



## HISTORICAL RESOURCES REPORT

of 7116 BAY DRIVE,  
MIAMI BEACH FLORIDA 33141



PREPARED FOR:  
THE CITY of MIAMI BEACH HISTORIC PRESERVATION  
BOARD

BY IDEA ARCHITECT

ON 08/06/2024

idea

Canal Park 1

3363 NE 163rd Street, Suite 200 North Miami Beach, FL 33160 Tel: 305-792-0015 Fax: 305-931-0279

The subject is located at 7116 Bay drive in Miami Beach, at the intersection of Normandy Ct. The folio of this land is 02-3210-013-0330 in ocean side section of Isle of Normandy. The building is a two-story concrete block with stucco built in 1940 and designed by Pfeiffer & Pitt Architects. The original configuration of the building had 8 dwelling units; in its present configuration, the building has a mix of commercial and residential uses.

The building dimensions are 35'-0" X 77'-0". The building height is 24 feet. In its current configuration, the building has a plain Mediterranean style with blank white stucco walls, without ornamentation, and a red clay tile sloped roof.

The building was recently renovated in 2017 when modern impact windows were installed, and the building exterior was freshly re-painted.

Attached to this document are the following exhibits:

- 1- Building card
- 2- Original plans
- 3- Existing ground floor plan, existing second floor plan, existing elevations & building photos.
- 4- Renovation plans (stairs, 1999)
- 5- Renovations plans (2017)

BEAUX ARTS APT. (A.E.N. Graw, Manager)

Owner SCOTT-PERRY CORP

Mailing Address

Permit No. 14084

Date May 22-1940

Lot 8 50' Block 3

Subdivision Normandy Island

Address 7116 & 7122 Bay Drive

General Contractor

Scott - Perry Corp.

Address

Address

3210-13-033

Architect Pfeiffer & Pitt

Front 5' Depth 77'

Height 24'

Stories 2

Use Apartment house - 8 units

Type of construction c/b/s/

Cost \$ 22,000.00

Foundation spread footing

Roof Tile

Plumbing Contractor

Markowitz & Resnick # 13480

Date 5-23-1940

12 water closets -  
Plumbing Fixtures

12 lavatories - 12 bath tubs - 8 sinks -  
Rough approved by

Bell - 6-13-1940

Gas Stoves 12

# 13531- Belcher Oil Co. - 1 Oil Burner 270 gal tank - June 3-1940

Gas Heaters 12

Address

Date

1 Temporary closet

Final approved by # 13674

Date

Sewer connection 1

Septic tank 1 - 1,025-gals Make Acme Septic Tank Co.

Date 6/27/1940

Electrical Contractor

Max Belin # 15109

Address

Date June 18-1940

Switch

43

Range

Motors

Fans

Temporary service

OUTLETS Light

43

HEATERS Water

Space

Centers of Distribution 18

Receptacles

61

Refrigerators 8

Irons 8

Address

Date

Electrical Contractor

No. fixtures set

43

Final approved by

H C Inman

Date

Date of service

August 20-1940

Alterations or repairs

# 18345.. Painting - outside -

B. Schwartz, painter

Date

Apr. 20, 1944

PLUMBING PERMIT: # 19403-Serota--1 sewer-----3-5-46

\$ 90.

08398

Over

Certificate of occupancy

ALT

NS

**Building Permits:** #46649 Claude Neon one flat wall sign, 32 square feet....one pole sign, 30 square feet: \$900.00 Dec. 2, 1954

#54007 All Window Service: 1-1 ton window air conditioner-\$200-July 26, 1957 OK 5/16/58 Plaag  
#54079 All "indow Service: 1-1 ton window air conditioner-\$200-8/2/57 OK 5/16/58 Plaag  
#61557 Nat Ratner, Broker: For Sale Sign - \$5.00 - April 6, 1960  
#62185 Ace Sandblasting Co: Sandblasting & marble tite, protecting all adj property with water & tarp - \$1400- Oct. 12, 1960  
#70306 Palmer Roofing Co: Reroof - \$1550. - 10/7/63

M04124-Belcher Oil Co: 1 hot water boilers-3-8-78

12-12-80/#M04974/1 wind air conditioning, J&M Installation/\$5

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**Plumbing Permits: #49793-Peoples Gas System- nat meter set-3-22-73**

#55900-Peoples Gas System-gas range-3-17-78

#57109-Peoples Gas System-; 1 gas range connected-3-22-79

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**Electrical Permits:** #43694 Claude Neon 6 neon transformers.....December 21, 1954

#43883 Max Belin..2 switch outlets(time clocks), 3 light outlets, 3 fixtures....

