

*PRIVATE
RESIDENCE*

1810 Michigan Avenue
Miami Beach, FL 33139
New Residence

HISTORIC PRESERVATION BOARD



7500 NE 4th Court
Suite 102
Miami, FL 33138

2129

PROJECT NUMBER

PROJECT:
PRIVATE
RESIDENCE

1810 Michigan Ave. Miami
Beach, FL 33139

DRAWING:

COVER SHEET.

PROJECT TEAM

LAND USE ATTORNEY

Michael W. Larkin
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

ARCHITECT OF RECORD

Jennifer McConney, AIA
Studio Mc+G Architecture
7500 NE 4th CT, Studio 102
Miami, FL 33138
jennifer@studio-mcg.com
305.573.2728

OWNER'S REPRESENTATIVE

Juan Luis Quintana
Quintana Portal Villalon, PLLC
145 Almeria Ave
Coral Gables, FL 33134

Anthony Acetta
LAW OFFICES OF ANTHONY
ACCETTA, P.A.
135 San Lorenzo Ave
Penthouse 820
Coral Gables, Florida 33146

Digitally signed by
Jennifer McConney
DN: c=US,
o=STUDIO MCG
ARCHITECTURE,
dnQualifier=A0141
0D00000186945F53
0E0000E32D,
cm=Jennifer
McConney
Date: 2024.04.13
13:14:40 -0400'

JENNIFER MCCONNEY FLORIDA LIC# AR33044
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(c) 2020

SCALE:

CHECK:

DATE: 4/12/24

SHEET NUMBER

A0.00.

LIST OF DRAWINGS 1810 MICHIGAN AVE.

Sheet Name	Sheet Number
SURVEY.	-
RENDERING.	1A.
RENDERING.	2A.
COVER SHEET.	A0.00.
INDEX AND DATA.	A0.01.
AERIAL PHOTOS.	A0.02.
AXONOMETRIC PHOTOS.	A0.03.
SITE PHOTO LOCATIONS.	A0.04.
SITE PHOTOGRAPHY.	A0.05.
SITE PHOTOGRAPHY.	A0.06.
SITE PHOTOGRAPHY.	A0.07.
SITE PHOTOGRAPHY.	A0.08.
SITE PHOTOGRAPHY.	A0.09.
SITE PHOTOGRAPHY.	A0.10.
BUILDING CARDS.	A0.11.
ARCHIVE IMAGES.	A0.12.
DIAGRAM - ADDITIONS OVER TIME.	A0.20.
EXISTING LOCATION PLAN.	A1.00.
EXISTING SITE PLAN.	A1.01.
EXISTING STREET ELEVATIONS.	A1.03.
EXISTING BUILDING GROUND LEVEL PLAN.	A1.04.
EXISTING BUILDING 2ND LEVEL PLAN.	A1.05.
EXISTING BUILDING ELEVATIONS SOUTH AND NORTH.	A1.06.
EXISTING BUILDING ELEVATIONS WEST AND EAST.	A1.07.
PROPOSED LOCATION PLAN.	A1.30.
PROPOSED SITE PLAN.	A1.50.
LEVEL 1 PROPOSED PLAN.	A2.01.
LEVEL 2 PROPOSED PLAN.	A2.02.
LEVEL ROOF PROPOSED PLAN.	A2.03.
EAST ELEVATION.	A3.00.
WEST ELEVATION.	A3.01.
SOUTH ELEVATION.	A3.02.
NORTH ELEVATION.	A3.03.
PROPOSED STREET ELEVATIONS.	A3.10.
SECTION.	A4.00.

Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Ocean Drive / Collins Historic District; Miami Beach Architectural District

ITEM #	Zoning Information			
1	Address:	1810 MICHIGAN AVENUE MIAMI BEACH, FL 33139		
2	Board and File numbers:			
3	Folio number(s):	02-3234-001-0030		
4	Year constructed:	Multiple	Zoning District:	RS-4 Residential
5	Base Flood Elevation:	5.62 NGVD	Grade Value in NGVD:	0.00 'NGVD
6	Adjusted grade (Flood+Grade/2)	4.00 'NGVD	Lot Area: (Variance required)	±7,850 SF ±0.18 acres
7	Lot Width (Variance required)	50	Lot Depth	160' north line, 154' south line
8	Minimum Unit Size	1,800 SF		
9	Existing User	VACANT	Proposed Use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	27' SLOPED, 24' FLAT		25'	
11	Number of Stories	2	2	2	-
12	FAR Max	N/A	-	-	-
13	Minimum Unit Size (Square Feet)	1,800		3,925	-
14	Maximum Unit Size (% of Lot Area)	50% (7,850 x .5 = 3,925)		3,925	-
15	Minimum Lot Area (square feet)	6,000	7,850	7,850	-
16	Minimum Lot Width (feet)	50	50	50	-
17	Maximum Lot Coverage for a single-story Home (% of lot area)	40%	N/A	N/A	N/A
18	Maximum Lot Coverage for a 2story Home (% of lot area)	30% (7,850 x .3 = 2,355)		2076 (26%)	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback (East)	20'-0" One story structure, 0" Two-story structure	N/A	20'-0" house, 30'-0" garage	-
20	Rear Setback (West):	15 % of lot depth, 20' min. 50' max.	N/A	23'-2"	-
21	Side interior Setback (North and South):*	7'-6"	N/A	7'-6"	-
22	*Lots 65 feet in width or less	and the sum of the required side yards shall be at least 25% of the lot width (25% of 50'=12'6")	N/A	15'-0"	-

23	Is this a contributing building?	YES		
24	Located within a Local Historic District?	YES	Palm View Historic District	

REQUESTED VARIANCES				



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INDEX AND DATA.

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(c) 2020

SCALE:

CHECK:

DATE: 4/12/24

SHEET NUMBER

A0.01.

CERTIFY TO:
 QUINTANA & ASSOCIATES
PROPERTY ADDRESS:
 1800 MICHIGAN AVENUE (PARCEL A)
 1810 MICHIGAN AVENUE (PARCEL B)
 1818 MICHIGAN AVENUE (PARCEL C)
 VACANT LOT (MICHIGAN AVENUE)(PARCEL C)
 1835 MICHIGAN AVENUE (PARCEL D)
 1827 MICHIGAN AVENUE (PARCEL E)
 MIAMI BEACH, FLORIDA 33139

LEGAL DESCRIPTION:
 PARCEL A (1800 MICHIGAN AVENUE):
 LOT 1, IN BLOCK 10, PALM VIEW, ACCORDING TO THE PLAT THEREOF,
 RECORDED
 IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE
 COUNTY,
 FLORIDA.

PARCEL B (1810 MICHIGAN AVENUE & 1818 MICHIGAN AVENUE):
 ALL OF LOT 3, BLOCK 10, PALM VIEW SUBDIVISION, ACCORDING TO PLAT
 THEREOF RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS
 OF DADE COUNTY, FLORIDA, AND ALL OF LOT 2, BLOCK 10, EXCEPT THAT
 PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY
 CORNER OF LOT 2; THENCE RUN EASTERLY ALONG SOUTHERLY LINE OF
 SAID LOT 2 FOR A DISTANCE OF 6 FEET TO A POINT; THENCE RUN
 NORTHERLY ALONG A LINE PARALLEL TO AND 6 FEET EAST OF WESTERLY
 LINE OF LOT 2 FOR A DISTANCE OF 25 FEET TO A POINT; THENCE RUN
 WESTERLY ALONG A LINE PARALLEL TO AND 25 FEET NORTH OF
 SOUTHERLY LINE OF LOT 2 TO THE POINT ON WESTERLY LINE OF LOT 2;
 THENCE SOUTHERLY ALONG WESTERLY LINE OF LOT 2 FOR A DISTANCE
 OF 25 FEET TO THE .POINT OF BEGINNING, AND THAT PORTION OF LOT 4
 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY
 CORNER OF LOT 2; THENCE RUN NORTHERLY ALONG WESTERLY LINE OF
 LOT 2 FOR A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING; THENCE
 CONTINUE ALONG PREVIOUSLY DESCRIBED COURSE FOR A DISTANCE OF
 41.2 FEET TO THE POINT ON THE SOUTHERLY LINE OF COLLINS CANAL
 THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE OF COLLINS
 CANAL FOR A DISTANCE OF 19.0 FEET TO A POINT; THENCE RUN
 SOUTHEASTERLY FOR A DISTANCE OF 36.01 FEET TO THE POINT OF
 BEGINNING.

PARCEL C (VACANT LOT): ALL OF LOT 4 IN BLOCK 10 OF PALM VIEW
 SUBDIVISION, OF THE ALTON BEACH REALTY CO., ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE
 PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE FOLLOWING:
 BEGIN AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 10; THENCE
 NORTH 25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH
 41.2 FEET TO COLLINS CANAL; THENCE SOUTHWESTERLY ALONG THE
 BANK OF SAID COLLINS CANAL A DISTANCE OF 19 FEET; THENCE
 SOUTHEASTERLY TO THE POINT OF BEGINNING.
 AND
 THAT PART OF LOT 2 IN BLOCK 10 OF PALM VIEW SUBDIVISION OF THE
 ALTON BEACH REALTY CO., ACCORDING TO THE PLAT THEREOF, AS
 RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF
 DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE
 SOUTHWEST CORNER OF LOT 2; THENCE EAST 6 FEET; NORTH 25 FEET;
 WEST 6 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH ALONG
 THE WEST LINE OF LOT 2, A DISTANCE OF 25 FEET TO THE POINT OF
 BEGINNING.

PARCEL D (1835 MICHIGAN AVENUE):
 LOT 7, IN BLOCK 9, PALM VIEW, ACCORDING TO THE PLAT THEREOF,
 RECORDED
 IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE
 COUNTY,
 FLORIDA.

PARCEL E (1827 MICHIGAN AVENUE):
 LOT 8, IN BLOCK 9, PALM VIEW, ACCORDING TO THE PLAT THEREOF,
 RECORDED
 IN PLAT BOOK 6, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE
 COUNTY,
 FLORIDA.

