

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 79000667

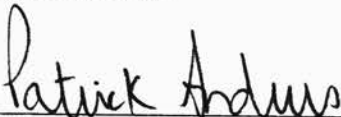
Date Listed: 5/14/79

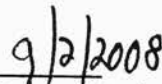
Property Name: Miami Beach Architectural District

County: Miami-Dade

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper


Date of Action

=====

Amended Items in Nomination:

Section 7 Narrative Description

The building located as 1000 Collins Avenue, also known as the Fairwind Hotel, is hereby listed as a contributing resource to the Miami Beach Architectural District.

The original nomination did not contain a complete inventory of resources. The Fairwind Hotel (1000 Collins Avenue) was constructed during the period of significance and reflects the district's architectural significance. The building is an excellent example of the Art Moderne applied to a hotel of modest scale. It retains a high degree of historic integrity.

The Florida State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Miami Beach Architectural District

AND/OR COMMON

Old Miami Beach Historic District

2 LOCATION

STREET & NUMBER

See Continuation Sheet

CITY, TOWN

Miami Beach

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Fifteenth

STATE

Florida

CODE

12

COUNTY

Dade

CODE

025

3 CLASSIFICATION

CATEGORY

☒ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☒ COMMERCIAL☒ EDUCATIONAL☒ ENTERTAINMENT☒ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☒ MUSEUM☒ PARK☒ PRIVATE RESIDENTIAL☒ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☒ OTHER RECREATION DEVELOPMENT

4 OWNER OF PROPERTY

NAME

Multiple - See Continuation Sheet

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Dade County Courthouse

STREET & NUMBER

CITY, TOWN

Miami

STATE

Florida

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

See Continuation Sheet

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

— EXCELLENT
☒ GOOD
— FAIR

— DETERIORATED
— RUINS
— UNEXPOSED

CHECK ONE

☒ UNALTERED
— ALTERED

CHECK ONE

☒ ORIGINAL SITE
— MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Miami Beach Architectural District can be divided into three major neighborhood types based on function and use -- the seasonal hotel area, the commercial strips, and the residential area. Architecturally, these zones are easily recognized and coincide with the long-established street configuration. The seasonal hotel area is concentrated along Ocean Drive from 5th Street to 15th Street and along Collins Avenue from 6th Street to 23rd Street. A secondary concentration of such hotels is located in the Collins Park-James Avenue area north of Lincoln Road and east of Washington Avenue. The commercial areas are largely restricted to two streets which traverse the District from north-to-south (Washington Avenue) and east-to-west (Lincoln Road). The residential area is concentrated in the 80±5 square-block area which surrounds Flamingo Park and includes both multi-unit buildings and single-family dwellings. Each of these zones represents a concentration of particular building types not an exclusive one. Commercial establishments are found in all three areas as are buildings used for year-round residences.

A. The Seasonal Hotels

Ocean Drive (which terminates at 15th Street) has the only hotels which actually face the Atlantic Ocean. These period hotels front Lummus Park (fig. 5), a public park and beach which extends from 5th to 15th Street, in an uninterrupted line of nearly uniform scale, set back and architectural style (fig. 6). Most of this string of hotels, e.g., the Victor (1144 Ocean Drive) (1937) (fig. 7), the Tides (1220 Ocean Drive) (1936) (fig. 8), the Carlyle (1250 Ocean Drive) (1941) (fig. 5), the Netherlands (1330 Ocean Drive) (1935), the Winterhaven (1400 Ocean Drive) (1939), the Cardoza (1300 Ocean Drive) (1939) do reflect the influences of the Moderne Style perpetuated at the International expositions of the 1930's (Chicago, 1933; New York, 1939). In their midst is the Amsterdam Palace (1114-16 Ocean Drive) (1930), one of the best examples of the Mediterranean Revival style to be seen in Miami Beach (fig. 9). Built around a central court-yard, the hotel was reputed to be a replica of Christopher Columbus' home in Santo Domingo.¹

The hotels along Collins Avenue line both sides of the street and exhibit greater diversity in scale, style and set-back than those on Ocean Drive (fig. 10). Those located on the ocean-side of Collins Avenue north of 15th Street tend to be taller and generally more grand with pools, cabanas and space in front for vehicular arrivals and departures as well as parking (fig. 11). Those below 15th Street are generally smaller, with no set-backs and have corner emphases which provide an animated vista as one proceeds up the Avenue (fig. 12). Some low scale (2-story) commercial buildings, with expressive curved corners and ribbon windows

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INVENTORY -- NOMINATION FORM**

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Streets East to West:

600-1467 (even only)	Ocean Drive
600-2310	Collins Avenue
600-2123	Washington Avenue
1100-1659	Drexel Avenue
700-1637	Pennsylvania Avenue
600-1637	Euclid Avenue
600-1661	Meridian Avenue
600-1662	Jefferson Avenue
600-1663	Michigan Avenue
600-1663	Lenox Avenue
1900-2300	Liberty Avenue
1600-1857	James Avenue
1900-2238	Park Avenue
1235	Washington Court

Streets South to North:

100-1123	6th Street
100-1123	7th Street
100-1125	8th Street
100-1120	9th Street
100-1120	10th Street
100-1120	11th Street
100-747	12th Street
100-747	13th Street
100-1401	14th Street
600-747	14th Place
200-843	Espanola Way
100-1123	15th Street
100-1100	16th Street
100-1108	Lincoln Road
100-347	17th Street
100-347	18th Street
200-346	19th Street
100-443	20th Street
100-463	21th Street
201-441	22nd Street
200-342	23rd Street

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Florida Historic Sites Survey, Miami-Dade
1972 State Survey
Florida Division of Archives, History and Records Management
Tallahassee, Florida

Dade County Comprehensive Survey
1977-1978 County Survey
Florida Division of Archives, History and Records Management
Tallahassee, Florida

Architectural Historic Planning Analysis for the City of Miami Beach
1978 City Survey
City of Miami Beach

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appear (along with a new 15-story condominium) where Lincoln Road intersects Collins Avenue; however, several grand hotels of the period are clustered in the 17th Street area (fig. 13). With the exception of the Edwards Hotel (953 Collins Avenue) (1935) (fig. 14) near 10th and Collins and the Peter Miller (1900 Collins Avenue) (1936) (fig. 15) at 19th and Collins (both Mediterranean designs), the hotels along Collins Avenue are typical, although grander, exponents of the Moderne Style -- streamlined corners, expressive windows (vertical or horizontal), and applied Art Deco motifs.

Smaller hotels (mostly 3 and 4 stories) in both the Mediterranean Revival and the Moderne styles are located in the Collins Park-James Avenue area. These include a well related group along 21st Street (fig. 16), the Governor (435 21st Street) (1939) (fig. 17), the Plymouth (2035 Park Avenue) (1940) (fig. 18), the Abbey (300 21st Street) (1940) (fig. 16), the Tyler (430 21st Street) (1940). Several of these face Collins Park, between 21st and 22nd Streets, which has the Bass Museum of Art (2100 Collins Avenue) (1930) (fig. 19) in its midst. Although the park, extending from Park Avenue to the ocean, has been retained since it was established in 1915, it has been altered by the construction of a new building for the Miami Beach Public Library (1962) and the conversion of the block closest to the beach into a landscaped parking lot (fig. 20). Several smaller hotels in the Mediterranean Revival tradition, the Campanile (2218 Collins Avenue) (1934) (fig. 21), the Midtown Plaza (220 23rd Street) (1929), and the Palm Court (301 23rd Street) (1923) (fig. 22) attest to the early development of the area north of Collins Park. The grounds of the former Miami Beach Golf Links (1917) borders the west side of Washington Avenue (fig. 23). The only surviving structure is the Mediterranean Revival style club house (2100 Washington Avenue) (1937) (fig. 24) now used as part of the Miami Beach Community Center.

B. The Commercial Strips

Washington Avenue is the main north-south artery of the District and serves as its major commercial strip as well. North of the Lincoln Road intersection, the Avenue borders the vast open space around the Miami Beach Convention Center on the west (fig. 23) and the hotel area to the east. The southern portion of the Avenue (fig. 25), with its delicatessens, bakeries, fish markets and fruit stands lining both sides of the street serves as the primary shopping strip for the area's diverse ethnic residents.

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Although most of the original Moderne and Mediterranean Revival store fronts have been altered by inappropriate remodeling or new signage, enough remains of their original fabric to verify their period origins. (fig. 26).

Because Washington Avenue has a greater variety of uses, there is a greater variety of buildings, including hotels, retail commercial, governmental, educational and religious. It is the location of the former Miami Beach City Hall (1130 Washington Avenue) (1927), a 9-story Mediterranean Revival skyscraper (fig. 27), Washington Storage Company (1001 Washington Avenue) (1927), a massive 3-story cube with elegant, Spanish Renaissance inspired detailing (fig. 28), the United States Post Office (1300 Washington Avenue) (1937), an unusual Moderne building designed to reflect the architectural character of Miami Beach in the 1930's (fig. 29), and the block-long, keystone (sandstone) S. H. Kress and Company Building (1253 Washington Avenue) (1936) (fig. 30). The Cinema Theatre, designed by Thomas Lamb, is part of this unusual complex. On the west side of Washington Avenue, the continuity of the street-scape is interrupted by the open space around the former Miami Beach Public School (1420 Washington Avenue, Leroy D. Feinberg Elementary School) (1920/1923), another early Mediterranean Revival building (fig. 31). Because of the proclivities of commercial enterprises to make changes, a number of the original buildings have been totally surrounded by later additions, e.g. the Anchor Hotel (1587 Washington Avenue) (fig. 32). Temple Emmanu-El (1701 Washington Avenue) (1947), at 17th Street and Washington, is the northern-most, major building on Washington Avenue (fig. 33). Its ribbed dome flanked by subsidiary ones, covers a large rotunda, and permits the building's corner orientation.

Lincoln Road is the second major commercial street and was developed specifically as an office and retail thoroughfare by Carl Graham Fisher in the 1920's. In 1957, however, it was closed and converted to a pedestrian shopping mall² with lush plantings, playful fountains, sculptural accents and seating areas (figs. 34, 35). The building scale varies from 1- and 2-story retail blocks to 6-story office buildings encompassing whole blocks. Two, new high-rise office buildings (401 Lincoln Road, 111 Lincoln Road) (9 and 14 stories each) at the extremes of the north side of the mall are the

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only major changes to the street's scale. Five movie theatres, a church, numerous office facilities, retail stores, restaurants and several hotels make for a markedly diverse atmosphere. Some are single store fronts, while others occupy a whole block. Despite these apparent disparities, uniform facade lines and orientation create a distinct urban space. And, as was true with the period buildings on Washington Avenue, many of the original architectural features have been regrettably removed (figs. 36, 37). However, in other cases the alteration is largely superficial. (fig. 38). One of the earliest alterations has to be that carried out on the Sterling Building (927-9 Lincoln Road) (1928, original construction) (fig. 39), when its original Mediterranean Revival appurtenances were quickly "Modernized" with bands of glass block and streamlined corners. The Lincoln Road Medical Building (1936) and the Lincoln Road Theatre Building (1935) create an impressive termination to the vista up Pennsylvania Avenue (fig. 40). The earlier Mediterranean Revival tradition is evident in the 6-story Van Dyk Building (846 Lincoln Road) (1924), the Deli (607-15 Lincoln Road) (1933) (fig. 41) and the Congregational Church (500 Lincoln Road) (1920) (fig. 42) while the Barnett Building (420 Lincoln Road) (1940) (fig. 43) which occupies a whole block, the David Allen Building (738-44 Lincoln Road) (1929) (fig. 44) and the Sterling Building (927-29 Lincoln Road), as remodelled (1941) (fig. 39) are evidence of the later "modernity."

C. The Residential Sector

By far the largest and most cohesive zone in the Miami Beach Architectural District is the 80±5 square-block residential area surrounding Flamingo Park. It is comprised of 13 east-to-west streets and 7 north-to-south streets lined with 2- and 3-story multi-unit apartment buildings (fig. 45). Again the stylistic types are Mediterranean Revival (fig. 46) and Moderne (fig. 47) with, of course, a number of post World War II buildings interspersed (figs. 48, 49, 50); however, despite these non-conforming structures, the scale of the area is remarkably uniform, as are the facade lines and materials (stucco/concrete) (figs. 51, 52, 53). Most of the Moderne style buildings are long and narrow (dictated by the 50 foot by 140 foot lot size) with side entrances (fig. 54). Some are paired with adjacent buildings as a mirror image (fig. 55); others are U

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L or J-shaped and occupy more than one lot (fig. 56). The Moderne Style structures feature streamlined corners, ribbon windows, sunshades and expressive horizontal banding. Contrasting motifs of stylized panels or vertical detailing offer a whimsical counterpoint to the overwhelming horizontality (fig. 57). Some have symmetrical street facades; most do not. Because of the uniform lot size, many of the same general concepts apply to the Mediterranean Revival style structures as well. Invariably, these types have front entrances and appropriate Renaissance inspired detailing -- arcaded loggias, pilasters, quoins, pediments, balustrades, and frequently a tower or similar roof animation. Red clay barrel tile is a common feature for cornices and hooded projections. Some of these buildings have interior courtyards or recessed entrances between projecting wings (fig. 58).

The only concentration of single-family residences in the District is the four block area at the angle of the northwest corner of Flamingo Park. This neighborhood constitutes the greatest concentration of Mediterranean Revival style buildings in the District. (figs. 59, 60). Only a handful of houses are built in the Moderne tradition (fig. 61) and even fewer are new. Despite the neighborhood's proximity to the commercial pressures of Alton Road to the west, this single-family residence orientation has survived.

Although Flamingo Park (1929) (fig. 62) is located in the center of this sector, it is not really the focal point around which a particular neighborhood or building type clustered. The park is primarily recreational and includes tennis courts, playing fields, and a football stadium.

The only major non-residential period buildings in this area are the former Miami Beach High School (1424 Drexel Avenue, Ida M. Fisher Junior High School) (1928) (fig. 63) and the Bell Telephone Company facilities on North Lenox Avenue (1538, 1560 Lenox Avenue) (fig. 64). Both complexes clearly demonstrate the architectural dichotomy of Miami Beach; each has an early building designed in the Mediterranean Revival tradition and each has a later building designed in the Moderne tradition.

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Espanola Way (1925) located in the residential sector constitutes the only other distinctive neighborhood in the District. This brief, narrow street from Washington Avenue to its terminus at Jefferson Avenue was a single, though small exercise in urban design and remains the most cohesive street in the District. It incorporates both residential and commercial buildings -- the latter concentrated between Washington and Pennsylvania Avenues (figs. 65, 66) and the former concentrated between Pennsylvania and Jefferson Avenues (fig. 67). This engaging Mediterranean Revival streetscape with arcaded loggias, hidden courtyards, and wrought iron detailing has lost little of its original charm.

¹Edgar Charles Nash, "The Magic of Miami Beach is Told," The Miami Herald.

²Arlene R. Olsen, A Guide to the Architecture of Miami Beach (Miami: Dade Heritage Trust, Inc., 1978), p. 43.

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Building Classification:

- Conforming: Structures which date up through the 1940's or clearly exhibit the architectural styles used in developing the City of Miami Beach. (Alterations appear minimal, cosmetic or internal, e.g. window sashes).
(Red)
- Altered: Buildings eligible for category one except that major exterior alterations have changed the character and details of the original design (restorable).
(Yellow)
- Non-Conforming: Structures which post-date 1950 and do not respect the architectural tradition or styles of the inter-war years. (Scale, set-back, materials and details would be the characteristics assessed).
(Blue)

The following terms are used in describing the architectural styles associated with the Conforming and Altered buildings.

Mediterranean Revival (Med. Rev.): see text for descriptive characteristics. Examples: Amsterdam Palace Hotel (Photo #9), Palm Gardens Apartments (photo #58).

Moderne (Mod.): see text for descriptive characteristics. Examples: Rose Arms Apartments (photo #47), the Cardoza Hotel (photo #6).

Decorated Moderne (Dec. Mod.): exhibits characteristics of the Moderne but does not have curved or rounded corners. The design usually incorporates applied decorative motifs frequently with vertical emphasis. Examples: Catherine Apartments (photo #51), the Tides Hotel (photo #8).

International (Internat'l, Int'l): buildings are rectilinear with expressive massing of parts and are largely devoid of applied decorative details. Examples: Victor Hotel (photo #7), residence, 1400 Lenox Avenue (photo #61).

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Decorated International (Dec. Internat'l): exhibits the same characteristics as the International Style but will usually have applied decorative motifs or use varied materials, roman brick, "perma-stone", for deliniating certain features, such as bay windows or entrance bays.

Decorated Mediterranean Revival (Dec. Med. Rev.) : exhibits characteristics of both the Moderne and the Mediterranean Revival in varying combinations. Example: Riviera Arms (photo #53).

Commercial Block (Com. Block): a retail/commercial building with no discernable architectural style, usually the result of unsympathetic alterations. Example: Vemar Grocery (photo #32).

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OCEAN DRIVE

*C = conforming
A = altered*

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	600 Beach Park Hotel	Hotel	3-story Med. Rev.	C
	620 Ocean Beach Hotel	Hotel	3-story Med. Rev.	A
	626 Heath Cote Apartments	Apartment	3-story Med. Rev.	C
	640 Park Central Hotel	Hotel	7-story Dec. Mod.	C
	650 Imperial Hotel	Hotel	3-story Dec. Mod.	C
	660 Majestic Hotel	Hotel	3-story Dec. Mod.	C
	700 Avalon Hotel	Hotel	3-story Dec. Mod.	C
	720 Beacon Hotel	Hotel	3&5-story Dec. Mod.	C
	736 Colony Hotel	Hotel	3-story Dec. Mod.	C
	740 Bolivar Hotel	Hotel	3-story Internat'l	A
	760 Ocean Drive Hotel	Hotel	2-story Internat'l	A
	804	Apartment	2-story Med. Rev.	A
	820 Shore Park Hotel	Hotel	3-story Dec. Mod.	A
	834-844 Casa Grande Hotel	Hotel	3-story Med. Rev./ Dec. Mod.	A
	850 Martha Hill Apartments	Apartment	2-story Med. Rev.	A
	860 Waldorf Towers	Hotel	3-story Moderne	C

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OCEAN DRIVE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	918 Locust Apartments	Apartment	3-story Med. Rev.	C
	928 Farber's Park Apartment Hotel	Apartment	3-story Internat'l	C
	940 Breakwater Hotel	Hotel	3-story Dec. Mod.	C
	960 Edison Hotel	Hotel	4-story with tower Med. Rev.	C
	1020 Cleveland Hotel	Hotel	5-story Dec. Mod.	C
	1036 Congress Hotel	Hotel	3-story Dec. Mod.	C
	1060 The Waves Hotel	Hotel	3-story Med. Rev.	C
	1100 Revere Hotel	Hotel	3-story Internat'l	C
9	1114-1116 Amsterdam Palace Apartments	Apartment	3-story Med. Rev.	C
	1126 Flambeau Apartments	Apartment	2-story Med. Rev.	A
7	1144 Victor Hotel	Hotel	8-story Internat'l	C
8	1220 The Tides Hotel	Hotel	9-story Dec. Mod.	C
	1230-1238 Ocean Front Apartments	Apartment	3-story Med. Rev.	C
	1244 Leslie Hotel	Hotel	3-story Moderne	C
	1250 Carlyle Hotel	Hotel	3-story Moderne	C

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OCEAN DRIVE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
6	1300 Cardozo Hotel	Hotel	3-story Moderne	C
6	1320 Cavalier Hotel	Hotel	3-story Dec. Mod.	C
6	1330 Netherland Hotel	Hotel	7-story Dec. Mod.	C
6	1390 Sea Shore Hotel	Hotel	5-story Dec. Mod.	A
	1400 Winterhaven Hotel	Hotel	6-story Dec. Mod.	C
	1410 Edgewater Beach Hotel	Hotel	3-story Med. Rev.	A
	1418 The Penguin Hotel	Hotel	3-story Dec. Internat'l	A
	1420 Crescent Hotel	Hotel	3-story Dec. Mod.	C
	1424 McAlpin Hotel	Hotel	3-story Dec. Mod.	C
	1430 Delnick's Hotel	Hotel	3-story Dec. Mod.	C
	1440 Betsy Ross Hotel	Hotel	3-story Col. Rev.	C
	1451 White House Hotel	Hotel	3-story Col. Rev.	C
	1460 Drake Hotel	Hotel	3-story Internat'l	C

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COLLINS AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	600 Nature's Garden Bakery	Commercial	1-story Med. Rev.	A
	601,607,609 Collins Hotel Building	Hotel/ Commercial	2-story Med. Rev.	A
	604,606,608,610 Cuban Market	Commercial	1-story Commercial	A
	614,616,618 Wheeler Hotel Building	Hotel Commercial	2-story Med. Rev.	A
	624 Sue Ann Hotel Apartments	Hotel	2-story Med. Rev.	C
	634 House of May Lee	Commercial	1-story Commercial	A
	635,637,639,641 Metropole Hotel	Hotel	3-story Dec. Internat'l	C
	638,640,642	Commercial	1-story Com. Block	C
	651,653,655 657,659 Elbe Apartments Building	Apartments Commercial	2-story Dec. Internat'l	C
	660,662,664,666 Jeanette Apartments Building	Apartments Commercial	2-story Med. Rev.	A
	668,670,672	Commercial	1-story Med. Rev.	A
	669	Service Station	1-story Mod.	A
	700,702,706,708	Commercial	1-story Com. Block	A
	727 London Arms	Apartments	4-story Ren. Rev.	C

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COLLINS AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	735 Lynmar Hotel	Hotel	3-story Dec. Mod.	C
	736 Blue Ribbon Hotel	Hotel	3-story Med. Rev.	A
	750 Empire Hotel	Hotel	3-story Dec. Mod.	C
	760 George's Super- market	Commercial	1-story Moderne	C
	800	Apartments	2-story Dec. Mod.	C
	801 Tiffany Hotel	Hotel	3-story Dec. Mod.	C
	808 Whitelaw Hotel	Hotel	3-story Dec. Mod.	C
	820 Collins Apartments	Apartments	2&3-story Moderne	C
	821	Residence	1-story Med. Rev.	A
	826 Bendle Apartments	Apartments	2-story Med. Rev.	C
	832 Azora Apartments	Apartments	2-story Dec. Mod.	C
	835 Dorothy Apartments	Apartments	2-story Dec. Mod.	C
	841, 843, 845 847, 849 Mavis Apartments	Apartments	2&3-story Dec. Med. Rev.	C
	844 Hotel Shelley	Hotel	3-story Dec. Mod.	C
	852 Galaxy Hotel	Hotel	2&3-story Dec. Mod.	C
	855 Chesterfield Hotel	Hotel	3-story Dec. Mod.	C

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<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	860 Franklin Hotel	Hotel	3-story Dec. Mod.	C
	901 Sherbrooke	Hotel	3-story Moderne	C
	904 S.H. Fine, M.D. Office	Office	1-story Med. Rev.	C
	909 Cameo Court	Apartments Hotel	1 & 2-story Med. Rev.	A
	919	Residence	1 & 2-story Med. Rev.	C
	920 Princess Ann Hotel	Hotel	3-story Med. Rev.	C
	926 Florel Hotel	Hotel	2-story Dec. Mod.	C
	929 Edward Hotel Apartments	Apartments	2-story Med. Rev.	C
	944 Hotel Lafayette	Hotel	3-story Med. Rev.	C
7	953 Hotel Edward	Hotel	5-story, pent. & tower Med. Rev.	C
	960 Troy Apartment Hotel	Apartments	2-story Dec. Mod.	A
	1001 Essex House	Hotel	3-story Moderne	C
	1015, 1017, 1019, 1021 Essex House Apartments	Apartments	2 & 3-story Moderne	C
	1027 Siegel's Apartments	Apartments	2-story Med. Rev.	C

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<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1035 Miniver Apartments	Apartments	2-story Med. Rev.	C
	1060 Dave's Coffee Shop	Commercial	1-story Dec. Mod.	A
	1100 Del Rio Apartment Hotel	Apartments Hotel	3-story Dec. Internat'l	C
12	1111 Tudor Hotel	Hotel	3-story Moderne	C
12	1119 Palmer House	Apartments	3-story Dec. Internat'l	C
	1120 Primrose Hotel	Apartments	3-story Dec. Mod.	C
12	1131 Kent Hotel	Hotel	3-story Dec. Internat'l	C
	1155 Charles' Service Station	Vacant	1-story Med. Rev. (domestic)	C
	1200 Marlin Hotel	Hotel	3-story Moderne	C
12	1201 Senator Nash	Hotel	3-story Moderne	C
	1220 Hotel Webster	Hotel	3-story Moderne	C
	1221 Helen's Apartments	Apartments	3-story Moderne	C
	1225, 1227, 1229 Splendour Apart- ments	Apartments	2-story Dec. Mod.	C
	1228 Palm Apartments	Apartments	2-story Med. Rev.	A
	1233, 1235, 1237 Royal Arms Apart- ments	Apartments	2-story Dec. Mod./Med. Rev.	C

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<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1238 La Flora Hotel	Hotel	3-story	A
	1308 Alamac Hotel	Hotel	7-story Med. Rev.	C
	1329 Lawson Hotel and Apartments	Hotel Apartments	2-story Dec. Mod.	C
	1337 Rock Garden Hotel	Hotel	2-story Med. Rev.	A
	1340 Shepley Hotel	Hotel	2-story Dec. Mod.	C
	1343 Clifton Hotel	Hotel	2-story Dec. Mod.	C
	1350	Apartments	2-story Med. Rev.	C
	1360 Commodore Hotel	Hotel	3-story Moderne	C
	1401 Beach Plaza	Hotel	3-story Dec. Mod.	C
	1409	Apartments	2-story Med. Rev.	A
	1411	Apartments	2-story Med. Rev.	C
	1414 Nassau	Hotel	3-story Dec. Mod.	C
	1415 Winterhaven Apartments	Apartments	2-story Dec. Mod.	C
	1418 H-E	Apartments	2-story Med. Rev.	C
	1420 Delores Apartments (Marlin Hotel)	Hotel	2-story Dec. Mod.	C
	1422, 1424, 1426 Shirley Apartments	Apartments	2-story Dec. Mod.	C

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	1423 The President	Hotel	3-story Internat'l	C
	1425 Arnold Arms	Apartments	3-story Dec. Mod. Rev.	C
	1428 Julie Apartment Hotel	Hotel	2-story Dec. Mod.	C
	1433 Carlton Hotel	Hotel	3-story Dec. Mod.	C
	1435 Henrosa Hotel	Hotel	3-story Dec. Mod.	A
	1438, 1440, 1442, 1444 Swede Building	Commercial	1-story Moderne	C
	1441, 1445	Commercial	1-story Com. block	C
	1450 Warsaw Ballroom	Vacant	1-story Dec. Mod.	C
	1451 Paradise Restaurant Building	Commercial	1-story Commercial	C
	1455, 1461, 1465	Commercial	1/3-story Commercial	C
	1460 Haddon Hall	Hotel	3-story Moderne	C
	1475 Charles Hotel	Hotel	5-story Dec. Mod.	C
10	1501 Bancroft Hotel	Hotel	4-story Moderne	C
	1535 The Shore Crest	Hotel	5-story Dec. Mod.	15 C
11	1545 Royal Palm Hotel	Hotel	7-story Dec. Mod.	C

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	1552 Tropics	Hotel	3-story Dec. Internat'l	C
11	1555 Poinciana Hotel	Hotel	6-story Dec. Mod.	C
11	1565 St. Moritz Hotel/ Motel	Hotel Motel	10-story Dec. Internat'l	C
	1601 Sands Hotel	Hotel	849-story Dec. Mod.	C
	1610 Berkley Shores	Hotel	3-story Dec. Mod.	C
	1611 Hotel New Yorker	Hotel	8-story Dec. Mod.	C
	1616, 1626, 1632, 1636, 1638 Airlines Terminal Building	Commercial Offices Bus Terminal	1-story Com. Block	A
	1651, 1655, 1657, 1661, 1663 Wolfie's Restaurant Building	Commercial Office	2-story Moderne	C
	1650, 1654, 1656, 1658, 1660	Commercial	1-story Moderne	A
	1662, 1664, 1666, 1668(A), 1670, 1672(a), 1674(A)	Commercial	1-story Com. Block	A
	1677 National	Hotel	11-story Dec. Internat'l	C
	1678 El Viajante Restaurant	Commercial	1-story Com. Block	A
	1680 San Juan	Hotel	3-story Dec. Mod.	C

