



1955 PHOTOGRAPH (3)

HISTORIC RESOURCES REPORT

FOR

819 + 821 2ND STREET

MIAMI BEACH, FLORIDA 33139

AKA

SUNIT APARTMENTS

PREPARED BY

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PREPARED FOR

SGH DEVELOPMENT LLC
819 SECOND STREET
MIAMI BEACH, FLORIDA 33139

PREPARED FOR THE:

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

OCTOBER 4, 2017

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MIAMI BEACH, FLORIDA

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BISCAYNE COLLINS HOTEL circa 1920's FORMERLY LOCATED AT THE N.E. CORNER COLLINS AVENUE & BISCAYNE STREET aka SOUTH POINTE DRIVE (1925-1984), courtesy FLORIDA MEMORY

NEIGHBORHOOD HISTORY

Miami Beach was so very different back in 1921 when this simple one story spanish mediterranean influenced residence was designed and constructed at 819 Second Street in the area of Miami Beach known as Ocean Beach. The neighborhood surrounding this building location was back 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)

"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)

"...as late as 1917, Miami Beach was described as a wilderness. It was a sub-tropical barrier island comprising three interrelated ecosystems; 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' boardwalk' 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 Photo this page

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

UPPER MIDDLE PHOTO: BISCAYNE PLAZA THEATER courtesy CAROLYN KLEPSE "LOST MIAMI BEACH."

LOWER MIDDLE: BISCAYNE PLAZA THEATER (COURTESY CAROLYN KLEPSE "LOST MIAMI BEACH")

LOWER PHOTO: JOES STONE CRAB RESTAURANT circa 1930



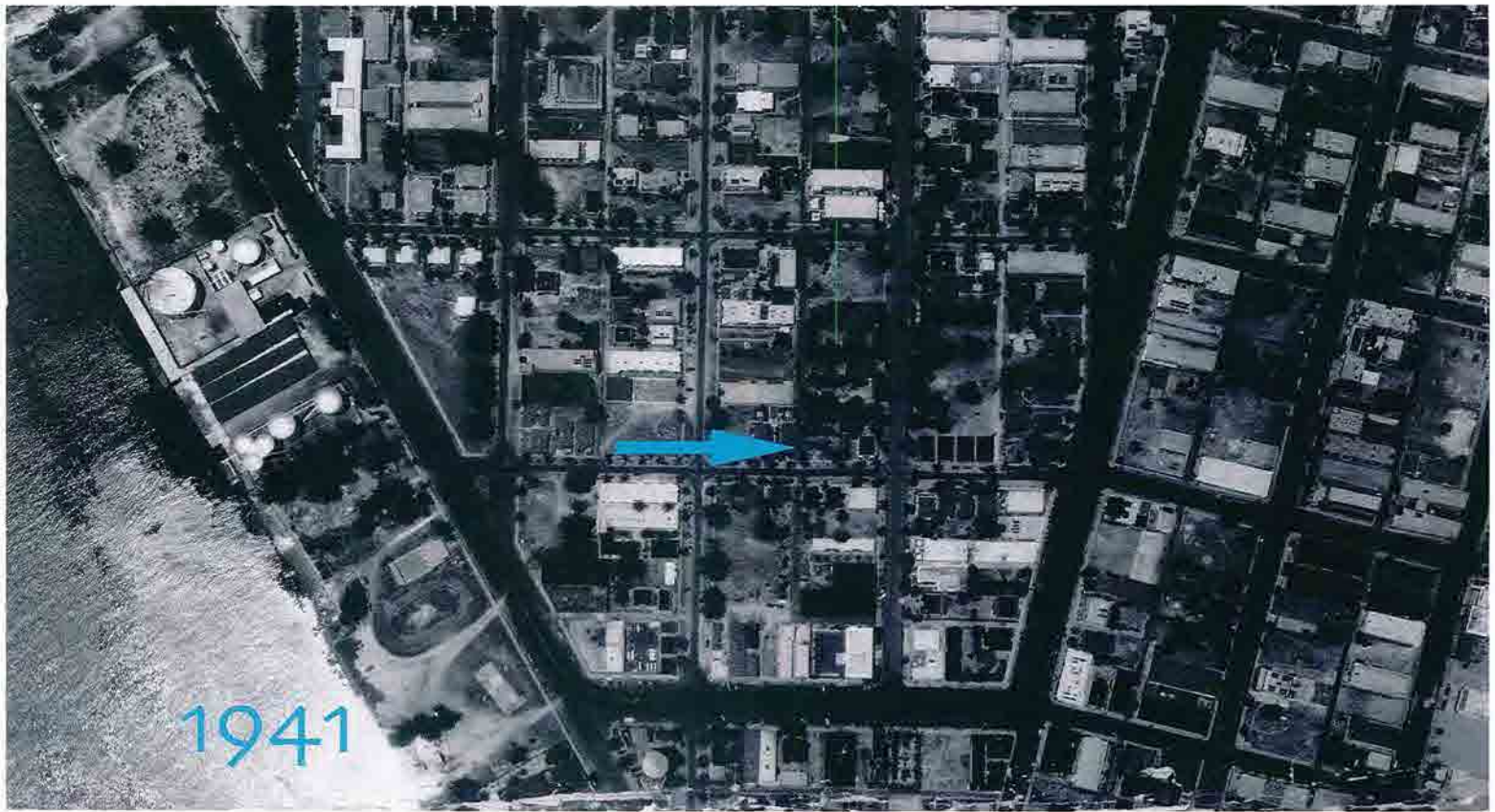


1927 AERIAL PHOTOGRAPH ABOVE (7)

"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. T.D. Allman, Miami - City of the Future." (9)

