

OUR CORNERS APARTMENTS- Benjamin Silverman, owner-		Mailing Address		Permit No. 1596 & 1597	
East 1/2	Lot 9	Block 54	Subdivision Ocean Beach #3	No. 723 to 727	Street 2nd Street Date Nov. 16-1925
General Contractor Dickens & Knapp			Address 4203-09-275		
Architect Wm. F. Brown			Address		
each Bldg.	Front 30	Depth 46	Height	Stories 2	Use Apartments (8)
Type of construction Ordinary			Cost \$ 20,000.00 } \$ 20,000.00 }	Foundation Reinf- concrete Roof B-	
Plumbing Contractor Dulbs			Address		Date Feb. 1-1926
No. fixtures 64			Rough approved by		Date
No. Receptacles			#10936- Gas Company- , 8 gas stoves- , OK --- Apr. 25-1938		
Plumbing Contractor			Address		Date
No. fixtures set			Final approved by		Date
Sewer connection 1 2/8th-1926			Septic tank		Date
Electrical Contractor			Address		Date
No. outlets			Heaters	Stoves	Motors
Rough approved by			Fans		Temporary service
Electrical Contractor Electrical Construction Co.			Address		Date Nov. 6-1925
No. fixtures set 32			Final approved by		Date
Date of service			Electrical Construction Company- 22 fixtures- Jan. 11-1929		
Alterations or repairs					Date
ELECTRICAL PERMIT # 21458 Unity Electric: 5 switch, 5 light outlets, 10 receptacles, 5 fixtures, 1 refrigerator, 1 iron, 1 appliance, 1 center, Oct. 20, 1945 -OK 11/1st Woodmansee					

ME-20-000. #75-34
REGISTRATION DATE

10-16-8

BUILDING PERMIT # 27426 Painting - Owner - \$ 100..... June 2, 1948
 # 29840 Replacing four 3 ft. doors with four 2 ft. doors - no work outside of build
 Owner
 727 Second St. # 31115 Roofing repairs - G. & L. Roofing Co., contr. \$ 150..... May 5, 1949
 723 Second St. # 31236 Painting - Owner, day labor \$ 180..... Oct. 19, 1949
 723 Second St. # 35251 Painting - Owner \$ 200..... Oct. 27, 1949
 727 Second St. # 36672 Painting, outside - Owner, day labor \$ 200..... Feb. 23, 1951
 \$ 150..... Aug. 24, 1951
 723 - 2nd St. #57527 Pearce Roofing Co: Reroofing - \$500.00 - Oct. 7, 1958
 727-2nd St. #59760 Owner: Exterior Painting - \$200 - Aug. 11, 1959
~~723-2nd St. Ben's Elec: 7 receptacles; 1 meter change - 7/14/61~~
 723-727 Second St. #77593 W. J. Martell Painting: Exterior painting of both buildings - \$900 12/23/66
 #03150-Capital Roofing Co.-B/u asphalt and smooth surface 1200 sq.ft-\$985-5-16-73
 #27237 7/31/85 7/31/85 Carruth Roof - reroof 15 sqs SFBC 3402.2 \$3,000.
 #31340 11-18-87 - Owner - Paint exterior of building - \$1,500.00 C.A.

PLUMBING PERMIT # 28175 Schweitzer: 3 water closets, 3 lavatories, 3 showers- May 9, 1949
 #45024 Morgen Plumbing: 1 Gas Water Heater, 11/18/65
 #47156 Gatti Plumbing Co: 8 water heaters electric 3/31/69
 #60664 9/28/82 Peoples Gas System - 1 meter set gas

ELECTRICAL PERMIT # 28789 Astor Electric: 4 switch outlets, 8 light outlets, 12 receptacles, 8 fixtures
 #53995 Ace Elec: 1 motor (LHP)-, 1 violation - July 22, 1959 OK 2/5/60 Newbold May 13, 1949
 723 2nd St. Ben's Elec: 7 receptacles; 1 meter change - 7/14/61
 723 2nd St. Bennett Electric: 4 water heater outlets 4/1/69

ELECTRICAL PERMITS: #BE891635 - Ocean Electric - New smoke detectors - 9-8-89 *CH*

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

CONSTRUCTION OF PERMITS ISSUED							
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
11-18-87		EXTERIOR PAINTING	\$1,500.00				31340