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13	1685 Delano	Hotel	12-story Dec. Mod.	C
	1690 The Gale	Hotel	3-story Moderne	C
	1700 Claremont Hotel	Hotel	3-story Dec. Mod.	C
13	1701 The Ritz Plaza	Hotel	11-story Dec. Mod	C
	1717/1737 The Surfcomber	Hotel	3-story Dec. Mod.	C
	1720 The Dorset	Hotel	3-story Dec. Mod.	C
13	1741 The Marseilles	Hotel	8-story Dec. Mod.	C
13	1751 The South Seas	Hotel	4-story Dec. Mod.	A
13	1757 The Richmond	Hotel	4-story Dec. Mod.	C
	1773 The Raleigh	Hotel	7-story Moderne	C
	1850 The Dorchester	Hotel	3-story Dec. Mod.	C
15	1900 The Peter Miller	Hotel	3-story Moderne/ Med. Rev.	C
	1903, 1905, 1907	Commercial	1-story Com. Block	A
	1906, 1908, 1910, 1912	Commercial	2-story Com. Block	A
	1920 Greystone Hotel	Hotel	3-story Dec. Mod.	C
	2000, 2002	Commercial Theater	2-story Dec. Mod.	A

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	2001,2003,2005, 2007,2009,2015 Coronet Hotel Building	Hotel Commercial	6,7&8-story Dec. Mod.	A
20	2020,2022,2024, 2026 Wolfie's Restaurant Building	Commercial	1-story Moderne	A
19	2100 Bass Museum of Art	Museum	1-story Neo.-class.	C
	2200,2204, <u>2208</u> , 2210	Commercial Apartments	2-story Dec. Mod.	A
21	2218 Campanile	Hotel Vacant	2-story Med. Rev.	C
	2228	Commercial	1-story Com. Block	A
	2302,2304,2306, 2308,2310	Retail	2-story Dec. Internat'l	A

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	607,609,615 Sabra Restau- rant Building	Retail	1-story Com. block Dec. Mod.	C
	619,621,623, 625,627	Retail	1-story Com. block	A
	633,637	Retail	1&2-stories Com. block	A
25	634 Anglers Hotel	Hotel	3-stories Med. Rev.	C
25	____,645,647	Retail	1-story Com. block Med. Rev.	C
25	651,653,655	Retail	1-story Com. block Dec. Mod.	A
25	657,661 Famous Restau- rant Building	Retail	1-story Commercial Dec. Mod.	A
	660-662	Apartments	2-stories Med. Rev.	C
	681,683,685 Friedman's Bakery Building	Retail	1-story Commercial Dec. Mod.	C
	701-705 Hotel Sheldon	Hotel	3-story Dec. Mod.	C
	711 Mayfair Theater Building	Retail	1-story Dec. Mod.	A
	715,717-721 Dalia Valle Gymnasium Bldg.	Retail/Gym	2-story Com. block Dec. Mod.	A
	____,731,____	Retail	1-story Med. Rev.	A
	735-739	Retail	1-story Med. Rev.	A

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	754,756,758, 760,764 Royal Hotel Bldg.	Hotel Retail	3-story Dec. Mod.	A
	800 Blackstone Hotel Building	Apartment	12-story Med. Rev.	C
	801	Retail	1-story Dec. Mod.	A
	805	Retail	1-story Com. block	A
	811,815,817	Retail	2-story Com. block Dec. Mod.	A
	824-830,850	Retail	2-story Com. block	A
	825(A),827 Clinton Hotel	Hotel	3-story Dec. Mod.	C
	829-835	Retail	1-story Com. block	A
	841,843,845	Retail	2-story Com. block Dec. Mod.	A
	851-861 (see 236 9th Street) Lenar Hotel Bldg.	Hotel Retail	1-2 stories Moderne	C
	901,907,911 Rolin's Place	Retail	2-story Com. block Dec. Mod.	C
	915,921,925-29, 931-39,941,943	Retail	1-story Com. block Dec. Mod.	A
	944 Chelsea Hotel	Hotel	3-story Dec. Mod.	C

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	947,949,951,953	Retail	Com. block Dec. Mod.	A
	955,957,959	Retail	1-story Com. block Dec. Mod.	A
	956 Hotel Astor	Hotel	3-story Dec. Mod.	C
28	1001 Washington Storage Company	Commercial	3-story Med. Rev.	C
	1019,1021,1025	Retail	1-story Com. block Dec. Mod.	C
	1020 Hotel Davis	Hotel	2-story Dec. Mod.	C
	1024,1030	Apartments	1-story Med. Rev.	C
	1029,1031,1033	Retail	1-story Com. block Dec. Mod.	A
	1039,1041	Retail	1-story Com. block	A
	1050 Kenmore Hotel	Hotel	3-story Dec. Mod.	C
	1040 Hotel Taft	Hotel	2-story Dec. Mod.	C
	1051	Retail	1-story Com. block	A
	1053,1055,1057	Retail	1-story Com. block Dec. Mod.	C
	1121,1127,1131, 1137,1141	Retail	1-story Com. block Dec. Mod.	A

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<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
27	1130 Miami Beach City Hall, (Old)	Vacant	3-story wings Med. Rev.	C
	1143, 1145, 1151 (See also 228, 230, 232, 234 12th St.)	Retail	1-story Com. Block Dec. Mod.	A
	1200-1214, 1224 Jeffry Apartment Building	Retail Apartment	2-story Moderne	C
30	1223-1229, 1231-1233 1239, 1241-1249, 1251 1253, 1255, 1265 S. H. Kress & Co. Bldg. includes the Cinema Theatre	Retail Entertainment	2&3 stories Moderne	C
29	1300 U.S. Post Office, Miami Beach	Federal Government	1½-stories Moderne	C
	1301, 1305	Retail	1-story Com. block Moderne	A
	1309, 1319, 1323	Retail	1-story Com. block	A
	1325, 1331	Retail	1-story Com. block	A
	1333, 1339, 1341	Retail	1-story Com. block	A
	1334 Waldorf Apartments	Apartment	3-story Dec. Mod.	A
	1342, 1344, 1346, 1348 1350, 1352, 1360, 1370 Harvey Building	Retail Office	2&3 stories Moderne	A
	1349, 1357	Retail	1-story Com. block	A
26	1401, 1403, 1407	Retail	1-story Com. block	A

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26	1409, 1411	Retail Apartment	3-story Dec. Mod.	C
26	1413, 1415	Retail	1-story Com. block Dec. Mod.	A
26	1417, 1419	Retail	1-story Com. block Med. Rev.	A
31	1420 Leroy D. Feinberg Elementary School	Education	1&2-story Med. Rev.	C
26	1421, 1423	Retail	1-story Med. Rev.	A
26	1425, 1427(A)	Retail	1-story Med. Rev.	A
26	1429	Retail	1-story Commercial	A
26	1431, 1435 Knights of Pythias Building	Retail Recreation	2-story Internat'l	A
	1434, 1436(A), 1438 1440 (See 414 Espanola Way) Clay Hotel Building	Retail Hotel	2-story Med. Rev.	C
26	1439, 1441 Medical Health Cen- ter of Florida	Office	2-story Moderne	C
	1443, 1445, 1447, 1449 Cameo Theatre Building	Retail Entertainment	1-story Moderne	C
	1448(A), 1450 (See 405 Espanola Way) Cameo Hotel Building	Retail Hotel	2-story Med. Rev.	C

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<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1451, 1453, 1455 1457, 1459 Campton Apartments	Apartment	2-story Moderne	C
	1452, 1454, 1456 1458, 1460, 1462 Chandler Building	Retail Office	2-story Com. block Moderne	A
	1500, 1502, 1504	Retail	1-story Com. block Moderne	C
	1512 Rubel Apartments	Apartment	3-story Med. Rev.	A
	1515, 1517, 1519 1521, 1523 Beach Arcade	Retail Hotel	1-story Com. block Dec. Mod.	C
	1525, 1527, 1529 Roxy Theatre Building	Retail Entertainment	2-story Com. block	A
	1541, 1543, 1545 1547, 1549, 1553	Retail	1-story Com. block Moderne	A
	1552	Apartment	3-story Med. Rev.	A
	1566, 1568, 1570 Washington Apart- ments	Apartment	2-story Med. Rev.	A
	1573, 1579	Retail	2-story Com. block	A
	1575	Hotel	2-story Dec. Mod.	C
32	1581, 1583, 1587 1595 Anchor Hotel	Retail Apartment	1&2 stories Com. block Dec. Mod.	A
	1600, 1604(A), 1606 (See 421 16th St.)	Retail	1-story Com. block Moderne	A

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<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classifi- cation</u>
	1608, 1610, 1616 1618, 1640 (See 420 Lincoln Rd.) Barnett Building	Retail Office	3-story Moderne	A
	1641 behind 1625 Washington Avenue	Apartment	2-story Med. Rev.	A
	1649 (see 350 Lincoln Road Building)	Retail Office	5-story Moderne	C
	1671 Greenview Hotel	Hotel	3-story	C
33	1701 Temple Emanu-el	Religious	3-story	C/A
	1965-1975 London House	Hotel	2-story Dec. Internat'l	C
	2001 Allen Hotel	Hotel	3-story Dec. Mod.	C
	2115 The Cynthia Hotel	Apartment	5-story Dec. Mod.	A
	2129 Schor Plaza Hotel	Hotel	2-story Moderne	C
24	2100 Miami Beach Community Center	Clubhouse	1-½ story Med. Rev.	C

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DREXEL AVENUE

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	1100	Retail	1-story Moderne	C
	1110 Neron Hotel	Hotel	2-story Dec. Mod.	C
	1130 Dover Apartments	Apartment	2-story Dec. Mod.	C
	1205, 1207, 1215 Jeffrey Apartments	Apartment	2-story Dec. Mod.	C
	1218 Drexel Plaza Apartments	Apartment	3-story Med. Rev.	C
	1226 Wilbur Apartments	Apartment	3-story Med. Rev.	C
	1236 Sammy's Apartments	Apartment	2-story Med. Rev.	C
	1242 Seville Apartments	Apartment	3-story Med. Rev.	C
	1250, 1252, 1254 Galpern Apartments	Apartment	2-story Dec. Mod.	C
	1308 Habana Hotel	Hotel	3-story Dec. Mod.	C
	1320 Windsor Plaza Hotel	Hotel	3-story Med. Rev.	C
	1335 Victory Apartments	Apartment	2-story Dec. Mod.	C
	1342 Drexel Arms Apartments	Apartment	3-story Dec. Internat'l	A
	1345 Bellair Apartments	Apartment	2-story Dec. Internat'l	C

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	1355 (See 440 14th Street) Robin Apartments	Apartment	2-story Dec. Med. Rev.	C
63	1424 Ida M. Fisher Junior High School	Education	2&3-story Med. Rev.	C
	1451, 1457	Retail	2-story Med. Rev.	C
	1510 Drexel Tower Apartments	Apartment	2-story Med. Rev.	C
	1518 Schenley Apartments	Apartment	2-story Med. Rev.	C
	1528 Drexel Apartments	Apartment	2-story Med. Rev.	C
	1535 W & B Apartments	Apartment	2-story Med. Rev.	C
	1542 Ruskin Apartments	Apartment	3-story Med. Rev.	C
	1550 Ohio Apartments	Apartment	2-story Med. Rev.	A
	1551	Apartment	2-story Med. Rev.	C
	1560 Avon Apartments	Apartment	2-story Med. Rev.	C
	1561 Saranal Apartments	Apartment	3-story Med. Rev.	C
	1568 Avon Apartments	Apartment	2-story Med. Rev.	A
	1575 Hill Manor Apartments	Apartment	2-story Med. Rev.	C

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	1608,1614 Central Apartments	Apartment	2-story Moderne	C
	1616 DeJohn Apartments	Apartment	2-story Med. Rev.	A
	1620 Miami Beach Community Church Education Building	Religious	1&2-stories Dec. Mod.	A
	1631 (See 420 Lincoln Road) Barnett Building	Retail/ Theatre	3,4,&5-story Moderne	A
	1655 (See 455 Lincoln Road) Lincoln-Drexel Building	Retail/ Office	2-story Moderne	A

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PENNSYLVANIA AVENUE

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	708 Marsha	Apartments	2-story C-plan	C
	710 Janofsky Apartments	Apartments	2-story Med. Rev.	C
	750 Seaview Apartments	Apartments	2-story Med. Rev.	C
	810 Barbara Apartments	Apartments	2&3-story Dec. Mod.	C
	818 Lynne-Diane Apartments	Apartments	2&3-story Dec. Mod.	C
	826-828 Penn-Royce Apartments	Apartments	2-story Med. Rev.	A
	836 Majestic Apartments	Apartments	2-story Med. Rev.	C
	842, 844, 846 Davelinger Apartments	Apartments	2-story Dec. Mod.	C
	900 CHM Apartments	Apartments	2-story Dec. Mod.	C
	920-922 Wama Apartments	Apartments	2-story Dec. Mod.	C
	928	Residence	1-story Med. Rev.	C
	935 Fernwood Apartments	Apartments	3-story Med. Rev.	C
	936 Milfred Apartments	Apartments	2-story Dec. Mod.	C
	942 Pennsylvania Hotel Apartments	Apartments	3-story Med. Rev.	C
	945 Seymour Apartment Hotel	Apartments	3-story Dec. Mod.	C
	950 Park Haven	Apartments	3-story Med. Rev.	C

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PENNSYLVANIA AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1003, 1009, 1011 1015, 1001 Penn-Court Apartments	Apartments	2-story Dec. Mod.	C
	1020 Alexander's Guest House	Apartments	2-story Med. Rev.	A
	1027 Penn Plaza Apartments	Apartments	3-story Med. Rev.	C
	1035 Eugene Apartments	Apartments	2-story Med. Rev.	C
	1045 Sundial Apartments	Apartments	2-story Med. Rev.	C
	1100 Roshe Apartments	Apartments	2-story Dec. Mod.	C
	1120 Lopetamay Apartments	Apartments	2-story Dec. Mod.	C
	1121 Ed Vanalo Apartments	Apartments	3-story Med. Rev.	C
	1124, 1126, 1130 Henry's Apartments	Apartments	2-story Dec. Mod.	C
	1127 Monte Carlo	Apartments	2&3-story Med. Rev.	C
	1132, 1134, 1136 Seagate Apartments	Apartments	2-story Dec. Mod.	C
	1137 Gold's Guest House	Residence	1-story Med. Rev.	C
	1143 Epstein Apartments	Apartments	2-story Med. Rev.	C
	1200 Edroy Apartments	Apartments	2-story Dec. Mod.	C
	1201 Royal House	Apartments	2-story Dec. Mod.	C

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PENNSYLVANIA AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1211 Penn-Terrace Apartments	Apartments	3-story Dec. Mod.	C
	1216, 1218, 1220 1222 M. Girsh Apartments	Apartments	2-story Dec. Mod.	C
	1219	Apartments	1&2-story Med. Rev.	C
	1234, 1236, 1238 Hannah Apartments	Apartments	2-story Dec. Mod.	C
	1244 Dorann Apartments	Apartments	3-story Med. Rev.	C
	1250, 1256 Joy Apartments	Apartments	2-story Dec. Mod.	C
	1255 Roosevelt Hotel and Apartments	Apartments Hotel	3-story Med. Rev.	C
	1300, 1308 Beach Haven Apartments	Apartments	3-story Dec. Mod.	C
	1315	Apartments	2-story Dec. Med. Rev.	C
	1321 Sharon Manor	Apartments	1&2-story Dec. Mod.	C
	1329 Guss Apartments	Apartments	2-story Dec. Mod.	C
	1330 Sunbrite Apartments	Apartments	3-story Med. Rev.	A
	1335, 1337 Ritaba Apartments	Apartments	2-story Dec. Mod.	C
	1336, 1338, 1340 Cadet Apartments	Apartments	2-story Dec. Mod.	C
	1345 Charlon Apartments	Apartments	3-story Med. Rev.	C

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PENNSYLVANIA AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1350 Mardidor Apartments	Apartments	3-story Med. Rev.	C
	1358 Fieldston Apartments	Apartments	3-story Dec. Mod.	A
	1443, 1445, 1447, 1449 Pennway Pharmacy Building	Retail/ Apartments	2-story Moderne	C
	1440, 1444 Emily Apartments	Apartments	1&2-story Med. Rev.	C
45	1500, 1508, 1512 Harriet Court	Apartments	2-story Med. Rev.	C
45	1509, 1511, 1515 Alinn Apartments	Apartments	2-story Moderne	C
45	1517, 1519 York Manor	Apartments	3/2-story Med. Rev.	A
	1526 Revere Apartments	Apartments	2-story Moderne	C
	1525-1531 Kesandra Apartments	Apartments	2-story Moderne	C
	1533-1539 South Shore Apartments	Apartments	2-story Moderne	C
	1540 Delano Apartments	Apartments	2-story Dec. Med. Rev.	C
	1545 Finelli Apartments	Apartments	2-story Med. Rev.	C
	1551 Penn-Lincoln Apartments	Apartments	2-story Dec. Mod.	C
	1555 Penn Apartments	Apartments	2-story Dec. Mod.	C 15
	1571, 1573 Don-Bar Apartments	Apartments	2-story Dec. Mod.	C

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PENNSYLVANIA AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1604-1606 Joyce Apartments	Apartments	2-story Med. Rev.	C
	1610, 1617 H A & J Apartments	Apartments	2-story Dec. Mod.	C
	1614 Hollingsworth Apartments	Apartments	3-story Med. Rev.	C
	1615 Lincoln Plaza Hotel Apartments	Apartments	2-story Med. Rev.	C
	1619 Lincoln Mall Apartments	Apartments	2-story Med. Rev.	C
	1620, 1622 Penthouse Court	Apartments	2/3-story Med. Rev.	C
	1626, 1628, 1632 (see 600 Lincoln Road) Lincoln Road Building	Commercial	2-story Med. Rev.	A
	1633, 1639 (see 532 Lincoln Road)	Commercial	1-story Com. Block	A

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EUCLID AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	600,602 Josam Apartments	Apartment	2-story Dec. Mod.	C
	604,608 Julie Ann Apartments	Apartment	2-story Dec. Mod.	C
	605 St. George Hotel	Hotel	2-story Dec. Med. Rev.	C
	631,633 Regis Apartments	Apartment	2-story Dec. Mod.	C
	634 Royce Hotel	Apartment	2-story Med. Rev.	C
	635 Roselle Hotel	Hotel	3-story Med. Rev.	C
	650 Espina Apartments	Apartment	2-story Dec. Mod.	C
	655 Wellington Hotel	Apartment	3-story Med. Rev.	C
	700 An-Nell Hotel	Hotel	4-story Med. Rev.	C
54	711-715 Joe's Apartments	Apartment	2-story Dec. Mod.	C
53	732 Riviera Arms	Apartment	2-story Dec. Med. Rev.	C
53	744 Heredi	Apartment	2-story Med. Rev.	C
53	748 Rose Apartments	Apartment	2-story Dec. Mod.	C
	751 Sara-Ann Apartments	Apartment	2-story Dec. Med. Rev.	C
53	760 Rozal Apartments	Apartment	2-story Dec. Mod.	C
	802 Euclid Apartments Hotel	Apartment	3-story Med. Rev.	16 A

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EUCLID AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	810 Mount Royal Apartments	Apartment	2-story Med. Rev.	C
	811, 815 Ronald Court Apartments	Apartment	2&3-story Dec. Med. Rev.	C
	820 Rosebloom Apartments	Apartment	3-story Dec. Mod.	C
	821 Patchen House	Apartment	2-story Med. Rev.	C
	826-830 Genia Apartments	Apartment	2-story Dec. Internat'l	C
	844-848 Denis Apartments	Apartment	2-story Dec. Mod.	C
	901, 903, 905 Duchess Apartments	Apartment	2-story Dec. Mod.	C
	907-911 Wama Apartments	Apartment	2-story Dec. Mod.	C
	912	Apartment	2-story Med. Rev.	C
	920 Beachland Apartments	Apartment	2-story Dec. Mod.	C
	927 Samire Apartments	Apartment	2-story Med. Rev.	A
	928 En-Joie Apartments	Apartment	2-story Dec. Mod.	C
	935 Beth Tfilah Congregation	Religious	2-story Dec. Mod.	C
	945 Bon Ton Apartments	Apartment	2-story Med. Rev.	C 15
	951, 953, 955 Mina's Apartments	Apartment	2-story Dec. Mod.	C

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EUCLID AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1010,1012,1014 Haidrick Apartments	Apartment	2-story Moderne	C
	1018,1020,1022 Haidrick Apartments	Apartment	2-story Dec. Mod.	C
	1021 Kessler's Apartments	Apartment	2-story Dec. Mod.	C
	1027,1029 Villa Mara	Apartment	2-story Dec. Mod. Rev.	C
	1034-1036	Apartment	2-story Med. Rev.	C
	1043,1045,1047 Glickman Terrace	Apartment	2-story Dec. Mod.	C
	1051,1061 Virginia Manor	Apartment	2-story Dec. Mod.	C
	1056 Eastview Condo- miniums	Apartment	2-story Med. Rev.	A
	1110 Siesta Apartments	Apartment	2-story Moderne	C
	1115 Hatna Apartments	Apartment	2-story Dec. Mod.	C
	1117,1119,1121 1123 Moises Apartments	Apartment	2-story Med. Rev.	C
	1127 Arvilla Apartments	Apartment	2-story Med. Rev.	C
	1200 Fenimore Apartments	Apartment	3-story Med. Rev.	C
	1211 Euclid Apartments	Apartment	2-story Dec. Mod.	C
	1227,1229,1231 Euclid Plaza	Apartment	2-story Dec. Mod.	C
	1245	Apartment	2-story Med. Rev.	C

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EUCLID AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1300, 1302, 1304 Eugene's Apartments	Apartment	2-story Dec. Internat'l	C
	1306, 1308, 1310 DiLisa Apartments	Apartment	2-story Dec. Internat'l	C
	1307, 1309 Jean's Apartments	Apartment	2-story Dec. Mod.	C
	1321, 1323, 1325 Marquit Apartments	Apartment	2-story Dec. Mod.	C
	1324, 1326, 1328 East Gate Apartments	Apartment	2-story Dec. Mod.	C
	1337 Lawn Court Apart- ments-Hotel	Apartment Hotel	2-story Med. Rev. (2 Buildings) 2-story Dec. Internat'l	C
	1344 Ratner Apartments	Apartment	2-story Med. Rev.	C
	1350-1354 (See 700 14th Street) Calire Apartments	Apartment	2-story Dec. Mod.	C
	1405 Dormark Apartments	Apartment	2-story Dec. Mod.	C
	1409 Sklar-Villa Hotel	Apartment	1&2-story Med. Rev.	C
	1410 Temple View Apartments	Apartment	2-story Med. Rev.	A
	1412, 1414, 1416 Livia Apartments	Apartment	2-story Dec. Mod.	C
	1440 Bella's Apartments	Apartment	2-story Moderne	C
	1451, 1453, 1455	Apartment	2-story Med. Rev.	C

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EUCLID AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1500	Residence	1-story Med. Rev.	C
	1515 Alexandria Apartments	Apartment	2-story Moderne U-plan	C
	1520, 1522 Alberlee Apartments	Apartment	2-story Internat'l	C
	1521, 1523 C&R Apartments	Apartment	2-story Dec. Mod.	C
	1525 Herbshire	Apartment	2-story Dec. Mod.	C
	1524 Banks Apartments	Apartment	2-story Med. Rev.	C
	1534 Ramona Apartments	Apartment	2-story Med. Rev.	C
	1552 Mercy Apartments	Apartment	2-story Med. Rev.	C
	1556, 1560 Koniger's Garden Apartments	Apartment	2-story Internat'l	C
	1557, 1559	Apartment	2-story Med. Rev.	A
	1570 Yorkshire Apartments	Apartment	2-story Moderne	C
	1569-1573 Belcrest Apartments	Apartment	2-story Moderne	C
	1600 Evelyn Apartments	Apartment	2-story Moderne	A
	1605 Norma Apartments	Apartment	2-story Med. Rev.	C
	1610 Doris Apartments	Apartment	2-story Dec. Mod.	C
	1611 Schermer Apartments	Apartment	2-story Dec. Mod.	C

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EUCLID AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1614 Vicky Villas	Apartment	2-story Med. Rev.	C
	1615 White Rose Apartments	Apartment	2-story Med. Rev.	C
	1627, 1637 Lincoln Center Hotel Building (See 630 Lincoln Rd.)	Hotel/ Retail	2&3-story Moderne	C
	1630, 1634, 1638, 1640, 1646 (See 700 Lincoln Rd.) 700 Lincoln Road Mall Building	Retail/ Office	2-story Moderne	C

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MERIDIAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	619 Iona Apartments	Apartment	2-story Med. Rev.	C
	625 Kaufman Apartments	Apartment	2-story Dec. Mod.	C
	641 Moises Apartments	Apartment	1-story Bungalow	A
	701,709 Meridian Court Apartments	Apartment	1-story Dec. Mod. U-plan	C
	704	Residence	1-story Med. Rev.	C
	719 K L Guest House	Apartment	2-story Med. Rev.	C
	720,722,724 Tiffany Terrace (Weber) Apartments	Apartment	2-story Dec. Mod.	C
	729 Beach Apartments	Apartment	2-story Dec. Mod.	C
	730	Apartment	2-story Dec. Med. Rev.	C
	734 E & M Apartments	Apartment	2-story Dec. Mod.	A
	735 King Apartments	Apartment	2-story Dec. Med. Rev.	A
	745	Apartment	2-story Med. Rev.	C
58	752,756,760 Palm Garden Apartments	Apartment	2-story Med. Rev. U-plan	C
	817,819,821 Hanson Apartments	Apartment	2-story Dec. Mod.	C

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MERIDIAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	820 Victoria Garden Apartments	Apartment	3-story Med. Rev.	A
	826	Apartment	1-story Med. Rev.	C
	831 Green Apartments	Apartment	2-story Dec. Mod.	C
	842 Patricia Apartments	Apartment	3-story Med. Rev.	C
	843 Beth Yoseph Chaim Congregation	Religious	1-story Med. Rev.	C
	927,929	Apartment	2-story Med. Rev.	C
	935,937	Apartment	2-story Med. Rev.	A
	948,950,952 Natalie Apartments	Apartment	2-story Dec. Mod.	C
	1000,1002,1004 1006,1008 Ambassador Apartments	Apartment	2-story Dec. Mod. U-plan	C
	1017 Granada Apartments	Apartment	3-story Med. Rev.	C
	1018 Star Apartments	Apartment	2-story Med. Rev.	C
	1025 Uncle Dave's Apartments	Apartment	2-story Dec. Mod.	C
	1045,1047 York Plaza Apartments	Apartment	2-story Dec. Mod.	C
	1055 Flamingo Plaza Hotel	Hotel	3-story Dec. Mod.	C

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MERIDIAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1061 Flamingo Plaza Apartments (El Rubino)	Apartment	2-story Med. Rev.	C
	1135, 1141, 1145 Park Corner Apartments	Apartment	2-story Dec. Mod.	C
	1205, 1207 Fairview Apartments	Apartment	2-story Dec. Mod.	C
	1211, 1215 Arcadia Apartments	Apartment	2-story Dec. Mod.	C
	1219, 1221 Mary Lou Apartments	Apartment	2-story Dec. Mod.	C
	1227, 1229 Park East Condominium	Apartment	2-story Dec. Mod.	C
	1235 Schrier Apartments	Apartment	2-story Dec. Internat'l	C
	1245	Residence	2-story Med. Rev.	C
	1319 Flamingo Park Apartments	Apartment	3-story Med. Rev.	C
47	1341, 1345 Rose Arms Apartments	Apartment	2-story Dec. Mod.	C
48	1351, 1353, 1355 Wasserman's Apartments	Apartment	2-story Dec. Mod.	C
49	1361 Victoria (Sandra) Apartments	Apartment	2-story Med. Rev.	C

