

HISTORIC RESOURCES REPORT



1810 Michigan Avenue, Miami Beach, FL 33139

Report prepared by:

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PRELIMINARY REMARKS:

The present report and attached documents comprise a survey of the property located at 1810 Michigan Avenue in Miami Beach, Florida. The project site is located in the Palm View Historic District. The subject building is surrounded by the contributing 1818 and 1800 Michigan Avenue houses, both two-stories high, as well as by the vacant land at 1039 18th Street. This report has been prepared in anticipation of the proposal for the design of the 1810 Michigan Avenue house. The attached study provides an overview of the existing structure based on photo surveys, historical documents and newspaper articles. The report includes, among other references, the City of Miami Beach Building Cards documenting the permit history of the property. The proposed modification is designed to reconstruct historical resources which are in current state of dilapidation, seasonal flooding and abandonment, in a manner consistent with the site's proposed development rights. The property, as well as the adjacent 1818 Michigan Avenue house have been subjected to numerous non-permitted modifications carried over the span of years. A demolition permit has been recently issued by the city.

HISTORY:

The history of the site is closely related to Collins canal. The canal celebrated its 100th anniversary in 2012. Its history began when John Stiles Collins moved from New Jersey to South Florida. Collins founded the development Miami Beach Improvement Company in 1922. Construction of the canal required cutting westward through mangrove swampland. Towards Biscayne Bay. The canal is referred to as the oldest example of public development on the city. Even though Collins gave up farming on Miami Beach, he built the canal at age 75 so he could move his avocados north for shipping ¹.

Fish such as the White Grunt, Pinfish, Blue Grunt and Barracuda have been observed at the canal⁷. The canal and its neighboring Palm View Historic District has been subjected to increasingly high tides, this was even a concern as far back as 1926, as reported in a Miami Herald 10/24 article. "At no time within a long period of years has the water on the east loop of the canal been higher than a point of six inches below the top of the bulkhead. (...) it was unusually high at other points along its course."³ A 2019 article in RE: Miami Beach addresses the resident's views on historic protections and imminent ocean level rise and cites Palm View resident Rita Starr stating that the area "floods more often and deeper than before." The article further states: "She pointed to the elevated seawall on the north side of Dade Boulevard with no openings to allow rising canal waters to run out onto the roadway. Instead, she said, there is 'flooding only on the south side' and into her property."⁴



Record Tides Raise Collins Canal Waters

**Old Residents Fail to Recall
When Week's Level
Exceeded**

Collins canal was higher on Thursday and Friday following the storm than at any time during the last several years, the older residents averred. At no time within a long period of years has the water on the east loop of the canal been higher than a point six inches below the top of the bulkhead.

On Friday the water was lapping over the bulkheading at the Meridian ave. bridge, while it was unusually high at other points along its course.

The sea has been running high since Wednesday's storm and backs the water up into the canals and into Lake Pancoast. There is no danger of a large overflow, however, as the canal banks are sloped along the entire course.

The Collins canal increasingly made its place in the imagination of residents as evocative of Venice, and images found show gondolas navigating it. The canal saw public navigation events take place. Images from a 1925 Miami Herald article describe "a scene worthy of the artist's brush (...) when a dozen fast racing cruisers and smaller craft were moored in the blue water" when vessels were moved temporarily from the bay dues to stormy weather.² A Miami News 1921 article described that for \$2.50 a visitor could ride gondolas⁶

**NEW GONDOLA FLEET IS
GIVEN WARM WELCOME
BY WINTER VISITORS**

Charming Craft Make Picturesque
Scene Gliding Up and Down
the Bay, and Through the
Collins Canal

Eventually, celebrated artist Henry Hubbell and his socialite wife found the canal ideal for his home, to be located at the adjacent Michigan Avenue.

The neighborhood was designated as a Historic District in 1999 for its embodiment of the distinctive characteristics of its historical period, architecture, design style and construction methods. The area is recognized for its association with events that have significantly contributed to the history of Miami Beach. The Palm view historic district stands as a testament to the rapid development of Miami Beach, particularly during the city's initial major land development period from 1915 to 1926. Moreover, the area holds significance in its connection to two of the city's earliest pioneers: John Collins, credited with the construction of the oldest structure within the vicinity, and Carl Fisher, renowned as the "father of Miami" for his extensive development of land across Miami Beach. The architectural styles prevalent in the neighborhood mirror those of the 1920s, encompassing ten distinct styles ranging from Mediterranean Revival to Med/Deco Transitional, Streamline Moderne, and eventually Post WWII Modern and Garden Apartment Styles. In essence, the neighborhood possesses high artistic value and historical significance, warranting its designation as a Historic District and the need for its preservation.