Jan. 26, 1955 OK, Meginniss

(7116) #52096 Bond Elec: 12 centers of distrib, 12 motors(IHP)- 6/17/58

1/27/55

#77110--County Wide Electric--1 telephone booth--4/10/81



PLUMBING PERMITS: #P8900810 - Peoples Gas - Gas supply to dryer - 5-31-89

ELECTRICAL PERMITS: #BE890053 - Copeland Electric - New fire alarm installation - 10-9-89

FILE NO. 1995 (con't)  
OPERWOOD CORP. d/b/a BEAUX ARTS APARTMENTS  
7116 BAY DRIVE

## AFTER THE FACT

## APPEAL FROM ADMINISTRATIVE DECISION

The applicant is appealing the administrative determination that the subject structure shall contain eight (8) apartments.

Applicant requests the Board approve the retention of 4 units that contain illegally installed kitchens and do not meet the minimum required floor area of 400 sq. ft. These units were created as part of an illegal conversion which increased the number of units in the building from 8 to 12 units.

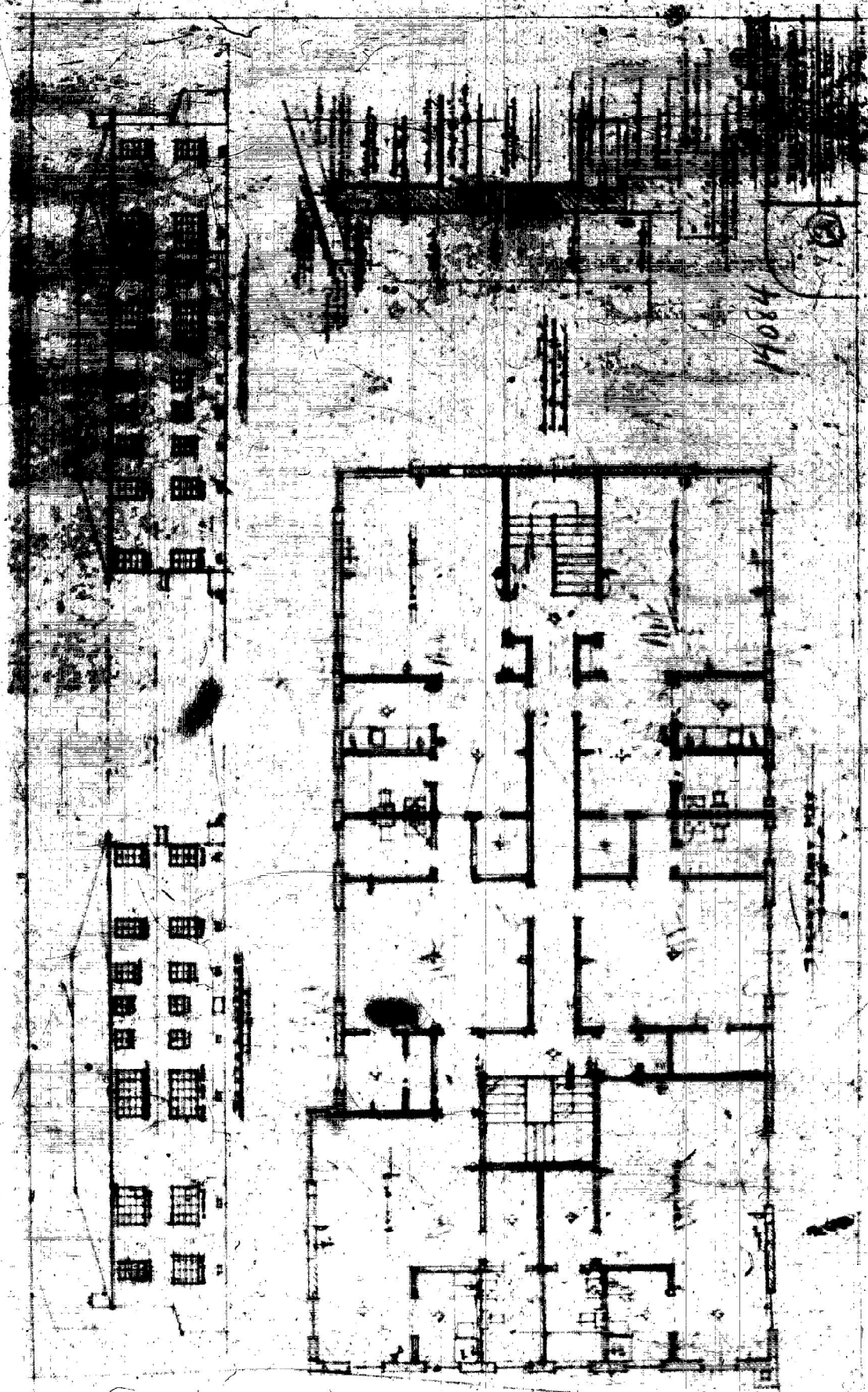
This appeal is pursuant to the rules and procedures of a resolution approved by the City Commission.