"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: 1951 AERIAL
PHOTOGRAPH
COURTESY CITY OF
MIAMI BEACH PUBLIC
WORKS

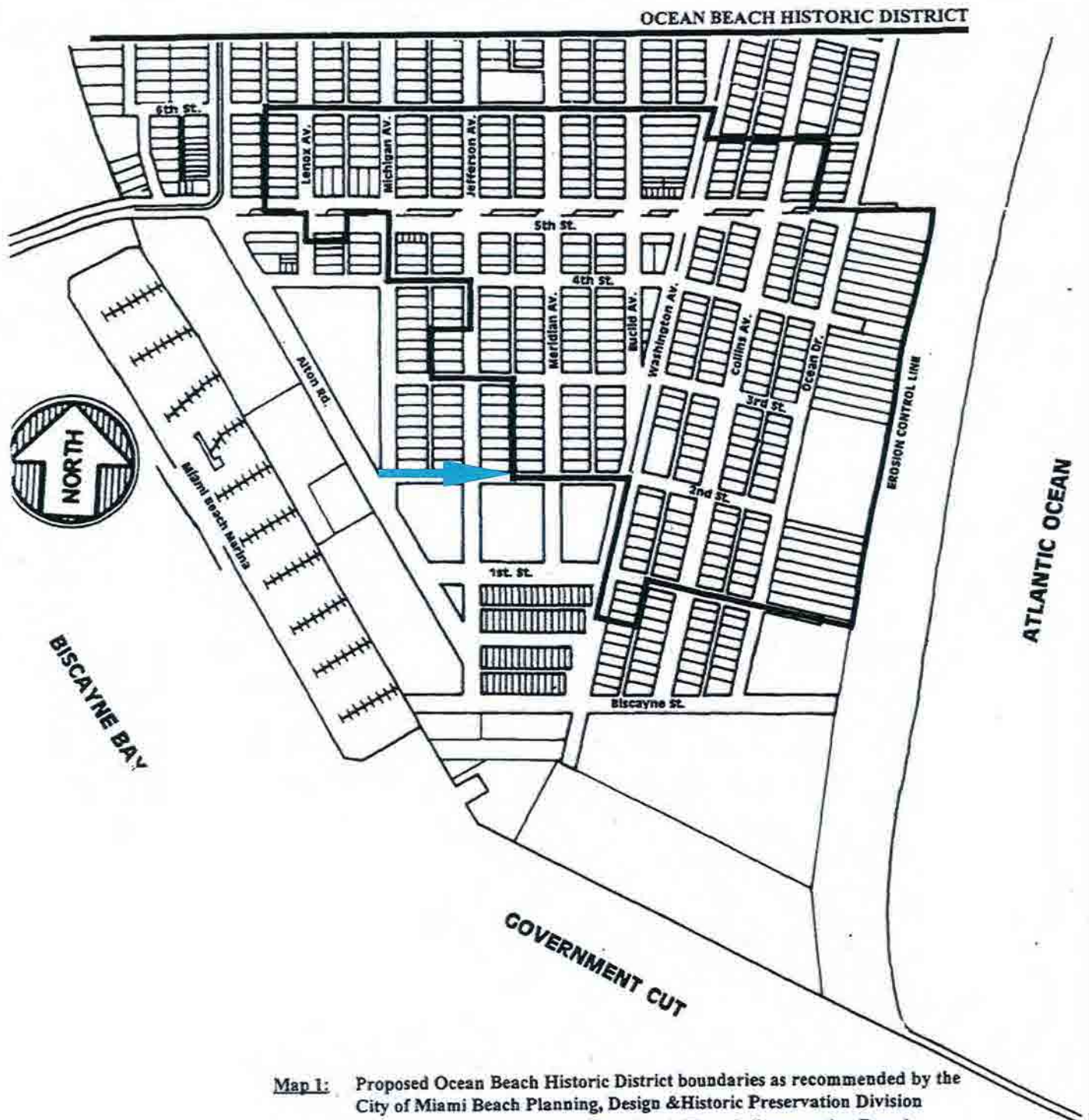
BELOW: UNDATED
AERIAL PHOTOGRAPH
SHOWING THE
FORMER WATER
TOWER WHICH WAS
LOCATED NEAR
1ST STREET &
ALTON ROAD.
THE SHADOW OF THIS
FORMER WATER
TOWER CAN BE SEEN
IN THE PHOTO ABOVE
TO THE RIGHT OF
1951.
(7)

