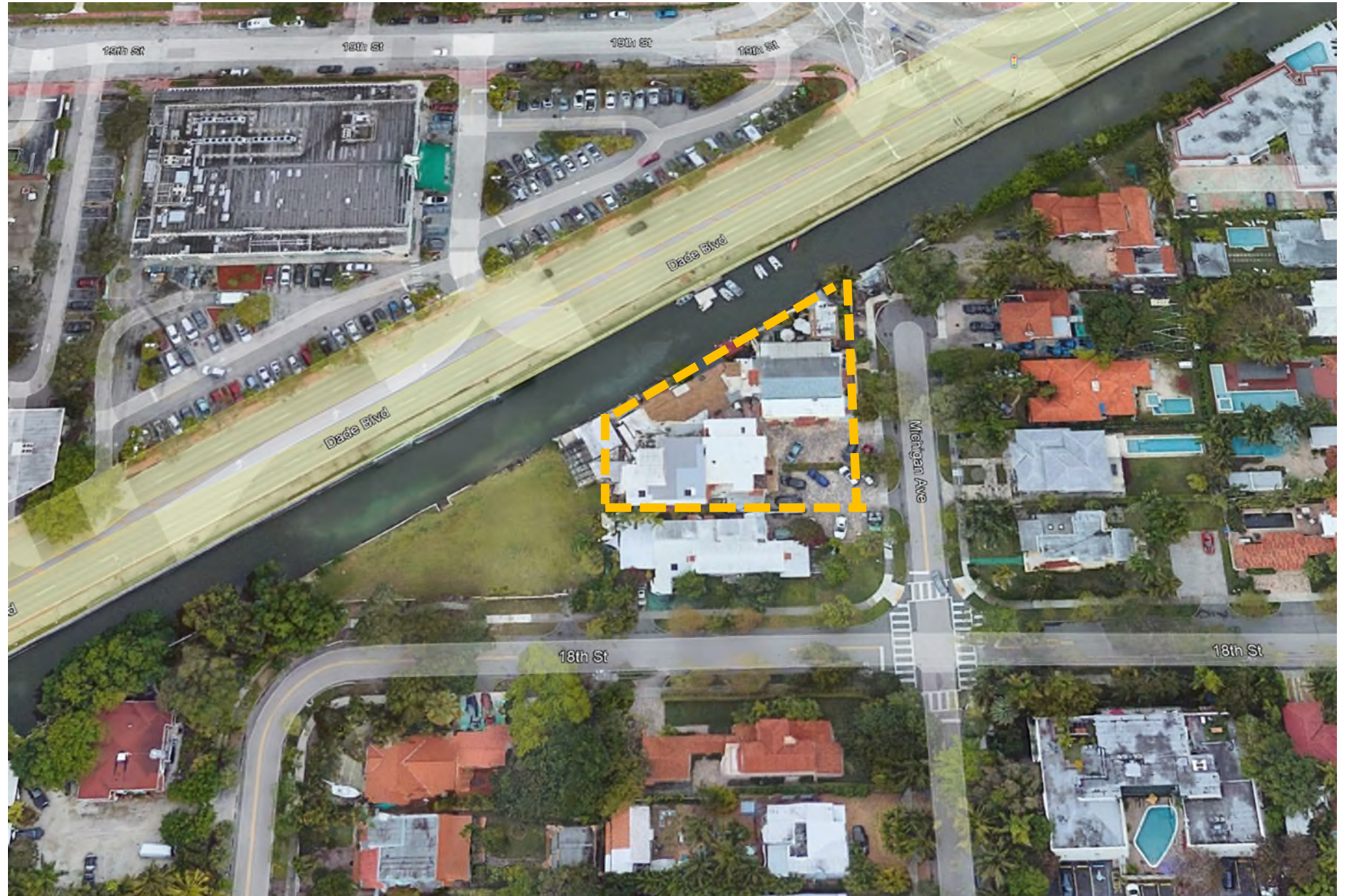


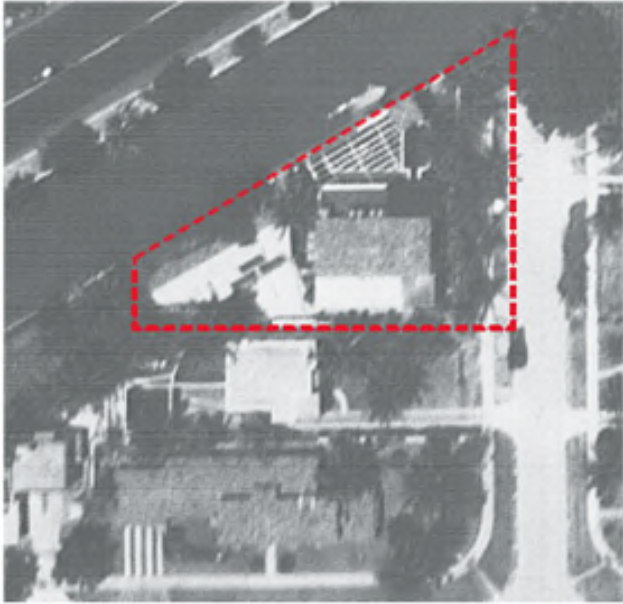
HPB24-0613, HPB24-0614, HPB24-0615 1810 and 1818 Michigan Avenue

Historic Preservation Board
December 17, 2024



Property

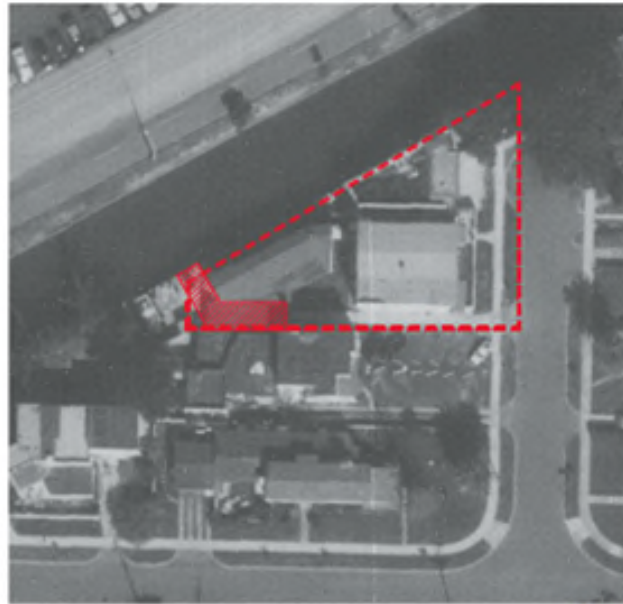




1941



1973



1979



1985



1994



2000



1818 Michigan Avenue – Pre-Demolition Condition



Foundation view showing damaged beams



Failed foundations



Damaged 1st floors walls



2nd floor cracking

1818 Michigan Avenue – Pre-Demolition Condition



2nd floor wall cracking

2nd floor cracking



Beam cracking

Beam cracking



2nd floor cracking and settlement



Steel stair connections failure

1818 Michigan Avenue – Pre-Demolition Condition



Structure wall on the seawall



Uneven decking and subfloor failure

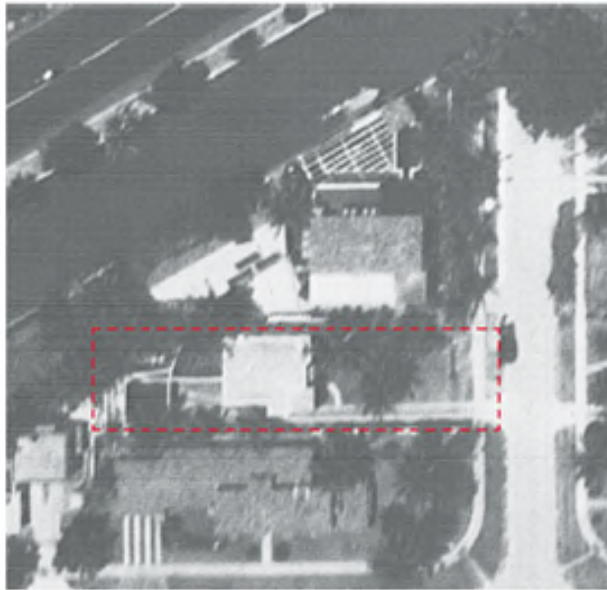


Wall cracking



Inappropriate wall structure





1941



1965



1973



1985



1994



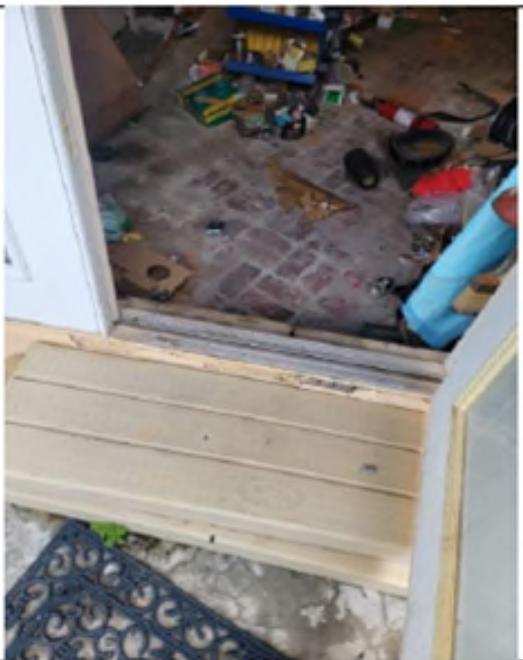
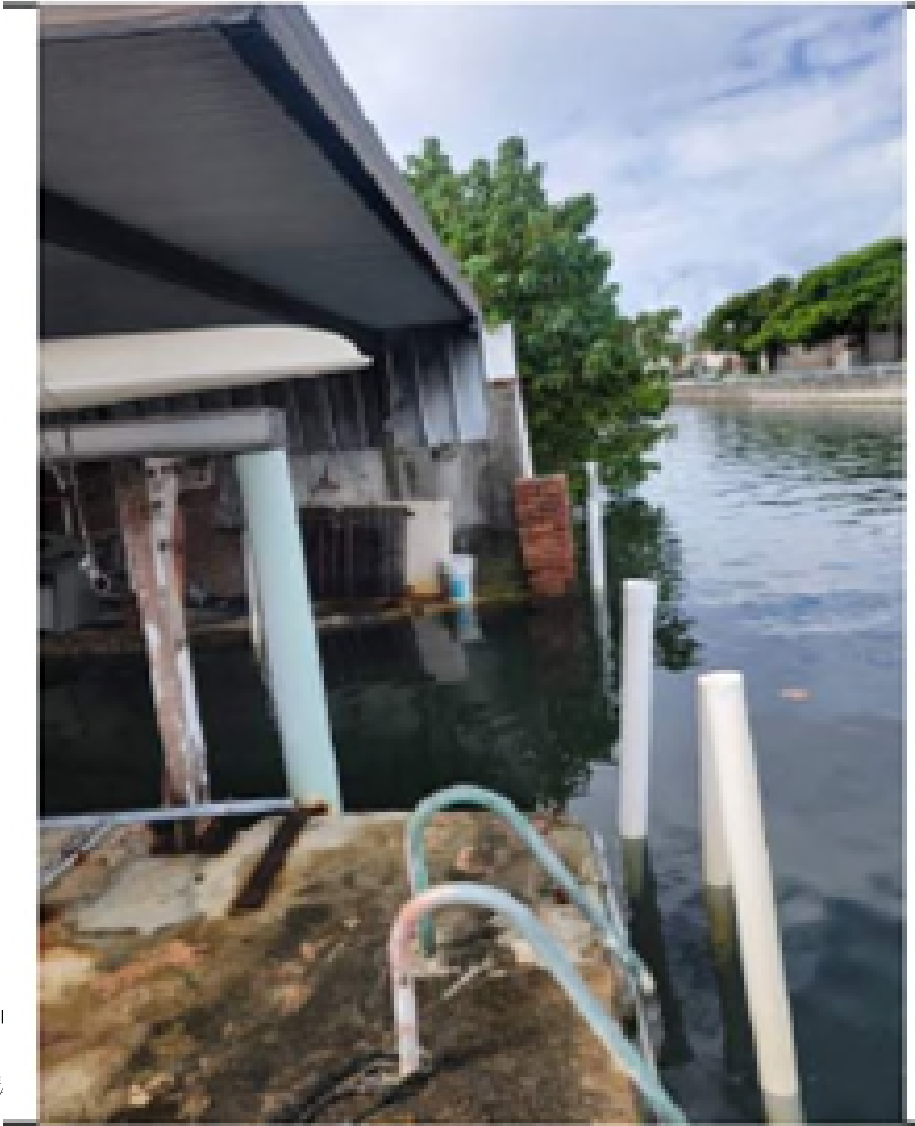
2000



