



HISTORIC RESOURCES REPORT

1158 MARSEILLE DRIVE
MIAMI BEACH, FL 33141



JULY 5TH, 2021

1158 Marseille Drive, Miami Beach, Florida 33141

The folio for this land is 02-3210-012-0320, the building is a single story concrete block with stucco construction built in 1954 and designed by Gilbert M. Fein. The building dimensions are 40'-0" x 99'-0" with a height of 12'-0". The project is located adjacent to a pair of identical buildings which share a communal courtyard amongst themselves. 1158 Marseille Drive does not have a neighboring building to share a courtyard with.

Attached to this document are the following exhibits:

1. Survey
2. Building Card
3. Building Elevations
4. Building Floor Plan
5. Site Maps
6. Site Aerial Photos
7. Building Photos
8. Site Conditions Diagram



INFO / BUILDING CARD

ISADORE & ESTHER KANNER: SAM & ROSE KANNER: AND MAX & SARAH T. KANNER
 Owner [REDACTED] Permit No. 44533 Cost \$ 20,000
 1/30/54 & Lot 15 Block 9 Subdivision NORMANDY ISLAND Address 1158 MARSEILLE DRIVE
 all of
 General Contractor REIBEL CONSTRUCTION CO 22119 Bond No. 5793
 Architect G. M. FEIN Engineer 3210-12-0320
 Zoning Regulations: Use RE Area 14 Lot Size 67 x 125
 Building Size: Front 40' Depth 99' Height 12' Stories 1
 Certificate of Occupancy No. 2503 October 1, 1954 Use APARTMENTS: 4 Units: 2, 2BR's, 2 Baths
 Type of Construction #3CBS Foundation Spread Footing 12x24 Roof Flat Date May 10, 1954
 PLUMBING Contractor #36059 Rose Plumbing Co: Sewer Connection 1, Date May 14, 1954
 Temporary Water Closet
 Water Closets 6 Swimming Pool Traps Down Spouts
 Lavatories 6 Steam or Hot Water Boilers Wells
 Bath Tubs 4
 Showers 2 ROUGH APPROVAL OK, Cox 5/25/54
 Urinals FINAL APPROVAL OK, Rothman 9/20/54
 Sinks ----- 4
 Dish Washing Machine
 Laundry Trays GAS Contractor Date
 Laundry Washing Machines Gas Ranges ---- 4 Gas Frylators
 Drinking Fountains Gas Water Heaters 5 (elec) Gas Pressing Machine
 Floor Drains Gas Space Heaters Gas Vents for Stove
 Grease Traps Gas Refrigerators
 Safe Wastes Gas Steam Tables
 GAS Rough APPROVAL OK, Cox 5/28/54
 GAS FINAL APPROVAL
 AIR CONDITIONING Contractor #46071 Brandon A. C. Co... Install 10 - 3/4 ton A. C. Units... \$ 2 000
 SEPTIC TANK Contractor OK, Plaag 10-15-54 October 15, 1954
 OIL BURNER Contractor
 SPRINKLER Contractor

spot survey ns 9/30/54

ELECTRICAL Contractor #42119 Tri City Electric Date June 3, 1954
 Switches 32 Ranges 4
 OUTLETS Lights 40 Irons
 Receptacles 55 Refrigerators 4
 Fans
 Motors 14
 HEATERS Water 4 Appliances 4
 Space 6
 FIXTURES 40 Electrical Contractor Date

Temporary Service
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions 5
 Service 1
 Violations

FINAL APPROVAL
 By OK, MEGINNISS
 Date 9/27/54
 Alterations or Repairs Over

INFO / BUILDING CARD

ALTERATIONS & ADDITIONS

Building Permits: #49648 by owner: ROOF REPAIRS \$ 100.00 JAN. 23, 1956
 #00300 - G & L Roofing - remove and repair roof 58 sq. \$2,555.00 12/23/71
 #2482-Dewey Hawkins A.C. 2 1hp wind a/c-\$350-2-27-73
 #13500-Biscayne Roofing-Re-roof 43 sqs-\$3600-7-24-78