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MERIDIAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1419 Candace Apartments	Apartment	1&2 stories Med. Rev.	A
	1425, 1427 Kregstein Apartments	Apartment	2-story Dec. Mod.	C
56	1435, 1437 Chester Apartments	Apartment	2-story Dec. Mod.	C
	1436, 1438 Parkedge Apartments	Apartment	2-story Med. Rev.	C
	1446 Charlind Apartments	Apartment	2-story Med. Rev.	C
	1450, 1454 Florence Villa Apartments	Apartment	2-story Med. Rev. L-plan	C
	1455, 1457 Aloha Apartments	Apartment	2-story Dec. Mod.	C
	1506, 1508, 1510 Castle Apartments	Apartment	2-story Med. Rev.	C
	1507, 1509 Helen's Apartments	Apartment	2-story Med. Rev.	C
	1520, 1530 Howard-Warren Apartments	Apartment	2-story Dec. Mod.	C
	1521, 1523 James Apartments	Apartment	2-story Moderne	C
	1525 Wallian Coop Apartments	Apartment	2-story Moderne	C
	1535 Meridian Avenue Apartments	Apartment	2-story Dec. Mod.	C
	1545 Krovetz Apartments	Apartment	2-story Dec. Med. Rev.	C

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MERIDIAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1550, 1552 Patrician Apartments	Apartment	2-story Dec. Mod.	C
	1551-1553 Anna-Lew Apartments	Apartment	2-story Dec. Mod.	C
	1557, 1559 Adlon Apartments	Apartment	2-story Dec. Mod.	C
	1560 Meridian Apartments	Apartment	2-story Med. Rev.	A
	1567, 1579 Howard Court Apartments	Apartment	2-story Internat'l U-shape	C
	1568, 1570, 1572 Palms Apartments	Apartment	2-story Med. Rev.	A
	1600, 1606 Lincoln Terrace Apartments	Apartment	2-story Dec. Internat'l U-shape	C
	1608, 1610 Meridian Terrace Apartments	Apartment	2-story Dec. Mod.	C
	1611 Arundel Apartments	Apartment	3-story Med. Rev.	C
	1612, 1614 Rita Apartments	Apartment	2-story Dec. Mod.	C
	1619 Lincoln Garden Efficiencies	Apartment	2-story Dec. Med. Rev.	C
	1632 Neptune Apartments	Apartment	3-story Med. Rev.	C

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JEFFERSON AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	610 Harriett Apartments	Apartments	2-story Dec. Mod.	C
	645	Apartments	2-story Dec. Mod.	C
	651	Residence	1-story Med. Rev.	C
	705-707	Apartments	1-story Med. Rev.	C
	710 Shelburne Apartments	Apartments	3-story Med. Rev.	C
	717, 727 Deermont Apartments	Apartments	1-story Dec. Mod.	C
	726-728 Burgess Apartments	Apartments	2-story Med. Rev.	C
	734 Zenith Apartments	Apartments	2-story Dec. Mod.	C
	737 Sheridan Apartments	Apartments	3-story Med. Rev.	C
51	744 Moises Apartments	Apartments	2-story Med. Rev.	A
51	750 Jefferson Avenue Efficiency Apartments	Apartments	2-story Dec. Mod.	C
	755 Augusta Court	Apartments	1-story Med. Rev.	C
51	760 Catherine Apartments	Apartments	2-story Dec. Mod.	C
	761 Evans Kiamasha Apartments	Apartments	2-story Dec. Mod.	C
	811 Jewel Apartments	Apartments	2-story Dec. Mod.	C

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JEFFERSON AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	821-823 Jefferson Condominiums	Apartments	2-story Dec. Internat'l	C
	818-820 S K Apartments	Apartments	2-story Med. Rev.	C
57	824-828 Helen's Apartments	Apartments	1-story Med. Rev.	C
	825-827 Jefferson Manor	Apartments	2-story Dec. Mod.	C
	835 Capri Apartments	Apartments	2-story Dec. Mod.	C
	844 Glenn-Ann Apartments	Apartments	2-story Dec. Mod.	C
	850, 852, 854 Helen's Apartments	Apartments	2-story Dec. Mod.	C
	900 Coronet Apartments	Apartments	2-story Dec. Mod.	C
	901 Hotel Elizabeth Apartments	Apartments	2-story Med. Rev.	C
	918, 920, 922 Jefferson Park View Apartments	Apartments	2-story Dec. Mod.	C
	924, 926, 928 Fan-Reed Apartments	Apartments	2-story Dec. Mod.	C
	927	Residence	2-story Bungalow	C
	940 Thurston Apartments	Apartments	2-story Dec. Mod.	C
	945	Apartments	2-story Med. Rev.	C 15
	950 Belle Ann Apartments	Apartments	2-story Dec. Mod.	C

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JEFFERSON AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	951 Haiduck Apartments	Apartments	2-story Dec. Mod.	C
	960 Brompton Manor	Apartments	2-story Dec. Mod.	C
	1008 Jade Apartments	Apartments	3-story Dec. Med. Rev.	C
	1017 Brompton Manor	Apartments	3-story Med. Rev.	C
	1018 Mick Alyson Arms	Apartments	2-story Med. Rev.	C
	1030 Jefferson Scott Apartments	Apartments	2-story Med. Rev.	C
	1034 Jefferson Scott Apartments	Apartments	2-story Med. Rev.	C
	1040 Gaber Apartments	Apartments	2-story Dec. Med. Rev.	C
	1050-1056 Helen Marie Apartments	Apartments	2 story Dec. Mod.	C
	1434	Residence	2-story Med. Rev.	C
	1438	Residence	2-story Med. Rev.	C
	1442	Residence	2-story Med. Rev.	C
	1446	Residence	2-story Med. Rev.	C
	1502 Elaine Apartments	Apartments	3-story Med. Rev.	C
	1510 Jefferson Arms	Apartments	2-story Dec. Internat'l	C

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JEFFERSON AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1521, 1523, 1525 Jem Arms	Apartments	2-story Dec. Internat'l	C
	1529 Starlight Apartments	Apartments	2-story Dec. Mod.	C
	1550 Silver Manor	Apartments	2-story Med. Rev.	A
	1553, 1555	Apartments	2-story Dec. Med. Rev.	A-
	1560 Har-Sue Apartments	Apartments	2-story Med. Rev.	C
	1603 Faulkner Apartments	Apartments	2-story Moderne	C
	1605, 1607 Faulkner Apartments	Apartments	2-story Moderne	C
	1616 Cromwell Arms	Apartments	2-story Med. Rev.	C
	1619 Polo Apartments	Apartments	3-story Med. Rev.	C
	1641 Van Dyk Building	Commercial	6-story Med. Rev.	C

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MICHIGAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi fication</u>
	600 (See 1001- 1011)	Apartment	1-story Med. Rev.	C
	601,603,605, 607,609,611, 613,615	Residence	2-story Dec. Mod. 2 bldgs.	C
	610,612 Liberty House Apartments	Apartment	2-story Internat'l	C
	620 David Apartments	Apartment	2-story Dec. Mod.	C
	624 Irene Apartments	Apartment	2-story Dec. Mod.	C
	625 Stephen Apartments	Apartment	2-story Dec. Mod.	A
	636 Rae Apartments	Apartment	1-story Dec. Mod.	C
	642 Sevilla Plaza Apartments	Apartment	2-story Dec. Med. Rev.	C
	645	Apartment	2-story Dec. Med. Rev.	C
	710	Apartment	2-story Med. Rev.	C
	715 Irvin Apartments	Apartment	2-story Dec. Mod.	C
	721	Residence	2-story Bungalow	A
	726 Soden Apartments	Apartment	1-story Med. Rev.	A
	727,729,731 733,735,737 Froilan Apartments	Apartment	1-story Dec. Mod. U-plan	C
	734	Residence	1-story Med. Rev.	C

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MICHIGAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	740, 742, 744 M.B. Apartments Ann's Apartments	Apartment	2-story Dec. Med. Rev.	C
	747 Seven Forty Seven Apartments	Apartment	3-story Med. Rev.	C
	814, 816, 818, 820	Apartment	2-story Dec. Mod.	C
	825 Roth Apartments	Apartment	2-story Dec. Mod.	C
	835 Cherin Apartments	Apartment	2-story Dec. Internat'l	C
	840 ARJ Villas	Apartment	2-story Dec. Internat'l	C
	845, 847, 849 Mount Carmel Apartments	Apartment	2-story Moderne	C
	846	Apartment	2-story Med. Rev.	C
49	905 Eva & Dave Apartments	Apartment	2-story Dec. Mod.	C
	911, 913 Grace Apartments	Apartment	2-story Dec. Mod.	C
	929 Marilyn House Apartments	Apartment	2-story Med. Rev.	C
	934 Venetian Manor Apartments	Apartment	3-story Med. Rev.	C
	945	Residence	1-story Med. Rev.	C
	1011 Kofman Apartments	Apartment	2-story Dec. Med. Rev.	C
	1024	Apartment	2-story Med. Rev.	15 C

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MICHIGAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1418	Residence	1-story Med. Rev.	C
	1430	Residence	1-story Med. Rev.	C
	1455 Alba Apartments	Apartment	2-story Moderne	C
	1500, 1504, 1508 Princeton Apartments	Apartment	2-story Med. Rev. 3 bldgs.	C
	1520, 1526	Apartment	2-story Dec. Med. Rev.	A
	1521 Michigan Garden Apartments	Apartment	2-story Dec. Mod.	C
	1543 Marin Apartments	Apartment	3-story Med. Rev.	C
	1544	Residence	1-story Med. Rev.	A
	1550 Swissvale Apartments	Apartment	2-story Med. Rev.	C
	1559 Phil-Rose Apartments	Apartment	3-story Med. Rev.	C
	1560	Residence	1-story Med. Rev.	C
	1569, 1575 (See 934 16th St.) Delia Apartments	Apartment	2-story Dec. Mod. 3 bldgs.	C
	1600 Lynn-Ray Apartments	Apartment	2-story Dec. Mod.	C
	1605 (See 929, 927, 925, 935, 941, 945 16th St.) Exotic Villas	Apartment	1&2 stories Med. Rev.	C

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MICHIGAN AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1611 Monterey Apartments	Apartment	3-story Med. Rev.	C
	1617 Kew Garden Apartments	Apartment	2-story Dec. Mod.	C
	1618 Michigan Apartments	Apartment	3-story Med. Rev.	C
	1623, 1625, 1627 1629, 1631 (See 940 Lincoln Rd.)	Retail/ Office	3-story Dec. Mod.	A
	1626, 1628, 1630 (See 1000 Lincoln Rd.)	Retail/Office	2-story Med. Rev.	C
	1667, 1669, 1671	Retail Apartment	2-story Med. Rev.	A

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LENOX AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	600 St. Francis De Sales Catholic Church	Religious	1-Story Med. Rev.	C
	620, 628, 636 644 Lulow Square	Apartment	3-story Med. Rev.	C
	621	Residence	2-story Frame Vernacular	C
	629 Lenox Chateau Apartments	Apartment	1&2 stories Med. Rev.	C
	635 Webb's Apartments	Apartment	2-story Dec. Med. Rev.	C
	645 Jan Apartments	Apartment	1-story Med. Rev.	C
	700, 710, 720 Sunrise Court (Maribel Apartments)	Apartment	1&2 stories Dec. Med. Rev.	C
	705	Apartment	2-story Med. Rev.	A
	711	Residence	1-story Med. Rev.	C
	719	Residence	1-story Med. Rev.	C
	725, 727, 729 Raquel Apartments	Apartment	2-story Dec. Mod.	C
	737	Apartment	1-story Med. Rev.	C
	744 Zion Apartments	Apartment	1-story Med. Rev.	C
	745, 747 Betty's Apartments	Apartment	2-story Med. Rev.	14 C

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LENOX AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
55	728-36 Harmony Villa	Apartment	2-story Dec.Mod./Dec.Int.	C
	750,752,760 762 Granek Apartments	Apartment	2-story Dec. Mod.	C
	753 Lenox Terrace Condominium Apartments	Apartment	2-story Internat'l	C
	800 Eight Hundred Lenox Avenue Apartments	Apartment	2-story Dec. Internat'l L-plan	C
	814 Lenox Castle Apartments	Apartment	1-story Med. Rev.	A
	815,817 Shepard Court Apartments	Apartment	2-story Dec. Mod.	C
	822 Garden Court Apartments	Apartment	1-story Med. Rev.	A
	836,838,840 842 Rosphyl Apartments	Apartment	2-story Dec. Internat'l	C
	846,848	Apartment	2-story Dec. Internat'l	C
	900 Mitrani Apartments	Apartment	2-story Dec. Mod.	C
	910,912,914	Apartment	1-story Med. Rev.	A
	925	Apartment	2-story Med. Rev.	C
	926	Apartment	1-story Med. Rev.	C
	932,936	Apartment	2-story Dec. Med. Rev.	C

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LENOX AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	935,937	Apartment	1-story Med. Rev.	C
	1012	Apartment	2-story Dec. Med. Rev.	C
	1024	Residence	1-story Med. Rev.	C
	1036	Apartment	2-story Dec. Med. Rev.	C
	1040,1044, 1046	Apartment	2-story Dec. Med. Rev.	C
	1207	Residence	1-story Med. Rev.	C
	1210	Residence	2-story Med. Rev.	C
	1220	Residence	2-story Med. Rev.	C
	1225	Residence	2-story Med. Rev.	C
	1226	Residence	1-story Med. Rev.	C
	1232	Residence	1-story Med. Rev.	C
	1235	Residence	1-story Med. Rev.	C
	1240	Residence	2-story Med. Rev.	A
	1255	Residence	1-story Dec. Rev.	C
	1260	Residence	1-story Med. Rev.	C
	1300	Residence	1-story Med. Rev.	C

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LENOX AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1301	Residence	2-story Dec. Mod.	C
	1320	Residence	2-story Med. Rev.	C
	1324	Residence	1-story Med. Rev.	C
59	1325	Residence	1-story Med. Rev.	C
	1330	Residence	2-story Med. Rev.	C
59	1335	Residence	1-story Med. Rev.	C
59	1343	Residence	1-story Med. Rev.	C
	1350	Residence	2-story Dec. Rev.	C
59	1351	Residence	2-story Med. Rev.	C
61	1400	Residence	1 & 2-story Internat'l	C
	1405	Residence	1-story Med. Rev.	C
	1406	Residence	1-story Med. Rev.	C
	1410	Residence	1-story Med. Rev.	C
	1411	Residence	1-story Med. Rev.	C
	1414	Residence	1-story Med. Rev.	C
	1415	Residence	1-story Dec. Mod. & Dec. Rev.	C

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LENOX AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1417	Residence	1-story Med. Rev.	C
60	1420	Residence	1½-story Med. Rev.	C
	1423	Residence	1-story Dec. Med. Rev.	C
	1425	Residence	1-story Med. Rev.	C
60	1426	Residence	1-story Med. Rev.	C
60	1430	Residence	2-story Dec. Med. Rev.	C
60	1434	Residence	2-story Dec. Med. Rev.	C
	1435	Residence	1-story Dec. Med. Rev.	C
60	1438	Residence	1-story Med. Rev.	C
	1439	Residence	1-story Internat'l	C
	1440	Residence	1-story Med. Rev.	A
	1443	Residence	1-story Med. Rev.	C
	1450 Lenox Apartments	Apartment	2-story Moderne	15 C
	1521 Hamilton Apartments	Apartment	3-story Dec. Mod.	C
64	1538 Southern Bell T&T Company	Commercial	3-story Med. Rev.	C

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LENOX AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1560 Southern Bell T&T Company	Commercial	3-story Moderne	A
	1561 Margaret Apartments	Apartment	2-story Internat'l	A
	1601, 1605 Marvon Apartments	Apartment	2-story Moderne	A
	1611 Amy Apartments	Apartment	2-story Internat'l	C
	1619 Ella Vista Apartments	Apartment	3-story Med. Rev.	C
	1623 Venetian Apartments	Apartment	2-story Med. Rev.	C
	1630 (See 1100 Lincoln Road) Chase Federal Building	Office	2-story Neo-Class.	C
	1663, 1651 (See 1045 Lincoln Road Mall)	Retail	1-story Moderne	C
	1655, 1657, 1659 1661, 1663, 1665	Commercial	1-story Med. Rev.	A

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LIBERTY AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1907, 1915 Santa Barbara Hotel Apartments	Apartment Hotel	2-story Med. Rev.	C
	1918, 1920 Woodmere Apartment Hotel	Hotel	2-story Dec. Mod.	C
	1925 Santa Barbara Hotel Apartments	Apartment Hotel	2-story Dec. Med. Rev.	C
	1941 Santa Barbara Hotel Apartments	Apartment Hotel	2-story Med. Rev.	A
	2000 The Fillard Hotel (See 305 20th St.)	Apartment Hotel	3½-story Moderne	C

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JAMES AVENUE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1650 Albion Hotel	Hotel	3&7 stories with Tower Moderne	C
	1655, 1659, 1661 (See 217 Lincoln Road) Linjay Bldg.	Retail Office	3-story Moderne	A
	1666 Crest Hotel	Hotel	3-story Dec. Mod.	C
	1676 Chatham Apartments	Apartment	2-story Moderne	C
	1680 The James Hotel	Hotel	3-story Moderne	C
	1685 (See 1690 Collins Ave.) Gale Hotel (rear)	Hotel	3-story Moderne	C
	1700 James Avenue Apartments	Apartment	2-story Med. Rev.	C
	1701 Cadet Hotel	Hotel	2-story Moderne	C
	1751 Culver Apartments	Apartment	2-story Dec. Mod.	C
	1800 James Avenue/ Lincoln Arms	Apartment	3-story Moderne	C
	1817 Miljean Hotel	Hotel	3-story Moderne	C
	1831 Miljean Apartments	Apartment	2-story Dec. Mod.	A
	1835-37-39 Robert's Apartments (Farber's Apartments)	Apartment	3-story Dec. Mod.	C

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PARK AVENUE

Photo No.	Address/ Name	Use	Style	Classi- fication
	1929, 1935 Mayfair	Apartment	2-story Dec. Mod.	C
	1940 Barclay Hotel	Hotel	3-story Dec. Mod.	C
	1941, 1945, 1947	Apartment	2-story Dec. Mod.	C
	1960 Mayfair Hotel	Hotel	3-story Dec. Mod.	C
	2000 Hotel Collins Park	Hotel	3-story Dec. Mod.	C
	2030 Adams Hotel Apartments	Hotel	3-story Dec. Mod.	C
18	2035 Plymouth Hotel	Hotel	3-story Dec. Mod.	C
	2200 Jordans	Vacant	1½-stories Moderne	A
	2216	Hotel	2-story Dec. Mod.	C
	2228, 2230	Retail Apartment	2 & 3 stories Med. Rev.	A

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SIXTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	129, 131, 133, 135, 137	Apartments	2-story Med. Rev.	A
	215(a)	Commercial Apartments	2-story Com. Block	A
	711 (see 600 Euclid Avenue)	Apartments	2-story Dec. Mod.	C
	731, 735 Mariana Apartments	Apartments	2-story Mod./Med. Rev.	C
	741, 745 Zarco Apartments	Apartments	2-story Mod./Med. Rev.	C
	901, 911, 917, 921 Delux Apartments	Apartments	2-story Dec. Mod.	C
	1001, 1003, 1005, 1007	Apartments	1-story Med. Rev.	C

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SEVENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	211, 213, 217, <u>227</u> Miami Beach Press	Commercial	1-story Med. Rev.	C
	212, 216, 222	Commercial	1-story Com. Block	A
	601, 603, 605 Bettina Apartments	Apartments	2-story Dec. Mod.	C
	810, 816, 820 Meldor Plaza Apartments	Apartments	2-story Moderne	C
	826, 836 Sheldrake Apartments	Apartments	2-story Med. Rev.	C
	901, 911 Laslo Apartments	Apartments	2-story Dec. Internat'l	C
	932, 940	Apartments	2-story Med. Rev.	A
	1001 Finkelstein Apartments	Apartments	2-story Med. Rev.	A
	1035, 1037 (See 705 Lenox)	Apartments	2-story Med. Rev.	A

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EIGHTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	218	Apartments	1&2-story Med. Rev.	A
	610 Elizabeth Apartments	Apartments	2-story Dec. Mod.	C
	730, 732, 734, 736	Apartments	1-story Dec. Mod.	C
	801, 803, 805 Jeanard Apartments	Apartments	2-story Dec. Mod.	C
	807, 809, 811 Cooper Apartments	Apartments	2-story Dec. Mod.	C
	940 A&H Apartments	Apartments	2-story Dec. Mod.	C
	1005, 1007, 1009, 1001, 1015, 1025 Eighth Street Apartments	Apartments	1-story Med. Rev. & Dec. Mod.	A
	1006, 1008, 1010, 1012(a,b), 1014, 1016, 1018, 1020 Albette Apartments	Apartments	2-story Moderne	C
	1041, 1043, 1045 Estelle Apartments	Apartments	2-story Dec. Mod.	C
	1111	Apartments	1-story Med. Rev.	C

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NINTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	207,209 Roth Apartments	Apartment	2-story Med. Rev.	C
	227 Lemar Hotel Annex	Hotel	2-story Med. Rev.	C
	235(a,b),245 (See 901 Washing- ton Avenue) Robin's Place	Retail/ Apartment	2-story Com. block Dec. Mod.	A
	236 (See 851 Washing- ton Avenue) Lemar Hotel	Hotel/ Retail	1&2-story Moderne	C
	600,610,620 (See 842,844,846 Pennsylvania Ave.) Gardenia Apartments	Apartment	2-story Dec. Mod.	C
	827	Residence	2-story Med. Rev.	C
	829,831 (See 901 Jefferson Avenue)	Residence	2-story Med. Rev.	C
	930,940,950 Fay Doll Apartments	Apartment	2-story Dec. Internat'l	C
	935 Eve & Dave Apartments	Apartment	2-story Dec. Mod.	C
	1005	Apartment	2-story Med. Rev.	A
	1010 Jay's Apartments	Apartment	2-story Dec. Internat'l	C
	1124	Apartment	1-story Med. Rev.	A

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TENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	627, 641 Jenny Apartments	Apartments	2-story Med. Rev.	C
	628, 632, 636 Jean-Cheri Apartments	Apartments	2-story Dec. Internat'l	C
	701, 705, 709 MCT Apartments	Apartments	2-story Dec. Mod.	C
	730, 732, 734, 740, 742, 744 Paul Rik Garden Apartments	Apartments	2-story Moderne	C
	800, 810, 820 Meridian Apartments	Apartments	2-story Dec. Internat'l	C
	831, 833, 835 Renee Apartments	Apartments	2-story Dec. Mod.	C
	930 Kenny Apartments	Apartments	2-story Dec. Internat'l	C
	935	Apartments	2-story Dec. Mod.	C
	940 Goldman Apartments	Apartments	2-story Dec. Internat'l	C

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ELEVENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	124 Wolfson Apartments	Apartment	3-story Internat'l	C
	210, 212, 216 218	Retail/ Apartments	3-story Frame Vernac.	C
	220	Apartments	2-story Frame Vernac.	C
	226(a), 228	Vacant	1-story Frame Vernac.	C
	227, 231, 237	Commercial/ Apartments	2-story Med. Rev.	A
	530, 540, 550 Regal Apartments	Apartments	1&2-story Med. Rev.	C
	601, 611, 621 (see 1100 Pennsylvania Avenue) Roshe Apartments	Apartments	2-story Dec. Mod.	C
52	701, 705, 709 Bay Apartments	Apartments	2-story Dec. Internat'l	C
52	735, 737, 739	Apartments	2-story Dec. Mod.	C
	810 Charlotte	Apartments	2-story Med. Rev.	C

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TWELFTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	220, 226, 228, 230, 232, 234 (see 1143 Washington Avenue)	Commercial	1-story Dec. Mod.	A
	501, 503, 505 Bonnie Apartments	Apartments	2-story Dec. Mod.	C
	512 Sheldon Willis Apartments	Apartments	2-story Med. Rev.	C
	530	Apartments	2-story Med. Rev.	C
	600 Ocean Ware Apartments	Apartments	2-story Dec. Mod.	C
	635, 637, 639 J B M Apartments	Apartments	2-story Dec. Mod.	C
	730, 736, 742 Park Corner Apartments	Apartments	2-story Dec. Internat'l	C

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THIRTEENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	227	Apartments Commercial	2-story Med. Rev.	C
	539, 541, 543, 545, 547 Rose Garden Apartments	Apartments	2-story Med. Rev.	C
	631, 635, 639 Melba Apartments	Apartments	2-story Dec. Mod.	C
	702 Gotham Hotel and Apartments	Apartments	3-story Med. Rev.	C
46	736 Parkway Apartments	Apartments	2-story Med. Rev.	C
	1010	Residence	1-story Med. Rev.	C
	1015	Residence	1-story Med. Rev.	C

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FOURTEENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	222 Club Deuce	Entertainment	1-story Moderne	A
	229, 231, 233 (see 1401 Washington Avenue)	Commercial	1-story Moderne	A
	402, 404, 406 (see 1370 Washington Avenue) Harvey Building	Commercial Office	2&3-story Moderne	A
	440 (see 1355 Drexel Apartments) Robin Apartments	Apartments	2-story Dec. Mod. Rev.	C
	500, 502, 504 Ben Rose Apartments	Apartments	2-story Dec. Mod.	C
	536 Everglades Apartments	Apartments	3-story Med. Rev.	C
	700, 702, 704 Dulce Apartments (Claire Apartments)	Apartments	2-story Dec. Mod.	C
	701, 705, 711 The Beachway Apartments	Apartments	2-story Dec. Mod.	C
	1010	Residence	1-story Med. Rev.	C
	1030	Residence	2-story Dec. Med. Rev.	C
	1035	Residence	2-story Dec. Med. Rev.	C
	1100	Residence	1&2-story Internat'l	C

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FOURTEENTH PLACE

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	700,708,716 Alfred Apartments	Apartment	2-story Dec. Mod.	C
	721,723,725 727 Vincent Apartments	Apartment	2-story Dec. Mod. L-plan	C
	730 (See 1419 Meridian Avenue) Garber Apartments	Apartment	2-story Internat'l	A
	735 Win-Mar Apartments	Apartment	2-story Dec. Mod.	C

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ESPANOLA WAY

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	214,216,218, 220,228 (See 1438 Collins Ave.) Swede Building	Retail	1-story Moderne	C
	380 (See 1441 Washington Avenue) Medical Health Center	Office	2-story Moderne	C
	401,405,415, 417 Cameo Hotel Building	Hotel/ Retail	3-story Med. Rev.	C
	402,414,416 Clay Hotel Building	Hotel/ Retail	3-story Med. Rev.	C
	417,419(a,b)	Apartment	2-story Med. Rev.	C
66	420,422,428, 430,434	Retail	2-story Med. Rev.	C
	421,425,429, 433,435 (c,d)	Retail	2-story Med. Rev.	C
66	436,438,440 442,444,448	Retail	2-story Med. Rev.	C
65	437,439,441, 443,449 Grace Hotel Building	Hotel/ Retail	3-story Med. Rev.	C
	506,510,512 Matanzas Hotel Building	Hotel/ Retail	3-story Med. Rev.	C
	507,509 Sinclair Hotel	Hotel	3-story Med. Rev.	C