1810 Michigan Avenue – Pre-Demolition Condition



1810 Michigan Avenue – Pre-Demolition Condition



Current Condition



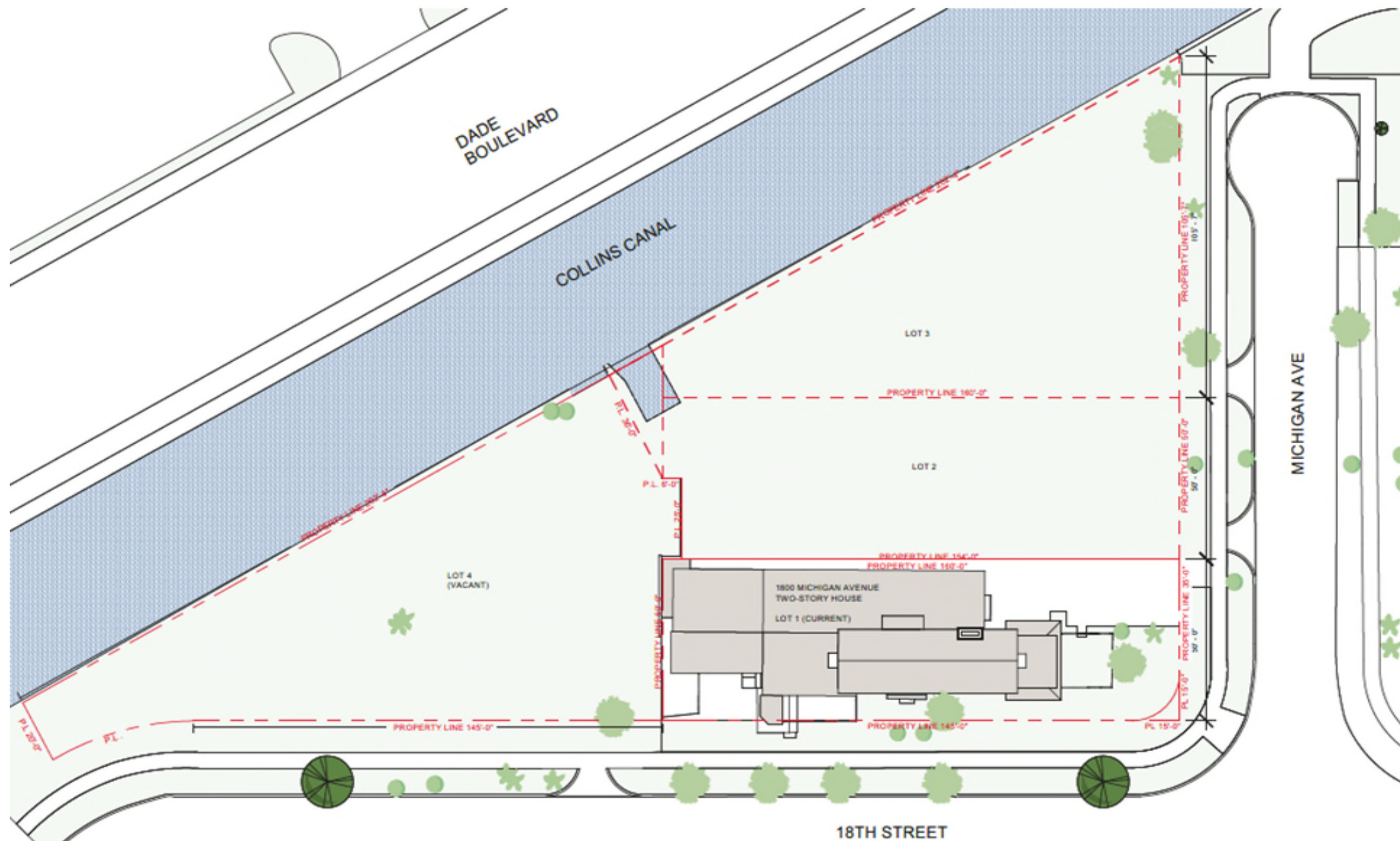


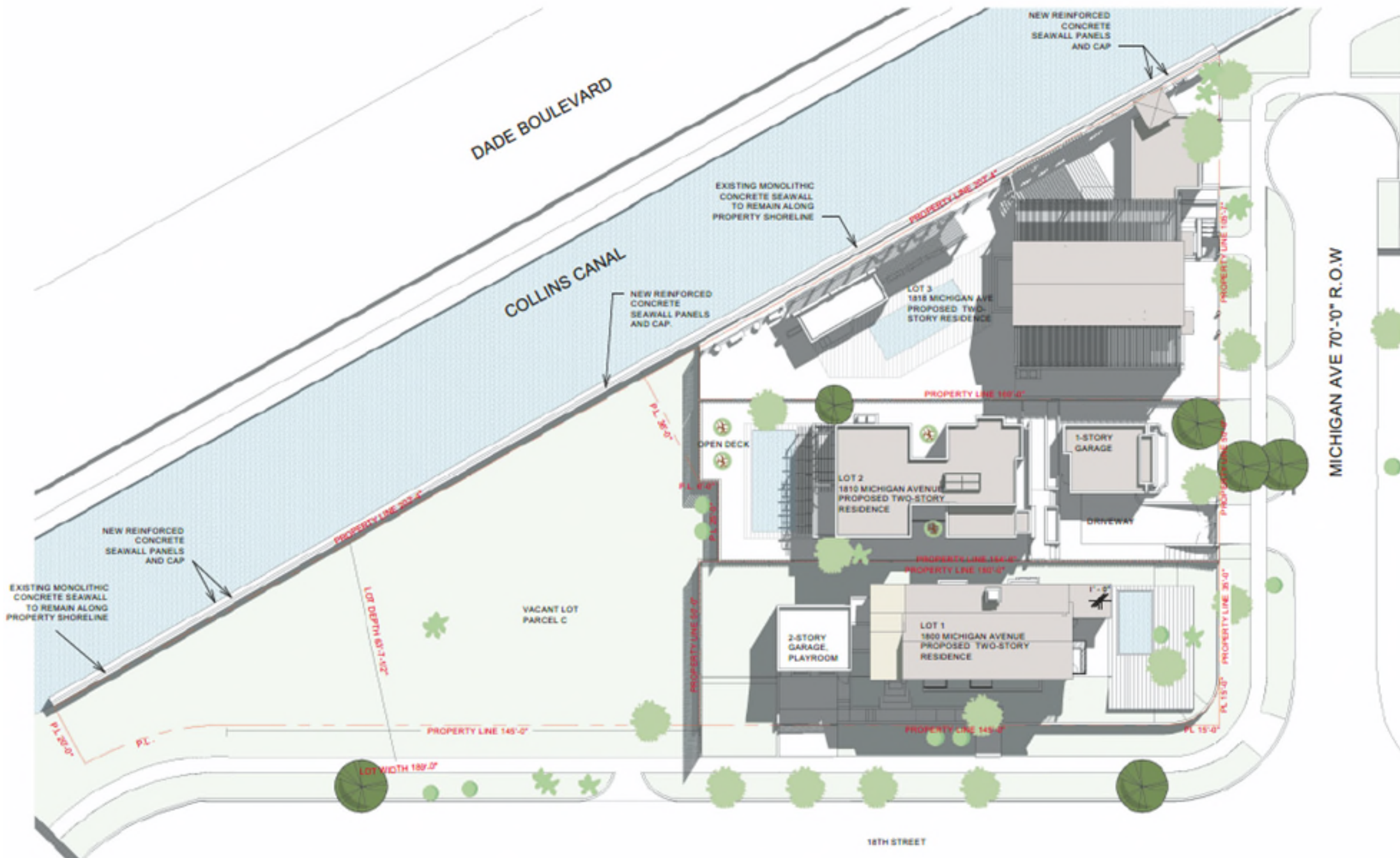
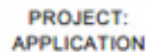
PROJECT:
APPLICATION

Lots 1,2 3 and 4
Block 10
18th street and Michigan
Avenue
Miami Beach, FL 33139

DRAWING:

EXISTING
LOCATION PLAN
(BEFORE
DEMOLITION).





1818 Michigan Avenue



1 HISTORIC POSTCARD LOT 3



2 HISTORIC POSTCARD LOT 3



3 HISTORIC POSTCARD LOT 3



4 HISTORIC POSTCARD LOT 3



1 ARCHIVE IMAGES LOT 3



2 ARCHIVE IMAGES LOT 3



3 ARCHIVE IMAGES LOT 3



4 ARCHIVE IMAGES LOT 3



An Exclusive
Residential Club
in a setting of
Matchless Beauty

Villa Biscayne

Miami Beach

Every factor entering into a luxurious, exclusive residential building has been provided in Villa Biscayne. There is no point upon which approval may be withheld.

It is situated on the most desirable site on Miami Beach, the capital of South Florida's recreational and residential life. The six-acre point in Biscayne Bay occupied by Villa Biscayne was set aside by Carl G. Fisher for a structure of monumental beauty.

Every apartment embodies the highest degree of comfort and luxury modern construction and equipment can impart—electric refrigeration and ranges; vacuum cleaning outlets; open fireplaces; cork insulated floors; accessibility to eighteen high-speed elevators; free sweep of the ocean breezes and matchless views of ocean, bay and beach protected forever against encroachment.

Men who have helped make Miami and builders who have been identified with the best in co-operatively owned construction in New York, are the men who have made Villa Biscayne.

Mr. Harry M. Webb of Atlantic City purchased a \$39,000 home in Villa Biscayne for his own use and two additional apartments for investment.

ASK YOUR BROKER OR CALL

CO-OWNERS FINANCE AND BUILDING CORPORATION

FISHER BUILDING
MIAMI BEACH
TELEPHONE 2556

909-15
EXCHANGE BLDG.
MIAMI



East View Villa Biscayne

From Where Signal Can Be Given
to Private Yacht

THE MIAMI HERALD
Is Published By
Miamians for Miami and
the East Coast of Florida.

VOL. 15; NO. 831.

HERALD TELEPHONE 3125.

MIAMI, FLORIDA, THURSDAY MORNING, OCTOBER 22, 1925.

SIXTY-FOUR PAGES TODAY

APARTMENT OF GRANDEUR FOR MIAMI BEACH

Eight Million Dollar Tribute To Carl Fisher in New Structure.

NEW YORK ANNOUNCEMENT

Corporation Reported To Have Paid More Than \$1,000,000 For Site.

FOR 216 FAMILIES

Main Building To Be Surrounded By Others; 635-Foot Frontage On Bay.

BY HERBERT RALLINGER,
Not writer for The Herald.

NEW YORK, Oct. 21.—An \$8,000,000 co-operative apartment building, one of the most magnificent of its kind in the world, will be built during the coming year on a tract fronting on Biscayne Bay just south of La Vaca island at Miami Beach, and purchased from Carl G. Fisher for a price said to be more than \$1,000,000. Announcement of the project was made in New York today by officials of the Co-owners Finance and Building Corporation, incorporated in Florida, and which has acquired the

NEWS SUMMARY

WASHTEL.
Forecast for Florida. Generally fair today and tomorrow; moderate winds; mostly westerly.
Miami temperature yesterday: Maximum, 79; minimum, 63.

THE DAY IN WASHINGTON
Treasury officials foresaw a long series of exchanges on the French debt.

American destroyers were ordered to readiness to protect Americans in Syria.

The House Ways and Means committee passed another long list of witnesses on taxes.

The Federal trade commission's action against East sugar manufacturers, charging trade restraint, was dismissed.

Question of recognizing Soviet Russia is revived.

NATIONAL
Two brothers found dead at Doylestown, Pa., were believed to have been killed by robbers.

John A. Abraham, president of Kentucky State Veterans' Home, died yesterday.

Fire in Dallas, Texas, caused \$10,000 loss.

California woman broke will of mother who left \$20,000 trust fund for pet dog.

Some plans were used to clear streets at Jamestown, N. Y.

A boy was frozen to death in Michigan snow storm.

Protestant Episcopal Church stimulated word "obey" from marriage ceremony.

Special session of Texas legislature may be called to investigate charge of reckless expenditures under Mrs. Ferguson.

Storm-swept Italian freighter was abandoned in Moroccan after crew was rescued by U. S. Navy.

ERA OF PROSPERITY AND PEACE AT HAND, SCHWAB DECLARES

War-Time Munitions Head Sees Golden Age For America.

"BUSINESS NEVER BETTER"

Bethlehem Plant 99 Per Cent Converted From Ordnance Factory, He Says.

ALL OMENS HAPPY

Undeveloped Areas On Other Continents Offer Opportunities, Steel Magnate Asserts.

(BY THE ASSOCIATED PRESS.)

CHICAGO, Oct. 21.—The war-time munitions chieftain, Charles M. Schwab, declared today that the country stands on the threshold of a great period of peace and prosperity.

He spoke at a joint educational meeting conducted by the University of Chicago and the Institute of American Steel Packers. Before entering the meeting he declared that "business was never better" and that the years immediately ahead of industry will be profitable ones.

Mr. Schwab described steel as the nation's business harmonizer.

