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HPB24-0619



HISTORICAL REPORT

761 JEFFERSON AVE

Prepared for:

Historic Preservation Board

Submission: JUNE 20th, 2024

Location: 761 Jefferson Ave, Miami Beach FL 33139

Attn: Historic Preservation Board
1901 Convention Center Drive
Rooms 222
Miami Beach, FL 33139

Report	2024.05.20
Type	RS-3 - Multi-Family 761 Jefferson
District	FLAMINGO PARK
Name	THE EVANS KIAMESHA APTS



TABLE OF CONTENT

Introduction	3
Brief History of the Property	4
Construction History	4
Architectural Evaluation	5
Existing Conditions	8
City Of Miami Beach Building Card	11
Microfilm & Historical Architectural Plans	13
Proposed Work	19
Drawings: Plans + Elevations	20
Renders	24
Bibliography	26



INTRODUCTION

In the endeavor to preserve and appreciate the architectural heritage of Miami Beach, this report compiles a comprehensive analysis of the existing condition of the Evans Kiamesha Apts building, alongside a rich tapestry of historical data and visual documentation. It includes current photographs that capture the present state of the structure, offering a direct comparison with historic photographs and architectural plans, whenever available. These visuals are complemented by historic aerial photographs and maps, which provide a broader context of the building's location over time.

Further enriching this report is a detailed narrative that traces the history and evolution of the original buildings on the site and their surrounding neighborhood. This account draws on a variety of historical sources, including microfilm archives, city records, and the City of Miami Beach Building Card specific to the structure. Together, these elements not only document the building's past but also serve as a vital tool in the ongoing conversation about its future, ensuring that every decision made respects and honors the historical integrity of the site.

This report aims not only to serve as a document of record but also as a bridge connecting the past architectural endeavors with the present and future preservation efforts in Miami Beach. Through this thorough examination, we seek to provide a foundation for informed decision-making that upholds the historical significance of our shared built environment.

BRIEF HISTORY

BUILDING: The Evans Kiamesha Apts

The Evans Kiamesha Apts is a two-story building originally commissioned by Louis Evans. The building was designed by the Architect Henry Hohausser. Hohausser one of the most prolific architects of the Miami Art Deco Era, was originally from New York. He moved to Florida in 1932 and designed more than 300 buildings including the Essex House Hotel and the Evans Kiammesha Apts.¹

The Evans Kiamesha was completed in 1936 during the Art Deco Era. This building shows the quintessential Art Deco styling made popular by Hohausser: the ziggurat profile, eyebrows, racing stripes and curved edges among others.



fig. 1

Arch. Henry Hohausser

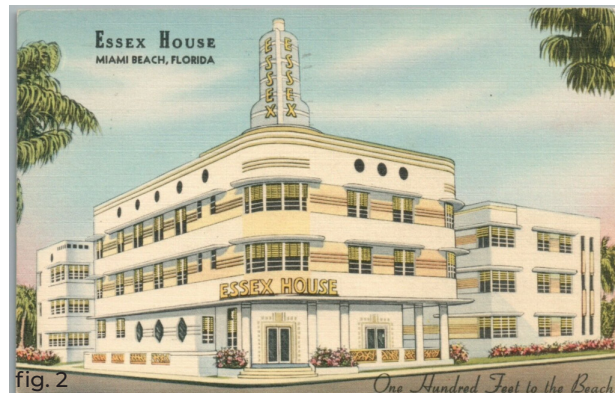


fig. 2

1940s vintage postcard of The Essex House Hotel



fig. 3

THE EVANS KIAMESHA APTS | July 2022

BUILDING: Construction History

1936 - Original Construction

Lot size:	7,000 Sq.Ft.
Type of Construction:	CBS
Foundation:	Spread Footing
Roof:	Flat
Stories:	2

The building featured 12 units & 4 hotel rooms. These hotel rooms are part of the 12 units, they had independent entrances which gave the units with this feature the availability to be independently rented when needed.



ARCHITECTURAL EVALUATION

MAIN FACADE

The exterior main facade entrance shows an eyebrow above the main double door entrance. Over it, a glass transom enhances the “floating shelf effect”. On the roof line a ziggurat pediment profile can be observed as inspired by Egyptian motifs. Along side, vertical projections painted in a contrasting color, enhances this feature which showcase chevron motifs in its center. Perpendicular to it, horizontal racing stripes hold the vertical projections in place, as if pinned, frozen in time.



fig. 4

MAIN FACADE | March 2018

Architectural Evaluation - Continues

SIDE FACADE

The side of the building features decorative stucco horizontal racing stripes which reinforces the aerodynamic concept of "Streamline Moderne".



SIDE FACADE | April 2019

APPROACH:

The building features rounded planters flanking the entrance, this makes the building appear more aerodynamic, due to the design influence of automobiles, airplanes and ships in architecture.



Main Approach | Planter | Current

Architectural Evaluation - Continues

ART DECO ELEMENTS



fig.7

Main Facade | Close-up | CHEVRON



fig. 8

Main Facade | TRANSOM | FLOATING SHELF



fig.9

Main Facade | ZIGGURAT PROFILE | RACING STRIPES | CHEVRON



EXISTING CONDITIONS

EXTERIOR CONDITIONS

EXTERIOR WALLS

The subject property is a two-story unreinforced masonry building characterized by a foundational crawl space. Upon examination, the structural integrity of the facades appears largely intact with no significant observable damage. However, minor stucco cracks are evident, particularly on the southern wall, suggesting some degree of material stress or degradation over time. The north facade presents more substantial concerns, necessitating urgent repairs. Various modifications have been made to accommodate wall air conditioning units, resulting in multiple openings of differing sizes. These alterations disrupt the facade's original aesthetic, particularly detracting from the simple, linear ornamentation reminiscent of racing stripes, thereby introducing a sense of manufactured character dissonance.