Plumbing Permits:

Electrical Permits: #43073 Tri City Electric... 4 motors...9/27/54 OK, Meginniss 9/27/54

INFO / BUILDING CARD

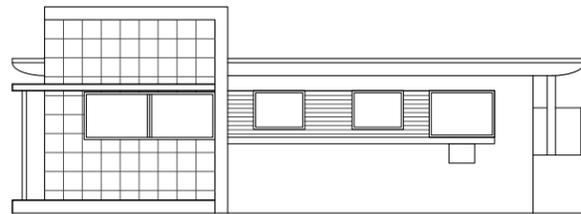
COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
11-8-88		Apply new fiberglass built up roof	\$3,500.00					68880192

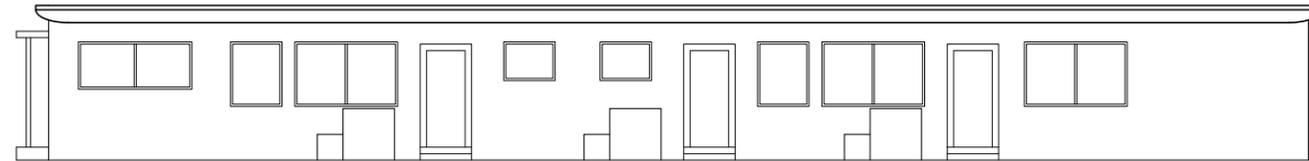
INFO / BUILDING CARD

BUILDING PERMITS: #SB880192 - 11-8-88 - Miami Roofing - Apply new fiberglass built up roof -
\$3,500.00 *OK*