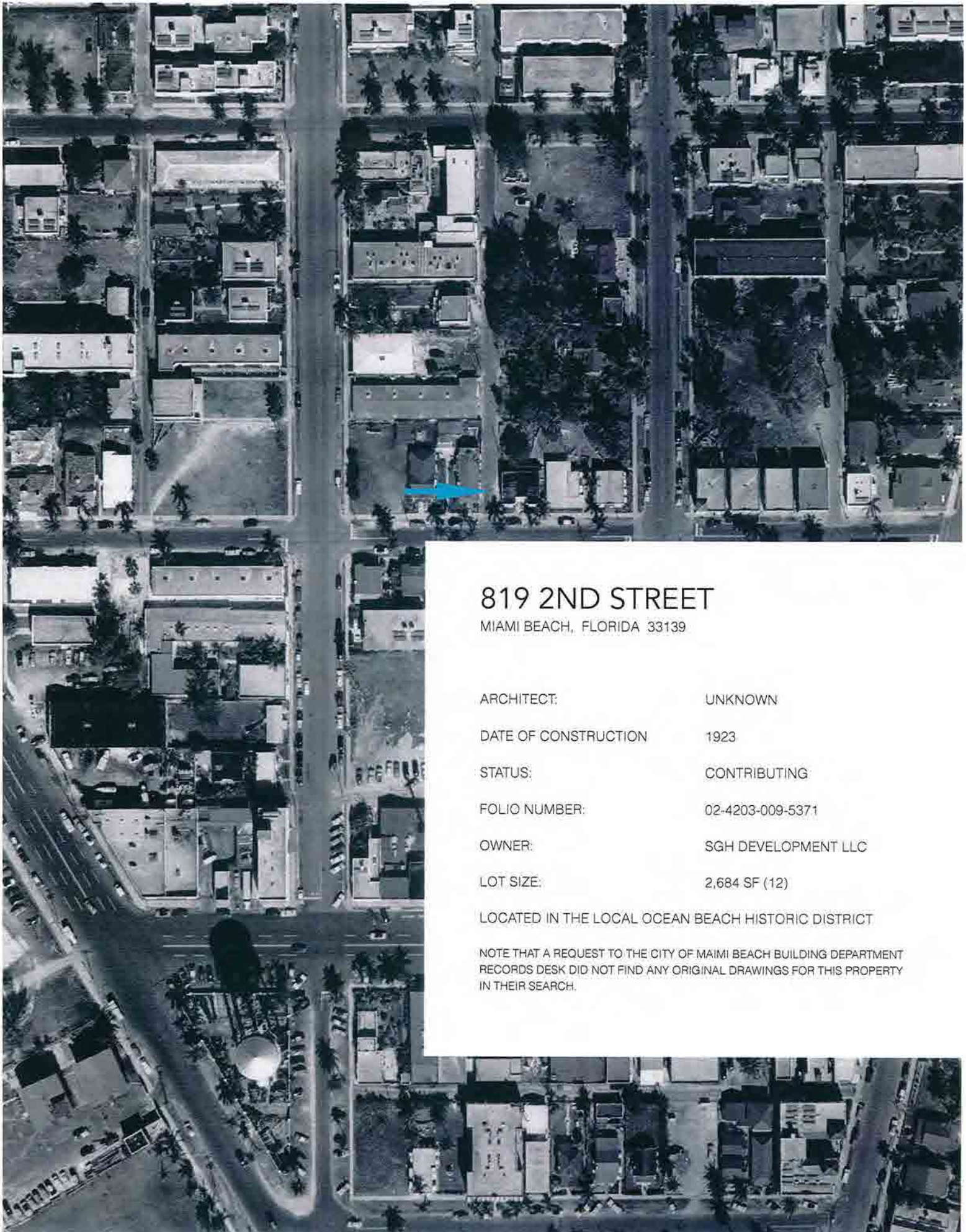




ABOVE: 1965 AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS
 BELOW: 2017 GOOGLE EARTH AERIAL VIEW OF SOUTH BEACH







819 2ND STREET

MIAMI BEACH, FLORIDA 33139

ARCHITECT:	UNKNOWN
DATE OF CONSTRUCTION	1923
STATUS:	CONTRIBUTING
FOLIO NUMBER:	02-4203-009-5371
OWNER:	SGH DEVELOPMENT 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.



1955 PHOTOGRAPH (3)

This residence was constructed in 1923 at a cost of \$4,500.00 for the owners Enoch & Clara Hochberg, according to the City of Miami Beach Building Card. Alternatively the Miami Dade Property Appraiser lists this building as having been constructed in 1921.

The original Architect is unknown. However the mid-century Architect Gerard Pitt is shown to have completed some interior renovations in the early 1950's. This building was built during the boom times of the 1920's and originally contained six units. The Property Appraiser lists the building as currently having three units.

From the front the building appears as a simple tripartite design with the recessed central portion looking somewhat like an entrance to a single family home. Actually this building has always been a multi-family apartment rental building. Multiple listings have appeared for this property address in the Polk's Miami Beach directory from 1924 onwards.

This one story building is designed in the Spanish / Mediterranean architectural style, so popular in 1920's Miami Beach.

The stepped and rounded parapet signature walls mark the decoration on the original structure on 3 sides of the building, along with barrel tiled parapet walls and strategically located drain pipes and emblems. These stepped parapets and grouped drains were typical details of that era.

The photograph above shows closed shuttJalousie windows are utilized with awnings on the front (south) elevation.



1970 PHOTOGRAPH (3)

W 501

Owner O.L. Rowland

DUBE

General Contractor

Architect ?