1810 Michigan Avenue

This contributing building, under legal description 34 53 42 PALM VIEW SUB PB 6-29 stands near the intersection of Michigan avenue and the historically significant Collins Canal.

Despite extensive research extending to local agencies and libraries, available imagery of the existing structure is limited to a few photographs of the façade and a few aerial photographs depicting the numerous unpermitted additions carried out over the span of decades, which cross setbacks and even property lines.



The proposed reconstruction is bound by setbacks imposed by current development regulations, and respects the design intent of the neighboring structures, while being significantly raised in elevation. The proposed design strongly proposes all elements of the historic design which make this property one of the most unique in Miami beach. Its venetian-inspired public elements and open courtyard have been retained and considerably enhanced including the iconic three punch hole arched openings and its Mediterranean and Venetian inspired profiles, reveals and scrolls. A comparison of the drawings of the proposed home and available imagery of the existing structures demonstrate the care under which the facades and courtyard spaces have been designed.



The existing building has morphed shape many times, our reconstruction tries to express the original positioning of the façade. Separating the front façade into thirds the middle portion is stepped back creating a landscaping feature.



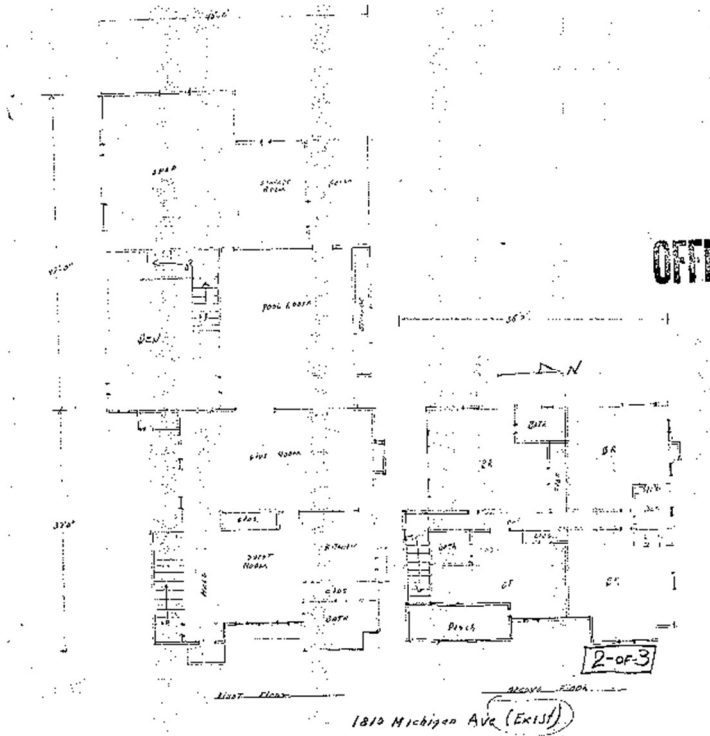
3D VIEW OF PROPOSED HOME

To recall and accentuate the original entrance, the awning is pulled forward and creates a shaded porch. The aperture into the porch is an arched opening, recalling the curved corners of the original entrance in a more pronounced manner.

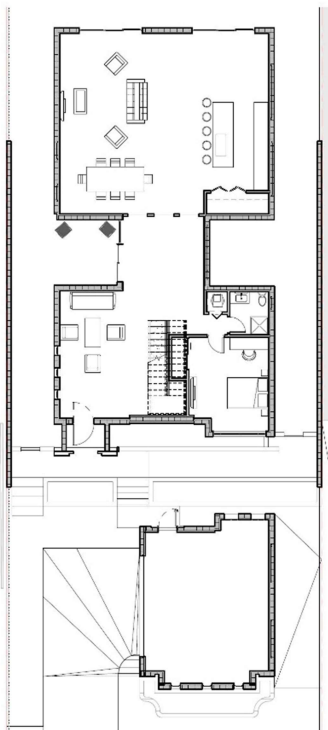


HISTORIC IMAGE SHOWING THE FACADE

One of the notable features of the site of 1810 Michigan is how far back the setback for the building is. Originally a long sprawling yard giving significant distance from the house and the street. In our reconstruction the building is imagined following the same setback distance as the original house. Leaving significant space between it and the road. In addition, this new space includes the addition of an auxiliary parking garage, breaking up the expanse of lawn with a necessary function. Keeping the future residents from using the front lawn as a parking lot as we see became its' function over time.



