

HISTORICAL ANALYSIS

7845 ATLANTIC WAY, MIAMI BEACH

This single-family house is located in the Altos del Mar Historic District of Miami Beach, designated in 1987, although this particular property is currently listed in the Planning Department database as a non-historic structure. It occupies Lot 1 of Block 5 in Altos del Mar Subdivision #1, platted by the Tatum brothers in 1919. As detailed in the City's Designation Report, the Tatums were prominent South Florida developers who platted a total of six "Altos del Mar" subdivisions along the oceanfront between 75th and 99th streets prior to 1924. Although the land was snapped up by speculators, buildings were slow to appear, probably because this area was in unincorporated Dade County and lacked any infrastructure until the Miami Beach city limits were extended to 87th Terrace on July 1, 1924.¹

According to the Building Permit Card (#27051), the subject house was designed in 1956 by architect Don Reiff (see Architect Bio following) and was built by Jack Whitman, contractor. The original owners were Charles Lebow and his wife Sunshine.² The 4-bedroom, 4-bath house with built-in garage cost \$38,000 to build, and received its Certificate of Occupancy on April 30, 1957. Five months later, the Atlantic Foundation Company constructed a seawall on the east side of the property.

No archival photographs of the house prior to the 1987 database have yet been found, but the original plans survive on Microfilm #51526 in the Miami Beach Building Department. Although these are only partly legible, they include the foundation, first and second floor plans, and all elevations. The building exhibits many distinctive elements of Post War Modern style, particularly its split-level configuration, and wall sections of slender brick on the north and west elevations. The large panel of perforated "breeze block" on the north elevation is of unknown date but is not apparent in the original plans; in fact, the remains of a set of steps at its base would indicate that an entryway seen on the plans was

¹"The News at Miami Beach" *Miami Herald*, July 2, 1924.

² Polk's City Directory, 1964.

originally located here. The breeze-block is present in the 1987 database photograph and may have been installed as part of a general repair project in 1974.

The building is basically a rectangular shape on an east-west axis. On the original plans, the east end is a single story, containing (from east to west) a “screened patio” facing the ocean; then the living and dining “areas,” followed by the kitchen and what is probably a bedroom at the southwest corner. Then the building splits into two levels, slightly offset toward the south. The upper level consists of master bedroom, guest room and den (?), while the lower level has a single-car garage and maid’s quarters (?) (partially legible).

The two-story portion of the house has a low truss roof, echoed on the one-story east wing as well. The east elevation shows how these complementary gable-ends align. The triple-ridged roof edging still survives. Vertical striping on the north and east elevations of the plans cannot be identified, but may have been scored stucco. At least some of the windows appear to have been jalousies. The house apparently was built with two entrances, each with a short flight of steps up to the single-story portion. One entrance was on the west, adjacent to the garage, and still serves as the front door. The other was on the north, where the breeze block was added later, but the base of its steps still remains.

---Carolyn Klepser, researcher

February 10, 2009

ARCHITECT BIOGRAPHY

DONALD J. REIFF (1924-1982) was a native of New York City who received a B.A. degree in Architecture from Rensselaer Polytechnic Institute in Troy, New York, in 1948. He subsequently resided in Florida for 30 years, where, according to his application to the local A.I.A. chapter, he worked with Wahl Snyder, Robert Fitch Smith, L.Murray Dixon, and Edwin T. Reeder.

Reiff's buildings in Miami Beach, designed in the 1950s and '60s in Post War Modern style, include:

residences at 7845 Atlantic Way and 3570 Flamingo Drive;
the Ankara Motel, 2360 Collins Avenue (Reiff & Fellman)
apartment buildings at 1446 Ocean Drive,
1506 Collins Avenue,
1601 Meridian Avenue (Reiff & Fellman),
and 8221 Crespi Boulevard,
and the Ashley Condominium at 5640 Collins Avenue.

ADDRESS : 7845 ATLANTIC WAY

FULL ADDRESS :

SECOND ADDRESS:

STATUS: NON-HISTORIC

BUILDING NAME :

ORIGINAL NAME :

PREVIOUS NAME :

ORIG. ARCH. : DON REIFF

BUILDER : JACK WHITMAN

CONST. DATE : 1956 FOLIO#:

LEGAL : L 1 B 5 ALTOS DEL MAR # 1

ZONING : RS-3DISTRICT : ADM

STYLE :

BUILDING SHAPE:

EXT. FABRIC :

STORIES : 2 HEIGHT : 22

ROOF : BUILT-UP

WINDOWS :

DOORS :

CONSTR. TYPE : CBS

ALTERATIONS :

PHOTO : N

SPEC. FEATURES:

INTERIOR :

SITE : 50 X 250

SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. :

ADDITION : N

ADD. ARCH. :

ADD. DATE: 0

ADD. COMMENTS :

SURVEYED BY : CH

RECORDING DATE: 09/08/87

UPDATE: 10/06/87 MHF

ORIG. USE/COST: 4 BDRM/ 4 BTH RESIDENCE W/GARAGE

OWNER : _____



Owner Mr. & Mrs. Lebow.

Lot 1 Block 5

Subdivision Altos Del Mar #1

General Contractor Jack Whitman

Architect Don Reiff

Zoning Regulations: Use RC

Building Size: Front 40'

Certificate of Occupancy No. #3304 April 30, 1957

Type of Construction #3 CBS

PLUMBING Contractor #38474 Keeton Plumbing Co.