With no threat of war and only rumors of belated business conditions viable, the immediate present offers a view which he said justified his

\$8,000,000 CO-OPERATIVE APARTMENT WILL BE ERECTED AT MIAMI BEACH

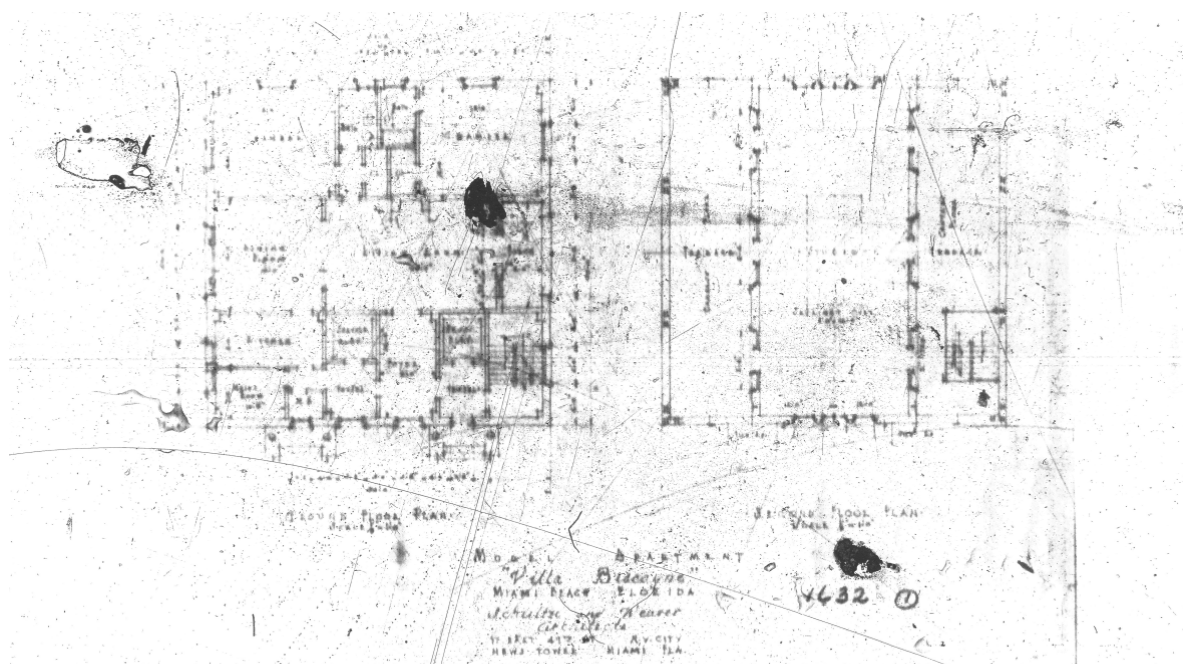
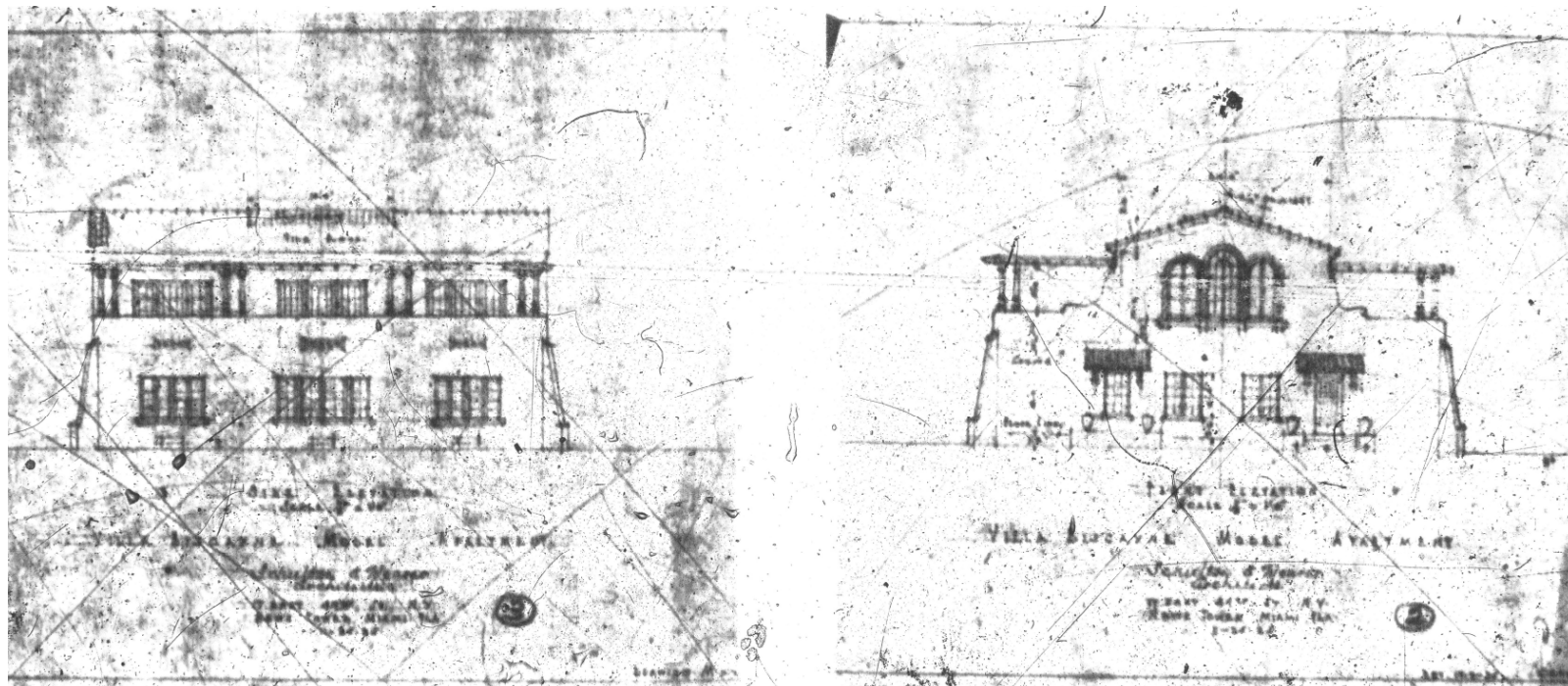


VILLA BISCAYNE, an \$8,000,000 co-operative apartment building, will be built during the coming year at Miami Beach, on the bay shore just south of La Vaca

Island. This is a preliminary conception of Villa Biscayne made by Walter Russell, director of art and architecture of the Co-owners Finance & Building Corporation, the company which

will construct the building. The picture shows Villa Biscayne from the bay. In the large courtyard there will be several places of ceremony by Howard Chandler Christy. The main unit will be

24 stories high. From this sketch the architect, architect & Weaver of New York, are making their plans and their later sketch will show a considerably greater wealth of detail.



THERE'S ONLY ONE

MIAMI BEACH

Flamingo and Nautilus Tea
Dance
Also Polo
Every Tuesday, Thursday,
Saturday

MANY FLORIDA
COMMUNITIES are
much alike.

SEVERAL OFFER
BEAUTIFUL HOMES
and surroundings, to-
gether with golf and
tennis.

SOME OFFER WIN-
TER SWIMMING, boat-
ing and fishing.

ONLY A FEW BOAST
OF OCEAN bathing and
ocean beaches.

ONE OTHER has win-
ter polo.



1818 Michigan Ave.
\$20,000—Terms

MIAMI BEACH HAS ALL

IN ADDITION you will find at Miami Beach, America's best families as your neigh-
bors.

NO OTHER PLACE can compare in such beautiful homes and tropic landscaping.
NO OTHER PLACE can offer such boating, fishing, bathing, hotels, apartment and
home accommodations.

NO OTHER PLACE is now so popular, so much in demand, or so enjoyable.

MIAMI BEACH HAS the ocean—there's only ONE OCEAN—there's only ONE
MIAMI BEACH.

YOUR TIME to buy is RIGHT NOW.

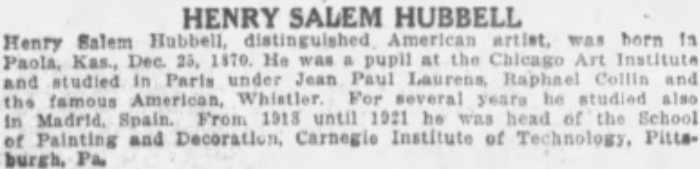
Stay for the Regatta and
America's Greatest
Golf Tournament,
March 16 to 20

Ask for C. W. Chase, Jr.

Lincoln Road and
Jefferson Ave.,
Miami Beach

The **CARL G. FISHER PROPERTIES**



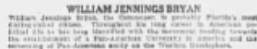


Henry Salem Hubell, distinguished American artist, was born in Paola, Kas., Dec. 25, 1870. He was a pupil at the Chicago Art Institute and studied in Paris under Jean Paul Laurens, Raphael Collin and the famous American, Whistler. For several years he studied also in Madrid, Spain. From 1918 until 1921 he was head of the School of Painting and Decoration, Carnegie Institute of Technology, Pittsburgh, Pa.

Henry Salem Hubell, distinguished American artist, was born in Paola, Kas., Dec. 25, 1870. He was a pupil at the Chicago Art Institute and studied in Paris under Jean Paul Laurens, Raphael Collin and the famous American, Whistler. For several years he studied also in Madrid, Spain. From 1918 until 1921 he was head of the School of Painting and Decoration, Carnegie Institute of Technology, Pittsburgh, Pa.

The Great Outdoor University

WILLIAM E. WALSH, President.
RUTH BRYAN OWEN, Vice President.
FREDERIC ZEIGEN, Secretary-Treasurer.



WHY A UNIVERSITY IN MIAMI?

By Frederic Zeigler, Secretary and Managing Regent, University of Miami.



HENRY SALEM HUBBELL

HENRY DAVID HUBBELL, distinguished American artist, was born in
Peach, N. Car., Dec. 26, 1876. He was a pupil at the Chicago Art Institute
and studied in Paris under Jean Paul Laurens, Raphael Collins and
the famous Alphonse Wadinet. For several years he studied also
in Madrid, Spain. From 1903 until 1921 he was head of the School
of Painting and Decoration, Carnegie Institute of Technology, Pitts-
burgh, Pa.

STATEMENT OF MR. E. G. SEWELL.

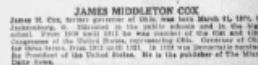
The coming of the Miami University is one of the greatest things to happen to the history of this city. It will earn Miami a reputation that will be realized soon. It will be a source of support, Miami as city of cultured residents, and its influence should be extended through the communities of Greater Miami as that of the churches. It will bring the highest type of visitors and permanent residents here. People all over the world will want to live here under these ideal climatic, social and educational advantages. The University of Miami is a most important contribution to Miami's splendid progress.

E. O. SEWELL



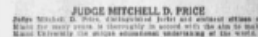
The Great Outdoor University

REGENTS:	
Frederic Zogg Managing Regent	John M. Cox
William E. Walsh	Ruth Bryan Owen
William Jennings Bryan	Frank B. Sinks
Charles Sedywick Cooper	George E. Newrick
Ed G. Sewell	Thomas Farnum
B. B. Tuttle	Mitchell D. Price
Bertie M. Foster	Henry Swain Hufsch
	Lucie B. Robinson



JAMES MIDDLETON CO.

JAMES H. COOK, former governor of Ohio, was born March 21, 1859, at Jacksonburg, O. Educated in the public schools and in the law school. From 1879 until 1911 he was member of the Ohio and 45th Congresses of the United States, representing Ohio. Governor of Ohio for three terms. From 1911 until 1921, he acted as Democratic leader by President of the United States. He is the publisher of The Miami Daily News.



JUDGE MITCHELL D. PRIG

Jeffrey Mitchell, D. Phil., distinguished jurist and academic officer of Miami for many years, is thoroughly in accord with the aim to build Miami University the premier educational undertaking of the world.

STATEMENT OF HON. LESLIE B. ROBERTSON

I have been requested by the Board of Regents to assist in the organization of the Department of Law in the University of Toronto. It is my intention to organize a Law Department which will furnish instruction second to none provided by other Universities in the United States. We are at the present time considering the course of study prescribed by the leading Universities and will shape our own course to include all the best features of a study which will enable the student to take full advantage of what may be required by the modern trend of business. It is our intention to give more consideration to instruction in the actual practice and application of the law than is taught in most schools. The average graduate of a Law School has no conception of the actual practice of the law. Although, of course, many such schools provide a theoretical practice course.