Zoning Regulations: Use

Building Size: Front

Certificate of Occupancy No.

Type of Construction

Plumbing Contractor

Plumbing Contractor

Water Closets

Lavatories

Urinals

Gas Stoves

Gas Radiators

Septic Tank Contractor

Oil Burner Contractor

Sprinkler System

Electrical Contractor

Switch

OUTLETS Light

Receptacles

Range

HEATERS Water

Space

Refrigerators

Irons

Electrical Contractor

Beadh

Date of Service

L.O. Davis

April 7, 1923

No. FIXTURES 12

FINAL APPROVED BY

L.O. Davis

Date

Mar. 31, 1923

Alterations or Repairs—Over

Permit No. 384

Address 319 & 321 Second Street

Bond No. 809 (See Card # 3214-A)

Engineer

Lot Size 2 Buildings-- 3 Units each --

Height Total 6 units Stories

Use Duplex - Residence

Foundation Concrete

Roof Comp

Date Feb. 19, 1923

Date Mar. 17, 1924

Date Feb. 27, 1923

Date

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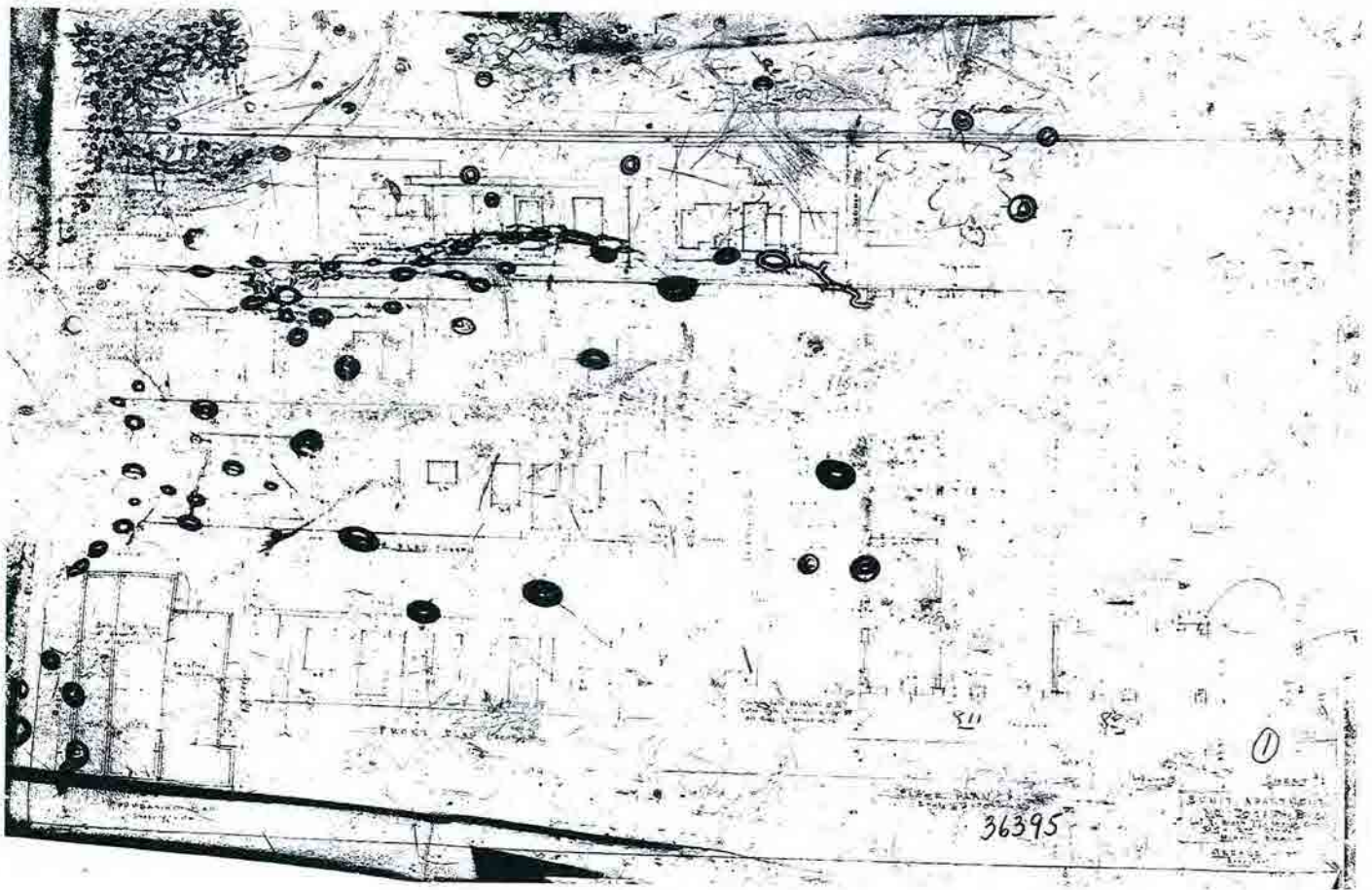
ALTERATIONS & ADDITIONS

Building Permits: # 32756 Making archway in place of doorway and painting - all inside work- Owner \$ 200..... June 7, 1950
 # 35619 Making a three unit apartment unit out of a duplex- Owner, day labor- \$ 200..... April 19, 1951
 # 36395 Addition & remodeling- 35' x 44' x 10' - 1 story- #3 CBS, Spread Footing 12x21 foundation - Flat roof - Gerard Pitt, arch: Perkins Constr. Co. contr. \$ 9,000..... July 23, 1951
Bond-#5050
 #02262-Andrews Roofing and Improv. Co.-18 sq. fire-roof-\$3000-12-14-72
 #20849 9/8/81 owner Min Hous Vilation - minor repairs \$465.
 #30009 3/18/87 owner repair/replace rotten floor joist and flooring in kitchen/hallway, no structural work \$500.