East Facade | WALL UNIT AC | July 2018



North Facade | Board-up Windows | March 2024



Northeast Facade | Board-up Windows | March 2024

Existing Conditions - Continues

WINDOWS

The building's windows contribute to this architectural inconsistency. They vary in size and style, and the lack of a uniform datum line further accentuates the facade's visual dissonance. A comprehensive replacement of the windows is recommended to restore visual coherence and structural functionality. Currently most of the windows are missing.



fig. 13

Southeast Facade | Board-up Windows | March 2024



fig.14

Main Facade | Board-up Windows | March 2024



fig.15

South Facade | Board-up Windows | March 2024



fig.16

North Facade | Board-up Windows | March 2024

Existing Conditions - Continues

ENTRY

The main entrance of the building is distinguished by a patio, flanked by curved planters that enhance its appeal. Both planters, however, require repairs, with one exhibiting a significant crack. Addressing these issues is essential not only for aesthetic considerations but also to prevent potential structural problems.



MAIN Facade | Curved Planters | March 2024

CITY OF MIAMI BEACH BUILDING CARD

METRO ORD. # 75-34
 RECERTIFICATION DATE: 5-19-77

Owner	LOUIS EVANS	Mailing Address	Permit No.	8978
Lot	16	Block	72	Subdivision
				O. B.
General Contractor	Charles Meyers, Jr.		No. 761	Street Jefferson Av. Date
				Oct. 14-1936
Architect	Henry Hohausser		Address	
				4203-09-476
Front	40	Depth	110	Height
				Stories
				2
Type of construction	c-b-s-	Cost	\$ 32,000.00	Foundation
				spread footing
				Roof
				Flat

Plumbing Contractor	Markowitz & Resnick # 9677	Address	Date	Dec. 9-1936
No. fixtures	66	Gas	20	Rough approved by
				gas o.k. J.J. Farrey-Nov. 18-1936
No. Receptacles				Date

Plumbing Contractor		Address	Date
No. fixtures set		Final approved by	Date
Sewer connection	--.1 --	Septic tank	Make
			Date

Electrical Contractor	Larkins	# 7676	Address	Date	Nov. 24-1936
No. outlets	66	Heaters	Stoves	Motors	Fans
	78	Receptacles	76	Refrigerators	16
Rough approved by				Date	Temporary service
					Dec. 20-1936
					Larkins- # 7920

Electrical Contractor	Larkins	# 7919	Address	Date	Dec. 19-1936
No. fixtures set	78	Final approved by		Date	
Date of service	Dec. 24-1936				

Alterations or repairs

PLUMBING PERMIT # 15662- C.J. Dulbs- 1 water closets- 1 shower - 8/1/1941 Date

BUILDING PERMIT # 17834... Painting (outside) Moskowitz & Rothchild, painters: \$ 275: Nov. 29, 1943

PLUMBING PERMIT # 29579 Dulbs Plumbing Co: Replace 1 sink, April 7, 1950

BUILDING PERMIT #39943 Wet sandblasting * All America Sandblasting - \$400...11-3-52
 #40105 Painting - W & R Painters - \$1,000..Nov 14, 1952
 #53882 Florida Roofing Co: Reroofing - 4 ply tar, gravel - \$1050-July 11, 1957
 #54893 Owner: Exterior painting - \$300.00 - November 5, 1957
 #33810 Jack Thomas: Buff & painting building - \$1,000 - Dec. 5, 1960
 #73712 North Dade Roofing Co.: Reroof - \$1400 - 3/17/65 OK Jenks 4/7/65
 #01139-G.Molina-Remodeling-\$375-5-26-72
 #3909-Belcher Oil- 1 150,000 hot waterboilers-4-6-77
 #15411-Orkin Ext.Co.-Fumigation-\$650-7-30-79
 #27122 7/9/85 owner install wrought iron doors & addition to existing door. (not to swing out over righaway) \$150.
 #27822 12/26/85 Bill Tripp install 7 ft of chain link fence 5 ft hi 7 l.f. \$800.

Plumbing Permit 54319-Serota Plumbing- 1 rreplace, sink-11-19-76
 #58200.- Peoples Gas - 1 met set gas 2/26/80
 # 58276 Socar Service 40' gas piping 3-20-80
 #58432 Peoples Gas 1 meter set 5-12-80

ELECTRICAL PERMITS: #57288 Ace Elec: 2 motors, 0-1 hp - 9/7/61 OK Scarborough 9/8/61
 #74305-Holbert Electric- 1 air conditioners-9-1-77

BUILDING CARD | END OF PAGE 2

ELECTRICAL PERMITS: #BE891495 - Holbert Electric - New smoke detectors - 8-8-89

BUILDING CARD | END OF PAGE 3

CITY OF MIAMI BEACH
BUILDING SERVICES

Building Card # 3155
Address: 761 JEFFERSON AV

Violation Date	Case No.	Inspector	Date Closed	Comments
7/21/93	88620	NORMAN WEINER		