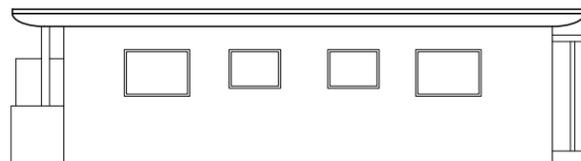
DRAWINGS / ELEVATIONS



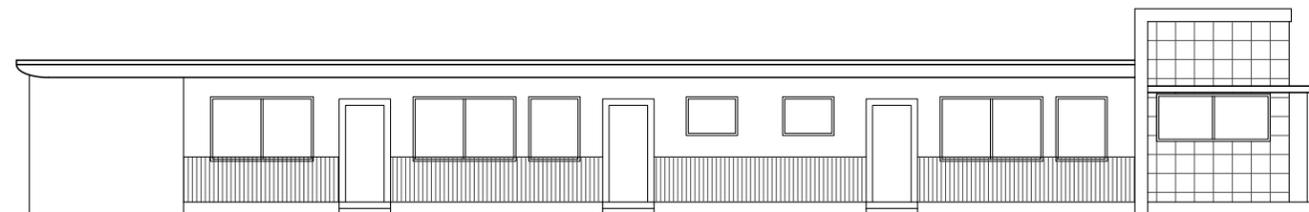
NORTH ELEVATION



WEST ELEVATION

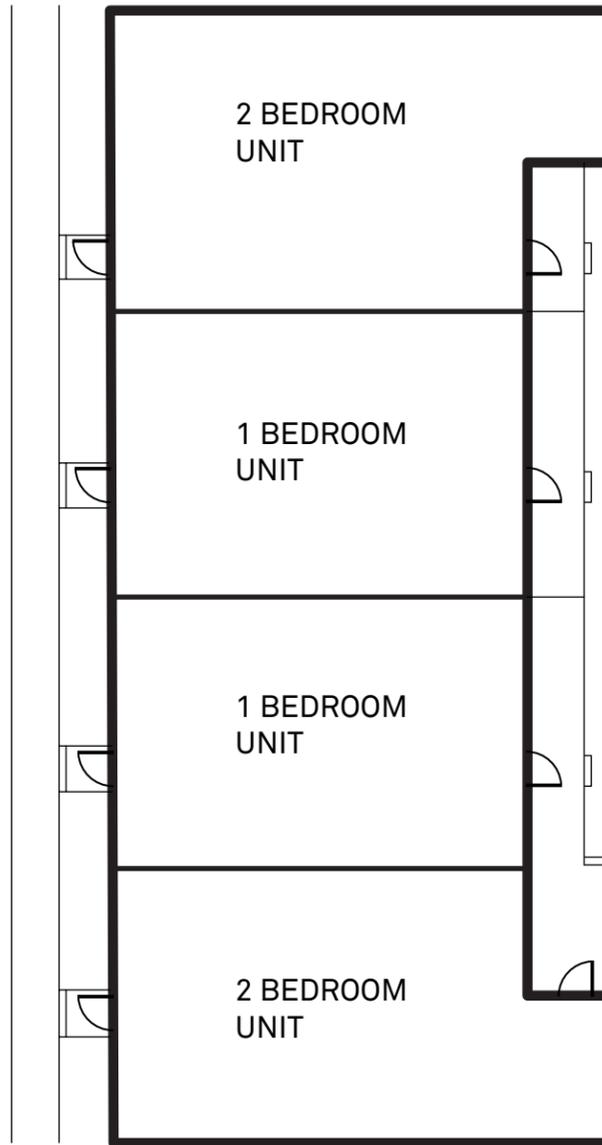


SOUTH ELEVATION



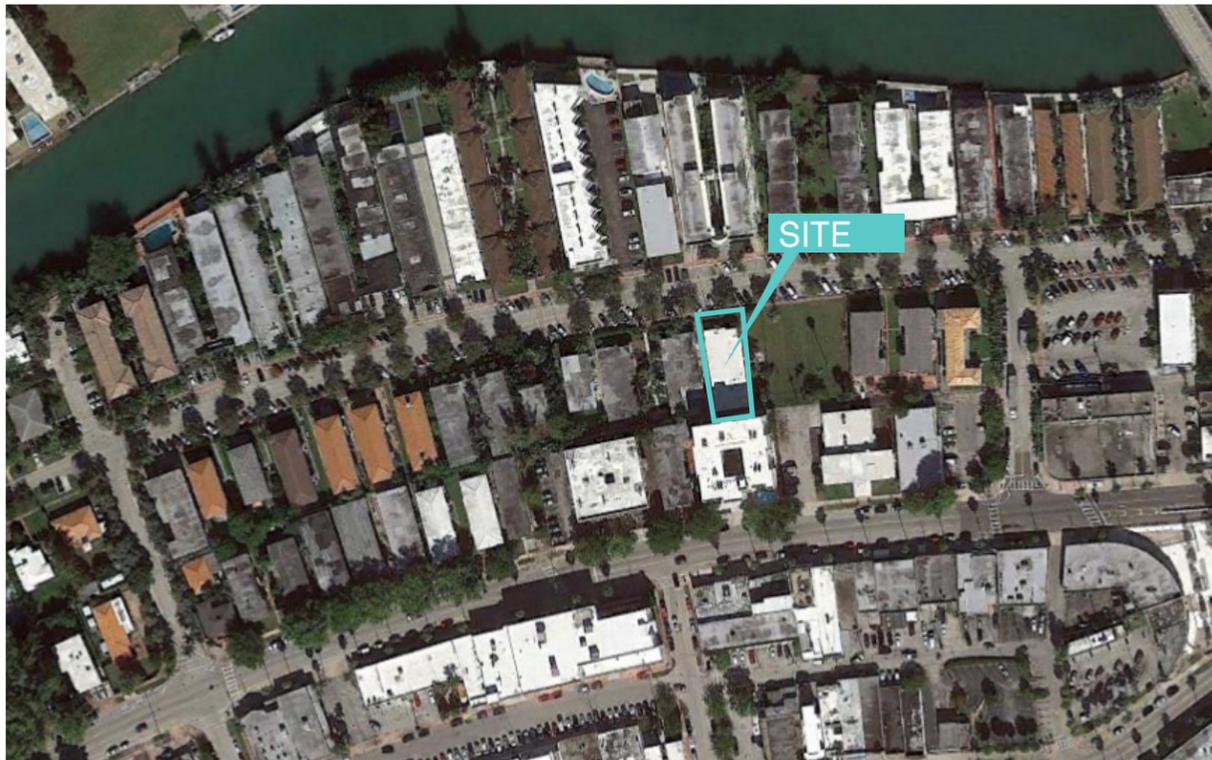
EAST ELEVATION

DRAWINGS / FLOOR PLAN

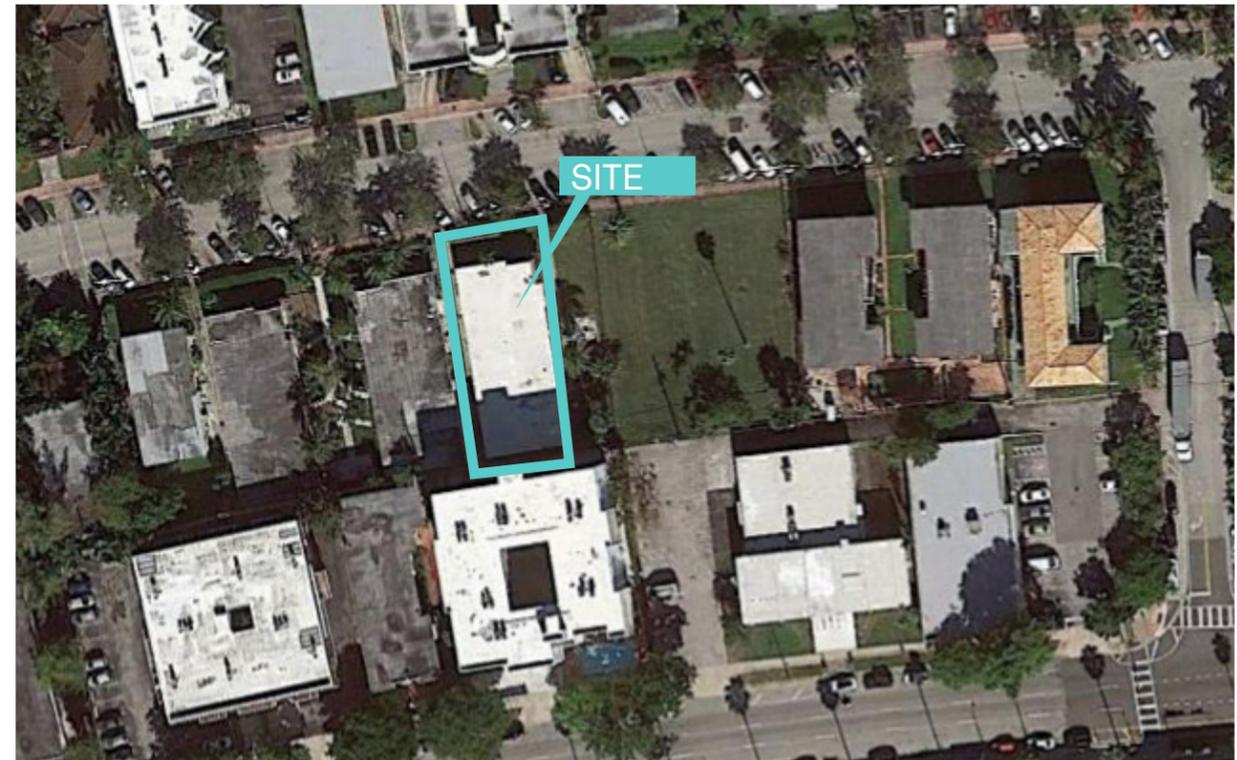


FLOOR PLAN

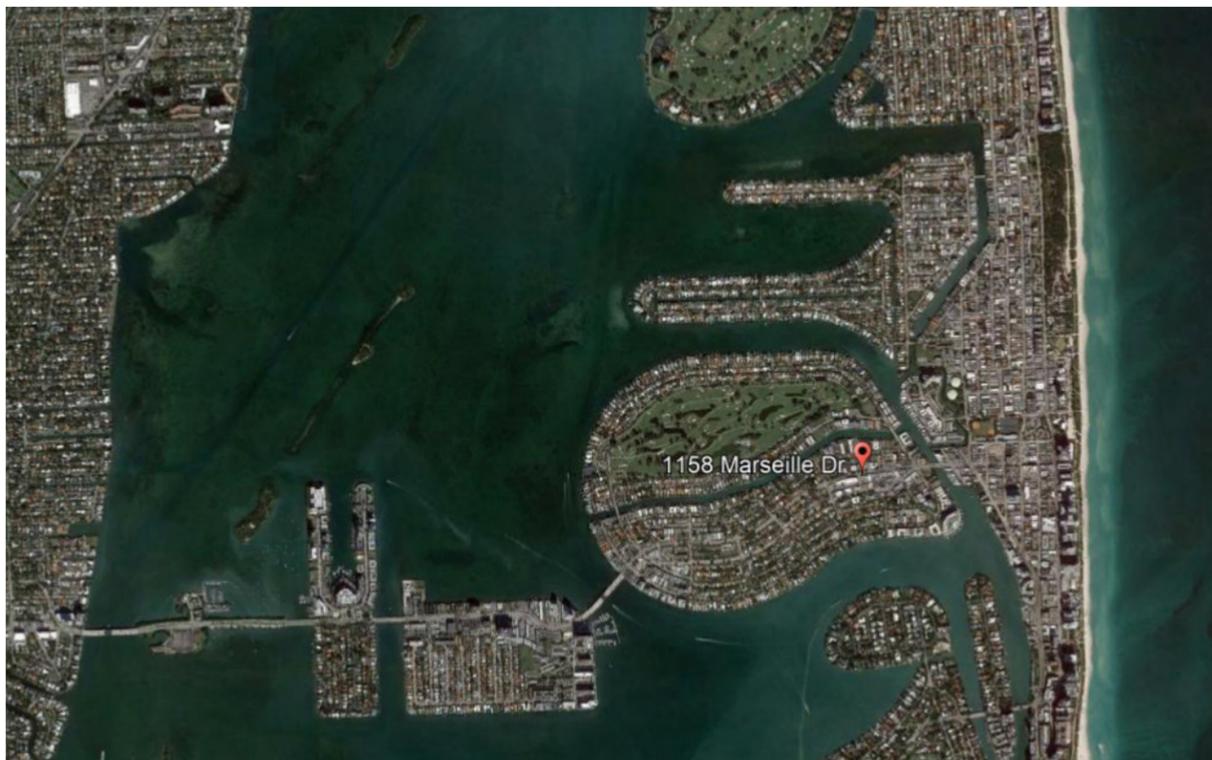
