

# HPB24-0638

## 1210 Michigan Avenue

Certificate of Appropriateness  
for Demolition and Design



HPB24-0638  
1210 Michigan Avenue

# Project Team

CHOEFF **LEVY** FISCHMAN  
ARCHITECTURE + DESIGN



ARTHUR J. MARCUS ARCHITECT

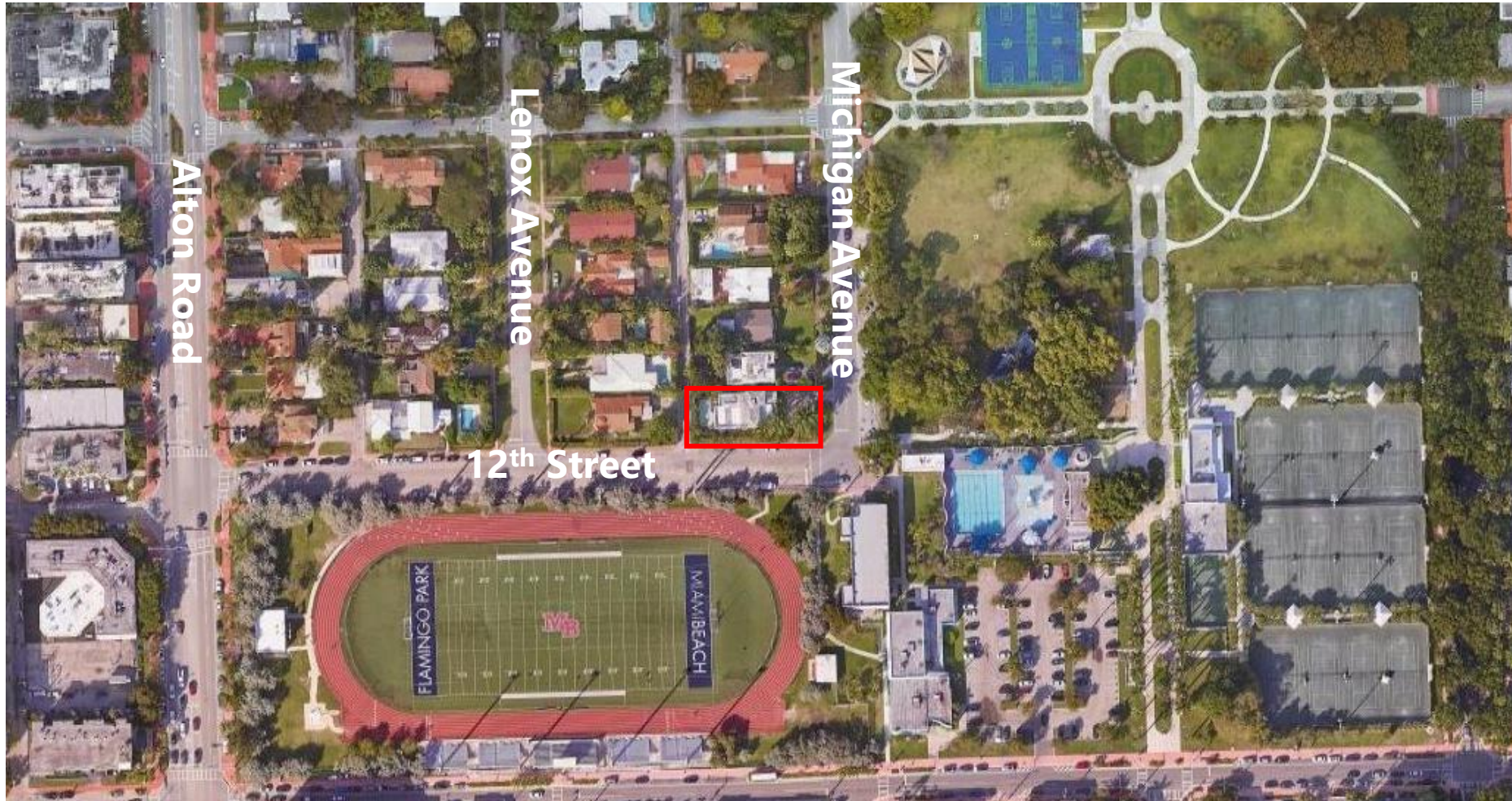
CHRISTOPHER **LANDSCAPE**  
CAWLEY **ARCHITECTURE**



