

City of Miami Beach

Ocean Terrace 7420

Photographs for Case #: BV13000782

Violator: KENSU PARTNERS INC	Type: BVIO	First Insp: 05/31/2013
Address 7420 OCEAN TE	SubType: UNSAFE	



pictures

User: BUILAVAA



pictures

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picture

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picture

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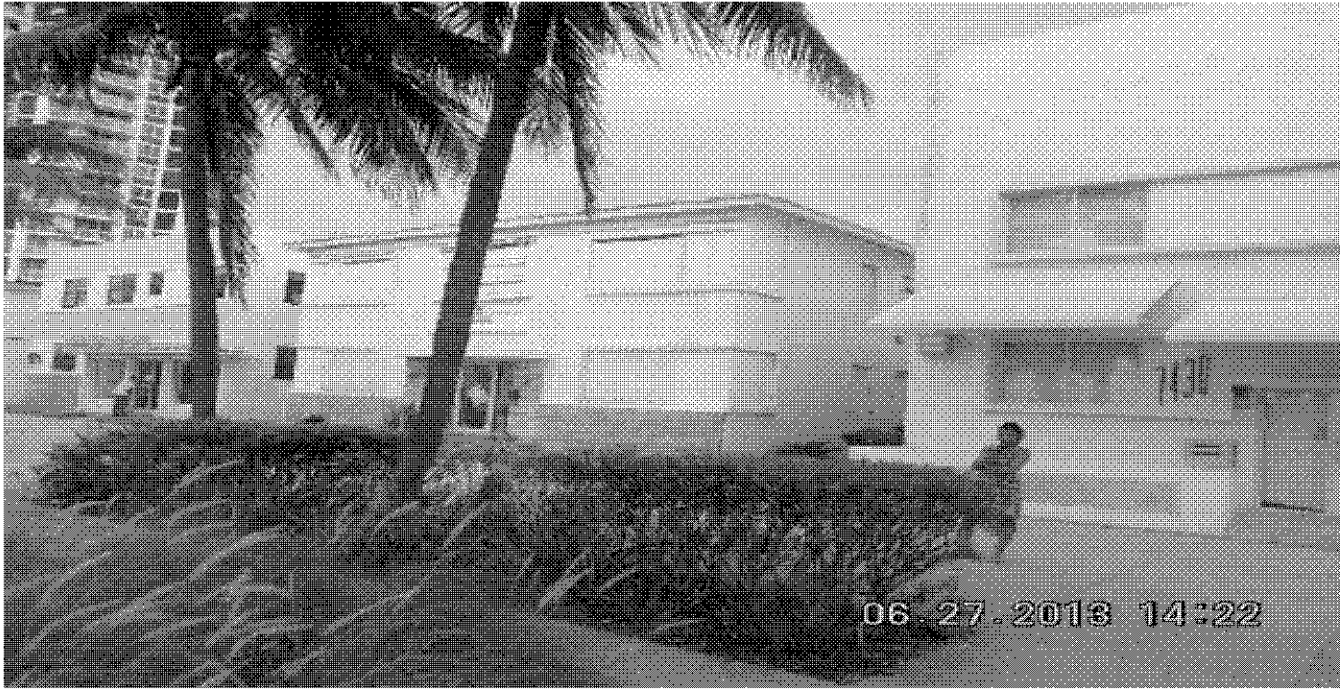
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picture

User: BUILCARE

BUILDING VIOLATION PROGRESS REPORT

Ocean Terrace 7420

BV13000782
7420 OCEAN TE

Sub-Type: UNSAFE
Status: OPEN
Prox/Unit: 7420 OCEAN TE
Inspector: Adrian Avalos
Days to Comply: 2
Permit#:
Total Fees: \$0.00
Balance Due: \$0.00

**** Key Dates ****

Inspected (A): 05/31/2013
Issued (B): 06/26/2013
Service (I): 06/26/2013
Comply (C): 06/28/2013
Orig NOV (J): 06/28/2013
Ext NOV (K):
Closed(D):
Created: 05/31/2013

Description: NOTICE OF VIOLATION ISSUED.
 Building had been unoccupied and in disrepair for long period of time, evidence of structure deterioration appears, there is a falling away, hanging loose or loosening of block, brick, or other building material that present an imminent hazard for the public.

