



1973 PHOTOGRAPH of 803 / 805 2nd STREET

HISTORIC RESOURCES REPORT

FOR

803 / 805 2nd STREET

MIAMI BEACH, FLORIDA 33139

BY

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FOR

STEPHEN HELFMAN

803/805 2nd STREET

MIAMI BEACH, FL 33139

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

May 10, 2021



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NEIGHBORHOOD CONTEXT



Miami Beach was so very different back in 1921 when this simple one story vernacular style residence was designed and constructed at 803/805 2nd Street in the section of Miami Beach known as Ocean Beach. The neighborhood surrounding this building location in the 1920's - was one of the city's then local 'epicenters' of activity...with three Bathing Houses within a three block walk on Ocean Drive plus hotels and the Dog Track and Joe's Stone Crab Restaurant nearby.

Situated at the southern tip of present day Miami Beach and surrounded by a magnificent expanse of tropical blue water and boundless sky, Ocean Beach became a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century." (1)

"The Ocean Beach Historic District includes parts of the original Ocean Beach Subdivision platted in 1912 and parts of Ocean Beach Additions 3 and 4 platted in 1914, as well as part of the Friedman and Cope Subdivision platted in 1917. The location of these boundaries has been determined through careful investigation and research of building records. The demographic areas south of Sixth Street which possess a significant concentration of buildings and sites that are united by the historical development of Ocean Beach as a vibrant but modest seaside resort, abundant with enticing recreational amenities for the working class, and unusually welcoming to persons of Jewish heritage." (2)

"By 1912, this idyllic aquatic resort area had begun to attract the interest of a cast of personalities who would, in their own ways, play important roles in the development of Miami Beach as a destination in the sun." (3) "The first planning act occurred in 1912, when two Miami bankers, John N. Lummus and James E. Lummus, formed the Ocean Beach Realty Company and platted a small ocean-facing portion of their land at the southern tip of Miami Beach." (4)

And even more importantly culinary-wise, Joe & Jennie Weiss originally opened Joe's Stone Crab Restaurant at 213 Biscayne Street (now South Pointe Drive) in 1912. In 1920 the second building was built at South Pointe Drive & Washington Avenue which still exists, though expansions in the 1930's and 1990's enveloped the original building on site. (17)

TOP PHOTO: SMITHS CASINO

MIDDLE PHOTO: JOES STONE CRAB RESTAURANT circa 1930

LOWER PHOTO: BISCAYNE PLAZA THEATER

"...as late as 1917, Miami Beach was described as a wilderness. It was a sub-tropical barrier island comprising three interrelated eco- systems; a beach along the Atlantic ocean-front that merged with the dunes and the remnants of earlier coconut tree plantings; a low scrub forest in the interior; and a belt of mangroves facing Biscayne Bay on its west side." (5)

"In South Beach the Ocean Beach Realty Company assembled the traditional elements of a seaside resort city: an 'oceanfront' board- walk' as the setting for an architectural promenade; 'bathing casinos' built along the ocean; an entertainment pier and a mix of homes, hotels and boarding houses." (6)

"During the 1920's and 1930's Ocean Beach south of 6th Street became a thriving seaside resort and recreational area. The 1935 Franklin Survey of Miami Beach records several substantial recreational facilities" - including the following establishments: (7)

- * Hardie's Beach Casino-- on the Ocean between 1st & 2nd Sts
- * Biscayne Plaza Theater--SW corner Biscayne St. & Collins
- * Collins Arcade--SE corner of 5th Street and Collins Avenue
- * Cook's Casino--SE corner of 5th Street and Ocean Drive.
- * Dixie Bathhouse - SE corner of 1st Street and Ocean Drive.
- * Grandstand & Club House--foot of Collins + Government Cut
- * Miami Beach Kennel Club (racetrack)--foot of Ocean Drive on Biscayne Street
- * Million Dollar Pier--on the Ocean at the east end of Biscayne Street
- * Minsky's Burlesque--Million Dollar Pier - see Top Middle Photo this page

