

1800 Michigan Avenue – HPB24-0641

Historic Preservation Board
September 16, 2025



Introduction



Applicant Requests

- The Applicant respectfully requests a Certificate of Appropriateness for the partial demolition of the existing single-family home and the construction of a new single-family home.
- Additionally, the Applicant requests a waiver and two variances related to the retention of the garage.
- City professional staff recommends approval of the application.
- The Applicant accepts all conditions in the City's draft order for File No. HPB24-0641.



provided on a parking court in the front yard. The landscape design includes well-manicured, tall hedges and canopy trees intended to provide privacy for the home. The proposed home is well-under the zoning thresholds for unit size and lot coverage and staff is supportive of the application.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends the application be **approved** with conditions, subject to the conditions enumerated in the attached Draft Order, which address the inconsistencies with the aforementioned Design Review and Sea Level Rise criteria.

Property Location



1810 Michigan Avenue & 1818 Michigan Avenue – Approved Designs



Flooding Issues Discussed at July 7 HPB Hearing

- Flooding is a persistent issue in the Palm View Neighborhood, and it is getting worse.
- There is no easy answer to the flooding issue based upon low street elevations, insufficient drainage, and pervious swales are blocked with concrete curbs.
- Only two outfalls into Collins Canal with no flood gates.



An image of the flooding in South Beach's Palm View neighborhood. Richard Silverman

Structural Integrity

- In general, signs of cracking, spalling, water damage, and termite damage.
- Roof requires tie down connections; roof must be replaced.
- Walls and openings require lateral load structural systems to be installed, such as shearwalls.
- The compressive strength of the concrete within the walls is very low and the level of carbonation is very high.

Home Lifting Precedent

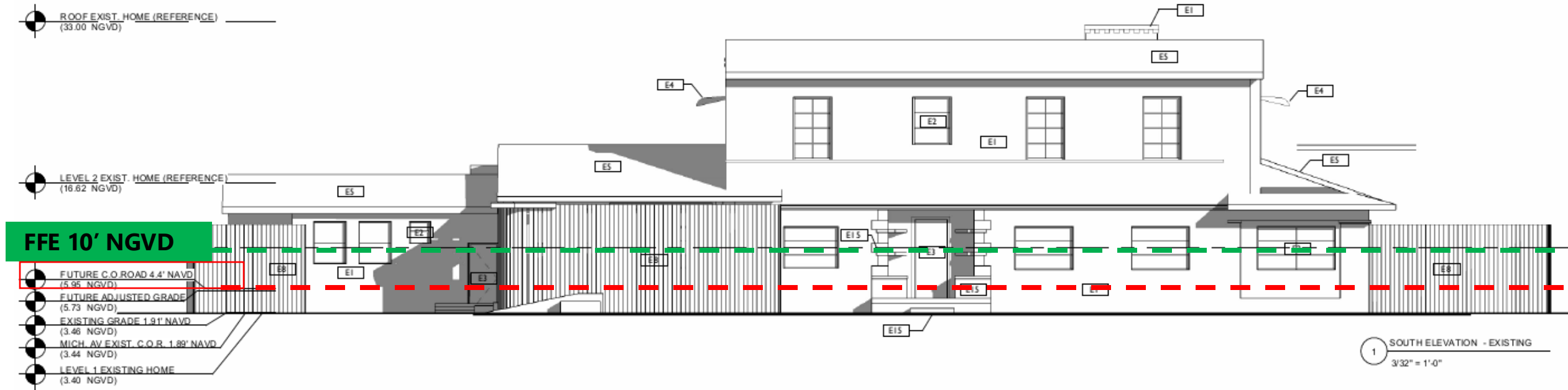


22 Star Island, Miami Beach, Florida

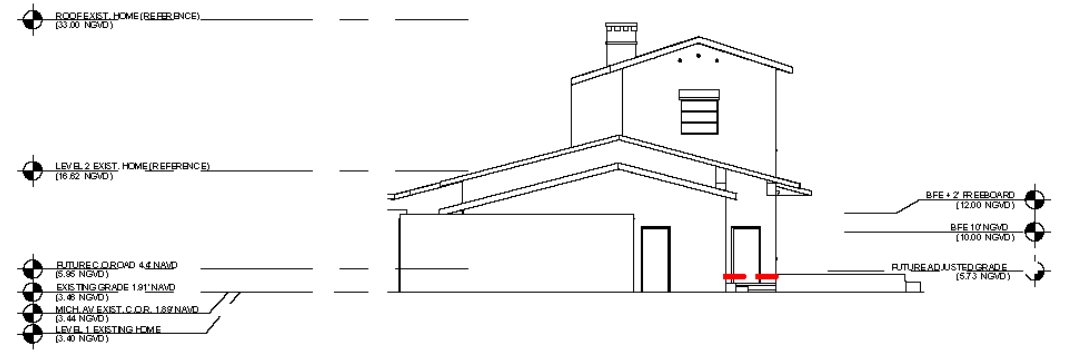
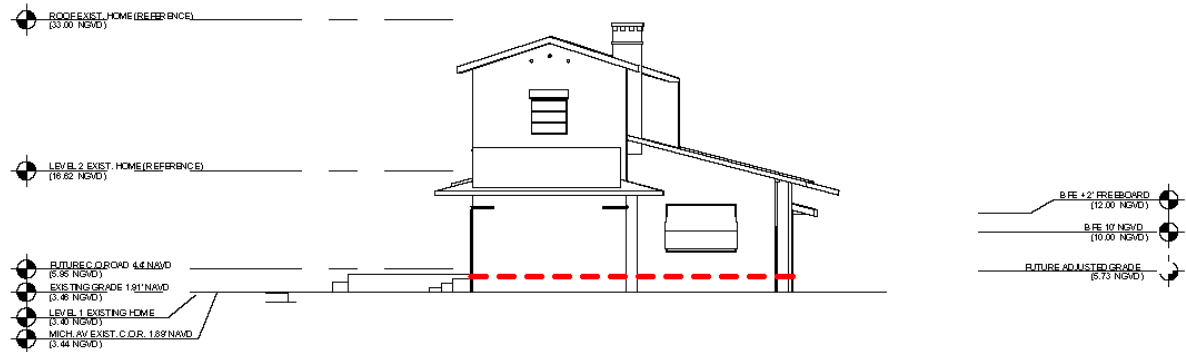
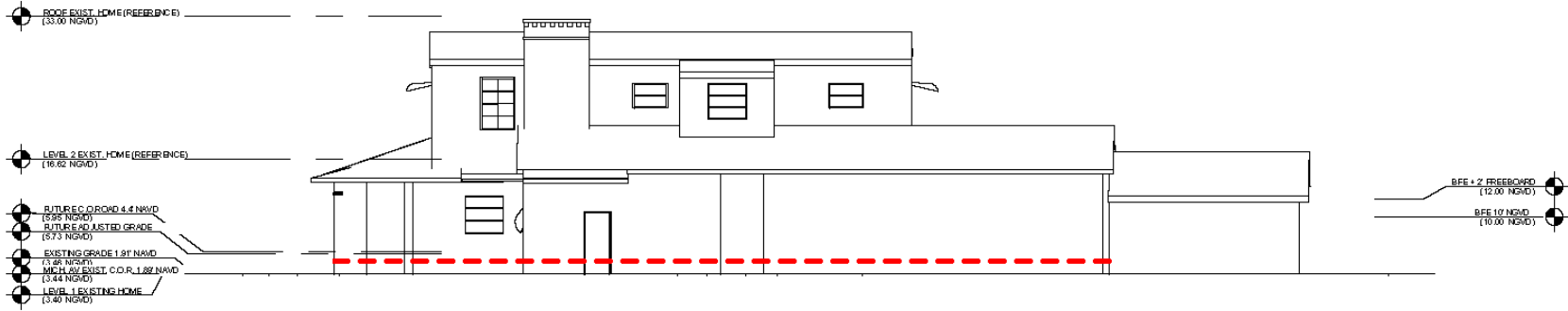


