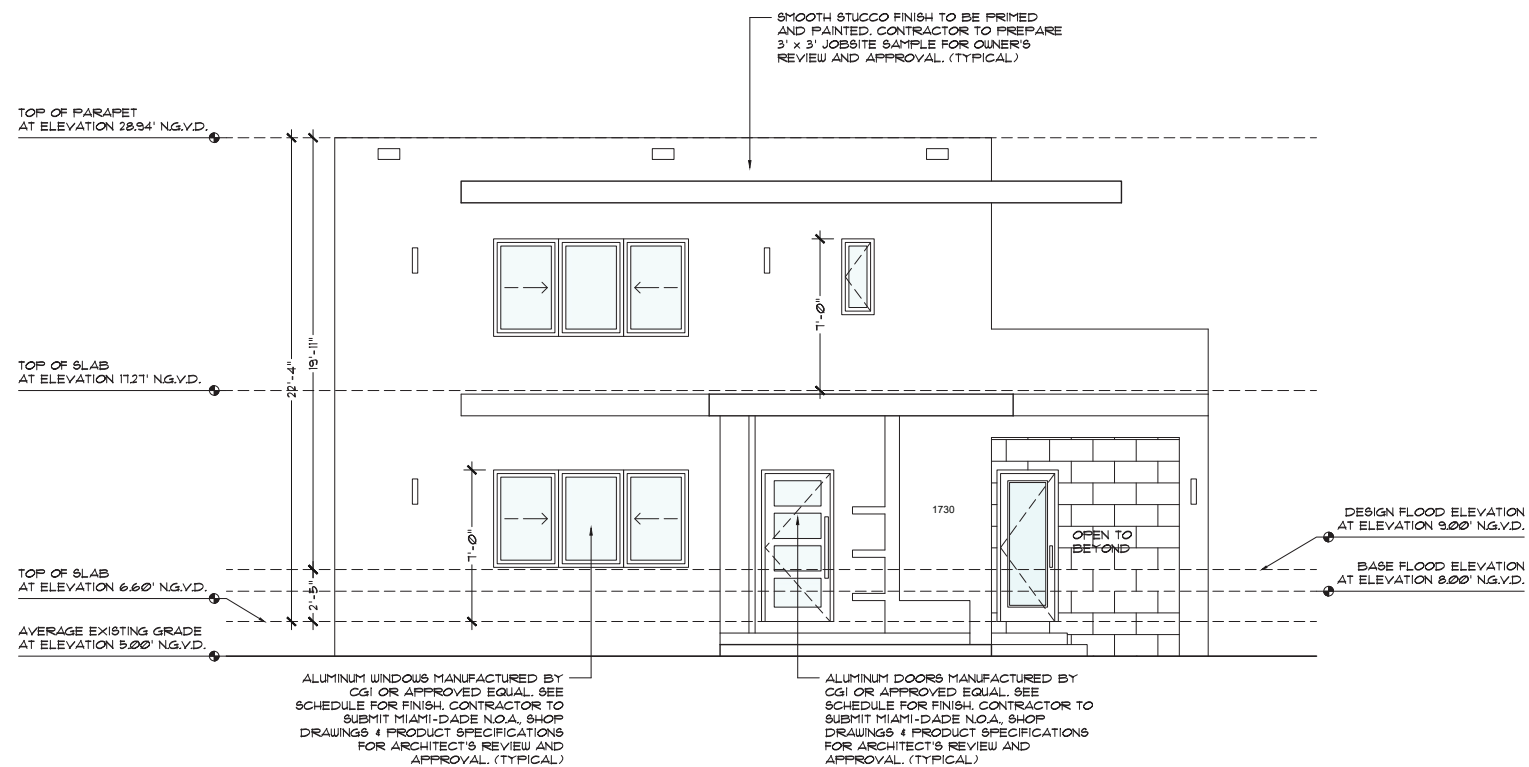


FRONT ELEVATION - SCALE: 1/4" = 1'-0"