BUILDING PERMIT # 27426 Painting - Owner - \$ 100..... June 2, 1948
 # 29840 Replacing four 3 ft. doors with four 2 ft. doors - no work outside of building-
 Owner \$ 150..... May 5, 1949
 727 Second St. # 31115 Roofing repairs - G. & L. Roofing Co., contr. \$ 180..... Oct. 19, 1949
 723 Second St. # 31236 Painting - Owner, day labor \$ 200..... Oct. 27, 1949
 723 Second St. # 35251 Painting - Owner \$ 200..... Feb. 23, 1951
 727 Second St. # 36672 Painting, outside - Owner, day labor \$ 150..... Aug. 24, 1951
 723 - 2nd St. #57527 Pearce Roofing Co: Reroofing - \$500.00 - Oct. 7, 1958
 727-2nd St. #59760 Owner: Exterior Painting - \$200 - Aug. 11, 1959
~~723-2nd St. Ben's Elec: 7 receptacles, 1 meter change - 7/14/61~~
 723-727 Second St. #77593 W. J. Martell Painting: Exterior painting of both buildings - \$900 12/23/66
#03150-Capital Roofing Co.-B/u asphalt and smooth surface 1200 sq.ft-\$985-5-16-73
 #27237 7/31/85 7/31/85 Carruth Roof - reroof 15 sqs SFBC 3402.2 \$3,000.
 #31340 11-18-87 - Owner - Paint exterior of building - \$1,500.00 C.A.

PLUMBING PERMIT # 28175 Schweitzer: 3 water closets, 3 lavatories, 3 showers- May 9, 1949
 #45024 Morgen Plumbing: 1 Gas Water Heater, 11/18/65
 #47156 Gatti Plumbing Co: 8 water heaters electric 3/31/69
 #60664 9/28/82 Peoples Gas System - 1 meter set gas

ELECTRICAL PERMIT # 28789 Astor Electric: 4 switch outlets, 8 light outlets, 12 receptacles, 8 fixtures-
 #53995 Ace Elec: 1 motor (LHP)-, 1 violation - July 22, 1959 OK 2/5/60 Newbold May 13, 1949
 723 2nd St. Ben's Elec: 7 receptacles; 1 meter change - 7/14/61
 723 2nd St. Bennett Electric: 4 water heater outlets 4/1/69

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.
9-26-89		REPLACE 2 INTERIOR DOORS A/P FIRE DEPT.	\$200.00				BS 892153

BUILDING PERMITS: #BS892153 - 9-26-89 - Owner - Replace 2 interior doors a/p Fire Dept. - \$200.00

ALL CORNERS APARTMENTS - Shepard & Peck, owners
Owner S. E. Davenport Mailing Address Permit No. 1244
West 1/2 Lot 9 Block 54 Subdivision Ocean Beach #3 No. 735 to 739 Street 2nd Street Date June 1- 1925
General Contractor Geo. Dickens Address
Architect Wm. F. Brown Bond 118 Address 4203-09-275
Front 73' Depth 45' Height 15.96 Stories 2 Use Apartments (8)
Type of construction Ordinary Cost \$ 35,000.00 Foundation Reinf. concrete Roof B
Certificate of Occupancy #36

Plumbing Contractor Geo. Entwisle Address Date June 22-1925
No. fixtures 32 Rough approved by Gas OK JJ Farrey- May 13-1938 Date
No. Receptacles # 10977- People's Gas & Water 8 Gas - May 9-1938
Plumbing Contractor Address Date
No. fixtures set Final approved by Date
Sewer connection - 1 - Septic tank Make Date

Electrical Contractor Address Date
No. outlets Heaters Stoves Motors Fans Temporary service
Rough approved by Date
Electrical Contractor Electric Construction Company Address Date April 15, 1926
No. fixtures set 29 Final approved by Date
Date of service
#7922- Lyon Electric Company 16 centers of distribution- December 19- 1936

Alterations or repairs # 17592 - Repairing roof -, (owner, day labor) \$ 85: Date Sept.10,1943
741 Second st.