Norfolk, Virginia

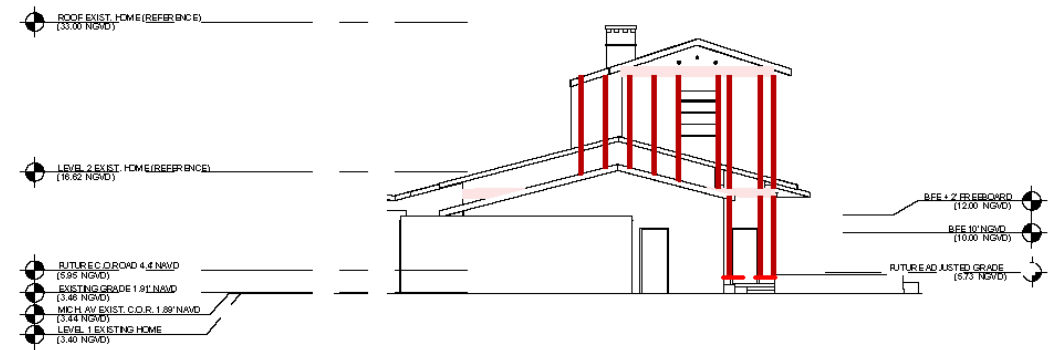
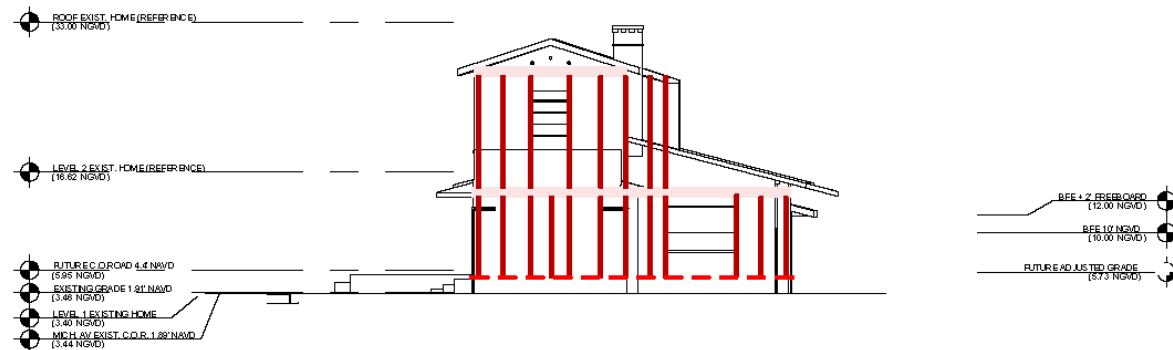
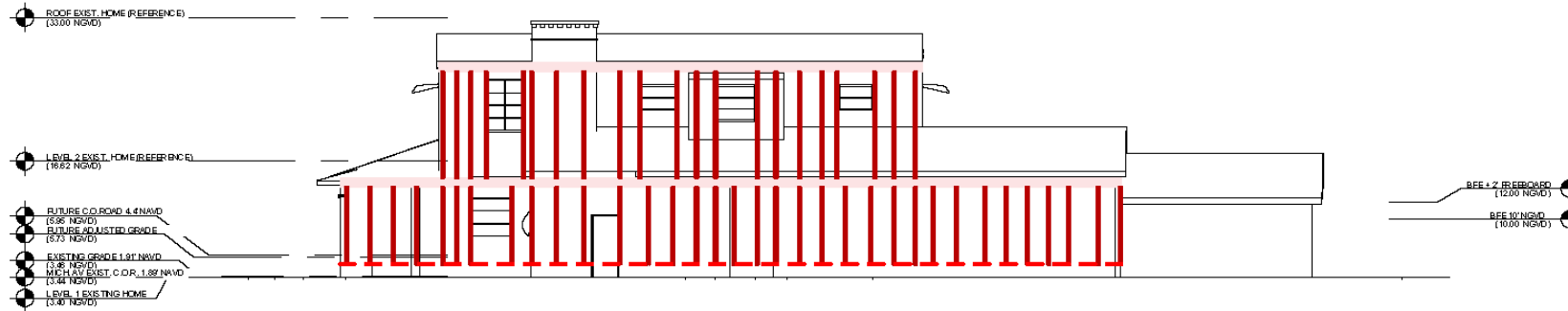
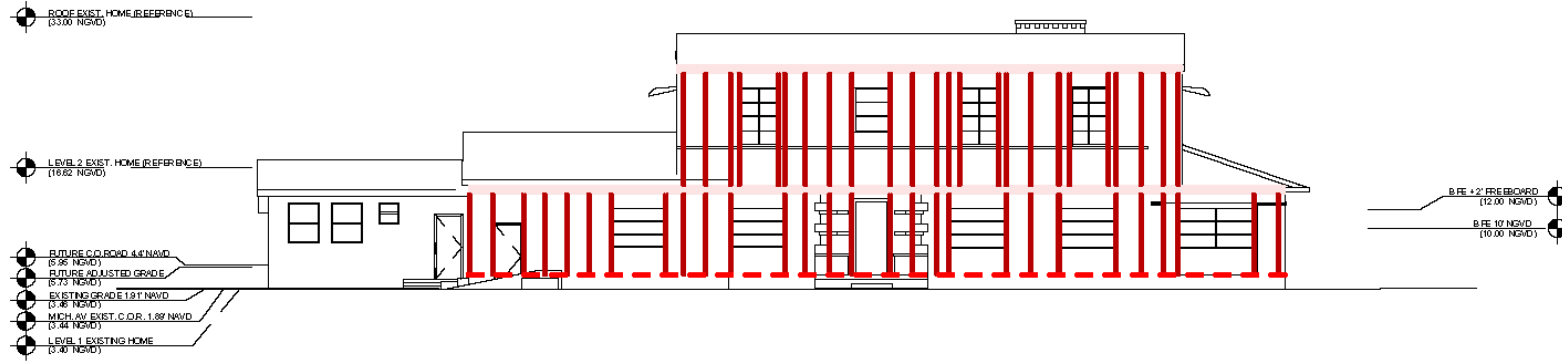
Current Florida Building Code Standard



