

1350 Michigan Avenue
Historic Resources Report
HPB23-0603 Final Submittal



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1350 Michigan Avenue, Miami Beach, FL

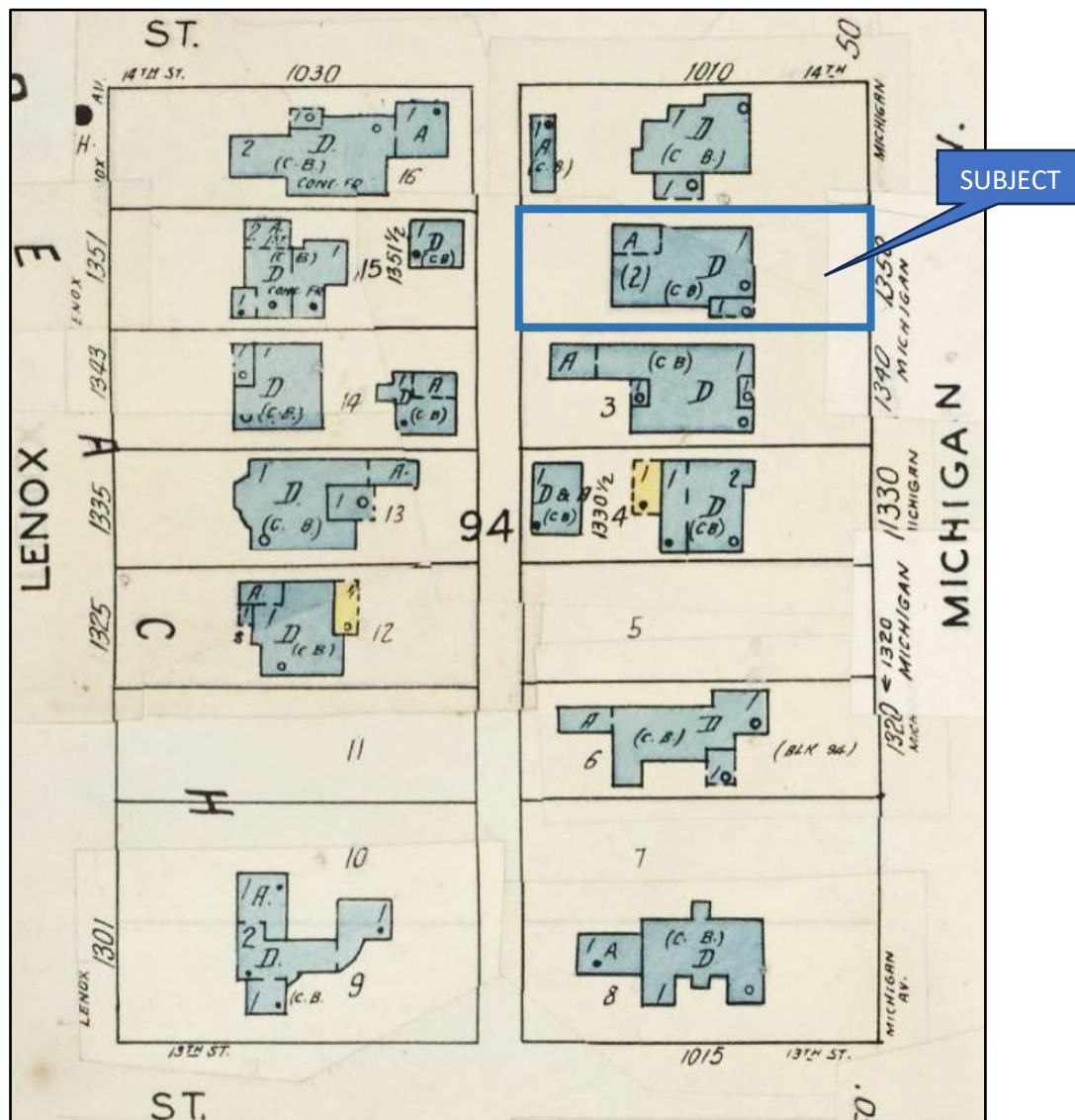
CONTENTS

A. Introduction	02
B. Original Roof Plan & Elevations (1937)	03
C. Original Floor Plan and Framing Plan (1937)	04
D. Original Building Card (1937)	05
E. Sanborn Map (1951)	06
F. Street Photograph (1950)	07
G. Existing Floor Plan & Roof Plan	08
H. Current Survey and Street Elevation	09