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ESPANOLA WAY

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	525,531 Ester Apartments	Apartment	2-story Med. Rev.	C
	537	Apartment	1-story Med. Rev.	A
	609,611 Allen Apartments	Apartment	2-story Dec. Mod.	C
	724 Helen's Villas	Apartment	1-story Med. Rev.	C
	729	Residence	1-story Med. Rev.	C
67	811,815,817(a,b)	Apartment	2-story Med. Rev.	C
	820	Residence	2-story Med. Rev.	C
67	821,823	Apartment	2-story Med. Rev.	C
67	829	Residence	2-story Med. Rev.	C
	830	Residence	2-story Med. Rev.	C
	836	Residence	1-story Med. Rev.	C
	837	Residence	2-story Med. Rev.	C
	842	Residence	2-story Med. Rev.	C
	843	Residence	2-story Med. Rev.	C

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FIFTEENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	121 Jefferson Hotel	Hotel	3-story Moderne	C
	402 (See 1456 Washington Ave.) Chardler Building	Retail/ Office	2-story Com. Block Moderne	A
	403,405,407 409,411,413 (See 1500 Washington Ave.)	Retail	1-story Com. Block Moderne	C
	420 Hudson Arms	Apartment	3-story Dec. Mod.	C
	439,441 Sadelle Apartments	Apartment	2-story Med. Rev.	C
	440 York Studio Apartments	Apartment	2-story Moderne	C
	460 (See 1463 Drexel Avenue) York Towers	Apartment	3-story Moderne	C
	505,511,515 Drexel Towers	Apartment	2-story Dec. Mod.	C
	516 Roxy Arms	Apartment	3-story Med. Rev.	C
	526 The Sunny	Apartment	2-story Moderne	C
	529,531,533 535 The Cameo	Apartment	2&3-stories Moderne	C
	530,540,550 The Bernstein Apartments	Apartment	2-story Moderne	C
	600 Mark Elliot Apartments	Apartment	2-story Moderne	C

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FIFTEENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	612 Char Lou Apartments	Apartment	2-story Med. Rev.	C
	622 Macaya Apartments	Apartment	2-story Med. Rev.	C
	632,638 Elizabeth Apartments	Apartment	2-story Med. Rev.	C
	640,642,644 (See 1455 Euclid Avenue)	Apartment	2-story Med. Rev.	C
	712,716,718 720,722 Jerome Apartments	Apartment	2-story Dec. Mod.	C
	721,723 Pauline Apartments	Apartment	2-story Dec. Mod.	C
	730,734,738 742 Rapisardi Apartments	Apartment	2-story Dec. Mod. U-plan	C
	741,743,745 747 (See 1501 Meridian Avenue) Reynard Apartments	Apartment	2-story Dec. Med. Rev.	C
	827,829,831 833 (See 1501 Jefferson Avenue) Gen Mar Apartments	Apartment	2-story Dec. Med. Rev. U-shape	C
	832 Barbalene Apts.	Apartment	2-story Dec. Mod.	C
	850 Wasserman Apartments	Apartment	2-story Dec. Mod.	C
	926	Apartment	2-story Med. Rev.	A

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	612 Char Lou Apartments	Apartment	2-story Med. Rev.	C
	622 Macaya Apartments	Apartment	2-story Med. Rev.	C
	632,638 Elizabeth Apartments	Apartment	2-story Med. Rev.	C
	640,642,644 (See 1455 Euclid Avenue)	Apartment	2-story Med. Rev.	C
	712,716,718 720,722 Jerome Apartments	Apartment	2-story Dec. Mod.	C
	721,723 Pauline Apartments	Apartment	2-story Dec. Mod.	C
	730,734,738 742 Rapisardi Apartments	Apartment	2-story Dec. Mod. U-plan	C
	741,743,745 747 (See 1501 Meridian Avenue) Reynard Apartments	Apartment	2-story Dec. Med. Rev.	C
	827,829,831 833 (See 1501 Jefferson Avenue) Gen Mar Apartments	Apartment	2-story Dec. Med. Rev. U-shape	C
	832 Barbalene Apts.	Apartment	2-story Dec. Mod.	C
	850 Wasserman Apartments	Apartment	2-story Dec. Mod.	C
	926	Apartment	2-story Med. Rev.	A

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FIFTEENTH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	932 Coulton Arms Apartments	Apartment	1-story Med. Rev.	C
	1100, 1108, 1112, 1116, 1118, 1120 1122	Retail	1-story Moderne	A

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16th STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	400, 402, 404 406, 408, 410 412	Retail	1-story Com. Block	A
	421, 423 (See 1600 Washington St.)	Retail	1-story Com. Block Moderne	A
	425, 427, 429	Apartment	2-story Moderne	C
	430, 432, 436 440 (See 1575 Drexel Avenue)	Apartment	2-story Med. Rev.	C
	511	Apartment	2-story Med. Rev.	C
	520	Apartment	2-story Med. Rev.	C
	531, 533, 535 537, 539, 541 Penn-Flo Apartments	Apartment	2-story Dec. Internat'l	C
	610	Apartment	2&3-story Dec. Med. Rev.	C
	612	Apartment	2&3-story Dec. Med. Rev.	C
	700 Byla Apartments	Apartment	2-story Dec. Mod.	C
	925, 927, 929 935, 941, 945 Exotic Villas	Apartment	1&2-story Med. Rev.	C
	938 (See 1569 & 1575 Michigan Ave.) Delia	Apartment	2-story Dec. Mod.	C
	1008, 1012	Apartment	1-story Med. Rev.	C

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16th STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	1030, 1032, 1038 1040 (See 1565 Lenox Ave.) Mack Apartments	Apartment	2-story Internat'l	C

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LINCOLN ROAD

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	169 Wolfie's Restaurant Building	Commercial	3-story Moderne	C
	201, 205, 211, 215	Commercial	1-story Moderne	A
	217, 225, 235 Linjay Building	Commercial	3-story Moderne	A
	222, 226, 300, 302 Carib Theatre Building	Commercial Theater	2-story	A
	301, 303 Albion Hotel Building	Hotel	7-story Moderne	C
	305, 307, 309, 311, 315, 319, 321, 325 Albion Office Building	Commercial	4-story Moderne	C
	306, 312, 316, 326 330, 332 Flamingo Theatre Building	Commercial Theater	1-story	A
	340, 344, 350, Lincoln Road Building	Commercial Office	5-story Moderne	C
34, 43	400, 410, 420, 424, 426, 434, 438, 442, 446 Barnett Building (Beach Theater)	Commercial Theater	3, 4, & 5-story Moderne	A
	421, 423, 425 427, 429, 431	Commercial	1-story Com. Block	A
38	455 (see 1655 Drexel Avenue) Lincoln-Drexel Building	Commercial Office	2-story Moderne	A

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LINCOLN ROAD

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
42	500 United Church of Christ	Religious	1-story Span. Col. Rev.	C
	501, 505 Steinberg Building	Commercial Office	2-story Moderne	A
	526, 528, 530	Commercial	2-story Med. Rev.	A
	532, 534, 536, 538, 542, 544, 546	Commercial	1-story Com. Block	A
40	535, 539, 541, 543, 545, 551, <u>553</u> , <u>555</u> , 557 Lincoln Theatre Building	Commercial Office	3&4-story Dec. Mod.	C
	600, 604, 610, 612 Lincoln Road Building	Commercial	2-story Med. Rev.	A
40	601(A), 603, <u>605</u> Lincoln Road Medical Building	Commercial Office	7-story Moderne	C
41	607, 615 The Deli	Commercial	2-story Med. Rev.	C
	618, 620, 622, 626, <u>630</u> , 640, 650, 660, <u>670</u> Lincoln Center Hotel Building	Hotel Commercial	2&3-story Moderne	A
	625, 629, 631	Commercial	1-story Com. Block	A
	635	Commercial	1-story Com.	A
	643, 645	Commercial	2-story Moderne	A

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LINCOLN ROAD

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	700,704,706 708,710,714 700 Lincoln Road Mall	Commercial Office	2-story Moderne	C
	716,718,720	Commercial	1-story Com. Block	A
	726,728,730	Commercial	1-story Com. Block	A
44	738,744 David Alan Building	Commercial	2-story Moderne	A
	800	Commercial	1-story Moderne	C
	801,805,809,811, 815,817,819,821	Retail	1-story Com. Block	A
	825,827,829,831 837,841,845	Commercial	1-story Com. Block	A
	826,828,830, 832,834,836	Commercial	2-story Med. Rev.	A
	846 (See 1641 Jefferson Ave.) Van Dyk Building	Commercial/ Apartment	6-story Med. Rev.	A
	910 Temple King Solomon	Religious	1-story Ital. Ren. Rev.	C
36,37	918,920,922 924,928 Bronston Building	Commercial Office	2-story Dec. Mod.	A
39	919,921,923,925 927-929,933,939 Sterling Building	Commercial Office	2-story Moderne	C
	932,934,938 940,942 940 Lincoln Road Building	Commercial Office	3-story Dec. Mod.	A

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LINCOLN ROAD

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	941,943,945 947	Commercial	1-story Com. Block	A
35	1000,1002,1006 1008,1014 1000 Lincoln Road Building	Commercial Office	2-story Med. Rev.	C
35	1020,1022	Commercial	1-story Com. Block	A
35	1026 1026 Lincoln Road Mall	Office	1-story Neo-Class.	C
	1029,1031	Commercial	1-story Com. Block	A
	1035,1037,1041 1043,1045	Commercial	1-story Moderne	C
35	1036	Office	1-story Com. Block	A
35	1040 Coloney Theatre Building	Entertainment Commercial	1-story Dec. Mod.	A
	1100 Chase Federal S&L Asso. Building	Financial Office	2-story Neo-Class.	C

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19TH STREET

Photo
No.

Address/
Name

Use

Style

Classi-
fication

229

Apartments

2-story
Med. Rev.

C

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20TH STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	110 Sharon Hotel	Hotel	6&7 stories Dec. Mod.	C
	150 Town House Apartments	Apartment	5&6 stories Dec. Mod.	A
	201,205,207 209,211 Scott Building	Retail	1-story Com. Block	A
	305 Fillard Apartments	Apartment	3-story Dec. Mod.	C
	318 Collins Plaza	Apartment	3-story Dec. Mod.	C
	334 Sadigo Court	Apartment	3-story Dec. Med. Rev.	C
	337 Riviera Plaza	Apartment	3-story Ital. Ren. Rev.	C
	435 Copley Terrace	Apartment	2-story Dec. Mod.	C

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21ST STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	214 Wan Fo	Restaurant	1-story Com.	A
16	236 Fillard East Apartments	Apartments	3-story Dec. Mod.	C
16	300 Abbey Hotel	Hotel	3-story Dec. Mod.	C
	318 Ansonia Apartment Hotel	Apartments	2-story Pos. Med. Rev.	A
18	336 (see 2035 Park Avenue) Plymouth Hotel	Hotel	3-story Dec. Mod.	C
	430 Tyler Apartment Hotel	Hotel	3-story Dec. Mod.	C
17	435 Governor Hotel	Hotel	3-story Dec. Mod.	C

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22ND STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	245 The Embers Restaurant	Restaurant	1&2-story Moderne	A
	427 House of Prayer and Praise	Religious	1-story Med. Rev.	A

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23rd STREET

<u>Photo No.</u>	<u>Address/ Name</u>	<u>Use</u>	<u>Style</u>	<u>Classi- fication</u>
	212	Vacant	2-story Med. Rev.	C
	220 Midtown Plaza Hotel	Apartment	7-story Med. Rev.	C
	233, 235, 237			
22	301, 307, 311 313, 315, 317 309 Palm Court Hotel	Apartment	2&3-story Med. Rev.	C

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☒ OTHER (SPECIFY) Recreation Development	
		☐ INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Miami Beach Architectural District is significant because the approximately 125 square block area (bounded by 6th Street on the south, Alton Road on the West, Lincoln Road and 23rd Street on the north and the Atlantic Ocean on the east) contains the largest concentration of the 1920's and 1930's era resort architecture in the United States.¹ More than 800 architecturally significant buildings have been identified² which date from the 25-year period (roughly 1920-1945) when the city of Miami Beach was being promoted and developed as a tropical playground.

Because the south Miami Beach area (i.e., south of the present-day Dade Boulevard) was platted in large subdivisions by three major land companies and developed rather rapidly in two growth spurts (ca. 1920-1927 and 1935-1945) an extraordinary architectural consistency resulted. This uniformity of scale and architectural style has remained largely intact despite the pressures of wholesale development in areas adjacent to the District. The first platting (1912)³ by the Ocean Beach Realty Company (J. N. Lummus) was south of present-day 5th Street and established the city's basic grid pattern of 300 feet by 400 feet blocks subdivided into 50 feet by 140 feet lots separated with a 20 foot right-of-way, (fig. 1). In 1913,⁴ the Ocean Beach Realty Company platted additional land east of Washington Avenue between present-day 6th and 14th Streets while the Miami Beach Improvement Company (formed by the John Collins family) platted an area along the ocean side of the island between present-day 20th and 27th Streets (fig. 2). Subsequent platting in 1914⁵ by the Alton Beach Realty Company (Carl Graham Fisher) completed the area between 14th and 20th Streets along the Atlantic Ocean (fig. 3). That same year (1914)⁶ the Ocean Beach Realty Company platted its "Third Addition" which comprised virtually all of the island south of 14th Street and east of Alton Road (fig. 3). This subdivision of approximately 65 square blocks firmly established the grid which today forms the street pattern of Miami Beach (fig. 4). In 1915 Fisher began his development of Lincoln Road by cutting this important east-west axis through the island's dense mangrove swamps.⁷ It was also in 1915 that Lummus Park was established after the town of Miami Beach purchased a strip of ocean-front property from J. N. Lummus and designated it as a public beach.⁸

(See Continuation Sheet)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 575

UTM REFERENCES

See Continuation Sheet

A	ZONE	EASTING	NORTHING
C	ZONE	EASTING	NORTHING

B	ZONE	EASTING	NORTHING
D	ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dan G. Deibler, Historic Sites Specialist 8 February 1979

ORGANIZATION

DATE

Florida Division of Archives, History and Records Management

STREET & NUMBER

TELEPHONE

Department of State, The Capitol (904) 487-2333

CITY OR TOWN

STATE

Tallahassee

Florida 32304

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Robert Williams, 3/19/79

TITLE State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST *Robert Williams*
DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

DATE

5/14/79

DATE

5/14/79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
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Except for the Original Ocean Beach Subdivision south of 5th Street, these areas and features are what compromise the major portion of the Miami Beach Architectural District.

After the street pattern had been established, it was left to the developers and the architects and builders to determine the fledgling resort's architectural character. Except for well dispersed post- World War II structures, the buildings in the District reflect the two periods of major development -- that of the 1920's and that of the 1930's. These earlier buildings are almost exclusively of the Mediterranean Revival tradition while those of the later period are in the Moderne. Function or use had little to do with stylistic choice; it was largely a matter of the times. The Congregational Church (500 Lincoln Road), the Miami Beach City Hall (1130 Washington Avenue) the Miami Beach Public School (1420 Washington Avenue), the Van Dyk Building (846 Lincoln Road), a residence (800 Washington Avenue), the Amsterdam Palace Apartments (1114-16 Ocean Drive), the Blackstone Hotel (800 Washington Avenue), Espanola Way (400 Block), all date from the 1920's. Their Spanish or Italian Renaissance inspired detailing, e.g., bracketed cornices, balustrades, decorative glazed tiles, wrought iron work, stuccoed wall surfaces, pilasters, quoins and the ubiquitous red tile roofs were all appropriately adapted for the atmosphere of a sun-basked, sea side resort. Much of this atmosphere reflects the influence of Carl Graham Fisher's developmental endeavors after World War I. His efforts were directed toward attracting the established (both financially and socially) individuals⁹ who would be interested in purchasing property (further north on the island) to build their own resort residences much the same as Palm Beach had been developed.

To support this atmosphere, Fisher also promoted the recreational qualities of Miami Beach. By sponsoring such events as sailing regattas and speed boat races and by building polo fields, tennis courts and golf courses, he hoped to further attract the wealthy resident.¹⁰ Today, the one remaining element of his Miami Beach Golf Links (1917) is its former club house (2100 Washington Avenue) now used as a municipal community center. The remainder of the course is occupied by the Miami Beach Convention Center Complex. The Van Dyk Building (846 Washington Avenue), along with several other Mediterranean style buildings attests to his other endeavor in developing Lincoln Road as a commercial street for the seasonal residents.

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Between 1920 and 1930 the population of the town of Miami Beach (incorporated 1915) had grown from a mere 644 to nearly 6,500 permanent residents.¹¹ By 1940, the permanent population had more than quadrupled to 28,000 with an additional 75,000 annual, winter tourists.¹²

This population growth and seasonal tourist expansion is clearly reflected in the second architectural tradition which dominates much of Miami Beach -- that of the Moderne. The restricted economic conditions of the 1930's necessitated less grandiose entrepreneurial endeavors catering to the smaller investor, the diminished income of the seasonal visitor or transient tourist. Many undeveloped lots south of Lincoln Road (originally platted in 1914 by J. N. Lummus) provided the opportune setting. From the beginning, Lummus' promotional policies had been far less restrictive than Fisher's.¹³ Consequently, his lots were smaller, not designed for winter estates but scaled for more modest single-family residences. It appears, however, that little of his tract had been developed and numerous lots stood vacant well into the 1930's. Long after Lummus had divested himself of his land holdings (1919)¹⁴, these fortuitous circumstances facilitated the construction of modestly scaled hotels and apartment buildings. Today, both Ocean Drive and Collins Avenue are lined with these late 1930's seasonal hotels while the area west of Washington Avenue has block-after-block of small-scale 4-to-12 unit apartment buildings.

The architectural style adopted for this new development phase paid no heed to any established historicism. What was adopted seems to have been most strongly influenced by exposition architecture of the 1930's. e.g., the Century of Progress Exposition, Chicago, 1933, and the New York World's Fair, 1939. Although many of the same type buildings -- apartment buildings, office buildings, hotels, government buildings and individual residences continued to be built in the same materials (stuccoed masonry), there was virtually no hint of academically inspired motifs. Architecture had become expressive of mass and form not history. The taller hotels were vertically accented: the Tides (1220 Ocean Drive), the Sharon (110 20th Street), the Sands (1601 Collins Avenue), while the lower buildings were horizontally accented, the Cardozo Hotel (1300 Ocean Drive), the Lincoln Theatre Building (541, 555 Lincoln Road), the Kress Building (1253 Washington Avenue), the Cameo (1445 Washington Avenue).

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Expressive features included grouped windows, projecting sunshades, rounded corners, continuous bands whether incised or reeded, and roof parapets. Ornament became abstract and integrated into the buildings' forms, the Tiffany Hotel (801 Collins Avenue), the Victor Hotel (1144 Ocean Drive), the Berkley Shore (1610 Collins Avenue. Historical associations were obliterated. There was no confusion about the age of the building, a fact which, ironically enough, remains as true today.

No area of the District (see Description) was left untouched by the new architectural form. Between 1936 and 1942 some 25 architects were responsible for the design of almost 75% of the buildings erected in that six year period.¹⁵ With the increase in population and tourist trade (see above), this amounted to a substantial number of new buildings in a relatively brief time. The uniformity of scale and style is remarkable, particularly given the comprehensive nature of the District: it includes residences (both single-family and multiple-unit buildings) as well as commercial buildings, theaters, governmental, educational and recreational facilities and the very important seasonal hotel.

While the philosophies of J. N. Lummus and Carl Graham Fisher were rather different, one promoting exclusiveness, the other inclusiveness, the influences of each have managed to make those first areas of Miami Beach to be developed an unusually cohesive urban resort that was neither centrally planned nor haphazardly built.

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¹Elan I. Zingman, "A Research Report on the Stylistic and Developmental History of the City of Miami Beach," unpublished, 1978, p. 1.

²Survey Data, Dade County Comprehensive Survey, unpublished survey data 1977-78, Metropolitan Dade County Park and Recreation Department.

³Zingman, op. cit., "Chronology of Early Development Patterns on Miami Beach," Addendum 3, p. 61.

⁴Ibid., p. 63.

⁵Ibid., p. 64.

⁶Ibid.

⁷Ibid., p. 66.

⁸Polly Redford, Billion Dollar Sandbar: A Biography of Miami Beach, (New York: E. P. Dutton and Company, Inc., 1970), pp. 27-29.

⁹Zingman, op. cit., p. 67.

¹⁰Redford, op. cit., p. 114.

¹¹Ibid., p. 129.

¹²Arlene R. Olsen, A Guide to the Architecture of Miami Beach, (Miami: Dade Heritage Trust, Inc., 1978), p. 10.

¹³Redford, op. cit., p. 95.

¹⁴Ibid., p. 162.

¹⁵Miami Design Preservation League, "An Architectural Historic Planning Analysis for the City of Miami Beach," unpublished, 1978.

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Township, Range and Section

T53S	R42E	S27	SE	SW
T53S	R42E	S34		
T54S	R42E	S03	NW, NE	

UTM Perimeter

<u>Point</u>	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
A	17	587160	2850800
B	17	586140	2850920
C	17	586100	2852580
D	17	587000	2852600
E	17	587000	2853220
F	17	586880	2853320
G	17	587320	2853600
H	17	587440 ✓ 560	2853480 ✓ 280

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Verbal Boundary Description

- Beginning at a point (A) marking the low tide line of the Atlantic Ocean at the south boundary line of Lummus Park proceed
- Westward along the said south boundary to the southwest corner (B) of Lummus Park, thence
- Northward along the west boundary of Lummus Park to a point (C) opposite the southeast corner of Lot 8, Block 11 (Ocean Beach Addition No. 1), thence
- Westward along the north side of Sixth Street to a point (D) on the west side of Washington Avenue opposite the southwest corner of Lot 11, Block 34 (Ocean Beach Subdivision), thence
- Northward along the west side of Washington Avenue to the northwest corner (E) of the intersection of Washington Avenue and Sixth Street (the southwest corner of Lot 8, Block 47, Ocean Beach Addition No. 3), thence
- Westward along the north side of Sixth Steet to the northwest corner (F) of the intersection of Lenox Court and Sixth Street (the southeast corner of Lot 9, Block 105, Ocean Beach Addition No. 3), thence
- Northward along the west side of Lenox Court to the southwest corner of Lot 5, Block 122 (Lenox Manor Subdivision), thence continuing northward along the rear property lines of Lots 1 through 5, Block 122, Lots 1 through 6, Block 123, and Lots 1 through 6, Block 124 (Lenox Manor Subdivision), to the northwest corner (G) of said Lot 1, Block 124 on the south side of Eleventh Street, thence
- Westward along the south side of Eleventh Street to the northwest corner (H) of Lot 12, Block 124 (Lenox Manor Subdivision), on the east side of Alton Road, thence

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- Northward along the east side of Alton Road to the southwest corner (I) of Lot 10, Block 107 (Ocean Beach Addition No. 3), on the north side of Twelfth Street, thence
- Eastward along the north side of Twelfth Street to the southeast corner (J) of Lot 10, Block 107 (Ocean Beach Addition No. 3), thence
- Northward along the eastern property lines of Lots 10 through 16, Block 107, Lots 9 through 16, Block 108, Lots 13 through 24, Block 109 (Ocean Beach Addition No. 3) and Lots 3 and 4, Block 68 (Lincoln Subdivision), Lots 11 through 20, Block 65 (Commercial Subdivision) to the north side of Sixteenth Street (K) (southeast corner of Lot 18, Block 46, Commercial Subdivision), thence
- Eastward along the north side of 16th Street to the northwest corner (L) of the intersection of 16th Street and Lenox Avenue, thence
- Northward along the west side of Lenox Avenue to the northeast corner (M) of Lot 6, Block 46 (Commercial Subdivision), thence
- Westward along the north boundary line of said property to a point (N) opposite the eastern boundary of Lot 8, Block 46 (Commercial Subdivision), thence
- Northward along the eastern boundary of said property to the north side (O) of Lincoln Road, thence
- Eastward along the north side of Lincoln Road to the northwest corner (P) of the intersection of Lenox Avenue and Lincoln Road, thence
- Northward along the west side of Lenox Avenue to the northeast corner (Q) of Lot 6, Block 39 (Commercial Subdivision), thence

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- Eastward along the north boundary of the properties on the north side of Lincoln Road, Lots 1 through 6, Block 38 (Commercial Subdivision), Lots 1 through 6, Block 37 (Commercial Subdivision), Lot 1, Block 36 (Amended Golf Course Subdivision), Lot 1, Block 35 (Amended Golf Course Subdivision), Lots 1 through 6, Block 1 (Lincoln Road Subdivision "A"), and Lots 1 through 7, Block 3 (Lincoln Road Subdivision "A"), to the northeast corner (R) of Lot 7, Block 3, on the west side of Washington Avenue, thence
- Northward along the west side of Washington Avenue to the north side of the north entrance to Jackie Gleason Drive of the Miami Beach Convention Center (S), thence
- Westward,
Northward
and Westward along the perimeter separating Jackie Gleason Drive and the northeast service area for the Miami Beach Convention Center from the Community Center Buildings at 2100 Washington Avenue, to a point (T) approximately 200 feet from the southwest corner of the Community Center Building, thence
- Northwestly along a line perpendicular to the south side of Collins Canal to a point (U), thence
- Northeastly along the south side of Collins Canal to the west corner (V) of Lot 11, Block 3 (Miami Beach Improvement Company's Ocean Front Property), thence
- Eastward along the north side of 23rd Street to the southwest corner (W) of Lot 9, Block 3 (Miami Beach Improvement Company's Ocean Front Property), thence
- Northward along the west boundary of said lot to the northwest corner (X) of the same, thence
- Eastward along the north boundary line of Lots 1 through 9, Block 3 (Miami Beach Improvement Company's Ocean Front Property) to the east side of Collins Avenue (Y), thence

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Southward along the east side of Collins Avenue to the northeast corner (Z) of the intersection of Collins Avenue and 22nd Street, thence

Eastward along the north side of 22nd Street to the low tide line mark (AA) of the Atlantic Ocean, thence

South following the contour of the low tide line to point of beginning.