Plumbing Permits:

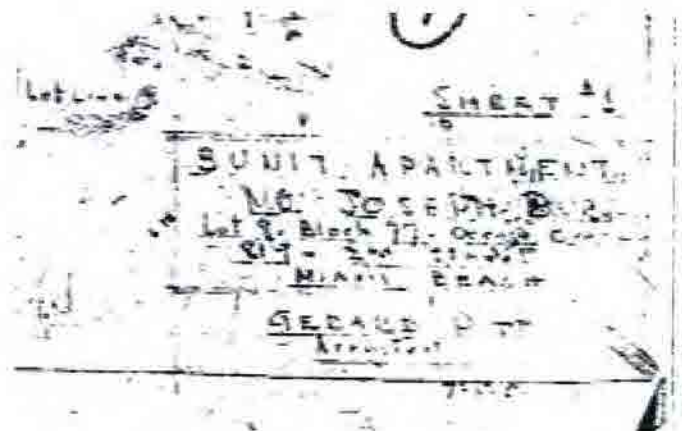
#30794 Fred Steinberg) 1 Water Closet & 1 Shower(Replace fixtures only) Nov.28,1950 Dec.20,50
 821 Second Street: # 30931 Miami Beach Plumbing, I.c. 1 Sewer, 1 Water closet, 1 Lavatory, 1 shower,
 819 Second St: (DUBE) # 32078 Serota: 1 Sewer (4"), 3 Water closets, 3 Lavatories, 2 bath tubs, 1 shower,
 Final plumbing & Gas --10-12-51 LR 3 sinks, 3 electric water heaters: Aug.1, 1951 Rough OK 8/9/51 LR
 819 Second St. # 32471 Serota Plumbing Co: 3 gas ranges - Oct. 12, 1951
 809 2nd St. #46333 Morgan Plbg.: 1 san. sewer 4" - 12/26/67
#50634-Peoples Gas- 1 gas nat meter set-2-4-74
Dube Electrical Permits: 18 Fixtures, 3 Refrigerators, 3 Irons, 3 Space heaters, 3 Water heaters, 18 Light outlets,
 3 Appliances, 3 Centers of distribution, 1 Service, August 6, 1951 PM 10-1-51 ok
 #42717 Lysinger & Wirick: 6 centers of distribution, 1 service: 8/12/54 OK, M.
 #42871 Lysinger & Wirick: 6 fixtures: 8/30/54 OK, Reginald 9/1/54
 Dube 809 2nd St 47934 Astor Electric: one receptacle July 9, 1956 OK, Miller 7/9/1956

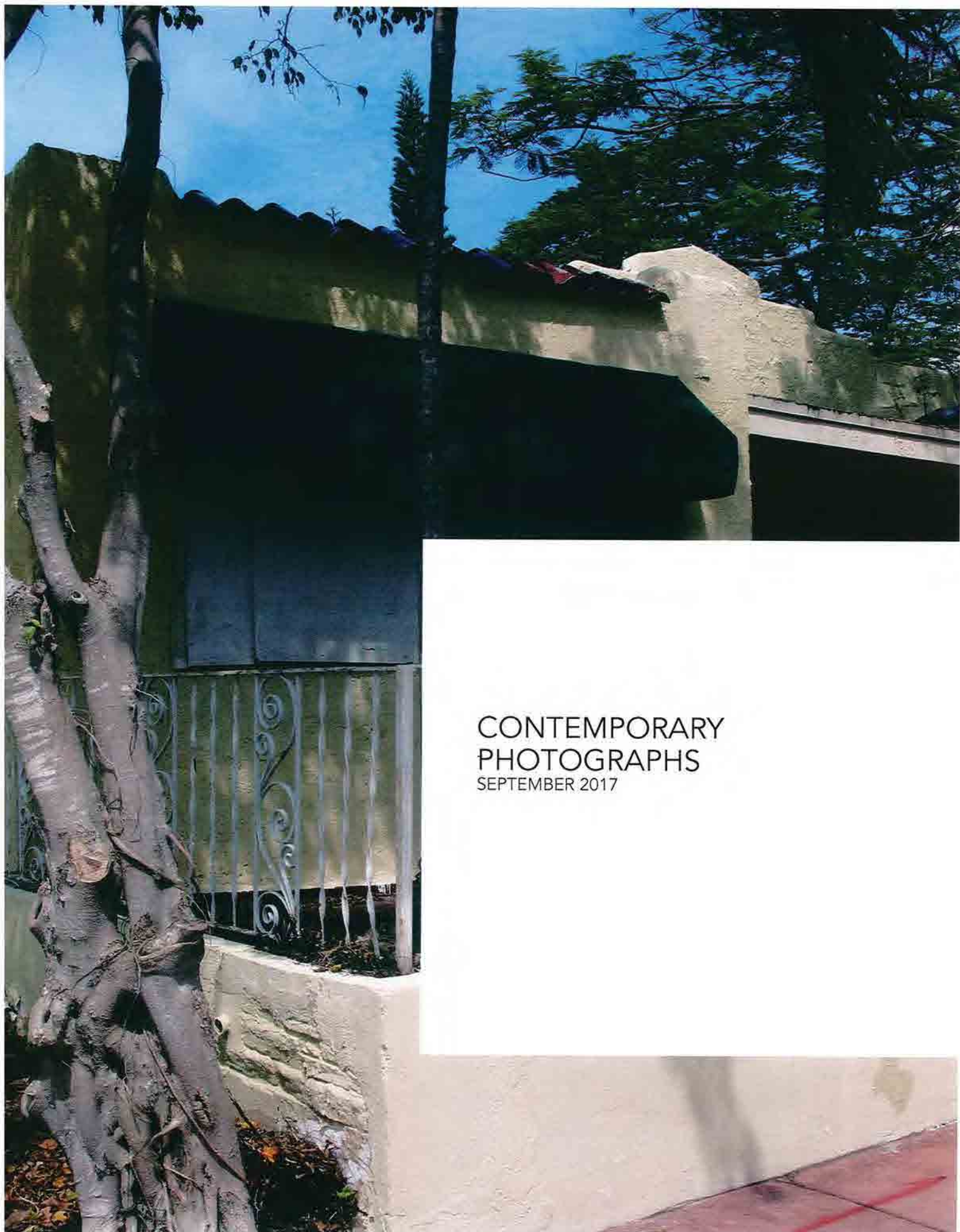
Plumbing 50663-Peoples Gas System- 1 gas nat meter-2-11-74