FLOOD ZONE INFORMATION:
 THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND
 TO BE SITUATED IN:
 FLOOD ZONE: AE
 COMMUNITY: 12065 I
 PANEL NO: 317H
 DATE OF FIRM: 09/11/2009
 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

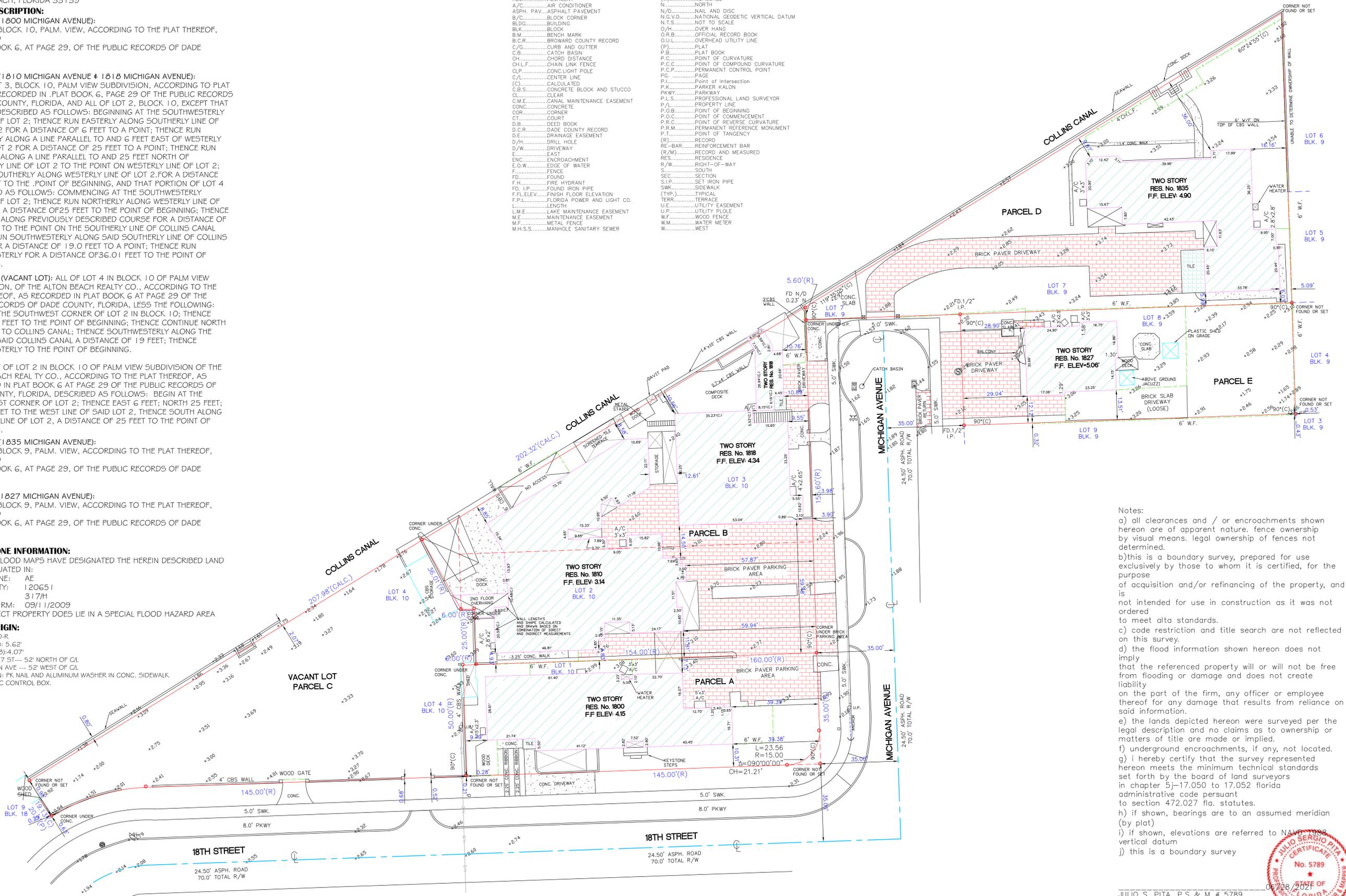
BM OF ORIGIN:
 NAME: Y-310-R
 ELEV(NGV29): 5.62'
 ELEV(NAV88): 4.07'
 LOCATION: 17 ST. --- 52' NORTH OF CL
 WASHINGTON AVE --- 52' WEST OF CL
 DESCRIPTION: FK NAIL AND ALUMINUM WASHER IN CONC. SIDEWALK
 NEAR TRAFFIC CONTROL BOX.

BOUNDARY SURVEY

SCALE: 1" = 20'

LEGEND OF SURVEY ABBREVIATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITIONER	N.....NORTH
ASPH. PAV.....ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/C.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.B.....OFFICIAL RECORD BOOK
B.C.R.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/G.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
CH.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CH.L.F.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
CLP.....CONC. LIGHT POLE	P.C.P.....PERMANENT CONTROL POINT
C/L.....CENTER LINE	PG.....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	P.L.S.....PROFESSIONAL LAND SURVEYOR
C.M.E.....CANAL MAINTENANCE EASEMENT	P/L.....PROPERTY LINE
CONC.....CONCRETE	P.O.B.....POINT OF BEGINNING
COR.....CORNER	P.O.C.....POINT OF COMMENCEMENT
CT.....COURT	P.R.C.....POINT OF REVERSE CURVATURE
D.B.....DEED BOOK	P.R.M.....PERMANENT REFERENCE MONUMENT
D.C.R.....DADE COUNTY RECORD	P.T.....POINT OF TANGENCY
D.E.....DRAINAGE EASEMENT	(R).....RECORD
D/H.....DRILL HOLE	RE-BAR.....REINFORCEMENT BAR
D/W.....DRIVEWAY	(R/M).....RECORD AND MEASURED
E.....EAST	RES.....RESIDENCE
ENC.....ENCROACHMENT	R/W.....RIGHT-OF-WAY
E.O.W.....EDGE OF WATER	S.....SOUTH
F.....FENCE	SEC.....SECTION
FD.....FOUND	S.I.P.....SET IRON PIPE
F.H.....FIRE HYDRANT	SWK.....SIDEWALK
FD.I.P.....FOUND IRON PIPE	(TYP).....TYPICAL
F.F.ELEV.....FINISH FLOOR ELEVATION	TERR.....TERRACE
F.P.L.....FLORIDA POWER AND LIGHT CO.	U.E.....UTILITY EASEMENT
L.....LENGTH	U.P.....UTILITY POLE
L.M.E.....LAKE MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.E.....MAINTENANCE EASEMENT	W.M.....WATER METER
M.F.....METAL FENCE	W.....WEST
M.H.S.S.....MANHOLE SANITARY SEWER	



Notes:
 a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
 b) this is a boundary survey, prepared for use exclusively by those to whom it is certified, for the purpose of acquisition and/or refinancing of the property, and is not intended for use in construction as it was not ordered to meet alta standards.
 c) code restriction and title search are not reflected on this survey.
 d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
 e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
 f) underground encroachments, if any, not located.
 g) i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.
 h) if shown, bearings are to an assumed meridian (by plat)
 i) if shown, elevations are referred to NAVD 88 vertical datum
 j) this is a boundary survey



JULIO S. PITA, P.S. & M # 5789
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

LB. # 8077
 9495 SW 95 STREET
 MIAMI, FLORIDA 33156
 TEL:(786) 242-7692 DADE (954) 779-3288 BRWD
 FAX:(786) 242-6914 DADE (954) 779-3280 BRWD
 E-MAIL: TKSURVEYS@GMAIL.COM

THOMAS J. KELLY
 SURVEYORS-MAPPERS
 LAND PLANNERS

BOUNDARY SURVEY

DATE: 7/28/2021
 SCALE: 1"=20'
 DRAWN BY: J.P. IV
 ORDER No. 21-1342
 SHEET 1 OF 1



1 RENDERING 1.



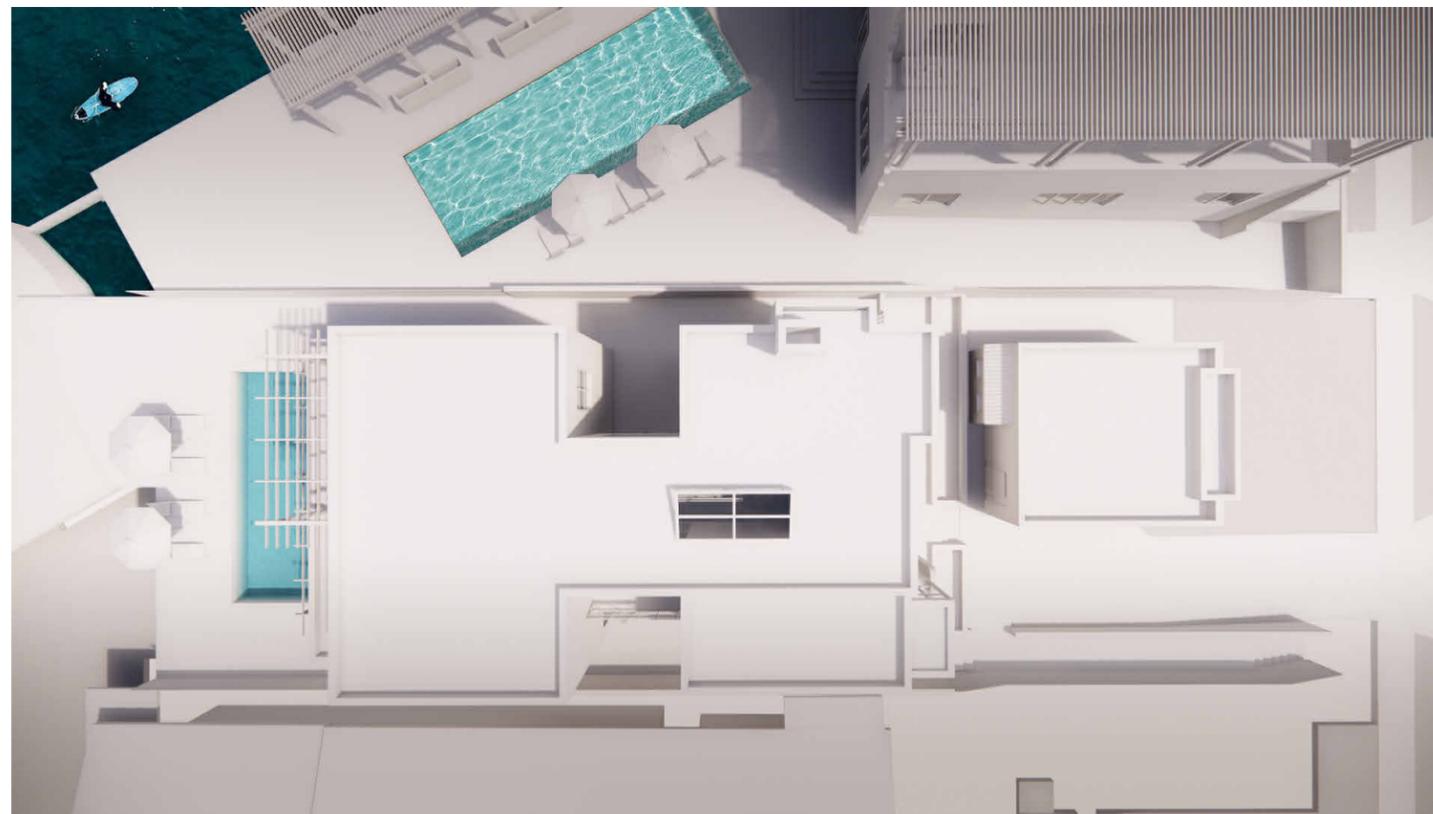
2 RENDERING 2.