Permit No. 51526

Cost \$ 38 000

Address 7845 Atlantic Way

Bond No. 6229

Engineer

Lot Size 50' x 250+

Height 22' Stories 2

Use Residence & Garage: 4 bedrooms, 4 baths and Bar

Foundation spread footing 12x24 Roof built up Date Sept. 14, 1956

Sewer Connection 1 - 4" Date Sept. 24, 1956

Temporary Water Closet 1

Water Closets 4

Lavatories 5

Bath Tubs 2

Showers 3

Urinals

Sinks 2

Dish Washing Machine 1

Laundry Trays 1

Laundry Washing Machines 1

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL OK 9-26-56 Rothman

FINAL APPROVAL OK 4-26-57 Rothman

GAS Contractor

Gas Ranges

Gas Water Heaters 1 electric

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Down Spouts

Wells

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL OK 1-2-57 Rothman

GAS FINAL APPROVAL OK 4-26-57 Rothman

ELECTRICAL Contractor #48666 Clarence Grimm Elec Date October 5, 1956

OUTLETS Switches 30 Ranges 1
Lights 32 Irons 1
Receptacles 33 Refrigerators 1

HEATERS Water 1 Motors
Space 3 Appliances 1

FIXTURES 30 Electrical Contractor

Temporary Service #48576 Clarence Grimm Electric:

Neon Transformers OK, Meginniss Sept. 24, 1956

Sign Outlets

Meter Change

Centers of Distributions 1

Service 1

Violations

FINAL APPROVAL

By Meginniss

Date 4-26-57

Spot survey -MZR

BUILDING PERMITS: #M8900580 - State General Services - Central heating, 5ton a/c central replacement - 4-13-89 *LN*

ALTERATIONS & ADDITIONS

OK 6/17/57 Plaag

Building Permits: #51883 Miami A. C. Co: Install one - 120,000 BTU Gas Heater \$ 288.00 Oct. 24, 1956

#54520 Atlantic Foundation Co: Construction of seawall in rear or ocean side of property together with return walls in accordance with approved plan by Engineering Department. Survey attached is approved by City Council on September 18, 1957. Letter from Mr. Lipp & approved survey in survey file.- \$4500.00 - September 20, 1957

#57772 Miami Air Cond: 1-5 ton built-up air conditioner system - \$3500 - Nov. 3, 1958 OK 11/10/58 Plaag

#75227 M.D. Futch: Install one for sale sign - \$5.00, 11/15/65

#80294 Acme Air Conditioning: Install 1- 8,00 BTU Window unit, 1- 2-ton central system, and 1 3-ton central

system - \$2340 - 5/20/68

#04991-Keyes Co.-For Sale Sign-\$5.00-31-74

#08529-Owner-General repairs-\$850-1-28-76 OK DM 7-22-76

Plumbing Permits:

#39423 Keeton Plumbing: 1 Gas Line - May 1, 1957 OK 4/26/57 Rothman

#53557-Yell for Pennell- 1 gas range-3-23-76

#53560-Frank Lander- 1 sink, residence instant hot; purolator-3-25-76

#53728-Dan Wilkies Plumbing-3 lavatory; 2 water closet; 1 sewer connection-5-14-76

Electrical Permits:

#49799, C. Guinn Elec. Co., Inc. 3 0-1 hp motors, May 1, 1957 OK 4/30/57 Meginniss

#49835 Bruce Eng. Co: 1 Television Antenna - May 6, 1957

#49884 Atlas TV Center: 1 Radio Antenna - May 14, 1957

#52837 Lyon Elec: 1 motor (1HP), 1 motor(2-5HP)- Oct. 16, 1958

#72922-Miami Beach Electric- 1 motors, 0-1HP; 2 special purpose-2-19-76

Permit #	COMP_TYPE	Sub Type	Status	APPLIED	APPROVED	EXPIRED	DESCRIPTION	STREET_NO	STREET_DIRECTION	STREET_NAME	PARCEL_NO
BC900606	BCOMPL	OTH	CLOSED	30-Jul-90	30-Jul-90	31-Jul-90	DOING RE-ROOF W/O PERMIT	7845		ATLANTIC WY	32020040180
BE082314	BELEC	ALTRMDL	FINAL	07-Jul-08	07-Jul-08	28-Jan-09	Upgrade ele svc & 3 a/c reconnects.	7845		ATLANTIC WY	32020040180
BE100653	BELEC	SRVCS	FINAL	11-Dec-09	11-Dec-09	07-Nov-10	ELECTRICAL SERVICE REPAIR	7845		ATLANTIC WY	32020040180
BE120982	BELEC	TEMPSRVC	FINAL	20-Jan-12	20-Jan-12	18-Jul-12	B1201181/temp for construction	7845		ATLANTIC WY	32020040180
BM081097	BMECH	A/C	CLOSED	08-Jul-08	08-Jul-08	04-Jan-09	AC RPLCMNT 5 TONS	7845		ATLANTIC WY	32020040180
BM911005	BMECH	ALT	CLOSED	16-Jul-91	16-Jul-91	12-Jan-92	REPL 3T SYS ST HT	7845		ATLANTIC WY	32020040180
BMS71260	BMISC	OTH	CLOSED	21-May-97	21-May-97		5 MICRO FILM AND 2 PHOTO COPIES	7845		ATLANTIC WY	32020040180
BMS0202387	BMISC		CLOSED	16-May-02	16-May-02		6 MICROFILM	7845		ATLANTIC WY	32020040180
BREV131037	BREV	ALTRMD-R	FINAL	19-Mar-13	19-Mar-13		B1201181/Structural Revision to Property Foundation Partial.	7845		ATLANTIC WY	32020040180
B1201181	BSBUILD	ALTRMD	VOID	15-Dec-11	15-Dec-11	07-Dec-14	COC 12/15/2011:MAJOR DEMOLITION & REBUILD OF SFR/ WIDOWS AND DOORS UNDER SEPERATE PERMIT.	7845		ATLANTIC WY	32020040180
B9901644	BSBUILD	ALT	FINAL	16-Feb-99	03-Mar-99	28-Nov-99	INSTALL BRICK DRIVEWAY.	7845		ATLANTIC WY	32020040180
B0800254	BSBUILD	SHUTER-R	FINAL	17-Oct-07	19-Oct-07	09-Jul-08	INSTALL ACCORDION SHUTTERS/22 OPGS	7845		ATLANTIC WY	32020040180
BS922546	BSBUILD	OTH	CLOSED	11-Sep-92	11-Sep-92	10-Mar-93	RERF-RPR 6N SQS FLAT RF-HURRICANE RELTD	7845		ATLANTIC WY	32020040180
BS930366	BSBUILD	OTH	CLOSED	19-Nov-92	19-Nov-92	18-May-93	REPAIR ROOF #92 SEE COMM	7845		ATLANTIC WY	32020040180
B1001399	BUILD	ALTRMD-R	VOID	20-Jan-10	12-Nov-10	28-Jan-12	MAJOR DEMOLITION & REBUILD OF SFR/ WIDOWS AND DOORS UNDER SEPERATE PERMIT.	7845		ATLANTIC WY	32020040180
BV15000192	BVIO	STRUCT	CLOSED	05-Dec-14	05-Dec-14	08-Apr-15	S.W.O. issued to property owner for permit B1201181 in suspended status.The violation will remain open until the C.O.C. is completed and the new permit is obtained.	7845		ATLANTIC WY	32020040180
BS901805	SBUIL	OTH	CLOSED	26-Jul-90	26-Jul-90	22-Jan-91	REROOF 39 SQS INSULATED GRAVEL ROOF	7845		ATLANTIC WY	32020040180