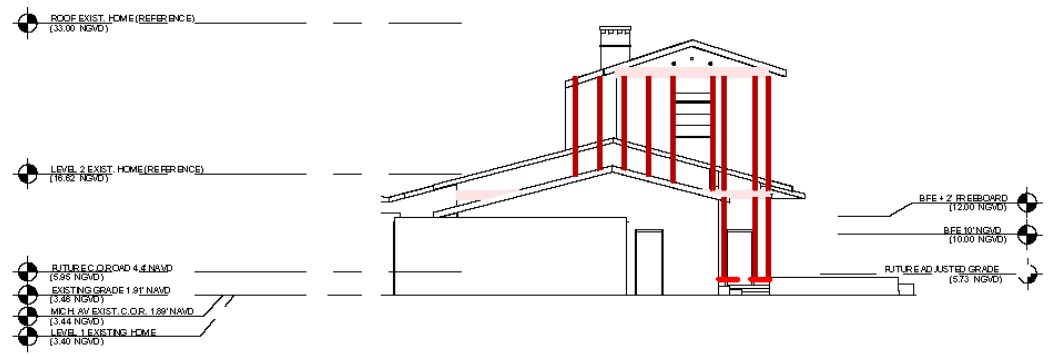
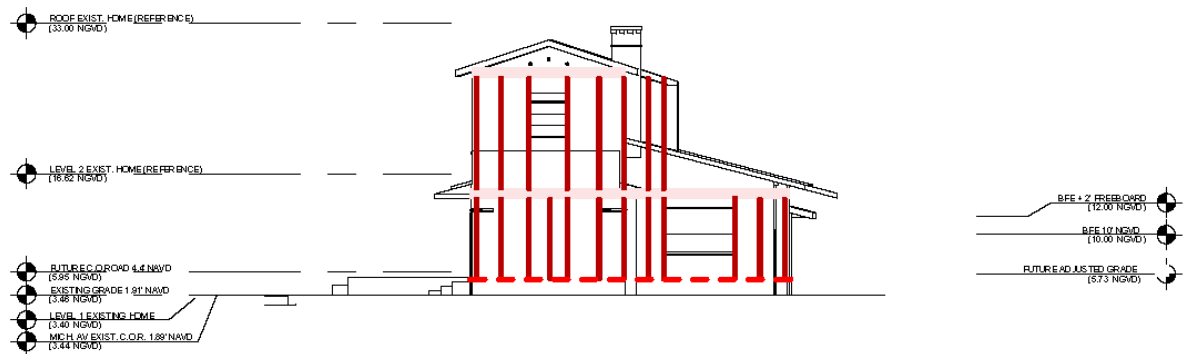
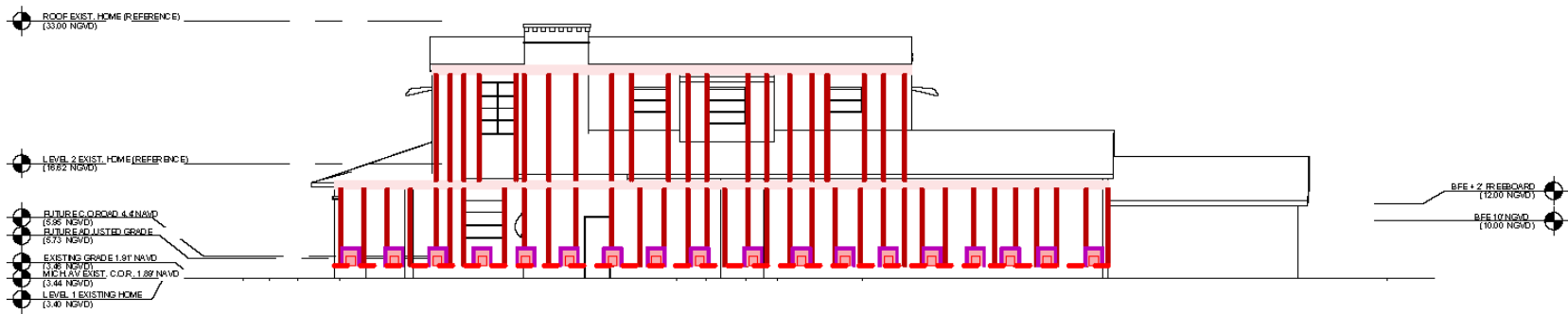
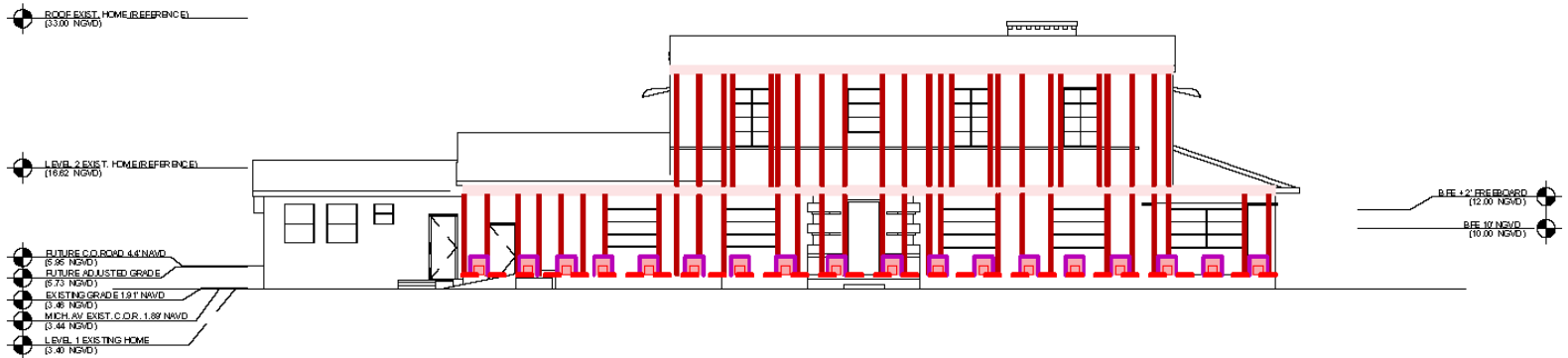
STEP 1: CUT BUILDING FROM FOUNDATION



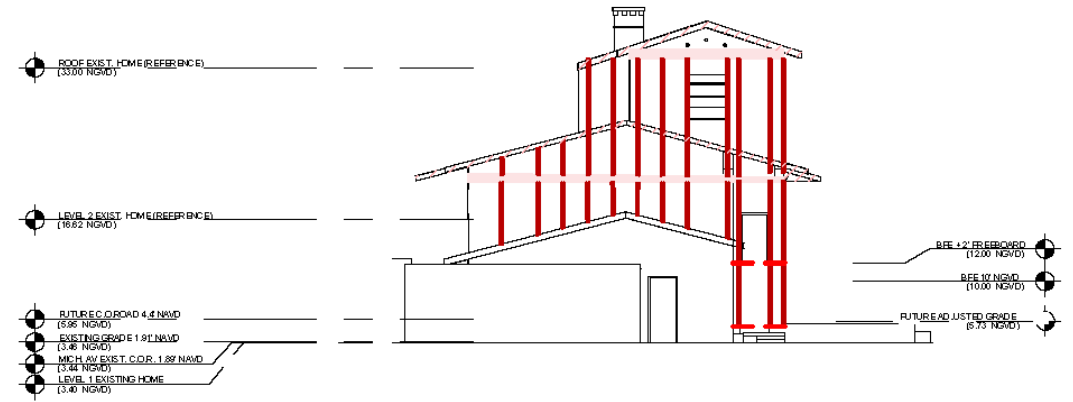
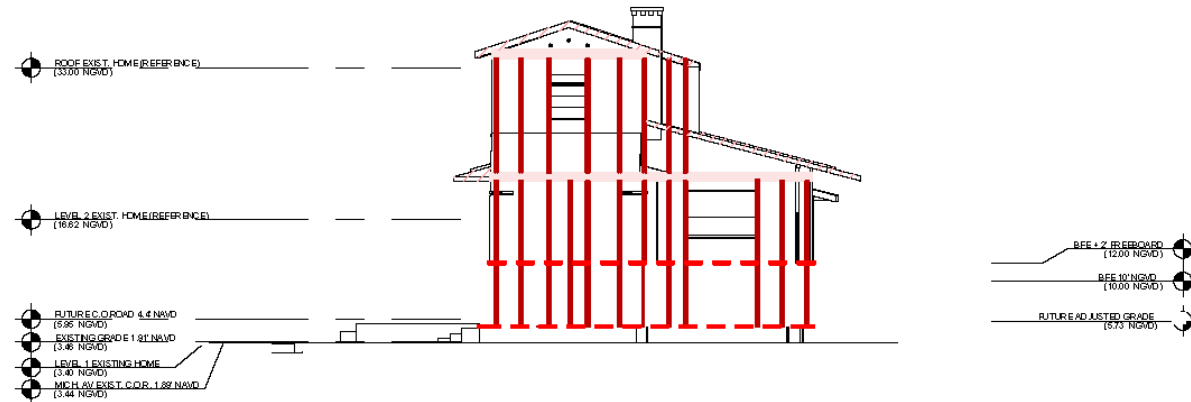
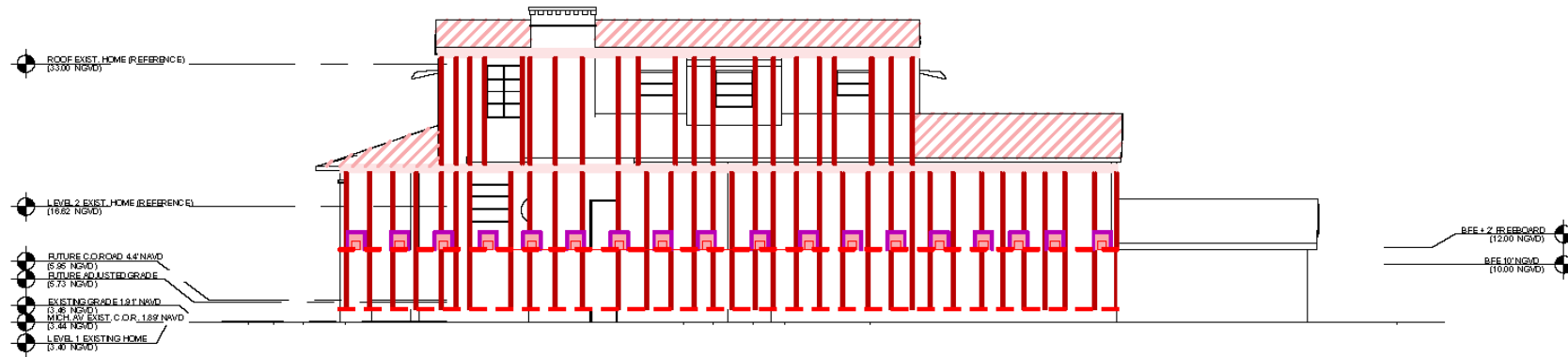
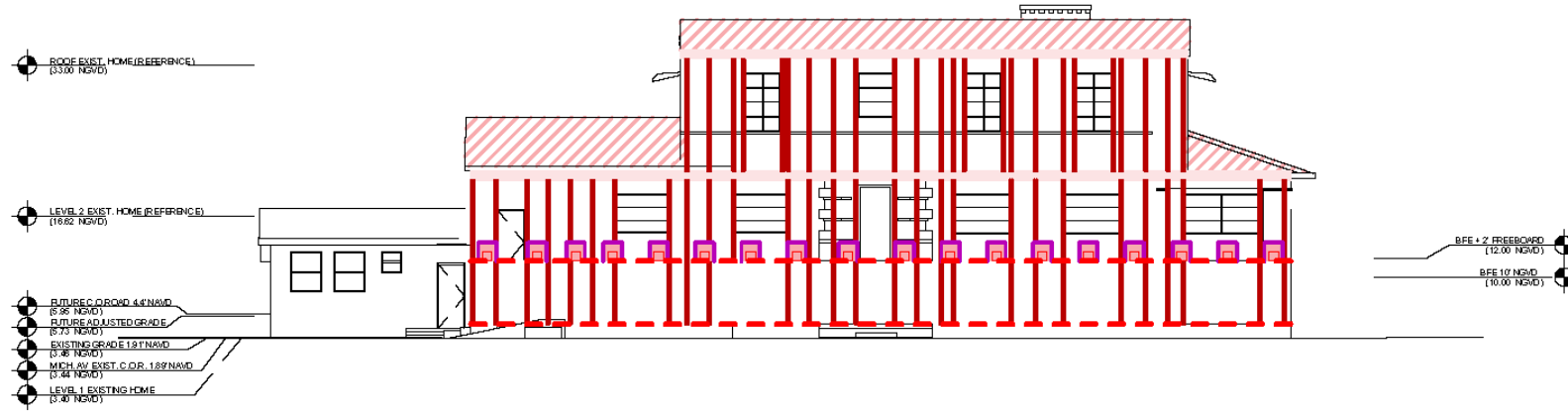
STEP 2: ADD REINFORCEMENT SAW-CUT WALL AT 32" OFF CENTER, INSTALL REBAR AND POUR CONCRETE



