

Historic Resources Report

622 15th Street, Miami Beach, FL

Overview:

This report is divided into three sections: (01) A compendium of all historic data available for the site (02) The Applicants proposal for consideration and (03) A brief explanation of how the Applicant's proposal will benefit the site, the experiential quality of 15th Street, and the Flamingo Park Historic District.

01) HISTORICAL DATA & EXHIBITS:

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Synopsis

622 15th Street, Rear Garage Building

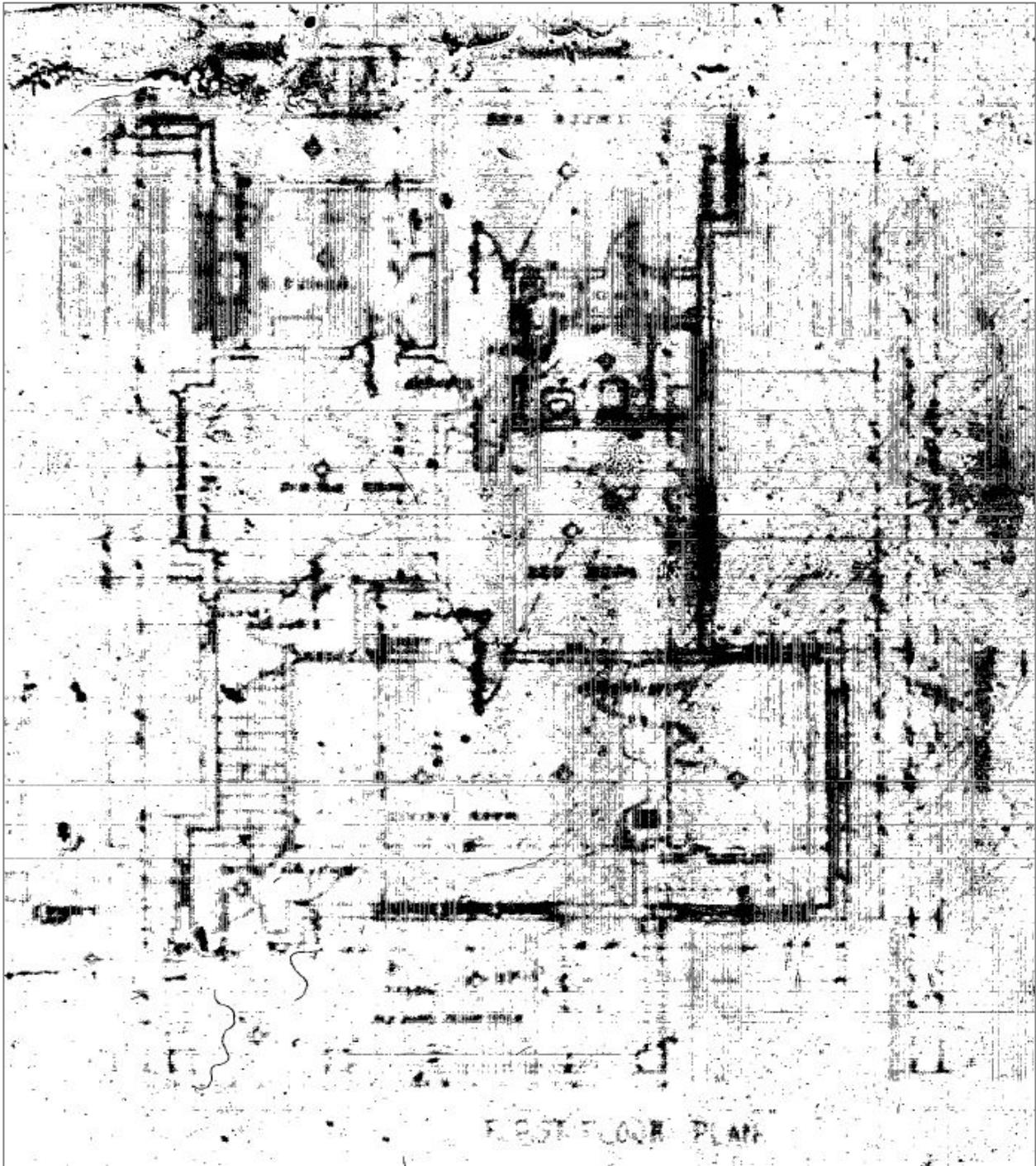
The subject property is a 6,000 square foot parcel (60'x100') located in the Flamingo Park Historic District of Miami Beach. The site contains two buildings- a 2,995 square foot multifamily building of four units at the street, and what appears to be a former garage structure with a 560 square foot apartment above in the rear of the site that has since been converted to two apartments. Both buildings are classified as Contributing structures.

The original Building Card indicates that the primary building at the street was originally constructed as a duplex residence in 1925 by the Owner & General Contractor J. Jensen. We are fortunate to have the original plan and elevation drawings by J. Gault Architect. However, comparing the existing structure to the original drawings indicates that the builder took significant liberties with the design by eliminating primary architectural elements from the main facades. Additionally, one need only walk around the building to note significant alterations to door and window patterns, sizes, and locations along with many later additions including, an exterior steel stair in 1956, electrical room, porches, and patios. Numerous original window openings have been blocked off and stuccoed. New windows and doors have been added with no thought to the building's original composition. Most of these alterations appear to have been carried out in conjunction with the conversion from duplex to fourplex as a comparison of the original plans (pages 3 & 4) and the current plans (pages 11 & 12) indicate.

We know less about the garage building at the rear. There are no original plans available nor is it mentioned in the permit application for the duplex. The garage's first appearance is on the 1938 Sanborn Map but little detail is provided. There is no mention of the garage building in the permit record until 1956 when a retroactive CO was issued for the conversion of the main building from a duplex to a fourplex and the conversion of the garage building into two apartments by the Owner. However, there is a 1945 photograph of 612 15th. Street (next door) from a real estate advertisement providing a partial view of the buildings at 622 15th. (page 10). It is difficult to discern the elevational composition of the garage building but the photograph is invaluable in providing a mid-century view of the duplex. The Building Card indicates that an exterior stair was added to the garage building in 1959. The garage building sustained further alterations at some point as the 1959 stair no longer leads to any doorway, roof, or accessible window.