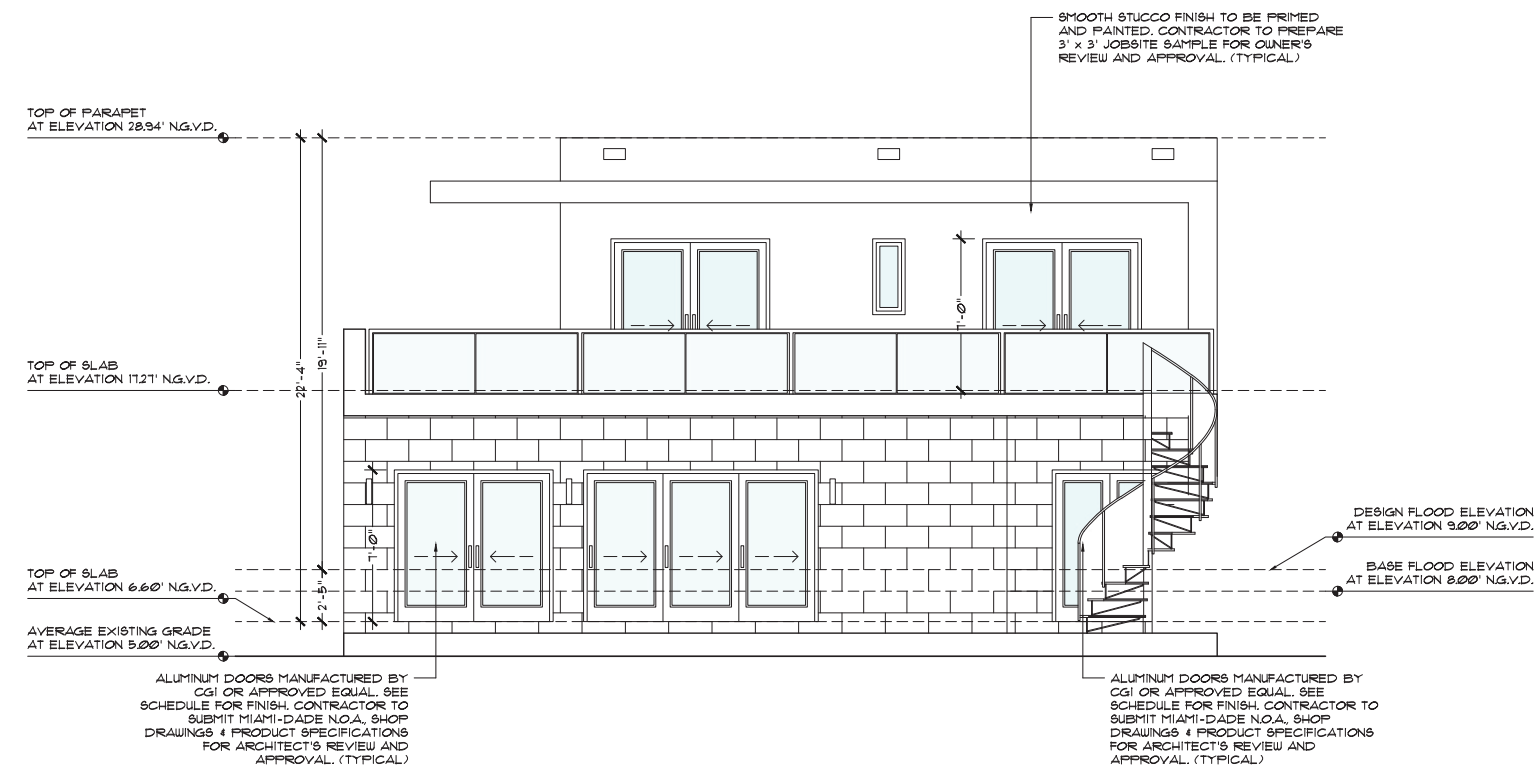


REAR ELEVATION - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - NEW ELEVATIONS

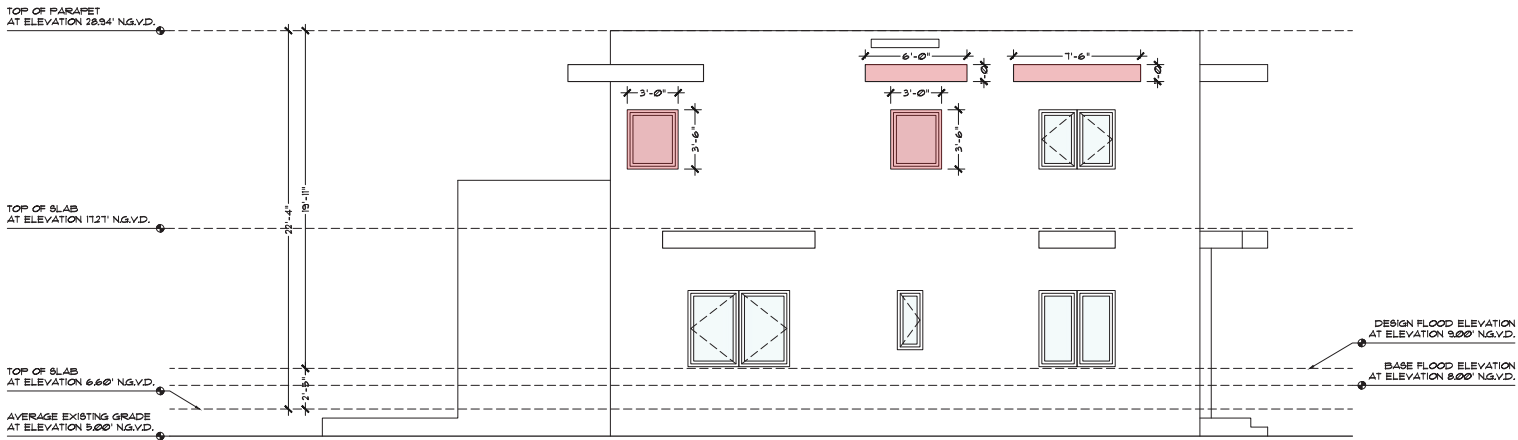


FRONT ELEVATION - SCALE: 1/4" = 1'-0"