STEP 3: ADD 2'X2' OPENINGS TO ACCESS THE BEAMS AT 5' INTERVALS



STEP 4: REMOVE EXISTING ROOF, ADD STEEL BEAMS 5' APART, THEN LIFT HOUSE



Deborah Berke

- Deborah Berke is an architect and academic.
- Serves as Dean of the Yale School of Architecture and J.M. Hoppin Professor of Architecture.
- Became the first woman to lead the school in 2016 and has been part of the Yale faculty since 1987.
- Founding partner of TenBerke, a New York–based design practice recognized internationally.
- Authored *Eighty Pair of Scissors* (1990), *House Rules: An Architect's Guide to Modern Life* (2016), and *Transform: Promising Places, Second Chances, and the Architecture of Transformational Change* (2023).
- Career reflects a commitment to design excellence, teaching, and architecture's civic role.



Deborah Berke

“Architecture of adaptive reuse is not inherently a retrograde or retrospective practice, nor only about the mnemonic or memorial. It is about the presence of the past, integrated with the promise of the future. The everyday has a relationship both to yesterday and to someday. Lately, I have been thinking about an architecture of the greater good: built work that is conscious of its upstream and downstream tributaries at a personal and planetary scale. The work of repurposing, remaking, repairing, and reusing is all part of such an architecture of the greater good. Such work is informed by an ethics of stewardship: how to meaningfully honor and intelligently utilize the best about a place as it is while also opening it up to the possibilities and responsibilities of our times.”



something I saw anew in our design for the Yale School of Art. That project was a repurposing of Louis Kahn's Jewish Community Center building on Chapel Street in New Haven. As we began the project, visiting students in their studios, we saw how they continuously remade their workspaces in order to make their work. We supported that transformative creativity both practically—for example by concentrating technical infrastructure and technology for easy access and ongoing updating—and dare I say poetically, by leaving traces of how we ourselves had remade the old building. We remade it *just enough* for its new life. We honored Kahn's extraordinary design elements, like the signature facade. But we also creatively conserved everyday traces of the building's former life, such as the green tiles of the swimming pool that became the photography department's critique space. I believe that a place with a visible former life—a place, therefore, with evidence of effort and transformation—can help, in a special way, people to live their own new lives.

A word that speaks to this approach is *present*. Architecture of adaptive reuse is not inherently a retrograde or retrospective practice, nor only about the mnemonic or memorial. It is about the presence of the past, integrated with the promise of the future. The everyday has a relationship both to yesterday and to someday. Lately, I have been thinking about an architecture of the greater good: built work that is conscious of its upstream and downstream tributaries at a personal and planetary scale. The work of repurposing, remaking, repairing, and reusing is all part of such an architecture of the greater good. Such work is informed by an ethics of stewardship: how to meaningfully honor and intelligently utilize the best about a place as it is while also opening it up to the possibilities and responsibilities of our times.

Examples of Partial Preservation



Apple Store - 1021 Lincoln Road



Gap Store - 1001 Lincoln Road



Fifth & Alton Retail Center - 1100 5th Street



Apartment Building - 829 4 Street



Examples of Partial Preservation



2000 Pennsylvania Ave NW, Washington DC



21 Carpenter, Singapore

Proposed New Home

- 46.6% unit size
- 36.1% lot coverage
- 26' height with sloped roof
- Waiver and two variances related to the retention of the garage

