



HISTORIC RESOURCES REPORT

1158 MARSEILLE DRIVE
MIAMI BEACH, FL 33141

BROOKS
SCARPA +

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

Permit No. 44533

Cost \$ 20,000

Lot 15

Block 9

Subdivision NORMANDY ISLAND

Address 1158 MARSEILLE DRIVE

General Contractor REIBEL CONSTRUCTION CO

Bond No. 5793

Engineer 3210-12-0320

Architect G. M. FEIN

Use RE

Area 14

Lot Size 67 x 125

Zoning Regulations:

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

Lavatories 6

Bath Tubs 4

Showers 2

Urinals

Sinks ----- 4

Dish Washing Machine

Laundry Trays

Laundry Washing Machines

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL OK, Cox 5/25/54

FINAL APPROVAL OK, Rothman 9/20/54

GAS Contractor

Gas Ranges ---- 4

Gas Water Heaters 5 (elec)

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL OK, Cox 5/28/54

GAS FINAL APPROVAL OK, Plaag 10-15-54

AIR CONDITIONING Contractor #46071 Brandon A. C. Co...Install 10 - 3/4 ton A. C. Units...\$ 2 000

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #42119 Tri City Electric

Date June 3, 1954

OUTLETS

Switches 32

Lights 40

Receptacles 55

Ranges 4

Irons

Refrigerators 4

Fans

Motors 14

Appliances 4

HEATERS

Water 4

Space 6

TEMPORARY SERVICE

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 5

Service 1

Violations

FIXTURES 40

Electrical Contractor

Date

FINAL APPROVAL

By OK, MEGINNISS

Date 9/27/54

Alterations or Repairs Over

spot survey ns 9/30/54

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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

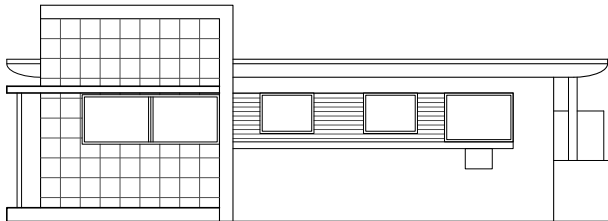
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.		BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	PERMIT NO.
11-8-88		APPLY NEW FIBERGLASS BOILT UP ROOF	\$3,500.00				68880196