At the current time, the buildings and grounds have not been uninhabited for approximately ten years and are in a state of advanced neglect.

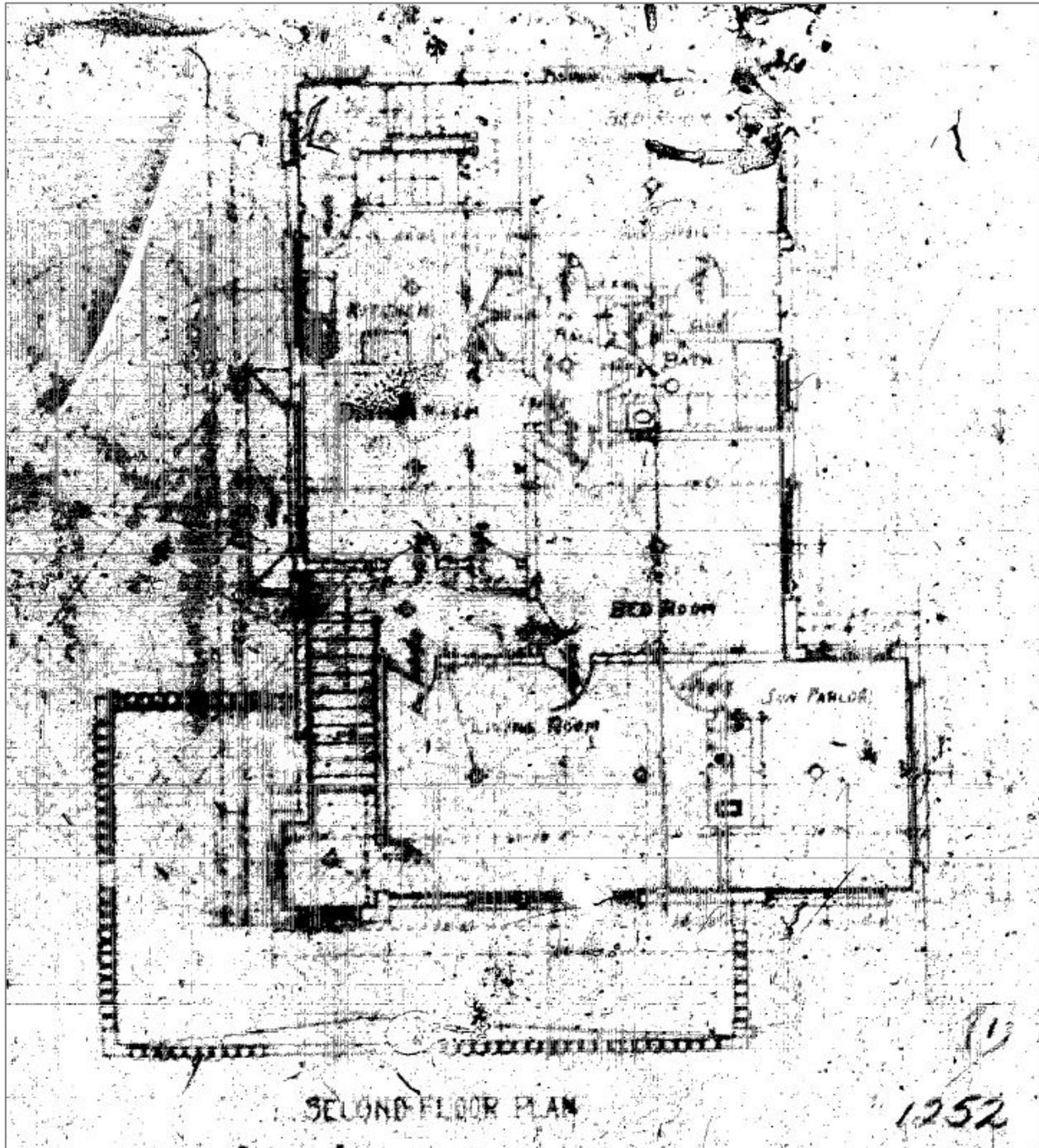
ORIGINL BUILDING PLANS & ELEVATIONS (1924)



FIRST FLOOR PLAN

Note that the original building was designed (and constructed) as a Duplex. See also Building Card page 8. The building has since been subdivided into four apartments.