**APPROVED.** THE APPLICANT HAS AGREED TO ENTER INTO A CONTRACT WITH THE CITY PRIOR TO THE CLOSING OF THE SALE OF THE BUILDING; TO DO THE FOLLOWING:

1. The window mounted air conditioning units facing the street shall be replaced with wall mounted flush units. The grills shall be painted to match the building.
2. The jalousie windows shall be replaced with awning type windows.
3. The landscaping in the front swale area shall be removed and replaced with two mahogany (swietenia mahagoni) trees.
4. Applicant has agreed to remove the non-functioning neon sign and restore the front facade to its proper condition.
5. The wire hanging from the utility pole on north side shall be removed.
6. The concrete barrier shall be repainted.
7. The Zoning Board of Adjustment continue its jurisdiction over the property for six months to monitor the police activity.
8. Conditions No. 1 and No. 2 shall be completed within two (2) years, and conditions No. 3 through 7 shall be completed within 45 days and prior to the City changing its records to include the additional units on the property.
9. Provide proper garbage facilities. ✓
10. Within two years utility services shall be placed underground.
11. Removal and replacement of necessary sections of sidewalk and curb and gutter.
12. Mr. Feingold was assigned by the Board to work with the City Attorney on the contractual obligations of the applicant and/or future owner.