51523, 51524, 51526
4424 Post Ave. 7810 Atlantic 7845 Atlantic
Way

1" SCALE
6" = 1' - 0"
DIMENSIONS
INTERNAL & EXTERNAL
(1/8" GALVANIZED STEEL)

8" x 12" x 1/8" GALVANIZED STEEL
A-100

12" x 12" x 1/8" GALVANIZED STEEL
B-100

RESIDENCE OF
MR. & MRS. LEE ANN
7901 ATLANTIC WAY
DUNEDIN BEACH, FLORIDA

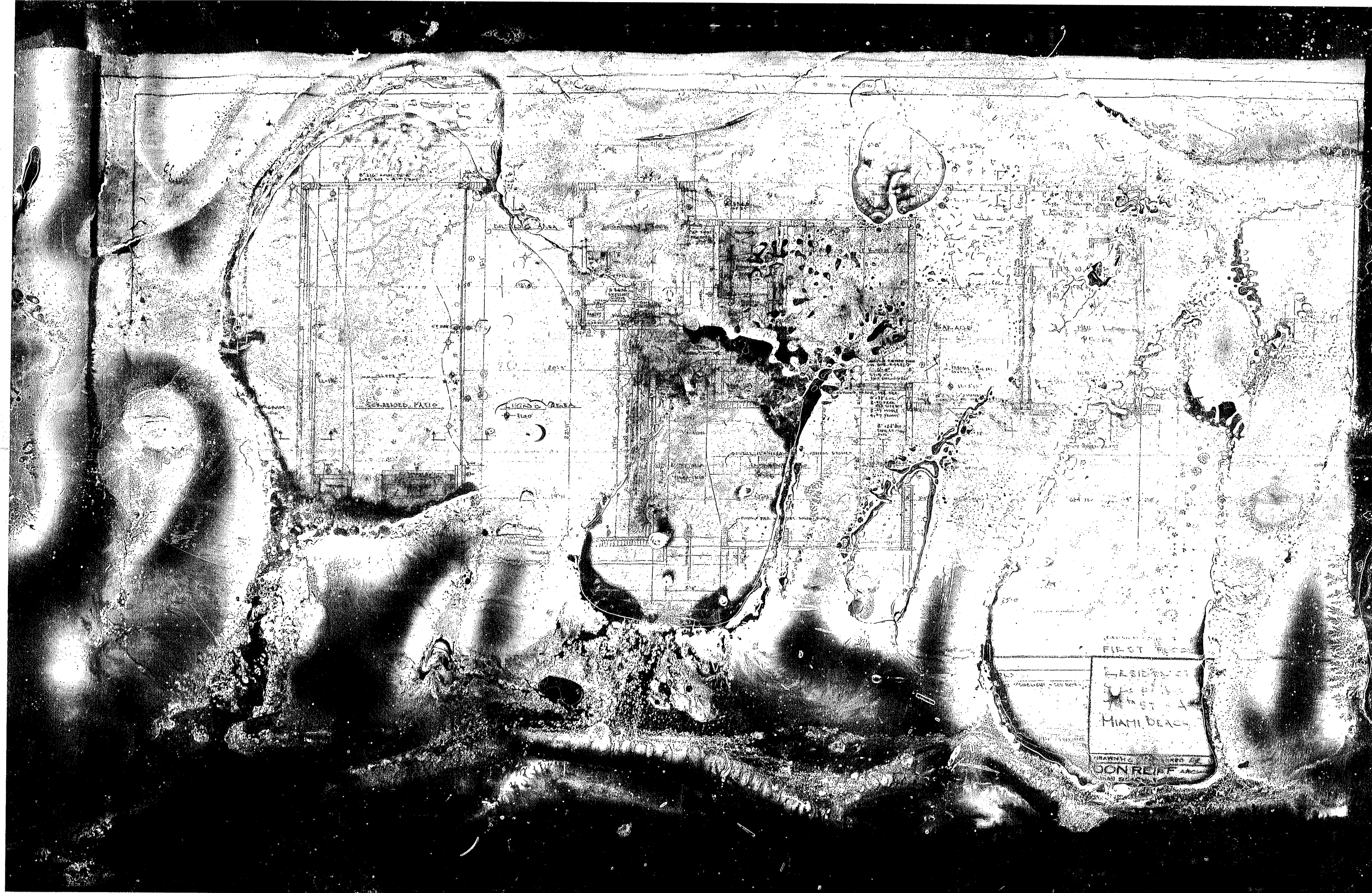


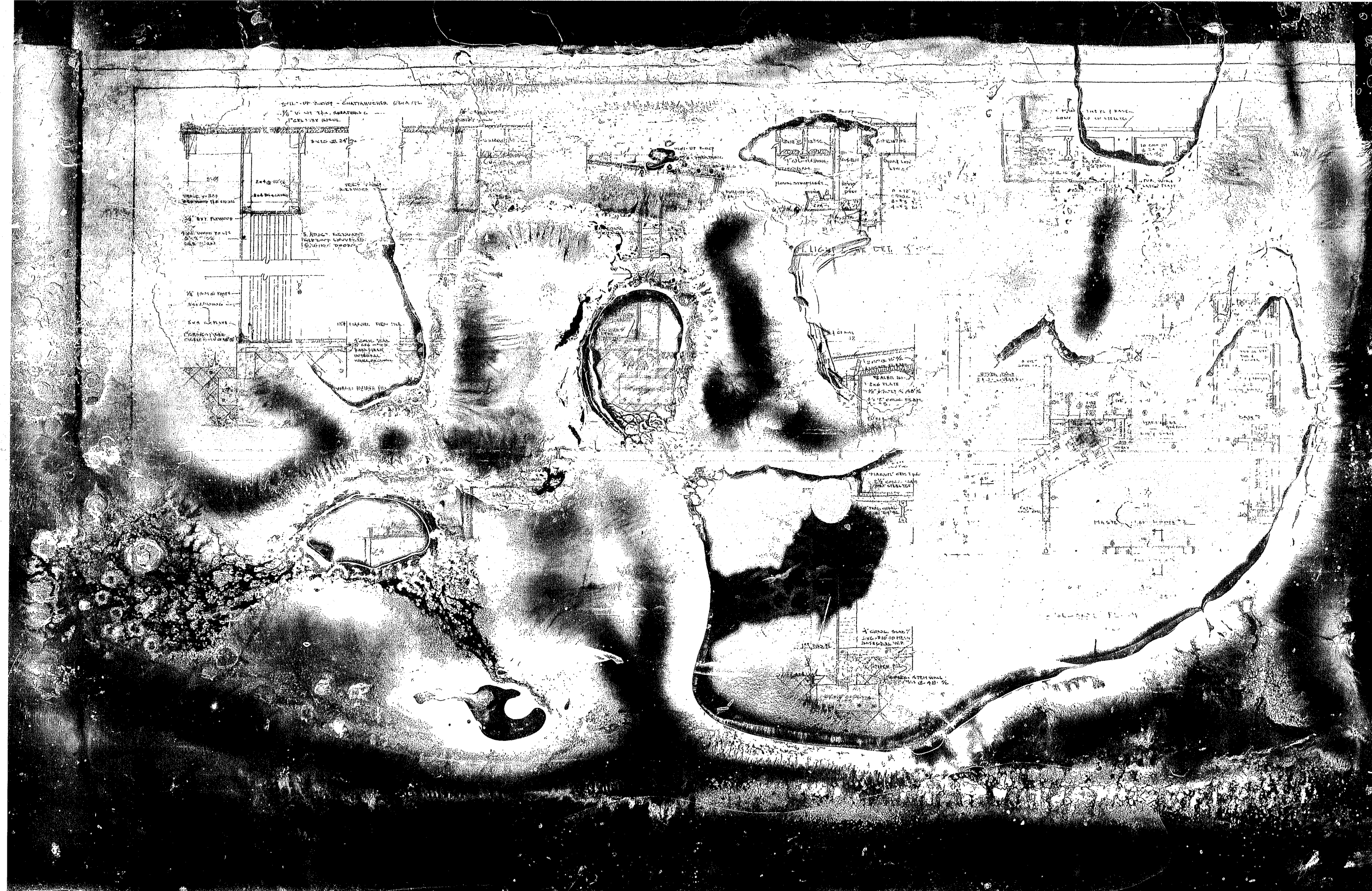
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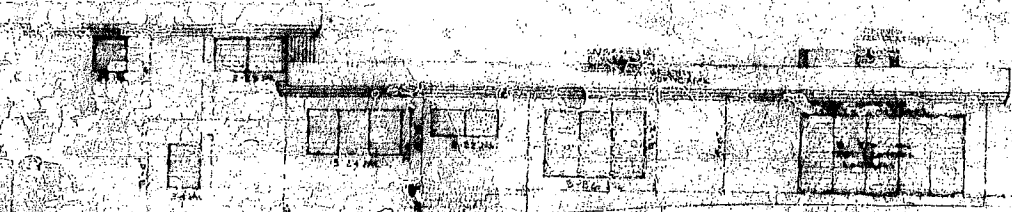
RESIDENCE FOR
MR. & MRS. LEE OW
79th ST. & W. HWY
WATER BEACH, FLORIDA