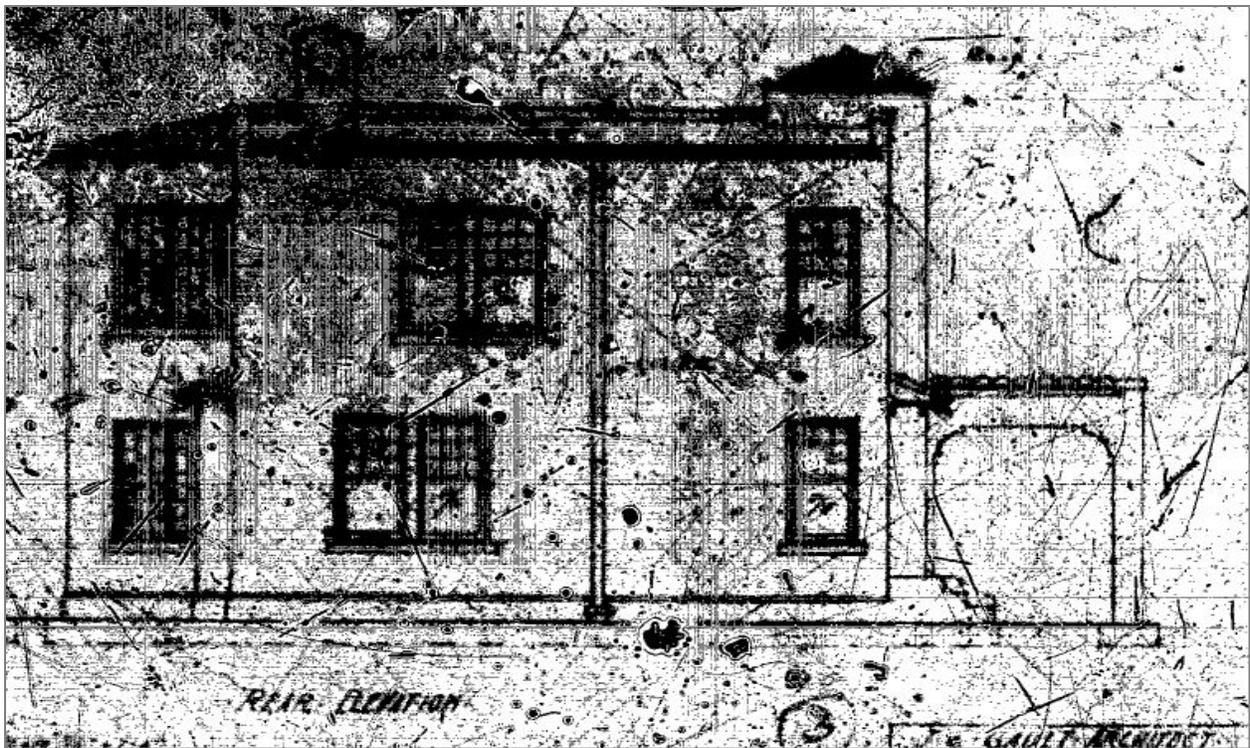
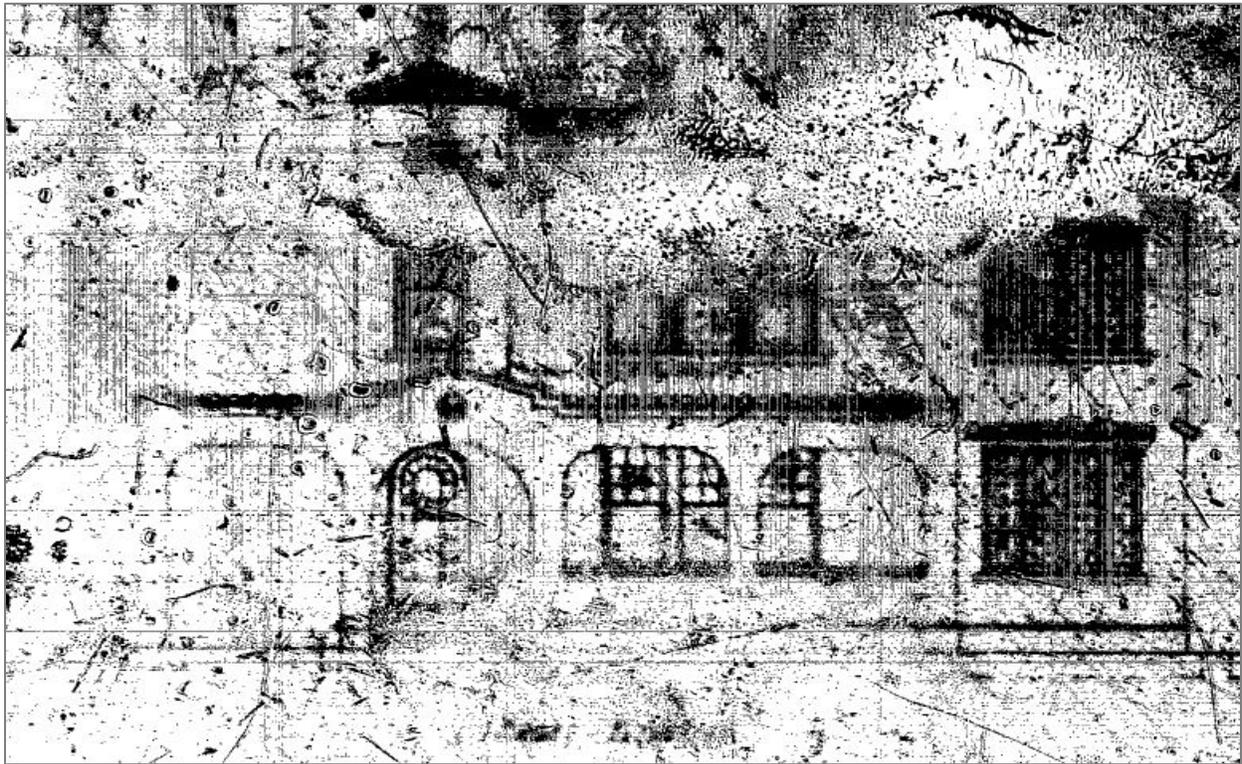
ORIGINAL BUILDING PLANS & ELEVATIONS (1924)