PHOTOS / SITE LOCATION MAPS



SITE LOCATION / MAP 02



SITE LOCATION / MAP 01



SITE LOCATION / MAP 04



SITE LOCATION / MAP 03

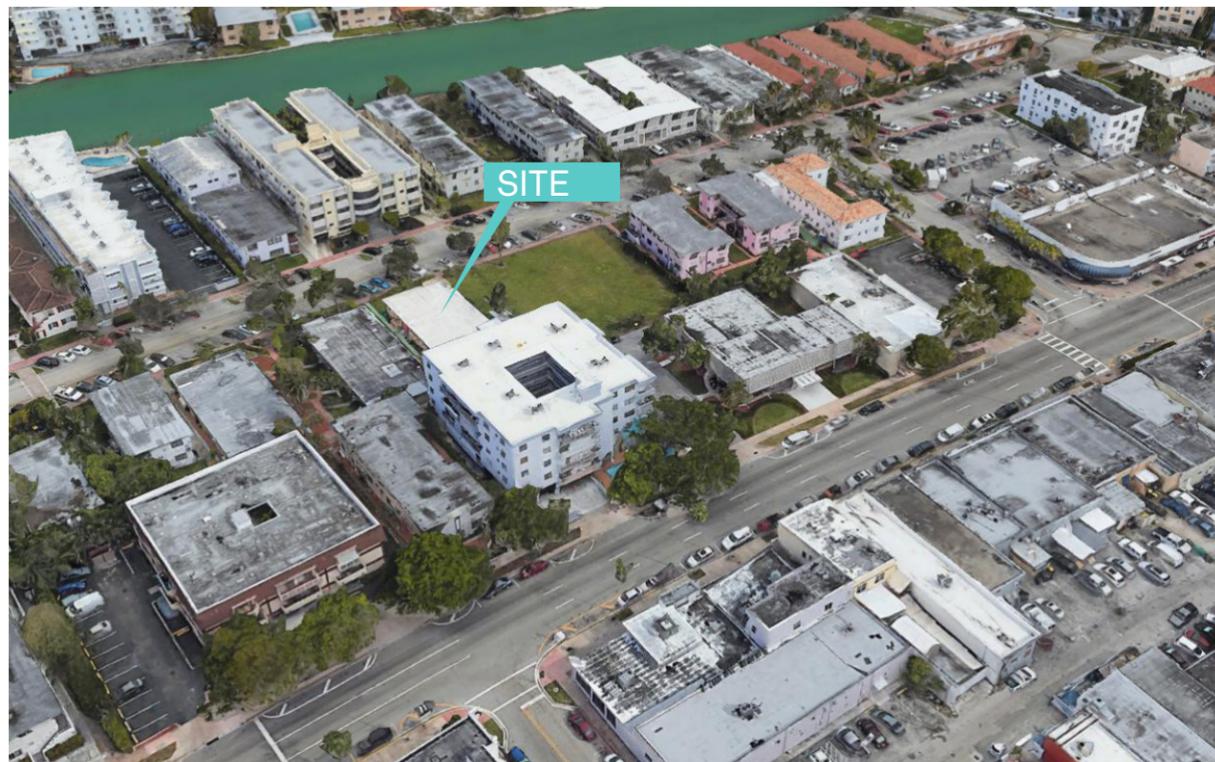
PHOTOS / SITE LOCATION AERIAL



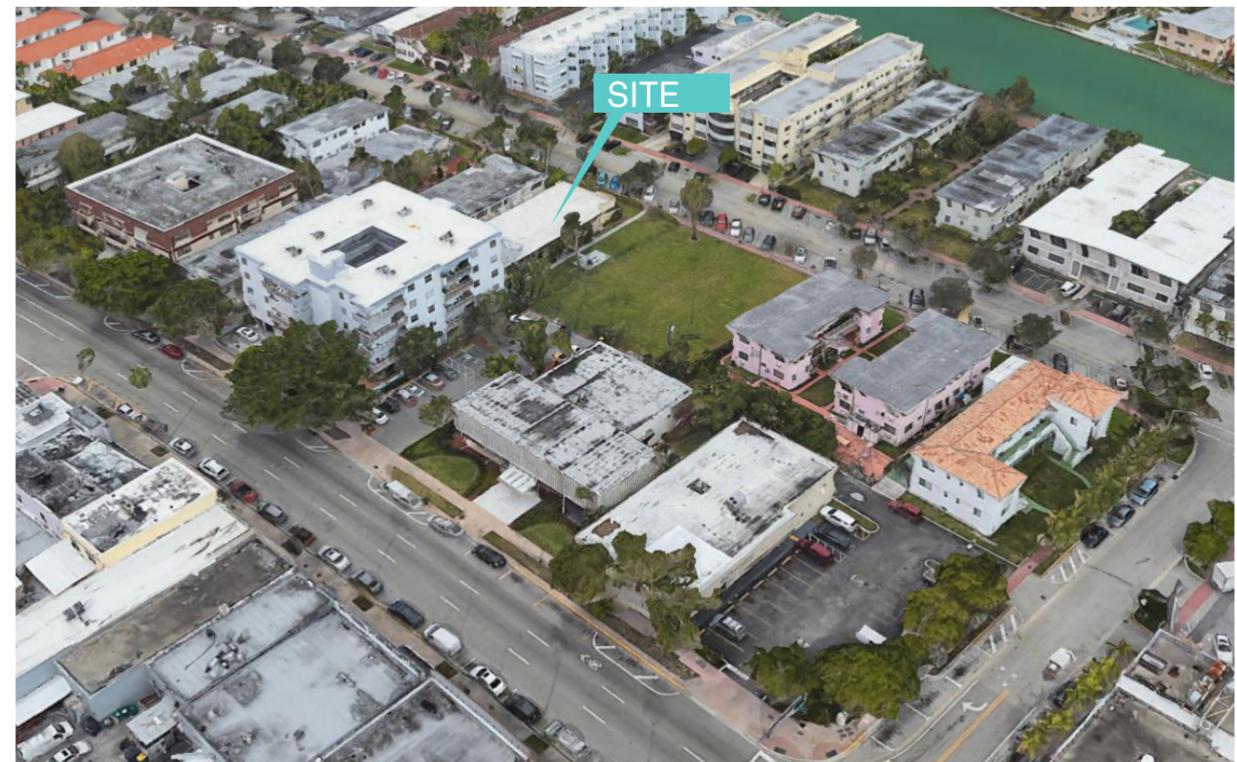
AERIAL VIEW / FROM NORTHEAST



SITE LOCATION / FROM NORTHWEST



AERIAL VIEW / FROM SOUTHWEST