View of Lot 1800 Front Facade



Historic Photo of Lot 1800





Historic Photo of Lot 1800



Proposed Design- Retaining Existing Garage

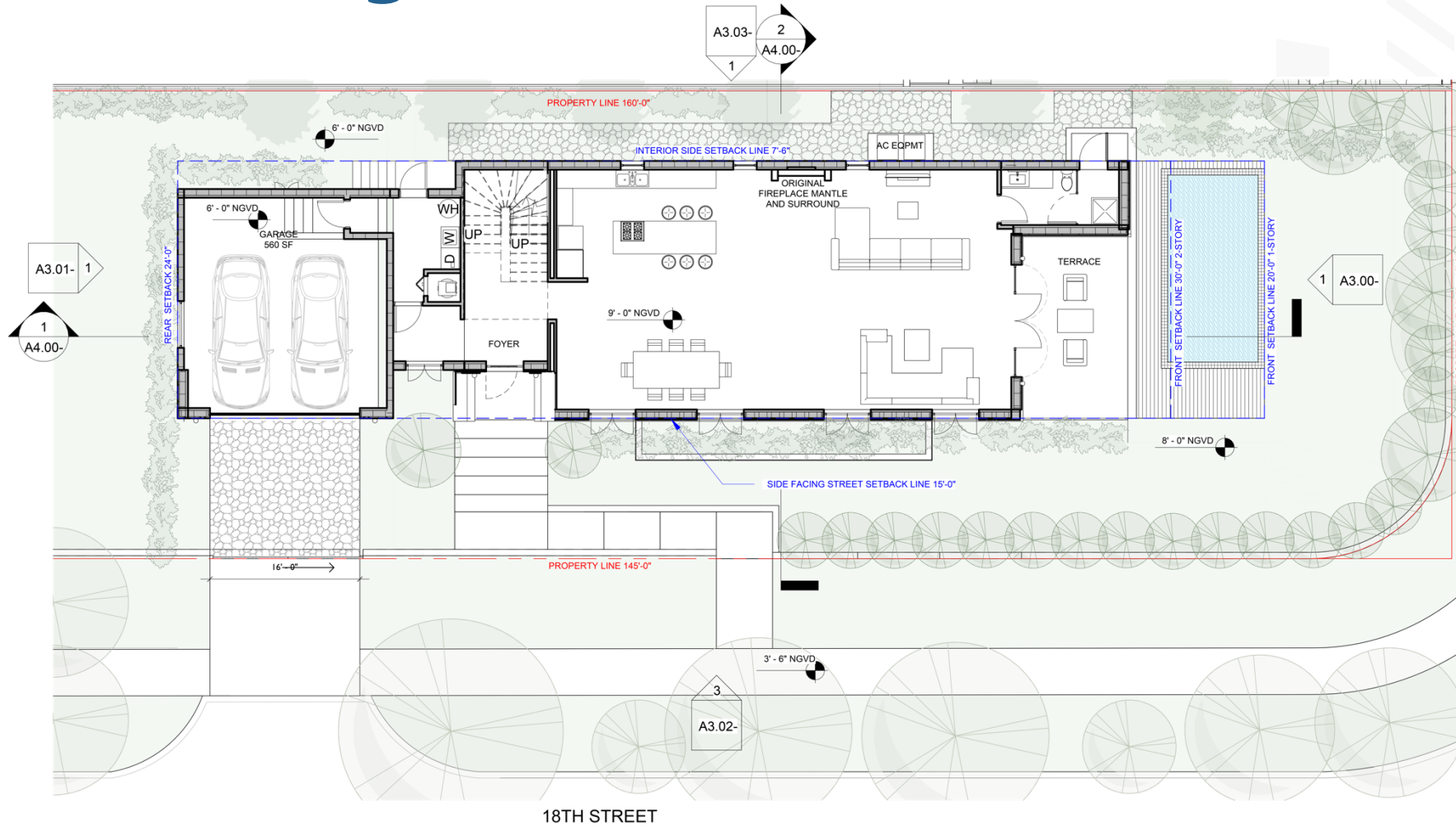


Historic Photo of Lot 1800

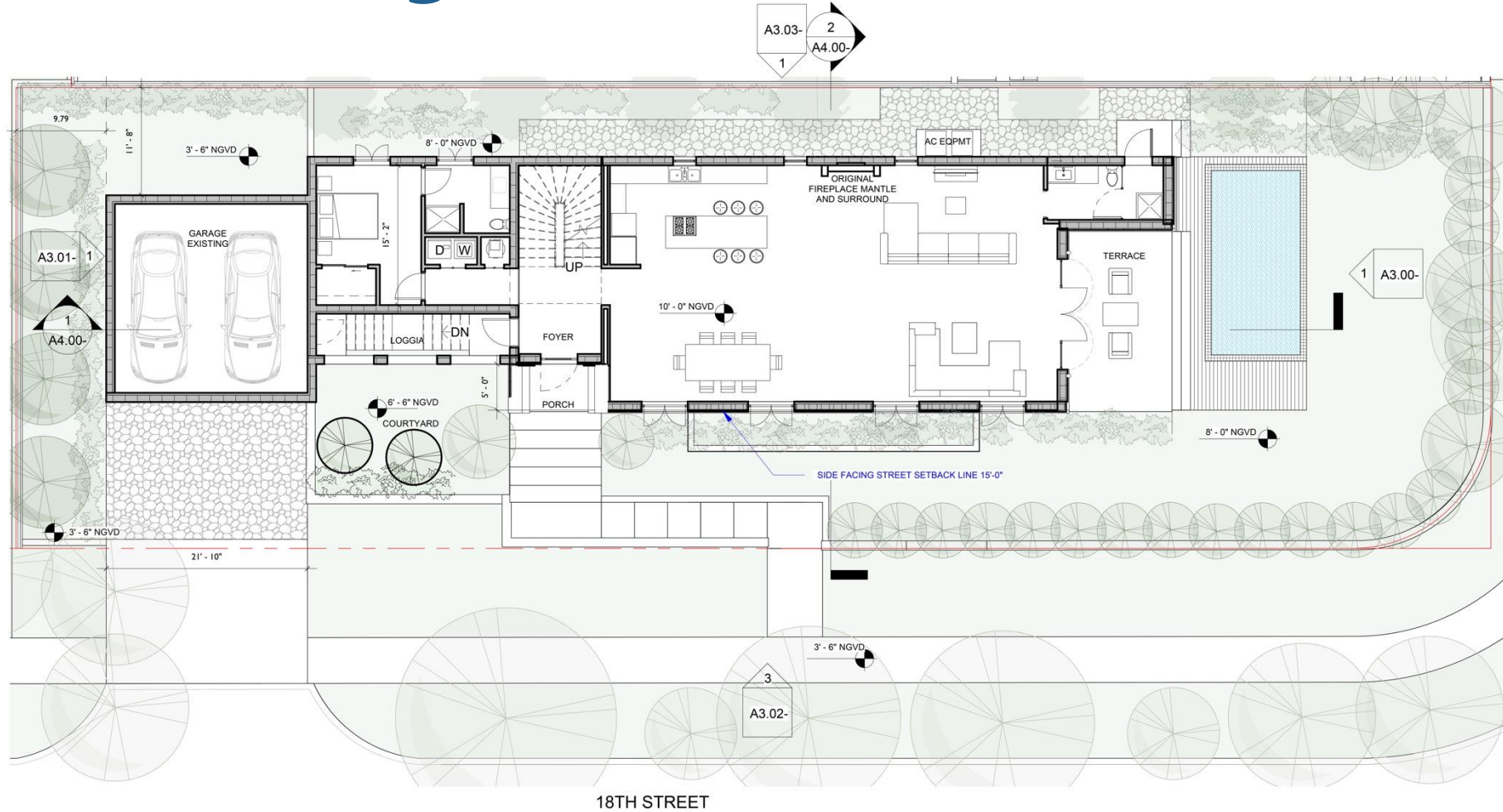


Previous Design