SECOND FLOOR PLAN

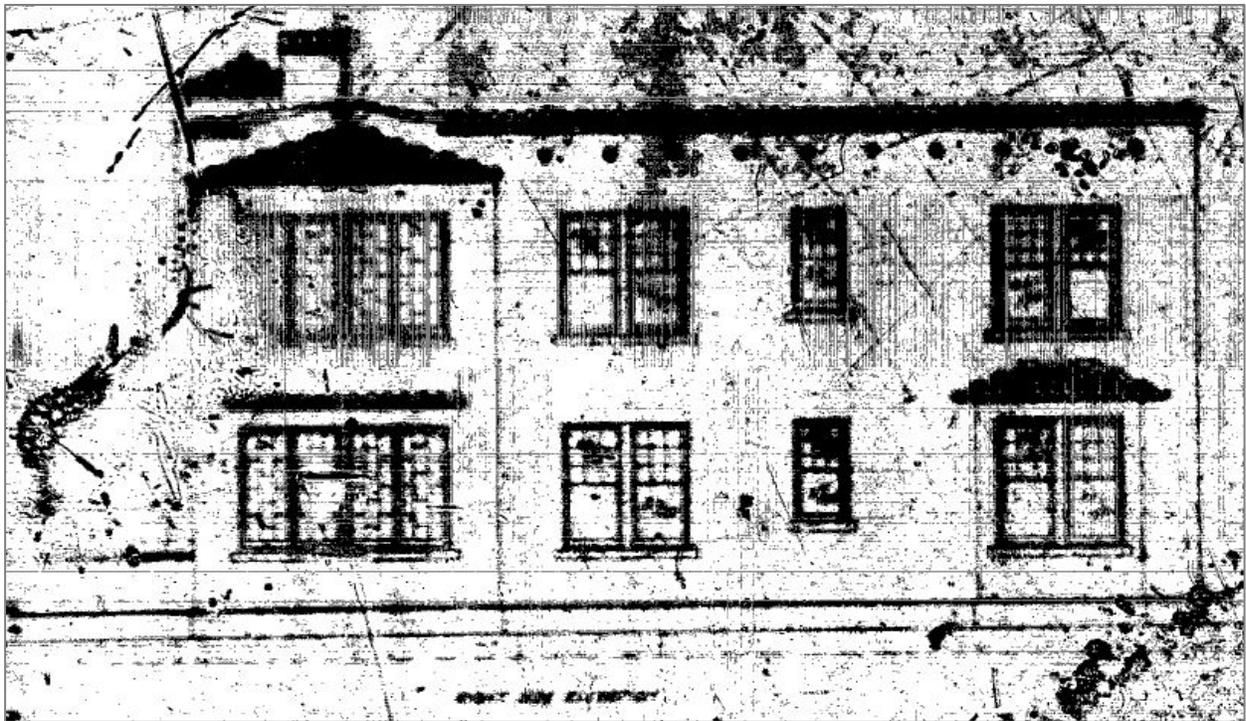
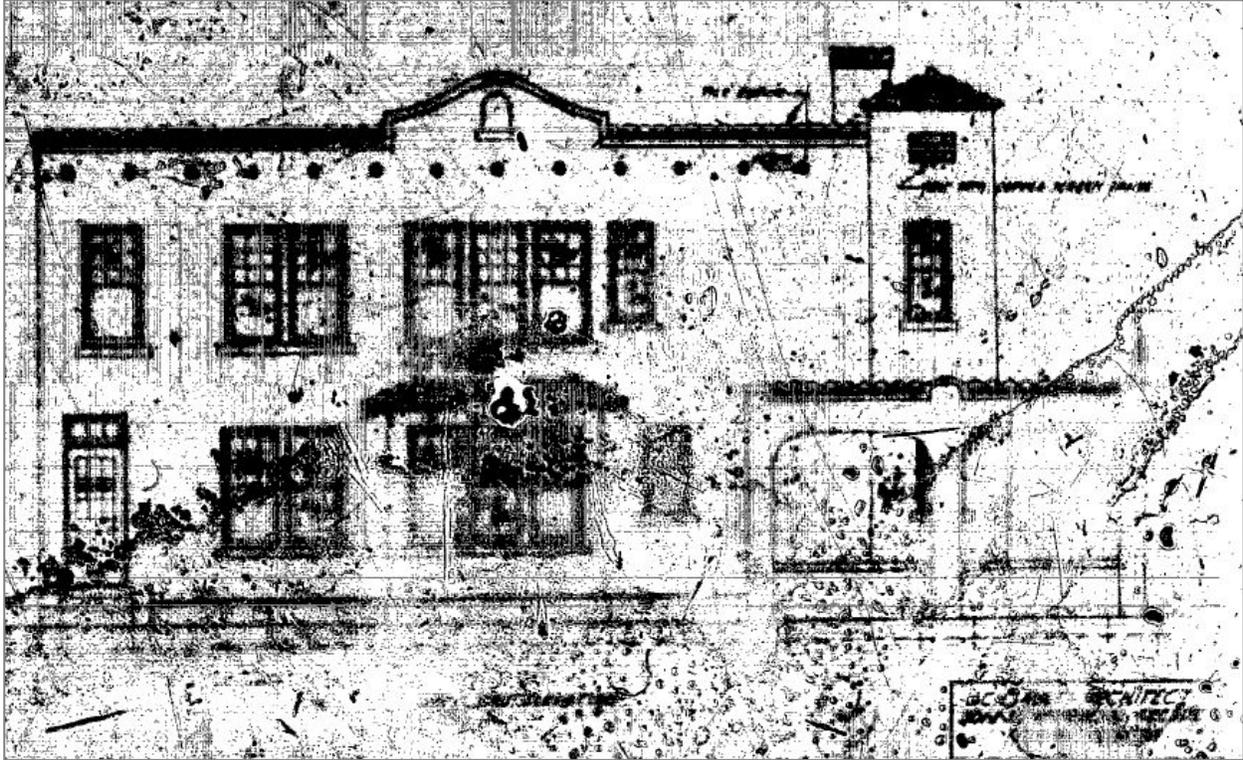
Note the wraparound porch at NE (page SW) corner that was never built. See Elevations on following pages for images of this arcaded porch, entryway and port-cochere.

ORIGINL BUILDING PLANS & ELEVATIONS (1924)



Front & Rear Elevations: Note covered porch, arched entryway, and porte-cochere (never built)

ORIGINAL BUILDING PLANS & ELEVATIONS (1924)



EAST & WEST ELEVATIONS: Note pairing of first and second floor fenestration. Much of this pairing no longer exists. See Drawing Set Sheets EX-04 & EX-05.

ORIGINL BUILDING CARD: FRONT (1925)

Owner	J. JENSEN	Mailing Address		Permit No.	1252	Date	June 3-1925
Lot	3	Block	73	Subdivision	LINCOLN	Address	622- 15th street
General Contractor	J. Jensen	7286				"RE" #16 - 0-0-1935	3234-02-1
Architect	J. C. Gaul	METRO ORD. #75-34				SEE OVER FOR CORRECTION	
Front	35'-6"	Depth	54'-0"	Stories	2	Duplex AND NEW	
#3 Type of construction	Ordinary	Cost	\$14,500.00	Foundation	Reinf. concrete	Roof	B--
Plumbing Contractor	Dulbs- #3458	4 fixtures- 2 Gas		Address		Date	Oct. 3-1935
Plumbing Fixtures		Rough approved by		Date			
Gas Stoves							
Gas Heaters				Address	METRO ORD. #75-34	Date	4-6-76
		Final approved by		Date			
Sewer connection		Septic tank		Make		Date	
Electrical Contractor				Address		Date	
Switch		Range	Motors	Fans	Temporary service		
OUTLETS Light		HEATERS Water		Centers of Distribution			
Receptacles		Space					
Electrical Contractor	Electrical Construction Co.			Address		Date	May. 19-1925
No. fixtures set	75	Final approved by		Date			
Date of service		#5667 - Brill - 12 outlets and 1 motor- Oct. 11-1935					
		, 5851 Brill 9 fixtures- Nov. 18-1935					
Alterations or repairs	#12696- Roofing - day labor			\$ 50.00-		7/15/1939	Date
BUILDING PERMIT #22898	Roofing	Miami Roofing & Sht. Mtl.		\$400.		Aug. 7, 1946	
BUILDING PERMIT #22921	Painting, Outside	Smith Painting Co.		\$570.		Aug. 10, 1946	
BUILDING PERMIT #26445	Roof repair - Built-Up-	Roof Specialty Co.		\$ 250		Dec. 23, 1947	