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1210 Michigan Avenue



# Property Location





# Context



# Request

Certificate of appropriateness for demolition and design



HPB24-0638  
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# 1210 Michigan Avenue – Development Chronology

- Originally built in 1940
- Architect was Albert Anis
- A one-story addition with a flat roof was added in 1982
- The addition required demolition and reconfiguration of the two rear corner windows on the first-floor original residence





# 1210 Michigan Avenue – Alterations and Additions

- A one-story addition with a flat roof was added in 1982
- The addition required demolition and reconfiguration of the two rear corner windows on the first-floor original residence



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# 1210 Michigan Avenue – Current Photos



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# Structural Assessment

- Two independent engineers analyzed the home
- Calc Engineering inspected the home and provided concrete compressive strength testing, structural analysis, and calculations
- YHCE conducted a visual inspection of the home's exterior and interior and analyzed prior testing
- Both analyses reached the same conclusion:
  - The home does not comply with current building codes
  - The structural integrity is severely compromised and beyond repair

# Structural Assessment

## – Why Can't The Structure Be Lifted?

- House foundations are in poor condition and cannot support the house based on continuous water intrusion, and lack of inappropriate support
- Top of the first-floor elevation is at 5.42 NGVD, the home would have to be raised 4.58' to 10.00' NGVD
- Due to concrete spalling and rebar corrosion, the foundations will likely fail during the lifting process





# Raising the Home would require the following actions:

- Demolish and rebuild the foundation – this would require shoring and bracing the house
- Reconfiguration of all plumbing and electrical above required elevations to prevent water intrusion
- Raising the home would require adding new columns, enforcing existing masonry walls (installing filled cells), reinforcing roof trusses and their connection to tie beams – resulting in demolishing the entire interior of the house

Lifting the house is structurally unfeasible, as it could disrupt the existing structural system, potentially compromising its integrity and stability.

# Structural Integrity Issues With Roof

- The roof has failed in multiple locations
- Moisture intrusion has caused severe and extensive damage to all the wood members of the building





# Structural Integrity Issues With Foundations

- Foundations are severely deteriorated
- Reinforcing rebars are corroded
- Damage accelerated by continuous flooding
- Floor joists have been supported in a rudimentary fashion due to floor sagging and settlement



# Structural Integrity Issues With Foundations

- Floor joists have been supported in a rudimentary fashion due to floor sagging and settlement
- Distressed signs are cracking, spalling, water damage, decayed wood and termite damage





# Structural Integrity Issues With Foundations

- Floor deflection caused by continuous flooding and weakening foundation of the house



Floor Deflection and sagging

# Structural Assessment

- **Conclusion:** The home is at imminent risk of collapse due to the lack of a lateral support system, improper design and construction, and the deterioration of structural members, making it unable to safely support its permitted use.



Youssef Hachem Consulting Engineering

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## VII. RECOMMENDATIONS

Based on the site observations of the conditions of structural members of the building and level III alteration required by the Florida Building Code, the structural members of this building need to be replaced rather than repaired. Hence, in order to do so, these structural members need to be demolished.

The structure is in poor condition, leading to deficient structural conditions. The structural members which are mainly wood are deteriorated and moisture damaged and rotting. Most of the structural members cannot be replaced.

We are not confident that the replacement process will not damage the structure, even furthermore due to the connectivity between the members.

Structure does not comply with today's building code, and even when certain parts of it were built.

Based on the Calc reports (please see appendix), the structure is failing under code required loads, hence its not safe.

It is in imminent danger of collapse as it lacks any lateral support system, proper design and construction when portions of it were constructed, and current decay conditions of the structural member deem it unstable to support load conditions of the current permitted use.

