

HISTORICAL REVIEW REPORT

Property Address: 8430 Byron Ave, Miami Beach, FL
Folio Number: 02-3202-005-0080
Historic Designation: North Shore Historic District. Contributing Building
Current Owner: MSB 8430 LLC

Year Built 1951
Primary Style Post War Modern
Architect **Nathan A. Seiderman** (1908–2002) had an office on Normandy Isle and worked mostly in North Beach, designing at least 32 apartment buildings there from 1951 to 1959. He also designed the Fairfax Apartments at 1776 Collins Avenue in 1951. He later moved to Los Angeles, California, and died in 2002.

Architectural Elements Corner windows
Jalousie Style windows
Concrete, flat Overhangs over openings
Low-slope roofs with deep overhangs
White Stucco façades
Sliding/Horizontal Rolling Windows mainly

Permit History

Owner NORMAN F. MEYER **Permit No.** 35643 **Cost** \$ 35,000...
Lot 2 **Block 2** **Subdivision** BEACH BAY **Address** 8430 Byron Avenue
General Contractor Norman F. Meyer Construction Co. **Bond No.** 4944 **3202-05-008**
Architect N. A. Seiderman (Elton E. Ball, dba) **Engineer**
Zoning Regulations: Use RE **Area** 74461 **Lot Size** 60 x 125
Building Size: Front 42' **Depth** 99' **Height** 24' **Stories** 2
Certificate of Occupancy No. 1459(11-20-51) **Use** APARTMENT HOUSE 5 units:
Type of Construction #3 CBS **Foundation** 12x30 Spread Footing **Roof** Tile **Date** May 14, 1951
PLUMBING Contractor #31663 Marr Plumbing Co. **Sewer Connection** 1, (4") **Date** May 14, 1951
 Transfer to Stolpmann Plumbing 5-17-1951 **Temporary Water Closet** 1
Water Closets 6 **Swimming Pool Traps** **Down Spouts**
Lavatories 6 **Steam or Hot Water Boilers** **Wells**
Bath Tubs 6 **ROUGH APPROVAL** Rothman 5/31/51
Showers **FINAL APPROVAL** Rothman 9-20-51
Urinals **Sinks** 5, **GAS Contractor #** 32643 Economy Plumbing Co. **Date** Nov. 20, 1951
Dish Washing Machine **Gas Ranges** --- 5, 5-5 **Gas Frylators**
Laundry Trays **Gas Water Heaters** (Electric) **Gas Pressing Machine**
Laundry Washing Machines **Gas Space Heaters** **Gas Vents for Stove**
Drinking Fountains **Gas Refrigerators**
Floor Drains **Gas Steam Tables**
Grease Traps **Gas Broilers** **GAS Rough APPROVAL** Rothman 6/4/51
Safe Wastes **GAS FINAL APPROVAL**
AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor
ELECTRICAL Contractor # 34536 Tri City Electric **Date** July 24, 1951
Switches 44 **Ranges** **Temporary Service #** 34112 Tri City Electric 5/18/51
OUTLETS **Lights** 47 **Irons** 5 **Neon Transformers**
Receptacles 69 **Refrigerators** 5 **Sign Outlets**
Meters Change
Motors **Centers of Distributions** 5
Appliances **Service-Equipment** 1
Violations
HEATERS **Water** 5 **Electrical Contractor** **Date**
Space 6
FIXTURES 47
 2M 11/48 M. B. T. **Alterations or Repairs** Over
FINAL APPROVAL
 By H.O. Rosser
 Date 9-11-1951

ALTERATIONS & ADDITIONS

Building Permits: #10887 12' Concrete Slab & 5' Overhand for Dock; owner: \$350; March 5, 1953
 #8327 C. H. Ervini: Install one - 3/4 ton A. C. Unit \$200 August 15, 1955
 OK, Plans 2/21/56--- #8393 Bel-Air Conditioning: Install 3 - 3/4 ton A. C. Units \$400 8/22/1955
 #52857 Surf Air Conditioning: Install 1-3/4 ton AC unit-\$200-March 22, 1957 7/1/57 Team
 #53209 Owner: 32x10x3 for storage against the north side of bldg- \$100- 5/7/57
 #01400-Pan American Ext. Co., Inc.-DWT-\$400-7-7-72
 #03948-A.E. Martin Roofing-Re-roof 27 sqs-\$1719-8-31-73
 #92152 - 7-8-87 - Alpha Marine Inc. - Construct 7' X 20' Dock - \$3,400.00
Plumbing Permits: #30911 Miami Water Heater Co.: 1 Electric Water Heater: January 14, 1957
Electrical Permits: #47031 Astor Electric: one motor March 22, 1956 OK, Plans 5/22/1956
 #7382 Astor Electric: one motor

Exiting Photo Archive



Existing Structure Today

A- Corner windows



B- Jalousie Style windows



C- Concrete, flat Overhangs over openings



D- Low-slope roofs with deep overhangs



E- White Stucco façades



Changes Proposed

On the proposed project, the facade facing the street and its immediate sides shall be restored based on the historic pictures specifically (see Existing Photo Archive), repainting and restoring the stucco wall, replacing the existing windows with hurricane-proof impact windows of the style the original building had, with the exception of the Jalousie Style windows, which would be replaced with a similar style mullion fixed window.

The existing 2-story front structure and the rear rooftop deck shall remain. And be restored.

On the back yard or canal front, we propose demolishing 2 of the five existing units to build a new 3-story single unit over the base flood elevation plus freeboard.

On the back of the street fronting structure, we are proposing to relocate the existing entrances (see "C" photo) on the south side of the structure to the north side, keeping the concrete overhang canopy and transforming the door opening into a window opening.

One corner Jalousie window of the third unit will be required to be replaced for a garage door. This unit would be converted into a garage.