WOLF & LUBA MIEDZIGORSKI 843
APT. 6 5
1035 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 2-76

LEO & BELLA REINFELD 843
APARTMENT 7 6
1035 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 11-69

MORRIS & C. FREUNDLICH 843
7
1035 MERIDIAN AVENUE
MIAMI BEACH FLA 33139 4-70

JACK & REGINA KORNFELD 843
APT. 9 8
1035 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 1-78

JEFFROSE INC. 544
% IZZIE SACKS
197 HARLAND ROAD
HAMPSTEAD, QUEBEC, CAN. 10-73

HENRY & REBECCA RAISMAN 545
1
401 WEST 30TH STREET
MIAMI BEACH, FLA. 33140 8-69

PENN ELEVEN CO INC 545
% SAM DORFMAN
1060 PENN AVE
MIAMI BEACH, FL. 33139 10-62

SAM'L M & LILLIAN ABENSON 547
1024 PENNA AVE
MIAMI BEACH FLA 33139 12-52

ISIDOR & ROSE KESSLER 546
APT 154
1501 MIAMI GARDENS DR.
NO MIAMI BEACH, FLA. 33179 6-77

RALPH & BESSIE LEFSKY 550
APT. 1
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

SANTIAGO HERNANDEZ 548
1020 PENNA AVENUE
MIAMI BEACH, FLA. 33139 12-73

IRVING & CLARA S. KAHN 550
APT. 3 2
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

BEATRICE SACHS L E 550
APT. 2 1
1004 PENN. AVENUE

LOUIS PALATNICK 550
APT. 4 3
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -75

DOROTHY YUDIN 550
APT. 6 5
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

ROSALINE HOLZMAN 550
APT. 8 7
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

MORRIS & CLARE COLLIN 550
APT. 10 9
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

ESTHER BUCHMAN 550
APT. 12 11
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

SIMON & ESSIE WILENSKY 550
APT. 15 13
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

REBECCA BANGILSDORF 550
APT. 17 15
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

FANNIE DAVIDOFF 550
APT. 19 17
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

MIRIAM NEUSTEIN 550
APT. 5 4
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

LOUIS & BELLA GREENBAUM 550
APT. 7 6
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

LENA GOODMAN 550
APT. 9 8
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

LEAH NOTKIN L E 550
APT. 11 10
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

BENNY & SONIA HIRSH 550
APT. 14 12
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

SAM & BELLA FREIMAN 550
APT. 16 14
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

BEATRICE KORNFIELD 550
APT. 18 16
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

LOUIS & SARAH FRIEDLAND 550
APT. 20 18
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

ESTHER WERTHEIM 550
APT. 21 19
1004 PENN. AVENUE
MIAMI BEACH, FLA. 33139 -74

MOSHE & TONIA HOFF 552
1011 EUCLID AVE, APT 10
MIAMI BEACH, FL. 33139 7-77

BERNARD KESSLER 553
2112 ALTON ROAD
MIAMI BEACH, FLA. 33139 9-68

GEORGE J. & ROSE RACHLIN 555
ET AL
6821 S.W. 147TH AVE NO 3G
MIAMI, FLA. 33193 8-56

VIRGINIA MANOR CORP 557
% LEON REINERMAN
2371 COLLINS AVE
MIAMI BEACH FLA 33139

MARY GALPERN 479
1250 DREXEL AVE
MIAMI BEACH FLA 33139 2-57

SAMMY NEZWADOWITZ 481
231 - 11TH STREET
MIAMI BEACH, FLA. 33139 4-76

DA-LAU ENTERPRISES INC 483
% BERNARD ROTHFELD
4699 N STATE RD 7
FI LAUDERDALE, FLA. 10-76

DAVID & HAICA FELDMAN 551
APT. 901
1020 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 2-69

MOSHE & TONIA HOFF 552
1011 EUCLID AVE. 10
MIAMI BEACH, FLA. 33139 7-77

TRAIAN N. & NADEJDA GOLEA 554
3139 N.W. 33RD STREET
MIAMI, FLA. 33142 10-75

ESTHER GLICKMAN 556
APT. 1
1043 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -73

LOUIS & ESTHER WEINSTEIN 478
1260 DREXEL AVENUE
MIAMI BEACH, FLA. 33139 5-74

MICHAEL NOCIE ET AL 480
1308 DREXEL AVENUE
MIAMI BEACH, FLA. 33139 3-74

SOL WEINBROT 482
1242 DREXEL AVE
MIAMI BEACH FLA 33139 10-67

ISIDORE & D. LANGLEIBEN 484
19820 NE 10TH PLACE
NO. MIAMI BEACH FLA 33162 6-70

STANLEY & MARY SZOZEPANSKI 485
1201 PENNA AVE
MIAMI BEACH FLA 33139 2-51

ELEANOR FOSTER 487
1219 PENNSYLVANIA AVE
MIAMI BEACH FLA 33139 -59

ALAN ESON 486
% 1211 PENNA. APTS.
1329 COLLINS AVENUE APT. 3R
MIAMI BEACH, FLA. 33139 7-74

SIDNEY S & PAULINE W ROSS 488
APT 1
1231 PENN AVE
MIAMI BEACH FLA 33139 10-67

ADOLPH SCHWARTZ & 488
SARAH SCHWARTZ 1
APT 2, 1231 PENN AVE
MIAMI BEACH FLA 33139 12-64

MEYER & ROSE YELLIN 488
APT 3 2
1231 PENNA AVE
MIAMI BEACH FLA 33139 1-66

✓ BEATRICE WEINER 488
APT 4 3
1231 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139 9-77

SIMCHO GLEZER 488
4
1231 PENNSYLVANIA AVE. APT. 5
MIAMI BEACH FLA. 33139 1-78

LOUIS & DORA HECHLER 488
APARTMENT - 6 5
1231 PENNSYLVANIA AVENUE
MIAMI BEACH, FLORIDA 33139 10-69

SAMUEL & RUTH KOENIG 488
APT 7 6
1231 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139 8-77

LOUIS & ESTHER KOFSKY 488
APT. 8 7
1231 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 4-70

SARAH POLSKY 488
APT 9 8
1231 PENNA AVE
MIAMI BEACH FLA 33139 12-64

IRVING & ROSE ELLIS 488
APT 10 9
1231 PENN AVE
MIAMI BEACH FLA 33139 6-65

HARRY & GUSSIE DROPKIN 488
10
1231 PENN. AVE.
MIAMI BEACH, FLA. 33139 -66

ISIDORE & ROSE SPERLING 488
APT 12 11
1231 PENNA AVE
MIAMI BEACH FLA 33139 2-65

SAMUEL & BETTY BYCK 489
APT. 2-B 1
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

HYMAN & RITA FUSS 489
APT. 2-D 3
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

MORRIS & FLORENCE GUNN 489
APT. 2-C 2
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 6-71

JACK & TOBA MALAYUD 489
APT. 3-A 5
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 1-70

EFRAIM & SIPORA ROSENTHAL 489
APT. 2-E 4
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

FEYGA PAKENTREGER 489
APT. 2-A
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 1-70

MORRIS WEITZBERG 489
APT 3C 7
1235 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139 7-77

STANLEY WINTER 489
9
4740 N. 36TH COURT
HOLLYWOOD, FLA. 33021 4-75

CHARLES & MINNIE MINUCK 489
APT. 4-C 11
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 1-70

EVELYN KLEINBERG 489
APT. 4-E 13
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 1-70

LOUIS & SARA FUSS 489
APT. 5-B 15
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

SOL CHAIKIN 489
17
11 PIONEER BLVD.
HUNTINGTON STA., N.Y. 11743 8-73

VALENCIA HOTEL INC. 491

1255 PENNSYLVANIA AVE.
MIAMI BEACH, FLA. 33139 12-74

IDA CIKLIN 489
APT. 3-B 6
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 1-70

KATE ARKIS 489
APT. 3-D 8
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 1-70

WILLIAM & BERTHA COHEN 489
APT. 4-B 10
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

SAMUEL & ROSE ROSEN 489
APT. 4-D 12
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

LOLA GOLDBERG 489
LOUIS GITELMAN 14
1235 PENNSYLVANIA AVE.
MIAMI BEACH, FL. 33139 11-77

CECIL & SARAH MELTZ 489
APT. 5-C 16
1235 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 2-70

PENN-TWELVE CORP. 490
4466 PRAIRIE AVE.,
MIAMI BEACH, FLA. 33140 2-73

WASHINGTON FEDERAL SVGS & 427
LOAN ASSN OF MIAMI BEACH THRU
1701 MERIDIAN AVE 429
MIAMI BEACH FLA 33139 7-62

WASHINGTON FED SVGS & LOAN 430
 ASSN OF MIAMI BEACH
 1701 MERIDIAN AVE
 MIAMI BEACH FLA 33139 11-60

CITY OF MIAMI BEACH 364
 THRU 366
 6-52

DAVID & SADIE NEILINGER 369
 % WEBSTER HOTEL
 1220 COLLINS AVE.,
 MIAMI BEACH, FLA. 33139 1-39

P.M. ENTERPRISES, INC. 371
 % MELNICK
 675 N.E. 174TH STREET
 NO MIAMI BEACH, FL. 33162 11-77

JOHN Z. BRANDT ET AL 372
 D-B-A-PIX REALTY CO. 1
 1481 BROADWAY
 NEW YORK, N.Y. 10036 9-75

LESLIE HOTEL CORPORATION 297
 1244 OCEAN DRIVE
 MIAMI BEACH, FLA. 33139 11-69

SARA HARRIS 301
 P O BOX 4
 MIAMI BEACH FLA 33139 12-55

RUDOLF & HELEN MOLNAR 303
 1221 COLLINS AVE
 MIAMI BEACH FLA 33139 10-68

JEFFRY APTS. 431
 % LORBER & GREENBERG 432
 1215 DREXEL AVENUE 433
 MIAMI BEACH, FLA. 33139 7-63

NORBERTO PINO 367
 1238 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 11-74

DAVID NEILINGER 370
 745 N E 178TH TERR
 NO MIAMI BEACH FLA 2-40

G & K PROPERTIES INC. 372
 % S. H. KRESS & CO.
 730 - 5TH AVENUE
 NEW YORK, N.Y. 10019 1-64

FRED F. BRENNER 296
 2451 BRICKELL AVENUE
 MIAMI, FLA. 33129 3-54

ALBERT SCHONKETTER ET AL 298
 &
 1236 OCEAN DRIVE 299
 MIAMI BEACH FLA 33139 10-50

SENIOR HOTEL CORP 302
 1201 COLLINS AVE
 MIAMI BEACH FLA 33139 2-47

MAX & ELSE MAISEL 304
 1225 COLLINS AVE
 MIAMI BEACH FLA 33139 9-46

✓ JOHN HERZBERG ET AL 305

✓ 1233-37 COLLINS AVENUE 7-73
MIAMI BEACH, FLA. 33139

K & S MANAGEMENT, INC. 307

1255 COLLINS AVENUE 12-77
MIAMI BEACH, FL. 33139

CITY OF MIAMI BEACH 467

12-58

JACK & LUCY HARRIS, ET AL 470

1228 WEST AVE APT 903 3-77
MIAMI BEACH, FLA. 33139

LEN-MAR BLDG. CORP. 472

1101 PENNSYLVANIA AVE., 12-69
MIAMI BEACH, FLA. 33139

SOPHIE FARKAS 474

LORI A. RUTKIN
815 W. DI LIDO DR.
MIAMI BEACH, FL. 33139 11-77

ROSE & SAM GOLD 476

1137 PENN AVE 4-54
MIAMI BEACH FLA 33139

CITY OF MIAMI BEACH 434

K & S MANAGEMENT, INC. 306

1255 COLLINS AVENUE
MIAMI BEACH, FL. 33139 12-77

SHELDON & ANNETTE WILLIS 466

1230 N.W. 187TH ST
MIAMI, FLA. 33169 12-76

HARRY RAISMAN 468

POLA TEPPERMAN &

401 W. 30TH ST., 469

MIAMI BEACH, FLA. 33140 10-72

DUIS & EDITH WIGODA 471

1110 DREXEL AVE.

MIAMI BEACH, FLA. 33139 4-77

LEN-MAR BLDG. CORP. 473

1115 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 12-69

JORGE CUELLAR 475

SUITE 304

711 N.W. 23RD AVENUE

MIAMI, FLA. 33125 9-75

SHELDON & ANNETTE WILLIS 477

1230 N.W. 187TH ST

MIAMI, FLA. 33169 12-76

7329 NORTH MIAMI AVF., INC. 373

426 MICHIGAN AVE.,

MIAMI BEACH, FLA. 33139 6-76

OCEAN REEF APTS. INC.	374	OCEAN REEF APTS. INC.	375
% MRS. BLUMA ZAIAS		% MRS. BLUMA ZAIAS	
1136 COLLINS AVENUE		1130 COLLINS AVENUE	
MIAMI BEACH FLA 33139	11-64	MIAMI BEACH FLA 33139	
PRIMROSE HOTEL ASSOC. INC.	376	DEL RIO HOTEL CORP.	377
1120 COLLINS AVENUE		1100 COLLINS AVE	
MIAMI BEACH, FLA. 33139	7-73	MIAMI BEACH FLA 33139	12-64
WASHINGTON FEDERAL SAVINGS	378	ANDREW & LILLIAN MANDEL	379
& LOAN ASSOCIATION OF M.B.	& 380	% APT 812	
1701 MERIDIAN AVENUE		2655 COLLINS AVE	
MIAMI BEACH, FLA. 33139	10-73	MIAMI BEACH, FLA. 33140	3-73
		ANDREW & LILLIAN MANDEL	381
		% APT 812	
		2655 COLLINS AVE	
		MIAMI BEACH, FLA. 33140	3-73
		COT CORP.	383
		% GEORGE G. WHITNEY	
		1 LINCOLN ROAD BLDG. RM 221	
		MIAMI BEACH, FLA. 33139	7-72
COT CORP.	382	TRIPLE H. CORP.	287
% GEORGE G. WHITNEY		1144 OCEAN DRIVE	
1 LINCOLN ROAD BLDG. RM 221		MIAMI BEACH, FLA. 33139	10-73
MIAMI BEACH, FLA. 33139	7-72	JORGE & DIOSDADA CUELLAR	289
COT CORP. LESSEE	384	1126 OCEAN DRIVE	
% GEORGE G. WHITNEY		MIAMI BEACH, FLA. 33139	3-76
1 LINCOLN ROAD		HELEN T. GELLER	291
MIAMI BEACH, FLA. 33139	7-77	1100 OCEAN DR.,	
TRIPLE H. CORP.	288	MIAMI BEACH, FLA. 33139	4-76
1144 OCEAN DRIVE			
MIAMI BEACH, FLA. 33139	10-73		
MURIEL COHEN, TRUSTEE	290		
6740 N.W. 37TH COURT			
MIAMI, FL. 33142	6-77		

		PALMER HOUSE HOTEL CORP.	293
		1119 COLLINS AVE	
		MIAMI BEACH, FL. 33139	12-77
SHLOFAR CORP	292		
1111 COLLINS AVE		STANDARD OIL CO., INC	295
MIAMI BEACH FLA 33139	7-53	OF KENTUCKY	
		1155 COLLINS AVE	
		MIAMI BEACH FLA 33139	5-67
MURRAY & SHONNA ABRAMSON	294		
1131 COLLINS AVE.,		HERMAN JUNIOR CORPORATION	453
MIAMI BEACH, FLA. 33139	6-71	1040 DREXEL AVENUE	
		MIAMI BEACH FLA 33139	5-69
NOROE CORP.	452		
1050 DREXEL AVENUE		DAVID & HAYA FREEDMAN	455
MIAMI BEACH, FLA. 33139	12-75	1030 WASHINGTON AVENUE	
		MIAMI BEACH, FLA. 33139	11-41
1036 DREXEL, INC.	454		
% POLA TEPERMAN		CITY OF MIAMI BEACH	457
4015 ROYAL PALM AVE			2
MIAMI BEACH, FLA. 33140	5-77		458
			5-50
LESER & MARIA RAPAPORT	456		
1020 WASHINGTON AVE		MORRIS KRIFTCHER ET AL	460
MIAMI BEACH FLA 33139	7-66	% A. WILDER B3	
		1357 COLLINS AVENUE	
		MIAMI BEACH, FLA. 33139	10-72
MORRIS & DOROTHY SILVERSTEIN	459		
6010 PINE TREE DRIVE		EUGENE & EVA MUHLRAD	462
MIAMI BEACH, FLA. 33140	4-74	1304 EUCLID AVENUE	
		MIAMI BEACH, FLA. 33139	5-73
MATILDA NORMAN	461		
1027 PENNA AVENUE		REGINA HALPERIN	464
MIAMI BEACH FLA 33139	7-64	1055 PENNSYLVANIA AVENUE	
		MIAMI BEACH, FLA. 33139	12-64
VIRGINIA HART	463		
1572 CHEROKEE ROAD			
LOUISVILLE, KENTUCKY 40205	4-77		
PHILIP & NELLIE LUX	465		

550 11TH ST Miami Beach, FL 33139

EDWARD & BERNICE STAUBER
3135 ROYAL PALM AVENUE
MIAMI BEACH, FLA. 33140 854 11-70

ELIZABETH SCHWARTZ & SARA SCHWARTZ
600 12TH STREET
MIAMI BEACH FLA 33139 533 10-58

HENIEK & LUISA SOSINSKI
1130 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 535 12-69

ISIDOR & ROSE KESSLER
APT 154
1501 MIAMI GARDENS DR.
NO. MIAMI BEACH, FLA. 33179 537 5-77

CECIL & SARAH MELTZ
1358 PENNSYLVANIA AVE.
MIAMI BEACH, FLA. 33139 539 12-70

ALFREDO & ESTHER BEHAR ET AL
305 N COCONUT LANE.
MIAMI BEACH, FLA. 33139 541 9-72

SAM APPEL
822 - 86TH STREET
MIAMI BEACH, FL. 33141 543 10-77

EDWARD & BERNICE STAUBER
3135 ROYAL PALM AVENUE
MIAMI BEACH, FLA. 33140 855 11-70

ALBERT & ROSE ASTER
SOLOMON & MILDRED STEINBOOK
3121 SHERIDAN AVE
MIAMI BEACH, FLA. 33140 534 7-76

LEE YOSKOWITZ
2780 N.E. 183RD ST.
NO. MIAMI BEACH, FLA. 33160 536 8-72

BILL & VEDA GRUBER
601 11TH STREET
MIAMI BEACH FLA 33139 538 12-64

HATNA APTS., INC.
% HARRY SCHNARCH
920 PENNSYLVANIA AVE., APT. 4
MIAMI BEACH, FLA. 33139 540 1-72

EVA EPSTEIN
1245 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139 542 8-77

SAMUEL & BERTHA STOFFER 847
30

1150 EUCLID AVE
MIAMI BEACH FLA 33139 8-65

IRVING & BESSIE FEDERGREEN 847
31

1150 EUCLID AVE
MIAMI BEACH FLA 33139 9-65

ABRAHAM & ETHEL DORFMAN 847
32

% APT 310
1150 EUCLID AVE
MIAMI BEACH, FLA. 33139 9-76

AARON & PAULA LASOCKI 847
33

% APT 311
1150 EUCLID AVE
MIAMI BEACH, FLA. 33139 4-76

THOMAS & ANNA ANDON 847
34

1150 EUCLID AVE
MIAMI BEACH FLA 33139 9-65

DILADORS PARTNERSHIP LTD. 848

1055 PENNSYLVANIA AVE.
MIAMI BEACH, FLA. 33139 6-73

JOSEPH OKUN & 850
SINA OKUN

1200 ALTON ROAD
MIAMI BEACH, FLA. 33139 11-73

MAX PULMER 852

MIRIAM PULMER
1741 S.W. 82ND PLACE
MIAMI, FLA. 33155 8-72

LILLIAN PERETZMAN, TRUSTEE 849

6855 S.W. 63RD STREET
MIAMI, FL. 33143 9-77

MAX PULMER 851

MIRIAM PULMER
1741 S.W. 82ND PLACE
MIAMI, FLA. 33155 8-72

JACK SEGAL & RUTH WEINER 853

1125 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 8-68

CELIA SHAPIRO, ET AL	847	BEN & LENA LEVINE	847
	22		24
1150 EUCLID AVE APT 212		1150 EUCLID AVENUE NO 302	
MIAMI BEACH, FLA. 33139	12-67	MIAMI BEACH, FLA. 33139	1-78
ANNIE TRACHTENBERG	847		
	23		
1150 EUCLID AVE			
MIAMI BEACH, FLA. 33139	12-65		
JOHN J. & MARY HANDEL	847		
	25		
1150 EUCLID AVE. APT 303			
MIAMI BEACH, FLA. 33139	4-77		
DAVID & FANNIE WEBER	847		
APT 304	26		
1150 EUCLID AVE.			
MIAMI BEACH, FLA. 33139	5-77		
MORRIS A. & BELLA SPINDEL	847		
	27		
1150 EUCLID AVENUE			
MIAMI BEACH, FLA. 33139	6-75		
MICHAEL & MARY SZTYGE	847		
	28		
1150 EUCLID AVENUE			
MIAMI BEACH, FLA. 33139	12-73		
GEZA & AURELIA ABRAHAM	847		
	29		
1150 EUCLID AVE			
MIAMI BEACH FLA 33139	8-65		

RUBIN & DORA ROSE 847
14
1150 EUCLID AVE
MIAMI BEACH FLA 33139 9-65

RUBIN & IDA WEXLER 847
15
APT. 205
1150 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 5-74

SARAH WEISS TRUSTEE 847
16
1150 EUCLID AVE
MIAMI BEACH FLA 33139 11-65

ELIAS & SONIA LITMAN 847
17
1150 EUCLID AVENUE
MIAMI BEACH FLA 33139 4-69

ROSE SOLOWAY 847
18
1150 EUCLID AVENUE
MIAMI BEACH FLA 33139 6-69

MURIEL LIEBHOFER 847
19
1150 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 6-75

MARIE DAVIS 847
20
1150 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 10-65

RALPH & FRIEDA WEINER 847
21
1150 EUCLID AVE
MIAMI BEACH FLA 33139 10-65

ROSE LAKOVICH
650 PENN. AVE. APT 22
MIAMI BEACH, FLA. 33139

601
&
602-21
10-72

ESTHER ROSENTHAL &
JACK BAROUK
650 PENN. AVE. APT 24
MIAMI BEACH, FLA. 33139

601
&
602-23
10-72

TILLIE ZEIDENSTEIN
APT. 26
630 PENNSYLVANIA AVE.
MIAMI BEACH, FLA. 33139

601
& 602
25
10-72

HARRY & MINNIE LANGMAN
APT. 28
650 PENN. AVENUE
MIAMI BEACH, FLA. 33139

601
&
602-27
6-75

SAMUEL &
SARAH APPEL
650 PENN. AVE. APT 30
MIAMI BEACH, FLA. 33139

601
&
602-29
10-72

ISRAEL & IDA BROCK
APT. 32
640 PENN. AVENUE
MIAMI BEACH, FLA. 33139

601
& 602
31
10-72

FANNY-BERLIN
APT. 34
640 PENNSYLVANIA AVENUE
MIAMI BEACH, FLA. 33139

601
&
602-33
-74

JACK &
LILLIAN FRIEDLER
650 PENN. AVE. APT 36
MIAMI BEACH, FLA. 33139

601
&
602-35
10-72

ABRAHAM &
SOPHIE ZENICK
650 PENN. AVE. APT 23
MIAMI BEACH, FLA. 33139

601
&
602-22
10-72

D. KESSLER &
E. GOLDBERG
650 PENN. AVE. APT 25
MIAMI BEACH, FLA. 33139

601
&
602-24
10-72

FRIEDA BELITCH
650 PENNSYLVANIA AVE.
APT. 27
MIAMI BEACH, FLA. 33139

601
& 602
26
10-72

DORA REITER
650 PENN. AVE. APT 29
MIAMI BEACH, FLA. 33139

601
&
602-28
10-72

ABRAHAM KLEIN
APT. 31
640 PENNSYLVANIA AVENUE
MIAMI BEACH, FLA. 33139

601
&
602-30
1-74

✓ ISADORE WALDMAN
APT. 33
650 PENN. AVENUE
MIAMI BEACH, FLA. 33139

601
& 602
32
10-72

✓ MAX & CECILIA HALPERT
APT 35
650 PENNSYLVANIA AVE.
MIAMI BEACH, FL. 33139

601
& 602
34
10-72

ROBERT &
HELEN KRAVITZ
650 PENN. AVE. APT 37
MIAMI BEACH, FLA. 33139

601
&
602-36
10-72

WILLIAM & ETTA SUSWEIN	3031	MORRIS & JULIA LINSEY	3031
APT. 5-H	THRU 3033	APT. 5-J	THRU 3033
1750 JAMES AVE.,	29	1750 JAMES AVE.,	30
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	-71
ITZCHAK & DORA GOLDBERG	3031	JACK & LILLY STEINFELD	3031
APT. 5-K	THRU 3033	APT. 5-L	THRU 3033
1750 JAMES AVENUE	31	1750 JAMES AVE.,	32
MIAMI BEACH, FLA. 33139	5-73	MIAMI BEACH, FLA. 33139	-71
1750 JAMES CORP.	3031	PHILIP &	3031
APT. 6-A	THRU 3033	PAULINE GLASSEL	THRU 3033
1750 JAMES AVE.,	33	1750 JAMES AVE. APT 6-B	34
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	7-72
DAVID & JEAN ZABEN	3031	JOSEPH & HELEN SOBEL &	3031
APT. 6-C	THRU 3033	RONALD SOBEL	THRU 3033
1750 JAMES AVE.,	35	10 WEST 47TH ST.,	36
MIAMI BEACH, FLA. 33139	-71	NEW YORK, N.Y. 10036	9-72
DAVID & JEAN ZABEN	3031	RENEE PORTUGUES GELMAN	3031
APT. 6-D	THRU 3033	APT. 6-F	THRU 3033
1750 JAMES AVE.,	37	1750 JAMES AVE.,	38
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	-71
YETTA KLEIN	3031	MILDRED FEINBERG	3031
APT. 6-G	THRU 3033	ESTHER WARPOFF	THRU 3033
1750 JAMES AVENUE	39	1750 JAMES AVE., APT. 6-H	40
MIAMI BEACH, FLA. 33139	4-75	MIAMI BEACH, FLA. 33139	-71
BERNARD & MILDRED COHEN	3031	MARTIN FEINSTEIN	3031
APT. 6-J	THRU 3033	APT. 6-K	THRU 3033
1750 JAMES AVE.,	41	1750 JAMES AVENUE	42
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	3-73
HARRY & RACHEL KAPLAN	3031	Jehiel & ETTA GREENWOOD	3031
APT. 6-L	THRU 3033	APT. 7-A	THRU 3033
1750 JAMES AVENUE	43	1750 JAMES AVE.,	44
MIAMI BEACH, FLA. 33139	2-75	MIAMI BEACH, FLA. 33139	-71