# Concrete Testing

- Provided by Calc Engineering and dated 9/16/24
- Five concrete tests were performed testing concrete foundation and tie beam at the top level in exterior of the building
- Concrete testing included the exterior of the building façade facing east and west
- **Result:** all five readings are less than 5,000 PSI as required by Florida Building Code



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replaced. Calc Engineering confirms that there is concrete spalling with exposed rebars inside the crawl space of the house. Calc Engineering also observed a lot of exterior walls with damaged and bumps on the stucco walls that shows structural damages on the exterior walls. With all the issues mentioned above, Calc Engineering believes that the house is not safe for occupation, and it requires demolition of the house and building a new under story structure house that complies with new flood elevation regulations.

Figures 48 to 52 is for interior of the house. There is clear evidence that the back of the home has been submerged extensively. At the highest point of the home, the rooms have been submerged approximately 18" as evidenced by the furniture staining as reflected in the attached pictures.

Our recommendation in this letter is proper and applicable for the time of inspection, and not for the future. It is our purpose to provide information on the condition of the structure on the day of the inspection, and not to provide discussions or recommendations concerning the future maintenance of the house. Thank you for asking Calc Engineering to perform this important inspection work for you.

Should you have any questions, or require additional information, please do not hesitate in contacting us.

Enclosures: (52) Photographs

Masood Hajali, PhD, P.E.

Florida Reg.: 82038

CALC ENGINEERING

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Ph: 305-898-9995

CA 32566



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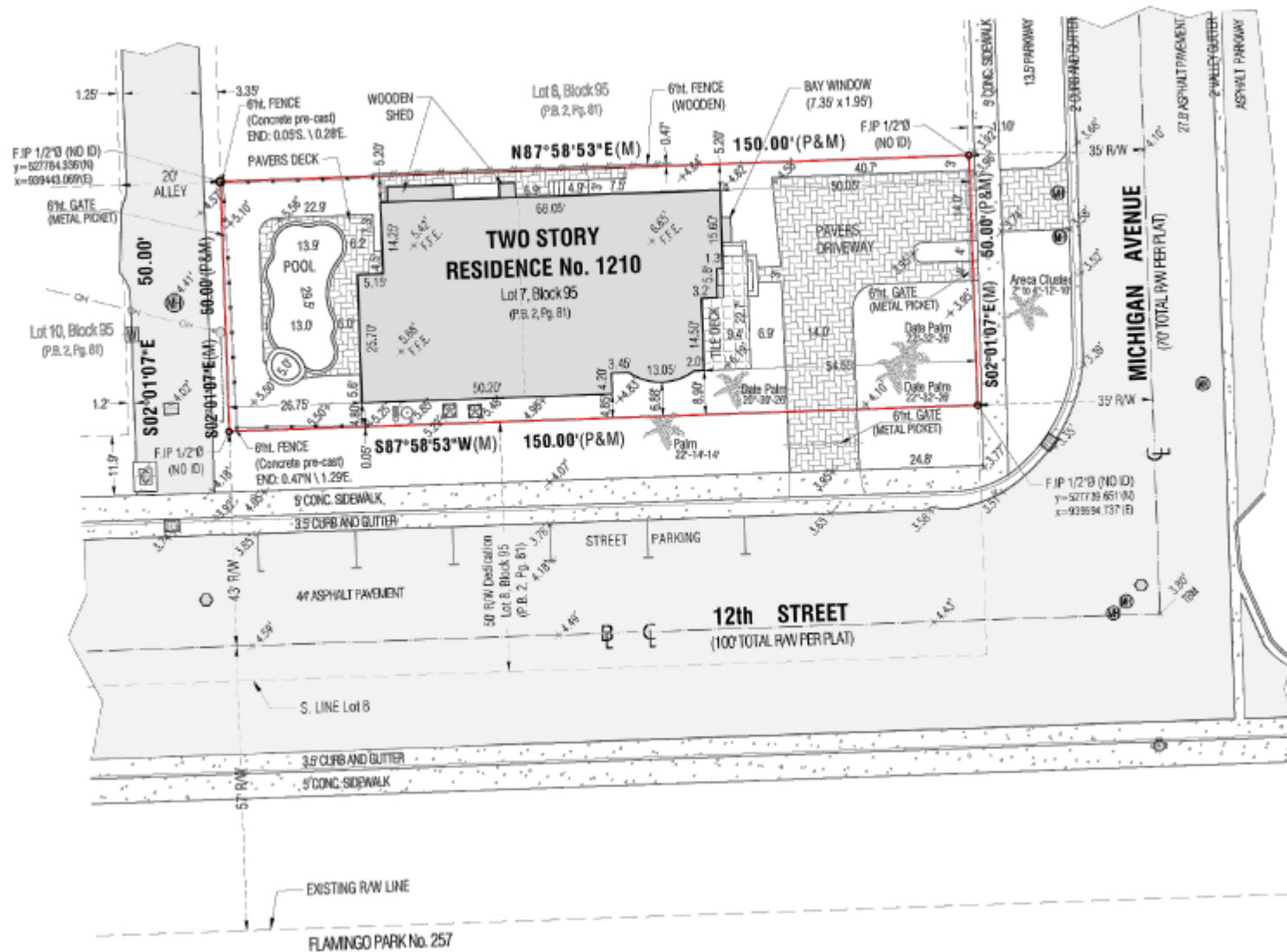
Company Email:  
[calcengineering@gmail.com](mailto:calcengineering@gmail.com)

