

06/28/2024

Attn: City of Miami Beach | **HISTORICAL PRESERVATION BOARD**RE: **HPB24-0619**NARRATIVE | **HPB24-0619** : 761 JEFFERSON AVE

DISCIPLINE	COMMENT	NARRATIVE
Reviewer:	JAMES SEIBERLING	jamesseiberling@miamibeachfl.gov
GENERAL	DEFICIENCIES IN PRESENTATION	
1	Provide roof demolition plan.	A-104 Roof Demo Plan Sheet added. Delta#1
2	Demolition elevations shall indicate all exterior wall demolition required for new openings.	A-102 & A-103 Demo Elevation. Hatch added to indicate new opening and patches. Delta#1
3	Awnings can be approved at a staff level. Remove from proposed plans for clarity.	Awnings removed in all elevations. Delta#1
GENERAL	DESIGN / APPROPRIATENESS COMMENTS	
1	Staff recommends that any new window openings be consistent in size with one of the existing openings and the existing racing stripes on the building.	Window trims revised to align with racing stripes. Adjusted window openings to accommodate new interior layout and to comply with NFPA as a secondary means of escape NFPA 24.2.2.3.3 Delta#1
2	Staff recommends that all windows facing Jefferson Ave and 8th Street be casement and all windows on the south side and alley side be casement of horizontal slider and that all windows have divided lites consistent with available historical documentation.	Elevation revised to show casements and sliders. Delta#1 Style to match historical documentation.

Thank you,

Crismary Pascarella, RA · NCARB · RID

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