Of note from the original Building Card:

- 01) Use: Duplex Residence
- 02) Permit Number: 1252
- 03) Permit Date: June 3, 1925
- 04) Size: 35'-6" x 54'-0"
- 05) There is no mention of a second building on site anywhere in the original permit application.
- 06) In October and November of 1935, 12 outlets and 9 fixtures were installed which may correspond to the date of the garage construction or conversion (This would agree with the 1938 Sanborn Map).

ORIGINL BUILDING CARD-:REAR (1925)

ALTERATIONS & ADDITIONS		
Building Permits: # 35948	Taking out 7 wood sash and preparing for 7 aluminum sash and 1 jalousie door- Owner	\$ 300.... May 25, 1951
Samuel Molbegat # 36931	Paint exterior of building - (Insurance with Pub.Nat.Ins.Co.)Owner, day labor	\$ 200....Sept. 24, 1951
" # 38513	Closing up one window & new door installed in its place-Owner	\$ 100.....May 20, 1952
" # 38544	Installing outside steel stairs with closed risers and treads-Owner	\$ 375.....May 23, 1952
" # 41037	Roof repairs: Cold Process Roofing Inc:	\$ 135: Mar 27, 1953
CERT. OF OCC. #2641 January 25, 1956	# 49672 This permit is to correct certificate of Occupancy #495 ----- Four Apartment Units (4 - one bedroom, one bath apartments) in front house and Two Apartment Units (2 - one bedroom, one bath apartments) in house in rear of lot. BY OWNER \$ 100: Jan. 25, 1956	
#59588 Sam Reitman:	Concrete stairs to bldg at rear of lot, required by State Hotel Com, Bliss Assoc,Engrs-\$500-	7/21/59
#63026 Morris Marcus:	Reroof rear building approx 10 squares - \$550.00 -	Sept. 26, 1960
#75639 Jose N. Pagoda:	Paint exterior - \$600 -	1/14/66
#77026 Air Cond. & Appliance Center, Inc.:	1 - 1 1/2 hp and 2 - 1 hp a.c. units - \$700 -	9/14/66
#77726 Joe Bata:	15 x 20 conc. patio and flower bins - \$210 -	1/23/67
Plumbing Permits: # 33338	N & R Plumbing Inc.: 1 sewer- 4" existing, 1 water closet, 1 lavatory, 1 bath tub - May 12, 1952	Rough 5-15-52 - Final 6-8-52 LR
S.Molbegat # 33388	N & R Plumbing Inc.: 1 sink, 1 gas range - May 23, 1952	Gas ok 7-30-52 LR
#45495 Always Better Service Plumbing:	1 water closet, reset; 1 lavatory, reset; 1 sink, reset -	9/8/66
#02863-zoning inspection fee	\$3-4-12-73	
#51337-Peoples Gas System-	1 range gas-7-23-74	
Electrical Permits: # 34948	Emanuel Electric: 2 switch outlets, 2 receptacles, 2 lightoutlets, 2 fixt 1 refrigerator outlet, 1 lipon outlet, 1 water heater, 1 center of distribution - Sep. 11, 1951	
# 36618	Emanuel Electric: 1 switch outlet, 1 receptacle, 1 light outlet, 1 fixtur 1 space heaters (bath) - May 27, 1952	OK-Meginiss 8-25-52
OK, Fidler #1338	#47990 Bond Electric & E. C. Co: centers of distribution, 1 service -equipmen July 17, 1956	
#54203 Astor Elec:	1 motor 0-1 HP, 9/8/59	OK 9/17/59 Newbold
#63878 C. J. Kay Elect. Co.:	2 motors, 0-1 hp; 1 cent. of dist.; 1 violation -	9/1/66
BUILDING PERMITS: * #84586	- Gordon Roofing Co. Roof repair 2 squares	\$100.00 7/8/70