SITE LOCATION / FROM SOUTHEAST

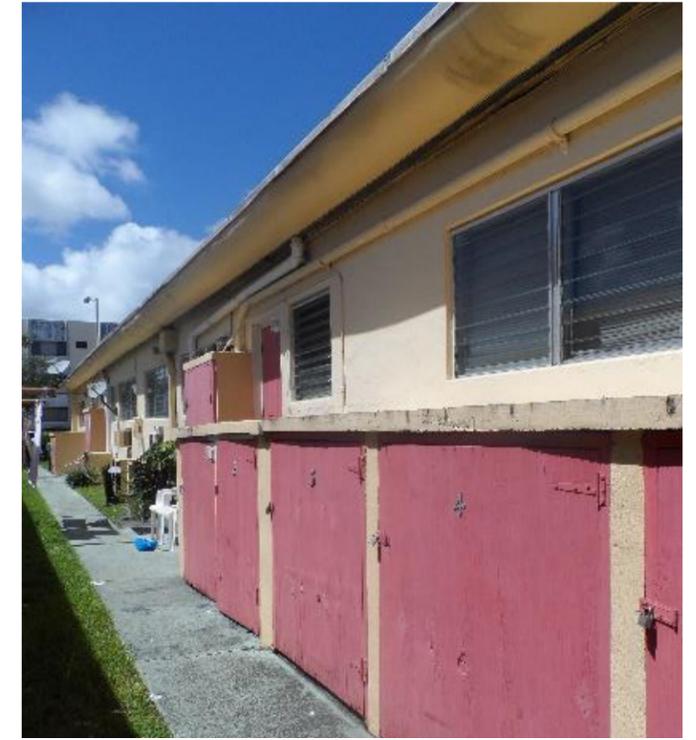
PHOTOS / BUILDING PHOTOS



NORTH ELEVATION OF SUBJECT BUILDING



EAST ELEVATION OF SUBJECT BUILDING



WEST ELEVATION OF SUBJECT BUILDING (FACING NORTH)



EAST ELEVATION OF SUBJECT BUILDING (FACING NORTH)



SOUTH ELEVATION OF SUBJECT BUILDING



WEST NEIGHBORING SITE

PHOTOS / BUILDING PHOTOS



DIAGRAM / SITE CONDITIONS DIAGRAM

Based on Florida Building Code (Existing Building), any alteration to the property or project would far exceed 50% of the building's depreciated value in order to meet current FEMA flood regulations. The buildings current finish floor elevation of the building is 4.08 NAVD, current regulations require a minimum design flood elevation of 7.47' NAVD, thus creating challenges of the existing building to meet current regulation.

The structural integrity could also be compromised due to increase flooding over time on the structure, due to rising seas and ground water. In addition, mechanical, electrical and plumbing is outdated and would need to be brought up to code and current regulations.

