

PRIVATE RESIDENCE

1800 Michigan Avenue
Miami Beach, FL 33139

HISTORIC PRESERVATION BOARD FINAL SUBMISSION

March 9th, 2025



PROJECT TEAM

LAND USE ATTORNEY

Michael W. Larkin
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

ARCHITECT OF RECORD

Jennifer McConney, AIA
Studio Mc+G Architecture
7500 NE 4th CT, Studio 102
Miami, FL 33138
305.573.2728

LANDSCAPE ARCHITECT

Petar Stracenski
Registered Landscape Architect
1906 Tigertail Ave.
Miami, FL 33133
petar@strata-landarch.com
305.747.9336

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1800 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

COVER SHEET.

TOPOGRAPHIC SURVEY

SCALE: 1" = 20'

CERTIFY TO:
QUINTANA & ASSOCIATES

LEGAL DESCRIPTION:
PARCEL A (1800 MICHIGAN AVENUE):
LOT 1, IN BLOCK 10, PALM VIEW SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA.

SQUARE FOOTAGE OF PARCEL A:
7951.24 SQ. FT ±
OR
0.18 ACRES ±

PROPERTY ADDRESS:
1800 MICHIGAN AVENUE (PARCEL A)
1810 MICHIGAN AVENUE (PARCEL B)
1818 MICHIGAN AVENUE (PARCEL C)
VACANT LOT (MICHIGAN AVENUE) (PARCEL C)
MIAMI BEACH, FLORIDA 33139

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND
TO BE SITUATED IN:
FLOOD ZONE: AE
COMMUNITY: 120651
PANEL NO.: 31771
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

- Notes:
- all clearances and / or encroachments shown hereon are of apparent nature, fence ownership by visual means, legal ownership of fences not determined.
 - this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet alta standards.
 - code restriction and title search are not reflected on this survey.
 - the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 - the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 - underground encroachments, if any, not located.
 - i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.
 - if shown, bearings are to an assumed meridian (by plat)
 - if shown, elevations are referred to NAVD 1988 vertical datum
 - the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
 - tree were located by surveyor
 - the project site is located in Section 34-Township 53S-Range 42E

PARCEL B (1810 MICHIGAN AVENUE):
ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2; THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING, AND THAT PORTION OF LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF 41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN SOUTHEASTERLY FOR A DISTANCE OF 36.0 FEET TO THE POINT OF BEGINNING.

1818 MICHIGAN AVENUE SQUARE FOOTAGE:
PROPERTY AREA PER LEGAL DESCRIPTION:
10085.57 ± SQ. FT OR 0.23 ± ACRES

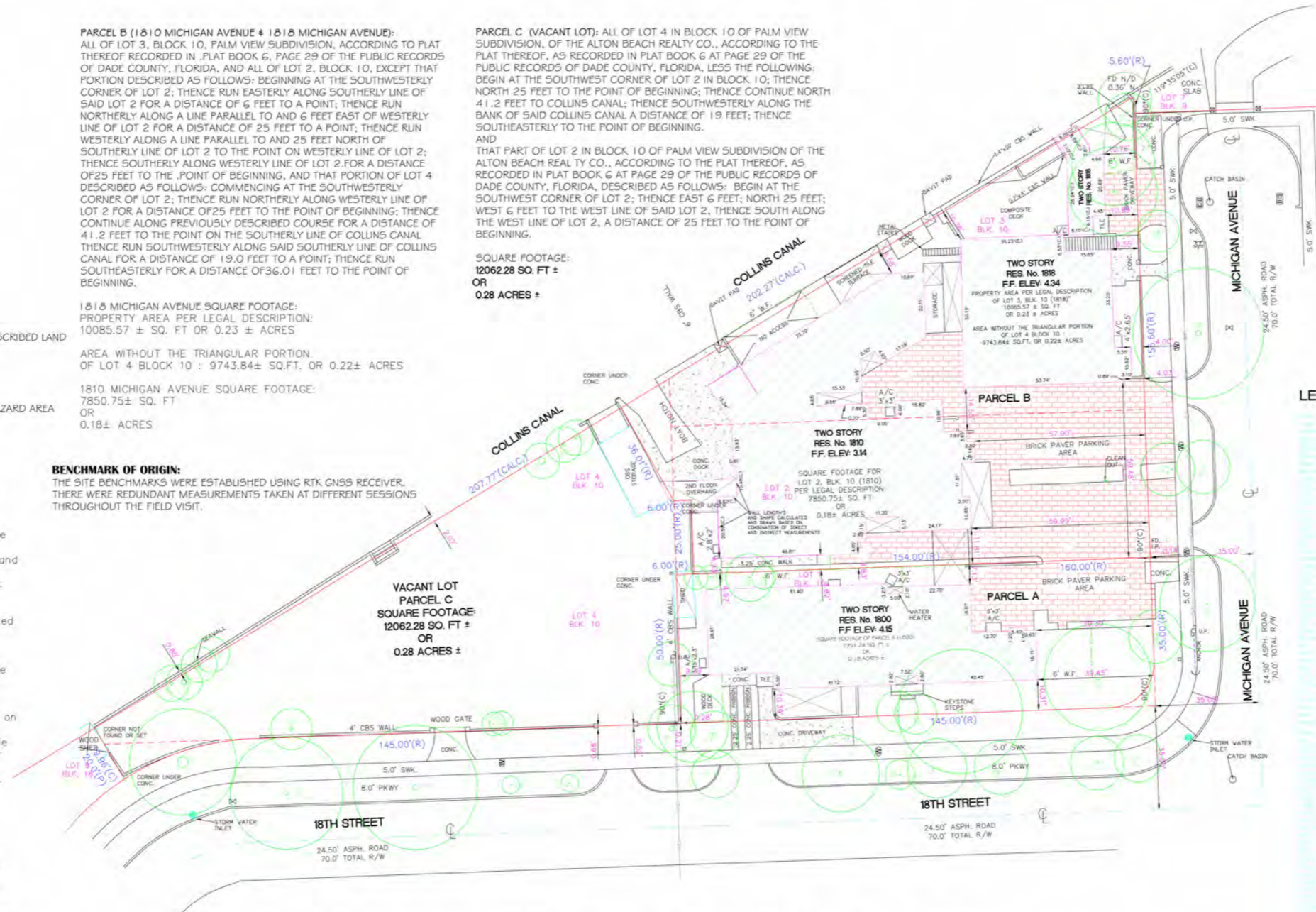
AREA WITHOUT THE TRIANGULAR PORTION
OF LOT 4 BLOCK 10 : 9743.84 ± SQ.FT. OR 0.22 ± ACRES

1810 MICHIGAN AVENUE SQUARE FOOTAGE:
7850.75 ± SQ. FT
OR
0.18 ± ACRES

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 10; THENCE NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.
AND
THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET; WEST 6 FEET TO THE WEST LINE OF SAID LOT 2, THENCE SOUTH ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

SQUARE FOOTAGE:
12062.28 SQ. FT ±
OR
0.28 ACRES ±

BENCHMARK OF ORIGIN:
THE SITE BENCHMARKS WERE ESTABLISHED USING RTK GNSS RECEIVER. THERE WERE REDUNDANT MEASUREMENTS TAKEN AT DIFFERENT SESSIONS THROUGHOUT THE FIELD VISIT.