BUILDING CARD | END OF PAGE 4



MICROFILM & HISTORICAL ARCHITECTURAL PLANS

ADDRESS : 761 JEFFERSON AVE STATUS : HISTORIC
 LEGAL : L16;BK 72, OBA#3
 FULL ADDRESS :
 SECOND ADDRESS: 826 8TH STR

BUILDING NAME : EVANS KIAMESHA APTS ORIGINAL NAME :
 PREVIOUS NAME : ORIG. ARCH. : HOHAUSER, H
 BUILDER : MEYERS C J FOLIO# :
 CONST. DATE : 1936 ZONING : RM-1 DISTRICT: HP
 STYLE : ART DECO BUILDING SHAPE: REC
 EXT. FABRIC : STUCCO STORIES : 2 HEIGHT :
 ROOF : FLAT WINDOWS :
 DOORS : DBL JAL CONSTR. TYPE : CBS PHOTO : Y
 ALTERATIONS : Y

SPEC. FEATURES: HORZ RACING STRIPES; VERT PROJECTIONS W/FISHBONE ACCENT CNTR BAY; GLASS TRANSOM ABOVE ME BAY; WELL DETAILED LAYERED ZIG PEDIMENT.

INTERIOR :

SITE :
 SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. : GOOD EXAMPLE OF ART DECO STYLE WITH MINIMAL, HIGHLY EFFECTIVE DETAILS, STRONG NEIGHBORHOOD CONTEXT.

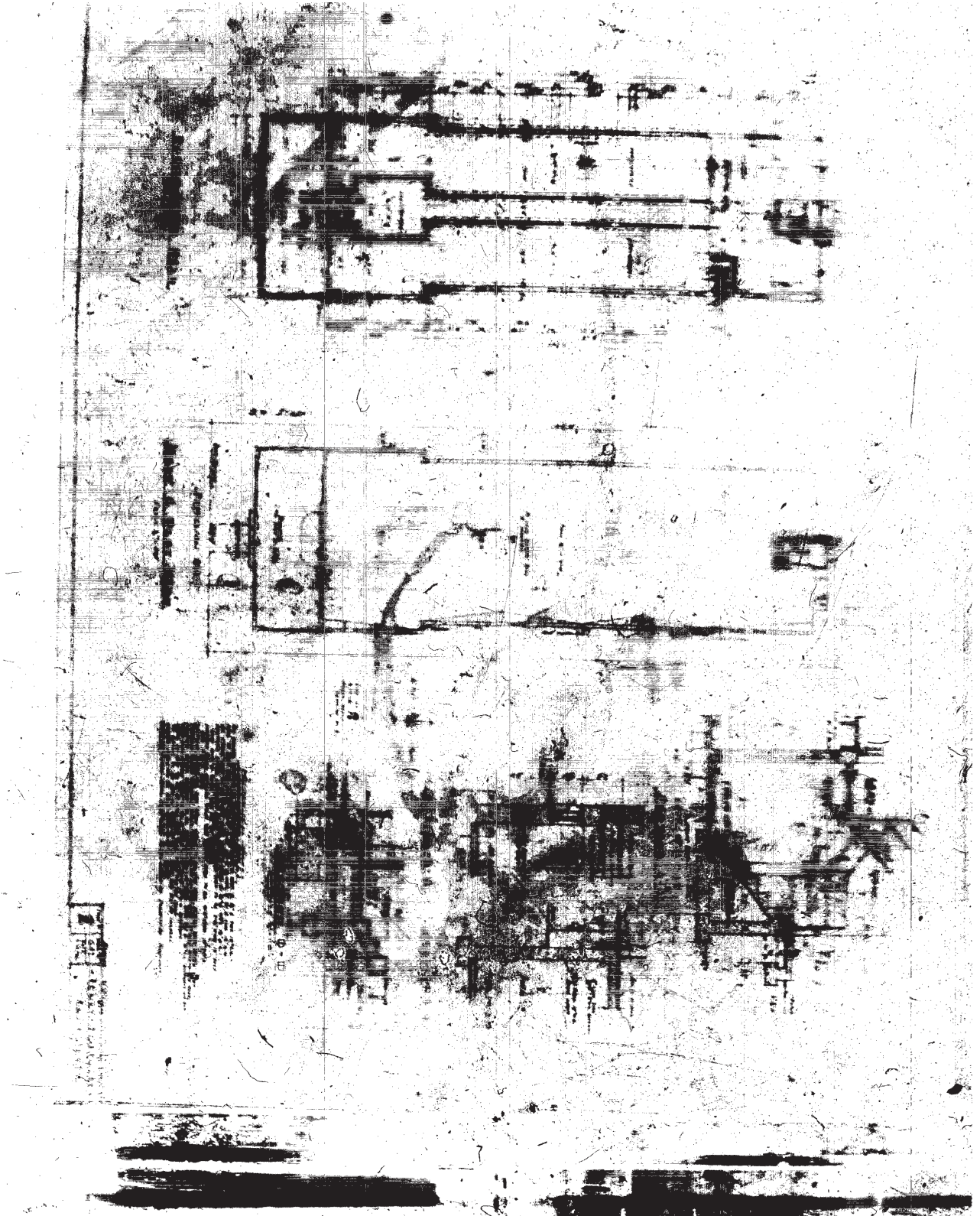
ADDITION : ADD. ARCH. : ADD. DATE: 0
 ADD. COMMENTS :
 SURVEYED BY : CB RECORDING DATE: 08/14/89 UPDATE : 12/8/89 RSR
 ORIG. USE/COST:

COMMENTS : _____

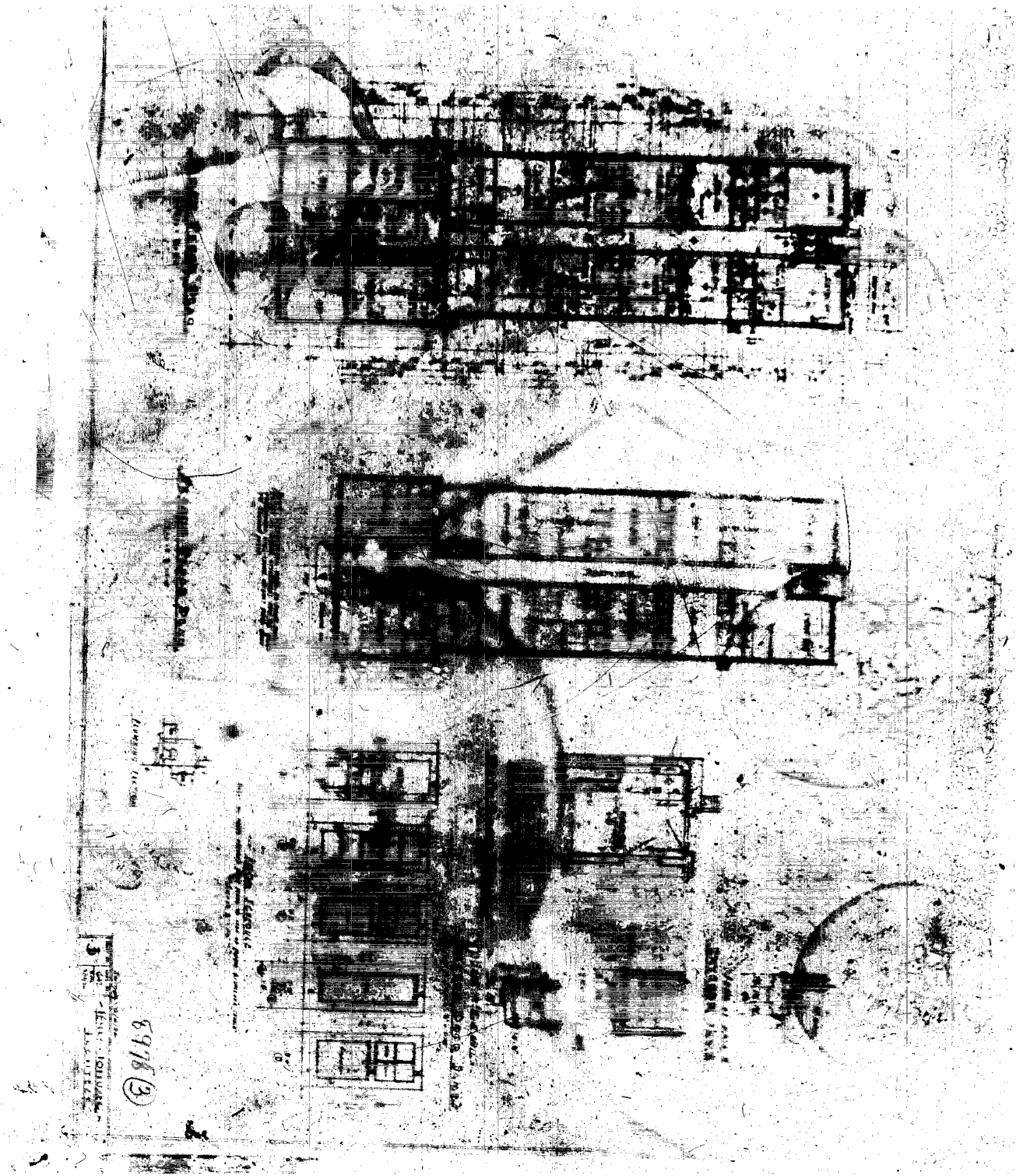


HISTORIC CARD | END OF PAGE

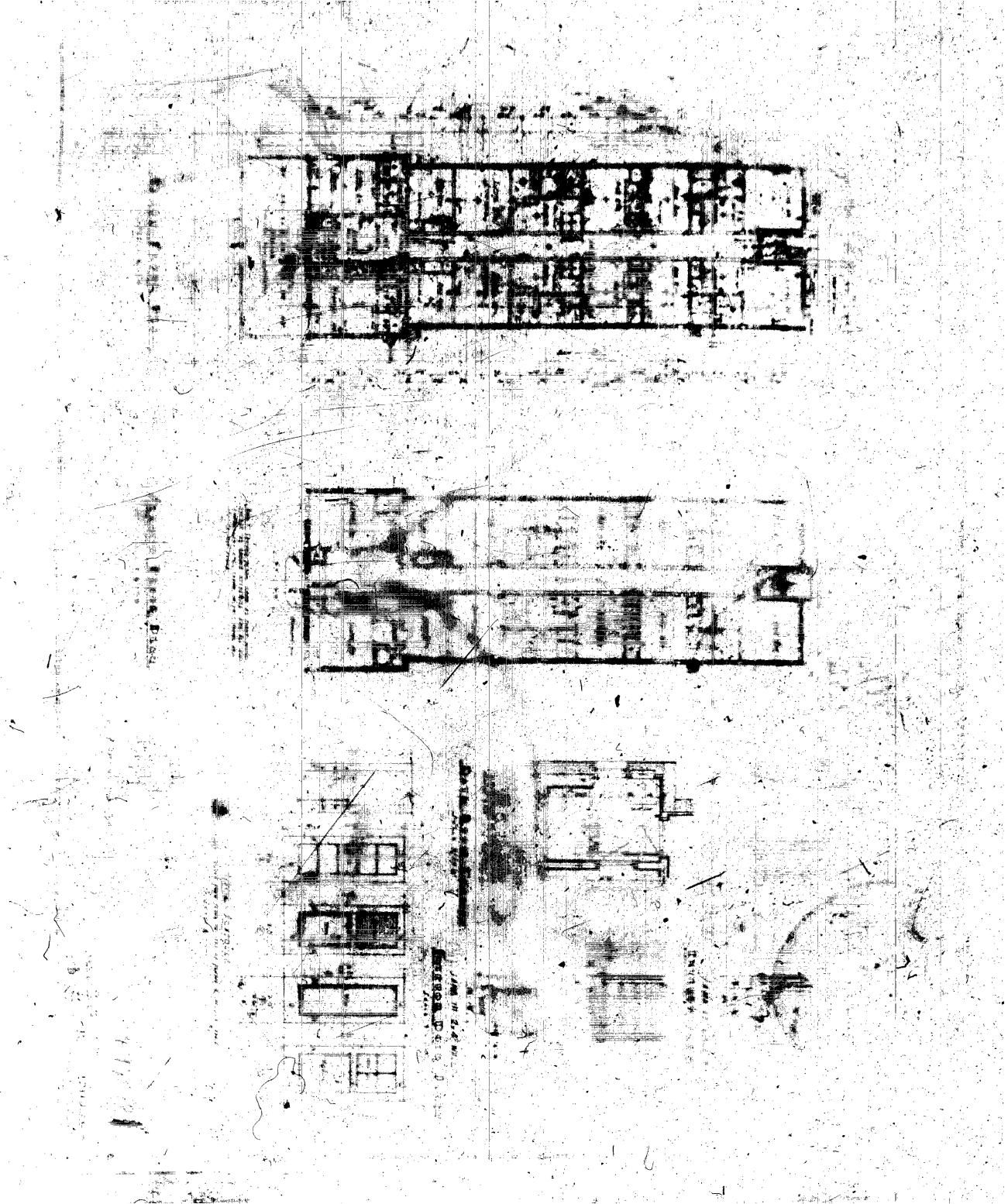