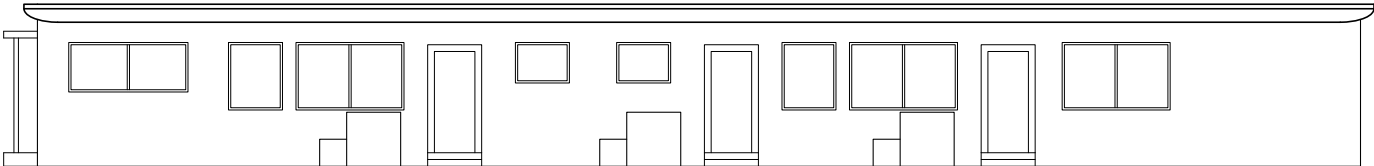
INFO / BUILDING CARD

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

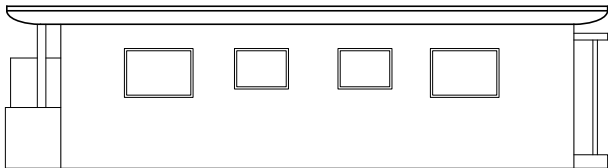
DRAWINGS / ELEVATIONS



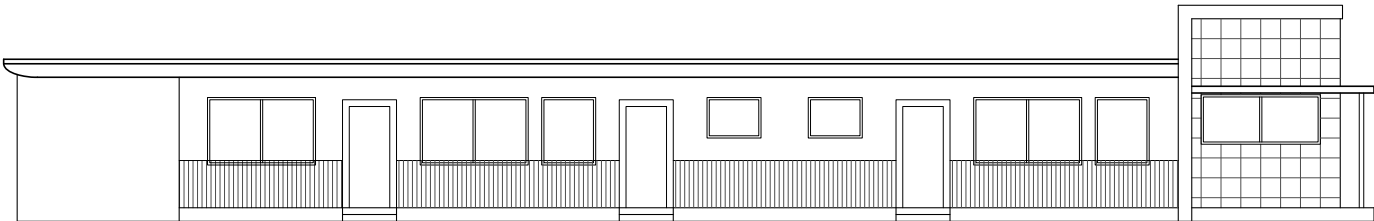
NORTH ELEVATION



WEST ELEVATION