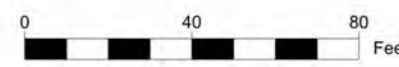


LEGEND OF SURVEY ABBREVIATIONS

EXISTING TREE LIST				
#	BOTANICAL NAME	COMMON NAME	DBH	HT
1	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
2	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
3	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
4	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
5	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
6	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
7	<i>Thespesia populnea</i>	Portia Tree	Multi	16' - 12'
8	<i>Thespesia populnea</i>	Portia Tree	38"	29' - 36'
9	<i>Sabal palmetto</i>	Sabal Palm	12"	23' - 14'
10	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21' - 8'
11	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21' - 8'
12	<i>Sabal palmetto</i>	Sabal Palm	13"	35' - 15'
13	<i>Psychosperma elegans</i>	Solitaire Palm	4"	23' - 8'
14	<i>Psychosperma elegans</i>	Solitaire Palm	4"	23' - 8'
15	<i>Dictyosperma album</i>	Hurricane Palm	8"	25' - 16'
16	<i>Psychosperma elegans</i>	Solitaire Palm	4"	19' - 8'
17	<i>Lysiloma latisquum</i>	Wild Tamarind	18"	25' - 38'
18	<i>Delonix regia</i>	Royal Poinciana	30"	25' - 42'
19	<i>Bulnesia arborea</i>	Verawood	3"	13' - 6'
20	<i>Bulnesia arborea</i>	Verawood	3"	13' - 6'
21	<i>Dyopsis lutescens</i>	Arca Palm	Multi	16' - 16'
22	<i>Ficus benjamina</i>	Weeping Fig	16"	23' - 24'
23	<i>Cocos nucifera</i>	Coconut Palm	9"	27' - 16'
24	<i>Cocos nucifera</i>	Coconut Palm	9"	31' - 16'
25	<i>Lagerstroemia speciosa</i>	Crape Myrtle	12"	17' - 26'
26	<i>Cocos nucifera</i>	Coconut Palm	7"	23' - 10'
27	<i>Lagerstroemia speciosa</i>	Crape Myrtle	10"	15' - 20'
28	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13' - 18'
29	<i>Tabebuia sp.</i>	Tabebuia	16"	17' - 18'
30	<i>Lagerstroemia speciosa</i>	Crape Myrtle	5"	13' - 16'
31	<i>Veitchia merrillii</i>	Christmas Palm	7"	13' - 14'
32	<i>Veitchia merrillii</i>	Christmas Palm	7"	13' - 14'
33	<i>Persea americana</i>	Avocado Tree	14"	37' - 42'
34	<i>Morinda citrifolia</i>	Noni Tree	29"	27' - 36'
35	<i>Phoenix canariensis</i>	Canary Island Date Palm	26"	40' - 18'
36	<i>Bulnesia arborea</i>	Verawood	8"	27' - 32'
37	<i>Bulnesia arborea</i>	Verawood	6"	17' - 18'
38	<i>Veitchia merrillii</i>	Triple Christmas Palm	16"	16' - 18'
39	<i>Lysiloma latisquum</i>	Wild Tamarind	24"	35' - 44'
40	<i>Sabal palmetto</i>	Sabal Palm	9"	13' - 14'
41	<i>Schefflera actinophylla</i>	Umbrella Tree	19"	29' - 30'
42	<i>Schefflera actinophylla</i>	Umbrella Tree	23"	27' - 28'
43	<i>Veitchia merrillii</i>	Double Christmas Palm	11"	19' - 16'
44	<i>Cocos nucifera</i>	Coconut Palm	9"	21' - 18'

LEGEND OF SYMBOLOLOGY

MAN HOLE SANITARY SEWER	WATER METER
CATCH BASIN	WATER VALVE
FIRE HYDRANT	ELECTRIC BOX
SKIN	ELECTRIC METER
HANDICAP PARKING	WOOD LIGHT POLE
CONC. LIGHT POLE	METAL LIGHT POLE
	UTILITY POLE
	TREE



Digitally signed by
Julio S Pita
Date: 2024.09.27
09:57:48 -0400

06/28/2021(BOUNDARY&TOPO), UPDATE
JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL.

DATE: 2/26/24
SCALE: 1"=20'
DRAWN BY: J.P. IV
ORDER No.: 24-0227
SHEET: 1 of 1

THOMAS J. KELLY
SURVEYORS-MAPPERS
LAND PLANNERS

TOPOGRAPHIC SURVEY

L.B. # 8077
3430 SW 99 STREET
MIAMI, FLORIDA 33176
TEL: (786) 242-6864
FAX: (786) 242-6864
E-MAIL: TJSURVEY@GMAIL.COM

LIST OF DRAWINGS 1800 MICHIGAN AVE.

Sheet Name	Sheet Number
SURVEY	--
MASSING 3D VIEWS.	1A -
COVER SHEET.	A0.00-
INDEX AND DATA.	A0.01-
AERIAL PHOTOS.	A0.02-
AXONOMETRIC PHOTOS.	A0.03-
SITE PHOTO LOCATIONS.	A0.04-
SITE PHOTOGRAPHY.	A0.05-
SITE PHOTOGRAPHY.	A0.06-
SITE PHOTOGRAPHY.	A0.07-
SITE PHOTOGRAPHY.	A0.08-
SITE PHOTOGRAPHY.	A0.09-
SITE PHOTOGRAPHY AFTER DEMOLITION.	A0.10-
BUILDING CARDS.	A0.11-
ARCHIVE IMAGES.	A0.12-
ARCHIVE IMAGES.	A0.13-
DIAGRAM - ADDITIONS OVER TIME	A0.20-
ARCHITECTURAL LANGUAGE.	A0.21-
UNIT SIZE DIAGRAMS.	A0.22-
LOT COVERAGE DIAGRAM.	A0.23-
YARD OPEN SPACE DIAGRAM.	A0.24-
EXISTING LOCATION PLAN (BEFORE DEMOLITION).	A1.00-
EXISTING SITE PLAN (BEFORE DEMOLITION).	A1.01-
EXISTING BUILDING GROUND LEVEL PLAN	A1.02-
EXISTING FLOOR PLAN LEVELS 1, 2	A1.02--
EXISTING BUILDING 2ND LEVEL PLAN	A1.03-
EXISTING STREET ELEVATIONS (BEFORE DEMOLITION)	A1.04-
EXISTING BUILDING ELEVATIONS SOUTH	A1.05-
EXISTING BUILDING ELEVATIONS NORTH	A1.06-
EXISTING BUILDING ELEVATIONS EAST AND WEST	A1.07-
PROPOSED LOCATION PLAN	A1.30-
PROPOSED SITE PLAN	A1.50-
LEVEL 1 PROPOSED PLAN	A2.01-
LEVEL 2 PROPOSED PLAN	A2.02-
LEVEL ROOF PROPOSED PLAN	A2.03-
HISTORIC DETAILS	A2.90-
OVERLAY DIAGRAMS	A2.91-
EAST ELEVATION	A3.00-
EAST ELEVATION COLOR	A3.00C -
WEST ELEVATION	A3.01-
WEST ELEVATION COLOR	A3.01C -
SOUTH ELEVATION	A3.02-
SOUTH ELEVATION COLOR	A3.02C-
NORTH ELEVATION	A3.03-
NORTH ELEVATION COLOR	A3.03C-
PROPOSED STREET ELEVATIONS	A3.10-
PROPOSED STREET ELEVATIONS ENLARGED SECTION	A3.11-
LANDSCAPE IRRIGATION PLAN.	IR.01-