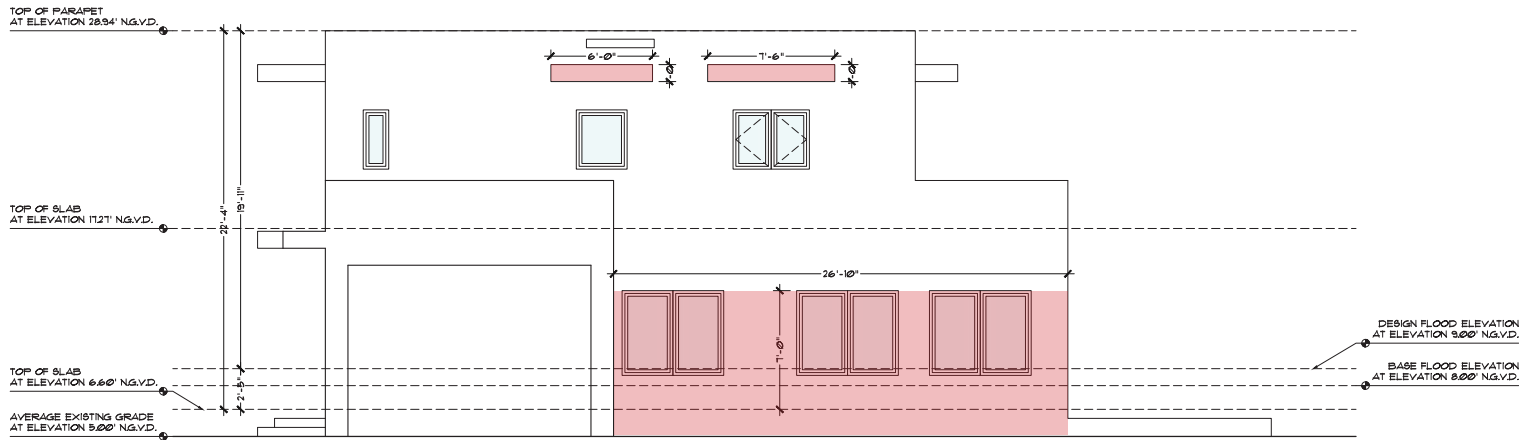


REAR ELEVATION - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - EXISTING ELEVATIONS

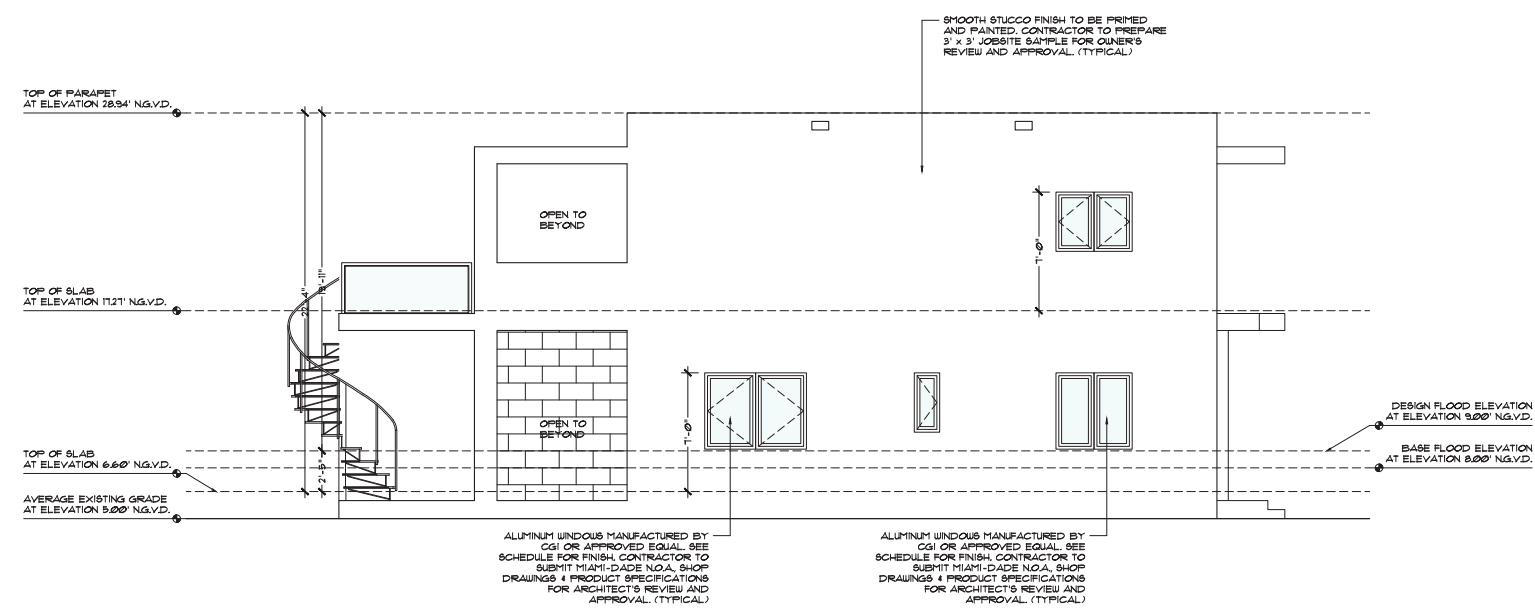


LEFT ELEVATION - SCALE: 1/4" = 1'-0"