Henry Hubbell - Joseph Ronai - owner 3234-04-014

Owner Owners Finance & Building Corporation Mailing Address Permit No. 1632 Date Dec. 4-1925

Lot 3 Block 10 Subdivision PALM VIEW Address 1818 Michigan avenue

General Contractor J. B. Orr 5152 Address RD See letter 1/26/55 (Zoning appeal)

Architect Schultze & Weaver Address

Front 50'-0 Depth 50'-0 Height 20'-0 Stories 2 Use STUDIO & MODEL APARTMENT

Type of construction Frame-Metal Cost \$ 20,000.00 Foundation Concrete Roof Comp-

Plumbing Contractor Alexander Orr, Jr. Address Date Feb. 23-19

Plumbing Fixtures 12 Rough approved by Date

Gas Stoves Date

Gas Heaters Date

Alex. Orr- Final approved by Date

Sewer connection 1 Septic tank 1 Make O'Neal Date

Electrical Contractor E. A. Robinson Address Date Dec. 28-1925

Switch Range 1 Motors Fans Temporary service

OUTLETS Light 50 HEATERS Water¹ Space Centers of Distribution

Receptacles

Electrical Contractor A. E. Robinson Address Date Feb. 25-1926

No. fixtures set 28 Final approved by Date

Date of service Lowry -# 1021- 40 Outlets - Nov. 26-1929

Alterations or repairs # 3128- ADDITION - 2 garages; 1 Atelier; patio & covered Terrace- cost- \$ 9,500.00 Date July 19-1929--

Electrical # 15419- Jones Electric- 2 switch outlets- 8 light outlets- August 12-1940

Plumbing permit - Replace lavatory and sink - Herman March- August 22-1940

BUILDING PERMIT # 14821- Remodeling 2nd floor: owner builds- \$ 1,600.- Oct. 14-1940

Over

ALTERATIONS & ADDITIONS

Building Permits: # 18455 - - Painting, outside - Magnus Olsen, painter \$ 300..... June 5, 1944

44767 Giffen Industries, Inc: Re-Roofing: \$ 253: June 1, 1954

50301 by owner "For Sale" sign as per ordinance #1024 \$ xx May 2, 1956

51829 Giffen Industries, Inc: Re Roofing \$ 470: Oct. 18, 1956

#53453 Owner: Laying floor in garage to use for storage of furniture-\$200-6/3/57

#53907 Owner: Repairing patio & porch - \$200.00 - July 15, 1957

#77839 Owner, Angelillis: Minor repairs and painting - \$100 - 2/21/67

#83296 - Antonio Painter - Paint exterior only must comply with ord. 1060 \$535.00 11/13/69

#85042 - Owner - Paint and small repairs \$900.00 9/18/70

#08433-Owner-Minor repairs ext. and interior no structural-\$700-1-8-76

#08591-Owner-Replace existing windows with new units-\$500-2-11-76

#11767-Owner-Replace deteriorated exterior stairs with same sized installation in same location-\$400-7-22-77

#89426-Owner-Addition of storage room-\$600-10-4-77

#14955-Owner-Re-roof 20 sqs-\$1200-5-7-79

Plumbing Permits: # 14293- O. Schweitzer -2 showers - take out 2 sinks-, Oct. 14-1940

"# 14372-- O. Schweitzer -- 1 lavatory-- Oct. 19-1940

#55121-S & A Plumbing- 1 bath tub, 2 rough 8 set lavatory, 5 shower, 7 sink, slop; 2 rough, 8 set water closet, repipe-8-8-77

#57420-Felix Fera- 1 bath tub, 2 lavatory, 1 sink, residence, 2 water closet relocate-7-9-79

Electrical Permits: # 15865- Lyon Electric- 5 switch - 5 light outlets - 9 receptacles - 6 fixtures - 1 center of distribution - Oct. 14-1940

#30948 Frost Television: 1 Television antennae: March 14, 1950

#72930-Pan Am Electric- 12 switch outlets; 8 light outlets; 23 receptacles; 1 service 600 amps-2-23-76

#74249-Pan Am Electric- 12 switch outlets, 15 light outlets, 38 receptacles; 4 a/c window-8-3-77



PROJECT:
PRIVATE
RESIDENCE

1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

PROPOSED SITE
PLAN

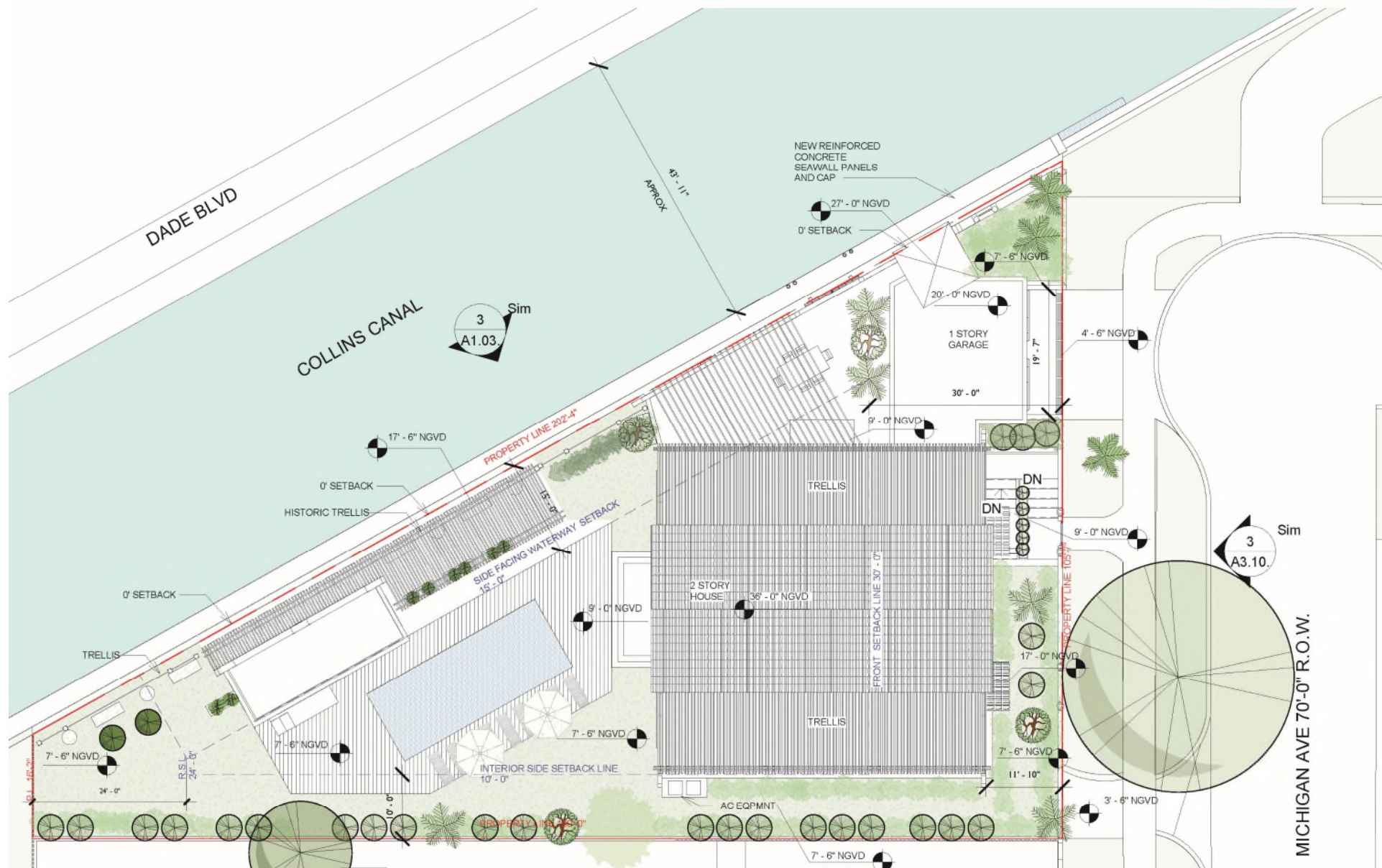
ALL DRAWINGS AND MATERIALS ARE THE PROPERTY OF MCG ARCHITECTURE. NO PART OF THIS DRAWING OR MATERIALS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MCG ARCHITECTURE. 11/2020

SCALE: 1/16" = 1'-0"

CHECK: JMC

DATE: 07/07/24

SHEET NUMBER





PROJECT:
PRIVATE
RESIDENCE

1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

LEVEL 1
PROPOSED PLAN

RENDERED PHOTOGRAPHY BY JORDAN LUCAS ARCHITECTS
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN
FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS
OTHERWISE INDICATED. THIS PLAN WAS NOT TO BE USED FOR
CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF
STUDIO MCG ARCHITECTURE.

SCALE: 3/32" = 1'-0"
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER





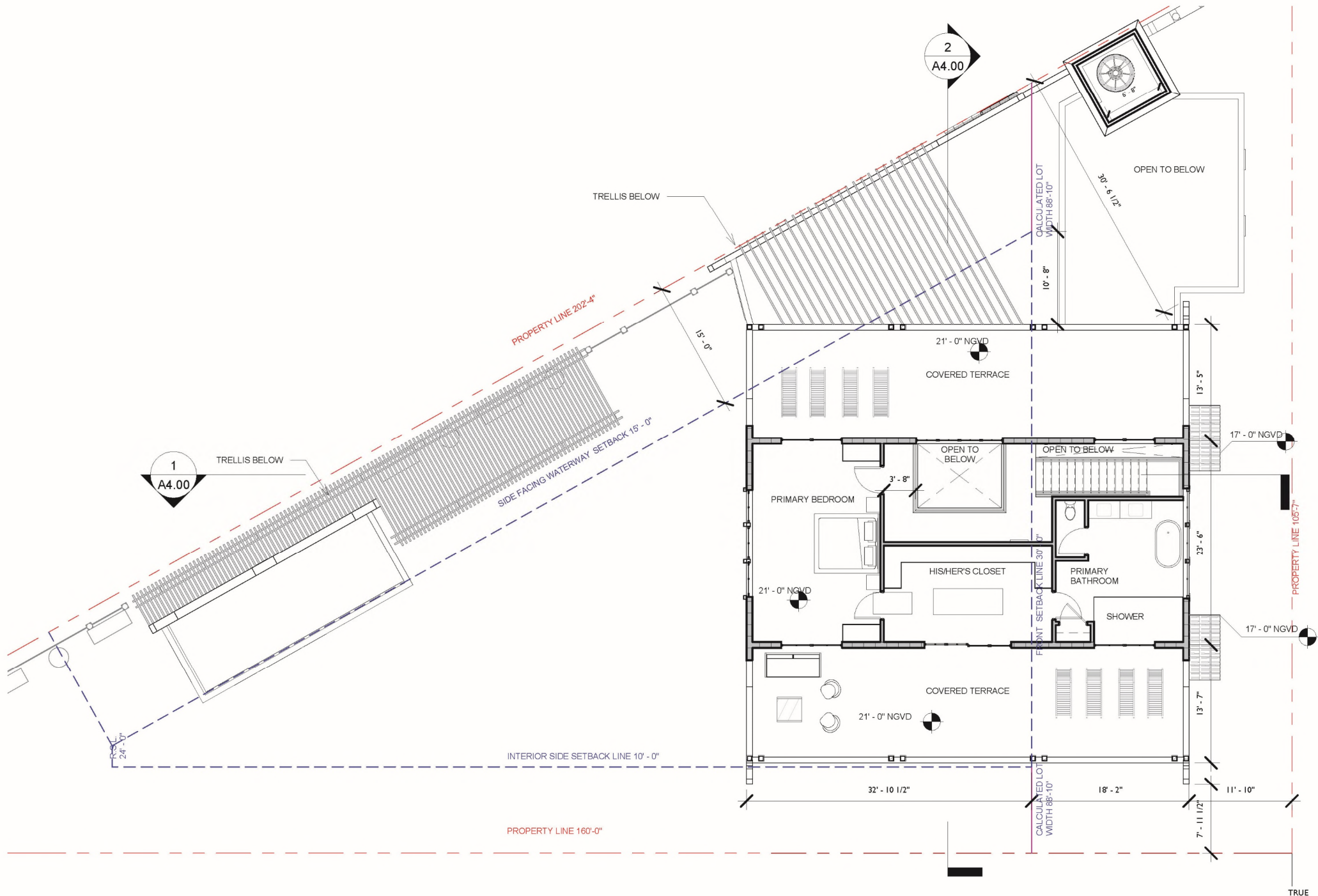
PROJECT:
PRIVATE
RESIDENCE

1818 Michigan Ave. Miar
Beach, FL 33139

DRAWING:

LEVEL 2
PROPOSED PLA

REGISTERED PROFESSIONAL ARCHITECT
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HERE
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK
OF STUDIO MCE ARCHITECTURE AND MAY NOT BE REPRODUCED
OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT
OF STUDIO MCE ARCHITECTURE & PLANNING, INC. (S2)
SCALE: 3/32" = 1'
CHECK: JMK
DATE: 07/07/24
SHEET NUMBER



2129

PROJECT NUMBER

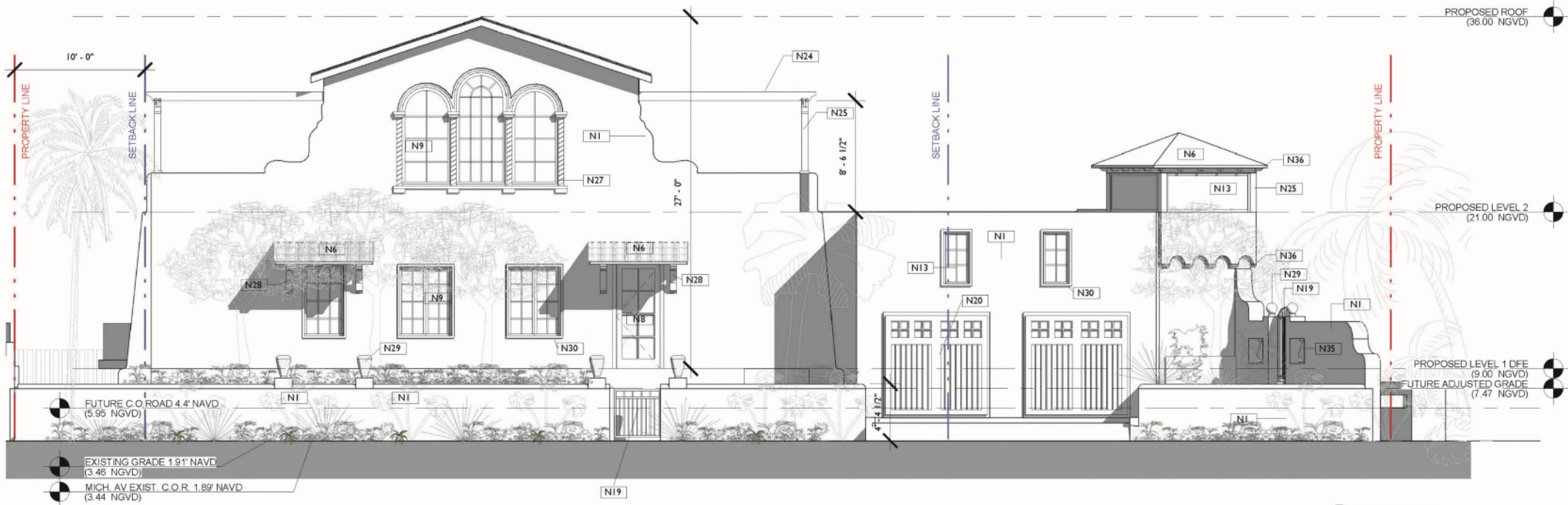


PROJECT:
PRIVATE
RESIDENCE

1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ROOF W/ BARREL TILE AND STUCCO FASCIA
N8	POWDER-COATED ALUMINUM DOOR W/GLASS INSERTS
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N19	POWDER-COATED ALUMINUM GATE
N20	CARRIAGE STYLE WOOD GARAGE DOOR
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL
N25	WOOD COLUMNS
N27	
N28	EAVE BRACKET
N29	STUCCO FINIALS
N30	WOOD WINDOW FRAME
N35	STUCCO BALUSTERS
N36	WOOD CORBEL DETAIL



EAST ELEVATION

JRN-BFPR H/CONNEY FLORIDA LIC# AP93544

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN

CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDENT NAME AND NOT BE REPRODUCED OR RE-PUBLISHED

USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE COMPANY.