RESIDENTIAL - SINGLE FAMILY - ZONING DATA SHEET

Palm View Historic District

ITEM #	Zoning Information			
1	Address:	1800 MICHIGAN AVENUE MIAMI BEACH, FL 33139		
2	Board and File numbers:			
3	Folio number(s):	02-3234-004-0120		
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential
5	Base Flood Elevation:	8.0 NGVD	Grade Value in NGVD:	3.46 'NGVD
6	FUTURE ADJUSTED GRADE (Flood+Grade/2)	5.73 'NGVD	Lot Area:	±7,951 SF ±0.18 acres
7	Lot Width	50'	Lot Depth	160'
8	Minimum Unit Size	1,800 SF		
9	Existing User	VACANT/RECENTLY DEMOLISHED	Proposed Use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	27' SLOPED, 24' FLAT			-
11	Number of Stories	2	2	2	-
12	FAR Max	N/A	-	-	-
13	Minimum Unit Size (Square Feet)	1,800			-
14	Maximum Unit Size (% of Lot Area)	50% (7,951 x .5 = 3,975.5)		3,975 SF	-
15	Minimum Lot Area (square feet)	6,000	±7,951 SF	±7,951 SF	-
16	Minimum Lot Width (feet)	50	50	50	-
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%	N/A	N/A	-
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (7,951 x .3 = 2,385)		2,385 SF	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback (East)	20'-0" One story structure, 30'-0" Two-story structure	N/A	30'-0"	-
20	Rear Setback (West):	15 % of lot depth, 20' min. 50' max.	N/A	24'-0"	-
21	Side facing a street Setback (South, facing 18th street):	Greater of 10 % of lot width or 15ft . Sum of required side yards shall be at least 25% of lot width	N/A	15'-0" 22'-6" SUM OF SIDES (45%)	
22	Side interior Setback (North), lots 65' wide or less:	7'-6". Sum of required side yards shall be at least 25% of lot width	N/A	7'-6" 22'-6" SUM OF SIDES (45%)	-
23	Is this a contributing building?	YES			
24	Located within a Local Historic District?	YES	Palm View Historic District		

REQUESTED VARIANCES

REQUESTED VARIANCES					

LIST OF DRAWINGS 1800 MICHIGAN AVE.

Sheet Name	Sheet Number
LANDSCAPE IRRIGATION NOTES AND DETAILS.	IR.02-
LANDSCAPE COVER SHEET - LEGENDS.	L.00-
LANDSCAPE TREE DISPOSITION AND MITIGATION PLAN.	L.01-
LANDSCAPE PLANTING PLAN.	L.02-
LANDSCAPE GENERAL PLANTING NOTES AND DETAILS.	L.03-



STUDIO Mc+G ARCHITECTURE

7500 NE 4th Court Suite 102 Miami, FL 33138

2129

PROJECT NUMBER



PROJECT: PRIVATE RESIDENCE

1800 Michigan Ave. Miami Beach, FL 33139

DRAWING:

INDEX AND DATA.

JENNIFER MCCONNEY FLORIDA LIC# AR93044
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A0.01-



STUDIO Mc+G
ARCHITECTURE
 7500 NE 4th Court
 Suite 102
 Miami, FL 33138

2129
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PROJECT:
PRIVATE
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1800 Michigan Ave. Miami
 Beach, FL 33139

DRAWING:

RENDERING.