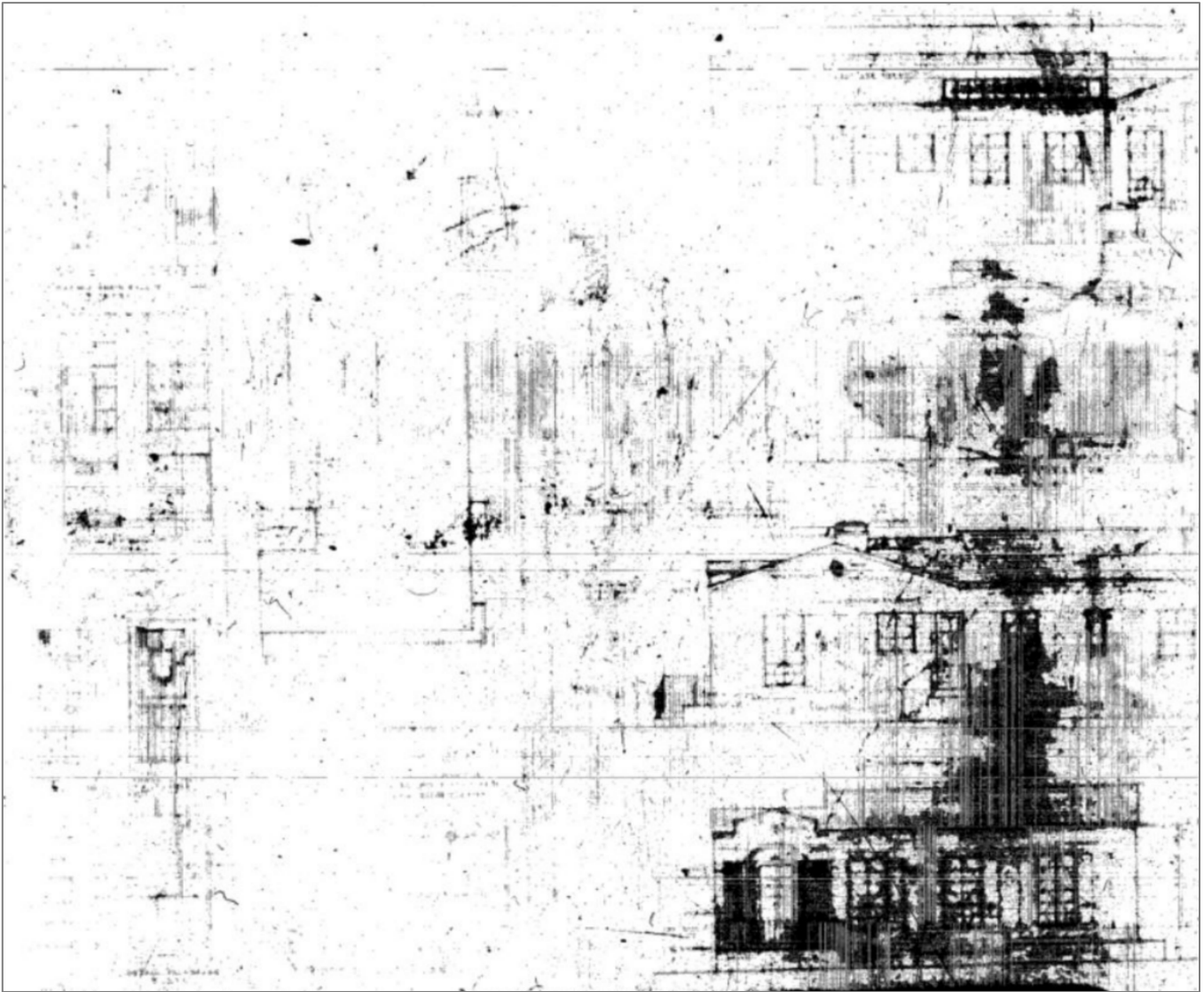
A. INTRODUCTION

The subject property is a 7,500 square foot parcel (50'x150') located within the Flamingo Park Historic District of Miami Beach. The site contains a Single-Family Residence of 1,861 adjusted square feet according to County Records and contains three bedrooms and three baths. The residence is listed as a Contributing structure within the Flamingo Park Historic District.

The original Building Card indicates that the residence was constructed for William and Rose Seltzer in 1937 by General Contractor Harry Kay and it appears in the 1941 Sanborn Map below. The residence was constructed of concrete masonry walls and wood framed floor joists and roof rafters. The Building Card also reveals that the residence contained a garage which was located in the NW corner of the residence. We are fortunate to have the original plan and elevation drawings by the architect Henry J. Maloney.