MICROFILM & HISTORICAL ARCHITECTURAL PLANS



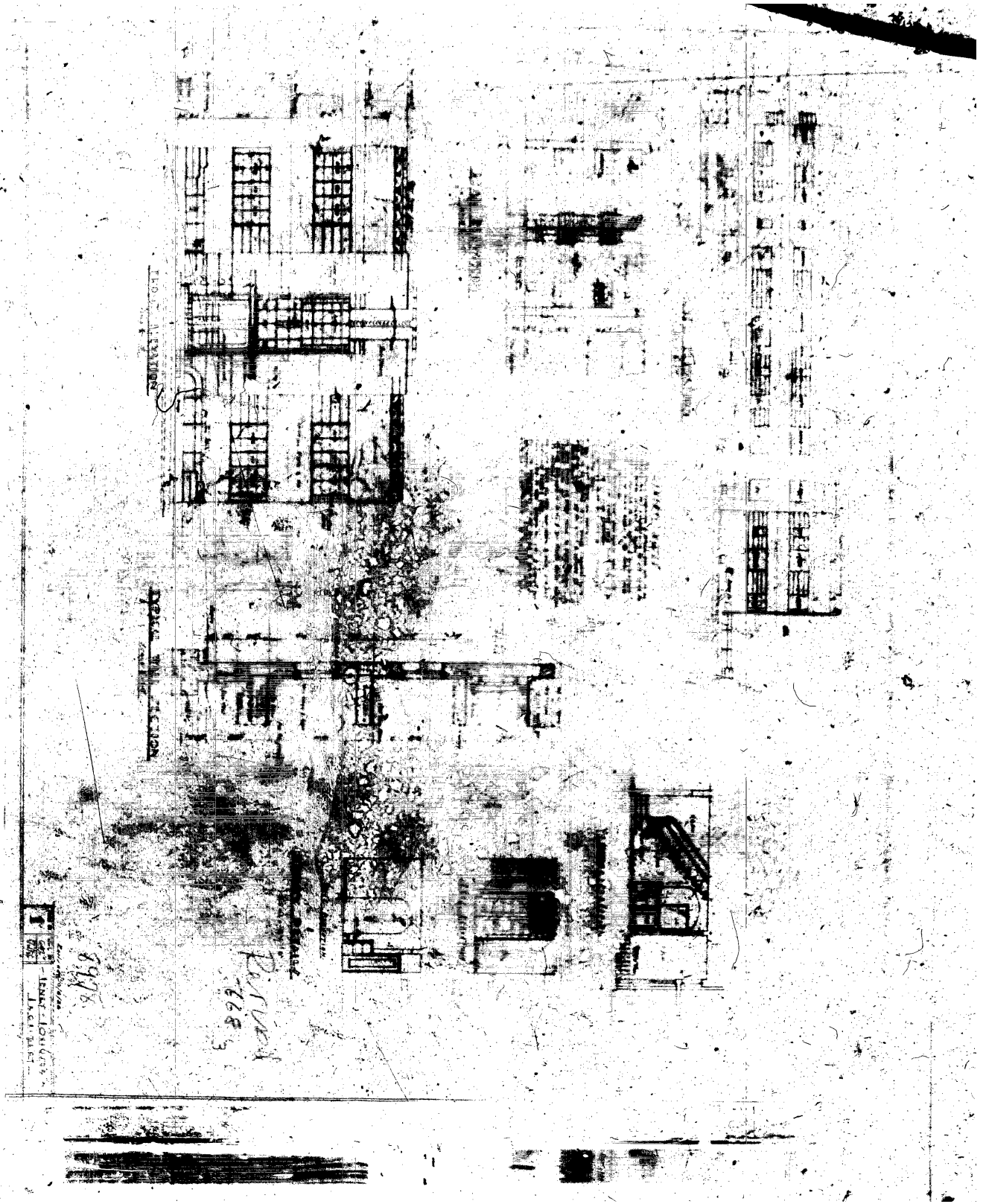
ORIGINAL 1936 PERMIT DRAWINGS | END OF PAGE 1