OF STUDIES IN THE AREA OF TEXTILE & FIBER RESEARCH, INC. (S) 2011

SCALE: $1/8" = 1'-0"$

CHECK: JMC

DATE: 07/07/24

01/01/24

SHEET NUMBER

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

A3.00

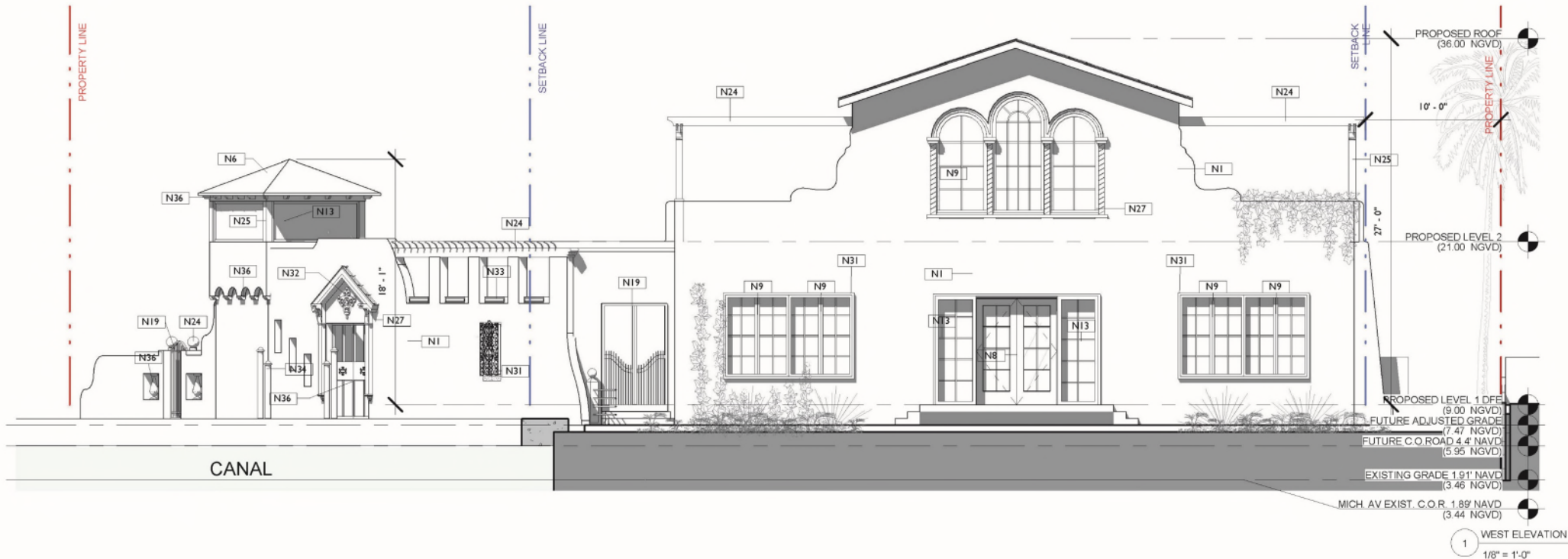
Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ROOF W/ BARREL TILE AND STUCCO FASCIA
N8	POWDER-COATED ALUMINUM DOOR W/GLASS INSERTS
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N19	POWDER-COATED ALUMINUM GATE
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL
N25	WOOD COLUMNS
N27	WOOD ORNAMENTAL DETAIL
N31	W/L ORNAMENT ON WALL OPENING
N32	WOOD MEDALLION DETAIL
N33	ORNAMENTAL PLANTER
N34	CANAL POLES (PALI DI CASADA)
N36	WOOD CORBEL DETAIL



PROJECT:
PRIVATE
RESIDENCE

1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:



WEST ELEVATION

DESIGNED BY: STUDIO MCG ARCHITECTURE
ALL DRAWINGS AND WRITTEN MATERIAL ARE THE PROPERTY OF STUDIO MCG ARCHITECTURE. NO PART OF THIS DRAWING OR WRITTEN MATERIAL MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF STUDIO MCG ARCHITECTURE. A PROFESSIONAL SEAL IS REQUIRED FOR ALL DRAWINGS.
SCALE: 1/8" = 1'-0"
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N6	GABLED ROOF W/ BARREL TILE AND STUCCO FASCIA
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N19	POWDER-COATED ALUMINUM GATE
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL
N25	WOOD COLUMNS
N28	EAVE BRACKET
N36	WOOD GORBEL DETAIL



7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

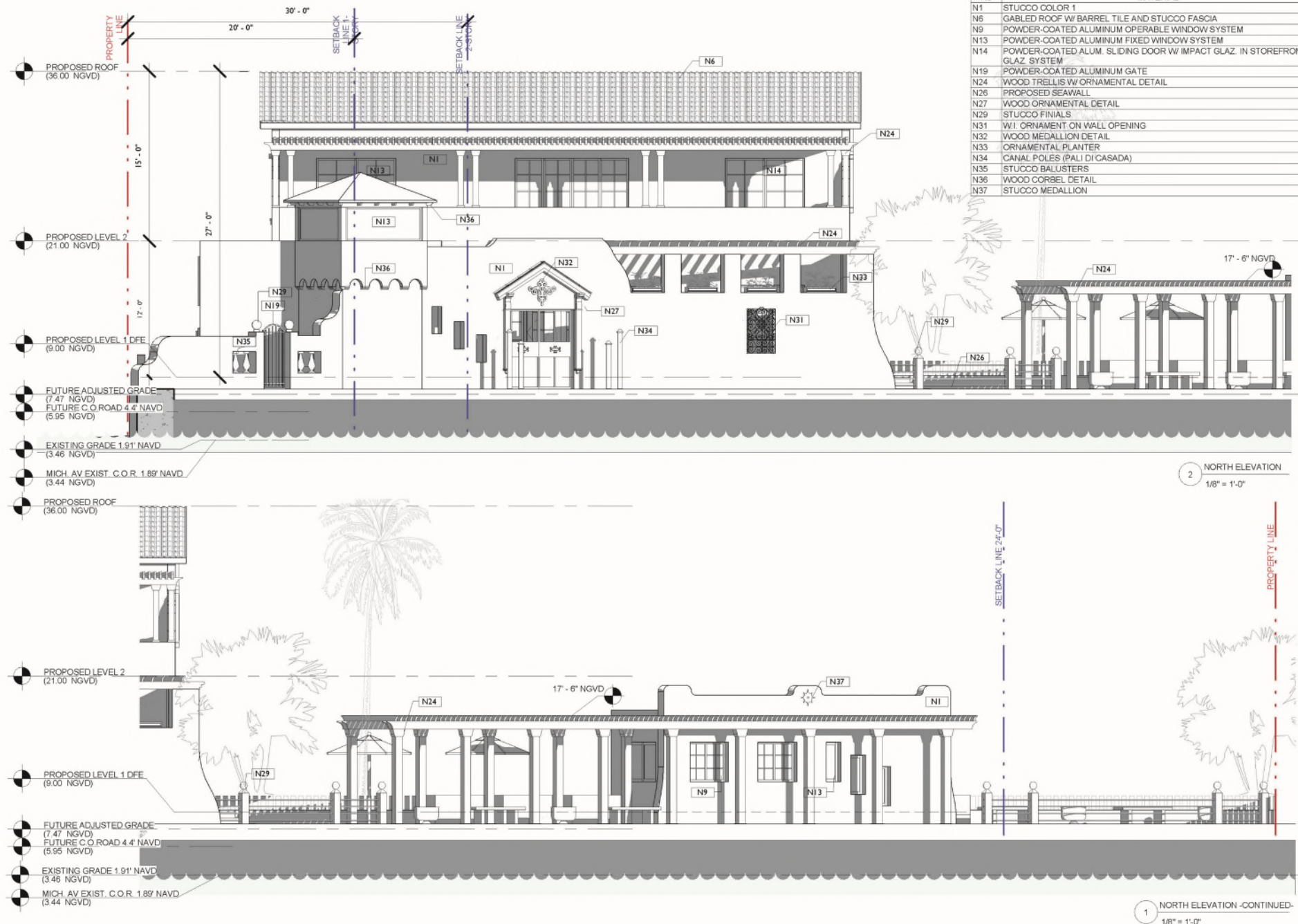
SOUTH
ELEVATION



1818 MICHIGAN AVE. MIAMI BEACH, FL 33139
ALL DRAWINGS AND MATERIALS ARE THE PROPERTY OF MCG ARCHITECTURE. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF MCG ARCHITECTURE IS PROHIBITED.
SCALE: 1/8" = 1'-0"
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

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

A3.02





PROJECT:
PRIVATE
RESIDENCE

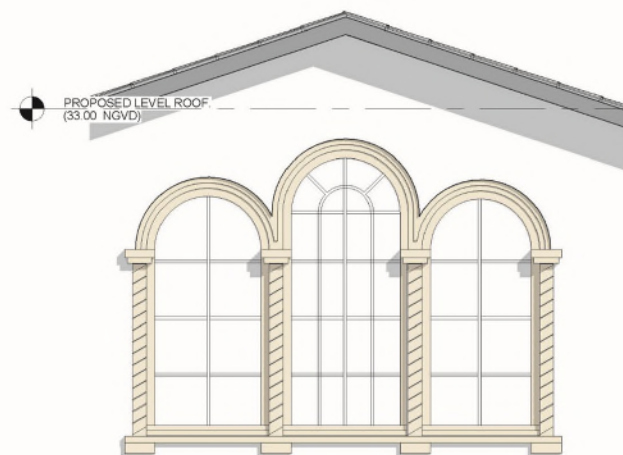
1818 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

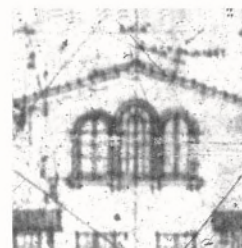
HISTORIC
DETAILS

DESIGNED BY: JONAS P. KLEINER, AIA
ALL DRAWINGS AND MATERIALS ARE THE PROPERTY OF
STUDIO MCG ARCHITECTURE AND MAY NOT BE REPRODUCED,
COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN
CONSENT OF STUDIO MCG ARCHITECTURE, INC.
SCALE: As Indicated
CHECK: JMC
DATE: 07/07/24
SHEET 12 OF 12