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1 MASSING 3D VIEW 1



2 MASSING 3D VIEW 2

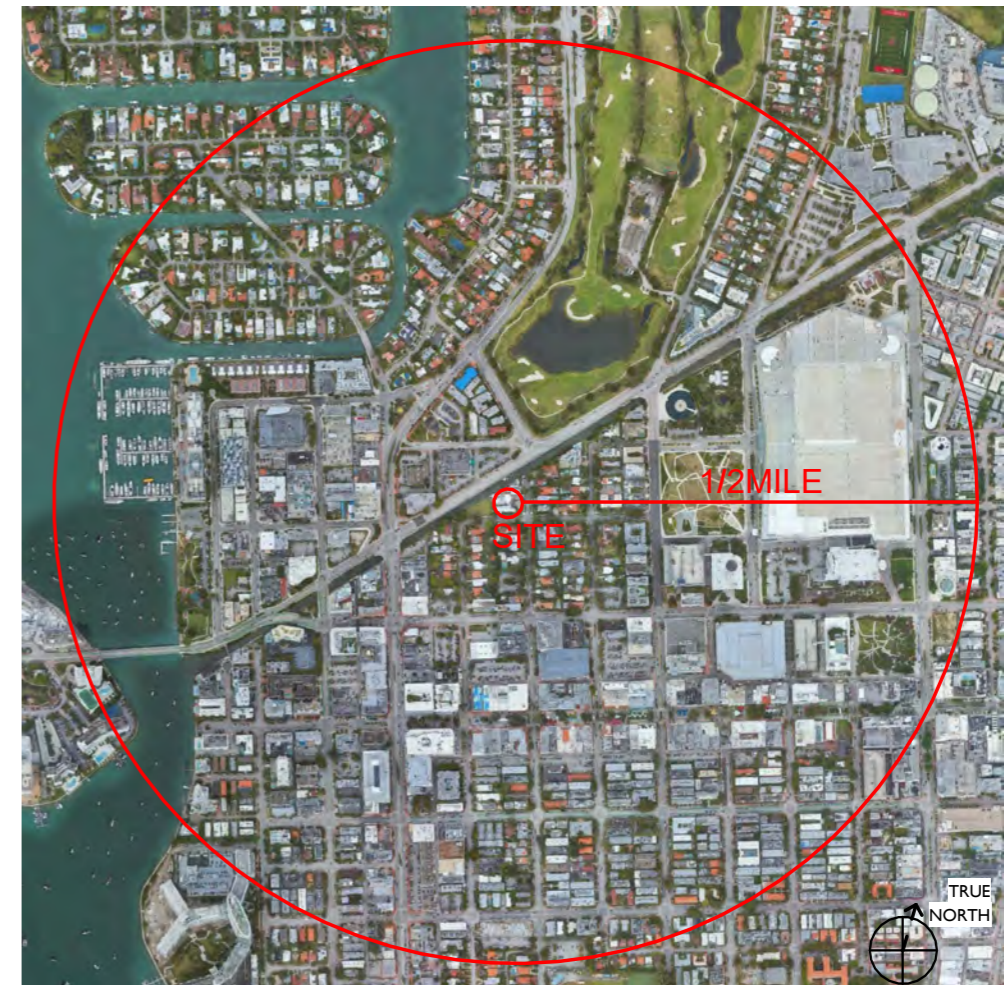
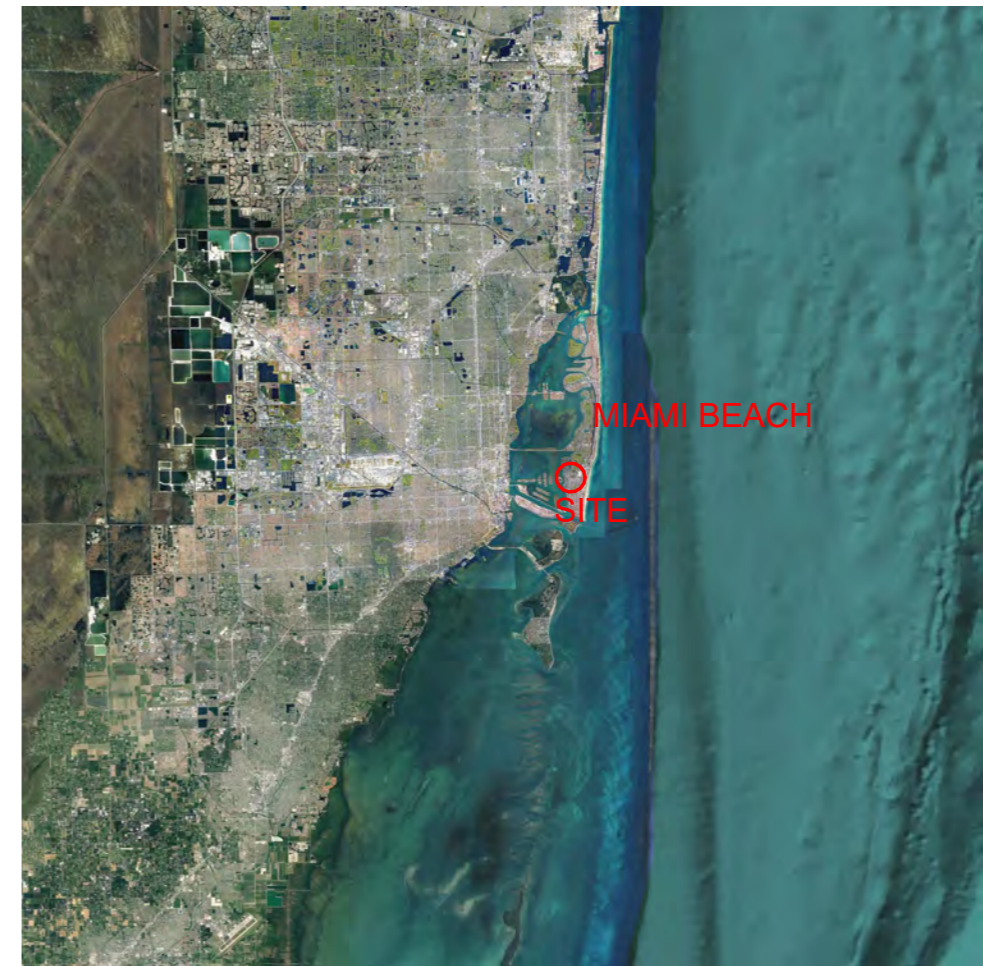
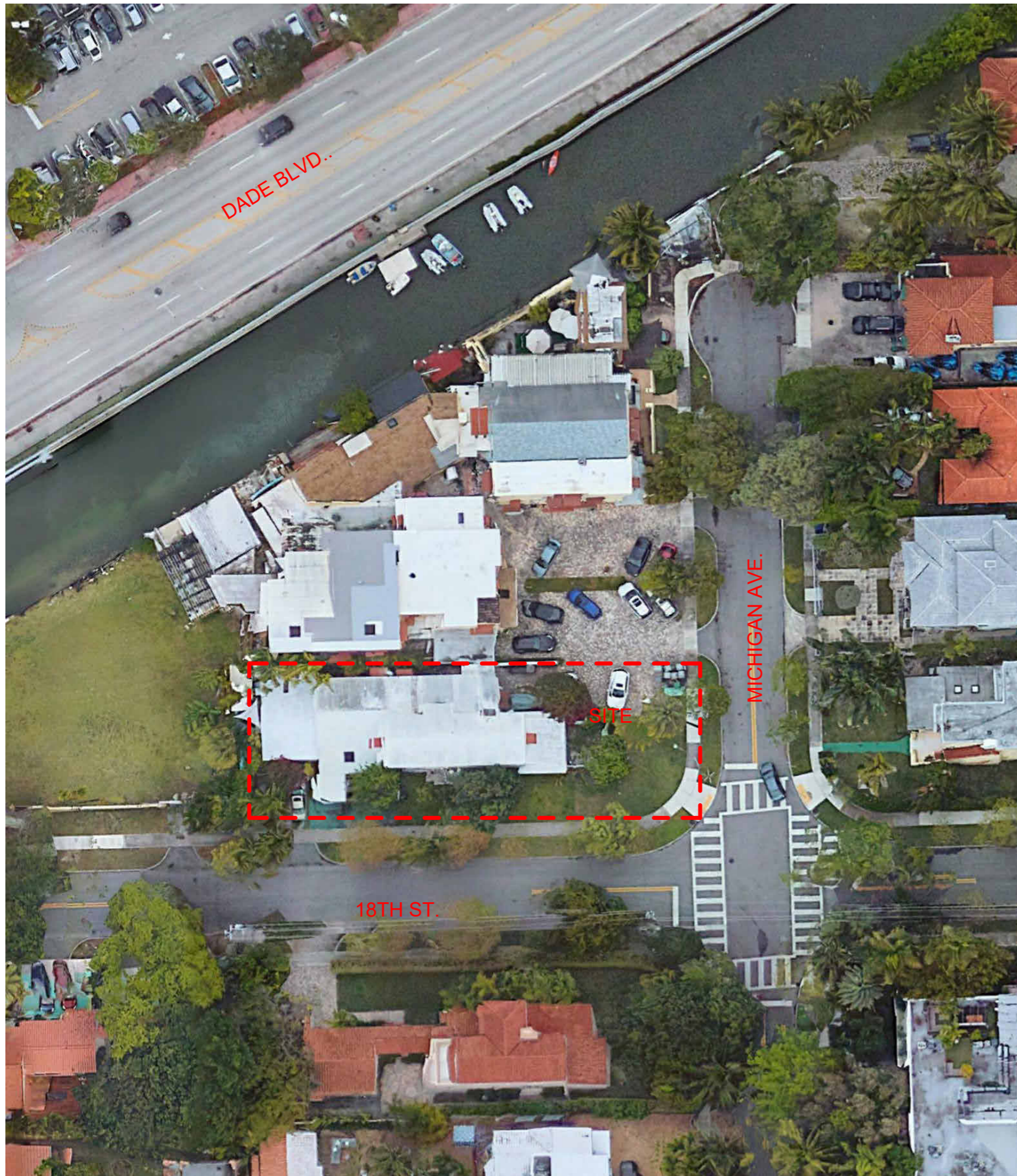


3 MASSING 3D VIEW 3



4 MASSING 3D VIEW 4





**STUDIO Mc+G
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1800 Michigan Ave. Miami
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DRAWING:

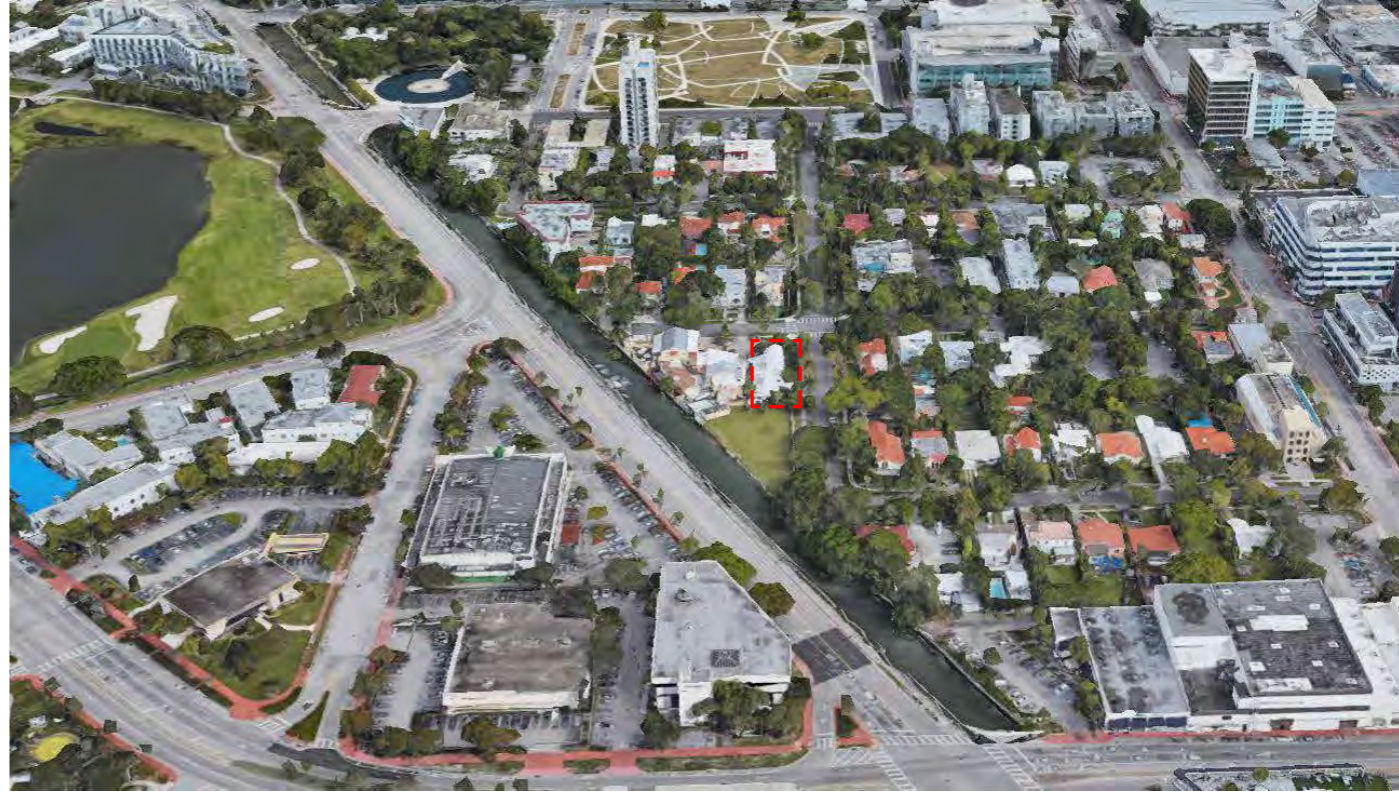
AERIAL PHOTOS.

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DATE: 03/09/2025
SHEET NUMBER