JOHN 3556

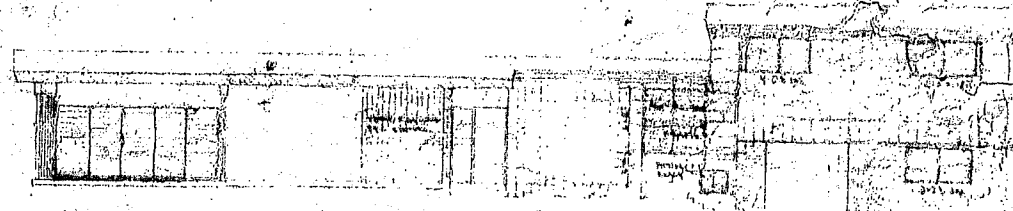
ARCHITECT AIA



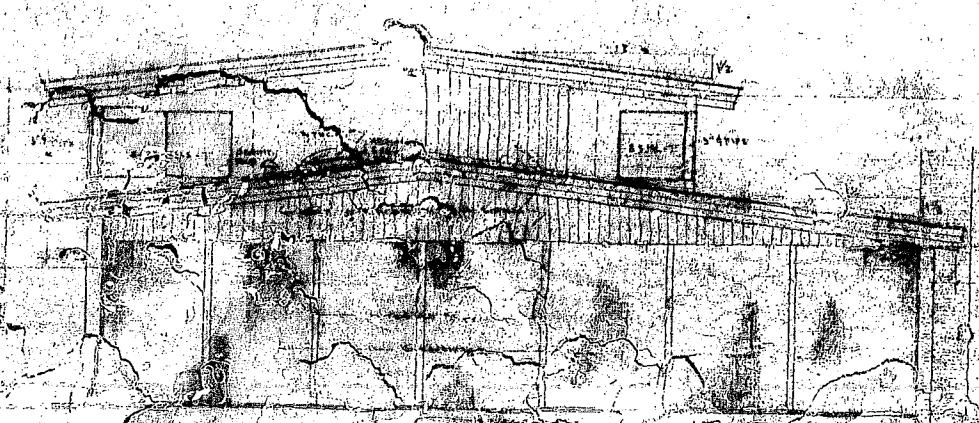




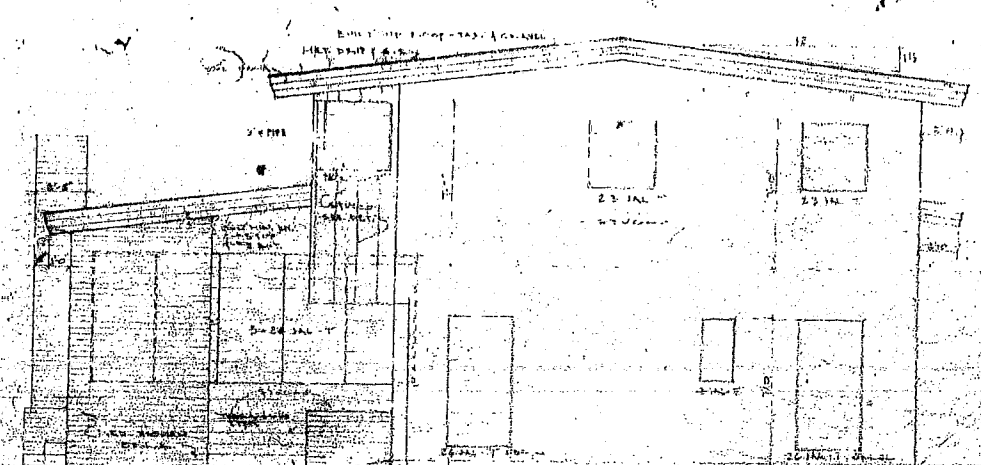
SOUTH ELEVATION 1/8" = 1'-0"



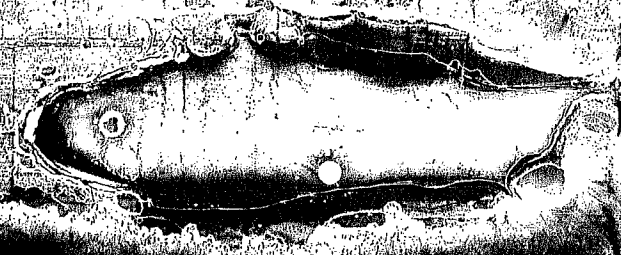
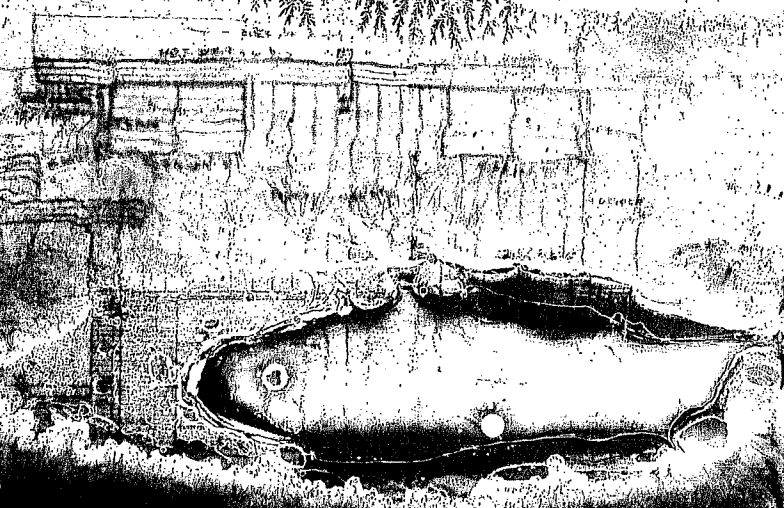
NORTH SECTION ELEVATION 1/8" = 1'-0"



EAST ELEVATION 1/8" = 1'-0"



WEST ELEVATION 1/8" = 1'-0"