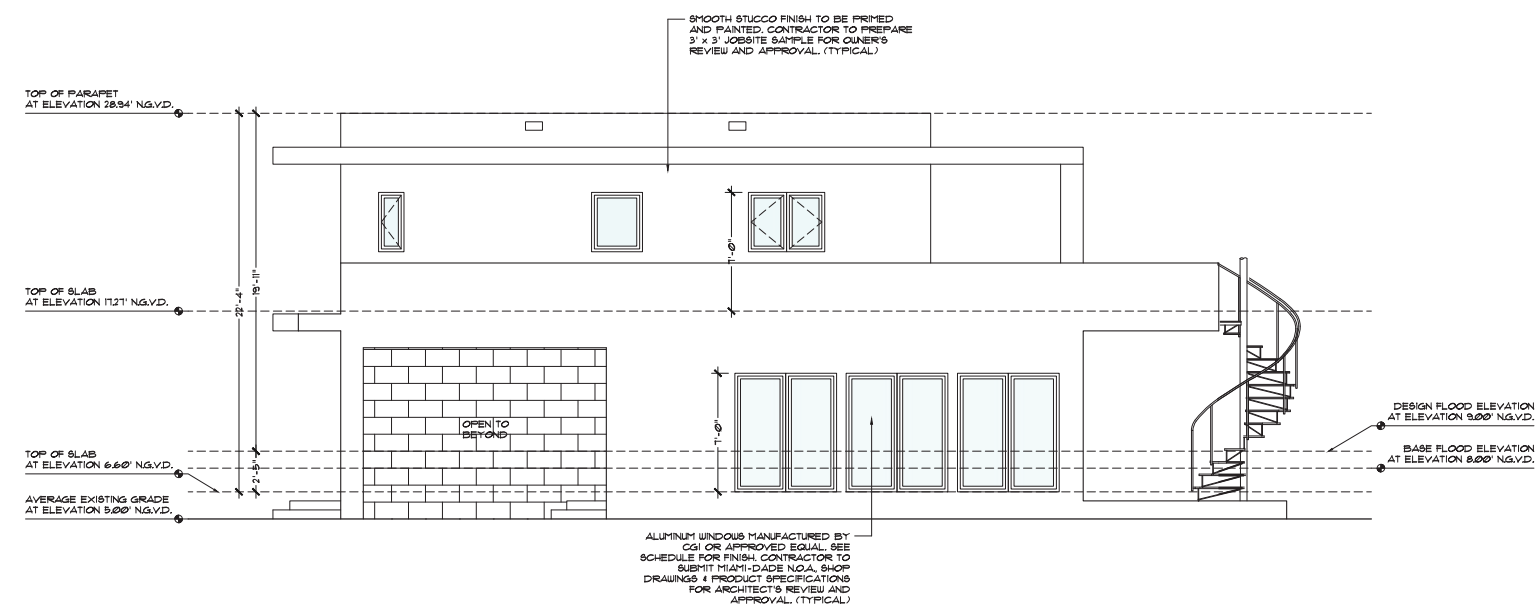


RIGHT ELEVATION - SCALE: 1/4" = 1'-0"

MAIN RESIDENCE - NEW ELEVATIONS



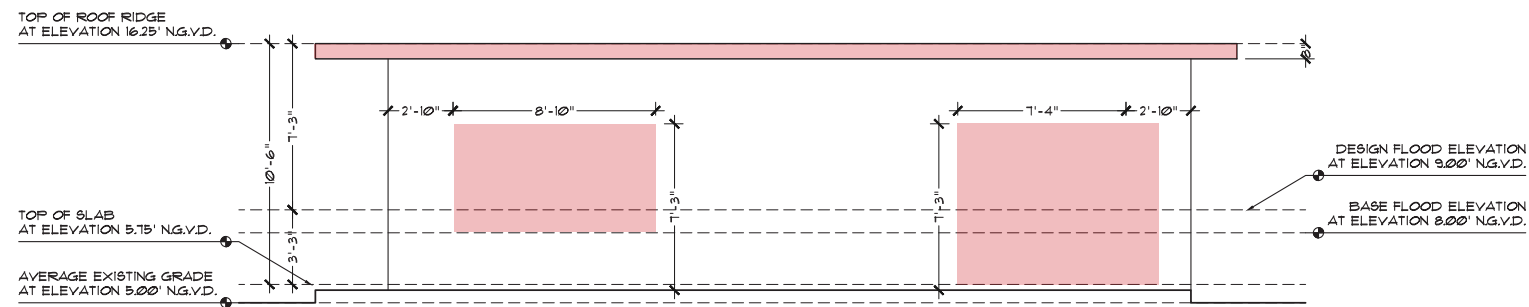
LEFT ELEVATION - SCALE: 1/4" = 1'-0"