PEOPLE INFORMATION

APPLICANT	KENSU PARTNERS INC		License#:	
	ONE SE 3 AVE STE 2950	MIAMI FL		33131
OWNER	KENSU PARTNERS INC		License#:	
	ONE SE 3 AVE STE 2950	MIAMI FL		33131

VIOLATION CONDITIONS

#Na ma? PLEASE BE ADVISED THAT THIS VIOLATION CASE WILL NOT BE CLOSED UNTIL SUCH TIME THAT ALL BUILDING PERMITS REQUIRED TO CORRECT THE VIOLATION(S) NOTED HAVE BEEN OBTAINED AND FINAL INSPECTION APPROVAL(S) HAVE BEEN GRANTED BY THE CITY OF MIAMI BEACH.

Sec. 8-5. - Unsafe Structures.
 (a)
 General.
 (1)
 The Unsafe Structures Board and Unsafe Structures Appeal Panels are created to exercise in Miami-Dade County and within those municipalities as provided for hereafter the powers and duties granted by this Section. The Board shall have jurisdiction in both the incorporated and unincorporated areas of Miami-Dade County with respect to its powers, duties and functions. The Appeal Panels shall have jurisdiction in the unincorporated areas of Miami-Dade County and within the municipalities as provided for hereafter with respect to their powers, duties and functions. The Board shall be entrusted with hearing appeals of decisions of Building Officials declaring any structures located on properties within the municipalities and those structures located on properties in the unincorporated area of the County which are not within the jurisdiction of the Unsafe Structures Appeal Panels as described below to be unsafe where there is a danger to the health and safety of the citizens, all in the manner prescribed in this Section. Unsafe Structures Appeal Panels shall hear appeals of decisions of the Miami-Dade County Building Official declaring single-family and duplex residences and their accessory structures on the same property as the principal building and accessory structures on vacant land to be unsafe where there is a danger to the health and safety of the citizens, all in the manner prescribed in this Section. Unsafe Structures Appeal Panels may hear appeals of decisions of Building Officials of the municipalities in this County declaring single-family and duplex residences and their accessory structures on the same property as the principal building and accessory structures on vacant land to be unsafe where there is a danger to the health and safety of the citizens, all in the manner prescribed in this Section, when the municipality elects to have such appeals heard by the Appeal Panels rather than the Board. Notwithstanding the provisions of this Section, a municipality may establish by ordinance its own administrative process to address unsafe structures within municipal boundaries, including a process for appeal of decisions of the Building Official that structures are unsafe. Following adoption of such ordinance, the municipality shall be solely responsible for the conduct of its own process and appeals, and for the enforcement of the laws governing unsafe structures within its jurisdiction. A municipality adopting such ordinance shall also be authorized to establish its own standards for declaring a structure to be unsafe, and for the repair or demolition of an unsafe structure, all consistent with the provisions of the Florida Building Code. If such structure has been designated historic and is under the County's historic preservation jurisdiction, demolition procedures shall still abide by the process as set out in the Miami-Dade County's historic preservation ordinance as found in Chapter 15A.

(4)

BUILDING VIOLATION PROGRESS REPORT

Ocean Terrace 7420

BV13000782

7420 OCEAN TE

Buildings which meet the physical criteria of unsafe structures set forth in this section, and are ordered to be repaired by the Building Official, an Unsafe Structures Appeal Panel or the Unsafe Structures Board, in the manner more particularly set forth below, which are not completed or repaired and brought into full compliance with the Building Code within the reasonable time allowed by the Building Official or the Unsafe Structures Board, will be demolished.

(b)
Physical criteria.

(2)
A building, or part thereof, shall be presumed to be unsafe if:

(i)
There is a falling away, hanging loose or loosening of any siding, block, brick, or other building material.

(ii)
There is a deterioration of the structure or structural parts.

(iii)
The building is partially destroyed.

(iv)
There is an unusual sagging or leaning out of plumb of the building or any parts of the building and such effect is caused by deterioration or over-stressing.

(v)
The electrical or mechanical installations or systems create a hazardous condition contrary to the standards of the Building Code.

(vi)
An unsanitary condition exists by reason of inadequate or malfunctioning sanitary facilities or waste disposal systems.

(3)
A building, or part thereof, shall be presumed to be unsafe if:

(iii)
The building or structure is vacant and abandoned, and covered at doors or windows with materials not previously approved by the Building Official, or for a period exceeding the maximum limitations set forth in this Section.