WAVE SECTION OVER WALK

P. 27 SECTION BETWEEN
PIERS 3 & 4

ADDENDUM 51526

RESIDENCE
MR. & MRS. LEEBOW
79 ST. ATLANTIC WAY
MIAMI BEACH, FLORIDA

JOB
No. 3956

DESIGNED BY DON REIFF
CHECKED BY DATE 10-26-36
DON REIFF ARCHITECT A.I.A.
MIAMI BEACH, FLORIDA PHONE JE 8-8684

1 OF
ADDENDUM

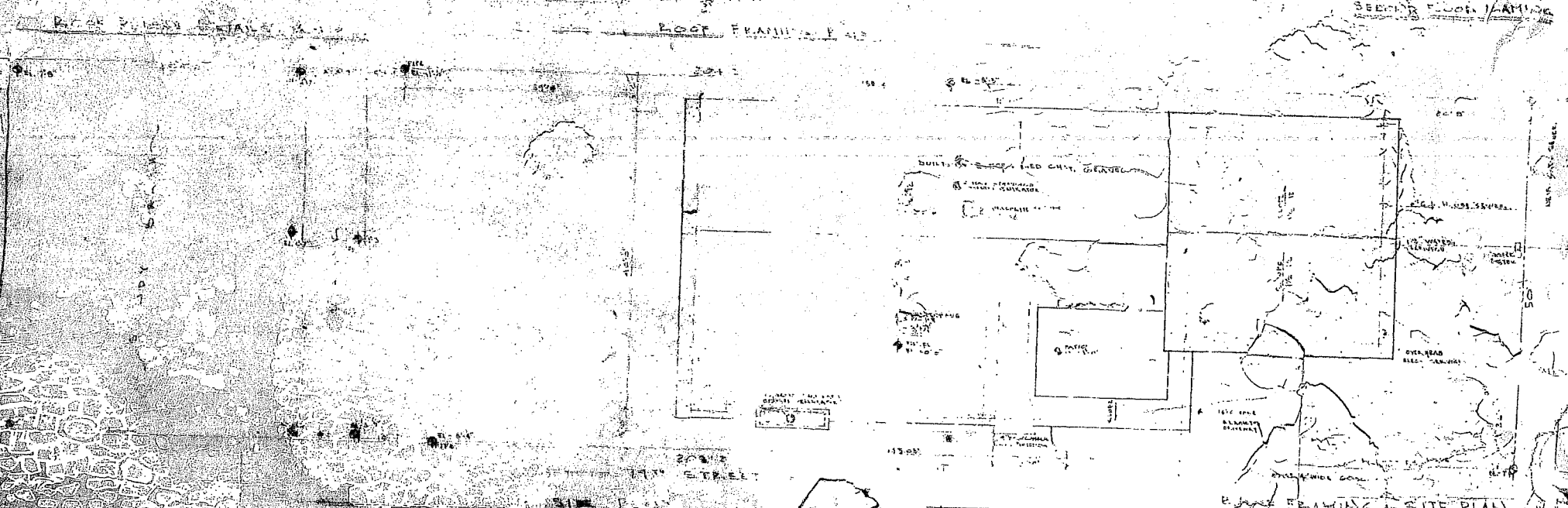
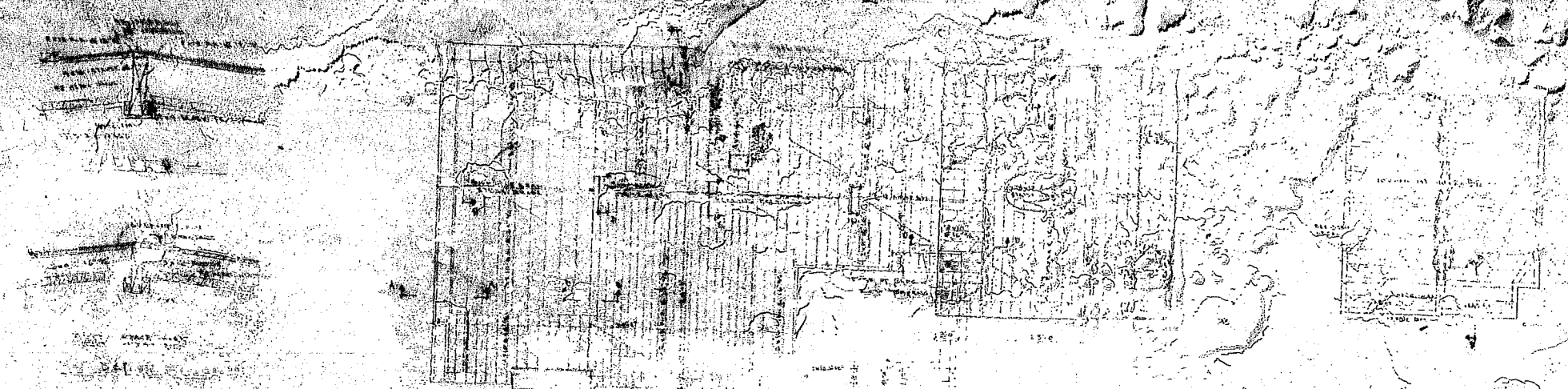
EX-VE SECTION OVER WALK