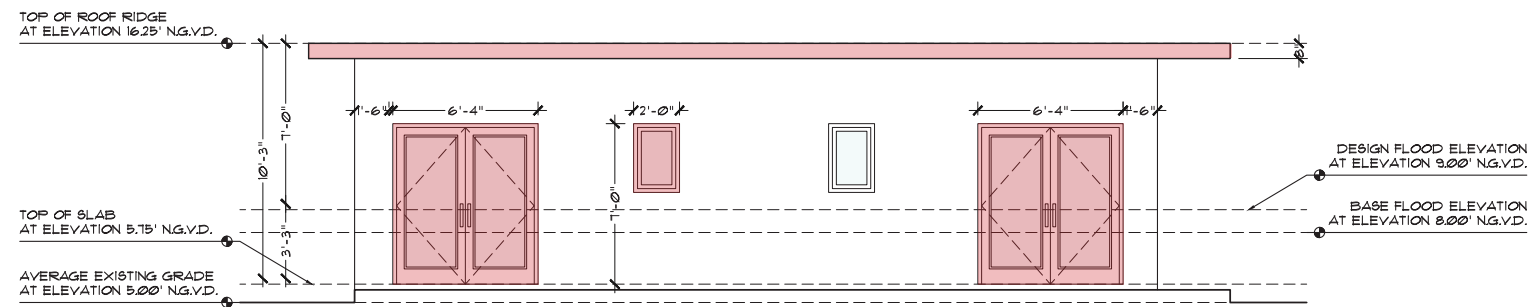
RIGHT ELEVATION - SCALE: 1/4" = 1'-0"

GUEST HOME - EXISTING ELEVATIONS

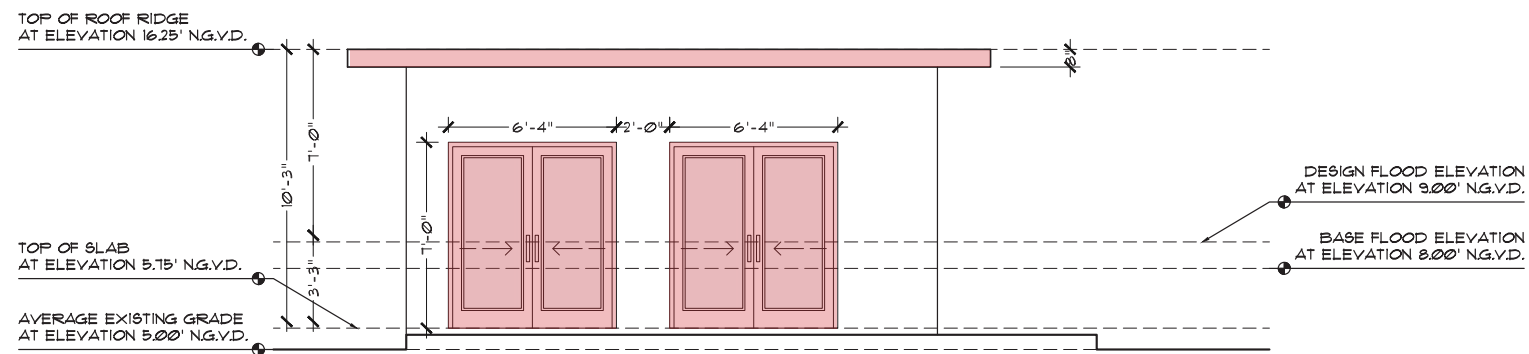
FRONT ELEVATION - SCALE: 1/4" = 1'-0"



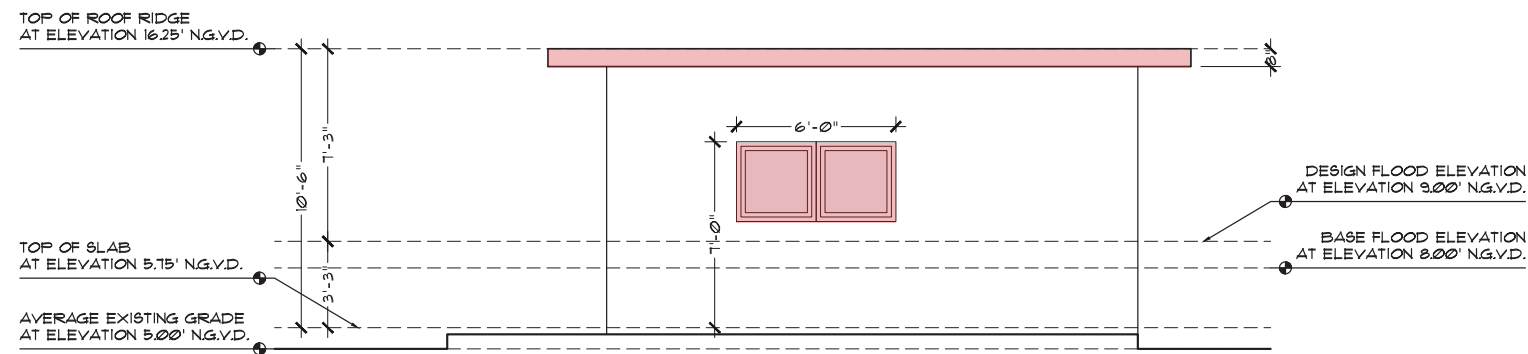
REAR ELEVATION - SCALE: 1/4" = 1'-0"



LEFT ELEVATION - SCALE: 1/4" = 1'-0"