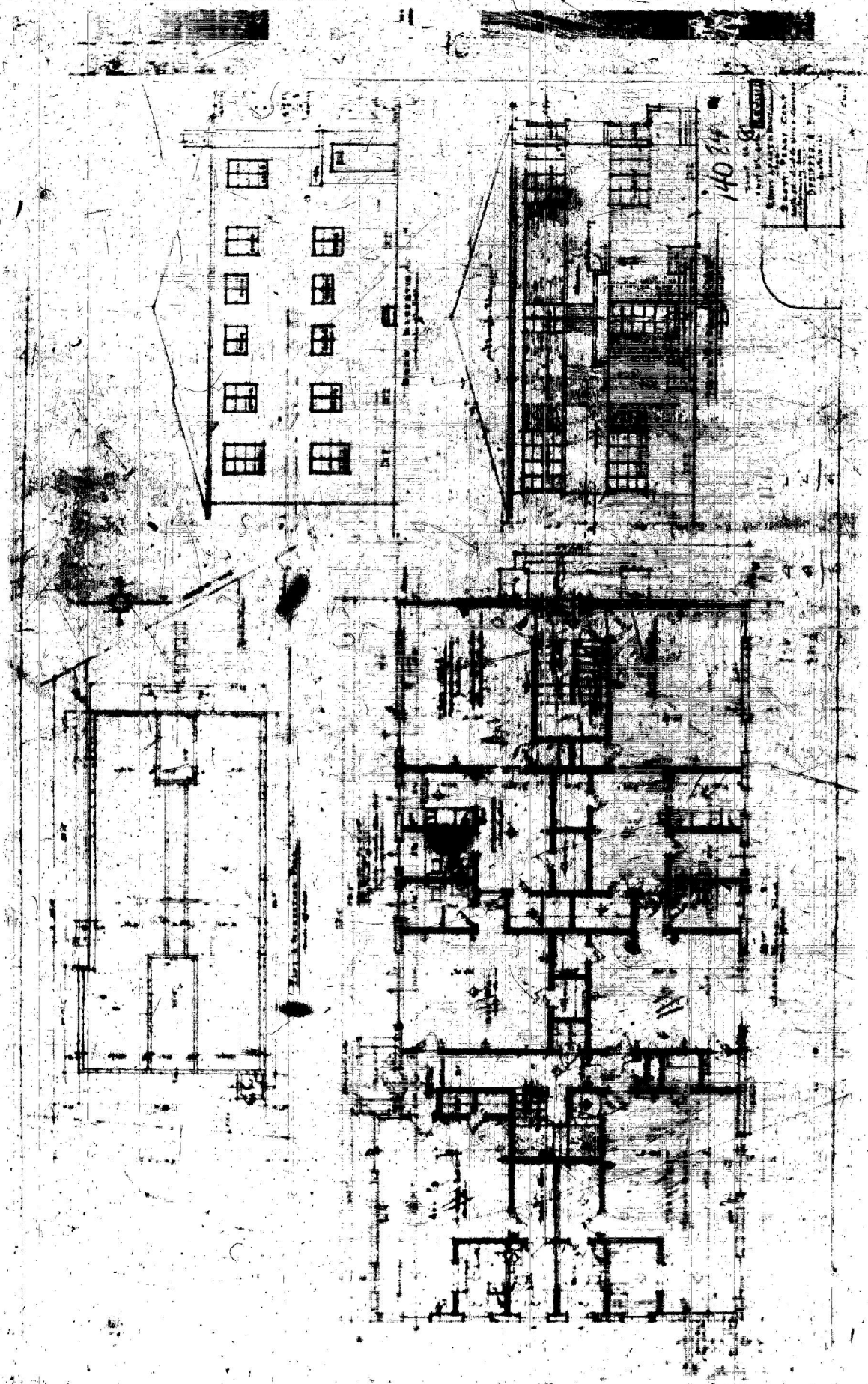
**CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED**

PAGE 1 OF 14



14084





# 914 MARSEILLE RESIDENTIAL BUILDING

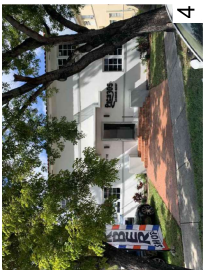
914 MARSEILLE DRIVE, MIAMI, FLORIDA.

SPA-008

ISSUED FOR : HPB24-0629



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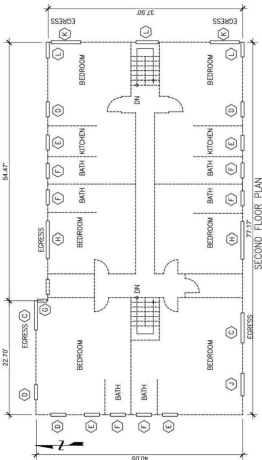
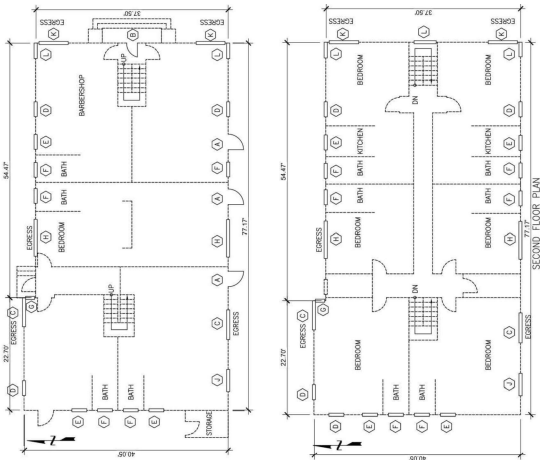
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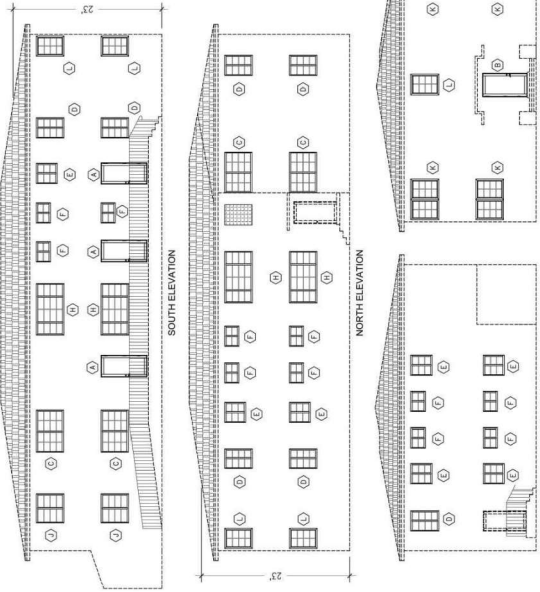
## 01 CONTRIBUTING BUILDING EXISTING PICTURES