INSPECTION HISTORY

LOCKS/HOLDS/NOTICES

Date	Type	User	Comment
05/31/2013	Comment	BUILAVAA	Case Created by BUILAVAA (added by script)
05/31/2013	Comment	BUILAVAA	NOTICE OF VIOLATION ISSUED. Building had been unoccupied and in disrepair for long period of time, evidence of structure deterioration appears, there is a falling away, hanging loose or loosening of block, brick, or other building material that present a hazard for the public.
06/26/2013	Comment	BUILAVAA	Inspector changed from builavaa to builavaa (added by script)
06/26/2013	Comment	BUILAVAA	Initial Inspector: Adrian Avalos (added by script)
07/11/2013	Comment	BUILMAYC	Case File Created on 07/11/13 - (File located in Adrian's Office - Unsafe Cabinet)
07/11/2013	Comment	BUILMAYC	Notice of Violation Mailed on 07/11/13
02/04/2014	Comment	BUILLECS	01/30/2014 CITY BILL ISSUED, CB#00046533 / CUSTOMER #018432

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2. HISTORICAL PHOTOGRAPHS
3. BUILDING PERMIT CARD
4. DRAWINGS
5. BUILDING PERMIT HISTORY RECORD

Ocean Way Apts. & Hotel

7430 Ocean Terrace

LOT 4

Architect: **Gilbert M. Fein**

Year: 1951

Architect Bio: Gilbert M. Fein (1920–2003) was from New York City and studied architecture at New York University. He served in the Army Corps of Engineers during World War II and settled in Miami Beach after the war. He designed hundreds of residential and commercial buildings in South Florida in the new Post-War Modern style. One of his trademarks was a type of mirrored garden apartment building, featuring two 2-story buildings joined at the front by a marquee or gable roof, and framing a landscaped courtyard. Most of Fein’s comfortably livable buildings are function extremely well in Miami Beach’s low scale multifamily neighborhoods. In the North Shore and Normandy Isle neighborhoods there are over 76 buildings designed by Gilbert Fein from 1949 to 1961, but some of the better known are the Ocean Front Apartments, 7400 Ocean Terrace; Ocean Way Hotel, 7430 Ocean Terrace; Beach Place Motel, 8601 Harding Avenue; and Deco Palm Apartments, 6930 Rue Versailles.

Style: Post War Modern– MiMo
Local Historic District- “Harding Townsite South Altos del Mar Historic District”
Historically contributing Structure.

Curiosities: Original Permit 1951 refers to ***“Apartment building – 20 Units - 2 Stories- Spread Footings”***

Present uses: Hotel – Hawaii

Ocean Way Apts. & Hotel

7430 Ocean Terrace

LOT 4



Existing Conditions 7430 Ocean Terrace
(2016) Photographs

Ocean Way Apts. & Hotel

7430 Ocean Terrace

LOT 4





OCEAN WAY APT.-HOTEL

Owner MR. SAM BAKER " BOBO INC."
 Lot 4 Block 1 Subdivision HARDING TOWNSITE
 General Contractor Clutter Construction Co.
 Architect Gilbert M. Fein
 Zoning Regulations: Use RE Area 24
 Building Size: Front 40' Depth 140'
 Certificate of Occupancy No. 1504 (12/18/51)
 Type of Construction #3 CBS Foundation Spread Footing 12 x 27 Roof Flat Date July 2, 1953

Permit Address Bond No. 7430 OCEAN TERRACE
 Engineer 3202-03-003
 Lot Size 50 X 150 CL. #89-14664 SEC. 9 1/2
 Height 20' 39 E P.H.C. 10/12/51
 Use APARTMENT -20 UNITS-1 bedroom, 2 baths ea. unit

OK -E. Brown
 12/18/51

PLUMBING Contractor #32070 Bradley Plumbing Co: Sewer Connection 1 (6") Date 7-30-1951
 Temporary Water Closet 2

7430 OCEAN TERR.

Water Closets 40 Swimming Pool Traps Down Spouts
 Lavatories 40 Steam or Hot Water Boilers Wells
 Bath Tubs 40 ROUGH APPROVAL 8-15-1951 Rothman Water Connection 1,
 Showers Urinals FINAL APPROVAL 12/12/51 Rothman