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786-409-2477  
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305-898-9995

Personal Email:  
[masood@calceng.com](mailto:masood@calceng.com)



# Property Survey & Existing Footprint







# Understory Floor Plan





Architectural site plan showing a property with a swimming pool, building footprint, and landscaping. The plan includes dimensions for setbacks, property lines, and various rooms. A legend on the right lists room numbers and their corresponding names.

**PROPERTY LINE 150.00'**

**REAR SETBACK**


**80 SQ. FT. OPEN**

**PROPERTY LINE 150.00'**

**PROPERTY LINE 50.00'**

**LEGEND**

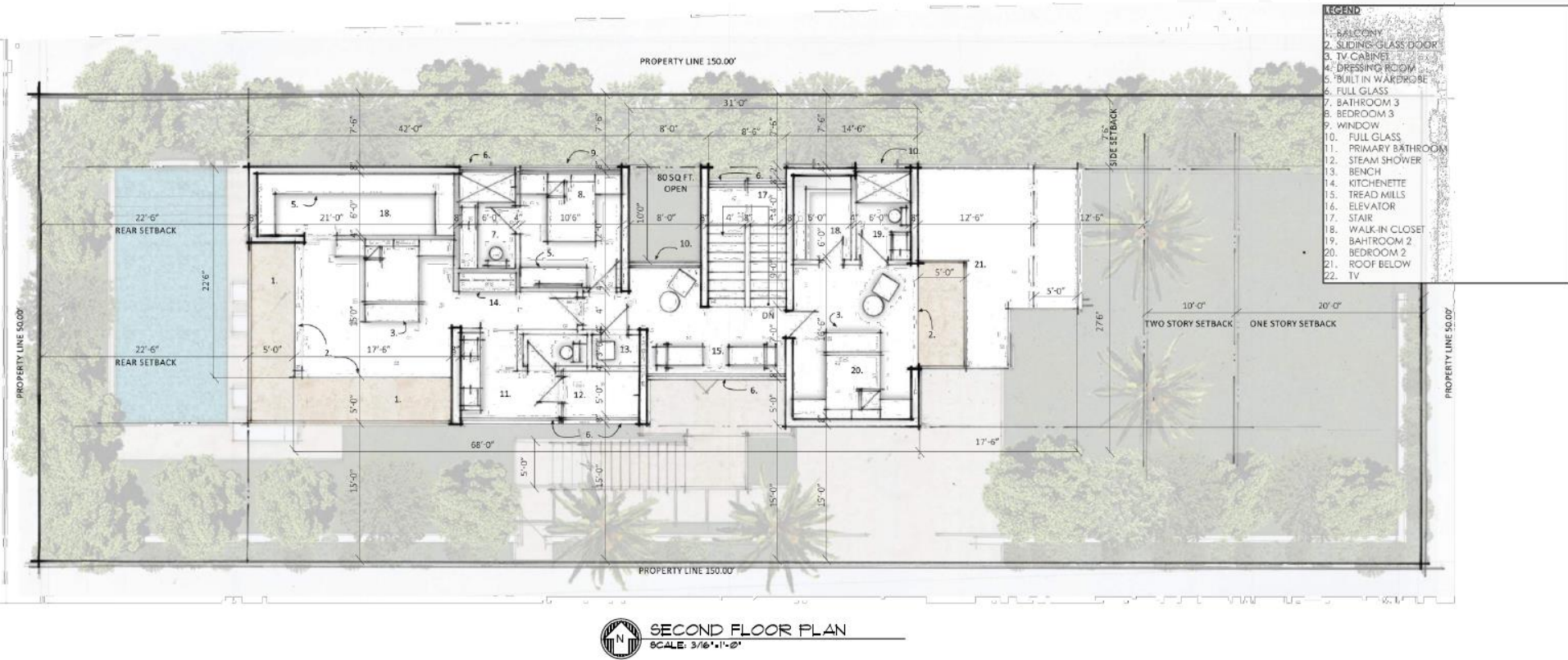
- 1. FULL GLASS
- 2. CLERESTROY
- 3. TV
- 4. FAMILY / LIVING
- 5. DINING
- 6. KITCHEN
- 7. ENTRY FOYER
- 8. OFFICE DESK
- 9. STAIR
- 10. LAUNDRY ROOM
- 11. BATHROOM 4
- 12. BEDROOM 4
- 13. BALCONY
- 14. SLIDING GLASS DOOR
- 15. WALK-IN CLOSET
- 16. AHU
- 17. LOW VOLTAGE CLOSET
- 18. ART NICHE
- 19. POWDER ROOM
- 20. COVERED ENTRY