SPA-008 SCALE: NTS



## 03 CONTRIBUTING BUILDING FLOOR PLANS

SPA-008 SCALE: NTS



## 02 CONTRIBUTING BUILDING EXTERIOR ELEVATIONS

SPA-008 SCALE: NTS

WEST ELEVATION

900-156

PERMIT #

B 9803163

Bms 91132

ADDRESS

7116 Day Dr



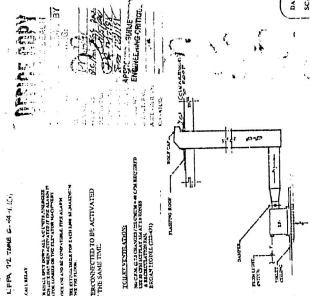
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9-1-000

EMILIO R. PINERO P.E.  
5930 SW 29 STREET FL. 3165  
MIAMI, FL 33155  
954-39227998 FAX 954-4837

PROPOSED OFFICE IN EXISTING APARTMENT.  
1000 MARINER BL. APT. 1000, MIAMI, FL 33139

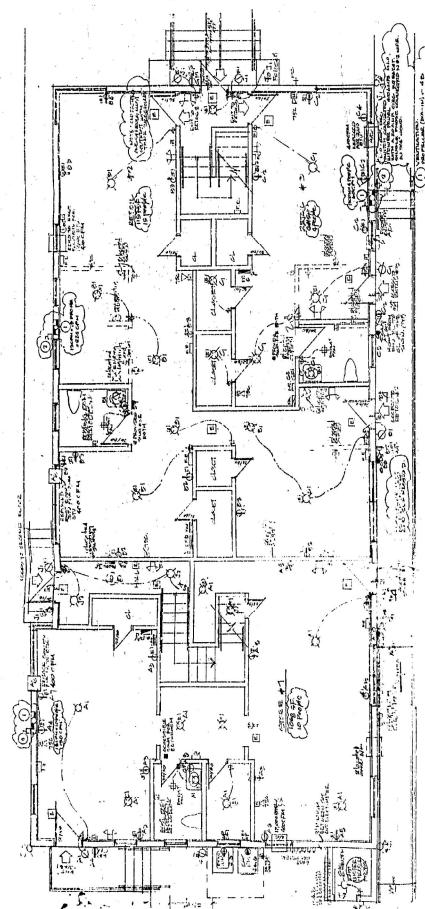
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NOTES: 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**EXPLANATION OF SYMBOLS:**  
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



