

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 The attached study provides an overview of the existing structure based on photo surveys, historical documents and newspaper articles.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

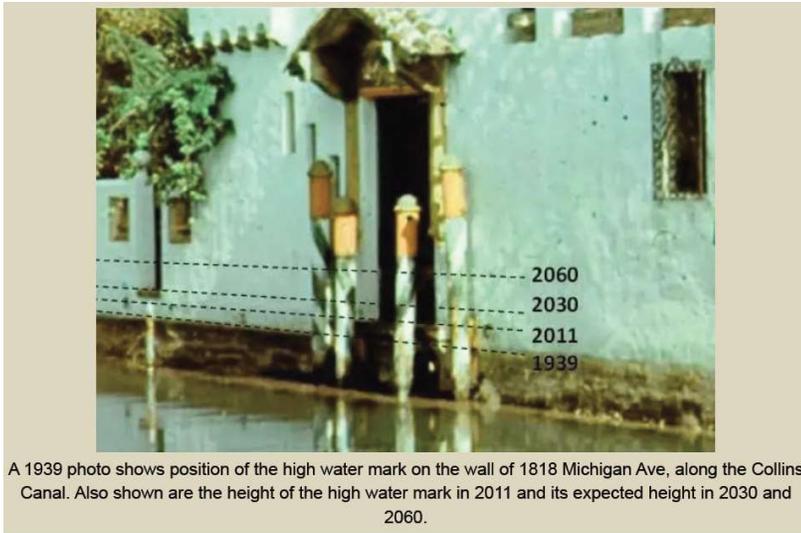
Record Tides Raise Collins Canal Waters

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.



A 1939 photo shows position of the high water mark on the wall of 1818 Michigan Ave, along the Collins Canal. Also shown are the height of the high water mark in 2011 and its expected height in 2030 and 2060.

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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



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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.



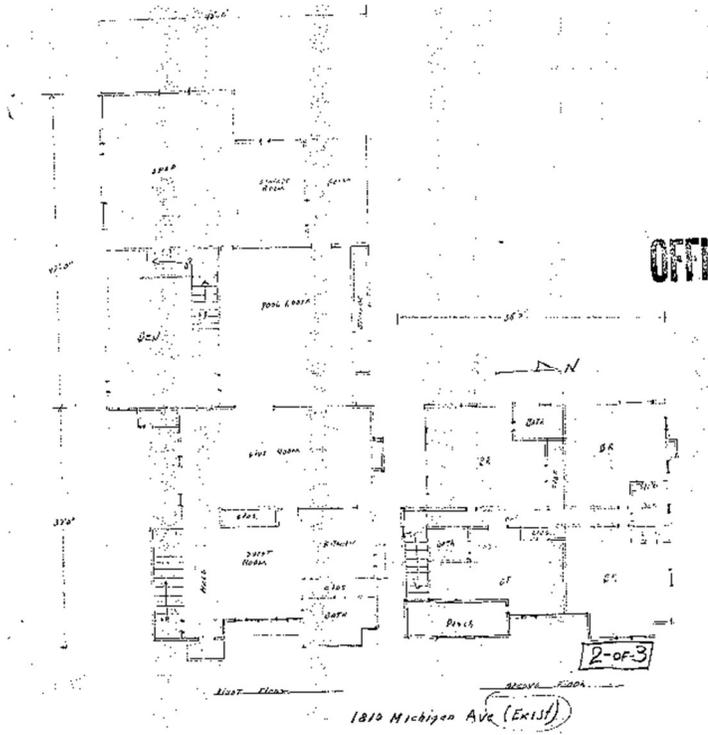
3D VIEW OF PROPOSED HOME

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.

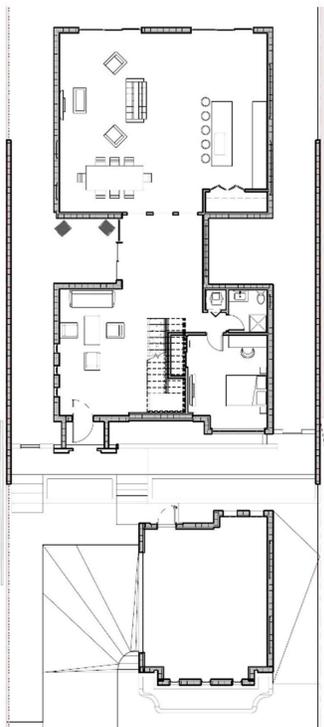


HISTORIC IMAGE SHOWING THE FACADE

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:

OWNER: HUBBELL		Mailing Address	Permit No. 1103	Date Feb. 24-1925
Owner H. S. HUBBELL				
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	
Plumbing Contractor	Dulbs & Company	Address	Date Mar. 17-1925	
Plumbing Fixtures	13	Rough approved by H. Scheibli	Date	
Gas Stoves				
Gas Heaters		Address	Date	
March 27-1925		Final approved by	Date	
Sewer connection 1	Dulbs & Co.	Septic tank	Make	Date
Electrical Contractor	Causeway Electric Co.	Address	Date Mar. 23-1925	
Switch	Range 1	Motors	Fans	Temporary service
OUTLETS Light 45	HEATERS Water 1	Space	Centers of Distribution	
Receptacles				
Electrical Contractor	Dade Electric Co.	Address	Date May 14-1926	
No. fixtures set	24	Final approved by	Date	
Date of service				
Alterations or repairs			Date	
ELECTRICAL # 39503 Lyon Electric: 1 Motor, May 26, 1953 P7-aag 6/4/53 ok				

#2791

Over