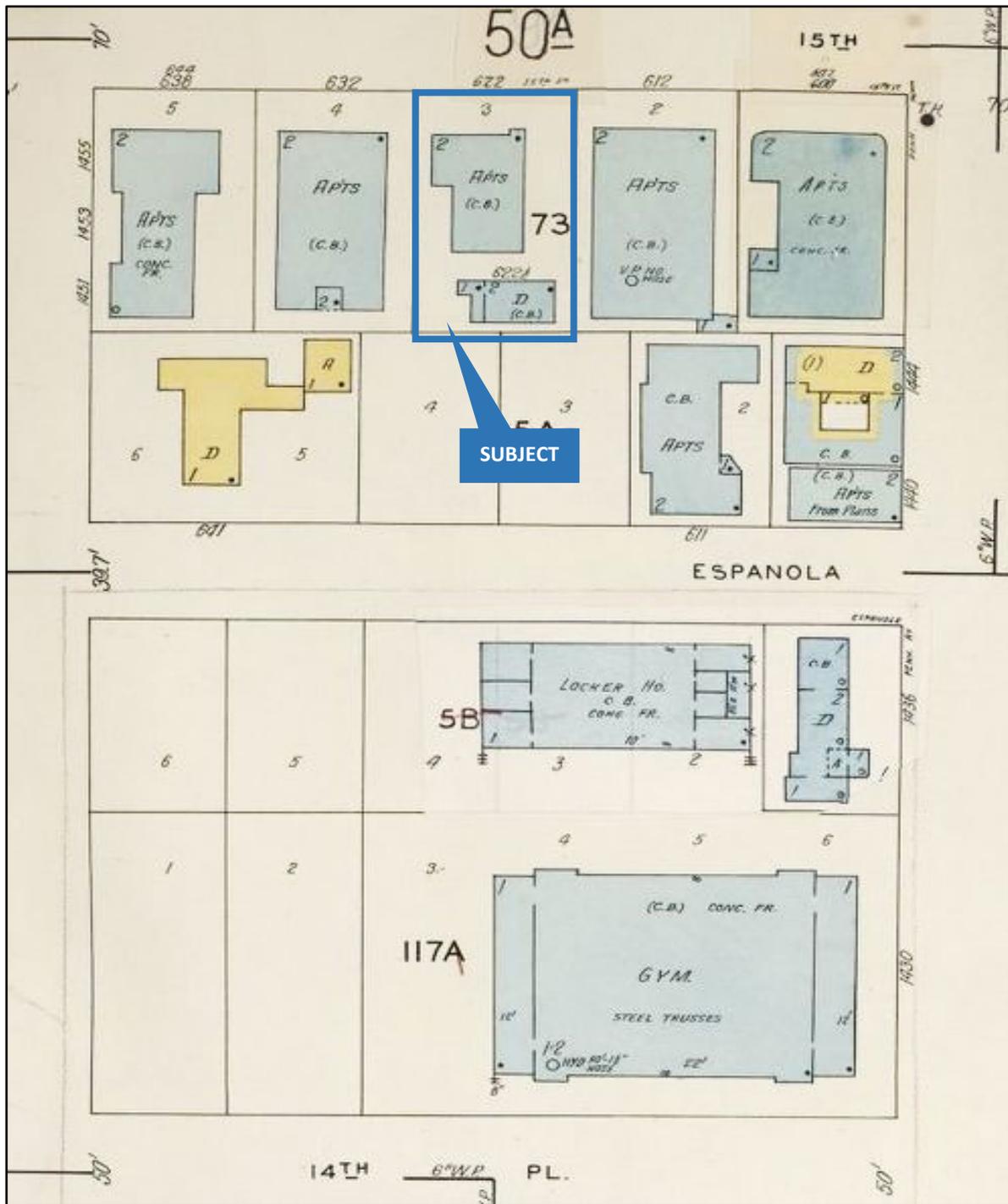
Of note from the original Building Card:

07) In January of 1956 a new Certificate of Occupancy was granted to the Owner, ostensibly to legalize the converted main house to four apartments and the garage building to two apartments. This is the first mention of the garage building in the permit history.

08) In July of 1956 a steel exterior egress stair was added to the fourplex. In 1959 an exterior concrete stair was added to the garage building. The garage building sustained further alterations at some point as the 1959 stair no longer leads to any doorway, roof, or accessible window.

09) The garage building was reroofed in 1960.

SANBORN MAP (1938)



SANBORN MAP (1938)

The Sanborn Map of 1938 pictured above shows both the main structure at 622 15th street as well as the garage building in the rear.

PARTIAL PHOTOGRAPH (1945)



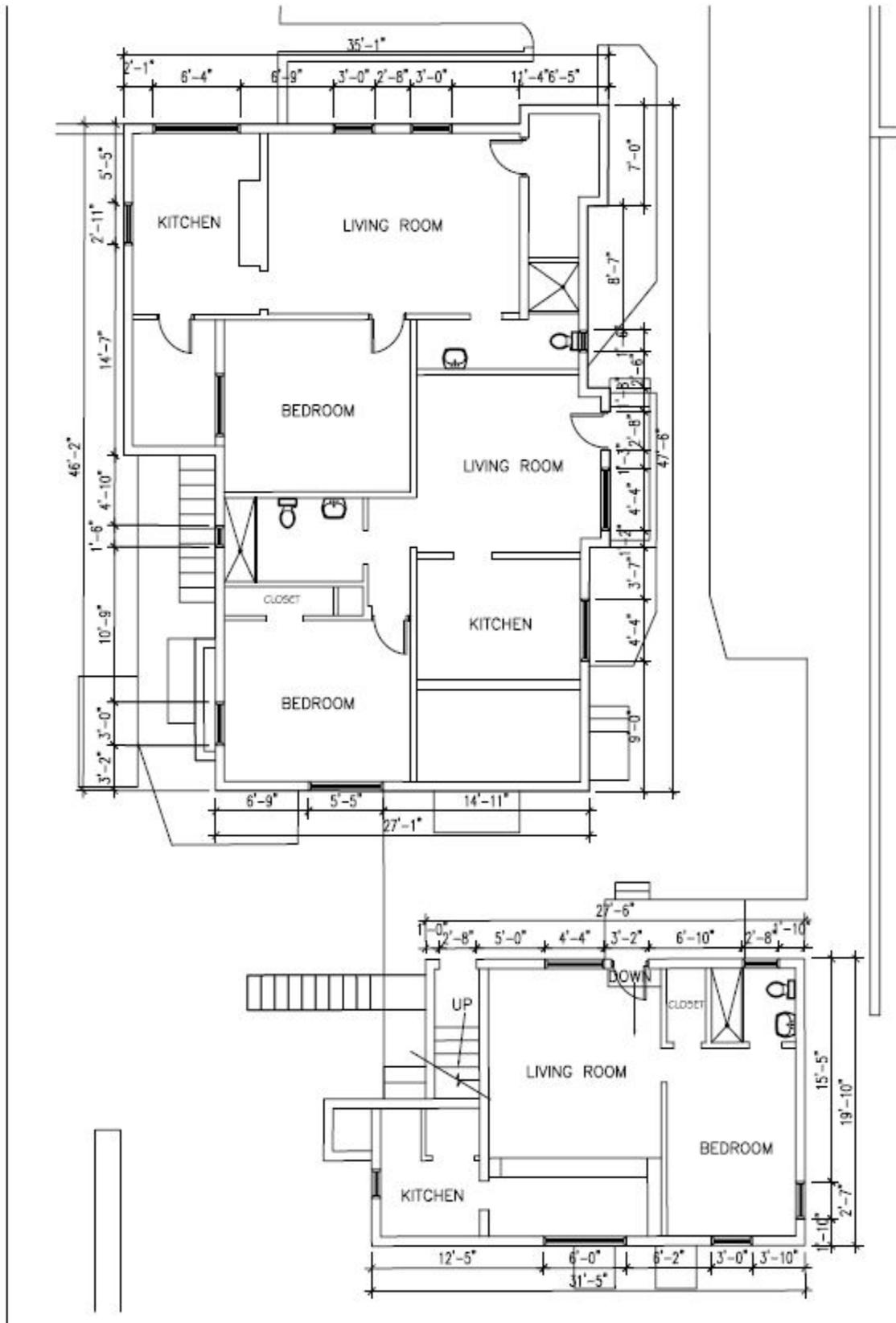
PARTIAL BUILDING PHOTOGRAPH (1945)

The photograph above is from a real estate add for the neighboring property at 612 15th Street. Nonetheless, it provides clues to the composition of the subject buildings at 622 15th St. shown at right.