A0.02-



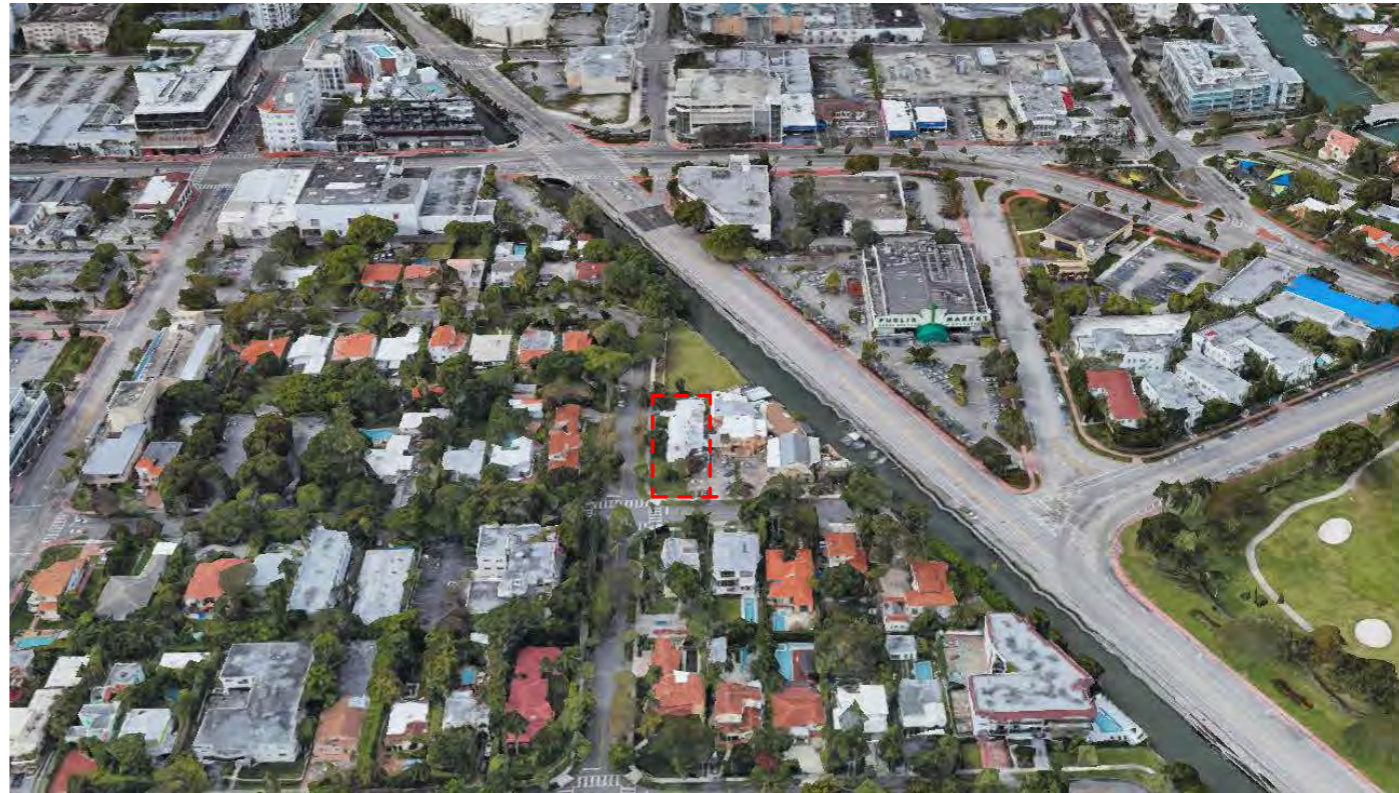
1 AXONOMETRIC NORTH



2 AXONOMETRIC EAST



3 AXONOMETRIC SOUTH



4 AXONOMETRIC WEST



STUDIO Mc+G
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7500 NE 4th Court
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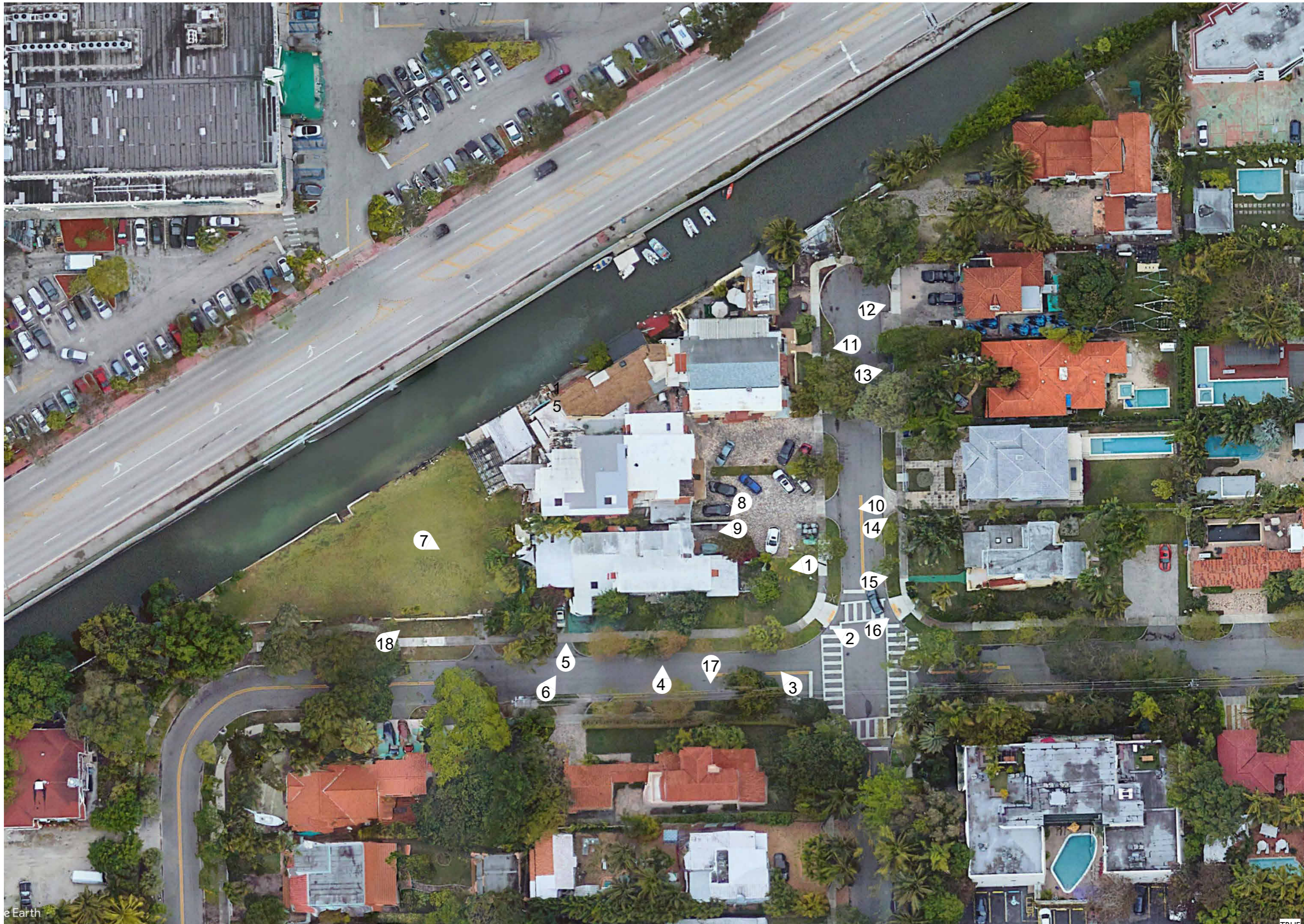
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DRAWING:

AXONOMETRIC
PHOTOS.

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A0.03-



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1 VIEW OF LOT 1800 FACING WEST
1 1/2" = 1'-0"



2 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NW
1 1/2" = 1'-0"



3 VIEW OF LOT 1800 FACING NE
1 1/2" = 1'-0"



4 VIEW OF LOT 1800 FRONT FACADE FACING NORTH
1 1/2" = 1'-0"



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**SITE
PHOTOGRAPHY.**

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SCALE: 1 1/2" = 1'-0"
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A0.05-



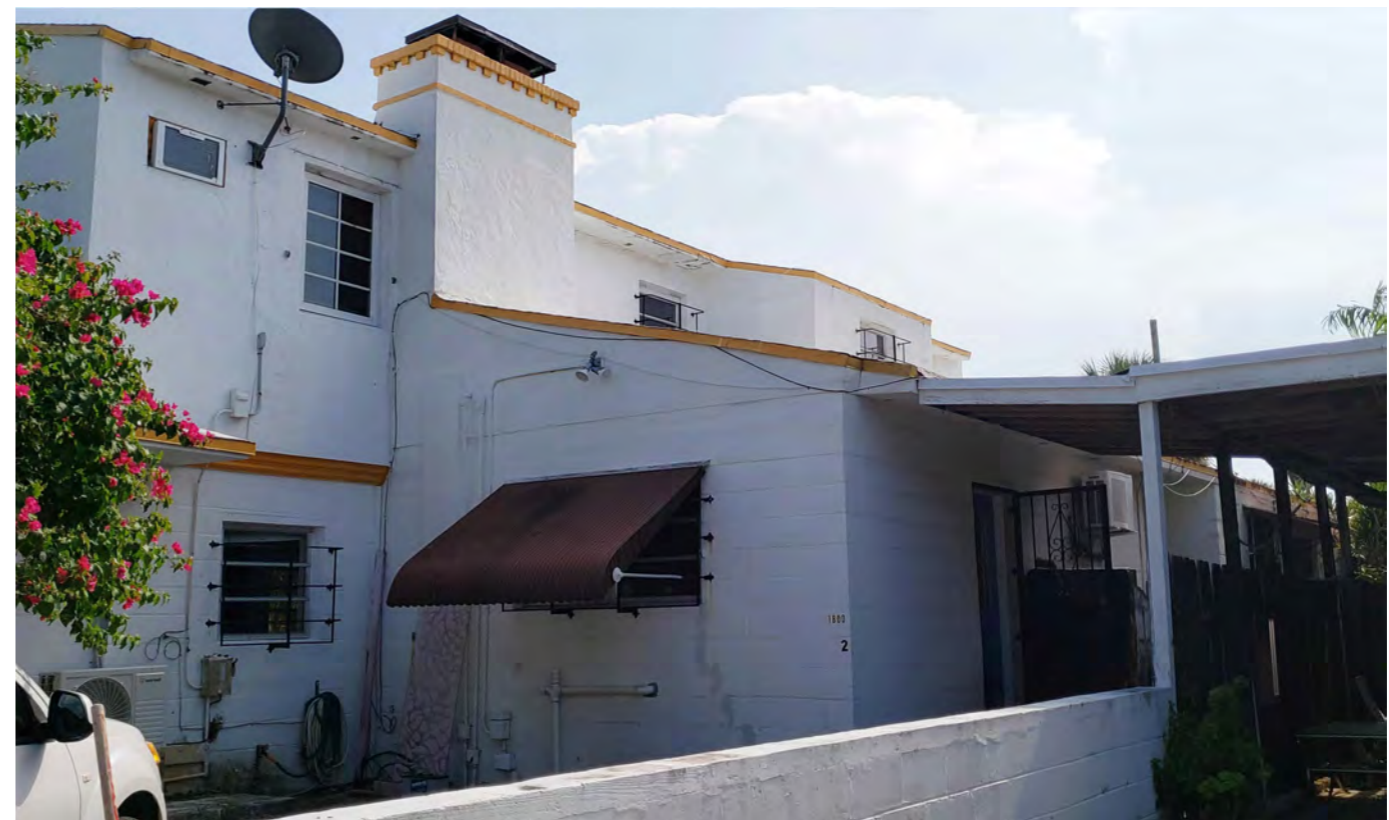
5 VIEW OF LOT 1800 SECONDARY ENTRANCE FACING NORTH
1 1/2" = 1'-0"