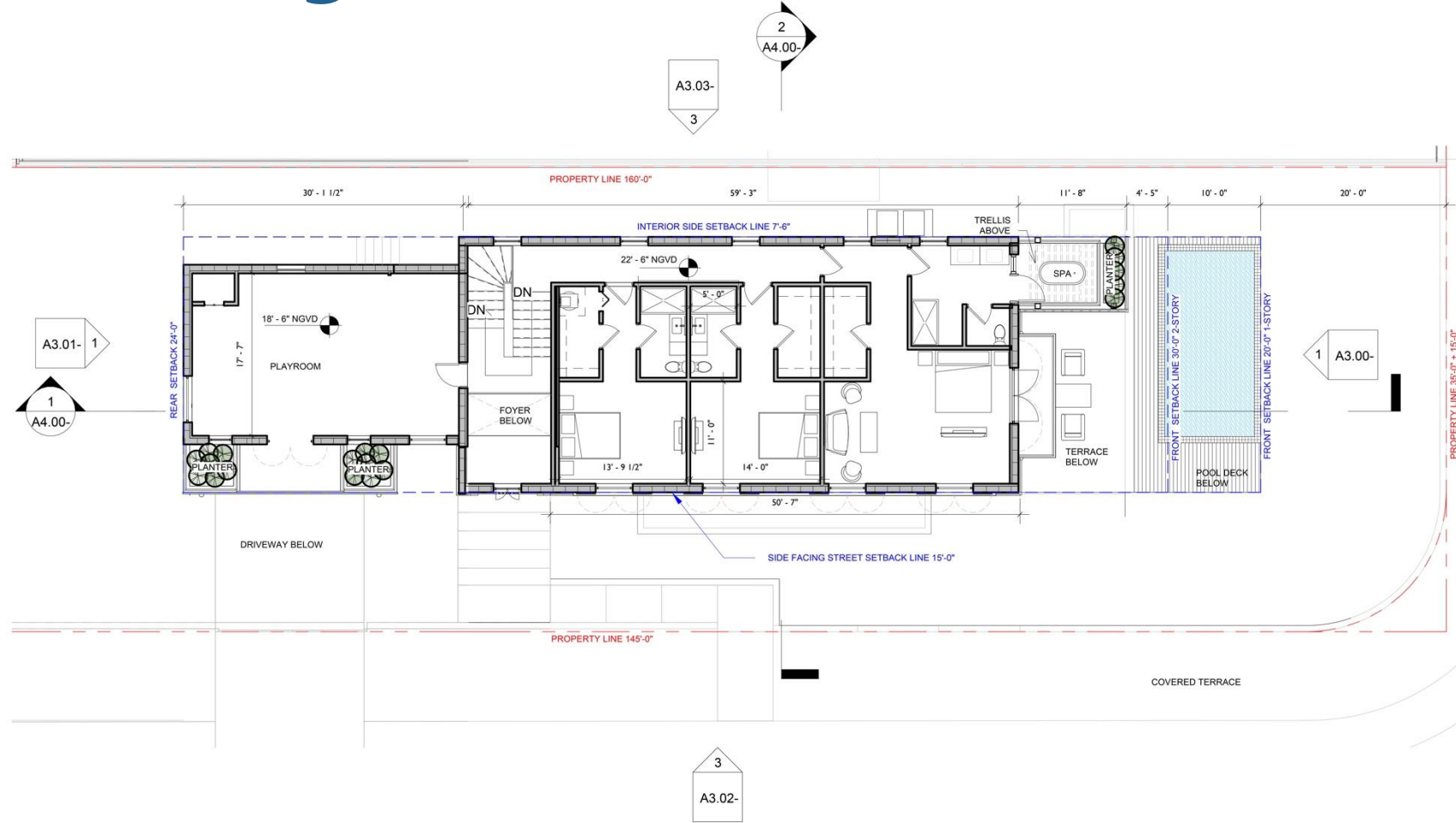
Previous Design Lvl 1 Plan



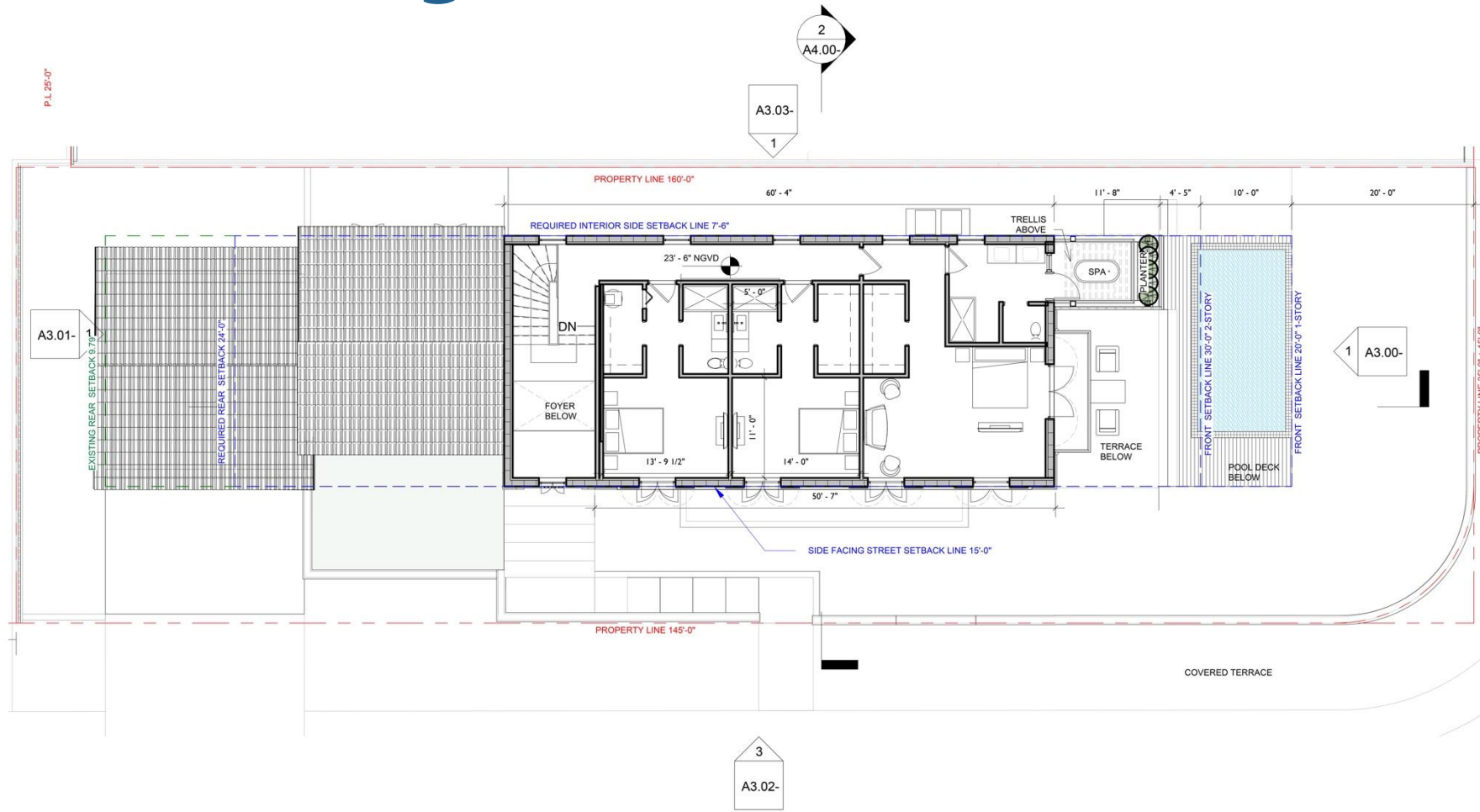
Proposed Design Lvl 1 Plan



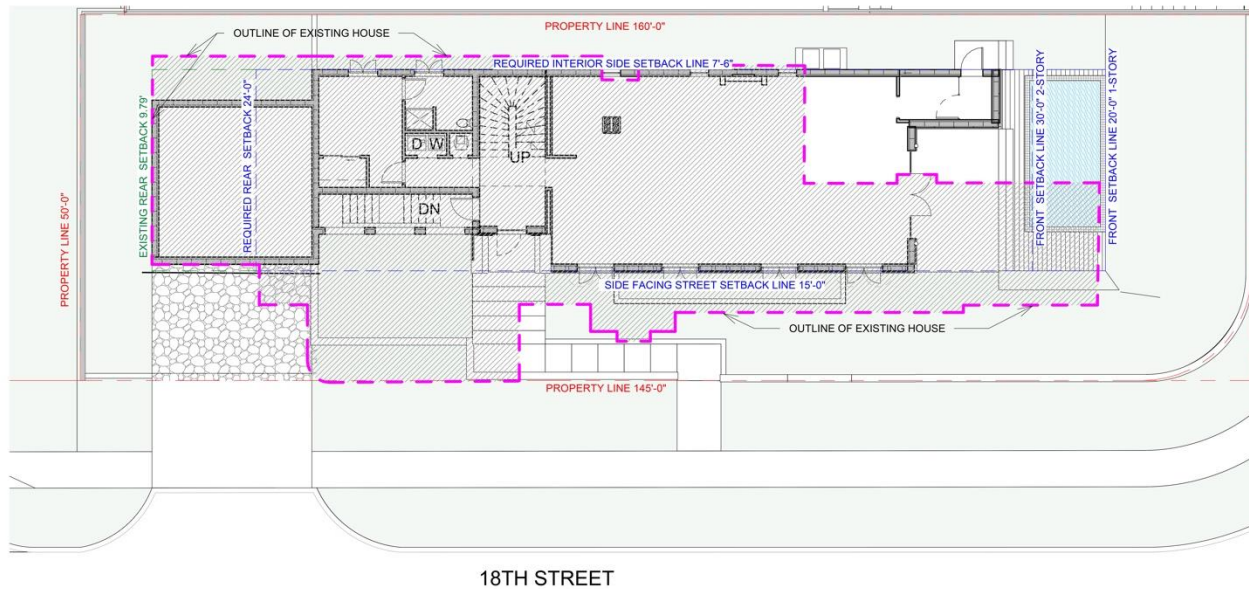
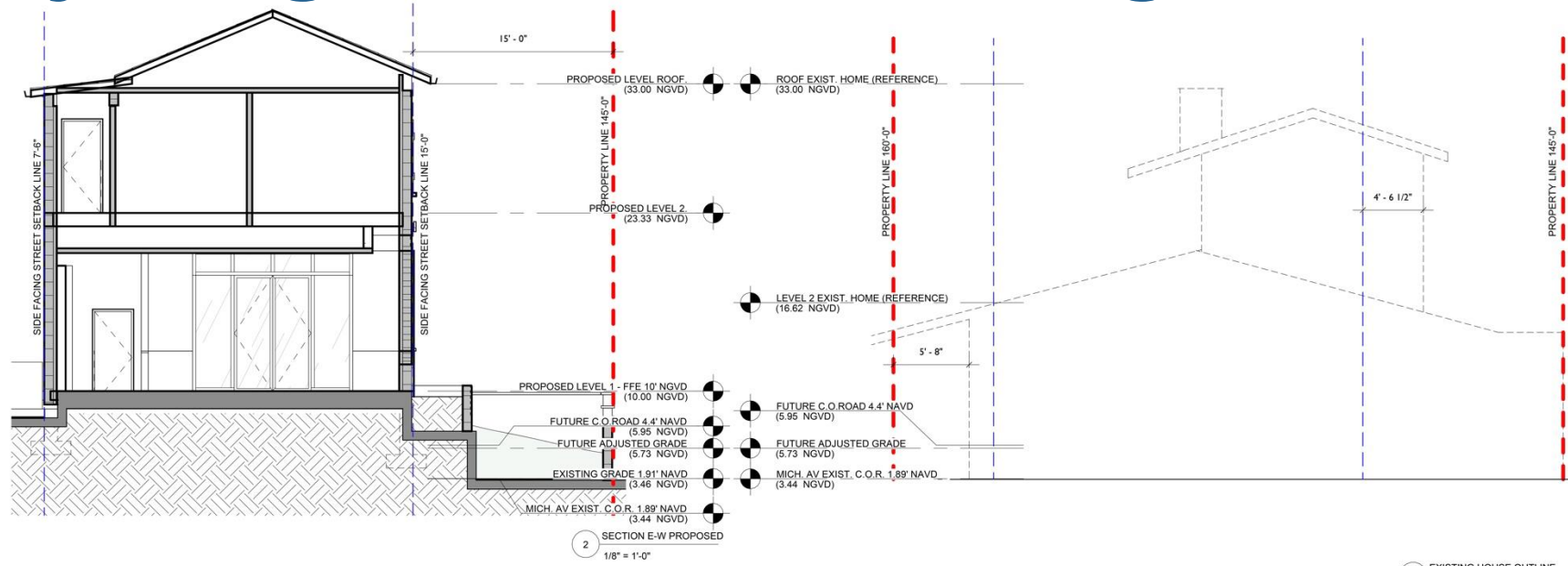
Previous Design Lvl 2 Plan



Proposed Design Lvl 2 Plan