TOP PHOTO: BISCAYNE PLAZA HOTEL

UPPER MIDDLE PHOTO: BERNSTEIN'S JEWISH HOME COOKING AT BISCAYNE & OCEAN DRIVE WITH MINSKY'S BURLESQUE IN BACKGROUND

LOWER MIDDLE PHOTO: SUN BATHS

LOWER PHOTO: MIAMI BEACH KENNEL CLUB RACE TRACK
circa 1930





1927 AERIAL PHOTOGRAPH ABOVE (7)

"Ocean Beach below Sixth Street was clearly not built for the social elite as areas further north were. The Lummus brothers development philosophy was to build a modest resort community by the sea welcoming to the common man. The small scale and simplicity of the architecture is reflective of this attitude and is a significant characteristic of the area. The generally modest Art Deco and Mediterranean Revival hotels on the east side of Ocean Beach were complemented by simple Bungalow blocks on the west side. Handsome two and three story apartment houses reflecting their period of construction filled the center of Ocean Beach. Some of these were small Art Deco gems." (8)

"Eventually a strong Jewish retail, institutional and residential presence manifested itself in Ocean Beach, especially along Washington and Collins Avenues and Ocean Drive. In the middle decades of the twentieth century, these streets were dotted with small Jewish businesses and apartments filled with Jewish tenants.(9) In a two block area on Collins Avenue between Third and Fifth Streets, for example, four Kosher markets and delicatessens later opened to serve a growing clientele.' (15)

"As the first recorded subdivision in Miami Beach, the neighborhood within the proposed boundaries of the Ocean Beach Historic District deserves overdue recognition as the birthplace of the City of Miami Beach. " (10)



TOP PHOTO: 1941 AERIAL
PHOTOGRAPH courtesy
CITY OF MIAMI BEACH
PUBLIC WORKS

LOWER PHOTOGRAPH:
1939 AERIAL PHOTO
COURTESY CITY OF
MIAMI BEACH PUBLIC
WORKS





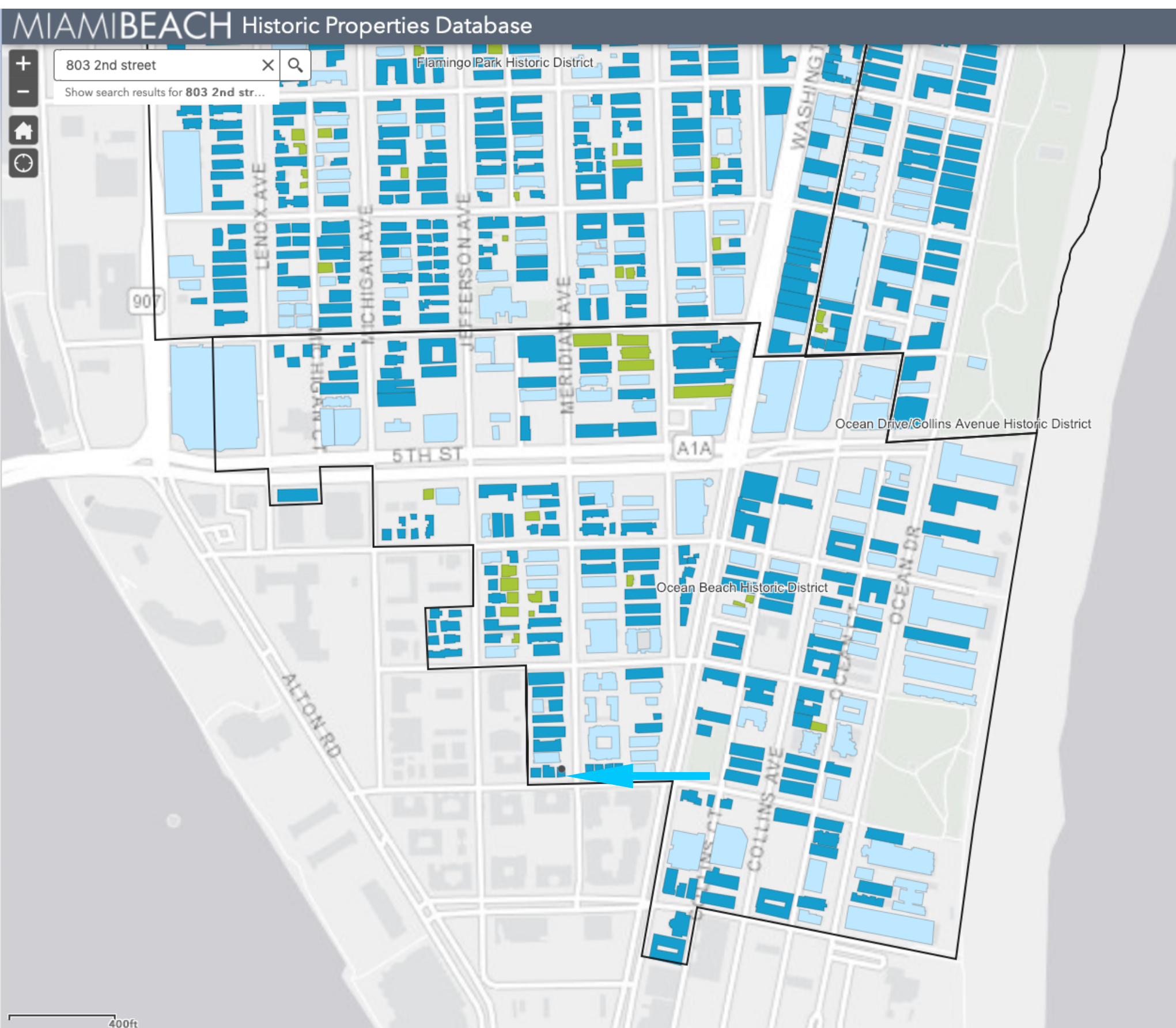
ABOVE: 1954 AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS

BELOW: UNDATED AERIAL PHOTOGRAPH SHOWING THE FORMER WATER TOWER WHICH WAS LOCATED NEAR 1ST STREET & ALTON ROAD. THE SHADOW OF THIS FORMER WATER TOWER CAN BE SEEN IN THE PHOTO ABOVE TO THE RIGHT OF 1954.
(7)





Above: 1965 AERIAL PHOTOGRAPH courtesy CITY OF MIAMI BEACH PUBLIC WORKS



Above is a portion of a map of the City of Miami Beach Historic Properties Database Historic showing the boundaries of the Ocean Beach Historic District in South Beach. The turquoise arrow indicates the location of 803/805 2nd Street which lies just inside the boundaries of the District which runs down the middle of 2nd Street. The darker blue in the map indicates contributing structures.

The irregular nature of the western boundary of the Ocean Beach Historic District was a result of maintaining the maximum political and property owner support for the District back in 1995 when it was going through the process of Historic Designation. This author was a member of the City of Miami Beach Historic Properties Database Expansion Committee which led directly to the formation of this District.



NEIGHBORHOOD PHOTOGRAPHS



TOP: 2021 VIEW LOOKING NORTH ON MERIDIAN AVENUE FROM 2nd STREET

BELOW: 2021 VIEW LOOKING EAST ON 2nd STREET FROM MERIDIAN AVENUE



VIEW LOOKING SOUTH ON MERIDIAN AVENUE FROM 2nd STREET



VIEW LOOKING EAST ON 2nd STREET FROM JEFFERSON AVENUE

803 / 805 2nd STREET



1954 AERIAL PHOTOGRAPH (15)

ADDRESS:	803 / 805 2nd STREET MIAMI BEACH, FLORIDA 33139
ARCHITECT:	UNKNOWN
DATE OF CONSTRUCTION	1923
STATUS:	CONTRIBUTING
FOLIO NUMBER:	02-4203-009-5373
OWNER:	TDB GROUP LLC
LOT SIZE:	2,684 SF (12)

LOCATED IN THE LOCAL OCEAN BEACH HISTORIC DISTRICT

NOTE THAT A REQUEST TO THE CITY OF MAIMI BEACH BUILDING DEPARTMENT RECORDS DESK DID NOT FIND ANY ORIGINAL DRAWINGS FOR THIS PROPERTY IN THEIR SEARCH.



1973 PHOTOGRAPH (3)

This residence was constructed in 1923 at a cost of \$4,500.00 for the owners W. L. Rowland and Miss M. E. Chesney, according to the City of Miami Beach Building Card. The building was originally constructed as duplex units.