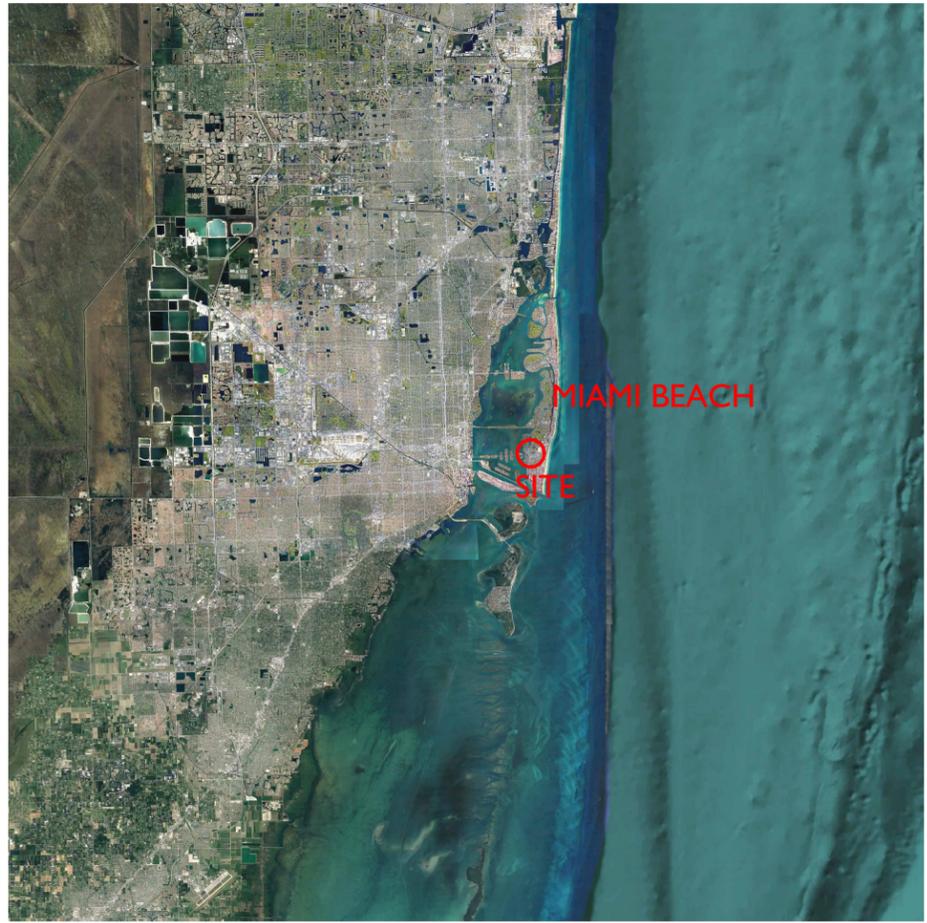
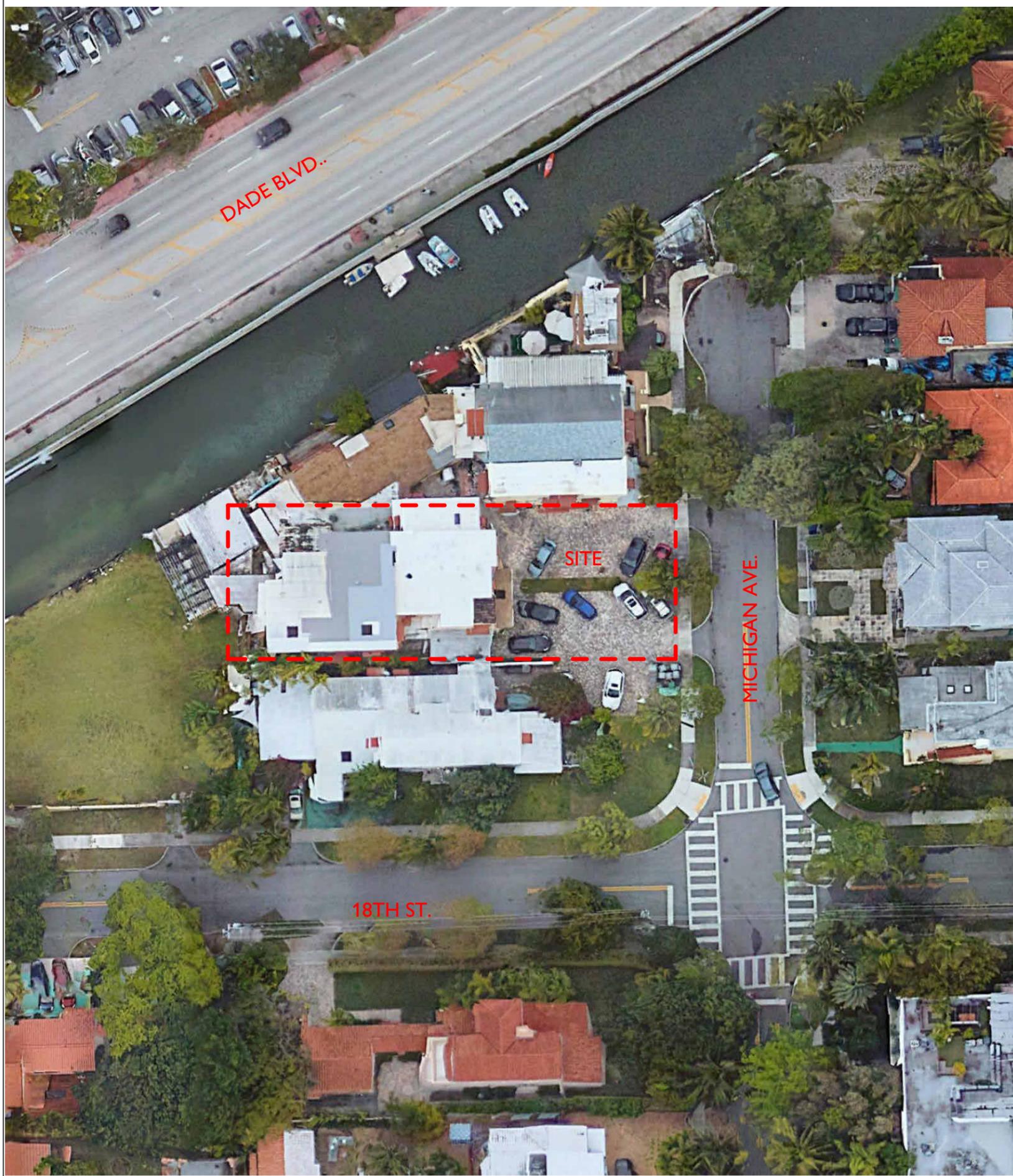
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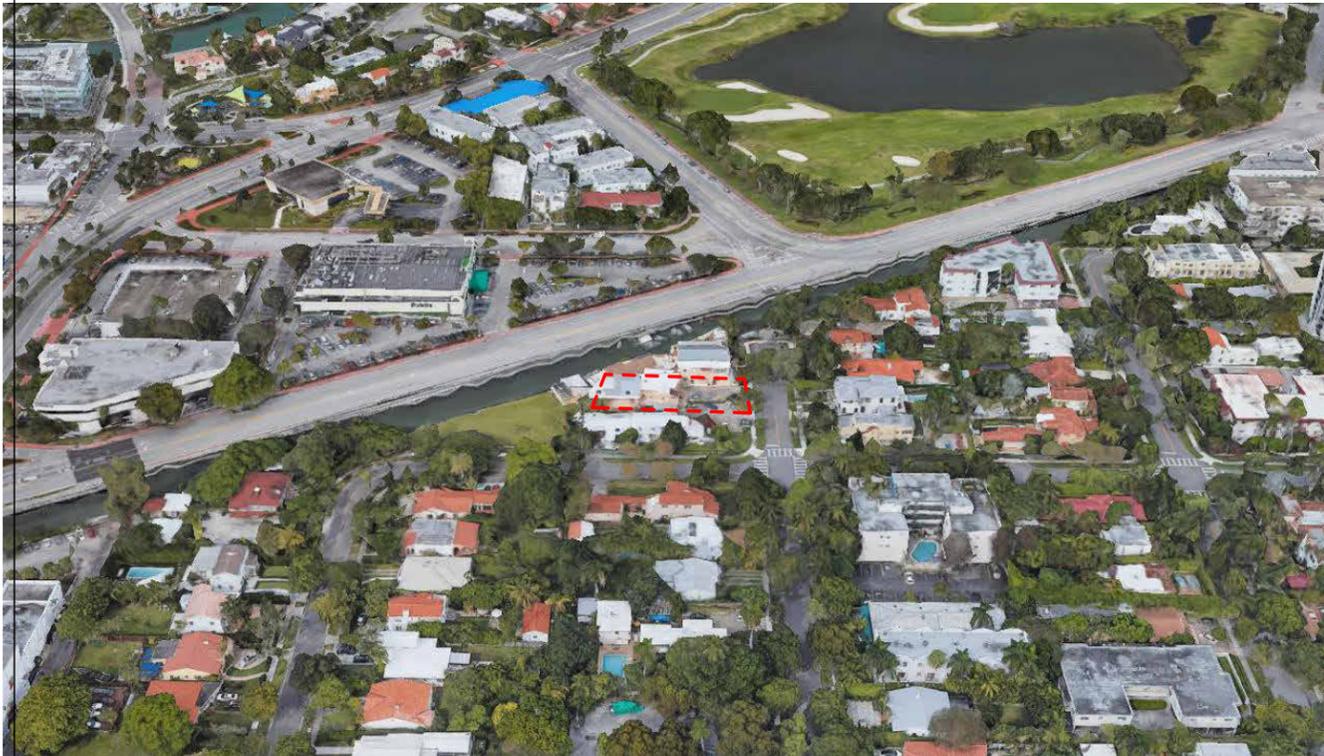