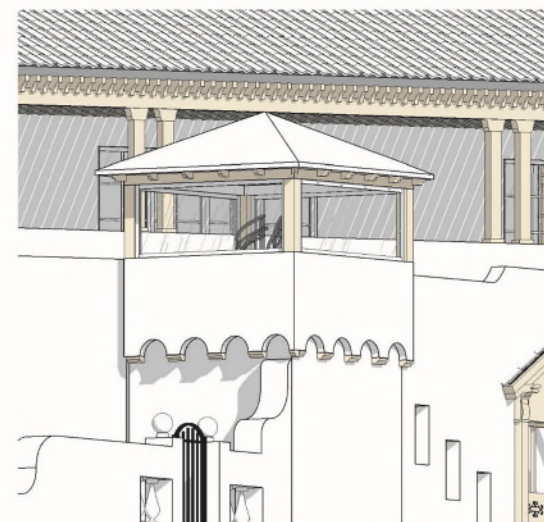
A2.90



1 ARCHED WINDOW VW DETAILS- E & W FACADES
1/4" = 1'-0"



1A ORIG. MICROFILM 1921



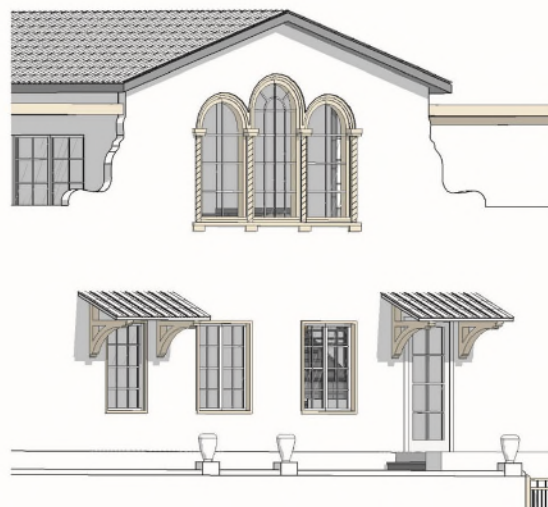
2 TOWER FAC. DADE BLVD & CANAL



2A ORIG. PHOTO 1



2B ORIG PHOTO 2



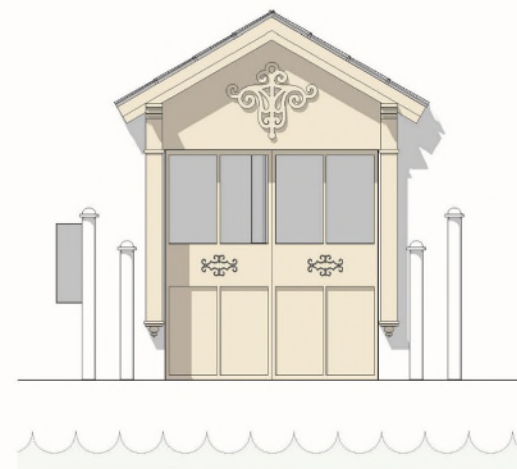
3 WINDOW OVERHANGS & DETAILS- E FACADE



3A ORIG. MICROFILM 1921



3B FOR SALE DRAWING 1928



4 GATE FACADE FAC. DADE BLVD & CANAL
1/4" = 1'-0"



4A ORIG PHOTO OF CANAL GATE



4B POSTCARD OF CANAL GATE



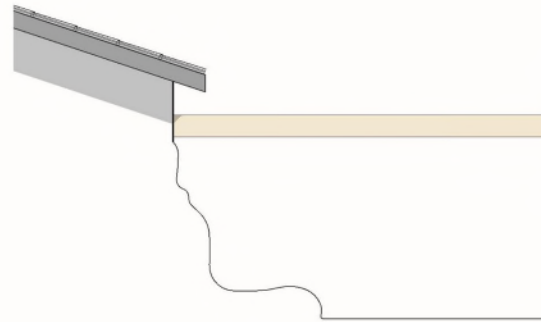
1 WI DETAIL FACING D.B./CANAL/ COLLINS
1/2" = 1'-0"



1A HISTORIC PHOTO WINDOW GRATE



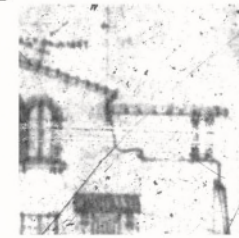
1B EXISTING PHOTO OF WINDOW GRATE



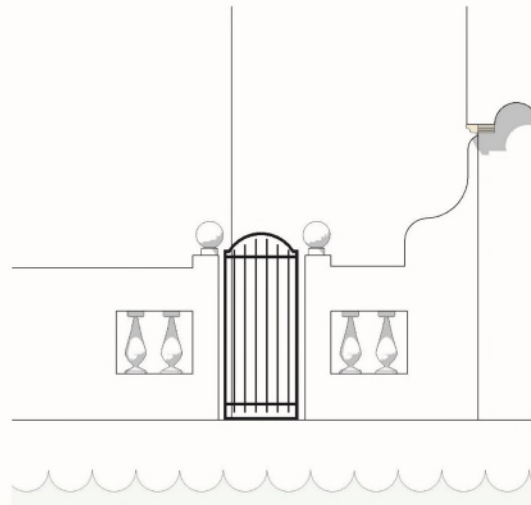
2 STUCCO SCROLL DTL
1/4" = 1'-0"



2A ORIGINAL PHOTO



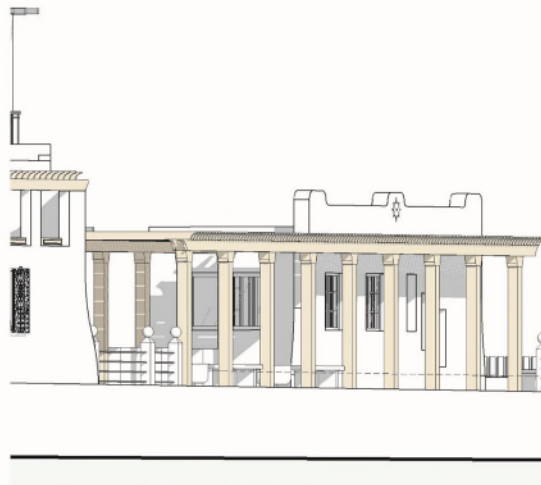
2B ORIG. MICROFILM 1921 SCROLL



3 YARD GATE FACING FAC. DADE BLVD & CANAL
1/4" = 1'-0"



3A POSTCARD OF GATE



4 TRELLIS W/ DETAILS



44 ORIG. PHOTO FROM CANAL



4B POSTCARD FROM CANAL



WOODEN TRELLIS



WOOD DOORS,
WHITE STUCCO



WROUGHT IRON GATES AND DETAILS



POWDER COATED ALUMINUM MULLIONS



DETAILS IN STUCCO



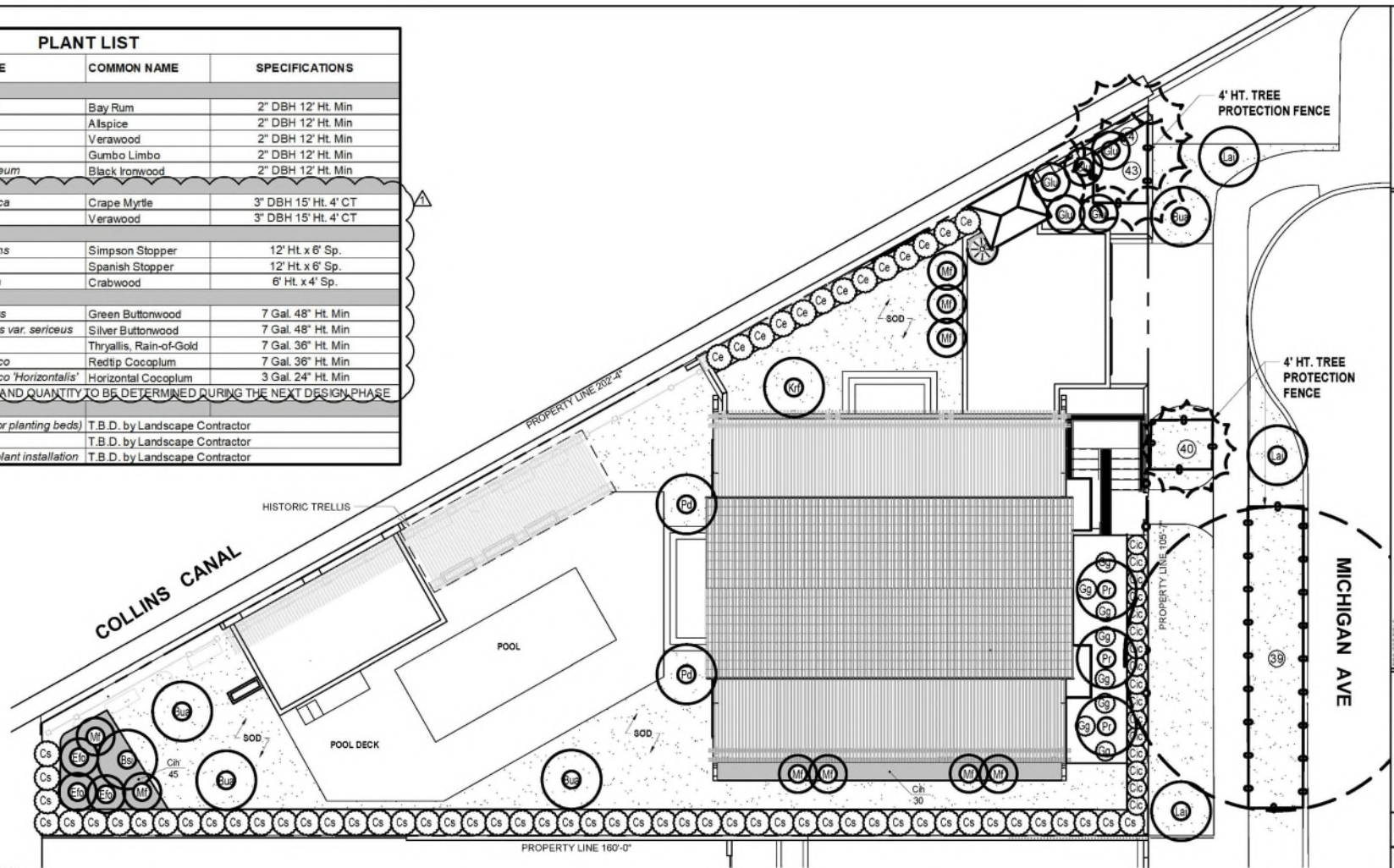
WHITE STUCCO, WOOD AND GLASS DOORS



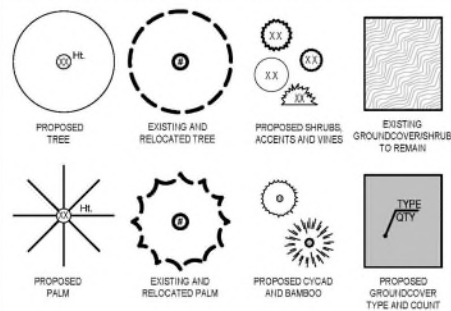
WHITE ORNAMENTAL GUARDRAILS



PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Pr	3	<i>Pimenta racemosa</i>	Bay Rum	2" DBH 12' Ht. Min
Pd	2	<i>Pimenta dioica</i>	Allspice	2" DBH 12' Ht. Min
Bua	3	<i>Bulnesia arborea</i>	Verawood	2" DBH 12' Ht. Min
Bsi	1	<i>Bursera simaruba</i>	Gumbo Limbo	2" DBH 12' Ht. Min
Krf	1	<i>Krugiodendron ferreum</i>	Black Ironwood	2" DBH 12' Ht. Min
STREET TREES				
Lai	3	<i>Lagerstroemia indica</i>	Crape Myrtle	3" DBH 15' Ht. 4" CT
Bua	1	<i>Bulnesia arborea</i>	Verawood	3" DBH 15' Ht. 4" CT
LARGE SHRUBS				
Mf	9	<i>Myrcianthes fragrans</i>	Simpson Stopper	12' Ht. x 6' Sp.
Efo	3	<i>Eugenia foetida</i>	Spanish Stopper	12' Ht. x 6' Sp.
Glu	5	<i>Gymnanthes lucida</i>	Crabwood	6' Ht. x 4' Sp.
SHRUBS				
Ce	13	<i>Conocarpus Erectus</i>	Green Buttonwood	7 Gal. 48" Ht. Min
Cs	50	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	7 Gal. 48" Ht. Min
Gg	8	<i>Galphimia glauca</i>	Thyallis, Rain-of-Gold	7 Gal. 36" Ht. Min
Cic	16	<i>Chrysobalanus icaco</i>	Redtip Cocoplum	7 Gal. 36" Ht. Min
Cih	75	<i>Chrysobalanus icaco 'Horizontalis'</i>	Horizontal Cocoplum	3 Gal. 24" Ht. Min
GROUNDCOVERS AND ACCENTS TYPE AND QUANTITY TO BE DETERMINED DURING THE NEXT DESIGN PHASE				
SUPPLEMENTAL				
TBD	Pine Bark Mulch (for planting beds)		T.B.D. by Landscape Contractor	
TBD	Planting Top Soil		T.B.D. by Landscape Contractor	
TBD	Fertilizer for initial plant installation		T.B.D. by Landscape Contractor	



PLANTING PLAN GRAPHIC LEGEND



Variances

1. Front setback of 0'-0" from the east property line, when 30'-0" is required
2. North side interior setback of 0'-0", when 10'-0" is required
3. Sum of the side yard setbacks of 10'-0", when 22'-2" is required
4. Front yard open space of 25.8% (754 sq. ft.), when 50% (1,457.6 sq. ft.) is required
5. Lot coverage of 35.8% (3,496 sq. ft.), when 30% (2,923 sq. ft.) is permitted





1810 Michigan Avenue



1 ARCHIVE IMAGES LOT 2



2 ARCHIVE IMAGES LOT 2







PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

PROPOSED SITE
PLAN.



REGISTERED ARCHITECT FLORIDA LICENSE #10354

ALL DRAWINGS ARE THE PROPERTY OF MCG ARCHITECTURE. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MCG ARCHITECTURE.

SCALE: 1/16" = 1'-0"

CHECK: JMC

DATE: 07/07/24

SHEET NUMBER

A1.50.



2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

LEVEL 1
PROPOSED PLAN.



FOR THE ARCHITECT: FLORIDA LIC. ARCHITECT

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS OF
CONCRETE ARE IN FEET AND INCHES. DIMENSIONS OF
WOOD ARE IN FEET AND INCHES. DIMENSIONS OF
METAL ARE IN FEET AND INCHES. DIMENSIONS OF
GLASS ARE IN FEET AND INCHES. DIMENSIONS OF
OTHER MATERIALS ARE IN FEET AND INCHES.