CECELIA SHERMAN 3031
APT. 7-B THRU 3033
1750 JAMES AVE., 45
MIAMI BEACH, FLA. 33139 -71

JOSEPH & ANNA OSTROFSKY 3031
APT. 7-D THRU 3033
1750 JAMES AVE., 47
MIAMI BEACH, FLA. 33139 -71

ABRAHAM & 3031
ROSE EBEKOWITZ THRU 3033
1750 JAMES AVE., APT. 7-F 49
MIAMI BEACH, FLA. 33139 -71

BEN & MILDRED KANTER 3031
APT. 7-H THRU 3033
1750 JAMES AVE., 51
MIAMI BEACH, FLA. 33139 -71

ISAAC GARNICK 3031
SARA GARNICK THRU 3033
1750 JAMES AVENUE APT. 7-K 53
MIAMI BEACH, FLA. 33139 6-73

BARNEY & 3031
ESTHER MELAMED THRU 3033
1750 JAMES AVE., APT. 8-A 55
MIAMI BEACH, FLA. 33139 -71

RAPHAEL JUDIN 3031
APT. 8-C THRU 3033
1750 JAMES AVE., 57
MIAMI BEACH, FLA. 33139

MORRIS & MOLLIE BUCKLER 3031
APT. 8-E THRU 3033
1750 JAMES AVE., 59
MIAMI BEACH, FLA. 33139 -71

✓ RUTH SEMELISKY 3031
APT. 7-C THRU 3033
1750 JAMES AVENUE 46
MIAMI BEACH, FLA. 33139

✓ MURRAY & RACHEL DUVDIVANY 3031
APT. 7-E THRU 3033
1750 JAMES AVENUE 48
MIAMI BEACH, FLA. 33139 4-73

ROBERT, JACK & 3031
HENRY AETMAN THRU 3033
1750 JAMES AVE., APT. 7-G 50
MIAMI BEACH, FLA. 33139 -71

DORA GELEWITZ 3031
APT. 7-J THRU 3033
1750 JAMES AVE., 52
MIAMI BEACH, FLA. 33139 -71

MORRIS & ANNIE LEVITT 3031
APT. 7-E THRU 3033
1750 JAMES AVE., 54
MIAMI BEACH, FLA. 33139 2-72

BEN & SOPHIE SINGER 3031
APT. 8-B THRU 3033
1750 JAMES AVE., 56
MIAMI BEACH, FLA. 33139 2-72

MAX & JEAN KLEIMAN 3031
APT. 8-D THRU 3033
1750 JAMES AVE., 58
MIAMI BEACH, FLA. -71

CECELIA KRAMARDSKY 3031
GAISINSKY THRU 3033
1750 JAMES AVE., APT 8-F 60
MIAMI BEACH, FLA. 33139 -71

FRED & IRENE BLUMHOF 3031
APT. 8-G THRU 3033
1750 JAMES AVENUE 61
MIAMI BEACH, FLA. 33139 10-74

BELLE LAURIE 3031
APT. 8-J THRU 3033
1750 JAMES AVE., 63
MIAMI BEACH, FLA. 33139 -71

LOUIS & DORIS SILVER 3031
APT. 8-E THRU 3033
1750 JAMES AVENUE 65
MIAMI BEACH, FLA. 33139 7-73

YETTA KLAPPER 3031
APT. 9-B THRU 3033
1750 JAMES AVE., 67
MIAMI BEACH, FLA. 33139 4-72

JACOB & MIRIAM NIRENBERG 3031
APT. 9-B THRU 3033
1750 JAMES AVE., 69
MIAMI BEACH, FLA. 33139 -71

JAIME & PERLA WAINBERG 3031
APT. 9-E THRU 3033
1750 JAMES AVE., 71
MIAMI BEACH, FLA. 33139 11-72

BERNICE GOLDENBERG 3031
LILLIAN KAMEN THRU 3033
1750 JAMES AVENUE APT. 9-H 73
MIAMI BEACH, FLA. 33139 1-76

JULIAN & ADELA LUCIA FELD 3031
APT. 9-K THRU 3033
1750 JAMES AVE., 75
MIAMI BEACH, FLA. 33139 3-72

WILLIAM CIRELLI 3031
APT. 8-H THRU 3033
1750 JAMES AVE., 62
MIAMI BEACH, FLA. 33139 -71

LAUZER & CHANA PERELMUTER 3031
APT. 8-K THRU 3033
1750 JAMES AVENUE 64
MIAMI BEACH, FLA. 33139 5-73

1750 JAMES CORP. 3031
APT. 9-A THRU 3033
1750 JAMES AVE., 66
MIAMI BEACH, FLA. 33139 -71

SYDEL SCHOENFELD 3031
GERTRUDE PALMIS THRU 3033
1750 JAMES AVE., APT. 9-C 68
MIAMI BEACH, FLA. 33139 -71

MARTIN I. BRESLER 3031
APT. 9-E THRU 3033
1750 JAMES AVE. 70
MIAMI BEACH, FLA. 33139 -71

NAOMI S. TIRSCHWELL 3031
APT. 9-G THRU 3033
1750 JAMES AVE. 72
MIAMI BEACH, FLA. 33139 -71

SAMUEL J. GROSSMAN 3031
APT. 9-J THRU 3033
1750 JAMES AVE., 74
MIAMI BEACH, FLA. 33139 5-72

1750 JAMES CORP. 3031
APT. 9-L THRU 3033
1750 JAMES AVE., 76
MIAMI BEACH, FLA. 33139 -71

NORMAN & LEE FISHMAN	3031	JACOB & VERA DYMAN	3031
APT. 10-A	THRU 3033	APT. 10-B	THRU 3033
1750 JAMES AVE.,	77	1750 JAMES AVE.,	78
MIAMI BEACH, FLA. 33139	3-72	MIAMI BEACH, FLA. 33139	3-72
HELEN POLLOCK	3031	CAROLYN ZAJAC	3031
IDA WESSEL	THRU 3033	APT. 10-D	THRU 3033
1750 JAMES AVE., APT. 10-C	79	1750 JAMES AVENUE	80
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	3-72
MURRAY STERNIN	3031	ALEJANDRO &	3031
APT. 10-E	THRU 3033	JULIA BOULLON	THRU 3033
1750 JAMES AVE.,	81	1750 JAMES AVE., APT. 10-F	82
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	-71
JENNIE COHEN	3031	IRVING ZELTON	3031
APT. 10-G	THRU 3033	APT. 10-H	THRU 3033
1750 JAMES AVE.,	83	1750 JAMES AVE.,	84
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	-71
IRVING KANE	3031 THRU	JOSEPH & BELLA MILRAD	3031
APT. 10-J	THRU 3033-85	APT. 10-K	THRU 3033
1750 JAMES AVE.		1750 JAMES AVE.,	86
MIAMI BEACH, FLA. 33139	4-77	MIAMI BEACH, FLA. 33139	3-72
1750 JAMES CORP.	3031	RUDY & IRENE SLANINKA	3031
APT. 10-L	THRU 3033	APT. PH-E	THRU 3033
1750 JAMES AVE.,	87	1750 JAMES AVE.,	88
MIAMI BEACH, FLA. 33139	-71	MIAMI BEACH, FLA. 33139	11-72
EDWARD J. MIRRELLI	3031	IRVING &	3034-35
APT. PH-F	THRU 3033	BENNETT, SCHWARTZ ET AL	
1750 JAMES AVE.,	89	623 NO. WOOD AVENUE	
MIAMI BEACH, FLA. 33139	3-72	LINDEN, N.J. 07036	3-76
MILTON & HELEN GELLER	3034-35	BERT S. & GERTRUDE SIMON	3034 &
APT 2B	1	APT. 2-C	3035-2
1776 JAMES AVE		1776 NJAMES AVE.	
MIAMI BEACH FLA 33139		MIAMI BEACH, FLA. 10040	10-74

MIRIAM GREEN 3034-35
APT. 2D 3
1776 JAMES AVENUE
MIAMI BEACH FLA 33139 4-67

HARVEY & GWENDOLYNE TENDLER 3034-35
1776 JAMES AVE. APT 2F 5
MIAMI BEACH FLA 33139 9-67

LILLIAN RATTNER L.E. 3034-35
APT 39A 7
1776 JAMES AVE.,
MIAMI BEACH, FLA. 33139 8-74

JOSEPH & VICTORIA NAHOUM 3034-35
APT. 3C 9
1776 JAMES AVE.,
MIAMI BEACH, FLA. 33139

MOLLIE M. KUTLER 3034-35
APT 3E 11
1776 JAMES AVE
MIAMI BEACH FLA 33139

JULIUS & BLANCHE FEINBLATT 3034-35
1776 JAMES AVE. APT. 3-G 13
MIAMI BEACH, FLA. 33139 4-75

ALBERT & BERTHA POMPER 3034
APT. 42B & 3035-15
1776 JAMES AVE.
MIAMI BEACH, FLA. 33139

BORIS & SARAH JENKINS 3034-35
APT 4D 17
1776 JAMES AVE
MIAMI BEACH FLA 33139

GERTRUDE R. MILLER 3034-35
APT. 2E 4
1776 JAMES AVE
MIAMI BEACH FLA 33139

ARON & SARA MONCARZ 3034-
APT. 2-G & 3035
1776 JAMES AVE. 6
MIAMI BEACH, FLA. 33139

NATHAN & RACHEL SCHWARTZ 3034-35
APT 3B 8
1776 JAMES AVE
MIAMI BEACH FLA. 33139 5-67

ABRAHAM & IDA LICHENSTEIN 3034-35
APT. 3-D 10
1776 JAMES AVENUE
MIAMI BEACH, FLA. 33139 -75

✓ SYLVIA SPILKE, ET AL 3034 & ---
APT. 3F
1775 JAMES AVE. 3035-12
MIAMI BEACH, FLA. 33139

FANNIE SCHWARTZ 3034 ---
APT. 4A 3035-14
1776 JAMES AVENUE
MIAMI BEACH, FLA. 33139

MORRIS OKSENBERG 3034
APT. 4-G & 3035
1776 JAMES AVENUE
MIAMI BEACH, FLA. 33139

APT. LAESPRITZER 3034
1776 JAMES AVE. & 3035
MIAMI BEACH, FL. 18
3-77

		HOLLIE MARTIN L E APT. 4G 1776 JAMES AVENUE MIAMI BEACH, FLA. 33139	3034-35 20
NATHAN & EVANEGRIN APT. 4 F 1776 JAMES AVE. MIAMI BEACH, FLA. 33139	3034 & 3035 19	MOLLY GEBALDE APT. 5-B 1776 JAMES AVE., MIAMI BEACH, FLA. 33139	3034-35 22 -
ISAAC & SARA MONCARZ APT 5A 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 21	SONIA FRIEDMAN & FANNIE PINE APT 5D 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 24
RELIABLE SEWING MACHINE CO. INC. 70 KNEELAND ST. BOSTON, MASS. 02111	3034 35 23	JOE & ESTHER GOYNIAS APT. 5-F 1776 JAMES AVE., MIAMI BEACH, FLA. 33139	3034-35 26 -
HELEN SASSOWER APT. 5-E 1776 JAMES AVE., MIAMI BEACH, FLA. 33139	3034-35 25 9-71	GRACE BONANNO 1776 JAMES AVE. APT 6A MIAMI BEACH, FLA. 33139	3034-35 28 6-72
FELIX & MARY DANZIGER APT. 5G 1776 JAMES AVE., MIAMI BEACH, FLA. 33139	3034-35 27 10-72	ADOLF & JENNIE BLANK 1776 JAMES AVE. APT. 6C MIAMI BEACH, FLA. 33139	3034- & 3035 30
JULIUS & HERMINA WIDDER APT 6B 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 29	HYMAN & BELLA KOTZEN APT. 6-E 1776 JAMES AVE., MIAMI BEACH, FLA. 33139	3034-35 32 -
ANN E ZOFFAY APT 6D 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 31	EVELYN SMITH APT. 6G 1776 JAMES AVE. MIAMI BEACH, FLA. 33139	3034 & & 3035-34 -
ROSE & SHIRLEY STREITFELD APT 6F 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 33		

I. H. & CELIA LEDERFAJN APT 7A 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 35	ADELE R. & PAUL KAMLOT APT. 7B 1776 JAMES AVE. MIAMI BEACH, FLA. 33139	3034 & -- 3035-36
GEORGE & RAE PRUDOWSKY APT 7C 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 37	BENJAMIN & FANNIE KRAWITZ APT 7D 1776 JAMES AVE MIAMI BEACH FLA 33139	3034-35 38
MIKE BELL 1776 JAMES AVE. 7E MIAMI BEACH, FL. 33139	3034 & -- 3035-39 6-77	HARRY & DORA KRONBERG APT. 7F 1775 JAMES AVE. MIAMI BEACH, FLA. 33139	3034 & 3035 40 3-74
WALLY SMOLKA APT. 7G 1776 JAMES AVE. MIAMI BEACH, FLA. 33139	3034 & . 3035 41	BAKER HOLDING CORP. APT. 1-H 1751 WASHINGTON AVENUE MIAMI BEACH, FLA. 33139	38 -72
M B FEDERAL S & L ASSN 401 LINCOLN ROAD MIAMI BEACH FLA 33139	3036 & 3037 8-55		
SAMUEL & HATTIE FRIEDLAND 7000 N. W. 32ND AVE., MIAMI, FLA. 33147	2727 1-73	CITY OF MIAMI BEACH	2728 5-52

SINCHA, INC. 2730
 % SHORE CLUB HOTEL
 1901 COLLINS AVE.,
 MIAMI BEACH, FLA. 33139 10-71

H. & S. BEACH INC. LESSEE 2734
 % SHELBOURNE HOTEL
 1801 COLLINS AVE.,
 MIAMI BEACH, FLA. 33139 10-67

1800 COLLINS AVE. CORP. 2731
 % B. BROTHMAN
 420 LINCOLN ROAD & 2732
 MIAMI BEACH, FLA. 33139 5-73

BENJAMIN & MILDRED CYPEN 2737
 ET AL LESSEES
 1849 JAMES AVE
 MIAMI BEACH FLA 33139 9-65

ROBERT & HELEN S. COHEN 2735
 1850 COLLINS AVENUE & 2736
 MIAMI BEACH, FLA. 33139 1-75

MAZEL TOV PROPERTIES INC. 2739
 1831 JAMES AVENUE &
 MIAMI BEACH, FLA. 33139 2733
 10-75

ROBERT SARIC 2738
 1835 JAMES AVE.
 MIAMI BEACH, FL. 33139 9-77

HYMAN BLECKER 2741
 APT. 301
 245 - 18TH ST.,
 MIAMI BEACH, FLA. 33139 -71

SIMMAN TOV PROPERTIES INC. 2740
 1817 JAMES AVENUE
 MIAMI BEACH, FLA. 33139 12-75

MINNIE SELIGMAN 2741
 APT. 304 2
 245 - 18TH ST.,
 MIAMI BEACH, FLA. 33139 3-72

EDWARD & ANNA TODER 2741
 APT. 302 1
 245 - 18TH ST.,
 MIAMI BEACH, FLA. 33139 -71

ALAN & JAYNE DRUCKER 2741
 APT. 401 4
 245 - 18TH ST.,
 MIAMI BEACH, FLA. 33139 -71

YETTA ABRAMS 2741
 APT. 305 3
 245 - 18TH ST.,
 MIAMI BEACH, FLA. 33139 -71

JACK & ALLEGRA GATTEGNO 2741
 APT. 402 5
 245 - 18TH ST.,
 MIAMI BEACH, FLA. 33139 -71

		TANIA & ISIDORE ISRAEL	2741
		JOSEPH SCHMIER	8
		605 LINCOLN ROAD	
		MIAMI BEACH, FLA. 33139	3-74
INES SAYAH	2741		
APT. 404	7	VICTOR & STELLA JAFFE	2741
245 - 18TH ST.,		APT. 502 SCHMIER	10
MIAMI BEACH, FLA. 33139	-71	245 - 18TH ST.,	
		MIAMI BEACH, FLA. 33139	-71
MIKLOS & HELEN ADLER	2741		
APT. 501 SCHMIER	9	DAVID & BELLA SKUZA	2741
245 - 18TH ST.,		APT. 504	12
MIAMI BEACH, FLA. 33139	-71	245 - 18TH ST.,	
		MIAMI BEACH, FLA. 33139	-71
ISIE & PAULINE ZIEDENWEBER	2741		
APT. 503 SCHMIER	11	EVA BERGENSTEIN	2741
245 - 18TH ST.,		APT. 601	14
MIAMI BEACH, FLA. 33139	-71	245 - 18TH ST.,	
		MIAMI BEACH, FLA. 33139	11-72
SAMUEL & SABINA GROONICK	2741		
APT. 505	13	DEBORAH STERN &	2741
245 - 18TH ST.,		JEAN CHARNY	16
MIAMI BEACH, FLA. 33139	-71	245 - 18TH ST., APT. 603	
		MIAMI BEACH, FLA. 33139	-71
SARAH LEVIN	2741		
APT. 602	15	BARBARA KLEIN	2741
245 - 18TH ST.,		APT. 605	18
MIAMI BEACH, FLA. 33139	-71	245 - 18TH STREET	
		MIAMI BEACH, FLA. 33139	12-73
SIDNEY & PEARL GROSSMAN	2741		
APT. 604	17	WILLIAM NATHANSON	2741
245 - 18TH ST.,		APT. 702	20
MIAMI BEACH, FLA. 33139	-71	245-18TH ST.	
		MIAMI BEACH, FLA. 33139	12-76
DAVID & MARIA HERZBERG	2741		
APT. 701	19	ARTHUR & ELSIE BROOTMAN	2741
245 - 18TH ST.,		APT. 704	22
MIAMI BEACH, FLA. 33139	4-73	245 - 18TH ST.,	
		MIAMI BEACH, FLA. 33139	-71
LILLIAN MATALON	2741		
APT. 703	21		
245 - 18TH ST.,			
MIAMI BEACH, FLA. 33139	1-73		

GILLES HENTZI & M.A. BERTEEN 245 - 18TH ST., APT. 705 MIAMI BEACH, FLA. 33139	2741 23 -71	BLANKA GOLDBABER & H. BERNHARDT 245 - 18TH ST., APT. 801 MIAMI BEACH, FLA. 33139	2741 24 -71
ISIDOR & VIOLA GORDON APT. 802 245 - 18TH ST., MIAMI BEACH, FLA. 33139	2741 25 -71	GOLDIE SHERMAN & MAX MORMARKUS 245 - 18TH ST., APT. 803 MIAMI BEACH, FLA. 33139	2741 26 -71
ALBERT SWEET APT. 804 245 - 18TH ST., MIAMI BEACH, FLA. 33139	2741 27 -71	FAY C. KELL APT. 805 245 - 18TH ST., MIAMI BEACH, FLA. 33139	2741 28 4-76
HENRY & ESTHER KOPEL APT. 901 245 - 18TH STREET MIAMI BEACH, FLA. 33139	2741 29 3-76	ESTELLE FERMAN STANLEY FERMAN 245 - 18TH STREET APT. 902 MIAMI BEACH, FLA. 33139	2741 30 12-74
STANLEY RUDNICK APT. 903 245-18TH STREET, MIAMI BEACH, FLA. 33139	2741 31 -71	BEN & POLA KELTON APT. 904 245 - 18TH ST., MIAMI BEACH, FLA. 33139	2741 32 -71
RUBEN & HACIBE MIZRAHI APT. 905 245-18TH STREET, MIAMI BEACH, FLA. 33139	2741 33 -71	SAM & HARRIETTE MILLER APT. 1001, 245-18TH STREET, MIAMI BEACH, FLA. 33139	2741 34 -71
DAVID & SANDRA STEIN APT. 1002, 245-18TH STREET, MIAMI BEACH, FLA. 33139	2741 35 -71	BEN & ROSE SIMON APT. 1003, 245-18TH STREET, MIAMI BEACH, FLA. 33139	2741 36 -71
POLLY FLAMER APT. 1004, 245-18TH STREET, MIAMI BEACH, FLA. 33139	2741 37 -71	DANIEL & ELEANOR MOTOLA APT. 1005 245 - 18TH STREET MIAMI BEACH, FLA. 33139	2741 38 3-76

RACHEL & FELIX KRAIDMAN 2741
APT. 1101 39
245 - 18TH ST.,
MIAMI BEACH, FLA. 33139 -71

PEISACH & RACHEL MONDRY 2741
APT. 1103 41
245-16TH ST.
MIAMI BEACH, FLA. 33139 5-77

MOSES & FELA URLIK 2741
APT. 1105 43
245 - 18TH ST.
MIAMI BEACH, FLA. 33139 2-73

LEIZER & FRIDA FISCHMAN 2741
APT. 11202, 45
245-18TH STREET,
MIAMI BEACH, FLA. 33139 -71

LEONARD J. PHILLIPS TRUSTEE 2746
&
5 WILLA WAY 2747
EAST CHESTER, N.Y. 10707 12-70

JOSEF & SZYFRA ZABIELINSKY - 2741
APT. 1102 40
245 - 18TH ST.,
MIAMI BEACH, FLA. 33139 -71

SAM & LIBBY LURIE 2741
APT. 1104, 42
245-18TH STREET,
MIAMI BEACH, FLA. 33139 -71

FREDERICK & 2741
MARGARET KATZENELL 44
245-18TH STREET, APT. 1201,
MIAMI BEACH, FLA. 33139 -71

OSCAR & MARIA VAZQUEZ 2742
1409 WASHINGTON AVENUE
MIAMI BEACH, FLA. 33139 7-73

7

THERESA INSEL 812

810 EUCLID AVE
MIAMI BEACH, FLA 33139 9-58

THADEO COPA ET AL 811

808 COLLINS AVE.
MIAMI BEACH, FLA. 33139 1-73

EUCLID APARTMENTS 813
% FAIRMONT HOTEL
1000 COLLINS AVE
MIAMI BEACH, FL. 33139 7-74

EUGENE REICH 814 & 815 -
APT 1-B 1
801 MERIDIAN AVE
MIAMI BEACH, FLA. 33139 8-76

MITCHELL & EDITH KONNER 814
APT. 1-D & 815
801 MERIDIAN AVE., 3
MIAMI BEACH, FLA. 33139 1-73

BARNET & ANN SHATZ 814 & 815
APT. 2-B 5
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 12-68

NATHAN & ANNA FROM 814 & 815
APT. 2-D 7
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 11-68

NATHAN & SYLVIA BRENNER 814 & 815
APT. 2-E 9
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 12-68

SAM & ESTHER COHEN 814 & 815
APT 3-A 11
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 12-68

MILDRED CRAVEZ 814
APT. 1-A &
801 MERIDIAN AVE., 815
MIAMI BEACH, FLA. 33139 1-73

BERNARD & CELIA SHORE - 814 & 815
APT. 1-C 2
801 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 4-74

IDA F. FAIGENHOLC 814
APT. 2-A & 815
801 MERIDIAN AVENUE 4
MIAMI BEACH, FLA. 33139 2-73

MORRIS & MAY SCHERTZ 814 & 815
APT. 2-B 6
801 MERIDIAN AVE. APT 2-C
MIAMI BEACH, FLA. 33139 8-72

LOUIS & LENKE JONAS 814 & 815
APT. 2-E 8
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 1-69

DAVID & 814 & 815
GOLDIE KALMOWITZ, APT. 2-G 10
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 2-70

SOL & ANITA SUMMER 814 & 815
APT. 3-B 12
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 1-69

STANLEY E. & 814 & 815
 MARIAN SNEIDER, APT 3-D 14
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

LENA FEIGENBAUM 814 & 815
 APT. 3-F 16
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

PAUL & SONYA YANOFKY 814 & 815
 APT 4-A 18
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

WILLIAM BRODY L E 814 & 815
 APT. 4-C 20
 801 MERIDIAN AVENUE
 MIAMI BEACH, FLA. 33139 12-68

BENJAMIN FRIEDMAN 814 & 815
 APT. 4-E 22
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

ROSE GLUCHOWSKY 814 & 815
 APT. 4-G 24
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 11-68

HARRY & 814 & 815
 BESSIE KOENIGSBERG, APT 5-B 26
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 1-69

LEON & ANNA DAVIDOFF 814 & 815
 APT. 5-D 28
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 1-69

✓ SOLOTON & 814 & 815
 DORA GROSSMAN, APT. 3-C 13
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

WM. & EDITH NEMETH 814 & 815
 APT. 3-E 15
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 4-72

KENNETH & 814 & 815
 CELIA GOLDSTEIN APT. 3-G 17
 801 COLLINS AVE.
 MIAMI BEACH, FLA. 33139 12-68

SAMUEL GLICK ET AL 814
 & 815
 137 MEECHAN AVENUE 19
 ELMONT, N.Y. 11003 -74

HARRY & 814 & 815
 BESSIE GOLDSTEIN, APT. 4-D 21
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 11-68

LEON & DIANE BROAD 814 & 815
 APT. 4-F 23
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

SOL & ANNA POTOCHIN 814 & 815
 APT. 5-A 25
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 11-68

ISIDORE & 814 & 815
 LENA GREENBERG, APT. 5-C 27
 801 MERIDIAN AVE.,
 MIAMI BEACH, FLA. 33139 12-68

JACOB & GUSTA GOLDFINGER 814
APT. 5-E & 815
801 MERIDIAN AVENUE 29
MIAMI BEACH, FLA. 33139 2-75

LEON & SARA BROCH 814 & 815
APT. 5-G 31
801 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 5-75

LESTER & ANNA EVANS 814 & 815
APT. PH-B 33
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 12-68

FELICIANO & MIRIAM PEREZ 817
1320 S.W. 84TH AVENUE
MIAMI, FLA. 33144 4-76

HENRY PERKAL 814 & 815
APT. 5-F 30
801 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 1-75

BENJAMIN & LILLIAN MARKS 814 & 815
APT. PH-A 32
801 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 12-68

HANSON ENTERPRISES INC. 816
531 MICHIGAN AVE.
MIAMI BEACH, FLA. 33139 3-73

BLANCHE STAMBLER 818
APT. 1
835 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 10-75

NATHAN & ANNA PERL 818
APT 2 1
835 MERIDIAN AVE
MIAMI BEACH FLA 33139 5-64

✓ ROSE GUTMAN 818
APT 3 2
835 MERIDIAN AVE
MIAMI BEACH FLA 33139 6-65

BEN & MARTHA LEVENSON 818
APT. 27 3
311 E. MAIN STREET
ENDICOTT, N.Y. 13760 4-64

HARRY & ROSE ROFFELD 818
APT 5 4
835 MERIDIAN AVE
MIAMI BEACH FLA 33139 4-64

LOUIS & MARY ZELIZER 818
5

835 MERIDIAN AVE. APT. 6
MIAMI BEACH, FLA. 33139 4-68

ALBERT & MARY HELD 818
6

835 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 2-69

✓ SYLVIA JOYCE 818
APT 8 7

835 MERIDIAN AVE
MIAMI BEACH, FL. 33139 6-77

IRVING KATZ L E & 818
ANNIE A. KATZ 8

835 MERIDIAN AVENUE APT. 9
MIAMI BEACH, FLA. 33139 10-73

PHILIP & ANNA KASTIN 818
APT 10 9

835 MERIDIAN AVE
MIAMI BEACH FLA 33139 4-64

✓ MORRIS NENTZOW 818
% MINTZ 10

65 GLENBROOK ROAD APT. 7E
STAMFORD, CONN. 06902 1-68

HANNAH CARLSON 818
APT 12 11

835 MERIDIAN AVE
MIAMI BEACH, FL. 33139 10-77

JACOB & RACHEL FINE 818
APT 12A 12

835 MERIDIAN AVE
MIAMI BEACH FLA 33139 4-64

ROBERT JACOBS	799	ISRAEL & ETHEL DONNENBERG	800
% SHORE CLUB HOTEL		761 LAKE VIEW DRIVE	
1901 COLLINS AVENUE		MIAMI BEACH, FLA. 33140	9-73
MIAMI BEACH, FL. 33139	11-77		
ELIAS GURMAN ET AL	801	JOSE & VICTORIA LEVY	802
719-21 MERIDIAN AVE.,		729 MERIDIAN AVE.,	
MIAMI BEACH, FLA. 33139	1-74	MIAMI BEACH, FLA. 33139	1-70
SANFORD BERMAN	803	MARTIN S & GLORIA TRITT	804
735 MERIDIAN AVENUE		5261 LAGORCE DRIVE	
MIAMI BEACH, FLA. 33139	2-74	MIAMI BEACH FLA 33140	5-58
ITZAK & SYLVIA GOLDWASSER	805	DOROTHY BLOCK	806
2740 SW 25TH STREET		APT. 1	
MIAMI FLA. 33133	9-70	759 MERIDIAN AVENUE	
		MIAMI BEACH, FLA. 33139	-62
CLOVIS C. McMORRIS	806	CHARLOTTE JANOWSKI	806
APT 2	1	APT. 3	2
759 MERIDIAN AVE		759 MERIDIAN AVE.	
MIAMI BEACH, FL. 33139	7-77	MIAMI BEACH, FLA. 33139	5-75
EAX & KATIE SAFIER	806	FREIDA HOSID	806
APT. 4	3	APT. 5	4
759 MERIDIAN AVENUE		759 MERIDIAN AVE.,	
MIAMI BEACH, FLA. 33139	3-76	MIAMI BEACH, FLA. 33139	4-76
LENKE JONAS	807		
801 MERIDIAN AVENUE			
MIAMI BEACH, FLA. 33139	12-73		

RUDOLPH & ILONA MOLNAR	929	RUDOLPH & ILONA MOLNAR	929
1221 COLLINS AVE.,		1221 COLLINS AVENUE	
MIAMI BEACH, FLA. 33139	11-72	MIAMI BEACH, FLA. 33139	11-72
WERBER APARTMENTS INC.	930	NANSHAR CORP	931
% SOL & FRANCES NEWMAN		1606 WEST AVENUE	
645 W. 51ST STREET		MIAMI BEACH FLA 33139	5-62
MIAMI BEACH, FLA. 33139	6-58	ANA INVESTMENTS, INC.	933
FLORENCE A. BACCUS	932	410 16TH STREET	
19041 N.W. 5TH COURT		MIAMI BEACH, FLA. 33139	12-76
MIAMI, FLA. 33169	4-74	RAFAL PESACH HIRSZBERG	935
ANA INVESTMENTS, INC.	934	300 BAYVIEW DRIVE NO 2211	
410 - 16TH STREET		N. MIAMI BEACH, FLA. 33160	3-78
MIAMI BEACH, FL. 33139	10-77	ALEX SELTMAN	938
PAUL E. UROW	937	APT. 1209	
737 JEFFERSON AVENUE		1228 WEST AVENUE	
MIAMI BEACH, FLA. 33139	11-73	MIAMI BEACH, FLA. 33139	3-74
LOUIS & AUGUSTA TUCKMAN	939	AUGUSTA TUCKMAN	940
755 JEFFERSON AVE		755 JEFFERSON AVE.,	
MIAMI BEACH FLA 33139	3-39	MIAMI BEACH, FLA. 33139	2-72
ROZAL INC	795	MAX & ROSA FINGERHUT	796
760 EUCLID AVE		3637 S.W. 5TH STREET	
MIAMI BEACH FLA 33139	11-64	MIAMI FLA 33135	4-69
MARTIN S GLORIA J TRITT	797	J. BEKO INC.	798
5261 LAGORCE DRIVE		732 EUCLID AVENUE	
MIAMI BEACH FLA 33140	3-66	MIAMI BEACH, FLA. 33139	1-76

CESAR J. LABORDE 1138

1424 SAN BENITO
CORAL GABLES, FLA. 33134 7-76

GIORBAL INTER, INC. 1140

753 MICHIGAN AVE
MIAMI BEACH, FLA. 33139 8-76

MORTON & HARRIET ORBACH 928

6511 S.W. 58TH STREET
MIAMI, FLORIDA 33143 1-65

PEDRO RAMOS 928
APT. 1-A
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

DANIEL & HELEN OPR 928
APT. 3-A 2
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

CHARLES & IDA APPLEBAUM 928
APT. 1-A 4
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

ANNA ZITTER 928
APT. 3 6
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

SARA DYSNER L E 928
APT. 5 8
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

MICHIGAN MANOR, INC. 1139
& 1ST LINCOLN REAL ESTATE CORP.
7800 REP ROAD STE 112
SOUTH MIAMI, FL. 33143 12-77

ELIZABETH DE SANTIS 1141

16830 N.E. 9TH AVE
NO. MIAMI BEACH, FL. 33162 6-77

LIDIA RESNICK 927

2801 PEAIRIF AVE
MIAMI BEACH, FL. 33140 9-77

ESTHER SCHWARTZ 928
APT. 2-A 1
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

JUAN J. & 928
MARIA J. CORZO 3
734 MERIDIAN AVE. APT. 4-A
MIAMI BEACH, FLA. 33139 -74

DAVE & JENNIE SHORR 928
APT. 2 5
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

PHILIP & BERTHA HERMAN 928
APT. 4 7
734 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 -74

ARMANDO PEREZ & 928
PASTORA LEAL 9
734 MERIDIAN AVENUE APT. 6
MIAMI BEACH, FLA. 33139 -74

MICHEL SCHARF
APT. 11
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

HARRY & REGINA HOESCH
% APT. 14
760 JEFFERSON AVE.
MIAMI BEACH, FLA. 33139

WALTER RUBY
APT. 16
760 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139

RAY & GLADYS LASER
540 NORTH MIAMI AVE.
MIAMI FLA 33136

ENRIQUE M. RODRIGUEZ
AURORA M. RODRIGUEZ
251 E. 19TH ST.
HIALEAH, FL. 33010

IGOR & CLARA SCHULTZ
% APT. PH-6
1610 LENOX AVENUE
MIAMI BEACH, FLA. 33139

LAZLO K. & IRENE K. MOLNAR
901 - 7TH ST
MIAMI BEACH FLA 33139

LOUIS S. BLANCO, TRUSTEE
2727 SALZEDO AVE
CORAL GABLES, FL. 33134

✓ TRUST BROS., INC.