1 RENDERING 4.

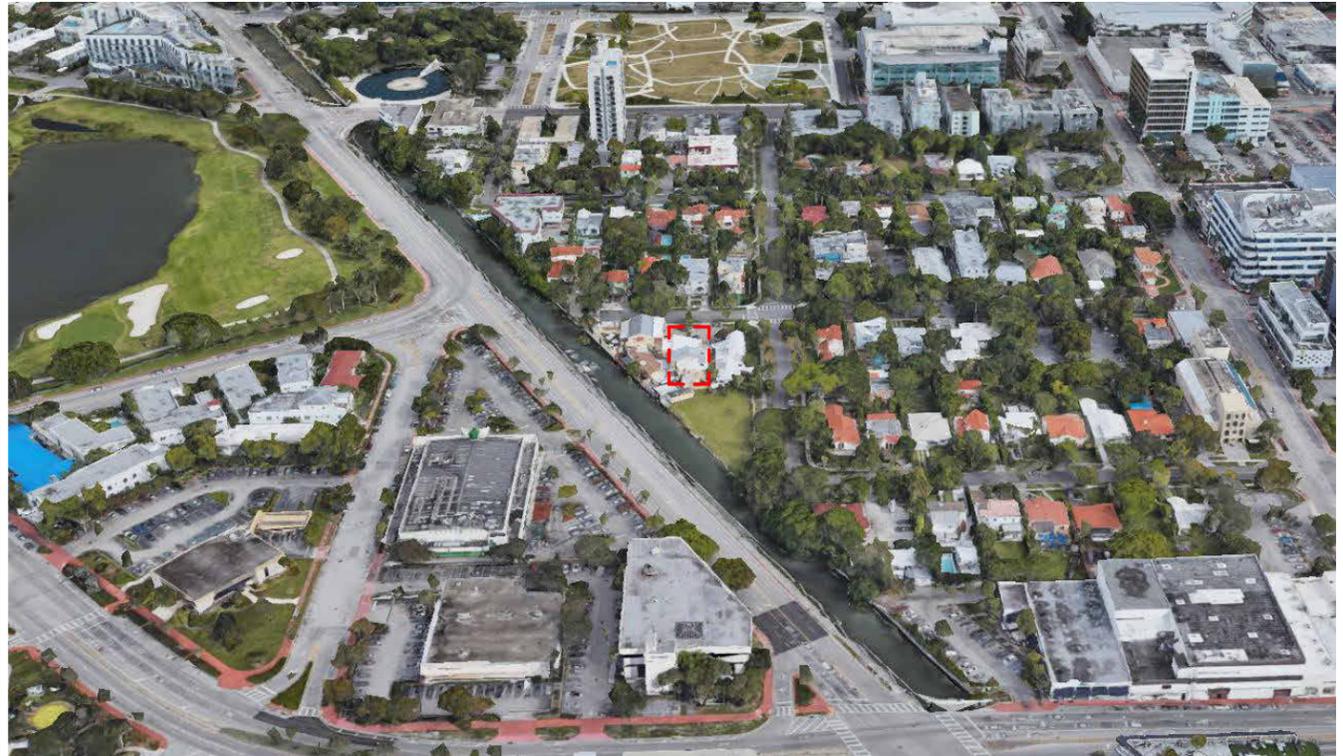


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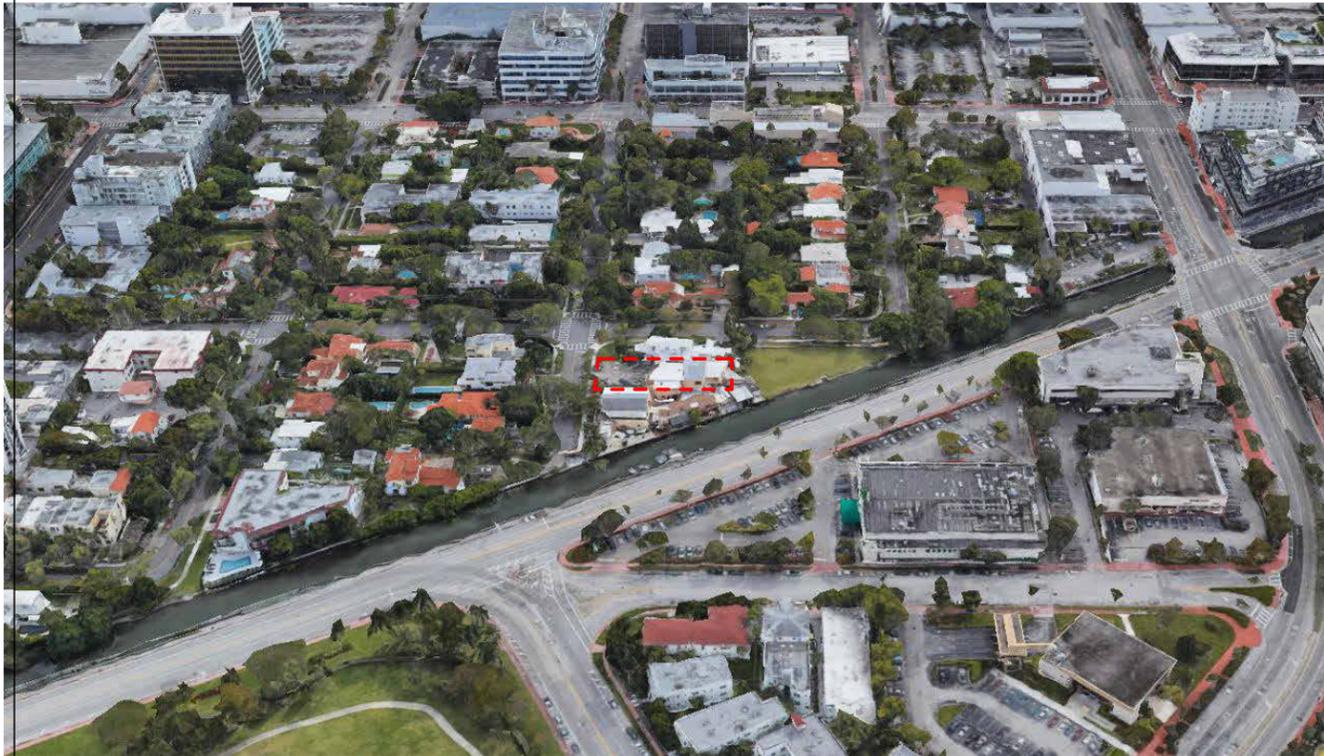




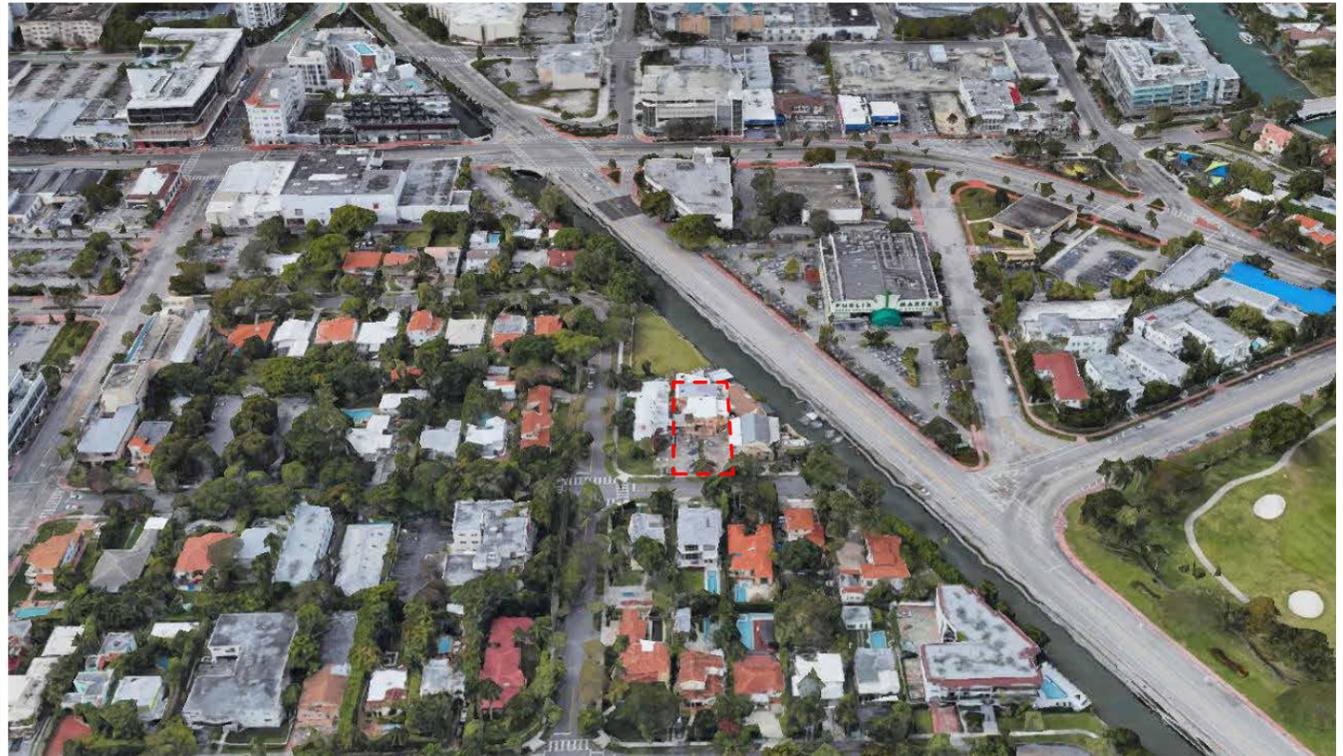
1 AXONOMETRIC NORTH.
 1/2" = 1'-0"