P. SECTION BETWEEN

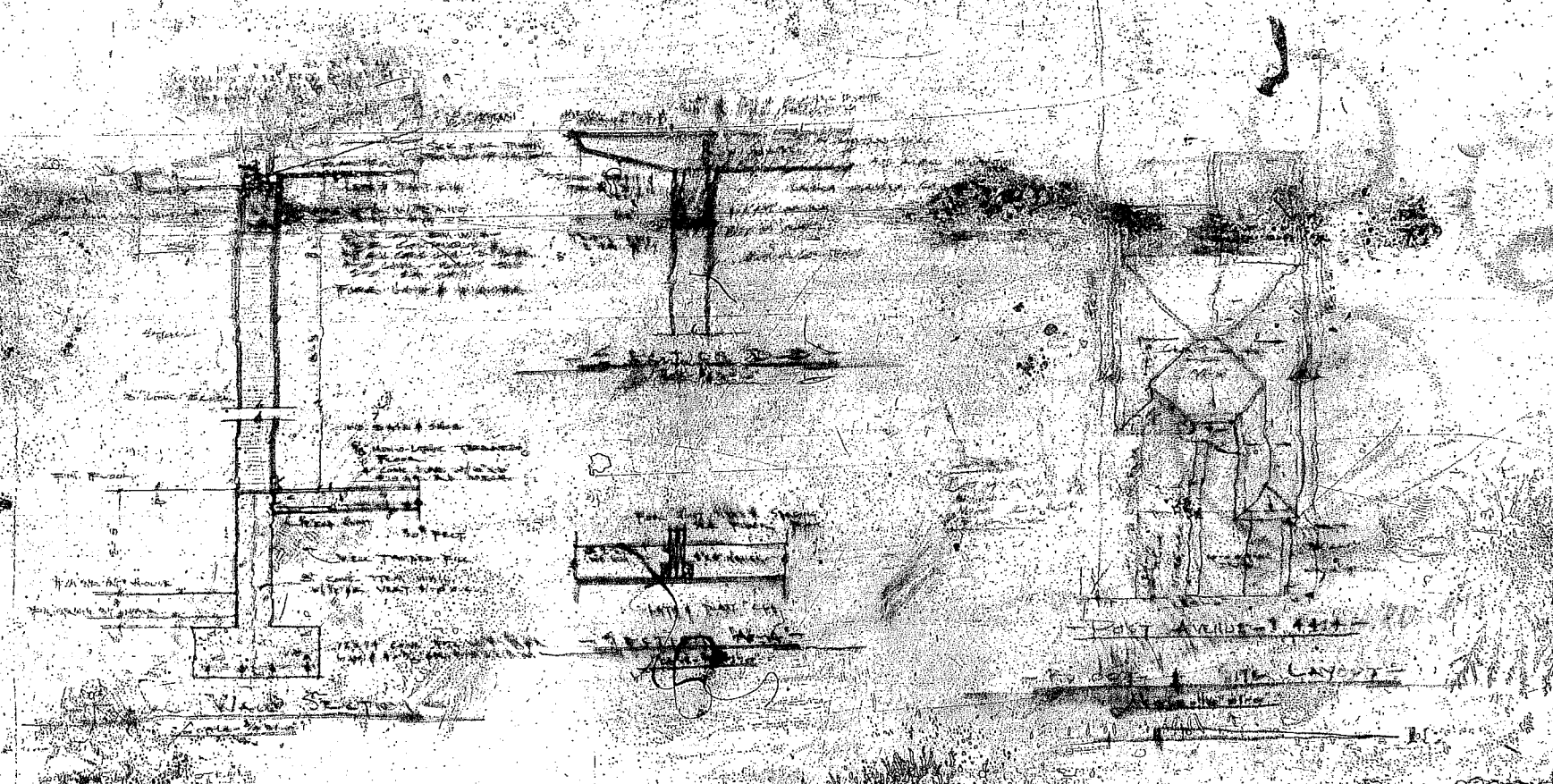
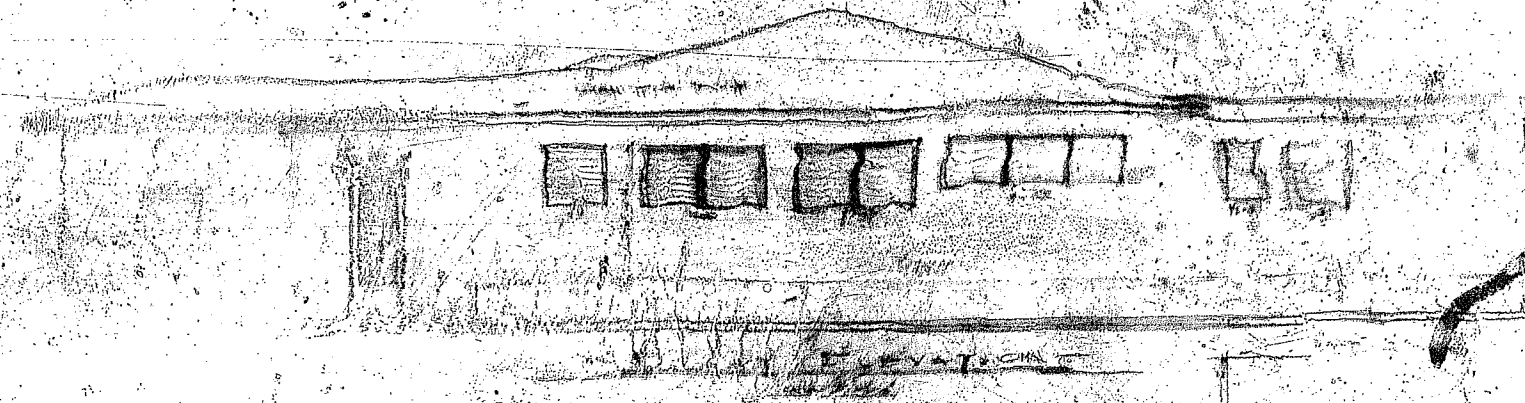
PITS 3 1/2' 1 1/2'