SCALE: 1/8" = 1'-0"

CHECK: JMC

DATE: 07/07/24

SHEET NUMBER

A2.01.



PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

LEVEL 2
PROPOSED PLAN.

304-4881 MCCORMY FLORIDA LLC AR55344

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREON
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF
STUDIO PH+G AND ITS/THEIR ASSOCIATES AND MAY NOT BE REPRODUCED,
COPIED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF
STUDIO PH+G AND ITS/THEIR ASSOCIATES. SEE DRAWING NO. 10-250

SCALE: 1/8" = 1'-0"

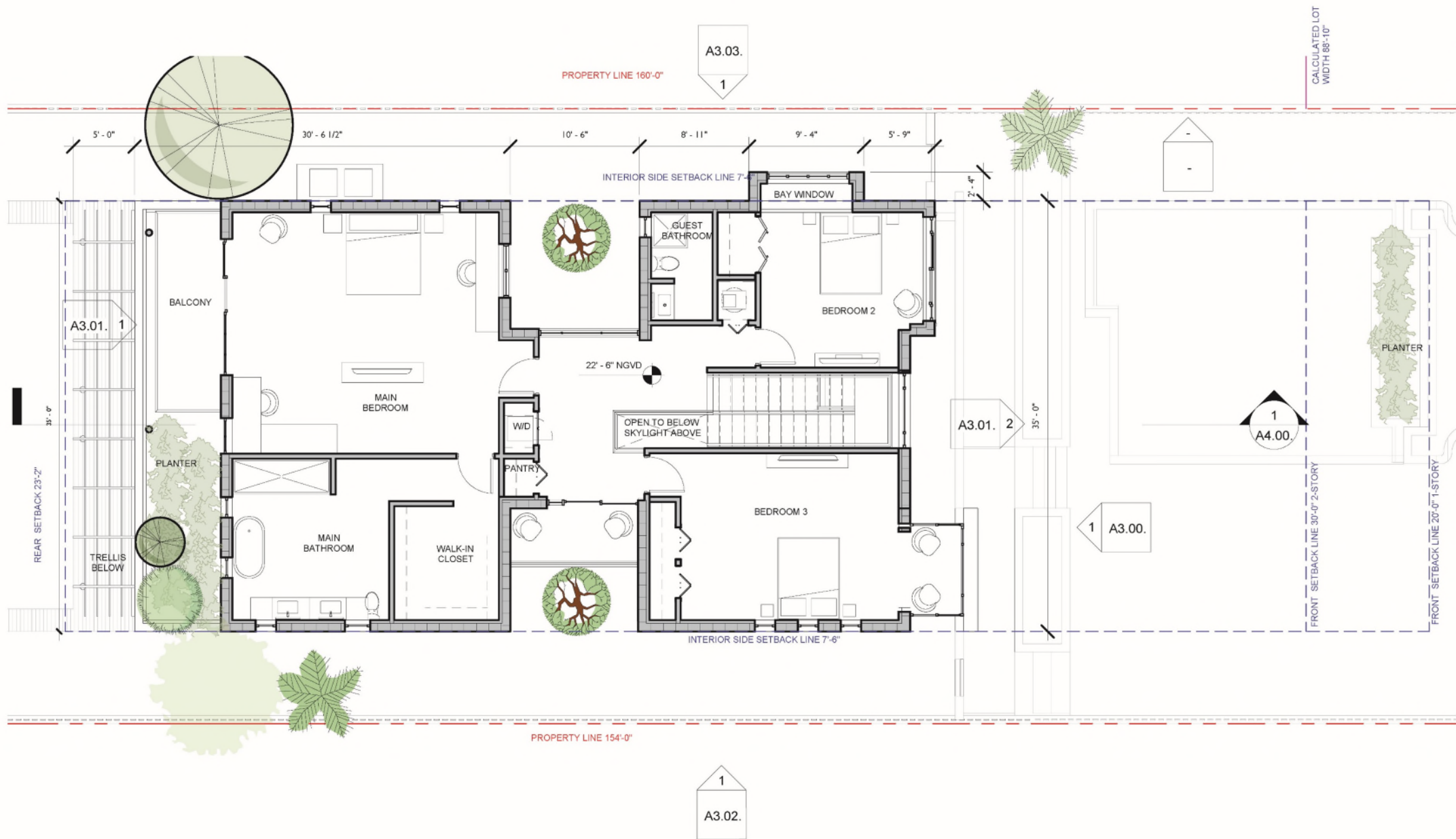
CHECK: JMC

DATE: 07/07/24

SHEET NUMBER

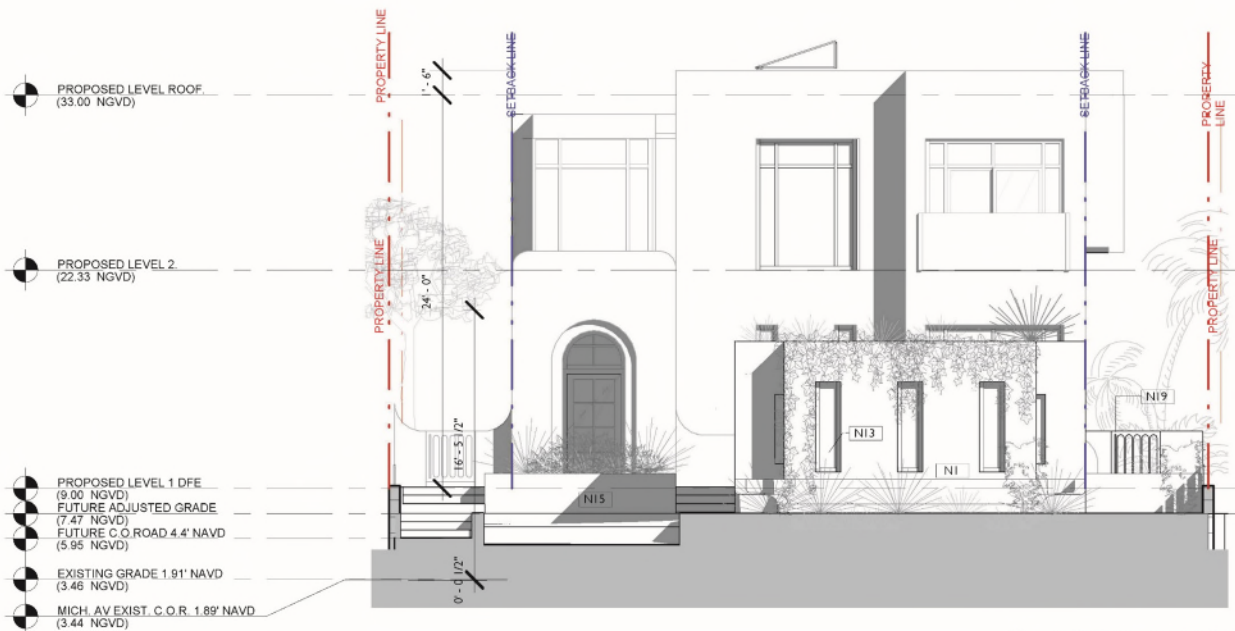
TRUE

A2.02.





1 EAST ELEVATION - PROPOSED - MAIN HOUSE.
1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED - GARAGE.
1/8" = 1'-0"

Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N5	ALUMINUM AND GLASS GUARDRAIL
N8	POWDER-COATED ALUMINUM DOOR W/GLASS INSERTS
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N15	PLANTER W/ STUCCO FINISH
N19	POWDER-COATED ALUMINUM GATE

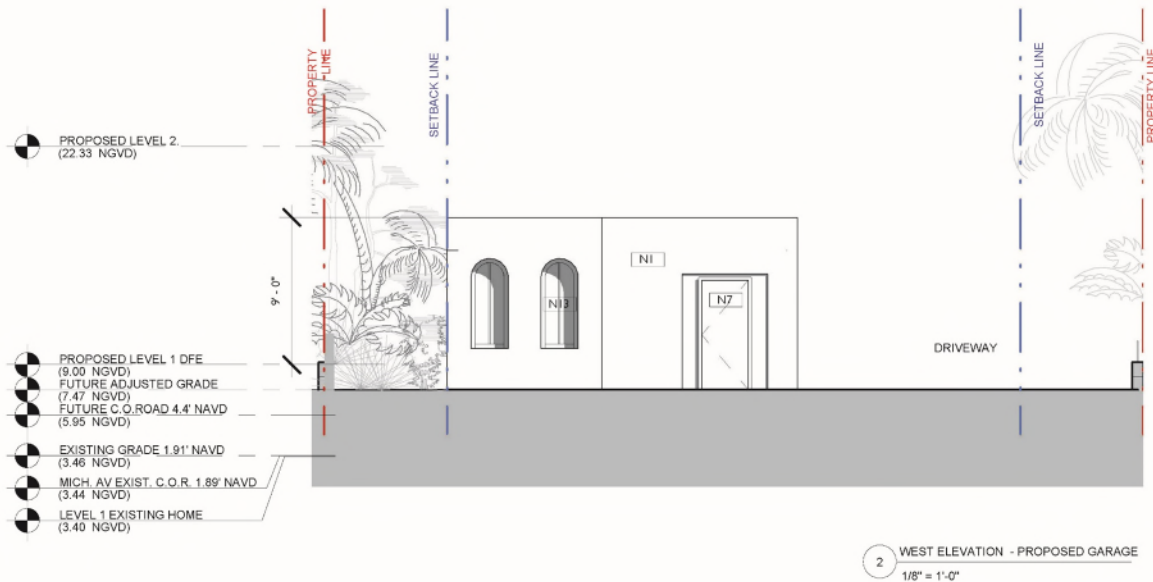
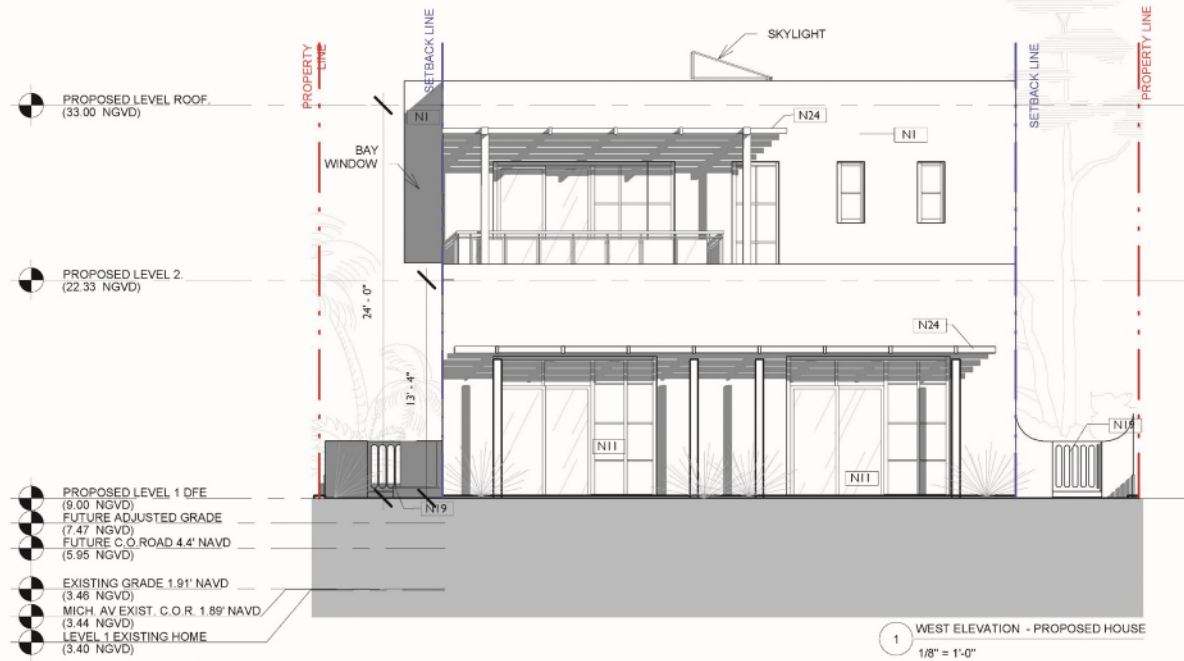


PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

EAST ELEVATION.



Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N7	POWDER-COATED ALUMINUM DOOR
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N19	POWDER-COATED ALUMINUM GATE
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL

STUDIO
McG
ARCHITECTURE

7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

WEST ELEVATION.

REGISTERED PROFESSIONAL ARCHITECT
ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
SCALE: 1/8" = 1'-0"
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

A3.01.