PLAN OF HISTORIC HOME



PLAN OF PROPOSED RECONSTRUCTION HOME

PHOTO SURVEY:



EXISTING CONDITION – SOUTH ELEVATION



EXISTING CONDITION - EAST ELEVATION



EXISTING CONDITION – NORTH ELEVATION



EXISTING CONDITION – WEST ELEVATION

BUILDING CARD:

#2791

Owner H. S. HUBBELL		Mailing Address		Permit No. 1103	Date Feb. 24-1925
Lot 2	Block 10	Subdivision PALM VIEW	Address 1810 Michigan Avenue		
General Contractor Hubbell & Hubbell		5151	Address		
Architect Owners-		Bond 29	Address		
Front 33'-0	Depth 40'-8	Height 24'-0	Stories 2	Use Residence & Garage	
Type of construction Ordinary		Cost \$ 14,500.00	Foundation Reinf. concrete	Roof B	
<hr/>					
Plumbing Contractor Dulbs & Company		Address		Date Mar. 17-1925	
Plumbing Fixtures 13		Rough approved by H. Scheib11		Date	
Gas Stoves					
Gas Heaters		Address		Date	
March 27-1925		Final approved by		Date	
Sewer connection 1		Septic tank		Make	
<hr/>					
Electrical Contractor Causeway Electric Co.		Address		Date Mar. 23-1925	
Switch 45		Range 1	Motors	Fans Temporary service	
OUTLETS Light		HEATERS Water 1			
Receptacles		Space		Centers of Distribution	
Electrical Contractor Dade Electric Co.		Address		Date May 14-1926	
No. fixtures set 24		Final approved by		Date	
Date of service					
<hr/>					
Alterations or repairs				Date	
ELECTRICAL # 39503 Lyon Electric: 1 Motor, May 26, 1953 Page 6/6/53 ok					

Over

ALTERATIONS & ADDITIONS

Building Permits:

~~XXXXXXXXXXXXXXXXXXXX~~ ~~XXXXXX~~ ~~XXXXXXXXXX~~

#00361 - owner - davit and support pad \$100.00 1/7/72

#00360-Owner-Pour slab replace bricks, removed wood floor pave slab-\$1000-1-5-72

#03945-Owner-Repair and alterations-\$2000-8-31-73

#0860 7-Owner-Minor repairs, patching, painting-\$900-2-13-76

#90959 6/6/83 owner replace roof \$2,600.

#91001 7/5/83 Ivor Hano Rose wood frame addition 1360 sq.ft. (2nd fl) to a single fam house as per plans \$6,500.

#27656 11/18/85 Termite & Fumigation - tent fumigation \$500.

#M07881 2/3/86 Rose, Ivor Johnson - 2-1 ton air cond wind replacement only

Plumbing Permits:

#53537 Astor Elec: 1 Motor (LHP) - April 21, 1959

Electrical Permits: #69061 - Ocean Elect. - 1 violations 8/27/71

#69203 - E & E Elect. - 2 center of distribution - violations - service 200A 10/22/71
 (Permit of Ocean Elect. voided as elect. requested by Ocean Elect. 10/4/71)