Overlay Diagrams with Existing



Proposed South Elevation



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

Proposed Rendering



Thank You

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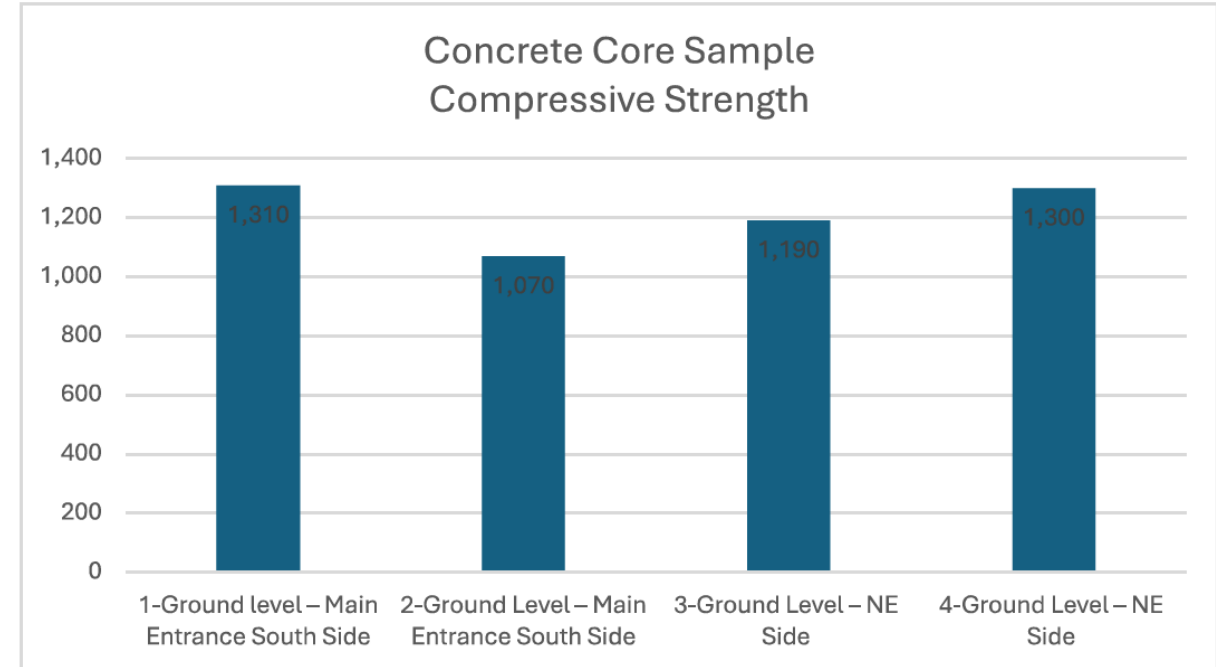
305.374.5300 office