✓ APT. 12

✓ 760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

✓ MAX & ROSE TRUST

✓ APT. 15

✓ 760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

DORIS BURTON

APT. 17

760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

MOISES & MERCEDES BENAR
APT 6
662 WASHINGTON AVE
MIAMI BEACH FLA 33139

ELLIS & IRENE RUBIN

4625 N. BAY ROAD
MIAMI BEACH, FLA. 33140

AUTO PURCHASERS OF MIAMI,
INC.
321 N.E. 26TH STREET
MIAMI, FL. 33137

RAYMOND & ROSALYN BROWN
9021 S.W. 95TH AVE.
MIAMI, FLA. 33156

ISIDORE & JULE IFSHIN

721 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139

1127

11

-74

1127

13

-74

1127

15

4-76

1129

3-66

1131

11-74

1133

12-77

1135

7-66

1137

8-74

1127

10

-74

1127

12

1-77

1127

14

6-76

1128

11-64

1130

7-77

1132

10-71

1134

9-70

1136

9-77

EDITH LEVINSON
APT. 12-A
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139

583
12
-74

SHMUEL RAHABEE
APT. 15
825 EUCLID AVE.,
MIAMI BEACH, FLA. 33139

583
14
6-76

BELVEDERE GARDENS, INC.
2501 PRAIRIE AVE
MIAMI BEACH, FL. 33140

584
11-77

ESTELLE KOVEN
APT. 1
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
-74

VICTOR & ROSE MONTEFU
APT. 3
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
2
-74

LEBA SIEGAL
APT. 5
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
4
-74

LEBA SIEGAL
APT. 7
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
6
-74

LEAH ZIMMERER
BOX 010705
MIAMI, FLA. 33101

1127
8
10-76

HYMAN & SYLVIA SCHACTER
APT. 14
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139

583
13
5-74

K.M.J. INC.
APT. 16
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139

583
15
-74

BELVEDERE GARDENS, INC.
2501 PRAIRIE AVE
MIAMI BEACH, FL. 33140

585
11-77

NANCY J. ELLSMORE
760 JEFFERSON AVE APT 2
MIAMI BEACH, FL. 33139

1127
1
12-77

✓ SEYMOUR TRUST TR
APT. 4
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
3
-74

✓ TRUST BROS., INC.
APT. 6
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
5
-74

JOHN ECKERSLEY
APT 8
760 JEFFERSON AVE
MIAMI BEACH, FLA. 33139

1127
7
3-77

✓ SEYMOUR TRUST TR.
APT. 10
760 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1127
9
-74

LOUIS & HELEN SODEN 578

810 PENNSYLVANIA AVE
MIAMI BEACH FLA 33139 3-67

✓ HERBERT B. MILLER 580
✓ % FENTON % MUSKAT
529 ARTHUR GODFREY RD.,
MIAMI BEACH, FLA. 33140 12-73

SOL & SONIA PATCHEN 582
821 EUCLID AVE
MIAMI BEACH, FLA. 33139 9-76

K.M.J. INC. 583
APT. 2 1
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -74

DAVID FISCHMANN 583
APT 4 3
825 EUCLID AVE
MIAMI BEACH, FLA. 33139 11-76

ABRAHAM KAMINSKY 583
APT. 7 6
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 6-75

JOSEPH & FANNIE BARNASH 583
APT. 9 8
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -74

SERGIO LOPEZ 583
APT 11 10
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 6-76

ARON KRASNER 579
BARUCH KANEL, ET AL
2035 BONIN ST.
MONTREAL, CANADA 9-77

SILFREDO PANCORBO, INC. 581
811-815 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 10-75

SAM & REGINA WEISS 583
APT. 1
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -74

ANNA STEIN 583
APT. 3 2
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -74

HYMAN & ANNA OLIVER 583
APT. 5 4
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 7-74

ANNA BROSELOW L E 583
APT. 8 7
825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -74

✓ JOSE SZAPOCZNIK 583
✓ % 825 EUCLID AVE. CONDO. 9
✓ 825 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 10-74

ROBIN MELAMED 583
APT 12 11
825 EUCLID AVE
MIAMI BEACH, FL. 33139 11-77

✓ DORIS WEISS ET AL	820	
	7	
851 MERIDIAN AVENUE		
✓ MIAMI BEACH, FLA. 33139	6-75	
RUTH TECK	820	
	8	
851 MERIDIAN AVE.,		
MIAMI BEACH, FLA. 33139	11-69	
BENJAMIN &	820	
PEARL SYMONS	9	
851 MERIDIAN AVE.		
MIAMI BEACH, FLA. 33139	10-67	
JACK & BECKY VALANCY	820	
	10	
851 MERIDIAN AVE		
MIAMI BEACH FLA 33139	11-65	
GENIA H. RUBIN, L.E.	821	
% APT 206	11	
956 EUCLID AVENUE		
MIAMI BEACH, FLA. 33139	1-78	
REGINA HALPERIN	573	
1055 PENNSYLVANIA AVENUE		
MIAMI BEACH, FLA. 33139	10-65	
FLORENCE FRANK	575	
836 PENNA AVE		
MIAMI BEACH FLA 33139	12-38	
NATHAN SHAPIRO	820	
	11	
851 MERIDIAN AVE. APT 41		
MIAMI BEACH, FLA. 33139	-72	
MINNIE BURSTEIN	820	
	12	
851 MERIDIAN AVE.		
MIAMI BEACH, FLA. 33139	5-70	
SADIE M. & ALFRED SWIRE	574	
844 PENNSYLVANIA AVENUE		
MIAMI BEACH, FLA. 33139	-75	
JOSEPH HOFRICHTER	576	
APT. 1212		
251 174TH STREET		
MIAMI, FLA. 33160	9-73	

HARRY & IDA POZARNE 820
APT 21
851 MERIDIAN AVE
MIAMI BEACH, FL. 33139 11-65

LILYAN M FISHER 820
1
851 MERIDIAN AVE
MIAMI BEACH FLA 33139 2-66

ESTHER PEPPER 820
2
SOPHIA VIGUSHIN
851 MERIDIAN AVE NO 23
MIAMI BEACH, FLA. 33139 12-76

ROSE C. SHECHTMAN ET AL 820
3
APT. 4E
301 E. 64TH STREET
NEW YORK, NEW YORK 10021 12-68

DAVE & MAY PEIPER 820
4
851 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 11-73

NATHAN & BELLA S SCHULDENFREI 820
5
851 MERIDIAN AVE
MIAMI BEACH FLA 33139 11-65

ROSE PENENSKY 820
6
851 MERIDIAN AVENUE
MIAMI BEACH, FLORIDA 33139

BETH YO SEPH CHAIM CONGREG- 819
ATION, INC. - % SHAPIRO, APT. 8
345 W. 42ND STREET
MIAMI BEACH, FLA. 33140 4-70

✓ ABRAHAM & ZILA JARMULOFF 821
% APT 104 1
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

ANGEL & ANNA I SANCHEZ 821
% APT 103
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

BELLE HYMAN 821
% APT 108 4
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

EASTVIEW VILLAS CORP SO 821
4466 PRAIRIE AVE 6
MIAMI BEACH, FLA. 33140 -76

ARON & POLA COOPER 821
% APT 203 8
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

RUBIN & ROSE LEIBOWITZ 821
% APT 205 10
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

MAYER & HELA BENDER ET AL 821
% APT 208 13
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

EASTVIEW VILLAS CORP SO 821
4466 PRAIRIE AVENUE 15
MIAMI BEACH, FLORIDA 33140 -76

4
BESSIE PISETZNER 821
% APT 105 2
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

MAX SHINKEWITZ 821
% APT 106 3
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

✓ EASTVIEW VILLAS CORP SO 821
4466 PRAIRIE AVE 5
MIAMI BEACH, FLA. 33140 -76

✓ ABRAHAM & SYLVIA TALANSKY 821
% APT 202 7
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 4-77

MOSES & ELZA WEISS 821
% APT 204 9
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

BEN A & HELEN KAHN 821
% APT 207 12
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

FRANK & ELIZABETH SCHONFELD 821
% APT 209 14
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

HARRY & SONIA COHEN 821
956 EUCLID AVE NO 211 16
MIAMI BEACH, FL. 33139 8-77

EASTVIEW VILLAS CORP SO 821
17
4466 PRAIRIE AVE
MIAMI BEACH, FLA. 33140 -76

EDWARD EHRENBERG 821
9 SPLIT ROCK ROAD 19
PITTSFORD, N.Y. 14534 -76

MORRIS & LILLIAN BODENSTEIN 821
% APT 304 21
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

BESSIE SCHWARTZ 821
MARTIN ACHAIMOVITS 24
956 EUCLID AVE APT 307
MIAMI BEACH, FLA. 33139 -76

HENRY & JANE KEMPLER 821
% APT 309 26
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

EASTVIEW VILLAS CORP SO 821
4466 PRAIRIE AVE 28
MIAMI BEACH, FLA. 33140 -76

MAX GOLDMAN 822
APT. 714
932 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 11-75

SAMUEL & GEORGE LEVINSON 822
2
1 NORRICH AVENUE
LYNCHBURG, N.Y. 11563 3-75

EASTVIEW VILLAS CORP SO 821
18
4466 PRAIRIE AVE
MIAMI BEACH, FLA. 33140 -76

ISIDOR & MIRIAM HARRIS 821
% APT 303 20
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

HARRY & MOLLIE SCHECHTMAN 821
% APT 306 23
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

ISRAEL & SARA STEIN 821
% APT 308 25
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

ANTHONY PADULA 821
% APT 310 27
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

SAM & DIANA BANDER 821
% APT 312 29
956 EUCLID AVE
MIAMI BEACH, FLA. 33139 -76

TOBY BRETTLER 822
% PARK HAVEN CONDOMINIUM 1
932 EUCLID AVE
MIAMI BEACH, FLA. 33139 11-69

JEROME S. FISHMAN ET AL. 822
% PARK HAVEN CONDOMINIUM 3
932 EUCLID AVENUE APT. 4
MIAMI BEACH, FLA. 33139 12-70

✓ RUTH BIRNBAUM 822
 ✓ 3 PARK HAVEN CONDOMINIUM 4
 ✓ 932 EUCLID AVENUE APT. 5 12-70
 MIAMI BEACH, FLA. 33139

BENNY & MARY WOLOWITZ 822
 APT. 7 6
 932 EUCLID AVENUE 9-73
 MIAMI BEACH, FLA. 33139

EUGENE & ROSE GLANC 822
 3 PARK HAVEN CONDOMINIUM 8
 932 EUCLID AVENUE APT. 9 10-67
 MIAMI BEACH, FLA. 33139

ABRAHAM & ANNA SIR 823
 928 EUCLID AVE 10-41
 MIAMI BEACH FLA 33139

AARON & CLARA KALICHMAN 825
 912 EUCLID AVE 10-41
 MIAMI BEACH FLA 33139

FRUMA WINTER 822
 APT 6 5
 932 EUCLID AVE 11-77
 MIAMI BEACH, FL. 33139

✓ MORRIS & ROSA KOBERNIK 822
 ✓ 3 PARK HAVEN CONDOMINIUM 7
 932 EUCLID AVENUE APT. 8 2-74
 MIAMI BEACH, FLA. 33139

MAURICE & EVE GOULD 822
 147-15 69TH ROAD 9
 FLUSHING, N.Y. 11043 7-77

JOHN & ELIZABETH FINENCO 824
 920 EUCLID AVE
 MIAMI BEACH FLA 33139 4-24

LOUIS & FANNY EINHORN 826
 APT 1000 AVE
 900 EUCLID AVE 2-65
 MIAMI BEACH FLA 33139

LILLIAN HALPERN L E 826
 APT. 2 1
 900 EUCLID AVENUE 8-72
 MIAMI BEACH, FLA. 33139

SIRA Y. LANDA 826
 APT 3 2
 900 EUCLID AVE 11-77
 MIAMI BEACH, FL. 33139

NATHAN & ROSE HOLLANDER 826
 3
 900 EUCLID AVE.
 MIAMI BEACH FLA. 33139 4-70

MORRIS & SADIE KAPLAN 826
APT 5 4
900 EUCLID AVE
MIAMI BEACH FLA 33139 2-65

SIMON & SADIE ROGOWSKY 826
APT. 6 5
900 EUCLID AVENUE
MIAMI BEACH FLA 33139 12-68

SARA PEHA 826
APT 7 6
900 EUCLID AVE
MIAMI BEACH FLA 33139 12-64

ISIDORO & DORA MOSALI LE 826
APT. 8 7
900 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 3-76

PEDRO L. & SILVIA H. COLON 826
APT. 9 8
900 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 10-75

HELEN HARTMAN 826
APT. 10 9
900 EUCLID AVE.
MIAMI BEACH, FLA. 33139 12-69

MAX & SALLY GARNER 826
APT 11 10
900 EUCLID AVE
MIAMI BEACH FLA 33139 4-65

ABRAHAM & GERTRUDE VENTURA 826
APT. 12 11
900 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 3-75

JEAN KUSTIN 826
APT 12A 12
900 EUCLID AVE
MIAMI BEACH FLA 33139 5-65

✓
n ~~SHARON SELTZER 826~~
~~5 LINE STREET 13~~
~~CAMBRIDGE, MASS. 02138 10-73~~

MEYER & RAY DAVIS 826
14
900 EUCLID AVE. APT. 15
MIAMI BEACH, FLA. 33139 1-68

ABE & SALLY FROCHT 826
APT 16 15
900 EUCLID AVE
MIAMI BEACH FLA 33139 12-64

✓
n OSCAR & 826
LANGUOLE D. JAFFEE EST. 16
900 EUCLID AVE
MIAMI BEACH, FLA. 33139 8-76

MORRIS & REBECCA BUYER 826
APT. 19 18
900 EUCLID AVE.
MIAMI BEACH, FLA. 33139 11-69

EZRA & TIBY CASTROLL 826
APT 20 19
900 EUCLID AVE
MIAMI BEACH FLA 33139 4-65

WM. & ANNA LEVY	826
APT. 21	20
900 EUCLID AVE.,	
MIAMI BEACH, FLA. 33139	-70
NATHAN & MARY G NISSENBAUM	826
APT 22	21
900 EUCLID AVE	
MIAMI BEACH FLA 33139	12-64
NATHAN & SADIE SCHNEIDER	826
APARTMENT 23	22
900 EUCLID AVENUE	
MIAMI BEACH FLA 33139	5-69
JULIA TEPPER L E	828
APT. 1	
921 MERIDIAN AVENUE	
MIAMI BEACH, FLA. 33139	1-66
MARGARET ROTH	828
	1
921 MERIDIAN AVE	
MIAMI BEACH FLA 33139	1-66
✓ NADOR GOTTLIER	828
✓ MARGIT GOTTLIEB L.E.	2
4790 ST. KEVIN APT. 6	
QUEBEC, CANADA	-73
PAULINE HOCHBERG	828
APT 4	3
921 MERIDIAN AVENUE	
MIAMI BEACH, FLA. 33139	1-66
ROSE ALLISON	828
APT. 5	4
921 MERIDIAN AVENUE	
MIAMI BEACH, FLA. 33139	12-73

LEO GOLDCZER	828	JACOBO LITWAK &	558
	5	ABRAHAM RESNIKOWITZ	
921 MERIDIAN AVENUE		950 PENNSYLVANIA AVE	
MIAMI BEACH, FLA. 33139	2-74	MIAMI BEACH FLA 33139	6-65
SAMUEL ARENSON &	559		
GLADYS DE LEON		HALIL CORPORATION	560
942 PENNSYLVANIA AVENUE		% H. HURFITZ	
MIAMI BEACH FLA 33139	5-43	110 VENETIAN WAY, DI LIDO ISLAND	
		MIAMI BEACH, FLA. 33139	12-67
RAE FRANKEL	561		
% GOLDA ZOFFER		WAMA APTS. INC.	562
928 PENNSYLVANIA AVE		% HARRY SCHNARCH	
MIAMI BEACH, FL. 33139	4-65	920 PENNSYLVANIA AVE., APT. 4	
		MIAMI BEACH, FLA. 33139	5-69
INTERCONTINENTAL BANK	563		
OF MIAMI		CECIL MELTZ	564
930 WASHINGTON AVE		ANNA CHAMES	
MIAMI BEACH, FLA. 33139	12-75	16850 N.E. 8TH AVE.,	
		N. MIAMI BEACH, FLA. 33162	8-70
✓ BEHAR ENTERPRISES, INC.	565		
ANDERSON ENTERPRISES, INC.		WAMA APTS. INC.	566
619 MICHIGAN AVENUE		% HARRY SCHNARCH	
MIAMI BEACH, FLA. 33139	11-71	920 PENNSYLVANIA AVE., APT. 4	
		MIAMI BEACH, FLA. 33139	5-69
ALEXANDER & IRENE GOLDSTEIN	567		
927 EUCLID AVENUE		SAM & IRENE GIDALI	568
MIAMI BEACH FLA 33139	4-69	927 EUCLID AVE	
		MIAMI BEACH FLA 33139	5-51
BETH TILAN OF MIAMI BEACH	569		
935 EUCLID AVE		JOSEPH & SARAH N KOBOVSKY	570
MIAMI BEACH FLA 33139	2-44	945 EUCLID AVENUE	
		MIAMI BEACH FLA 33139	7-60
MEYER DIATLOVITSKY ET AL	571		
APT. 807		ARTHUR KWART	572
4101 PINE TREE DRIVE		636 10TH STREET	
MIAMI BEACH, FLA. 33140	4-69	MIAMI BEACH FLA 33139	6-67

		SAMUEL J. & LOUISE I. SHERMAN	1143
		% ROSE SHERMAN	
		846 JEFFERSON AVE.	
		MIAMI BEACH, FLA. 33139	6-68
SAMUEL & HELEN BERLIN	1142	ISIDORE & JALE IFSHIN	1145
49 COLGATE RD.		824 JEFFERSON AVE	
GREAT NECK, L.I., N.Y. 11023	5-68	MIAMI BEACH FLA 33139	8-70
DITADORS PARTNERSHIP LTD.	1144	✓ ROBERT SCHWARTZ	1147
1055 PENNSYLVANIA AVENUE		✓ MELVIN SCHWARTZ	& 1148
MIAMI BEACH, FLA. 33139	1-74	17810 TATUM WATERWAY DR.	
		MIAMI BEACH, FLA. 33141	11-72
SZOLOMA &	1146	GIDALIO & DORA FELDENKREIS	1151
REIZA SZKLAR, ET AL		12885 CYPRESS ROAD KEYSTONE ISL 5	
830 - 9TH STREET APT. 5		NO. MIAMI, FLA. 33161	8-72
MIAMI BEACH, FLA. 33139	3-73		
GEORGE & EMMA YOUNGLBIUT	1149	JACK & FRANCES CHELIN	1153
APT. 7	&	835 MICHIGAN AVE	
915 - 8TH ST.,	1150	MIAMI BEACH FLA 33139	9-61
MIAMI BEACH, FLA. 33139	6-67		
ANDRE & MARGARET ROTH	1152	RUTH COHEN ET AL	1155
4534 POST AVE.,		% C. S. MAZOR	
MIAMI BEACH, FLA. 33140	1-73	P.O. BOX 2452	
		MIAMI BEACH FLA 33140	12-43
ELIAS-ZWICK	1154	MANUEL & DORA YAVORSKY	913
% APT 9		860 MERIDIAN AVE	
845 MICHIGAN AVE		MIAMI BEACH FLA 33139	8-56
MIAMI BEACH, FLA. 33139	7-70		
MANUEL & DORA YAVORSKY	912		
860 MERIDIAN AVE			
MIAMI BEACH FLA 33139	8-56	JANOS N. KOVACS	915
ALAN P. & SANDRA COLE		826 MERIDIAN AVENUE	
2091 N.E. 205TH ST.		914 MIAMI BEACH, FLA. 33139	7-71
N. MIAMI BEACH, FLA. 33162	11-72		

	820 MERIDIAN CORP.	916
	% P.P. ZIPES, INC.	
	940 LINCOLN RD	
	MIAMI BEACH, FLA. 33139	12-76
MILDRED DIAMOND	915	
REAR	1	
826 MERIDIAN AVENUE		
MIAMI BEACH, FLA. 33139	2-74	
✓ SYBIL LILLARD	917	
✓ BONNIE MEFFORD		
818 MERIDIAN AVENUE APT. 1		
MIAMI BEACH, FLA. 33140	-74	
HERBERT L. & BINNIE B. BERGEN	917	
	2	
17300 N.E. 13TH AVENUE		
NO. MIAMI BEACH, FLA. 33162	-74	
HARRY LEVIN	917	
APT. 5	4	
818 MERIDIAN AVENUE		
MIAMI BEACH, FLA. 33140	-74	
BESSIE GREEN	917	
APT 7	6	
818 MERIDIAN AVE		
MIAMI BEACH, FLA. 33139	7-76	
BESSIE SMITH, L.E.	917	
APT 9	8	
818 MERIDIAN AVENUE		
MIAMI BEACH, FLA. 33139	-74	
WILLIAM & JOAN COOPER	919	
% CENTURY VILLAGE		
1043 NEWPORT APT N		
DEERFIELD BEACH, FLA. 33441	9-77	
SIDNEY & ANNA FREEDMAN	921	
APT. 1		
821 JEFFERSON AVE.,		
MIAMI BEACH, FLA. 33139	12-71	
JOSEPH KLEIN	917	
APT. 2	1	
818 MERIDIAN AVENUE		
MIAMI BEACH, FLA. 33140	-74	
ETTA REIMAN	917	
PAUL MICHELOWITZ	3	
818 MERIDIAN AVENUE APT. 4		
MIAMI BEACH, FLA. 33139	-74	
MAX & ANNA BERGER	917	
APT. 6	5	
818 MERIDIAN AVENUE		
MIAMI BEACH, FLA. 33140	-74	
ERNESTO B. FABREGA	917	
APT 8	7	
818 MERIDIAN AVE		
MIAMI BEACH, FLA.	5-77	
PABLO & MARIA E. DE ARMAS	918	
% GUILLERMO DE ARMAS		
8820 S.W. 41ST STREET		
MIAMI, FLA. 33165	6-77	
SAMUEL & BERTHA SIR	920	
811 JEFFERSON AVE		
MIAMI BEACH FLA 33139		
	5-41	
FRANK & ROSE VITALE	921	
APT. 2	1	
821 JEFFERSON AVENUE		
MIAMI BEACH, FLA. 33139	1-76	

MORRIS & CLARA KESSLER 921
APT. 3 2
821 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139 12-69

MORRIS & YETTA RICHTER 921
APT. 5 4
821 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139 12-69

ELSIE LIEBNER 921
APT. 7 6
821 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139 12-69

WILLIAM & SARAH SAPOLSKY 922
APT. 1
825 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139 11-75

MAX & TILLIE INZ 922
APT 2 1
825 JEFFERSON AVE
MIAMI BEACH FLA 33139 6-64

JACOB & GUSSIE SCHOROL 922
APT 3 2
825 JEFFERSON AVE
MIAMI BEACH FLA 33139 6-64

DAVID & ROSELYN CHARLESON 922
3
262-04 82ND AVENUE
FLORAL PARK, N.Y. 11004 12-77

✓ AARON KIZNER, L.E. 922
4
✓ 1132 EUCLID AVE.
MIAMI BEACH, FL. 33139 3-70

SIMION A. PERALES ET AL 921
APT. 4 3
821 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139 10-75

DANIEL & SARAH STERN 921
APT 6 5
821 JEFFERSON AVE
MIAMI BEACH, FLA. 33139 12-76

RAYMOND BARBANEL 921
IDA GOLD 7
821 JEFFERSON AVE., APT. 8
MIAMI BEACH, FLA. 33139 12-69

BESSIE RAYOR LE
APT. 6
825 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

922
5
6-64

MORRIS & ROSE FINKELSTEIN
APT. 7
827 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139