6 VIEW OF LOT 1800 FRONT FACADE AND DRIVE WAY FACING NORTH
1 1/2" = 1'-0"



7 VIEW OF LOT 1800 REAR FACADE FROM LOT 1039 FACING EAST
1 1/2" = 1'-0"



8 VIEW OF LOT 1800 FACING SW
1 1/2" = 1'-0"



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SCALE: 1 1/2" = 1'-0"
CHECK: JMC
DATE: 03/09/2025
SHEET NUMBER

A0.06-



9 VIEW OF LOT 1800 FACING WEST
1 1/2" = 1'-0"



10 VIEW OF LOT 1810 FRONT FACADE FROM STREET
1 1/2" = 1'-0"



11 VIEW OF FRONT FACADE OF LOT 1818
1 1/2" = 1'-0"



12 VIEW OF LOT 1827 FACING EAST
1 1/2" = 1'-0"



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2129

PROJECT NUMBER



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13 VIEW OF LOT-1821 FACING EAST
1 1/2" = 1'-0"



14 VIEW OF LOT 1815 - FACING EAST
1 1/2" = 1'-0"



15 VIEW OF FRONT FACADE OF LOT 1801 FACING EAST
1 1/2" = 1'-0"



16 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING N.E.
1 1/2" = 1'-0"



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17 VIEW OF LOT 1780 - FACING SOUTH
1 1/2" = 1'-0"



18 VIEW OF LOT 1039 FACING N.E.
1 1/2" = 1'-0"



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25 AERIAL 1
1/4" = 1'-0"



26 AERIAL 2
1/4" = 1'-0"



27 AERIAL 3
1/4" = 1'-0"



28 AERIAL 4
1/4" = 1'-0"



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Owner	W. E. BRIGGS	Mailing Address	Permit No. 6747
Lot	1	Block 10	Subdivision PALM VIEW
General Contractor	John C. Gaffney Inc.	Address	No. 1009 Street 18th St- 1800 Michigan
Architect	Carlos B. Schoeppl & Southwell	Address	
Front	90	Depth	30
Height	22	Stories	- 2
Type of construction	cem. block	Cost	\$14,000.00
Foundation	conc. pile	Use	Residence, servants quarters and 2-car garage
Plumbing Contractor	Tidwell	Address	permit # 7963
No. fixtures	16	Date	2-14-35
Plumbing Contractor	Gas stove 1	Address	permit # 7963
No. fixtures set		Date	
Sewer connection	1	Make	Septic tank
Electrical Contractor	Hardy Electric	Address	permit # 5081
No. outlets	Heaters	Date	2-16-35
Rough approved by	Stoves	Date	
Electrical Contractor	Hardy	Address	#6377
No. fixtures set	21	Date	Mar. 10-1936
Date of service			

Alterations or repairs # 17360 - Roofing - Giffen Roofing Company \$ 400; Date July 19, 1943

BUILDING PERMIT # 19079.. Painting (outside steel windows) Noonan & Wade, painters: \$ 125.00 October 9, 1944

BUILDING PERMIT # 26353 Re - roofing - Giffen Roofing Co- \$ 995.....Dec. 11, 1947

BUILDING PERMIT # 28541 Painting - V. J. Hoercherl, contractor \$ 600... Oct. 21, 1948

BUILDING PERMIT # 28624 Re-roofing - Giffen Roofing Company \$ 586... Oct. 29, 1948

#81448 Owner Partitions for bath room in garage and close in to conform with city Ord. Plumbing Permit required \$500.00 11/25/68

1 BUILDING CARD
12" = 1'-0"

BUILDING PERMITS: # 84030 - Biscayne Roofing - Roof repairs \$675.00 4/17/70

#81495 10/20/86 J.A.C. Elec - 225A service repair/meter change

PLUMBING: #36333 Serota Plumbing Co: 1 gas water heater..... August 26, 1954
 #3591 Peoples Gas Co.: 1 gas heater - 12/26/62
 #44603 Strandin Plumbing: 1 gas heater - 12/24/64
 #46911 Lindgren Plumbing Co. 1 San. Sewer - Size 4, 1 Water Closets, 1 Lavatories, 1 Bath Tubs, 1 Laundry Washing Machine 12/3/68.

ELECTRICAL PERMITS: #57789 Ben's Elec: 4 receptacles; 1 serv. equip.; 4 motors, 0-1 hp - 1/5/62

2 BUILDING CARD
12" = 1'-0"



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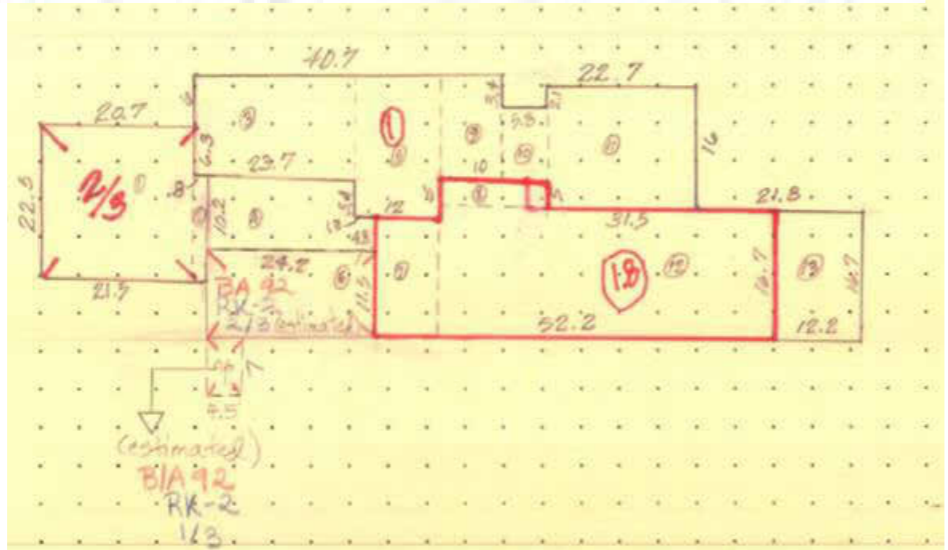


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DRAWING:

BUILDING CARDS.



1800 MICHIGAN AVE S-2875(2997) 594250071
 DATE: 4/27/53
 LEGAL: 1 of 10, Palm View SIZE: 50x160
 OWNER: Ben Yoman (rec Goichberg) PHONE: 5-4428
 TERMS: Cash above mtg.