The original Architect is unknown. This building was built during the boom times of the 1920's. It is interesting to note that the Building Card also states that in 1930 a garage was added on the property, noted as 'Owner Builds.'

"In the 1920's Miami Beach architecture consisted primarily of wood frame cottages, Mission style apartment buildings and Spanish-Mediterranean homes and hotels." (12). Mediterranean Revival architecture was the "style of choice" for the first major boom period in Ocean Beach. Its connotation of Mediterranean resort architecture, combining expressions of Italian, Moorish, North African and Southern Spanish themes, was found to be an appropriate and commercially appealing image for the new Floridian seaside resort." (13)



1989 PHOTOGRAPH (3)

The partial height CMU wall with fence above was constructed in 1989 according to the CMB Building Card. Prior to this masonry wall had been a 4'-0" high fence with two gates erected in 1975. The aluminum fold down awnings were added in 1974 according to the CMB Building Card.

From the front the building appears as a simple tripartite design with two doorway entrances at center. Sheltering these main entrances was originally a protruding gable roof above these front entrances, as shown in the photo on the previous page. Raised parapet sections further lend a simple character to the residence.

The raised parapets at corners and at center were typical details of that era. The enclosing 5'-0" high concrete block partial height wall and gates were added to the property and constructed in 1989 according to the Building Card, replacing an earlier fence.

The raised pediments on this residence are reminiscent of the same atop 112 Ocean Drive / Browns Hotel.

The building is loosely designed in the Vernacular style, which .."is not a style "per se", but rather a common method of typical early construction in south Florida... Noted for stark simplicity, vernacular structures are usually rectilinear in form with little or no elaboration. Little or no ornamentation was intentionally applied to residential or commercial structures." (14)

However in the 1995 Ocean Beach Historic District Report this building is noted on page 26 as a remaining example of the Mediterranean Revival' style of architecture. This author would disagree with this reference, since the building fits better into the vernacular mold.






1996 PHOTOGRAPHS (16)





SCALE: 1"=20'

B. Duwall Date: 5/3/00

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT
F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLE
UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER
M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, WD=NAIL & DISC, S=SET, FEE=FINISH FLO
OVS=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
WOOD FENCE= 
MASONRY WALL= 
CONCRETE= 
MAINTENANCE & DRAINAGE EASEMENT= M & D E

ELEVATION BASED ON LOC. #4231 N.E.
DCBM# D-112-R ELV. 4.69' TYPE OF SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY DEED. 5) NO UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL ADJUTANT GENERAL VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE A VARIETY OF RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REVISED:

BUILDING CARD

MISS M. E. CHESNEY
 Owner W.L. Rowland
 Lot 8 Block 77
 General Contractor O.L. Rowland
 Architect ?

Mailing Address
 Subdivision Ocean Beach #3
 3213
 803 Second Street
 805

Permit No. 490
 Bond No. 4203-09-53
 Engineer

Cost \$4,500:

Zoning Regulations: Use
 Building Size: Front
 Certificate of Occupancy No.
 Type of Construction Frame stucco Foundation Concrete
 Use DUPLEX (changed to single residence)
 Date May 23, 1923

Plumbing Contractor Louis McGhanone.....Sewer Connection
 Date Nov. 1, 1923
 Temporary Closet

Plumbing Contractor Louis McGhan 8 fixtures.....
 Date June 8, 1923

Water Closets
 Lavatories
 Urinals
 Bath Tubs
 Showers
 Sinks
 Floor Drains
 Grease Traps
 Drinking Fountains

#15917.. Gas Stoves 1, (C. Dulbs)
 Gas Radiators
 Gas Turn On Approved T.J. Bell.....9/30/1941
 Rough Approved H. Schelbli
 Date
 Date
 Date

Septic Tank Contractor
 Oil Burner Contractor
 Sprinkler System

Electrical Contractor Economy Electric - 18 Outlets...Address
 Date Jan. 14, 1930

Switch
 Range Motors Fans Temporary Service
 HEATERS Water Centers of Distribution
 Space
 Refrigerators
 Irons Sign Outlets
 Electrical Contractor