ADDENDUM 51526

RESIDENCE	
MR. & MRS. LEBOW	
77 ST. ATLANTIC WAY	
MIAMI BEACH, FLORIDA	
JOHN	3456
DATE 12-1-56	
AGENCY AIA	
ADDENDUM	

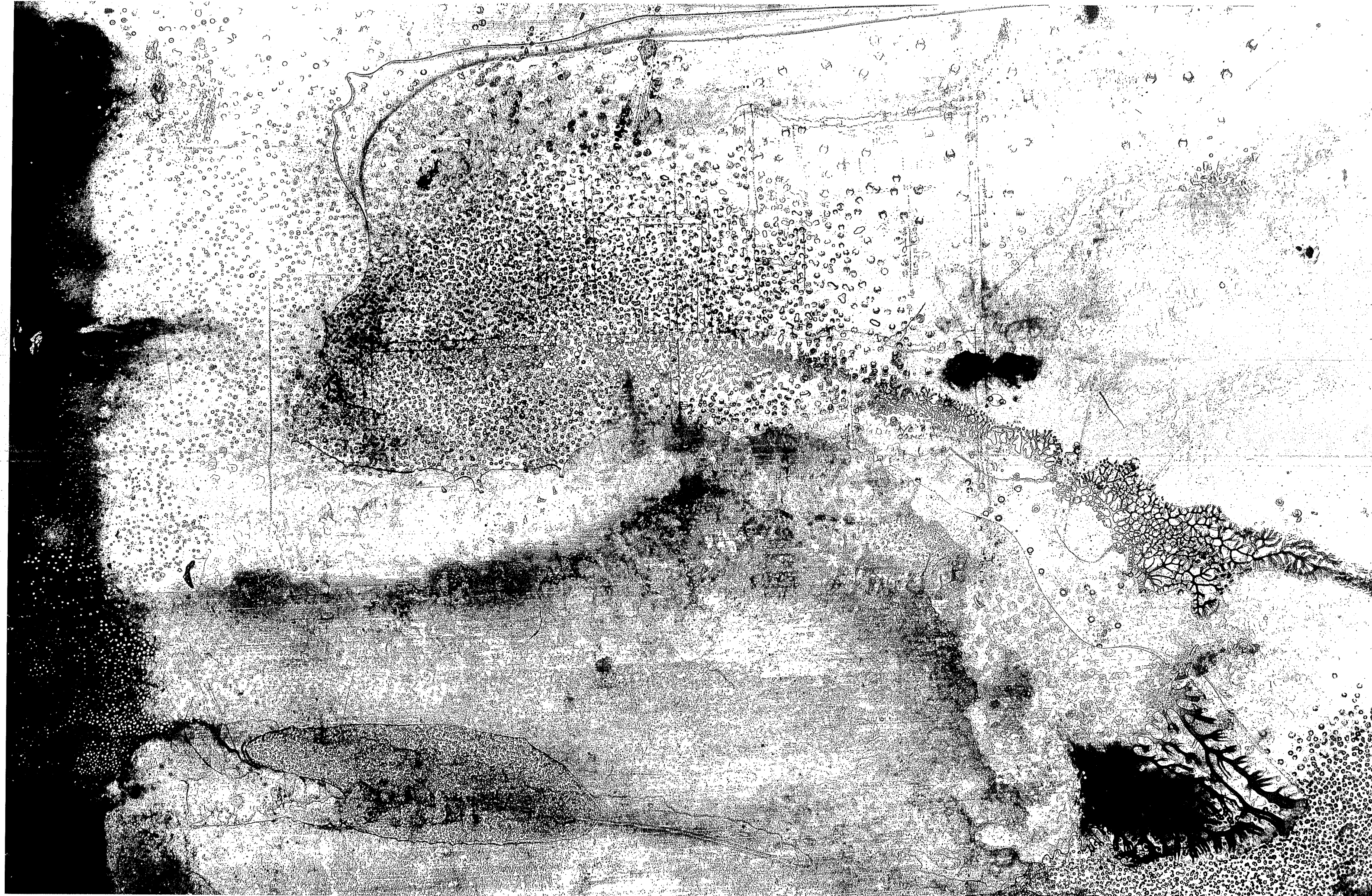


LEGAL DESCRIPTIONS	
LOT 1	BLOCK 5
COR. E. COTER. PLAT OF ALTO DEL MAR, 1	
MIAMI BEACH - FLORIDA	
79 TH ST. & ATLANTIC WAY	
MIAMI BEACH - FLORIDA	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 5/12/56	
NORRIS ARCHITECT AIA	
MIAMI BEACH - FLORIDA	

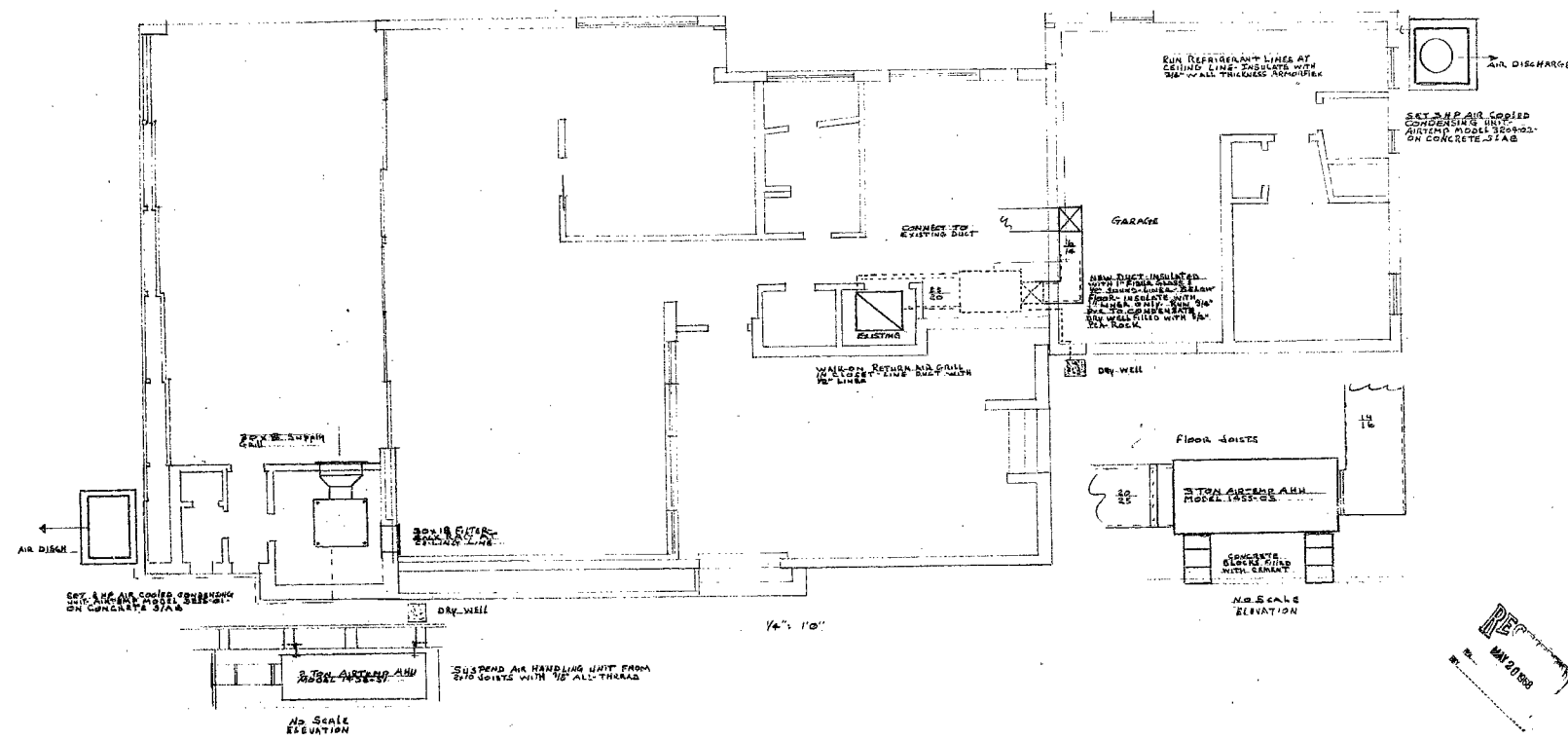


- MAC GEORGE YOUNG	
DATE	1911
BY	MAC GEORGE YOUNG
FOR	THE LAYERS
BY	MAC GEORGE YOUNG
FOR	THE LAYERS









MR & MRS CHARLES L. BOWEN
7845 ATLANTIC WAY
MIAMI BEACH, FLORIDA

ACME AIR CONDITIONING SERVICE
292 N. W. 54th ST. FL 33200

80294 AC1-1