PERMIT #69203 OF E & E ELECTRIC VOIDED BY REQUEST OF E & E ELECTRIC DECEMBER 29, 1971 by LETTER

#69480-Dade Electric, Inc.-Correct violations.-2-28-72

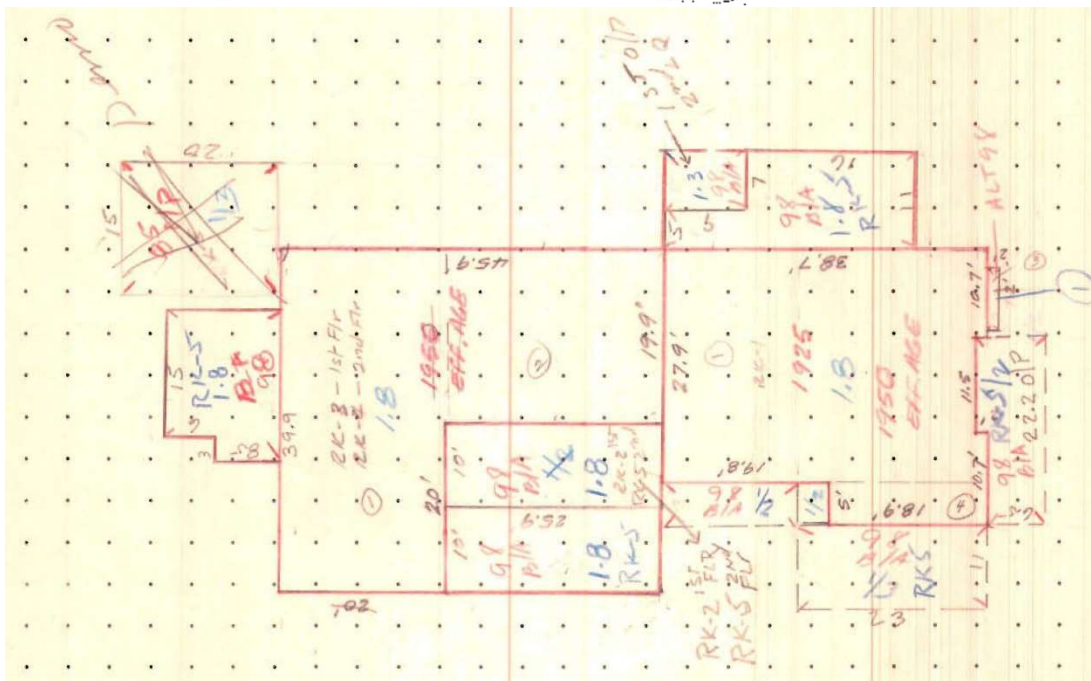
#78807 8/22/83 JAC Elect - 400A service temp

DATE PERMIT		AMT. PERMIT		PERMIT NO.		DATE CK'D		DEPUTY	
FOLIO 3234-04-013				NAME					
LEGAL DESC'T.				ADDRESS OF PROP.					
SCHOOL DIST.		1924 PB		MAIL ADDRESS					
BUILDINGS	A	B	C	OPERATORS	YR.	LAND	IMPR.	TOTAL	REMARKS
		85		FOLIO PLATES					
		+12		91507	DO.	73	7720		45/100/723 Calk
		97	7.76						Adm 7-5-73
TYPE BLDG.	RES								R/WK-152 DBS-AH
MATERIAL	CEB	31							B/A-C/S-UG
STORIES	2								CL LATE TH
FOUND.	CONC								10070-TH 8 9/10 74
FLOORS	wood	12							R/WK-DB, Ecl. UG.
BED ROOMS	4								9070-10070 74
BATHS	2					74	14623	125	C/S 75
ROOF	F-BQ	10							
SASH									
PLUMBING	old	5							
ELECTRIC	old	3							
A/C-HEAT									
PROJ./CUST.	old	24							
MISC'L									

14-April-2024

Architectural floor plan of the 1st floor of a building. The plan includes the following features and labels:

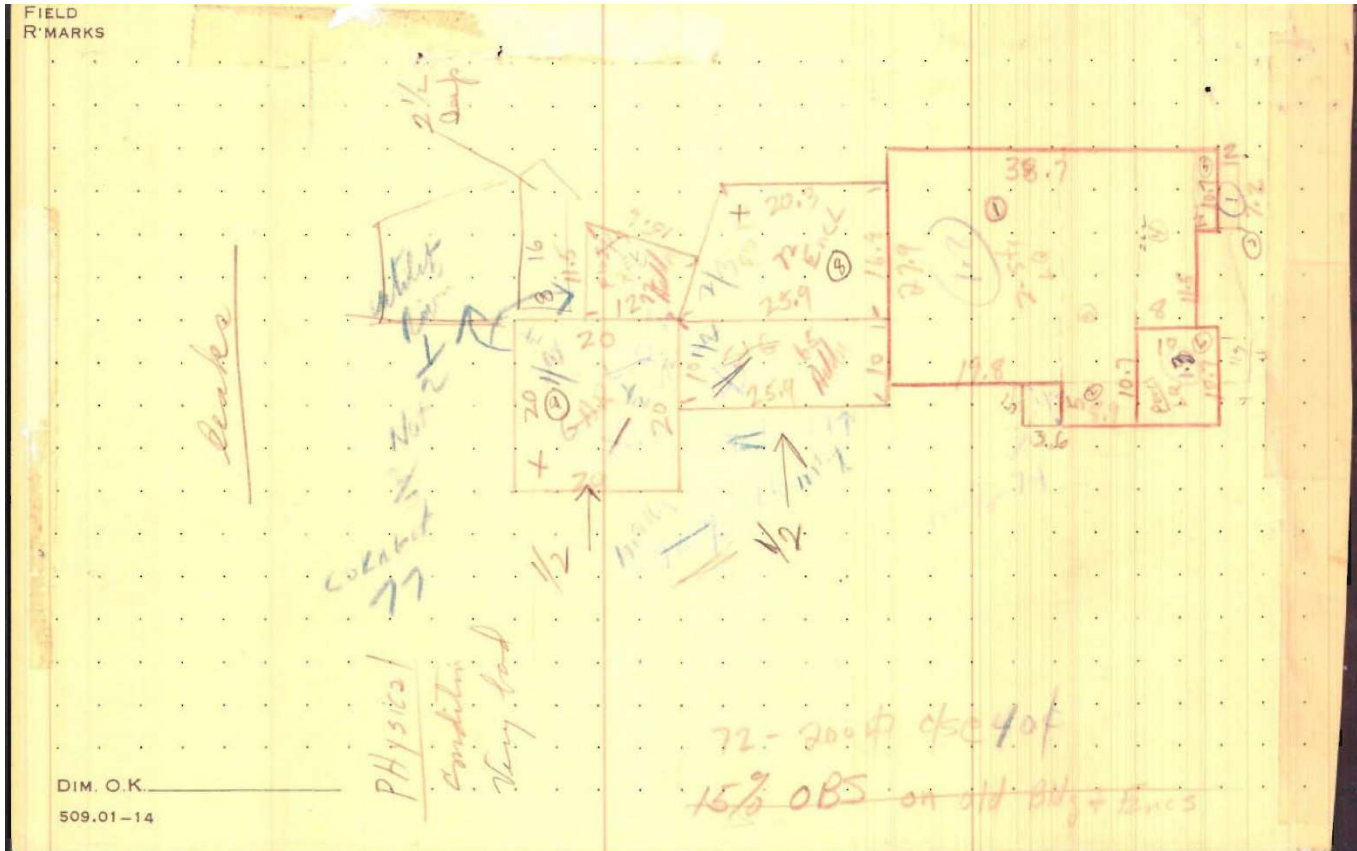
- Rooms and Areas:** DATA ROOM, POST ROOM, RECEPTION, DATA, BR (Bathroom), Porch, and a central area labeled "DATA ROOM".
- Dimensions:** 40'0" (top), 37'0" (left), 37'0" (bottom left), 36'0" (bottom right), and 36'0" (right).
- Orientation:** A north arrow pointing towards the top right, labeled "N".
- Scale:** A scale bar labeled "1/8" = 1'0" is located at the bottom right.
- Handwritten Note:** "2-OF-3" is written in a box at the bottom right.
- Address:** "1810 Michigan Ave (EXIST)" is written at the very bottom.



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Project: 1810 Michigan Avenue, Miami Beach, FL 33139

14-April-2024



END OF REPORT

1. The Miami Herald (Miami, Florida) Oct 28, 2012
2. The Miami Herald (Miami, Florida) Oct 30, 1921
3. The Miami News (Miami, Florida) Oct 24, 1926
4. RE: Miami Beach <https://www.remiamibeach.com/>
5. Miami Beach Studio Home of Henry Salem Hubbell <https://tinyurl.com/yc6nfp6r>
6. The Miami News (Miami, Florida) Jan 11, 1921
7. <https://naturalatlas.com/canals/collins-979450>