B. ORIGINAL ROOF PLAN & ELEVATIONS (1937)

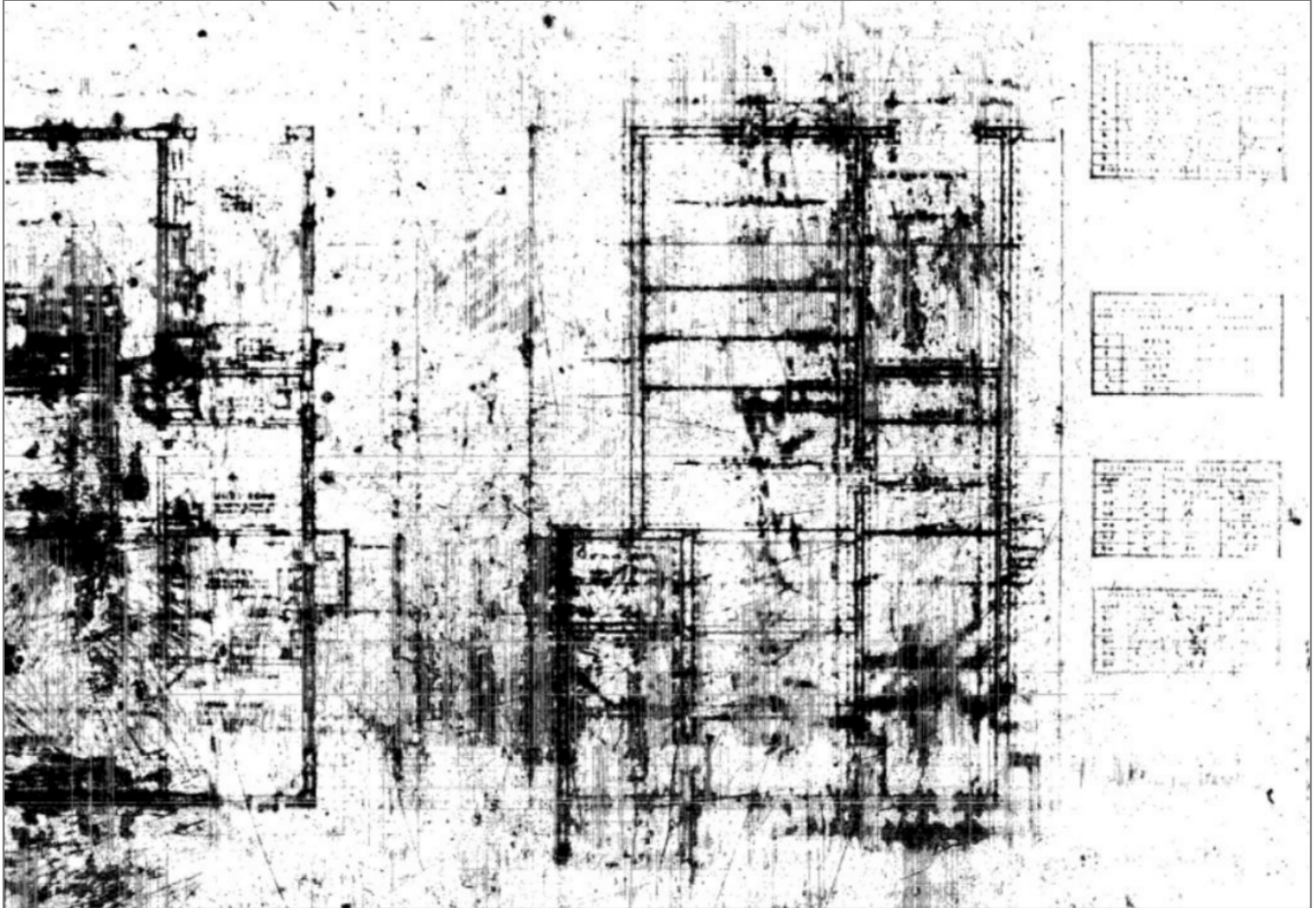


ROOF PLAN & ELEVATIONS

Both the Elevations and Roof Plan confirm that the residence survives today in largely the same form as it was built. The window and door openings retain the original size and locations although all windows and doors have been replaced with Impact-Rated products. There is a chimney in the original drawings above as well as in later photographs. It is no longer present.

The original roof was finished with terra cotta barrel tiles but these have since been replaced with concrete roof tiles. The window mullions of the original residence have likewise been replaced with picture windows that honor the original openings. Finally, there is an abbreviated pediment over the front entry door that was likely removed concurrently with the reroofing exercise.

C. ORIGINAL FLOOR PLAN & FRAMING PLAN (1937)



ORIGINL FLOOR PLAN & FRAMING PLAN

The partial Floor Plan (above left) reveals a similar layout to the existing floor plan. Although the interior was totally renovated in 2020-2021, the Framing Plan indicates a footprint identical to what we see today. Of note is the garage included on the Building Card in the NW corner of the residence. This space has since been converted to a bedroom and bath although it is unclear when this transition was made.