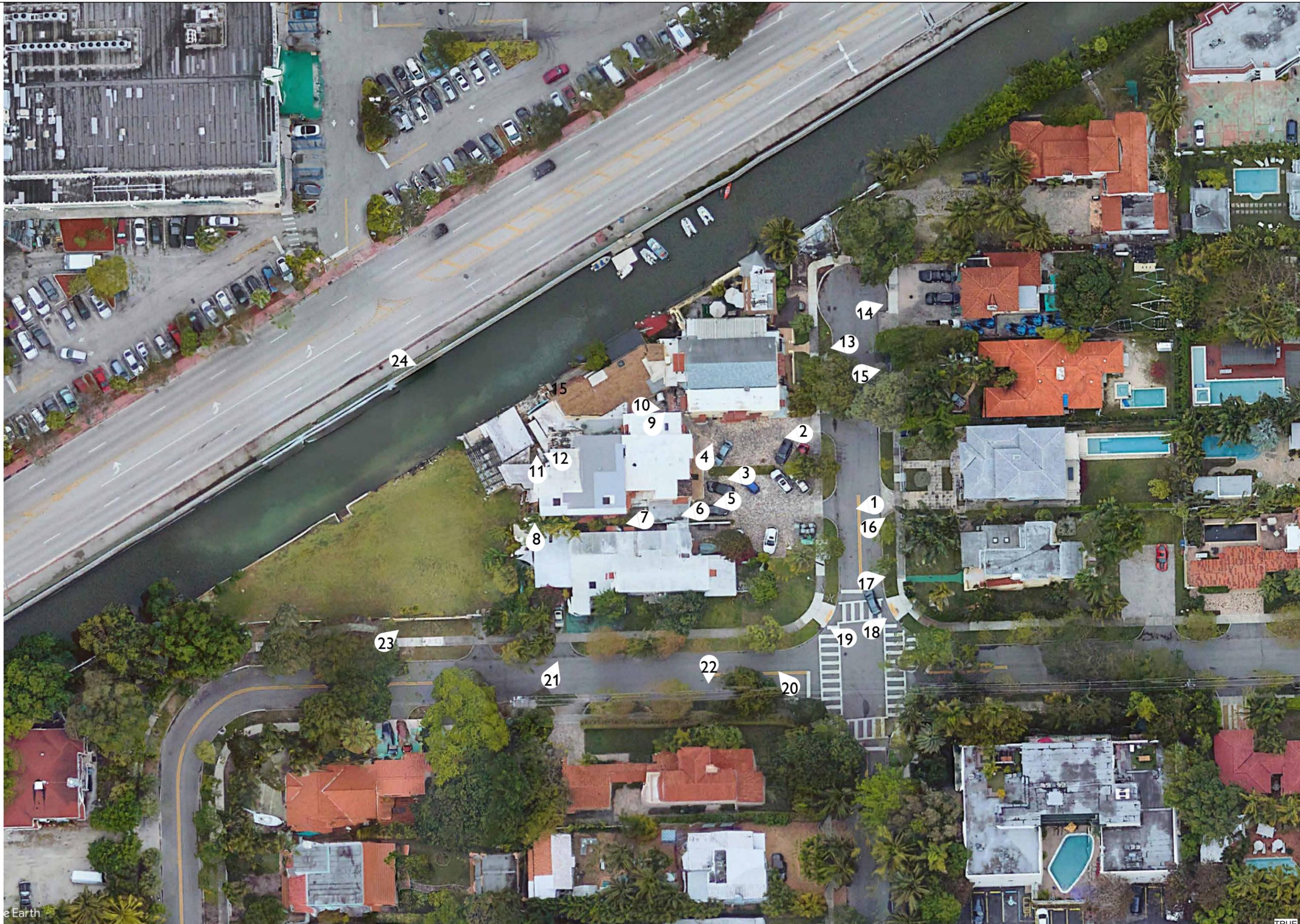
2 AXONOMETRIC EAST.
 1/2" = 1'-0"



3 AXONOMETRIC SOUTH.
 1/2" = 1'-0"



4 AXONOMETRIC WEST.
 1/2" = 1'-0"





1 VIEW OF LOT 1810 FRONT FACADE FROM STREET
1 1/2" = 1'-0"



2 VIEW OF LOT 1810 FRONT FACADE FACING WEST
1 1/2" = 1'-0"



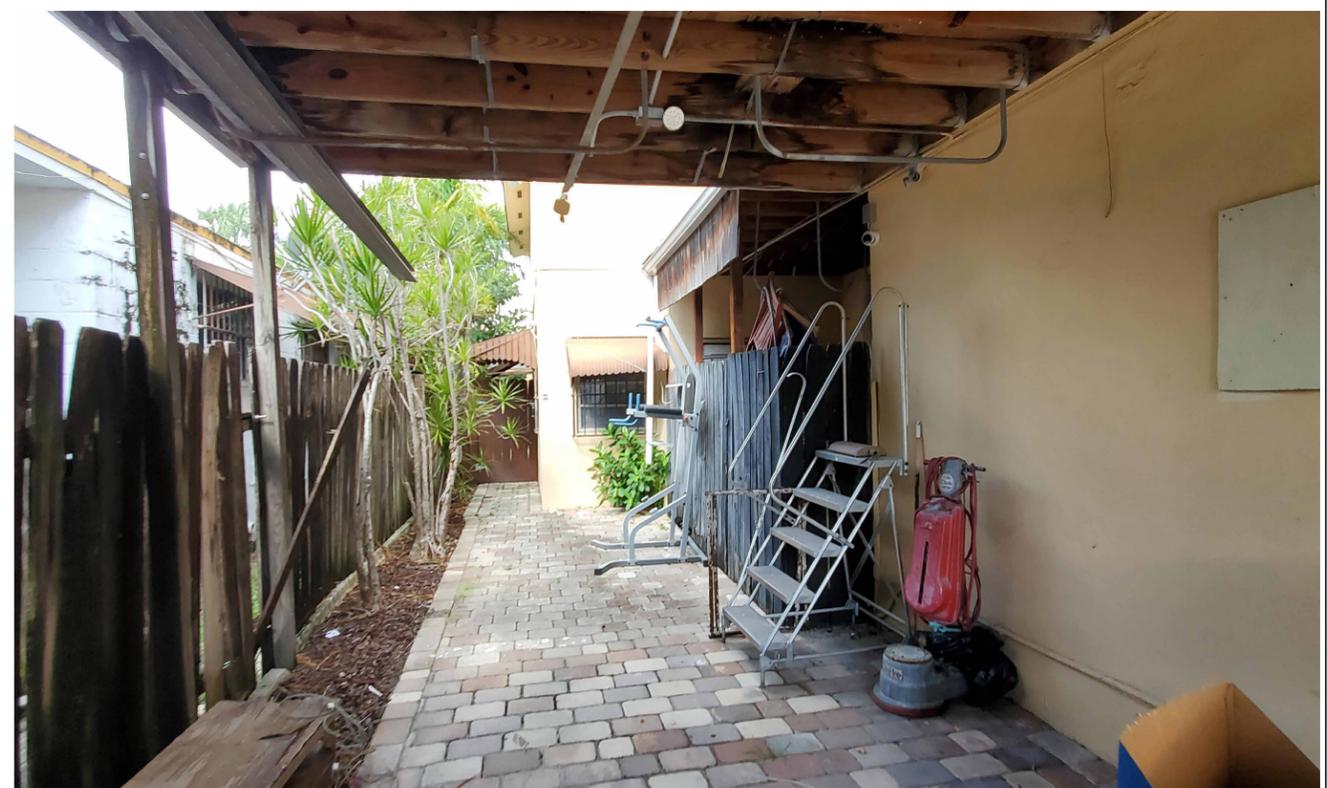
3 VIEW OF LOT 1810 FRONT DOOR FACING WEST
1 1/2" = 1'-0"



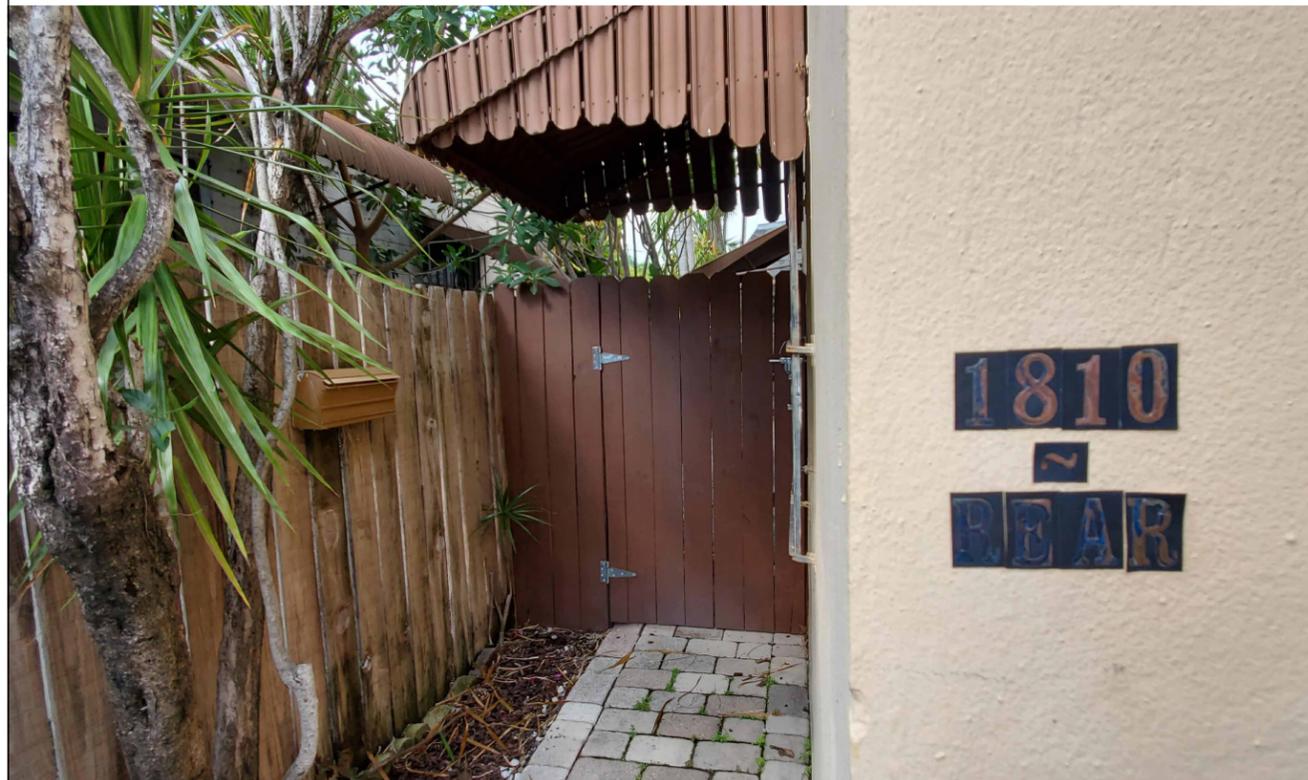
4 VIEW OF LOT 1818 FACADE FACING LOT 1810
1 1/2" = 1'-0"