ABOVE: CIRCA 1950'S RENOVATION DRAWINGS FOR THIS PROPERTY BY THE ARCHITECT GERARD PITT.

RIGHT: DETAIL OF DRAWING ABOVE SHOWING TITLE BLOCK.





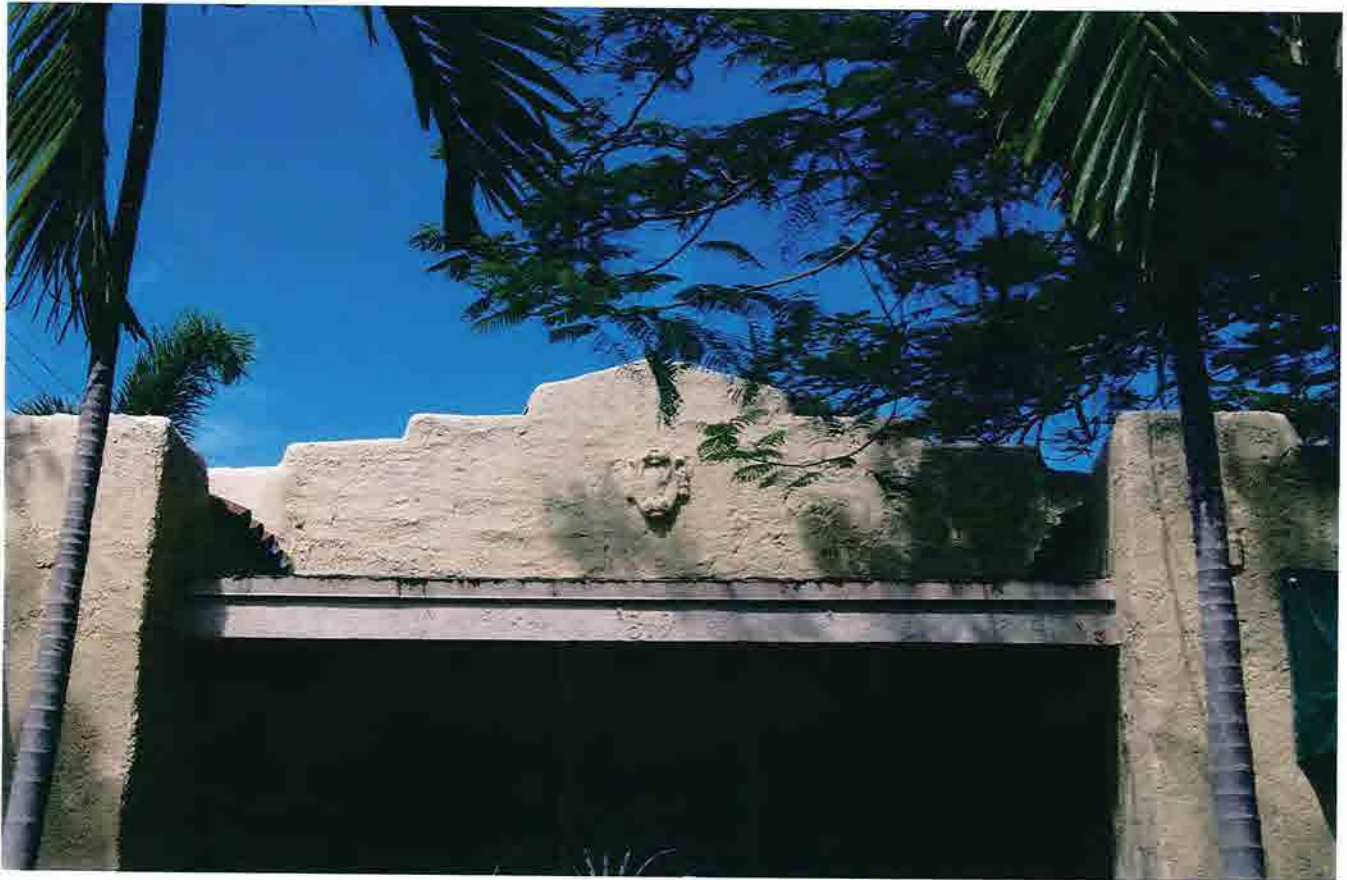
CONTEMPORARY
PHOTOGRAPHS
SEPTEMBER 2017



ABOVE: SOUTH (FRONT) ELEVATION ALONG 2ND STREET (9)

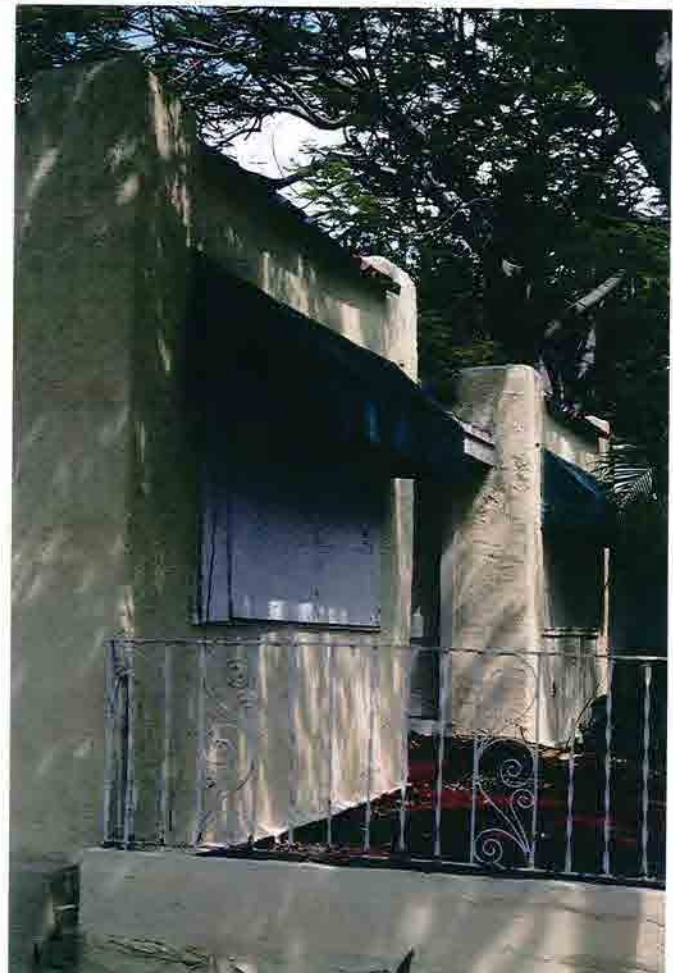
BELOW: SOUTH ELEVATION AT REIGHT AND WEST ELEVATION AT LEFT (9)





ABOVE: DETAIL AT STEPPED PARAPET
WALL OVER MAIN ENTRANCE (9)

RIGHT: FRONT PORTCH ALONG
SOUTH ELEVATION (9)