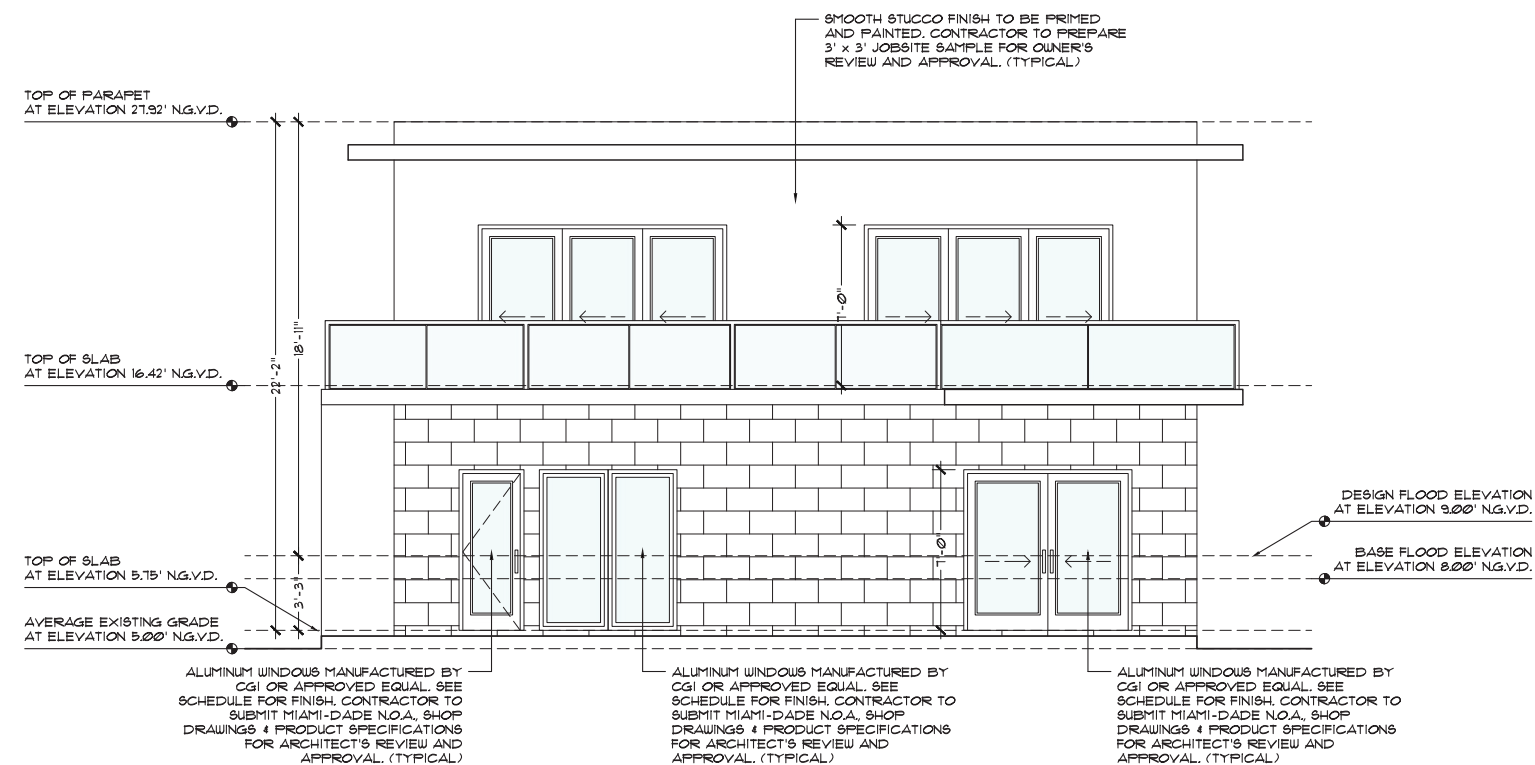


RIGHT ELEVATION - SCALE: 1/4" = 1'-0"