D. ORIGINL BUILDING CARD (1937)

Owner WM. & ROSE SELTZER	Mailing Address	Permit No. 9626
Lot 2 Block 94	Subdivision Ocean Beach No. #3	No. 1350 Street Michigan Ave. Date Mar. 20-1937
General Contractor Harry Kay	Bond # 1577	Address
Architect Henry J. Moloney	3386	Address 4203-09-7240
Front 38-5 Depth 58	Height	Stories One Use Residence & garage
Type of construction c-b-s-	Cost \$ 9,450.00	Foundation Spread Footing Roof Clay Tile
Certificate of Occupancy # 46.		
Plumbing Contractor Markowitz	# 9949	Address Date March 26-'37
No. fixtures 11	Rough approved by gas o.k. Tom Bell 3-30-1937	Date
No. fixtures GAS 3		
Plumbing Contractor		Address Date
No. fixtures set	Final approved by	Date
Sewer connection - 1 -	Septic tank	Make Date
Electrical Contractor Hardy	# 8509	Address Date Apr. 14-1937
No. outlets 12 Heaters 1 Stoves Motors Fans Temporary service		
Rough approved by Receptacles 10 Space heater 1		Date
Electrical Contractor Hardy Electric Co, # 8614		Address Date May 7-1937
No. fixtures set 16	Final approved by H. C. Inman	Date
Date of service 5/13th/1937		
BUILDING PERMIT		
Alterations or repairs # 25979	Re-roofing - Giffen Roofing Co: \$ 1,400:	Date Nov. 8, 1947

Of Note from the original Building Card:

01) Use: One -Story Residence & Garage

02) Permit Number: 9626

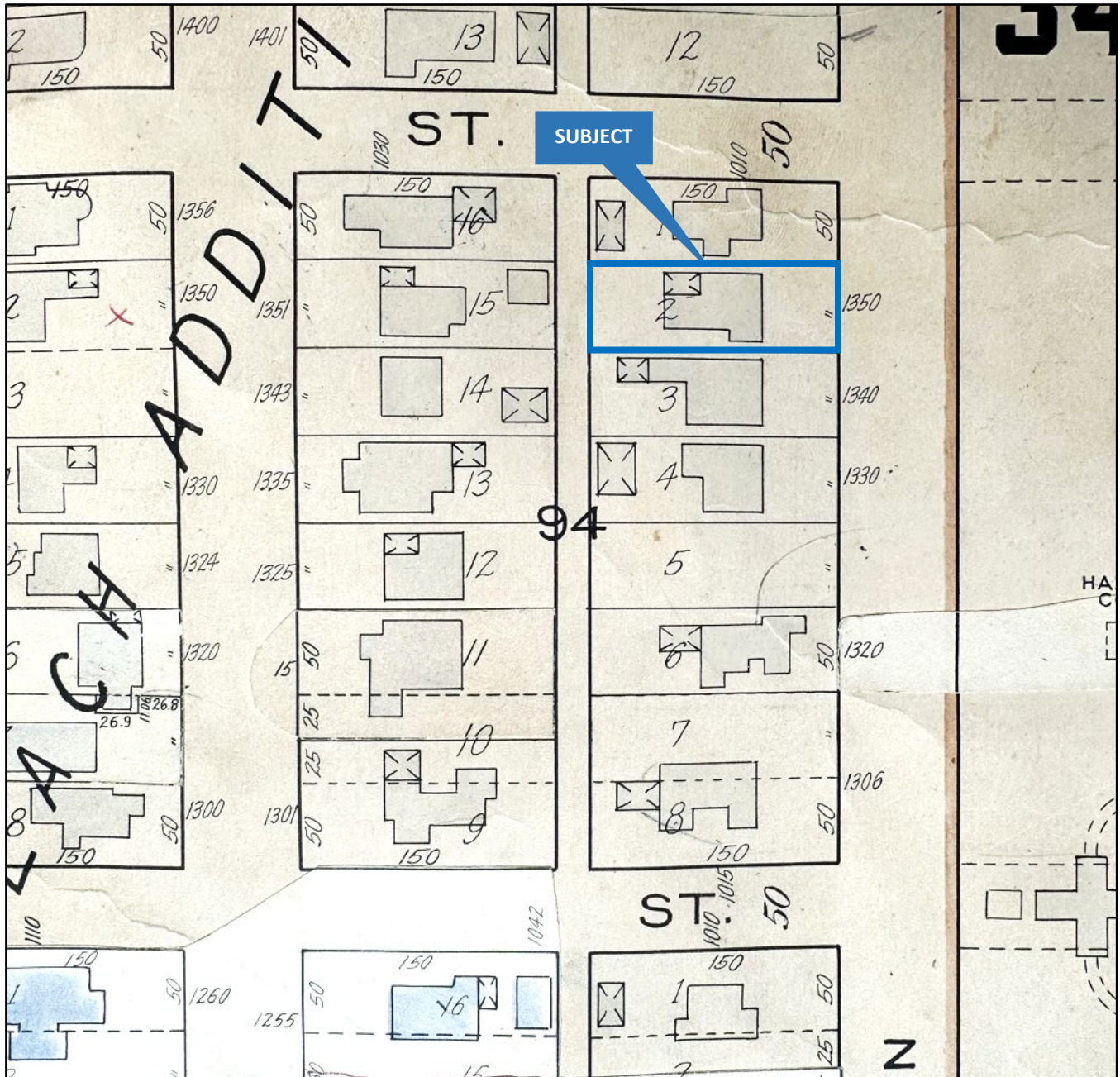
03) Permit Date: March 20, 1937

04) Size: 35'-6" x 58'

05) The dimensions above provide a footprint of 2,059 square feet, which is surprisingly consistent with County Records total Area of 2,049 square feet. This supports the position that the residence survives in nearly identical condition to when it was built.