Sinks 20
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains
 Floor Drains
 Grease Traps
 Safe Wastes
 GAS Contractor Date
 Gas Ranges ---- 20, Gas Frylators
 Gas Water Heaters 2, Gas Pressing Machine
 Gas Space Heaters
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers GAS Rough APPROVAL 8-22-51 Rothman
 GAS FINAL APPROVAL 12/12/51 Rothman

AIR CONDITIONING Contractor
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor

Ocean Terrace 7430

ELECTRICAL Contractor #34768 Gray Electric: Date Aug. 22, 1951
 Switches 80 Ranges
 OUTLETS Lights 138 Irons 20 Temporary Service #34610 Gray Electric 8/2/51
 Receptacles 162 Refrigerators 20 Sign Outlets
 Fans
 Motors 3 Meter Change
 HEATERS Water Appliances Centers of Distributions 12
 Space Service 1
 Violations
 FIXTURES 138 Electrical Contractor Date
 FINAL APPROVAL
 By H.O. Rosser
 Date 12/18/51

ALTERATIONS & ADDITIONS

Ocean Terrace 7420

Building Permits: # [redacted] Conditioning system - This [redacted] include plumbing or
[redacted] 25 tons - Henry J. Nelson, engr.: Airko Air Cond. Co., contr.
\$ 10,000.... Oct. 23, 1951

43009 Remodel one apartment unit into lobby: Gilbert M. Fein, arch:
owner builds: \$ 950: Oct 21, 1953

#74230 Acolite Neon Sign Co.: 6'x3' horizontal wall sign, OCEAN WAY, Rooms, Eff, Apts, Color TV - \$250 6/14/65

#06616-Owner-Panel 15 rooms-\$2000-12-12-74
#08464-Jaca-Re-roof 40 sqs-\$3200-1-14-76

#11289-Jim Sauls Window-Replace 86 windows-\$1720-5-9-77

#21920 3/31/82 owner exterior paint white \$2,000.
#21920 3/31/82 owner exterior paint white \$2,000.

Plumbing Permits: #35479 Bradley Plumbing: Replace 1 Water Closet, 1 Lavatory, 1 Bath Tub,
1 Sink, 1 Drinking Fountain: Oct 26, 1953

#45888 Peoples Gas Co.: 1 gas dryer - 4/14/67

#50354-Pitsch Plumbing- 19, sink, residence reset-11-15-73

Electrical Permits: #40749 Astor Elec Serv: 2 Receptacles, 1 Light Outlet, 1 Fixture: Oct 29, 1953

#49612 Astor Elec: 1 Service Equipment - March 27, 1957 OK 5/31/57 Meginniss

#56985 Hurst Elec: 32 motors, 0-1 HP 7/7/61 OK Scarborough 7/28/61

#62391 Acolite Neon Sign: 1 sign outlet - 6/14/65 (Bldg.Perm.#74230)