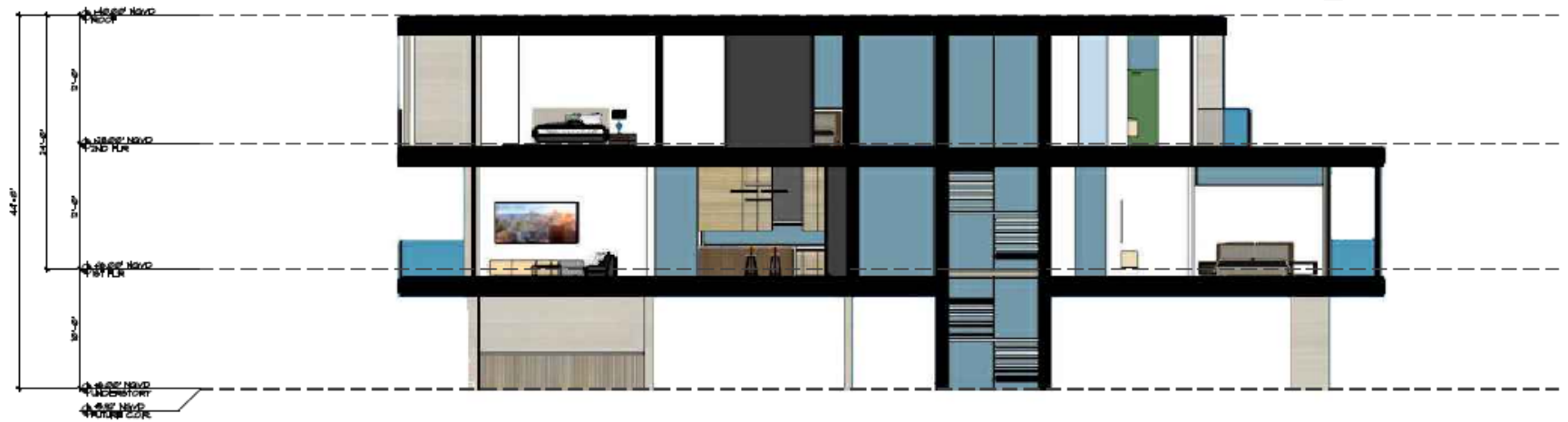
BERCOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES  
ZONING, LAND USE AND  
ENVIRONMENTAL LAW