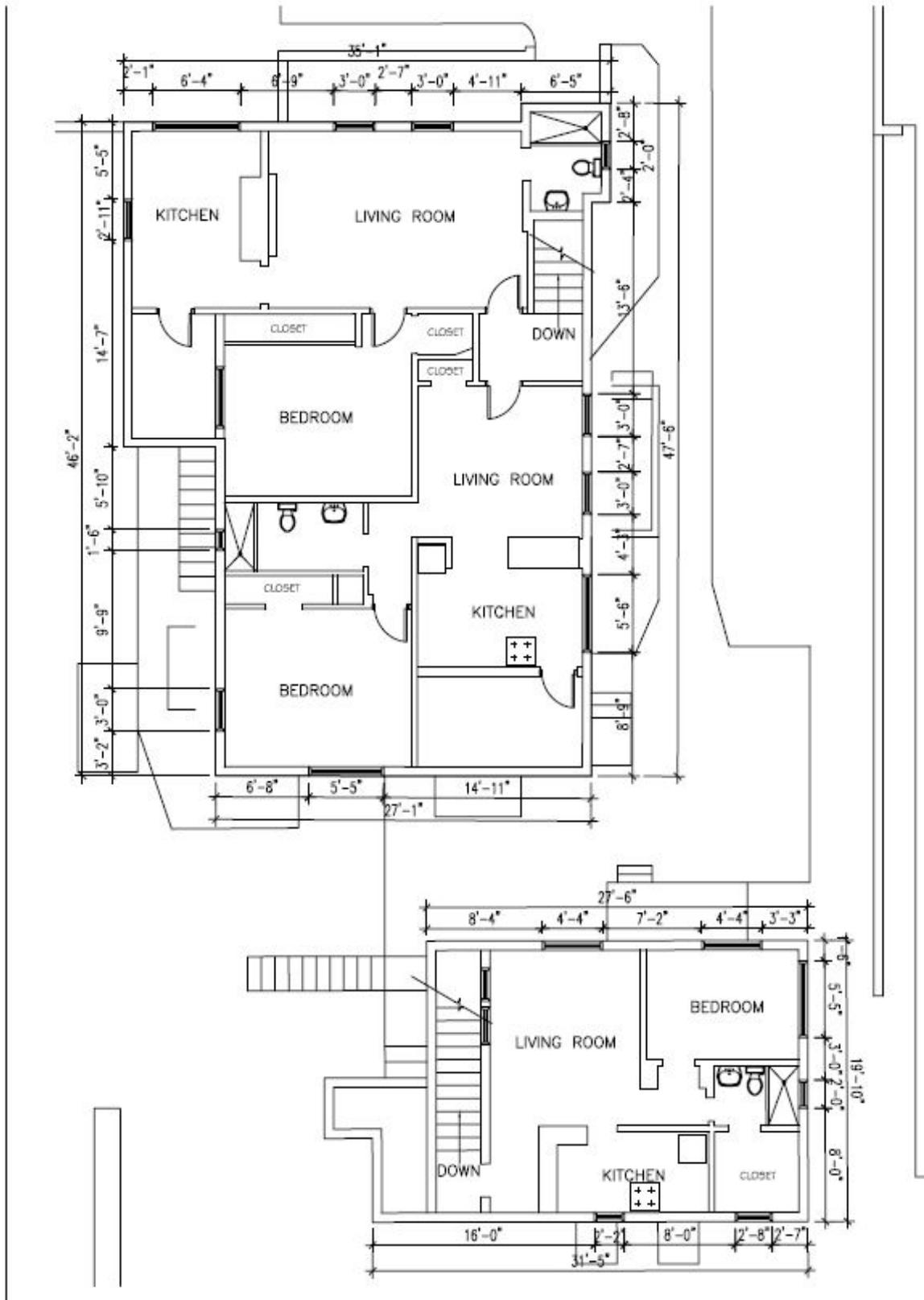
On the main structure we see the same pairing of first and second floor fenestration patterns and barrel tile on the ground level central bay window as represented in the original drawings. Both of these historic features have since vanished.

The garage building is also visible in part and was certainly built (in what year we do not know) in part to mimic the original duplex. It is difficult to make any definitive judgements about the buildings overall disposition as so little is visible in the photograph. Also, no plans or elevation exist (that can be located) for the garage building in back.