5 VIEW OF LOT 1810 LEFT SIDE FACING WEST
1 1/2" = 1'-0"



6 VIEW OF LOT 1810 LEFT SIDE OF BUILDING FACING WEST
1 1/2" = 1'-0"



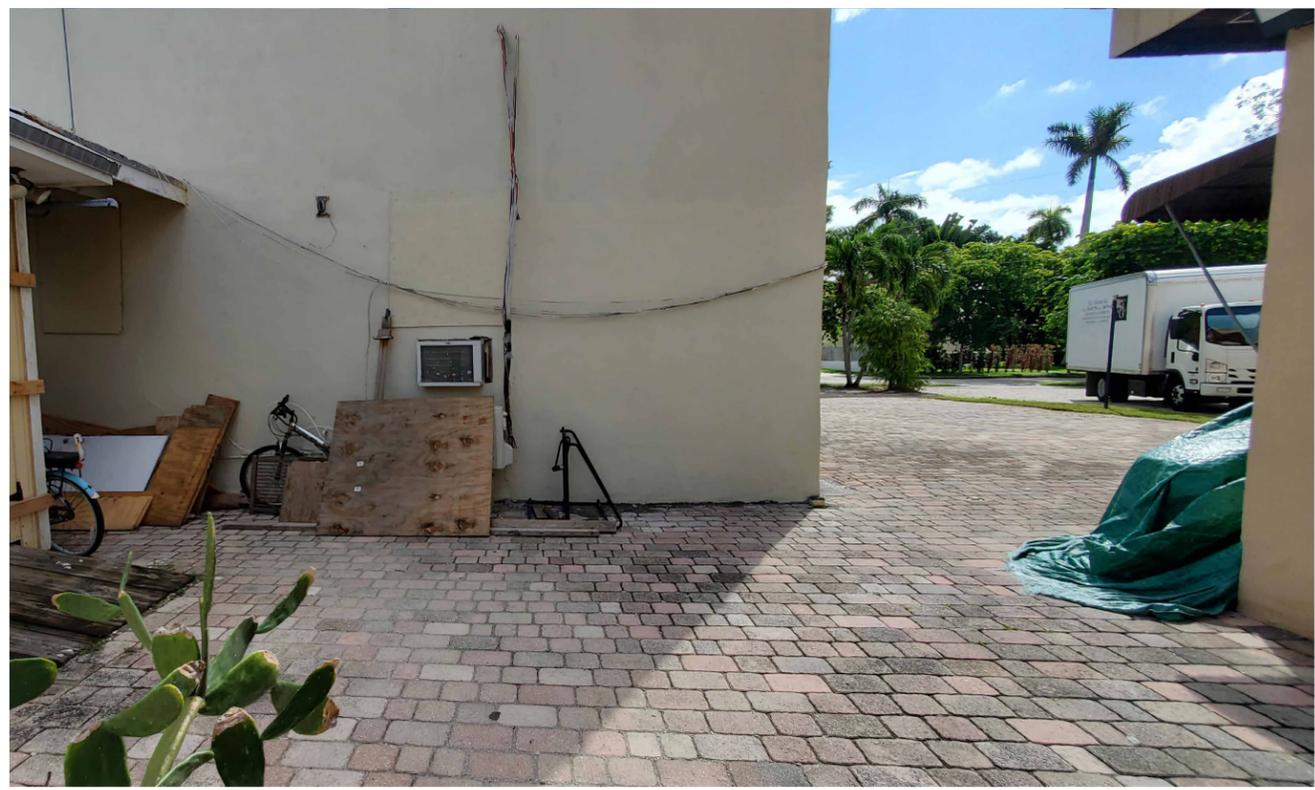
7 VIEW OF LOT 1810 REAR GATE FACING WEST
1 1/2" = 1'-0"



8 VIEW OF LOT 1810 REAR GARDEN FACING NORTH
1 1/2" = 1'-0"



9 VIEW OF LOT 1818 REAR FACADE FACING EAST
1 1/2" = 1'-0"



10 VIEW OF SPACE BETWEEN LOT 1818 AND 1810
1 1/2" = 1'-0"



11 VIEW FROM LOT 1810 OF CANAL
1 1/2" = 1'-0"



12 VIEW OF WATER CONNECTION FROM LOT 1810
1 1/2" = 1'-0"



13 VIEW OF FRONT FACADE OF LOT 1818
1 1/2" = 1'-0"



14 VIEW OF LOT 1827 FACING EAST
1 1/2" = 1'-0"



15 VIEW OF LOT 1821 FACING EAST
1 1/2" = 1'-0"



16 VIEW OF LOT 1815 FACING EAST
1 1/2" = 1'-0"



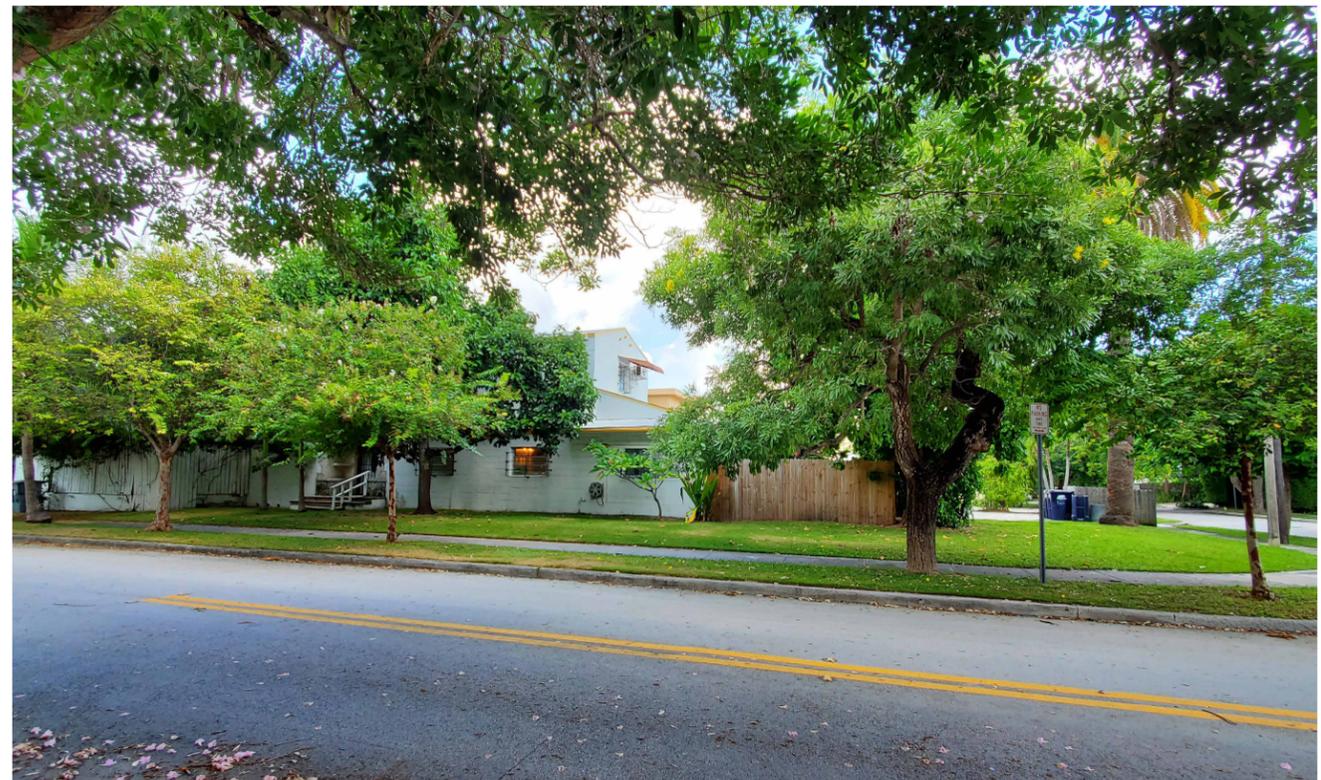
17 VIEW OF LOT 1801 FACING EAST
1 1/2" = 1'-0"



18 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NE
1 1/2" = 1'-0"



19 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NW
1 1/2" = 1'-0"