FRN: Aver TRAN: 2 blks CST: CBS
 PMT: 2/35 LAWN: Excel CON: Excel
 TAX: \$571.94 WHE SHOP: Lincoln Rd LSP: Excel
 OCC: IMOC SHUT: Yes LDS: Yes

2/2up, 1/1dn, LR, DR, KWER/GS, Walled-in Patio,
 GEP, 2-c w 1/1.

NOTE: SS

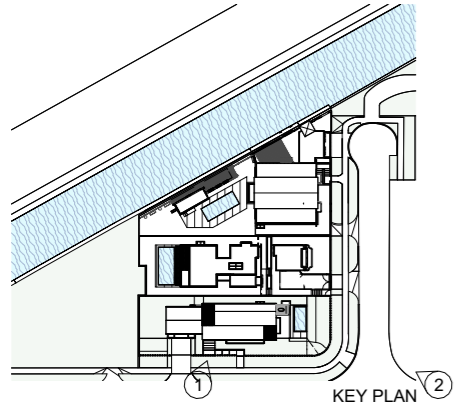
9513 HARDING AVENUE PHOTO-LISTING PH: 86-1466

3 BUILDING CARD
12" = 1'-0"

4 BUILDING CARD
12" = 1'-0"

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① ARCHIVE IMAGES LOT 1
12" = 1'-0"



② ARCHIVE IMAGES LOT 1
12" = 1'-0"



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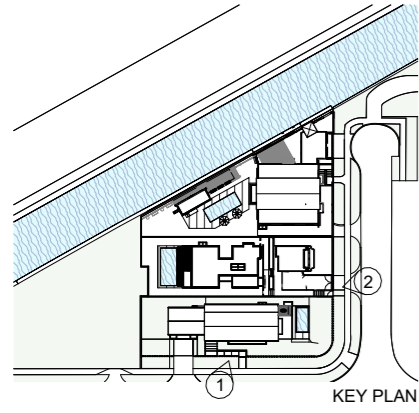
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1 ARCHIVE IMAGES LOT 1
12" = 1'-0"



2 ARCHIVE IMAGES LOT 1
12" = 1'-0"



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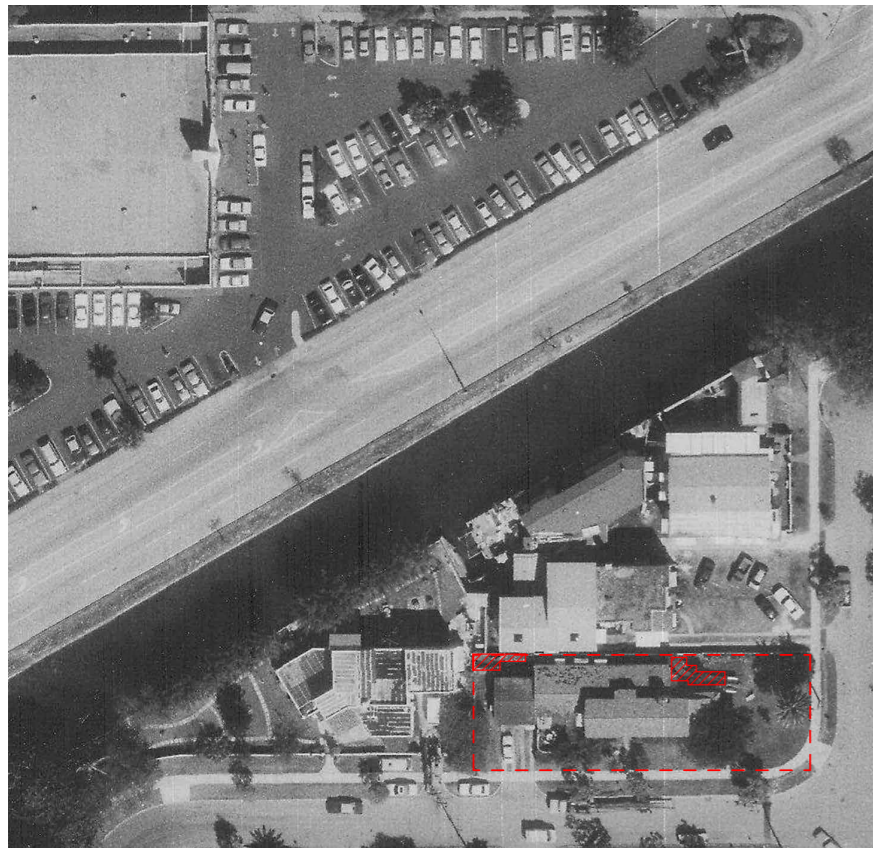
1941



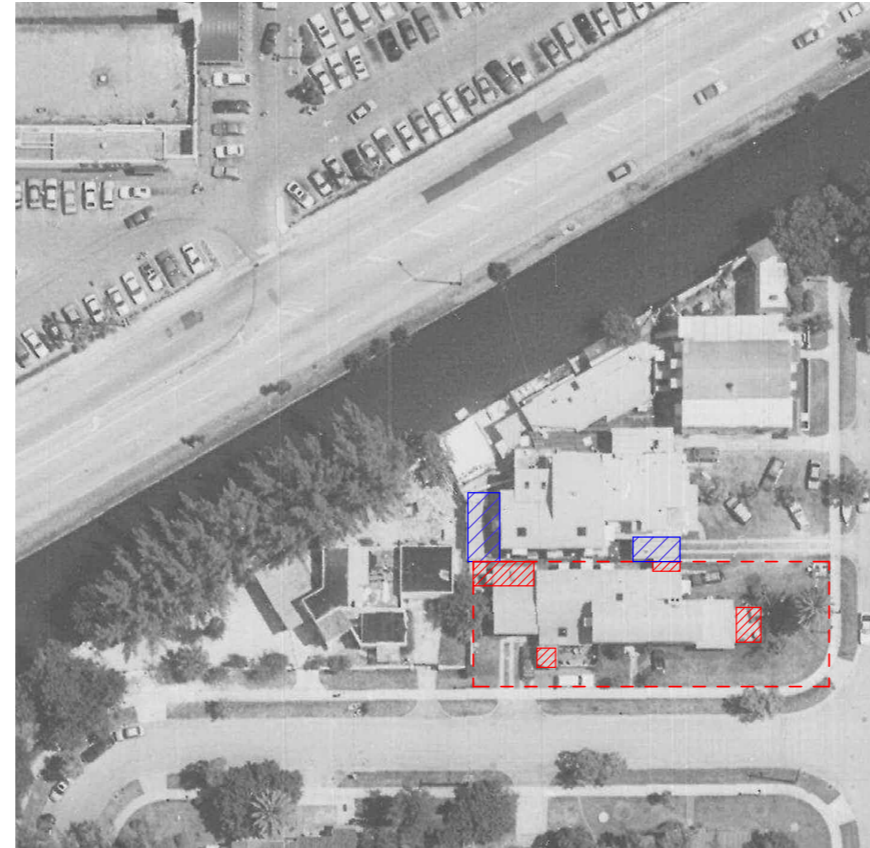
1965



1969



1985



1994



2000



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DRAWING:

DIAGRAM -
ADDITIONS OVER
TIME

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