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

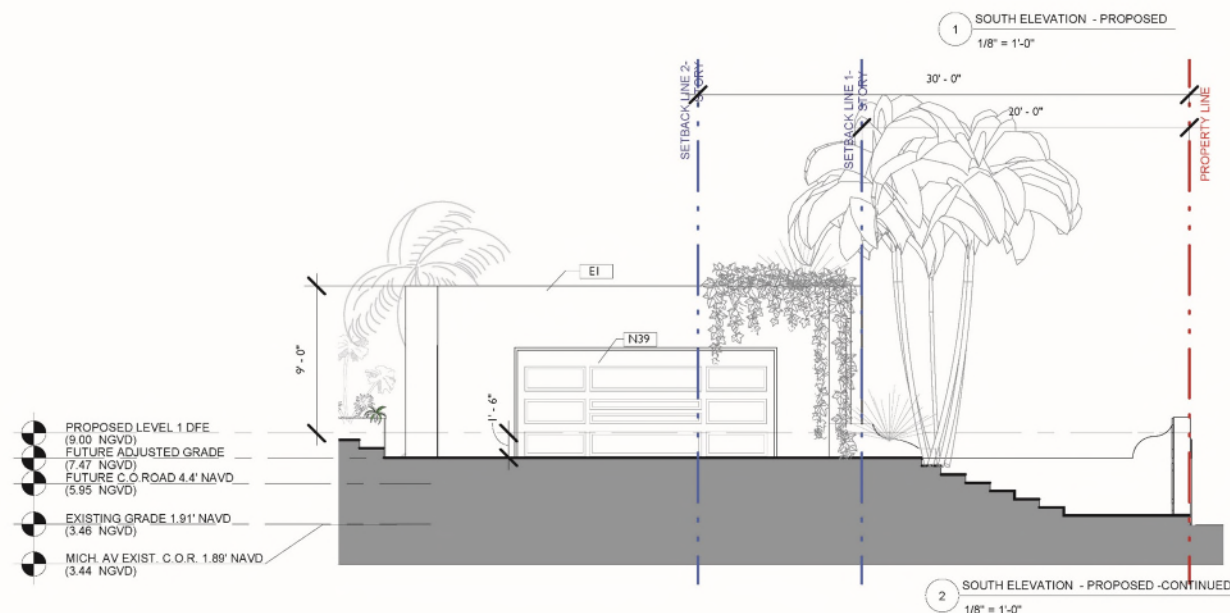
SOUTH
ELEVATION.

REGISTERED PROFESSIONAL ARCHITECT
ALL DRAWINGS ARE UNLESS OTHERWISE NOTED:
CONFORM TO THE MINIMUM REQUIREMENTS OF
THE FLORIDA BOARD OF ARCHITECTURE
FOR THE PRACTICE OF ARCHITECTURE
IN FLORIDA
SCALE: 1/8" = 1'-0"
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

A3.02.



Keynote Legend		
KS	EXISTING	MATERIAL
E1	EXISTING STUCCO FINISH	
N1	STUCCO COLOR 1	
N5	ALUMINUM AND GLASS GUARDRAIL	
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM	
N11	POWDER-COATED ALUMINUM SLIDING DOOR W/ IMPACT GLAZING	
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM	
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL	
N39	ALUMINUM GARAGE DOOR	



Keynote Legend	
KS	MATERIAL
N1	STUCCO COLOR 1
N9	POWDER-COATED ALUMINUM OPERABLE WINDOW SYSTEM
N13	POWDER-COATED ALUMINUM FIXED WINDOW SYSTEM
N14	POWDER-COATED ALUM. SLIDING DOOR W/ IMPACT GLAZ. IN STOREFRONT GLAZ. SYSTEM
N15	PLANTER W/ STUCCO FINISH
N24	WOOD TRELLIS W/ ORNAMENTAL DETAIL



7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER



PROJECT:
PRIVATE
RESIDENCE

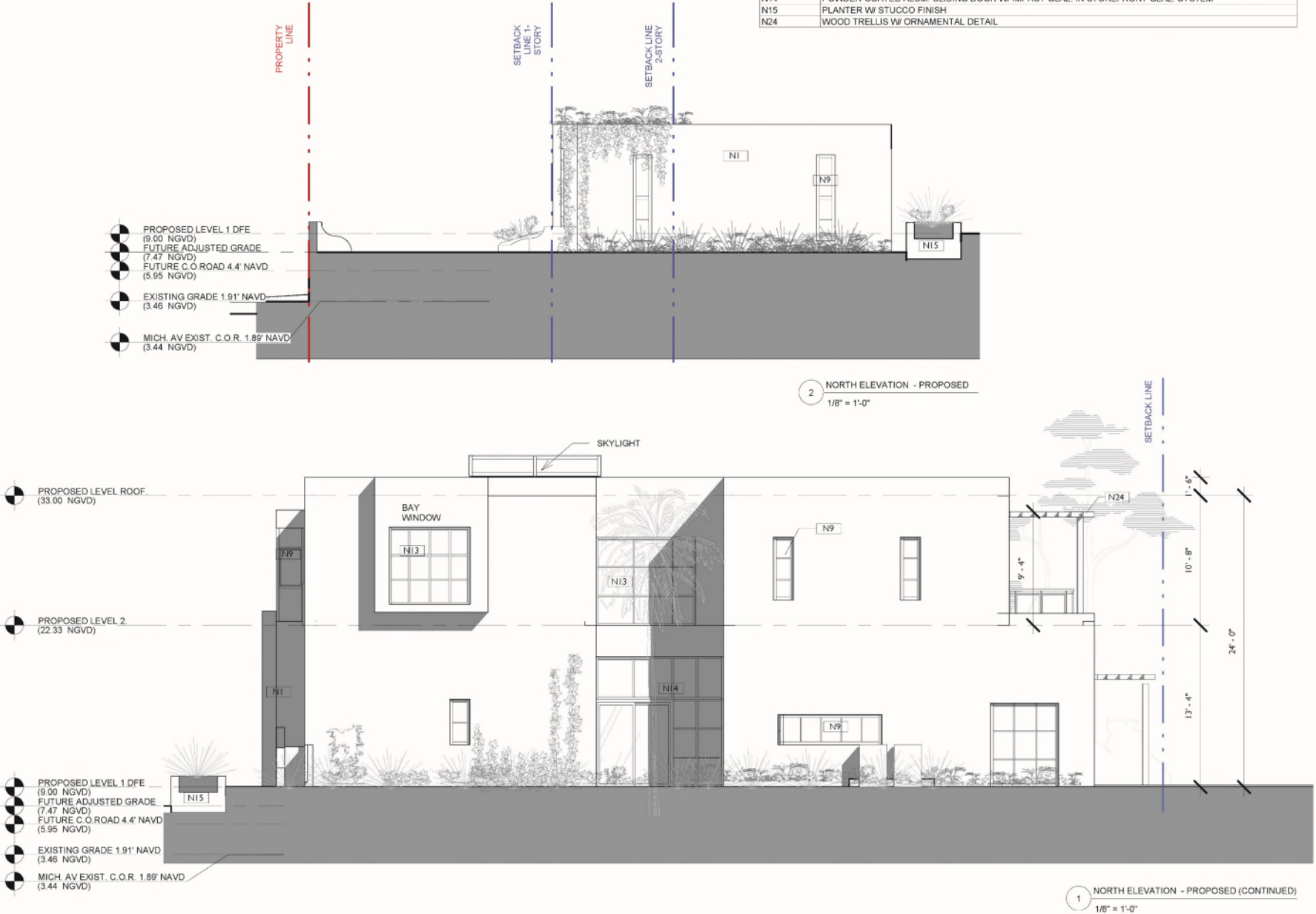
1810 Michigan Ave. Miami
Beach, FL 33139

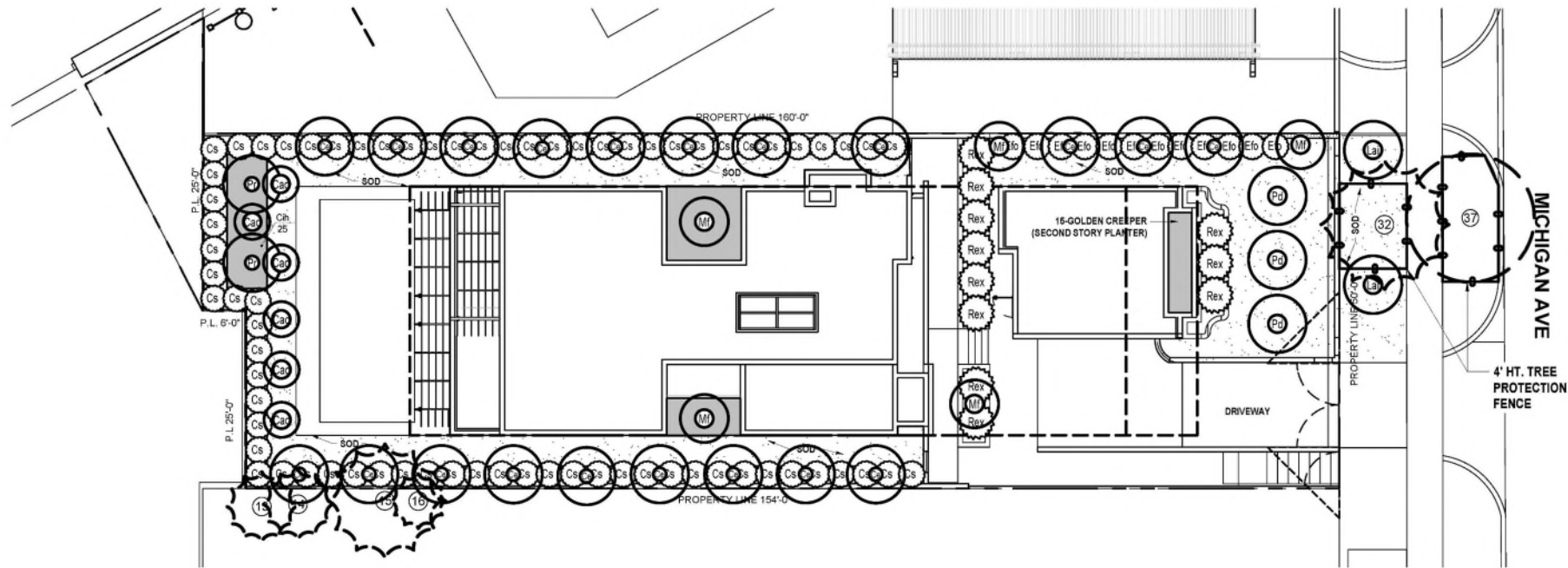
DRAWING:

NORTH
ELEVATION.

JENNIFER MCGHEE, FLORENCE, FL 32204
ALL DRAWINGS ARE THE PROPERTY OF JENNIFER MCGHEE ARCHITECTURE, INC.
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JENNIFER MCGHEE ARCHITECTURE, INC.
SCALE: 1/8" = 1'-0"
CHECK: JMC
DATE: 07/07/24
SHEET NUMBER

A3.03.

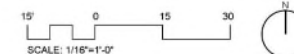
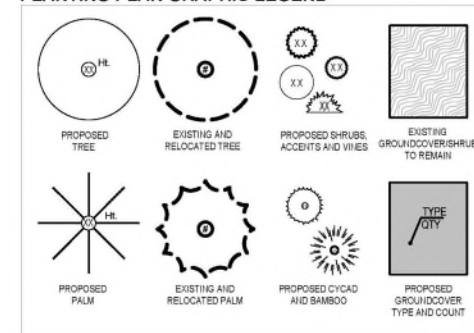




PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Pd	3	<i>Pimenta dioica</i>	Allspice	2" DBH 12' Ht. Min
Ce	20	<i>Conocarpus Erectus</i>	Green Buttonwood	2" DBH 12' Ht. Min
Rr	2	<i>Pimenta racemosa</i>	Bay Rum	2" DBH 12' Ht. Min
STREET TREES				
Lai	2	<i>Lagerstroemia indica</i>	Crape Myrtle	3" DBH 15' Ht. Min
PALMS				
Rex	11	<i>Rhapis excelsa</i>	Lady Palm	25 Gal.
LARGE SHRUBS				
Cac	6	<i>Capparis cynophallophora</i>	Jamaican Caper	6' Ht. x 4' Sp. Min
Mf	5	<i>Myrcianthes fragrans</i>	Simpson Stopper	12' Ht. x 6' Sp. Min
SHRUBS				
Cs	71	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	15 Gal. 48" Ht. Min
Cih	25	<i>Chrysobalanus icaco 'Horizontalis'</i>	Horizontal Cocoplum	3 Gal. 24" Ht. Min
Efo	12	<i>Eugenia foetida</i>	Spanish Stopper	15 Gal. 48" Ht. Min
GROUNDCOVERS AND ACCENTS TYPE AND QUANTITY TO BE DETERMINED DURING THE NEXT DESIGN PHASE				
SUPPLEMENTAL				
TBD		Pine Bark Mulch (for planting beds)	T.B.D. by Landscape Contractor	
TBD		Planting Top Soil	T.B.D. by Landscape Contractor	
TBD		Fertilizer for initial plant installation	T.B.D. by Landscape Contractor	

PLANTING PLAN GRAPHIC LEGEND





WOODEN TRELLIS



BARREL ROOF TILE IN COLOR VARIATIONS



DETAILS IN STUCCO



WOOD DOORS,
WHITE STUCCO



WROUGHT IRON ORNAMENTED GATE



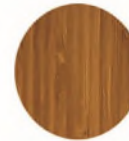
WHITE ORNAMENTAL GUARDRAILS



MOSAIC DETAILS, WHITE STUCCO, WOOD AND GLASS DOORS



FLORIDA ROOM



POWDER COATED ALUMINUM MULLIONS



FLORIDA ROOM, ORIGINAL 1810 BUILDING
MATERIALS AND FINISHES.





Thank You

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.374.5300 office
305.377.6222 fax
Info@brzoninglaw.com