20 VIEW OF LOT 1800 FACING NE
1 1/2" = 1'-0"



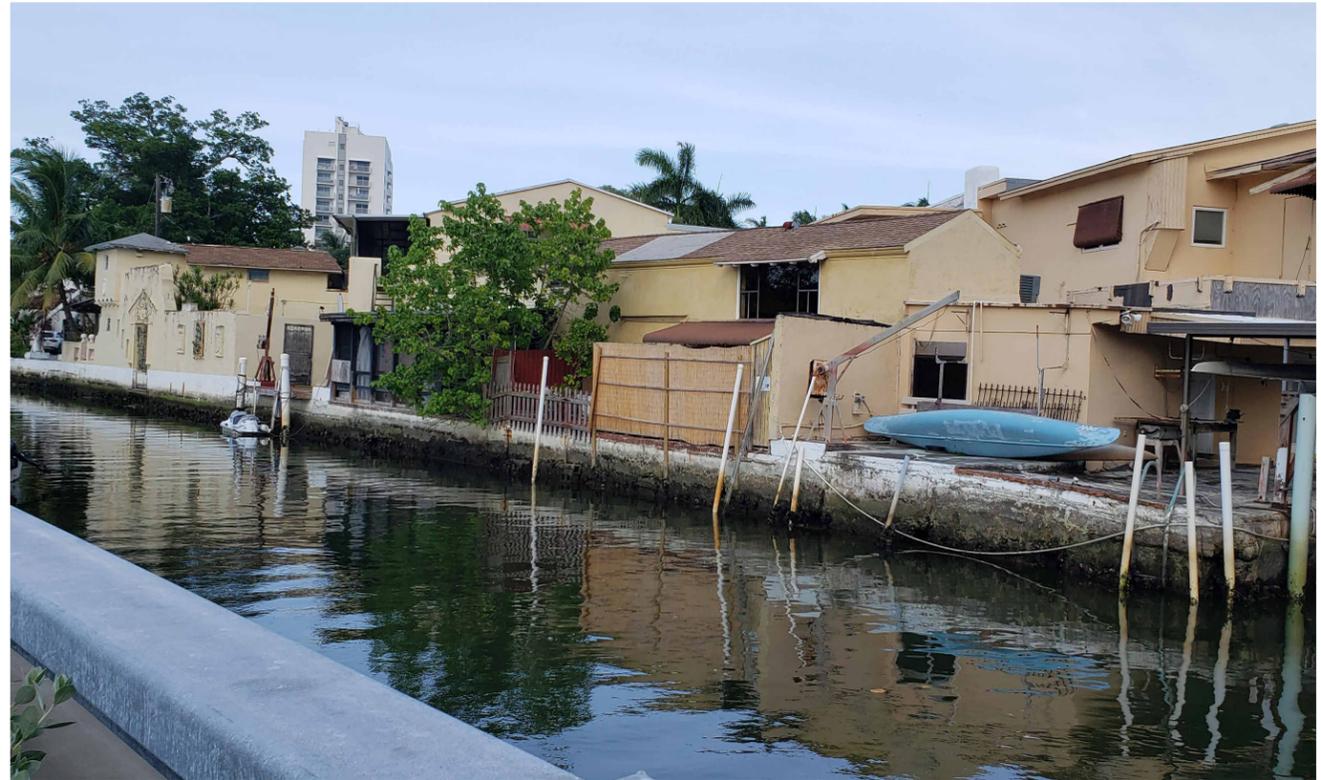
21 VIEW OF LOT 1800 FACING NORTH
1 1/2" = 1'-0"



22 VIEW OF LOT 1780 FACING SOUTH
1 1/2" = 1'-0"



23 VIEW OF SITE FROM LOT 1039 FACING NE
1 1/2" = 1'-0"



24 VIEW OF SITE ACROSS CANAL FACING SE
1 1/2" = 1'-0"

ALTERATIONS & ADDITIONS

Building Permits: ~~XXXXXXXXXXXXXXXXXXXX~~ XXXXXX XXXXXXXX
#00361 - owner - davit and support pad \$100.00 1/7/72
#03945-Owner-Pour slab replace bricks, removed wood floor pave slab-\$1000-1-5-72
#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

2 BUILDING CARD 1810 2

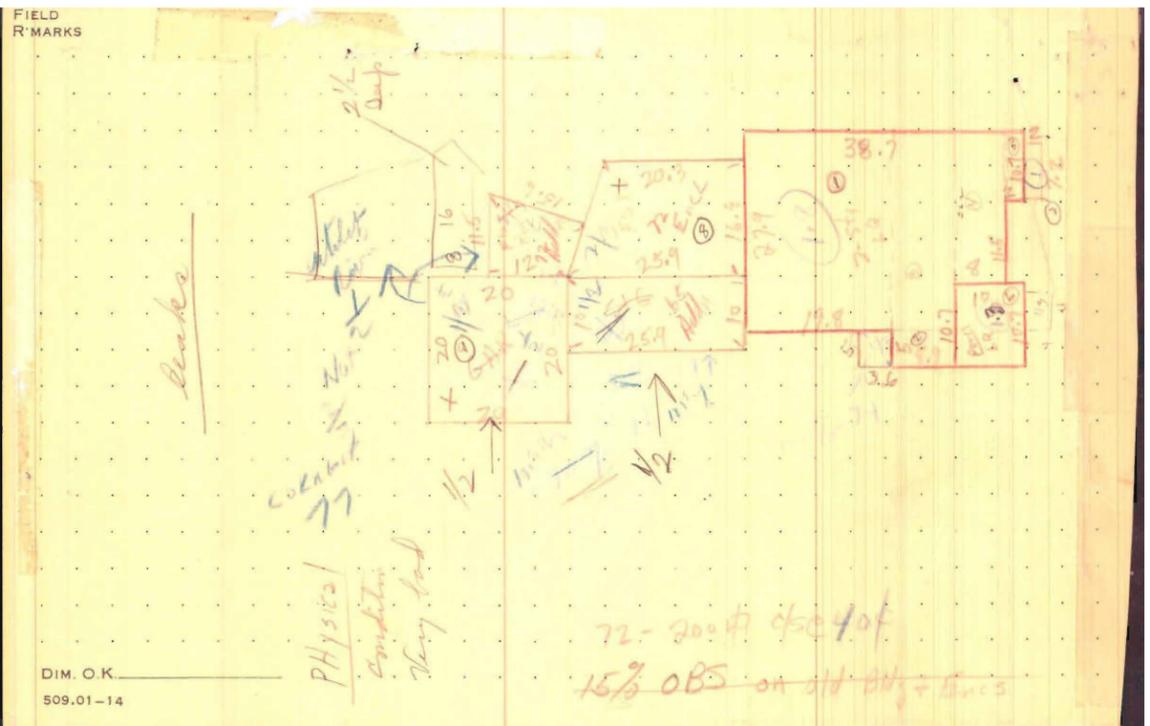
COMAS BEDDALL
Owner H. S. HUBBELL Mailing Address Permit No. 1103 Date Feb. 24-1925
Lot 2 Block 10 Subdivision PALM VIEW Address 1810 Michigan avenue
General Contractor Hubbell & Hubbell 5151 Address
Architect Owners- Bond 29 Address
Front 33'-0 Depth 40'-8 Height 24'-0 Stories 2 Use Residence & Garage
Type of construction Ordinary Cost \$ 14,500.00 Foundation Reinf. concrete Roof

Plumbing Contractor Dulbs & Company Address Date Mar. 17-1925
Plumbing Fixtures 13 Rough approved by H. Scheibll Date
Gas Stoves
Gas Heaters Address Date
March 27-1925 Final approved by Date
Sewer connection 1 Septic tank Make Date

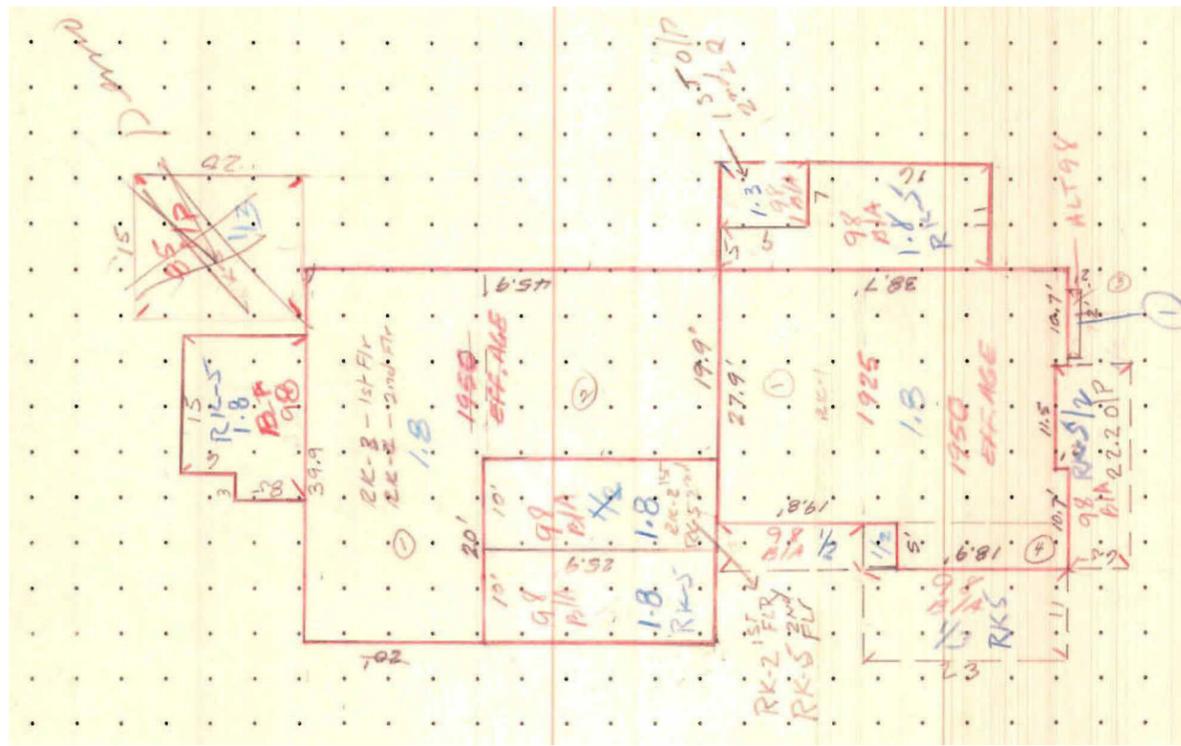
Electrical Contractor Causeway Electric Co. Address Date Mar. 23-1925
Switch 48 Range 1 Motors Fans Temporary service
OUTLETS Light Receptacles HEATERS Water Space Centers of Distribution
Electrical Contractor Dade Electric Co. Address Date May 14-1926
No. fixtures set 24 Final approved by Date
Date of service