#73140-Amengual Electric-1 master panel; 6 bell, 4 pull-5-13-76

#73564-County Wide Electric- telephone booth-10-21-76

BLOCK: 1

SUBDIVISION: 24602

ADDRESS: Handberg Townsite

ADDRESS: 7430 Ocean Terr

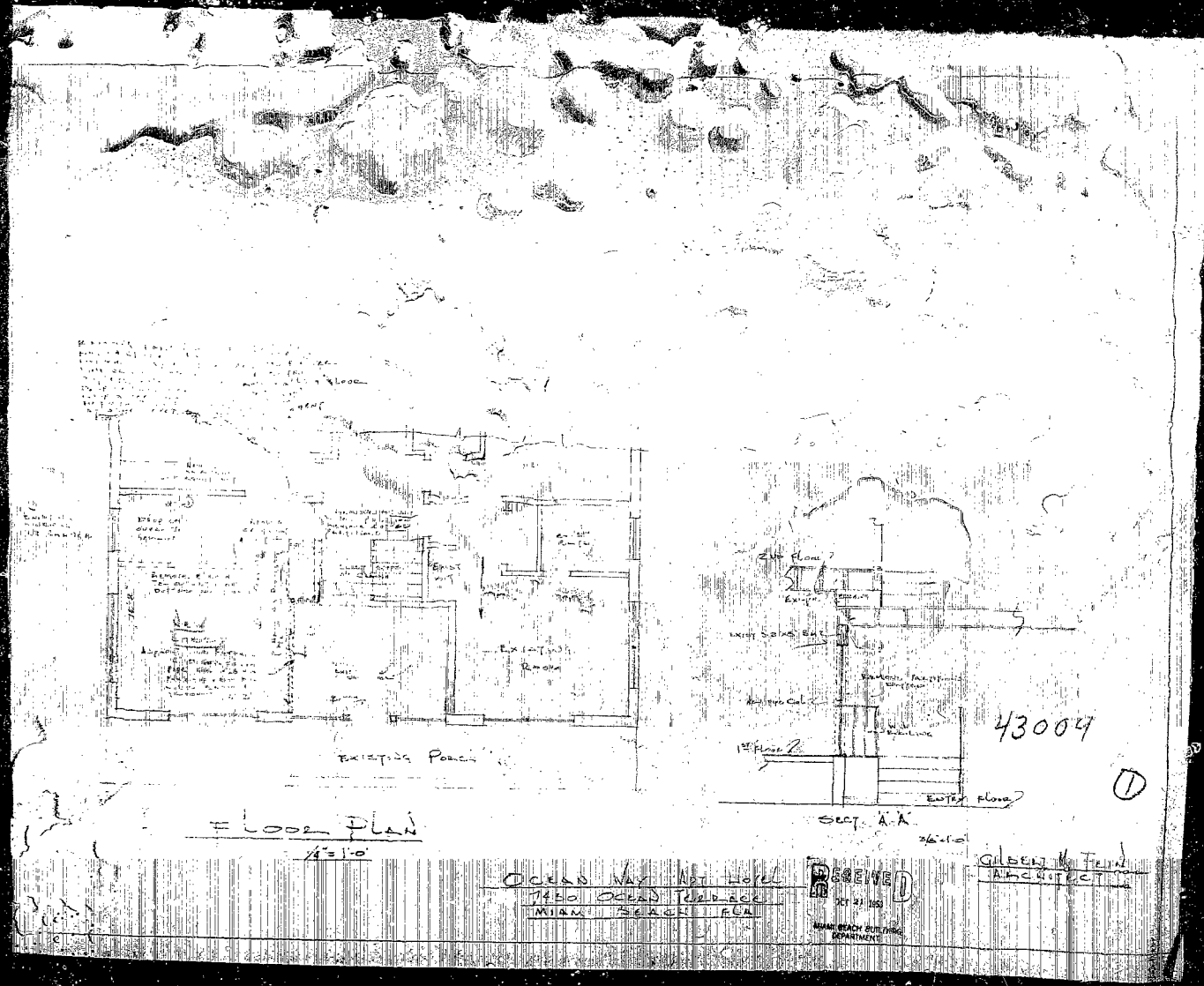
ALTERATIONS & ADDITIONS

BUILDING PERMITS

#27171 7/18/85 owner paint the bldg outside \$800.
#29303 10/16/86 owner install 2 metal doors fire rated \$300.

PLUMBING PERMITS

ELECTRICAL PERMITS



43004

①

OCEAN TERRACE
7430 OCEAN TERRACE
MIAMI BEACH, FLA.

RECEIVED
MAY 21 1935
MIAMI BEACH BUILDING DEPARTMENT

GILBERT W. FEIN
ARCHITECT

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Alcan Surf Hotel:

7436 Ocean Terrace. LOT 3

Architect: **Anton Skislewicz**

Year: 1940

Architect Bio: (1895–1980) a native of Dubrovnik, Yugoslavia, and a World War I aviator, immigrated to New York after that war and graduated from Columbia University in 1929. Drawn by the Depression-era building boom in Miami Beach, he opened a practice here in 1934 and contributed a European sensibility to local architecture. His early work in naval architecture and aviation is clearly evident in his streamlined buildings. (He also designed a limited-edition limousine for Lincoln Motors in www.MiMoOnTheBeach.com 6 1938.) During World War II, he closed his practice and returned to shipbuilding in Tampa, Florida. Some of his buildings include the Breakwater Hotel, Lord Balfour Hotel, and Plymouth Hotel. His most notable North Beach building was the Ocean Surf Hotel at 7435 Ocean Terrace.

Style: Art Deco
Local Historic District- “Harding Townsite_South Altos del Mar Historic District”
Historically contributing Structure.

Curiosities: Original Permit refers to
**“Hotel – 49 rooms – 3 stories –
Reinforced Concrete
Foundations”**

Present uses: Hotel – Ocean Surf



Existing Conditions 7436 Ocean Terrace
(2016) Photographs