ORIGINAL 1936 PERMIT DRAWINGS | END OF PAGE 2



ORIGINAL 1936 PERMIT DRAWINGS | END OF PAGE 3





ORIGINAL 1936 PERMIT DRAWINGS | END OF PAGE 5

PROPOSED WORK

This is a building remodel. The scope of work shall comply with Florida fire prevention code 8th edition. This building remodel classifies as an Alteration level 2 which includes the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.

EXTERIOR WORK

- Repair, patch and restore exterior facade.
- Preserve and restore exterior facade ornamentation.
- New Roof.
- Remove and install new impact windows. Preserve style as per board recommendations.
- Remove and install new front and back door.
- Repair and restore front planters.
- Paint exterior facade and trims.
- New Landscaping.

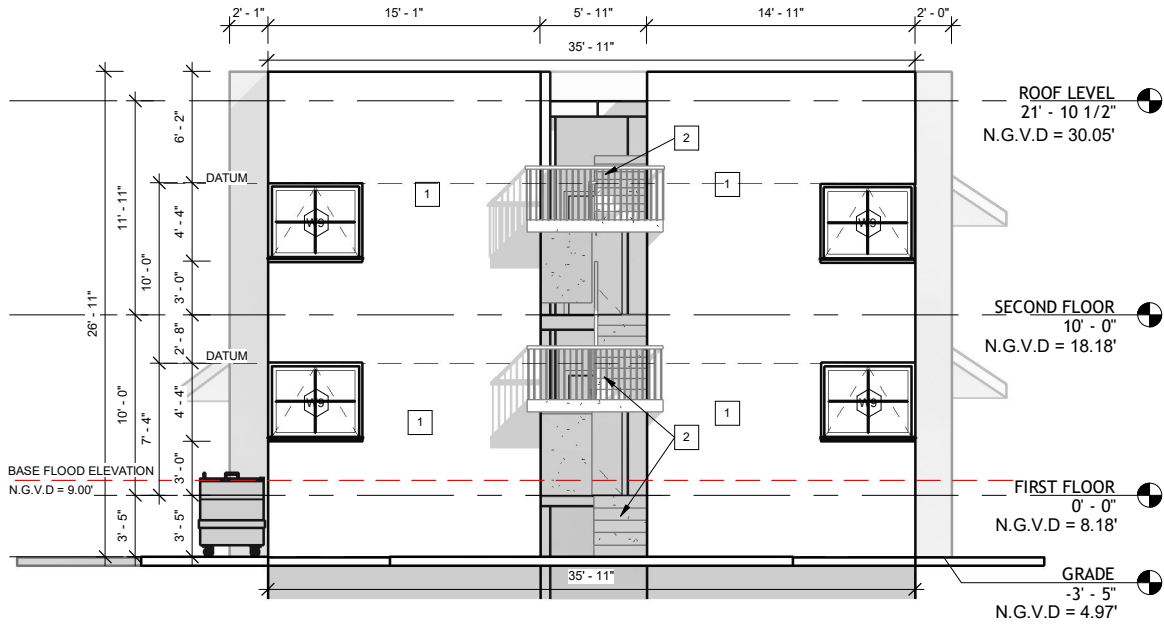
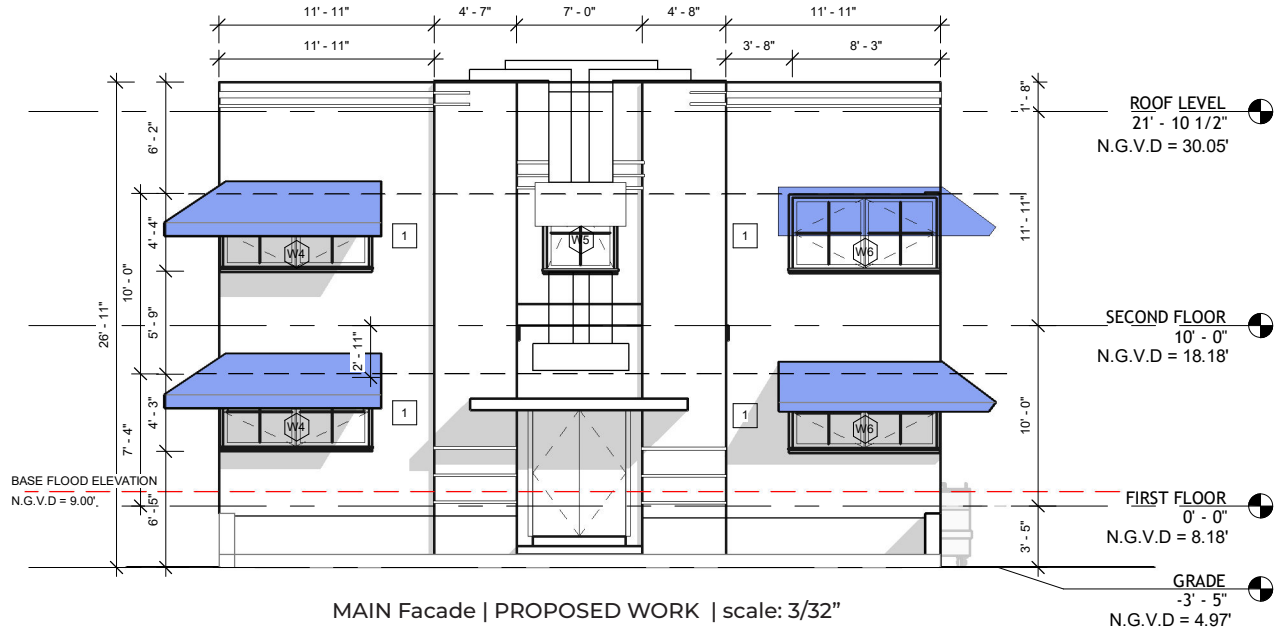
INTERIOR WORK