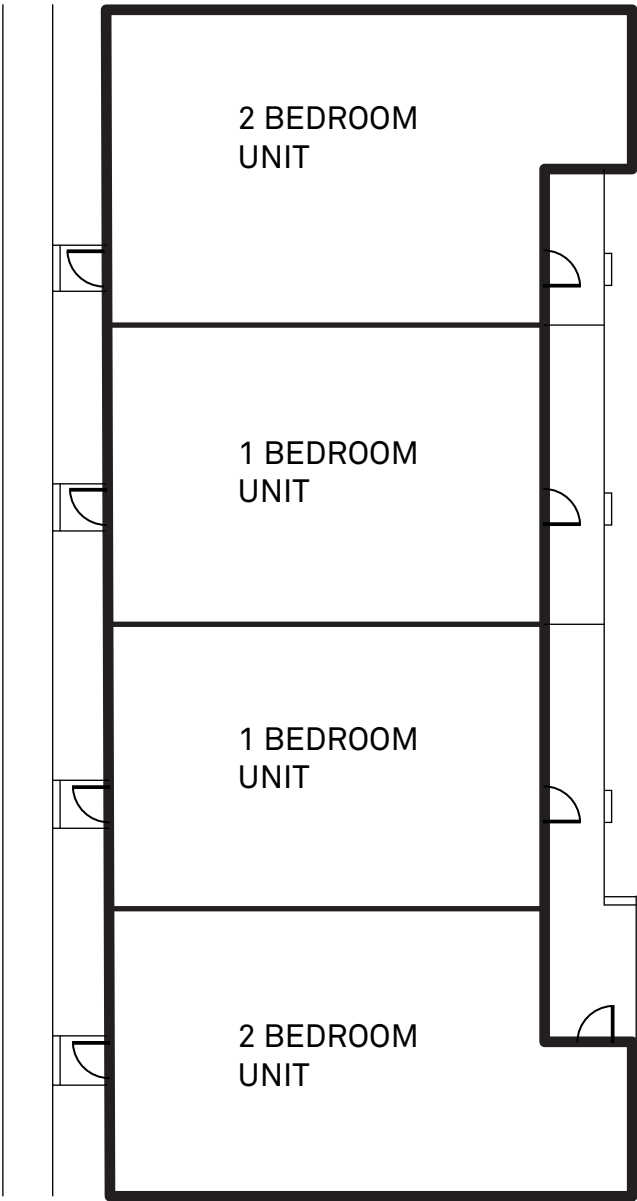


SOUTH ELEVATION



EAST ELEVATION

DRAWINGS / FLOOR PLAN

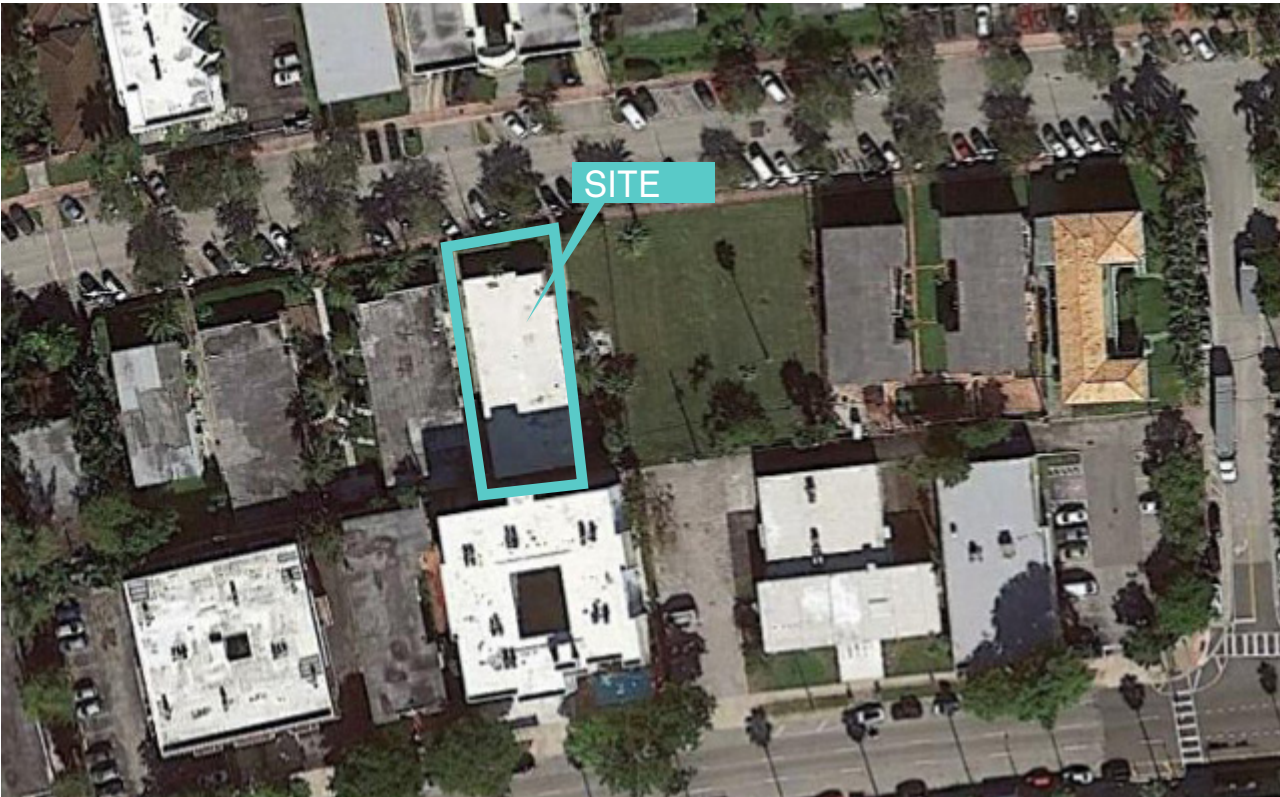


FLOOR PLAN

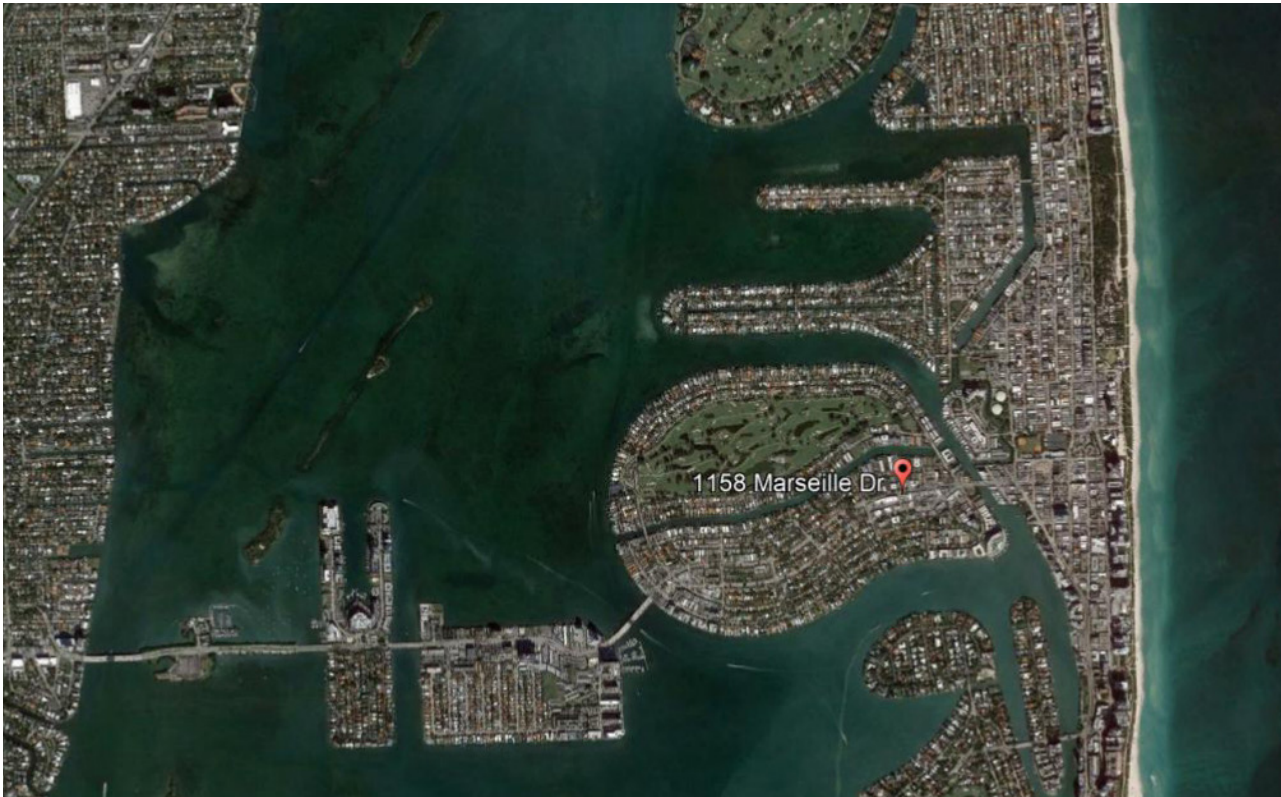
PHOTOS / SITE LOCATION MAPS



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.