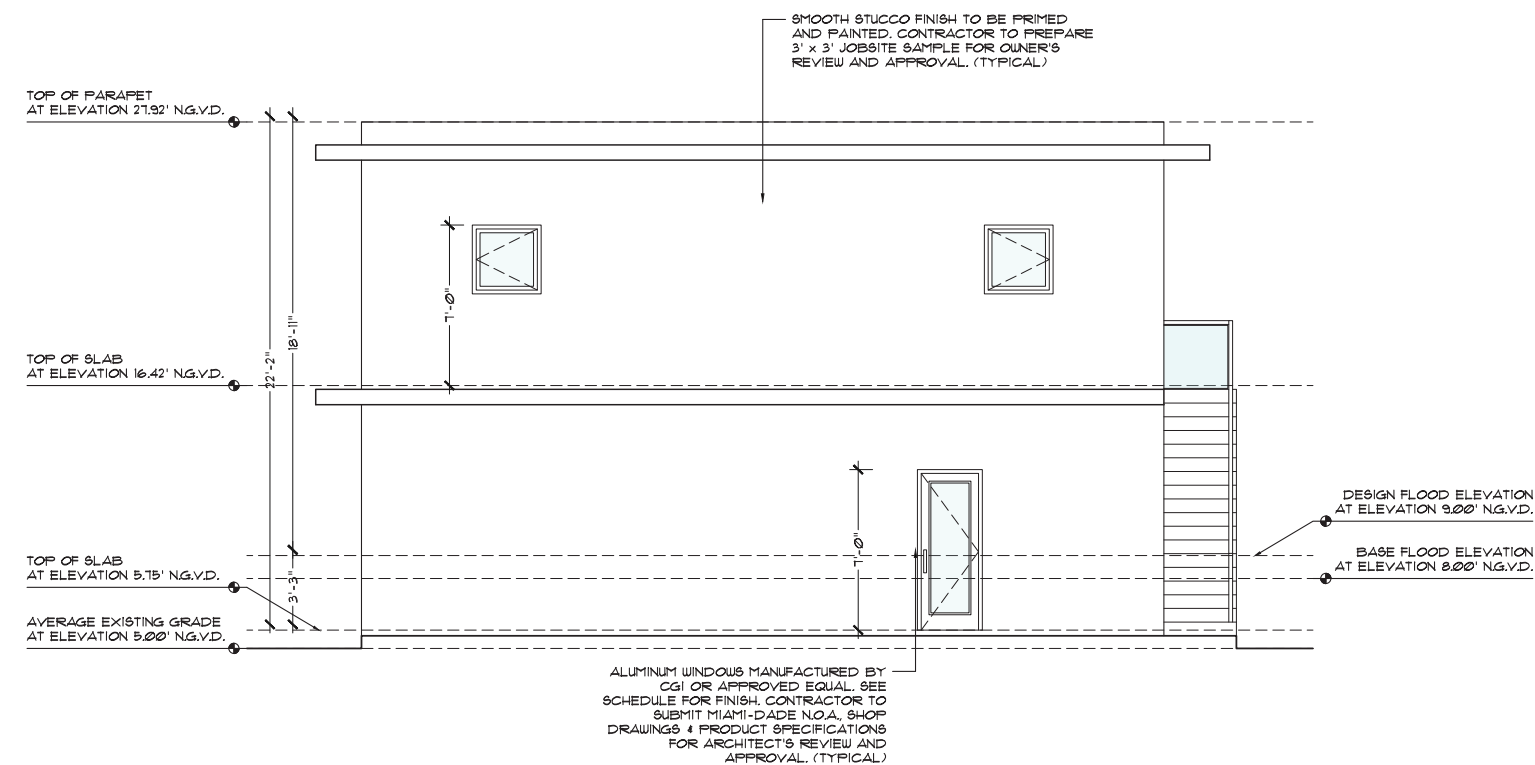


GUEST HOME - NEW ELEVATIONS

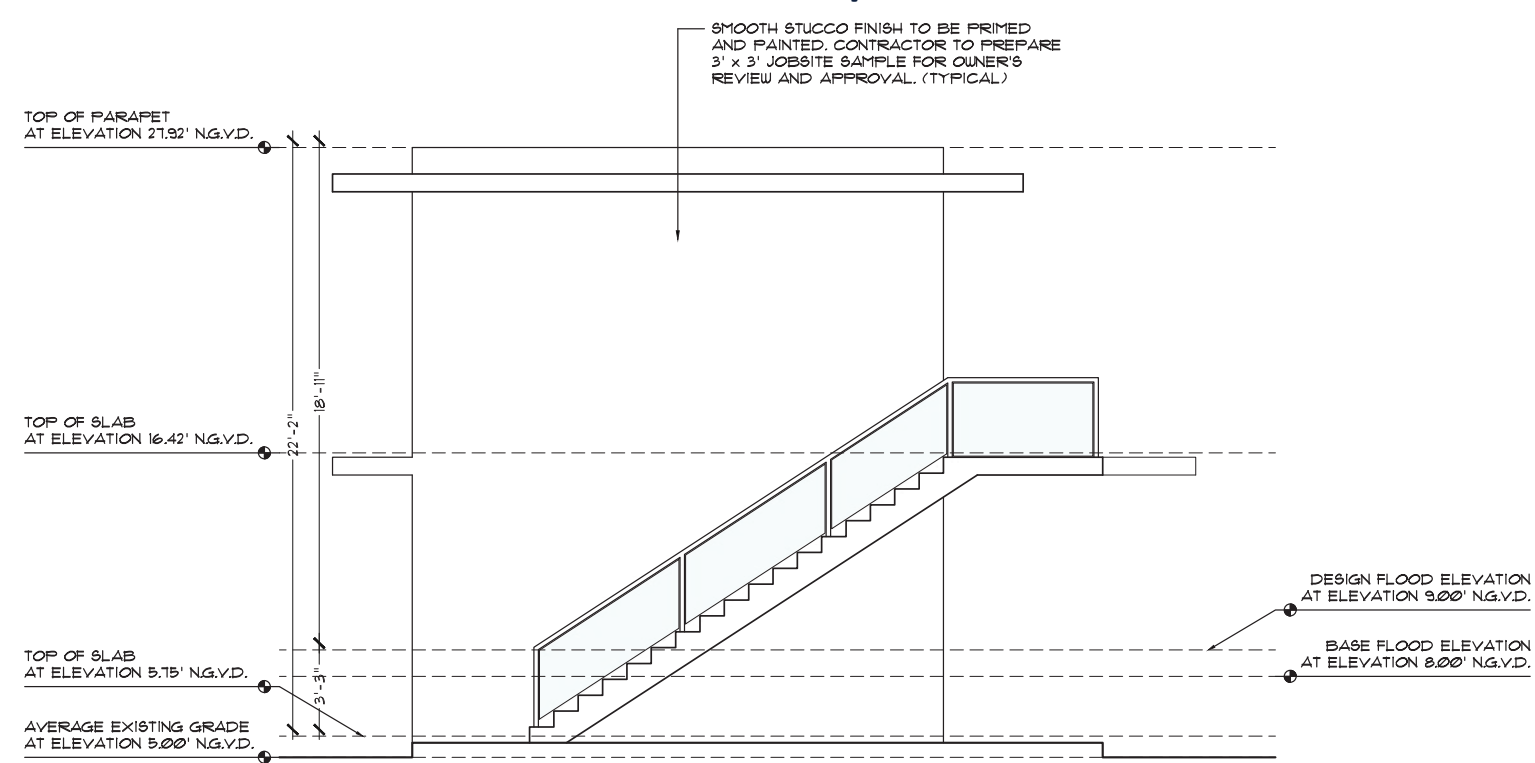
FRONT ELEVATION - SCALE: 1/4" = 1'-0"