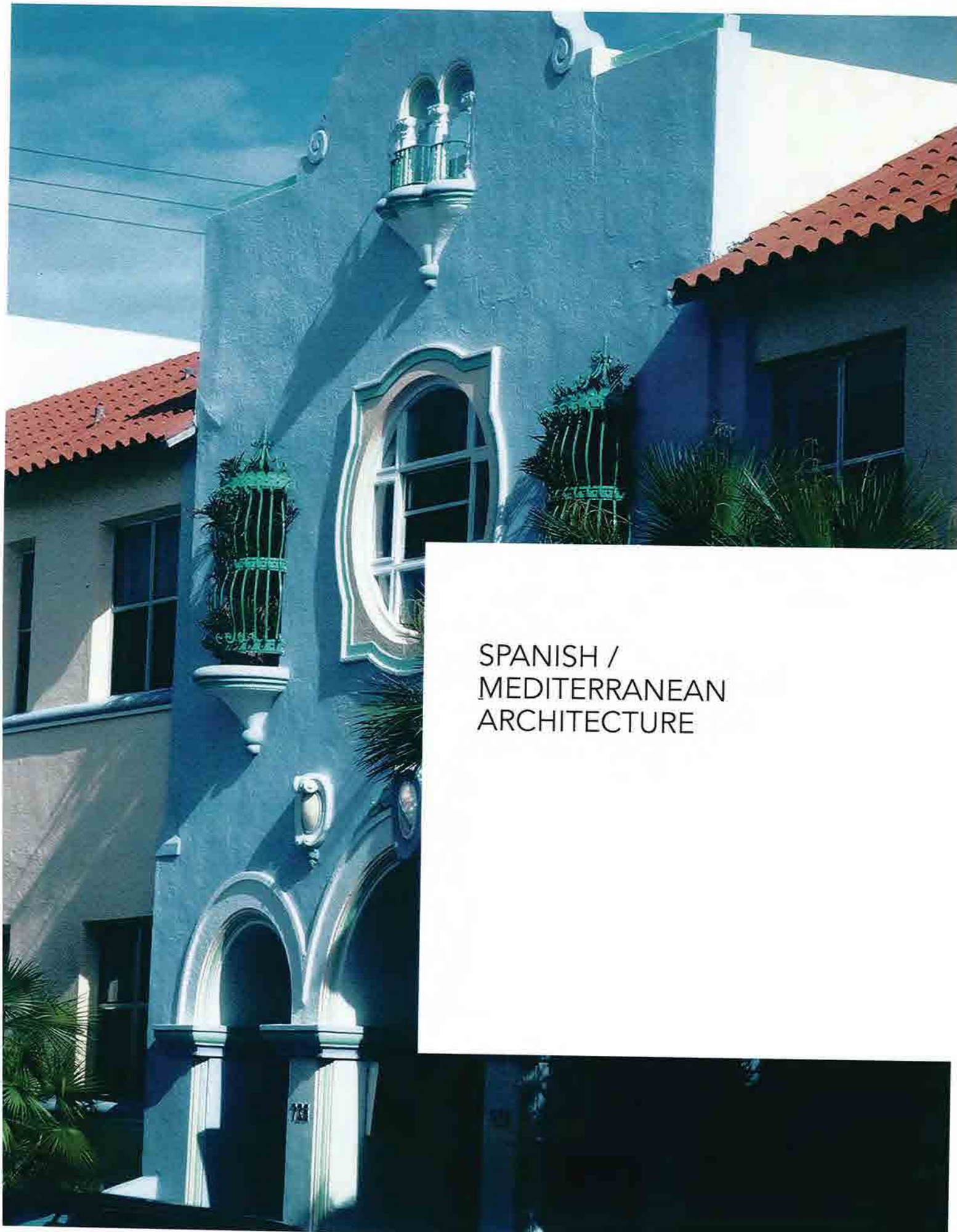
ABOVE: WEST ELEVATION AT RIGHT AND NORTH ELEVATION AT LEFT (9)

BELOW: EAST ELEVATION (9)





DETAIL AT STEPPED PARAPET (9)



SPANISH /
MEDITERRANEAN
ARCHITECTURE

SPANISH / MEDITERRANEAN STYLE

circa. mid 1910's to early 1930's

"The desire to transform Miami Beach into a Mediterranean city corresponded with the ascendancy of the Mediterranean revival style in Florida. ...Its appearance in Florida was contemporary with the Spanish Colonial style popular in the early twentieth century and evoked notably at San Diego's 1915 Panama-California exposition." (18)

"Architects and developers working in Florida were quick to see the value of imposing the template of a stylistically unified and regionally appropriate civic art into its growing new cities. The Mediterranean Revival defined the style of the 1920's in Miami Beach, and because it also embodied new planning paradigms, set the stage for the modern city of the next decade." (18)

Spanish Mediterranean 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."

During the mid 1910s through the early 1930s the style was applied to hotels, apartment buildings, commercial structures, and even modest residences. Its architectural vocabulary was characterized by stucco walls, low pitched terra cotta and historic Cuban tile roofs, arches, scrolled or tile capped parapet walls and articulated door surrounds, sometimes utilizing Spanish Baroque decorative motifs and Classical elements. Featured detailing was occasionally executed in keystone.