Alterations or repairs Date
ELECTRICAL # 39503 Lyon Electric: 1 Motor, May 26, 1953 Page 6/11/53 ok

1 BUILDING CARD 1810 1

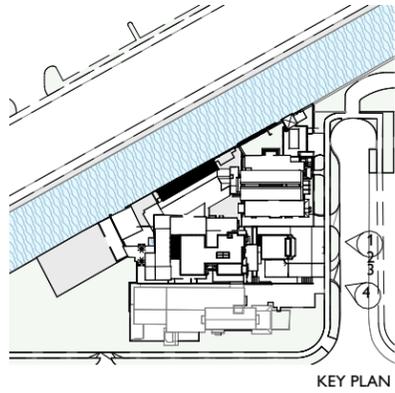


3 BUILDING CARD 1810 3



4 BUILDING CARD 1810 4

#2791



KEY PLAN



1 ARCHIVE PHOTOGRAPHY
1" = 160'-0"



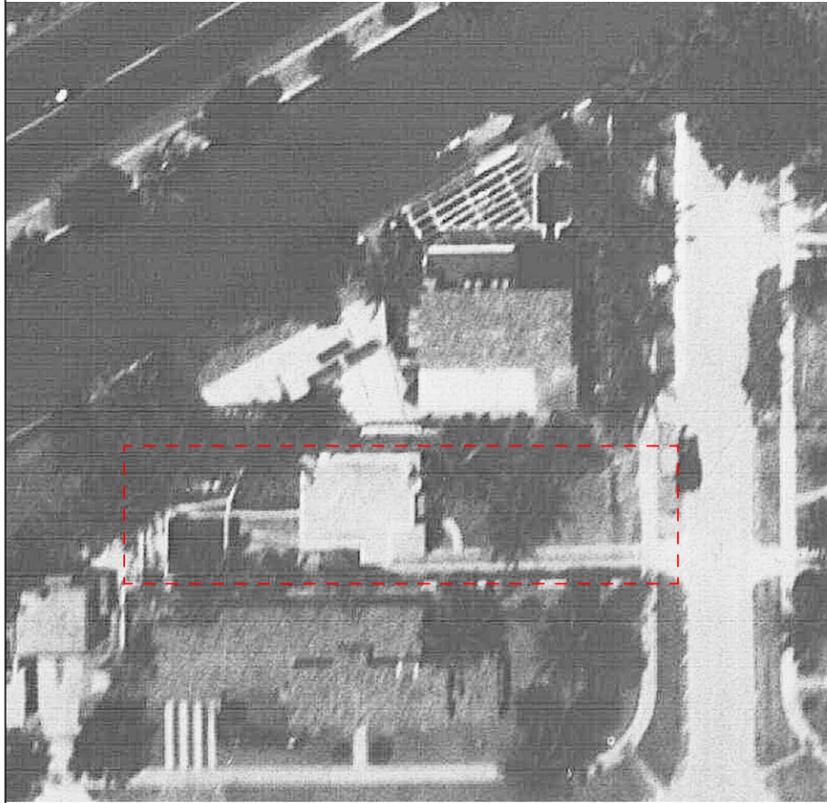
2 ARCHIVE PHOTOGRAPHY 2
1" = 160'-0"



3 ARCHIVE PHOTOGRAPHY 3
1" = 160'-0"



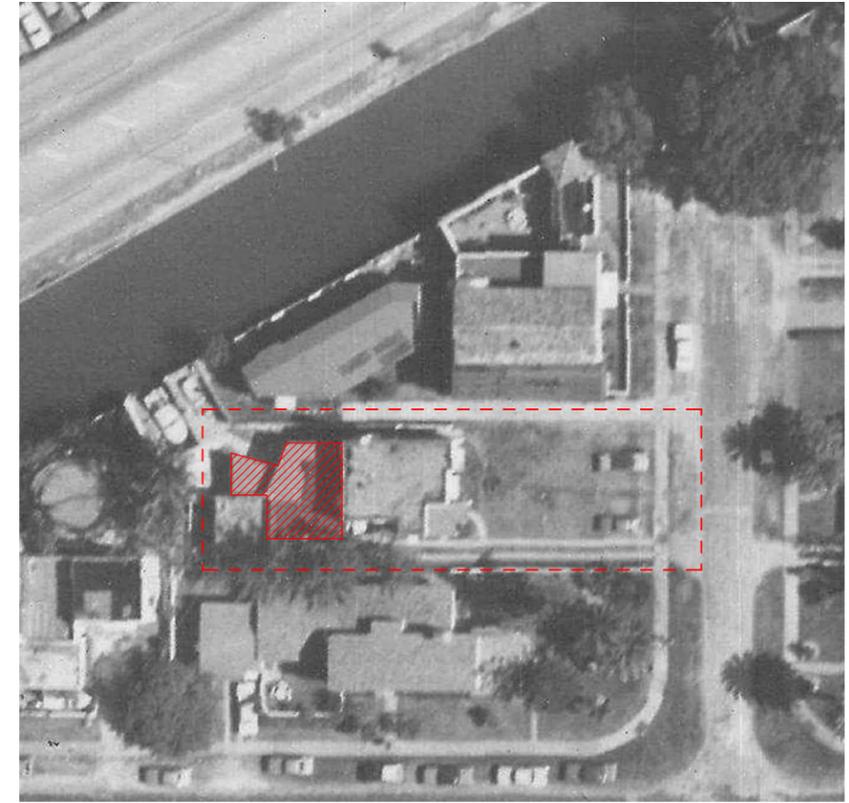
4 ARCHIVE PHOTOGRAPHY 4
1" = 160'-0"



1941



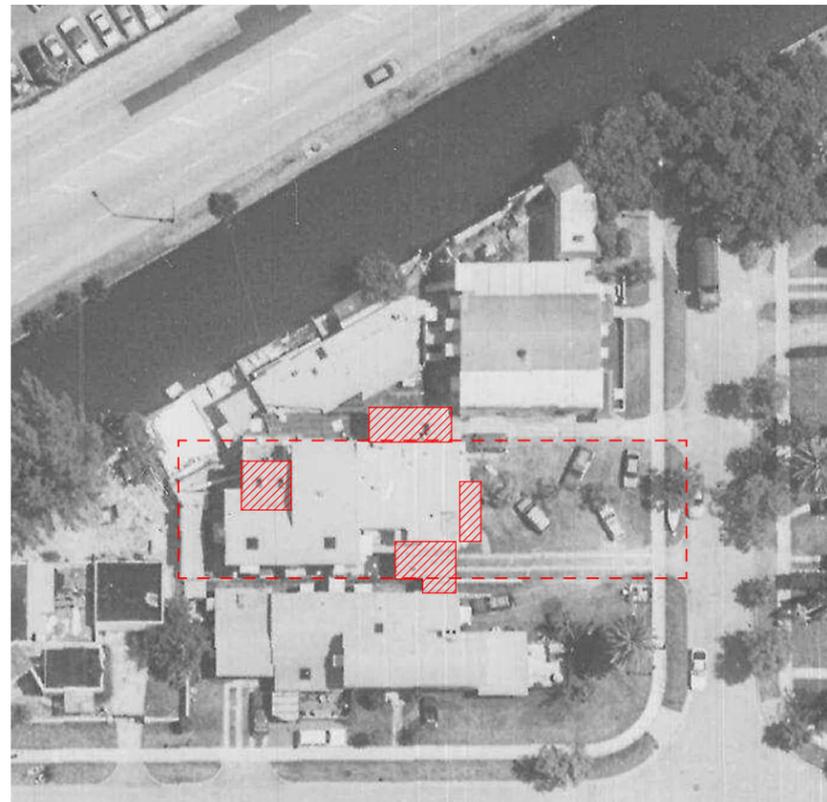
1965



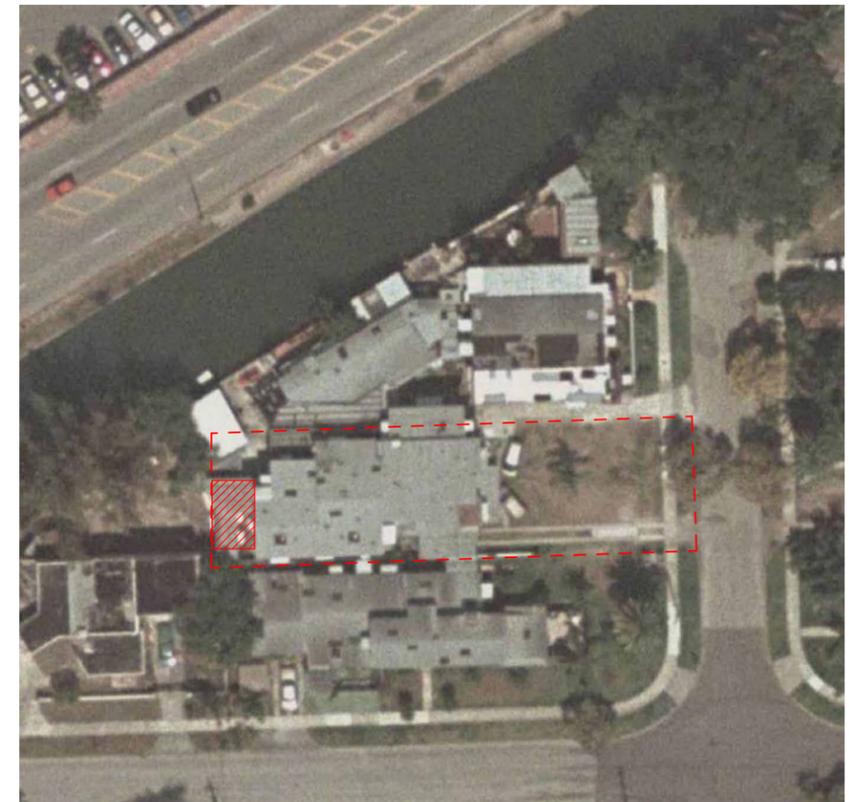
1973



1985



1994



2000