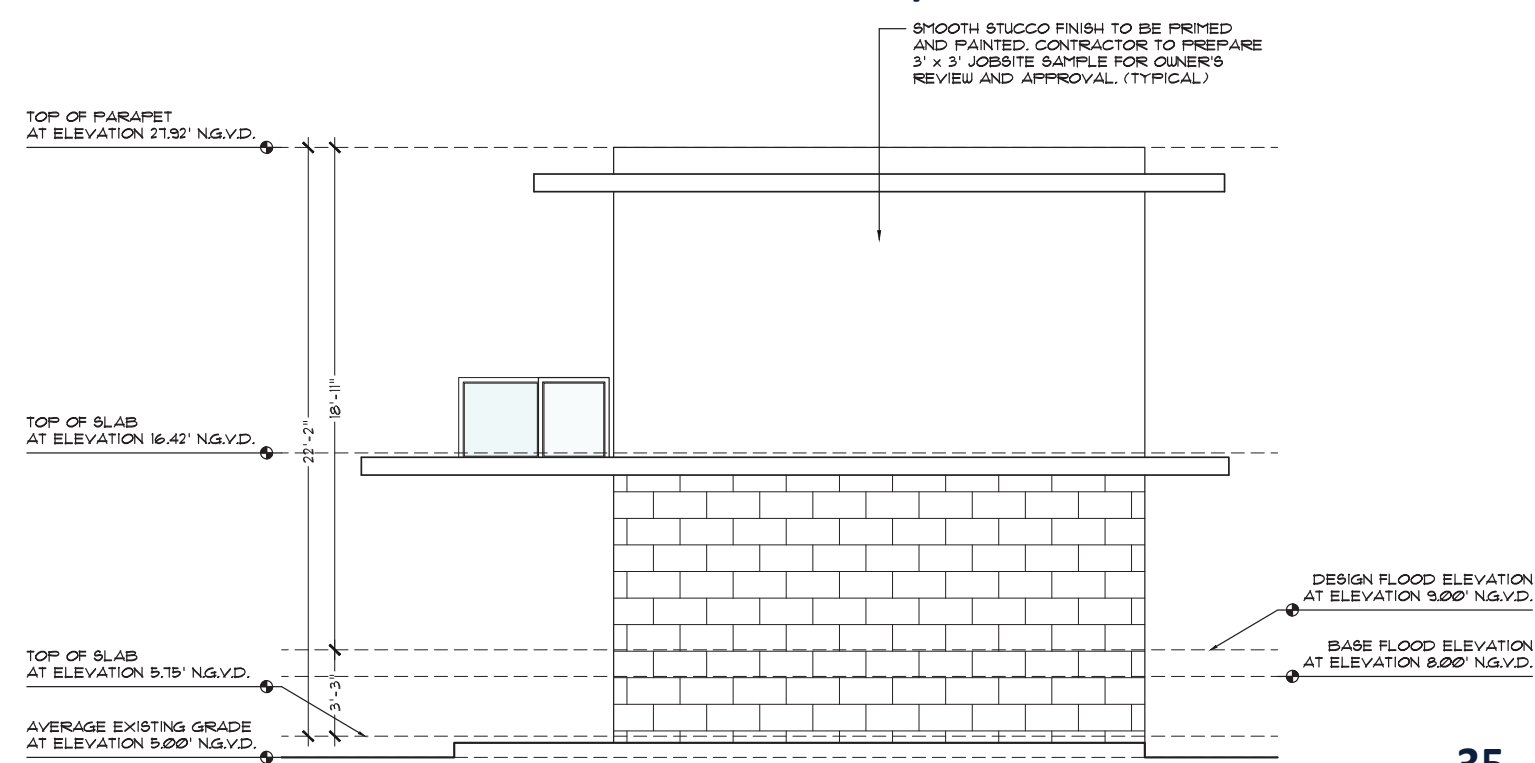
REAR ELEVATION - SCALE: 1/4" = 1'-0"



LEFT ELEVATION - SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - SCALE: 1/4" = 1'-0"



MATERIAL PALETTE



FRONT RENDERED VIEW



FRONT RENDERED VIEW



REAR RENDERED VIEW



GUEST HOME RENDERED VIEW





SITE RENDERED VIEW