E. SANBORN MAP (1951)

The Sanborn Map of 1951 below indicates that (a) much of the block was already built out and (b) many neighboring residences were already locating structures with a 5' rear yard setback. Also notable is the garage contained within the residence at the subject property.



F. STREET PHOTOGRAPH (1950)

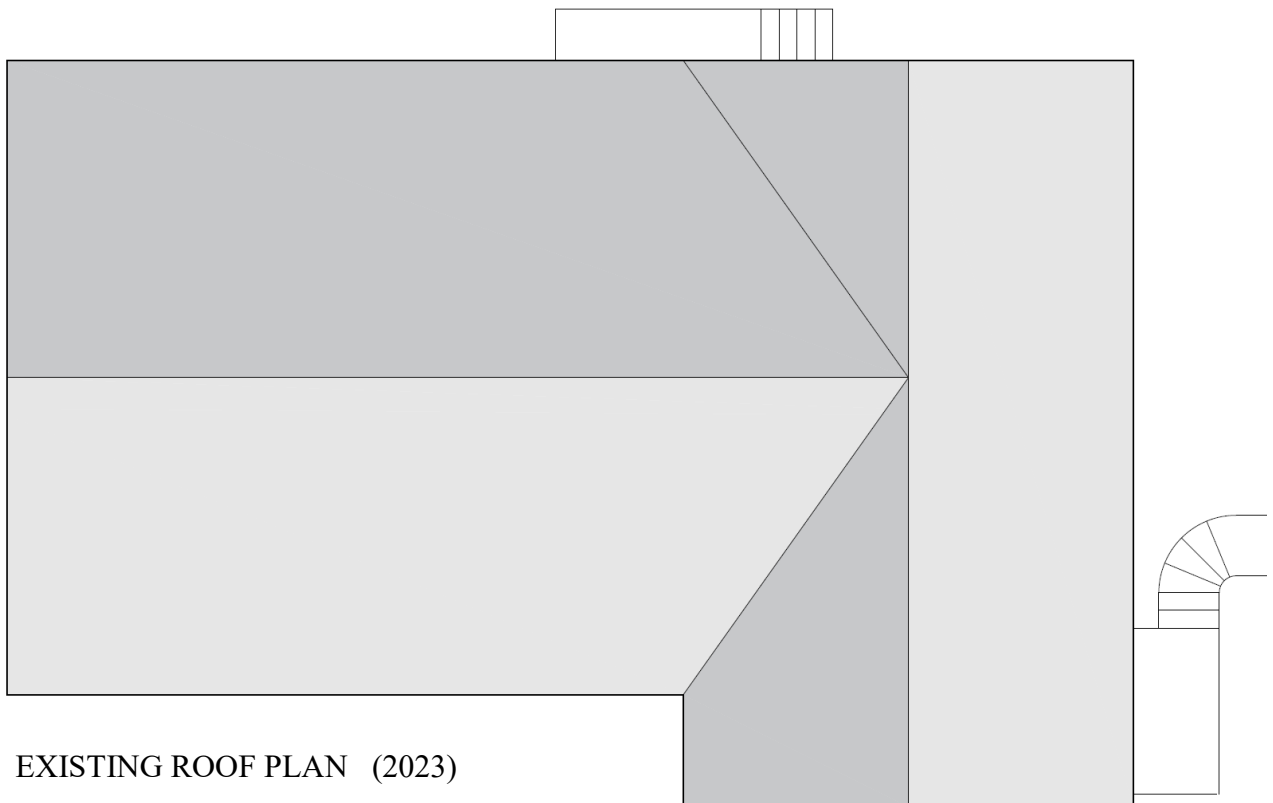
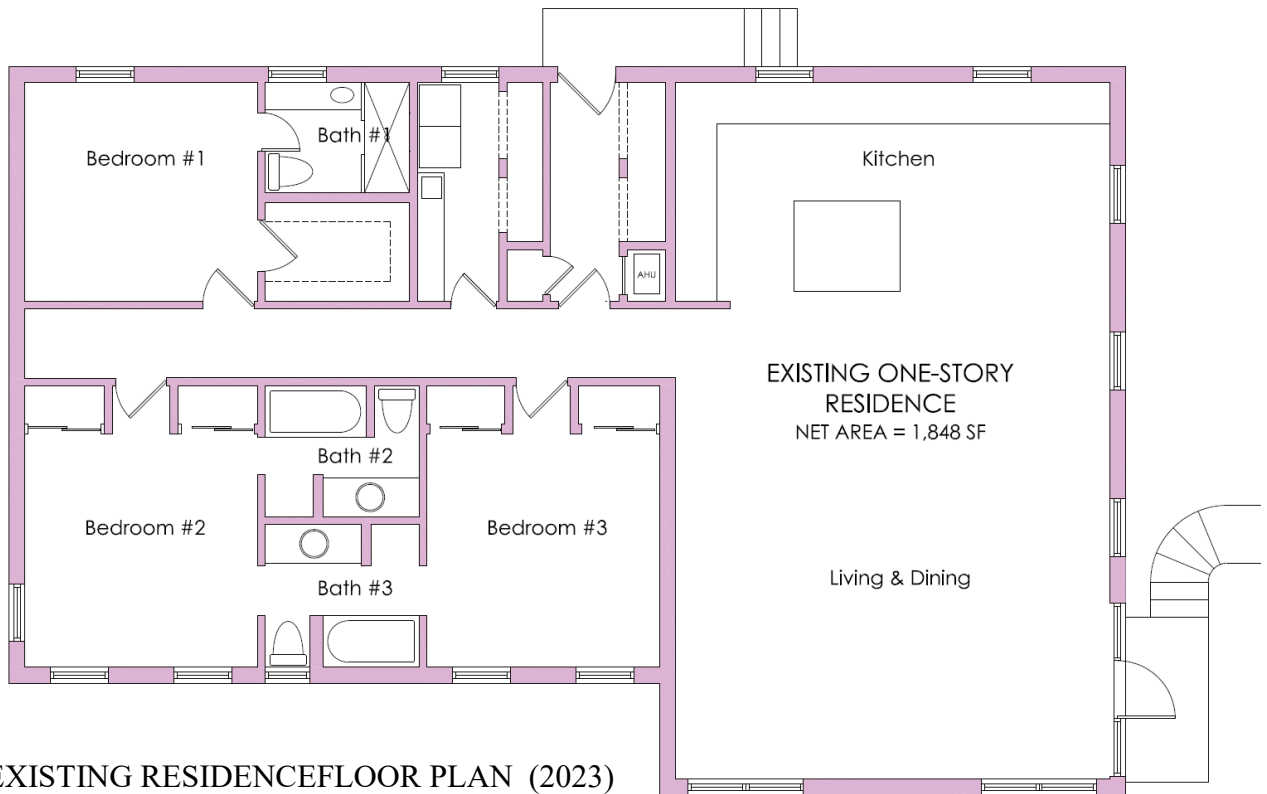


STREET PHOTOGRAPH (1950)

The photograph above is from March 1950 and shows the residence in what is likely its as-built condition. Note the barrel tile roof, chimney, pedimented entry, and window locations closely match the original drawings. Stylistically the residence could be classified as “transitional” containing elements of both Mediterranean Revival architecture with some more modern elements- like the oversized windows and minimal ornamentation.

The louvered wood design of hurricane shutters serves not only in the event of inclement weather, but also performs as sunscreens on this the east facing elevation, providing window shading without the traditional loss of natural light inherent in hurricane shutters. These wood shutters complement the wood doors and windows and provide a depth to the façade that appears rather flat without them.

G. EXISTING FLOOR PLAN & ROOF PLAN (2023)



F. CURRENT BOUNDARY SURVEY (2023)