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## Second Floor Plan



# Sections



SECTION A  
A-23 Scale: 3/16" = 1'-0"





# New Design



# South Rendering





# East Rendering





# Rear (Southwest) Rendering

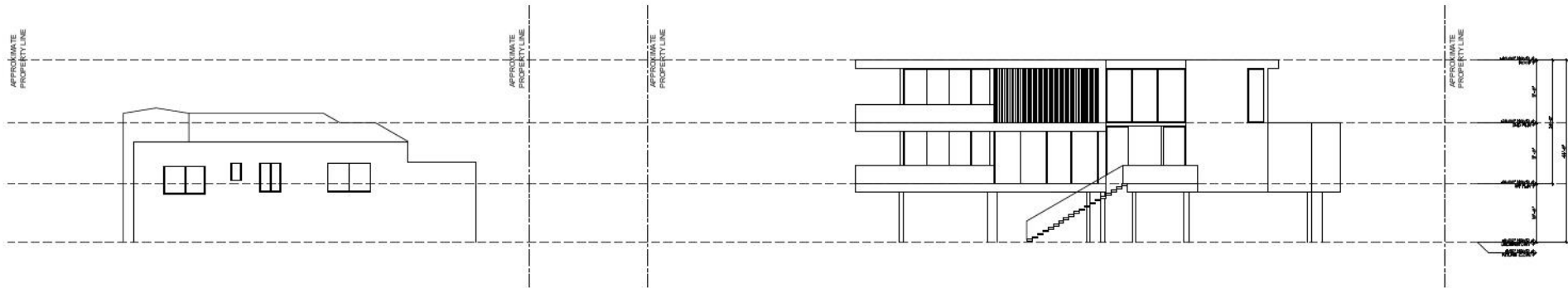


# North Rendering

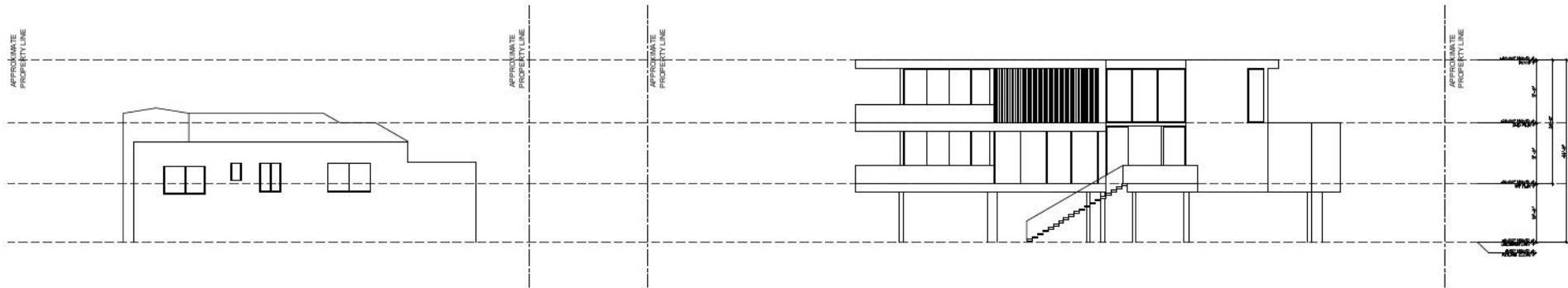




# Context Images – 12<sup>th</sup> Street View



# Context Images – 12<sup>th</sup> Street View





# Staff Conditions

Before



# Staff Conditions

After

Incorporate concrete relief panels



Pedestrian scaled entry gate

Addition of corner window and relocate balcony wall



# Staff Conditions

Before





# Staff Conditions

After



Addition of corner  
window and  
relocate balcony  
wall

# Staff Conditions

Before





# Staff Conditions

After





# Staff Conditions

Result



# Thank You

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