Application of the architectural vocabulary in Ocean Beach ranged from sparing to modestly exuberant, and building massing varied from simple rectangular form to stepped massing with recessed wall planes and tower-like corner features. Wooden casement or double hung windows of several configurations provided additional detail to the facades.

"Mediterranean Revival architecture flourished in Florida in a compressed time period, starting in 1917 when Pittsburgh architect Richard Kiehnel (1870-1944) began designing...Kiehnel was working on El Jardin in Miami (Coconut Grove) the architect Addison Mizner (1872-1933) was designing the Everglades Club in Palm Beach.. A decade and a half later most architects had turned their eyes to what we now call Art Deco..." (4)

TOP PHOTO: SUNRISE COURT, 720 LENOX AVENUE, MIAMI BEACH (9)

MIDDLE TOP PHOTO: ESPANOLA WAY, MIAMI BEACH BUILT 1927 (9)

LOWER MIDDLE PHOTO: CASA CASUARINA, 1100 OCEAN DRIVE, MIAMI BEACH BUILT 1930 (9)

LOWER PHOTO: PALM COURT BUILDING, 23rd STREET, MIAMI BEACH BUILT 1924 (9)

PREVIOUS PAGE: PARC VENDOME, 12th + MERIDIAN AVE, MIAMI BEACH (9)



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 1933-1942 by Allan T. Shulman and Jean Francois LeJeune, 20000, p.8.
- (5) Ibid.
- (6) Ibid., p.16
- (7) -
- (8) Photograph courtesy History Miami
- (9) Photograph by Arthur Marcus
- (10) Miami - City of the Future by T.D. Allman,
- (11) Ocean Beach Historic District Designation Report, City of Miami Beach, p. 25.
- (12) Per Miami Dade Property Appraiser