3RD FLOOR PLAN

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FOUR

FOUR



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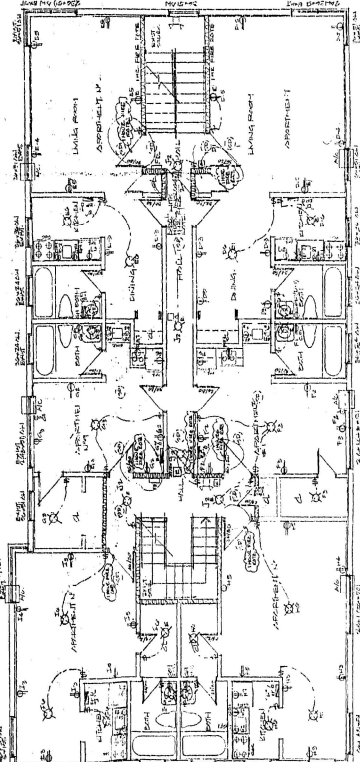
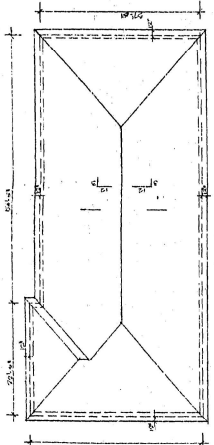
EMILIO R. PIERRO P.E.  
 9530 SW 25 ST MIAMI FL 33165  
 TEL (305) 227-9940 FL P.E. 48352

**LOAD CONTROLS PANEL 1**  
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PROPOSED 3RD FLOOR IN EXISTING APARTMENT  
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TOTAL BUILDING ANCHORAGE 45,000 LBS  
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 10. TOTAL BUILDING ANCHORAGE 45,000 LBS

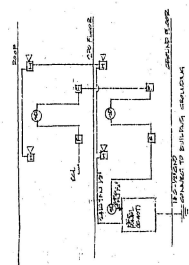
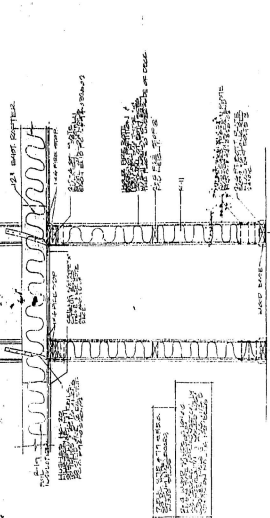
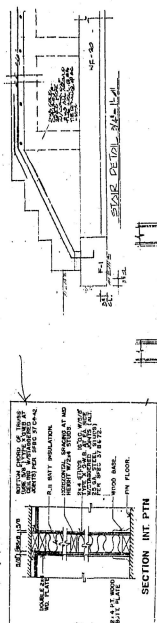
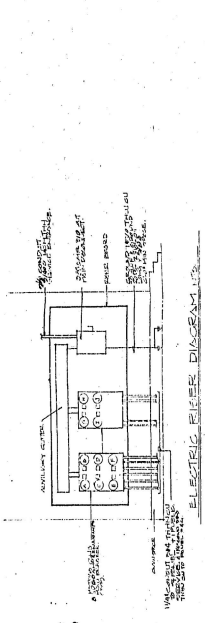
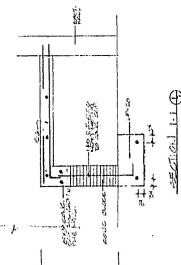
7-10-55

[illegible]

DATE: JUN 10 1968  
SCALE: AS NOTED  
DRAWN: E. N. J.  
JOB: 100

EMILIO R. PINERO P.E.  
9530 SW 29 ST. MIAMI FL. 33165  
PH (305) 227-9940 FL. PE. 48352

### STRUCTURAL NOISE:

[illegible][illegible]

**SOL STATEMENT.** AS A PERSONAL PURCHASER, YOU CONSIDER US AT THIS SITE ARE SAND AND GRAVEL WITH A MINIMUM REASONABLE QUANTITY OF 200 CUBIC YARDS. NO SPECIFIC OR EXPLICIT WARRANTY OR MATERIALS IS PROVIDED. THE EXISTENCE AND ADEQUACY OF SUCH MATERIALS SHOULD BE VERIFIED BY YOU PRIOR TO THE ORDER.

THIS IS AN OFFICIAL STATEMENT OF THE CONTRACTING OFFICE FOR THE CONSTRUCTION OF PLANT OBJECT 21. MASSACHUSETTS CONSTRUCTION AS PER 80C.27.2.2.



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B9803163

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