



August 4th, 2024

HPB24-0614 1810 Michigan Avenue

Historic Preservation Board

Project: 1810 Michigan Avenue residence
Miami Beach FL 33139

I. HPB Zoning Review

Comments issued on June 27th, 2024

I. APPLICATION

1. It has been confirmed with Michael Belush that an application for a lot split is required prior to review by the HPB. Consequently, this application cannot be placed on the September HPB agenda.

Response:

Noted. Applicant will submit for the lot split approval.

II. DEFICIENCIES IN PRESENTATION

1. At least 70 percent (70%) of the required rear yard shall be sodded or landscaped pervious open space; the water portion of a swimming pool may count toward this requirement, when located above adjusted grade, the water portion of a swimming pool may count towards 50 percent of this requirement. The pool is located above adjusted grade and must be counted at 50% toward requirement.

Response:

Please refer to sheet A0.24. showing the corrected diagram and calculation to show the pool counted at 70% towards the rear pervious space requirement.

2. Provide a sheet with color images of the proposed exterior materials and finishes.

Response:

Please refer to sheet A0.21. showing the proposed materials and finishes.

3. Provide a larger scale proposed context elevation drawing of Michigan Avenue.

Response:

Please refer to sheet A3.10. showing the East (Michigan Avenue) elevation at a larger scale

4. Show location of air conditioning equipment in site plan sheet AI.50.

Response:

Please refer to sheet AI.50. showing the AC equipment on the north side yard

5. Fences/site walls: the overall height of fences, walls and gates may be measured from future adjusted grade, provided that the portion of such fences, walls or gates above 4 feet in height consists of open pickets with a minimum spacing of 3 inches, unless otherwise approved by the Design Review Board (DRB) or Historic Preservation Board (HPB), as applicable.

Response:

The fence heights have been corrected. Portions of the fence above the design flood elevation of 9.0 NGVD consist of open pickets with a minimum spacing of 3 inches.

III. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

1. Staff recommends that the entry to the home be more robustly designed by extruding the entrance wall back to the home.

Response:

The entry wall has been revised to 14" thick. Its spacing from the main house is consistent with the architectural language, evocative of Mission style, where elements stand at different positions, foreground and background. The entry to the house as proposed aligns visually and functionally with the Florida sun room above as well. The width of the entry allows for an articulation yielding an element of interest and hierarchy.

2. Staff recommends elimination of the proposed faux chimney at the roof level.

Response:

The chimney has been eliminated

3. Staff recommends that all special material samples and finishes be brought to the HPB hearing.

Response:

A material sample board will be composed and brought to the hearing.