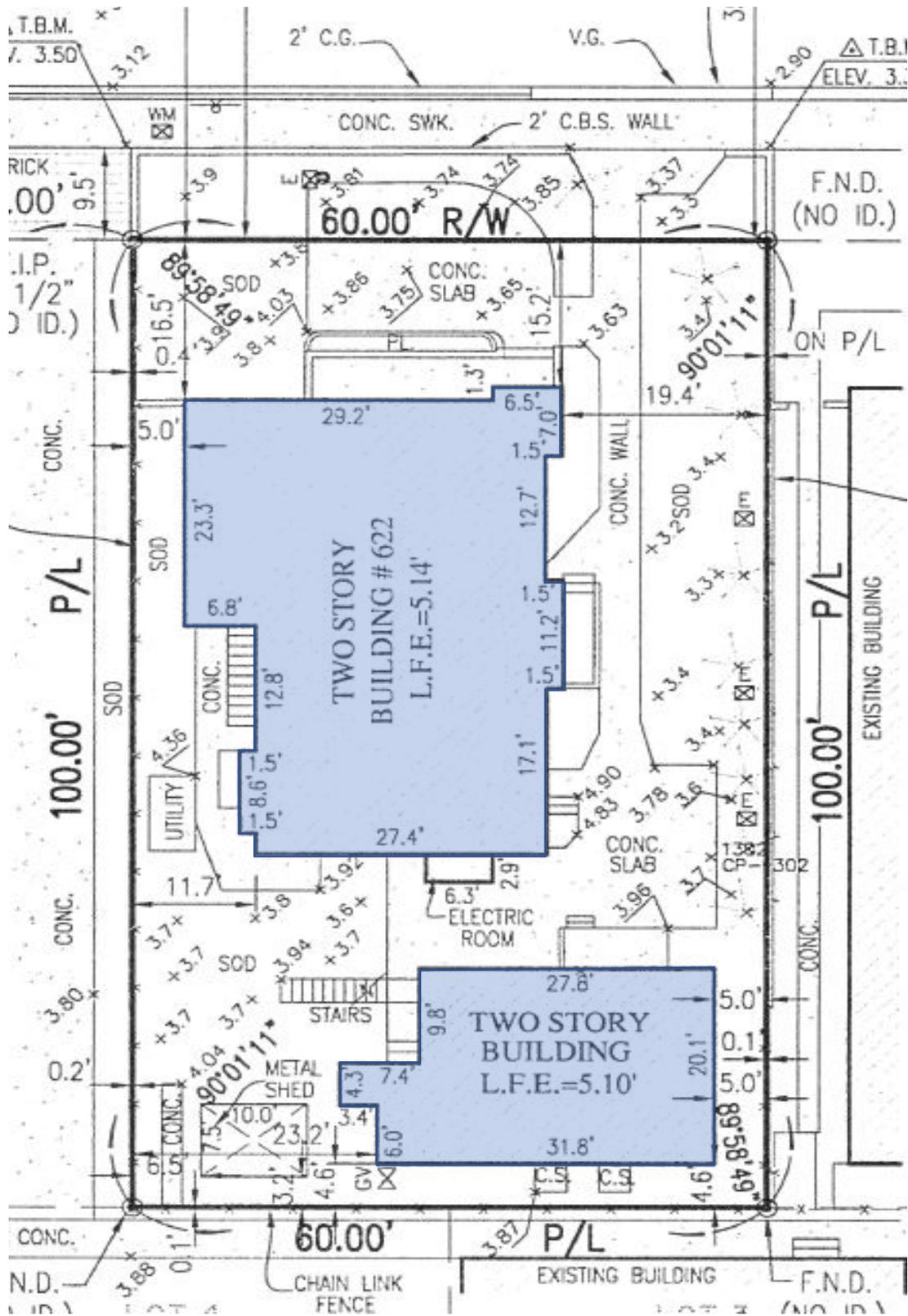
GROUND FLOOR PLAN (2006)



SECOND FLOOR PLAN (2006)



BOUNDARY SURVEY (2009)



PREVIOUS OWNERS (2009)

2012-2021 TOA INVESTMENTS, LLC (Giuseppe Daghino)- Current Owner

Mr. Daghino was able to provide a survey from 2013 but had no building plans. It remains his intention to restore the building but circumstances have prevented it.

2006-2012 15 STREET PROPERTY LLC (Claudio Benedetti)

Mr. Benedetti was able to provide As-built plans from 2006 when he took ownership of the building. It was his intention to restore the building but it never happened.

1974- 2006 BEACH 622 CORPORATION (Gabriel Garcia)

There certainly are a lot of Gabriel Garcias in the Miami area alone (over 100) and I am yet to complete a full search.

EXISTING FOURPLEX PHOTORAPHS (From July 2021)



Front (street) elevation of former duplex converted to a fourplex.



East elevation of former duplex converted to a fourplex.



Distinctive tower entrance at current fourplex on northeast corner.



West elevation of current fourplex showing later additions of steel stair and landing, storage room and various doors.

EXISTING GARAGE BUILDING PHOTORAPHS (2021)



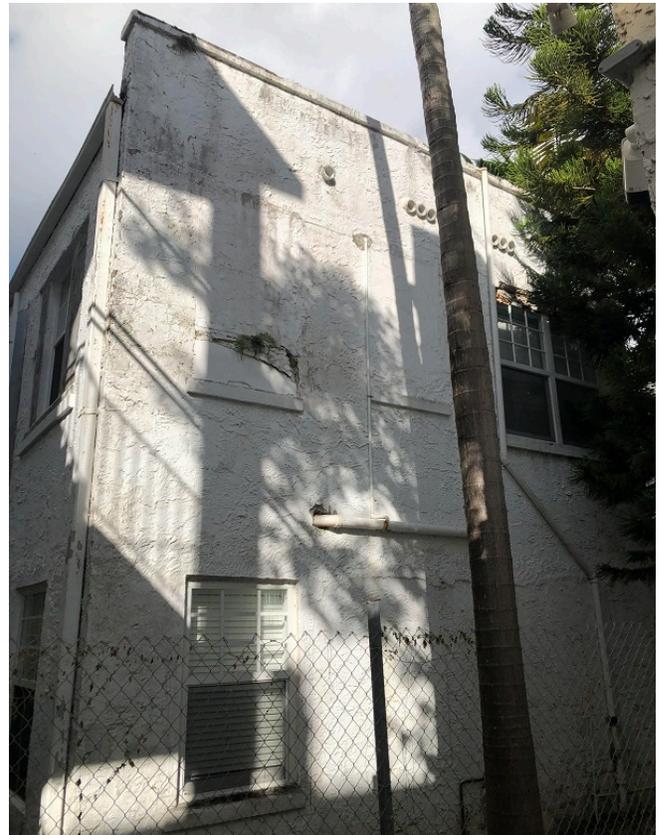
Northwest corner of garage building showing “replacement doors and windows and other alterations and additions.



West elevation of garage structure showing additions and alterations.



View of garage building from within the site. Note “ghost” openings of former garage door(s).



East elevation of garage structure showing blocked up window openings & surface mounted plumbing and electrical to serve converted garage to apartment.