Originally, the interior layout shows 12 units and 4 hotel rooms. After many years of non-permitted modifications, the floor plans showed a series for connecting units and incomplete amenities. The proposed work optimizes the layout and creates 12 whole units, allowing the building to have 1/1 and 2/2 units.

- New floor joists and trusses where needed.
- Remove and replace flooring tile throughout the unit.
- Remove and replace all bathroom plumbing fixtures.
- Remove and replace existing bathroom tiles. Prep surfaces and waterproof as needed.
- Remove and replace all kitchen cabinetry.
- Remove and replace kitchen appliances.
- New interior doors.
- Remove and replace lighting fixtures.
- New exterior doors.
- New windows.
- New interior partitions.
- Paint walls, interior doors and trims.

All interior finishes shall comply with (FFPC) 7th edition NFPA 101 chapter 10.2 Interior finishes comply with NFPA 101:10.2 . As NFPA 43.1.1 this project classifies as 43.2.2.1.3 Modification.

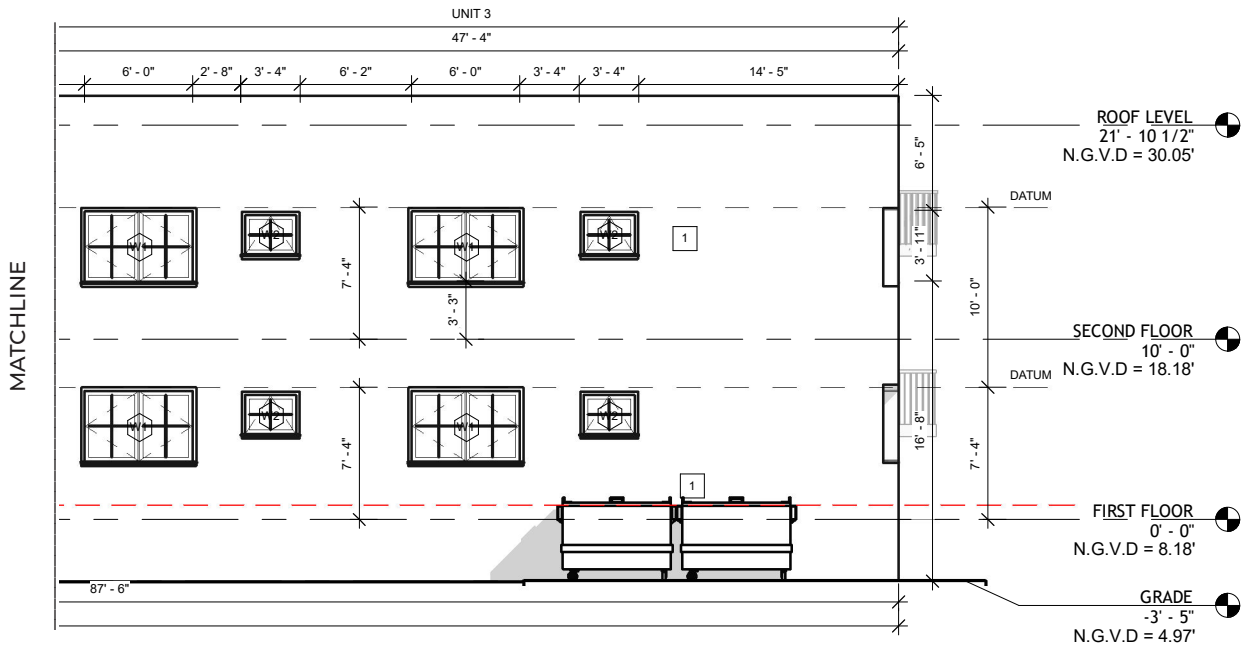
DRAWINGS: Exterior Elevations



KEY NOTES:

1	EXISTING EXTERIOR WALL
2	EXISTING STEPS
3	EXISTING ROOF

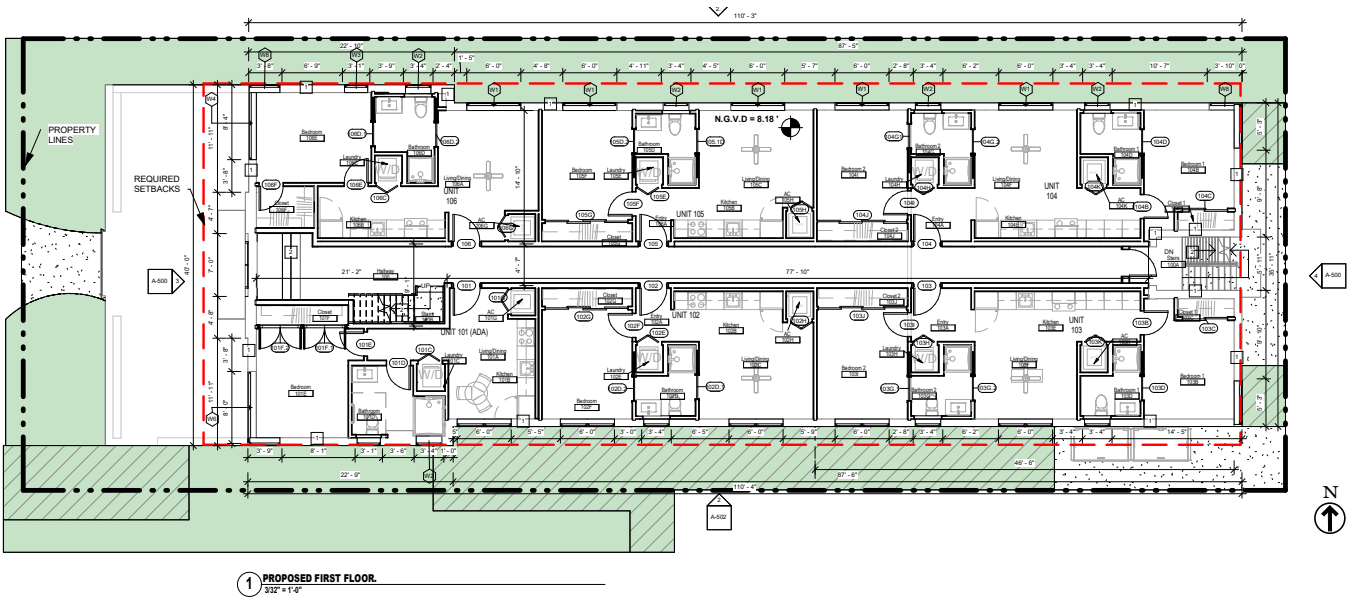
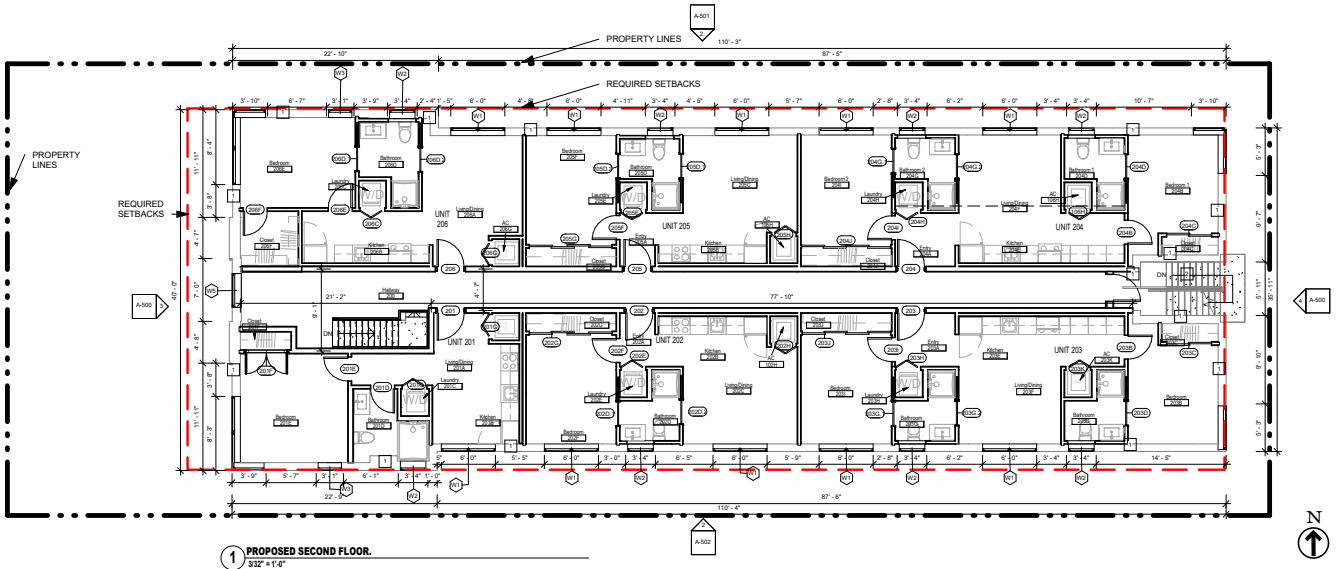
DRAWINGS: Exterior Elevations



SOUTH Facade | PROPOSED WORK | scale: 3/32"

KEY NOTES:	
1	EXISTING EXTERIOR WALL
2	EXISTING STEPS
3	EXISTING ROOF

DRAWINGS: Plans



FLOOR PLANS | PROPOSED WORK | scale: 3/64"



RENDER



fig.18



RENDER



fig.19



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fig. 1 “About the Architect.” The Essex House, 29 Nov. 2017, miamiartgecko.wordpress.com/about-the-architect/. Accessed 16 May 2024.

fig. 2. “1950s Ad for the Essex House Hotel.” Miami Design Preservation League, 20 Apr. 2020, mdpl.org/archives/2020/04/1950s-ad-for-the-essex-house-hotel/.

fig. 3. “Google Maps.” Captured July 2022. Google Maps, www.google.com/maps/@25.7783838. Accessed 16 May 2024.

fig. 4. & fig 10. “Google Maps.” Google Maps, www.google.com/maps/@25.7781164. Accessed 16 May 2024. Captured March 2018.

fig. 5 “Google Maps.” Google Maps, www.google.com/maps/@25.7782602. Accessed 16 May 2024. Captured April 2019.

fig. 4, fig. 6-9, fig. 11-19. Propitiatory images, taken or rendered by the team producing this Historical Report.



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