OUTLETS Light
 Receptacles

No. FIXTURES
 FINAL APPROVED BY Date of Service

Alterations or Repairs—OVER # 3645 -- ADDITION OF GARAGE .. (owner builds) \$1,000: Jan. 14, 1930
 OVER

ALTERATIONS & ADDITIONS

Building Permits: # 17675 .. New Roof.. Keene Roofing Company (Miss Chesney, owner) \$ 263: Oct. 15, 1943
 #65747 Amber Fuel Oil Co.: Install 1 - 275 gal. fuel oil tank with burner underground - Fire Dept. Permit #8018, 8/24/61 - \$275. - 8/29/61

#75009 Brandon A.C. Co.: One 2-ton a.c. unit - \$600 - 10/15/65 OK Plaag 1/13/66
 #81424 Joe Zam Exterior Painting \$250.00 11/21/68

#03059-Orkin Ext.Co.-DWT-\$275-5-7-73

#04949-Lopez Painting-Exterior and interior painting-\$350-1-24-74
 #04984-Jalco, Inc.- 2 Install aluminum fold-down awnings-\$818-1-31-74

#07960-Owner-Install 4' fence and 2 gates-\$300-9-17-75

#08950-Keyes Co.-For Sale Sign-4-21-76

#10115-Youngblood Roofing-Re-roof 10 sqs-\$1000-10-28-76

Plumbing Permits:

#45453 Amber Fuel Oil: 1 hot water boiler; 1 tank, 275 - 8/10/66 (Fire Dept. Perm. #0013, 8/10/66)

Electrical Permits: #58966 Ben's Electric: 1 Motor, 0-1 HP. 10/29/62

#59714 C.J.Kay Elec: 1 motor 0-1 HP-6/17/63 OK Fidler 8/14/63

#62834 C. J. Kay Elec. Co.: 1 motor, 2-5 hp; 1 cent. of dist.; 1 serv. equip. - 10/21/65

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
1-25-89		97 L.F.T. 5' high concrete blocks fence.	\$1500.00				58890567

dy.
BUILDING PERMITS: #SB890567 - 1-25-89 - Owner - 97 L.F.T. 5' high concrete blocks fence-\$1,500.00

2021 PHOTOGRAPHS



TOP PHOTO: VIEW OF FRONT ELEVATION OF 803/805 2nd STREET

L

LOWER PHOTO: VIEW OF RESIDENCE FROM NORTHEAST SHOWING WEST & SOUTH (FRONT) ELEVATIONS





TOP PHOTO: VIEW OF SIDE (EAST) ELEVATION FROM MERIDIAN AVENUE

LOWER PHOTO: CORNER VIEW OF SOUTH (FRONT) AND EAST (SIDE) ELEVATIONS





TOP PHOTO: VIEW OF 803/805 2nd STREET FROM THE NORTHEAST SHOWING EAST & NORTH ELEVATIONS
LOWER PHOTO: VIEW LOOKING WEST ON 2nd STREET WITH 803/805 2nd STREET AT RIGHT FOREGROUND.



BIBLIOGRAPHY



- (1) City of Miami Beach Historic District Designation Report for the Ocean Beach Historic District, October 1995, P.11.
- (2) Ibid., p.7
- (3) Photograph courtesy Miami Dade Property Appraiser
- (4) The Making of Miami Beach by Allan T. Shulman and Jean Francois LeJeune, 2000. P.8.
- (5) Ibid.
- (6) Ibid., p.16
- (7) Photograph courtesy History Miami
- (8) Photograph by Arthur Marcus
- (9) Miami - City of the Future by T.D. Allman,
- (10) Ocean Beach Historic District Designation Report, City of Miami Beach, p. 25.
- (11) Per Miami Dade Property Appraiser
- (12) City of Miami Beach Historic District Designation Report for the Ocean Beach Historic District, October 1995, p.25
- (13) Ibid., p.12
- (14) Ibid., p.23.
- (15) Miami: City of the Future by T. D. Allman
- (16) Courtesy City of Miami Beach Planning & Zoning / Historic Preservation /Historic Database File Book
- (17) Miami Architecture~: An AIA Guide by Allan T. Shulman, Randall C. Robinson Jr. & James F. Donnelly, 2010 p. 230