BUILDING PERMIT # 17756 .. Roofing W.R.Robbins & Son --Roofers .. \$ 230: Nov.11,1943
Goldman-- # 23508 Painting - Seagull Painting Co. \$ 600..... Nov.5, 1946
31248 Painting, day labor - \$ 150..... Oct. 28, 1949
Newman BUILDING PERMIT # 32274 Painting (exterior) J.C.Painters & Decorators: \$ 75: Apr.10,1950

BUILDING PERMIT # 32304 Painting, inside- Owner \$ 100..... April 12, 1950
42482 Painting: owner: \$ 100: Aug. 20, 1953
44423 Owner: Painting \$ 200: April 27, 1954
#44453 Owner: 2-foot concrete walk in front of building (on owner's Property).....
\$ 40: May 11, 1954
#46629 by owner Painting \$ 200.00 Dec. 16, 1954
#46802 by owner: Painting outside \$ 100.00 Jan. 21, 1955
#59078 Owner: Painting exterior of bldg. \$100.00 May 21, 1959

#75863 Richard Weiss: Stucco Repairs - \$85 - 2/24/66

#82250 Nystrand Lloyd Corp. Re-roof 13 squares \$380.00 4/24/69

#00525 - Owner - Paint & Repair - \$700.00 2/4/72

#00606-Owner-PaintExt.-Surfaces-\$200.-2-22-72 -#13040-Owner-Minor repairs-\$500-4-13-78

PLUMBING PERMIT: #42859 Morgan Plumbing Co.: 1 gas water heater; 4/26/61 OK Rothman 4/26/61

#03470-OwnerPainting and repair work-\$1000-6-26-73

1-13-81/#19533/exterior painting & repairs/Owner/\$1,000

5/15/81 - #59508 - Peoples Gas - 1 gas meter set - \$5.00

6/16/81 - #59581 - Peoples Gas System - \$5.00 - 1 gas meter set

#21164 11/6/81 owner paint repair, plaster screen miniumn housing violation \$1,000.

#21941 4/1/82 owner painting white exterior plaster inside painting interior \$1,000.

ELECTRICAL PERMIT: #11751 Astor Electric: 1 receptacle.....April 16, 1954OK, Rosser 5/17/54

BUILDING PERMIT: #00971-Orkin Exterminating-DWT Fumigation\$327-5-2-72

PLUMBING PERMITS: #60341 7/6/82 Peoples Gas - 1 meter set gas

15.96

LOT: _____ BLOCK: _____ SUBDIVISION: _____ ADDRESS: 735 1/2 739 2 1/4

ALTERATIONS & ADDITIONS

BUILDING PERMITS

- #26744 4/3/85 owner repair/replace windows, paint, caulk, drywall interior ma \$2,000.
#27319 8/20/85 owner replace wallboard with 5/8 type and drywall, woodwork, wall & ceiling
board, tile & lay floors, painting etc \$4,000.
#30869 - 8-17-87 - Murray FENCE Co. - Chain Link Fence - \$2,600.00

PLUMBING PERMITS

ELECTRICAL PERMITS

BUILDING PERMITS: #SB890965 - 3-29-89 - Owner - Repair ceiling, walls, floors, windows, etc.
(Apt. #1) - \$3,000.00 *OK*

ELECTRICAL PERMITS: #E8800023 - Ocean Electric - 6 Switch outlets, 6 light outlets, 10 receptacles,
9 fixtures, repairs, 2-60A subfeeds - 10-5-88- Apt. 2-3-4 *OK*
#E8900837 - Feliu Electric - New receptacles - 4-4-89 *OK*

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.
8-17-87	416	Chain Link Fence	\$2,600.00					30869

HISTORIC RESOURCES REPORT

HPB17-0154

August 29, 2017

William F. Brown, architect, designed four contiguous two-story apartment buildings on Second Street in the Ocean Beach District, currently referred to as 'south of fifth' in Miami Beach. Dickens & Knapp, general contractors, built the buildings in 1925.

The structures are examples of Mediterranean Revival, featuring symmetrical facades, ornate ganged windows, roof parapets with accents of barrel tile edges, decorative banding and ornamental spires.

Although our research has not resulted in any historic plans or photographs, we will be continuing our search throughout the project as our intension is to restore and/or implement these historic building features either deteriorated or previously eliminated. We have reflected items to restore and be implemented as per the historic elements that exist today as well as our knowledge and experience of building of this period. We have included an example of another Mediterranean Revival building for your reference; please see 1045 Pennsylvania Avenue below 1929c.



*Example of Mediterranean Revival Building of the period
The Sundial Building, 1045 Pennsylvania Avenue, Miami Beach
(Approx. c.1929)*