305.377.6222 fax

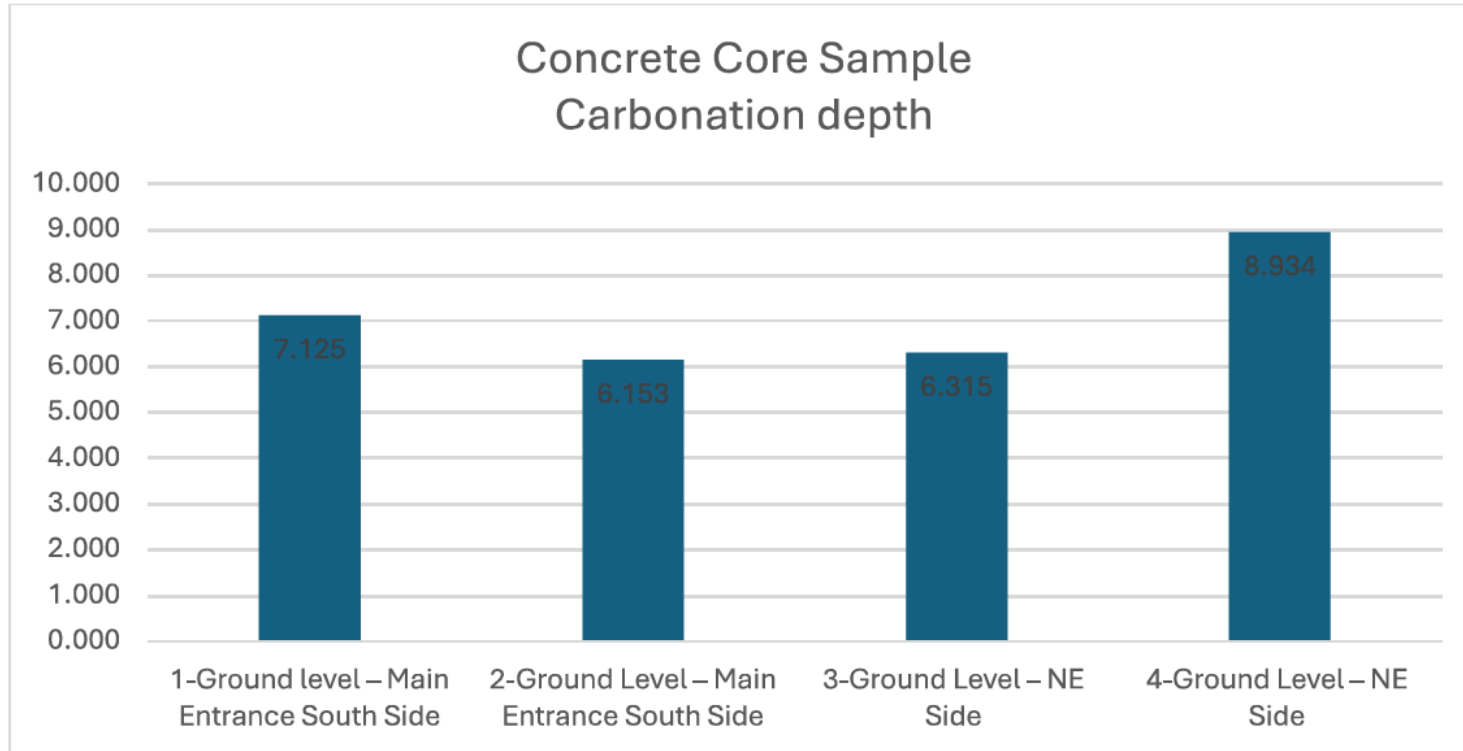
Info@brzoninglaw.com

Concrete Strength

- There were four core samples taken from the building.
- The concrete compression strength ranged from 1,070 PSI to 1,310 PSI.
- The Florida Building Code standard is 5,000 PSI.
- Carbonation exposes the rebars to corrosion.
- Here, the carbonation is extensive, ranging from 6.153" to 8.934".



Concrete Testing



- Depth of carbonation is measured from the surface of the concrete
- Carbonation exposes the rebars to corrosion
- Carbonation is extensive ranging from 6.153" to 8.934"

Duties of a Trustee as a Fiduciary

- Fairness and impartiality
- Render accountings and information
- Prevent commingle assets
- Prevent conflicts of interest
- Make trust property productive (produce income)
- Other Duties: distribute funds, file taxes, enforce claims and defend actions

TIMELINE

1986	1800 Michigan Avenue purchased
2000	Rita and Ivor started doing business with M. Stern
2009	M. Stern files bankruptcy → Rita and Ivor started receiving foreclosure notices on properties they thought they owned outright
2009-2020	Litigation between title company and Rita and Ivor regarding foreclosure
2012-2013	M. Stern indictment → Accused of using their identities, without their knowledge, to refinance the mortgages. M. Stern forged their signatures on the mortgage loan documents.
2020	Property deeded from Rita and Ivor to IRRS 1800 Michigan LLC
2021	Rita passed away
2021	Luis and Anthony managers of IRRS 1800 Michigan LLC
2023	Ivor passed away
2024	All tenants removed
February 2024 – May 2025	Demolition of 1810 and 1818 Michigan Avenue, installation of fence and landscaping
April 2024 – ongoing	Seawall permit approved, pending contractor
November 2024	Lot Split Approval
December 2024	HPB Approval 1810 and 1818 Michigan Avenue

Contributing Structures 1999 Palm View Historic District Designation Report



MIAMIBEACH

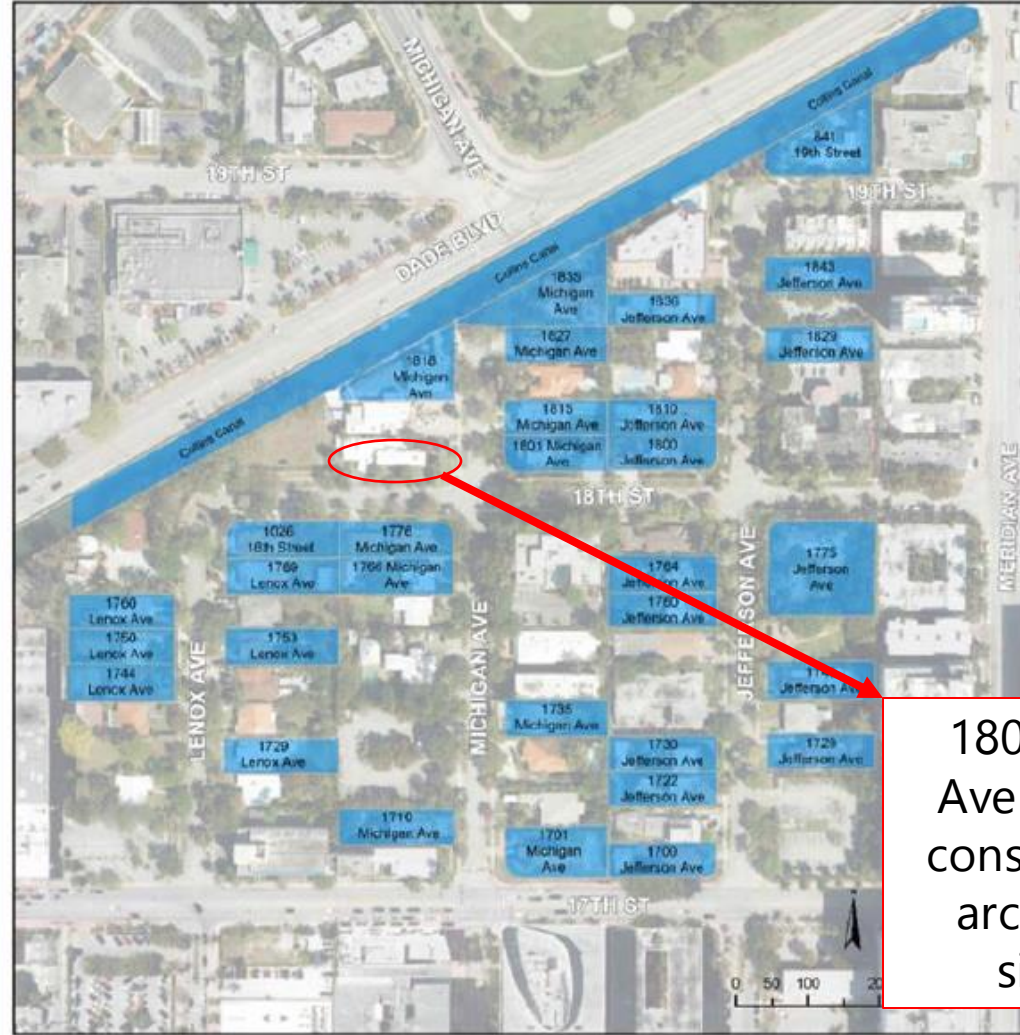
Contributing Structures



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Map data and other information provided by Mapbox, OpenStreetMap contributors, and the GIS User Community

Date: 8/12/2019

Architecturally Significant Structures 2019 Palm View Neighborhood Master Plan



MIAMIBEACH

Architecturally Significant Structures



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Map data and other information provided by Mapbox, OpenStreetMap contributors, and the GIS User Community

Date: 8/12/2019

1800 Michigan Avenue was not considered to be architecturally significant

Compliance Update



Compliance Update