922
6
4-76

NACHMAN &
SYLVIA REPLANSKI
825 JEFFERSON AVENUE APT. 8
MIAMI BEACH, FLA. 33139

922
7
9-75

ABEL & FANA HOLTZ

924

310 E. DI LIDO DRIVE
MIAMI BEACH FLA 33139

10-67

CARSANCA CORI
410 - 16TH STREET
MIAMI BEACH, FLA. 33139

923
6-77

ABEL & FANA HOLTZ

925

310 E DI LIDO DRIVE
MIAMI BEACH FLA 33139

10-67

CELIE RUDOLPH SANDLER

820
13

851 MERIDIAN AVE
MIAMI BEACH FLA 33139

4-66

RHODA BEALES

820
14

851 MERIDIAN AVE. APT 44
MIAMI BEACH, FLA. 33139

6-72

ROSE FELLIS

820
15

UNIT 45
851 MERIDIAN AVE
MIAMI BEACH FLA 33139

7-66

MAX & ROSE SHAPIRO 820
16

851 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-66

ISIDORE & EDNA FELDSTEIN 820
17

851 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-66

DAVID LEPOW 820
APT. 52 18

851 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 6-72

RAE ROSEN 820
19

851 MERIDIAN AVE
MIAMI BEACH FLA 33139 2-66

✓ ELEANORA ELLIS 820
APT. 54 20

✓ 851 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 4-72

GLORIA SILVER 820
% SOPHIE ISAACS 21

851 MERIDIAN AVE. APT. 55
MIAMI BEACH FLA 33139 11-68

RAE WARDER 820
APT. 56 22

851 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 5-72

LASZIO & SARA SCHVED 833
 1 OF 4
 1056 EUCLID AVE. APT. 1
 MIAMI BEACH, FLA. 33139 12-67

 AARON & SYLVIA KOPET 833
 3 OF 4
 1056 EUCLID AVE.
 MIAMI BEACH, FLA. 33139 10-72

 ABE & KATE NEMEROFF 833
 1
 710 - 11TH ST. APT. 1
 MIAMI BEACH, FLA. 33139 10-67

 SAMUEL & ANNE ABRAMSON 833
 3
 710 - 11TH ST. APT. 3
 MIAMI BEACH, FLA. 33139 10-67

 ABE & ANNE FINKELSTEIN 833
 5
 710 - 11TH STREET
 MIAMI BEACH, FLA. 33139 4-74

 SAM GOLDBERG 833
 7
 710 - 11TH ST. APT. 7
 MIAMI BEACH, FLA. 33139 10-67

VICTOR & BERTHA REBBE 833
 APT. 2 2 OF 4
 1056 EUCLID AVENUE
 MIAMI BEACH, FLA. 33139 7-74

 LOUIS & NETTIE FURST 833
 APT. 4 4 OF 4
 1056 EUCLID AVE.,
 MIAMI BEACH, FLA. 33139 -

 HERMAN & YETTA MENDELSON 833
 2
 710 - 11TH ST. APT. 2
 MIAMI BEACH, FLA. 33139 10-67

 REBECCA BERNSTEIN 833
 APT. 4 4
 710 - 11TH ST.,
 MIAMI BEACH, FLA. 33139 -71

 HYMAN & RIVA LEVY 833
 APT. 6 6
 710 - 11TH STREET
 MIAMI BEACH, FLA. 33139 4-73

 GUSTAVE J. & ESTHER BRASS 833
 8
 710 - 11TH ST. APT. 8
 MIAMI BEACH, FLA. 33139 10-67

ABRAHAM & ADELINE HAIDUCK 838
A & HILDA KAPLAN
11365 S.W. 171ST STREET
SOUTH MIAMI, FLA. 33157

G F APARTMENTS INC. 836
APT. 1
1026 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 3-75

IRVING KRIEGER 834
635 MICHIGAN AVE.,
MIAMI BEACH, FLA. 33139 10-71

BENJAMIN BLEI, ET AL 840
P.O. BOX 390872
MIAMI BEACH, FL. 33139 9-77

MORRIS & LILLIAN GLISSMAN 842
1025 MERIDIAN AVE
MIAMI BEACH FLA 33139 7-67

SAMUEL HAIDUCK ET ALS 837
✓ 8 HAIDUCK APTS.
854 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139 4-69

ALBERT & ADELE KAGEN 835
8 APT 23
1919 BAY DR
MIAMI BEACH, FLA. 33141 4-73

✓ GERTRUDE M. BUCHWALD 839
7
701-09 - 10TH STREET
MIAMI BEACH, FLA. 33139 1-76

FANNIE LEFKOWITZ, INC. 841
1017 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 1-72

NATHAN & RACHEL BLUM 843
APT. 1
1035 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 1-75

LOUIS & BESSIE SEIDEL 843
1
1035 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 4-66

KATEY STEIN 843
2
1035 MERIDIAN AVE
MIAMI BEACH FLA 33139 12-65

BERTHA GLICKMAN 843
APT. 4 3
1035 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 9-75

FRIEDA HALFEN 843
APT. 5 4
1035 MERIDIAN AVE
MIAMI BEACH FLA 33139 8-66

NASH INVESTMENT CO 335
 810 11TH ST
 MIAMI BEACH FLA 33139 2-47

ALBERT A & ESTHER HANESS 389
 1030 COLLINS AVE
 MIAMI BEACH FLA 33139 2-46

FAIRMONT HOTEL 391
 1000 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 7-74

WASHINGTON STORAGE CO 393
 P O BX 647
 MIAMI BEACH FLA 33139 4-34

EFRAIM & SEPORA ROSENTHAL 395
 1043 WASHINGTON AVENUE
 MIAMI BEACH, FLA. 33139 1-69

JOSEPH HOFFMAN & 397
 CHARLES REICHENTHAL ET AL LESSEES
 1051 WASHINGTON AVENUE
 MIAMI BEACH, FLA. 33139 2-61

JAMAR REALTY CORP 399
 6306 LINCOLN RD
 MIAMI BEACH FLA 33139 3-43

TEXACO, INC. 401

P.O. BOX 343300
 CORAL GABLES, FLA. 33134

CITY OF MIAMI BEACH

386
 THRU
 388
 9-50

FAIRMONT HOTEL 390
 1000 COLLINS AVENUE
 MIAMI BEACH, FL. 33139 11-74

FAIRMONT HOTEL 392
 1000 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 7-74

WASHINGTON STORAGE CO 394
 P O BX 647
 MIAMI BEACH FLA 33139 1-34

FRANK & SIPORA ROSENTHAL 396
 1033 WASHINGTON AVE.,
 MIAMI BEACH, FLA. 33139 12-72

JAMAR REALTY CORP 398
 6306 LINCOLN RD
 MIAMI BEACH FLA 33139 3-43

MAE L. SARNOV 400
 230 11TH ST.,
 MIAMI BEACH, FLA. 33139 5-70

TEN-SIXTY CORP. 272
 1052-1060 OCEAN DRIVE
 MIAMI BEACH, FLA. 33139 8-74

TEN-SIXTY CORP. 273

1052-1060 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 8-74

BEN STAN CORP. 276
% B. KANNER
287 PALM AVE.
MIAMI BEACH, FLA. 33139 6-68

STANLEY I. & NATHAN RATNER 278
% MYERS, KAPLAN, LEVINSON & KENIN
1428 BRICKELL AVE
MIAMI, FLA. 33131 12-76

MORTON FURST 280
IVAN Z. GABOR
1001 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 2-78

BRUNO VOLKER 282
1027 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 5-74

CITY OF MIAMI BEACH 274
&
284
11-57

JACK HARRIS ET AL 286

19 MEHOLDEN ROAD
WABAN, MASS. 02168 -74

FELIX & LILLIAN LIBHABER 1498
& FREIDA KOPEL
815 - 83RD ST.
MIAMI BEACH, FLA. 33141 11-71

HENRY & ELEANOR STERN 275
% CONGRESS HOTEL
1036 OCFAN DR.,
MIAMI BEACH, FLA. 33139 5-76

NATHAN RATNER TR ET AL 277
1020 OCEAN DR.
MIAMI BEACH FLA 33139 11-53

STANLEY I. & NATHAN RATNER 279
% MYERS, KAPLAN, LEVINSON & KENIN
1428 BRICKELL AVE
MIAMI, FLA. 33131 12-76

MORTON FURST 281
IVAN Z. GABOR
1001 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 2-78

MINNIE FELDMAN 283
1035 COLLINS AVE
MIAMI BEACH FLA 33139 10-43

JOE & SARAH SILVER 285
1051 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 6-75

MAX & JENNY BEHAR 1497
1000 - 10TH STREET
MIAMI BEACH, FLA. 33139 7-73

MEYER E. & RENEE COHIEN	1499	CHARLES KAPLAN	1500
RONALD P. COHIEN		APT. 2	1
934 MICHIGAN AVENUE		926 MICHIGAN AVENUE	
MIAMI BEACH, FLORIDA 33139	10-66	MIAMI BEACH, FLA. 33139	3-75
ARTURO & ADRIENNE RAINERMAN	1500	JACOB & ESTELLE RABINOWITZ	1500
10180 N.E. 12TH AVENUE		APT 4	3
MIAMI, FLA. 33138	5-73	926 MICHIGAN AVE	
		MIAMI BEACH FLA 33139	5-72
CHARLES HOCHBERG	1500	MABELINE JACOBVITZ	1500
APT. 3	2	APT 6	5
926 MICHIGAN AVENUE		926 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	3-74	MIAMI BEACH, FLA, 33139	2-77
HARRY & LEAH OSBRY	1500	ISIDORE & YETTA SCHOENFELD	1500
APT 5	4	APT 8	
926 MICHIGAN AVE		926 MICHIGAN AVE	
MIAMI BEACH FLA 33139	6-66	MIAMI BEACH FLA 33139	12-71
NATHAN & MOLLIE ROSENFELD	1500	ELBERT F & MARIA ROUSE	1500
APT 7	6	APT 10	9
926 MICHIGAN AVE.,		926 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	2-73	MIAMI BEACH, FLA. 33139	7-76
JACOB & MINNIE HOENIG	1500	LOUIS & ROSE SIEGEL	1500
APT 9	8	APT. 12	11
926 MICHIGAN AVE		926 MICHIGAN AVE.,	
MIAMI BEACH FLA 33139	3-66	MIAMI BEACH, FLA. 33139	10-71
SINAI & ZINA GERCHAKOV	1500	NATHAN & SYD ENGELMAN	1500
APT 11	10	APT. 15	13
926 MICHIGAN AVE		926 MICHIGAN AVE.,	
MIAMI BEACH FLA 33139	6-66	MIAMI BEACH, FLA. 33139	7-66
HARRY E & IGNACIA ERICKSON	1500		
APT 14	12		
926 MICHIGAN AVE			
MIAMI BEACH, FLA. 33139	7-76		

ELIGIO E. & ADA H WILLIAMS	1501
2 APT 201	
910 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	9-76
MOSES & FANNY SELESKY	1501
215-32 - 23RD ROAD	2
BAYSIDE, N.Y. 11360	-74
MOSES & FANNY SELESKY	1501
215-32 - 23RD ROAD	4
BAYSIDE, N.Y. 11360	-74
MARIA CABRALES	1501
APT. 301	6
910 MICHIGAN AVE.,	
MIAMI BEACH, FLA. 33139	5-76
SICU PASTERNAK	1501
215-32 - 23RD ROAD	8
BAYSIDE, N.Y. 11360	-74
ELIAS & ESTRELLA PASTERNAK	1501
APT. 305	10
910 MICHIGAN AVENUE	
MIAMI BEACH, FLA. 33139	-74
MARIA & CILIA PEDREIRA	1501
2 APT 401	12
910 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	6-76
SICU PASTERNAK	1501
215-32 - 23RD ROAD	14
BAYSIDE, N.Y. 11360	-74

E.F. & CECILIA BISHOP	1501
2 APT 202	1
910 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	9-76
ISAAC DORF	1501
3070 HULL AVENUE	3
BRONX, N.Y. 10467	-74
HERSCH & TAUBE PASTERNAK	1501
23-05 - 215TH STREET	5
BAYSIDE, N.Y. 11360	-74
ELIAS & ESTRELLA PASTERNAK	1501
APT. 302	7
910 MICHIGAN AVENUE	
MIAMI BEACH, FLA. 33139	-74
RIFCA ROSENBERG	1501
23-06 - 217TH STREET	9
BAYSIDE, N.Y. 11360	-74
ELIAS & ESTRELLA PASTERNAK	1501
APT. 306	11
910 MICHIGAN AVENUE	
MIAMI BEACH, FLA. 33139	-74
JOSE & MIRTA MUINOS	1501
APT 402	13
910 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	7-76
HERSCH & TAUBE PASTERNAK	1501
23-05 - 215TH STREET	15
BAYSIDE, N.Y. 11360	-74

RIFCA ROSENBERG	1501
23-06 - 217TH STREET	16
BAYSIDE, N.Y. 11360	-74
MOISES & FANNY SELESKY	1501
215-32 - 23RD ROAD	18
BAYSIDE, N.Y. 11360	-74
HERSCH & TAUBE PASTERNAK	1501
23-05 - 215TH STREET	20
BAYSIDE, N.Y. 11360	-74
ISAAC DORF	1501
3070 HULL AVENUE	22
BRONX, N.Y. 10467	-74
BEN & JUDITH TENENBERG	1502
1005-1013 -- 9TH ST	
MIAMI BEACH FLA 33139	12-64
IRVING GILMAN TR	1504
915 LENOX AVE. APT 101	
MIAMI BEACH, FLA. 33139	6-72
LOUIS & JULIA WEISMAN	1504
915 LENOX AVE. APT 102	1
MIAMI BEACH, FLA. 33139	1-67
SARAH KOB	1504
APT 103	2
915 LENOX AVE	
MIAMI BEACH, FLA. 33139	9-65

RIFCA ROSENBERG	1501
23-06 - 217TH STREET	17
BAYSIDE, N.Y. 11360	-74
RIFCA ROSENBERG	1501
23-06 - 217TH STREET	19
BAYSIDE, N.Y. 11360	-74
SICU PASTERNAK	1501
215-32 - 23RD ROAD	21
BAYSIDE, N.Y. 11360	-74
LOTTE WEINSOFF	1501
% APT 506	23
910 MICHIGAN AVE	
MIAMI BEACH, FLA. 33139	8-76
BENNY & RUTH RAISMAN	1503
1044 PENNSYLVANIA AVE.,	
MIAMI BEACH, FLA., 33139	6-72

HARRY A. & SARAH SHUGAR	1504	
	3	
915 LENOX AVE.,		
MIAMI BEACH, FLA. 33139	9-72	
LILLIAN GOLDENBERG	1504	
MARGUERITE CRAMES	4	
915 LENOX AVE NO 105		
MIAMI BEACH, FLA. 33139	9-76	
IRVING & LILLIAN WEINBERG	1504	
APT. 106	5	
915 LENOX AVENUE		
MIAMI BEACH, FLA. 33139	8-73	
PAULINE KRANTMAN	1504	
APT 201	6	
915 LENOX AVE		
MIAMI BEACH, FLA. 33139	4-65	
MICHELE & ANNA DE FILIPPIS	1504	
	7	
915 LENOX AVE		
MIAMI BEACH FLA 33139	1-66	
NATHAN & ETTA MILLER	1504	
APT 203	8	
915 LENOX AVE		
MIAMI BEACH, FL. 33139	4-77	
JACK & PAULINE ENGEL	1504	
	9	
915 LENOX AVE		
MIAMI BEACH FLA 33139	12-65	
FRIEDA FRIEDMAN	1504	
	10	
915 LENOX AVE		
MIAMI BEACH FLA 33139	10-66	

HARRIET LUREY	1504	RUTH TAFFEL	1506
APT. 206	11		
915 LENOX AVENUE		937 LENOX AVE	
MIAMI BEACH, FLA. 33139	12-75	MIAMI BEACH FLA 33139	9-64
NETTIE DRUZINSKY ET AL	1505		
861 N. VENETIAN DRIVE		IDA TELL	1507
MIAMI, FL. 33139	3-76	APT. 202	2
		947 LENOX AVENUE	
		MIAMI BEACH, FLA. 33139	-73
JOSEPH & GERTRUDE HOROWITZ	1507		
APT. 201	1	LESTER & FLORA MYERS	1507
947 LENOX AVE.,		APT. 204	4
MIAMI BEACH, FLA. 33139	-71	947 LENOX AVE.,	
		MIAMI BEACH, FLA. 33139	-71
ALICE POLITOU	1507		
APT. 203	3	EVA KAUFMAN	1507
947 LENOX AVENUE		960 JEFFERSON AVE.,	6
MIAMI BEACH, FLA. 33139	3-73	MIAMI BEACH, FLA. 33139	-71
HENRIETTA KUTNER	1507		
APT. 205	5	JOE & ESTHER GREENBERG	1507
947 LENOX AVENUE		APT. 303	8
MIAMI BEACH, FLA. 33139	-71	947 LENOX AVE.,	
		MIAMI BEACH, FLA. 33139	-71
IDA WEINBERG	1507		
APT. 302	7	FRANK & FRIEDA ROSENFIELD	1507
947 LENOX AVENUE		APT. 305	10
MIAMI BEACH, FLA. 33139	8-73	947 LENOX AVE.,	
		MIAMI BEACH, FLA. 33139	-71
JOSEPH & ROSE SEIFFER	1507		
APT. 304	9	JACOB & JENNIE PERLMAN	1507
947 LENOX AVENUE		APT. 402	12
MIAMI BEACH, FLA. 33139	8-74	947 LENOX AVE.,	
		MIAMI BEACH, FLA. 33139	-71
GOLDA & ISAAC RAIJMAN	1507		
	11		
574 W. 49TH STREET			
MIAMI BEACH, FL. 33140	12-77		

ANGELA H. ARIAS 1507
APT. 403 13
947 LENOX AVE.,
MIAMI BEACH, FLA. 33139 -71

JACOB & FEIGE GLEKEL 1507
APT. 405 15
947 LENOX AVE.,
MIAMI BEACH, FLA. 33139 -71

SYLVIA ROSENBERG ET AL 1507
APT. 502 17
947 LENOX AVENUE
MIAMI BEACH, FLA. 33139 8-74

ANGEL & CARMEN PASCUAL 1507
APT. 504 19
947 LENOX AVE.,
MIAMI BEACH, FLA. 33139 -71

L W H REALTY CORP. 1507
% CHERVOUSKY 21
947 LENOX AVENUE, APT. 601
MIAMI BEACH, FLA. 33139 -71

PHILIP & TINA NADEL 1507
APT. 603 23
947 LENOX AVE.,
MIAMI BEACH, FLA. 33139 -71

SARAH GLOSS 1507
APT. 605 25
947 LENOX AVE. APT 605
MIAMI BEACH, FLA. 33139 -72

DAVID & MIRIAM ZAITSCHEK 1517
APT 303 8
1030 9TH STREET
MIAMI BEACH FLA 33139 11-67

SALOMON & MALCA BRIK 1507
APT. 404 14
947 LENOX AVENUE
MIAMI BEACH, FLA. 33139 2-76

ALEX & ANNA LEON 1507
APT. 505 16
947 LENOX AVENUE
MIAMI BEACH, FLA. 33139 8-74

ALLEN & DORA DWORKIS 1507
APT. 503 18
947 LENOX AVENUE
MIAMI BEACH, FLA. 33139 10-73

N. KUBILIUN 1507
APT. P. KUBILIUN 20
947 LENOX AVE., APT. 505
MIAMI BEACH, FLA. 33139 -71

HERMAN & HATTIE SCHERER 1507
APT. 602 22
947 LENOX AVE.,
MIAMI BEACH, FLA. 33139 -71

BARNEY CARLAN 1507
SARAH CARLAN 24
947 LENOX AVENUE APT 604
MIAMI BEACH, FLA. 33139 -71

GLORIA KNOPP 1508
APT 516
1020 MERIDIAN AVE
MIAMI BEACH, FL. 33139 12-73

REGINA MERFELD 1517
APT 304 9
1030 9TH STREET
MIAMI BEACH, FLA. 33139 5-66

NORMA DAGANI 1517
APT 305 10
1030 9TH STREET
MIAMI BEACH, FL. 33139 8-67

BENJAMIN & HELEN RASCOE 1517
APT 306 11
1030 - 9TH ST
MIAMI BEACH FLA 33139 2-66

LOUIS & ELSIE COHEN 1517
APT 401 12
1030 - 9TH ST
MIAMI BEACH FLA 33139 10-65

RUBEN & IDA ROSENTHAL 1517
APT 402 13
1030 - 9TH ST
MIAMI BEACH FLA 33139 10-65

GUSSIE CARDON 1517
APT 403 14
1030 - 9TH ST.
MIAMI BEACH, FLA. 33139 -71

MAX & SOPHIE KORMAN 1517
APT. 404 15
1030 9TH STREET
MIAMI BEACH, FLA. 33139 1-73

JOHN P. & MARIE A. BOCK 1517
APT 405 16
1030 - 9TH ST
MIAMI BEACH, FLA. 33139 10-76

THERESA O. INNONE
DOMINICK INNONE
1030 - 9TH STREET
MIAMI BEACH, FLA. 33139

1517

17

-76

ROBERT & LIZA ZUNDER
APT. 501
1030 - 9TH STREET
MIAMI BEACH, FLA. 33139

1517

18

11-75

SHAJNE & SZEWA SALZBERG
1030 - 9TH ST. APT. 502
MIAMI BEACH, FLA. 33139

1517

19

4-68

IRVING & ROSE FRIEDMAN
APT. 503
1030-9TH STREET
MIAMI BEACH, FLA. 33139

1517

20

10-61

MAX & ANNA GRAND
1030 9TH STREET
MIAMI BEACH FLA 33139

1517

21

9-67

JACOB & OFELIA FAINSTEIN
APT. 505
1030 - 9TH STREET
MIAMI BEACH FLA 33139

1517

22

6-70

ROSE STEINBERG
APT 506
1030 - 9TH STREET
MIAMI BEACH, FL. 33139

1517

23

3-67

BERELEYD & LUBA KATZ
APT. 601
1030 - 9TH STREET
MIAMI BEACH, FLA. 33139

1517

24

10-74

JESSIE M KRILL 1517
APT 602 25
1030 - 9TH ST
MIAMI BEACH FLA 33139 10-65

MICHAEL & CILA PECK 1517
APT. 603 26
1030 - 9TH STREET
MIAMI BEACH, FLA. 33139 9-75

SOPHIE GILLEN 1517
APT. 605
1030-9TH ST. 28
MIAMI BEACH, FLA. 33139 12-65

ALFREDO & TERESA GRILLO 1517
APT. 606 29
1030 - 9TH ST.,
MIAMI BEACH, FLA. 33139 5-76

ESTHER ZASLOW 1517
APT. 604
1030-9TH ST. 27
MIAMI BEACH, FLA. 33139 6-66

MARTIN L & MARY BOND 1517
APT 202 1
1030 - 9TH ST
MIAMI BEACH FLA 33139 9-65

FRANK & ROSE GONDELMAN 1517
APT 203 2
1030 - 9TH STREET
MIAMI BEACH, FL. 33139 4-77

EDWIN KAPLAN 1517
3
38 PRISCILLA LANE
ENGLEWOOD CLIFFS, N.J. 07632 4-66

AARON & SOPHIE CHWAST 1517
APT. 205 4
1030 - 9TH ST.,
MIAMI BEACH, FLA. 33139 3-72

RABBI A.J. & ESTHER SATRA 1517
1030 - 9TH STREET NO 206 5
MIAMI BEACH, FLA. 33139 11-76

BENJAMIN & FAY KLEIN 1517
APT. 301 6
1030 - 9TH STREET
MIAMI BEACH, FLA. 33139 12-74

WOLF FINGEROFF ET AL 1517
APT. 302 7
1030 - 9TH STREET
MIAMI BEACH, FLA. 33139 3-76

ISIDORE & LENA ALENT 588
APT. 602 & 589
730 PENNSYLVANIA AVE., 49
MIAMI BEACH, FLA. 33139 -

SOL & GERTRUDE NOVIN 588
APT. 604 & 589
730 PENNSYLVANIA AVE., 51
MIAMI BEACH, FLA. 33139 4-72

ABRAHAM H. SCHWITZMAN ET UX 588
APT. 606 & 589
730 PENNSYLVANIA AVENUE 53
MIAMI BEACH, FLA. 33139 10-74

ELAINE HAMMER LEVY 588
& 589
121 OLD MILL ROAD 55
GREAT NECK, N.Y. 11023 3-77

MORRIS & IDA FRAND 588
APT. 610 & 589
730 PENNSYLVANIA AVE., 57
MIAMI BEACH, FLA. 33139 -

ROSA SOMMER 588
APT. 612 & 589
730 PENNSYLVANIA AVE., 59
MIAMI BEACH, FLA. 33139 -

JACK & HELEN DANCYGIER 588
APT. 702 & 589
730 PENNSYLVANIA AVE., 61
MIAMI BEACH, FLA. 33139 -

LENA STANDER 588
APT. 704 & 589
730 PENNSYLVANIA AVE., 63
MIAMI BEACH, FLA. 33139 -

MAX FRIEDMAN LE 588
APT. 603 & 589
730 PENNSYLVANIA AVE., 50
MIAMI BEACH, FLA. 33139 -

JOSEPH & ROSE LITVAK 588
APT. 605 & 589
730 PENNSYLVANIA AVE 52
MIAMI BEACH, FL. 33139 10-77

NATHAN & ETHEL EINGORN 588
APT. 607 & 589
730 PENNSYLVANIA AVE. 54
MIAMI BEACH, FLA. 33139 10-74

SONIA SLAWIN 588
APT. 609 & 589
730 PENNSYLVANIA AVE. 56
MIAMI BEACH, FLA. 33139 8-72

NICK & ANNA McKEE 588
APT. 611 & 589
730 PENNSYLVANIA AVENUE 58
MIAMI BEACH, FLA. 33139 3-74

JOSE M. GARMENDIA 588
APT. 701 & 589
730 PENNSYLVANIA AVENUE 60
MIAMI BEACH, FLA. 33139 -73

KATIE PERLIN 588
APT. 703 & 589
730 PENNSYLVANIA AVE., 62
MIAMI BEACH, FLA. 33139 -

ANNA WEINTRAUB 588
APT. 705 & 589
730 PENNSYLVANIA AVENUE 64
MIAMI BEACH, FLA. 33139 11-75

EDNA KATZ 588
APT. 706 & 589
730 PENNSYLVANIA AVENUE 65
MIAMI BEACH, FLA. 33139 5-72

PHILIP & JEANETTE BURG 588
APT. 708 & 589
730 PENNSYLVANIA AVE., 67
MIAMI BEACH, FLA. 33139 4-71

MAX & ESTHER ROSENBERG 588
APT. 710 & 589
730 PENNSYLVANIA AVE., 69
MIAMI BEACH, FLA. 33139 -

MURRAY & BETTY LIEBOWITZ 588
APT. 712 & 589
730 PENN. AVE. APT 712 71
MIAMI BEACH, FLA. 33139 7-72

701 EUCLID CORP. 593
2801 PRAIRIE AVENUE
MIAMI BEACH, FL. 33140 4-76

JOSE IGNACIO SARRAFF, TR. 594
P.O. BOX 390935
MIAMI BEACH, FL. 33139 8-77

EDWIN & MOLLY POLLACK 595
719 EUCLID AVE 1
MIAMI BEACH FLA 33139 9-65

MATILDA TERNBACH 588
APT. 707 & 589
730 PENNSYLVANIA AVE., 66
MIAMI BEACH, FLA. 33139 5-72

ETHEL ZUCKERKANDEL 588
APT. 709 & 589
730 PENNSYLVANIA AVENUE 68
MIAMI BEACH, FLA. 33139 9-74

SIDNEY & ELSIE SALTZMAN 588
APT. 711 & 589
730 PENNSYLVANIA AVE., 70
MIAMI BEACH, FLA. 33139 -

BETTY GILBERT 590
710 PENNSYLVANIA AVE NO 1
MIAMI BEACH, FLA. 33139 -

701 EUCLID CORP. 593
2801 PRAIRIE AVE.,
MIAMI BEACH, FLA. 33140 4-76

TILLIE TOMKIN, L.E. 595
719 EUCLID AVE
MIAMI BEACH, FLA. 33139 2-77

ESTHER KOSKY, L.E. 595
APT 3 2
719 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 12-76

MORRIS & DORA DOLOWITZ 595
3

719 EUCLID AVENUE
MIAMI BEACH FLA 33139 11-68

JAMES SOLIMANO 595
4

719 EUCLID AVE
MIAMI BEACH FLA 33139 9-65

✓ SARA PETERS 595
% PITCHERSKY 5

719 EUCLID AVE.
MIAMI BEACH, FLA. 33139 12-69

SAM & AMALIE LEHRER 595
APT. 7 6

719 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 2-76

HARRY & SONIA REVZIN 595
7

719 EUCLID AVE
MIAMI BEACH FLA 33139 9-65

ANNA STEIN & LILLIAN STEIN 595
8

719 EUCLID AVE
MIAMI BEACH FLA 33139 9-65

CLARA LINDER 595
APT. 10 9

719 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 12-74

LEONIE M. KRIEGER 595
10

719 EUCLID AVENUE APT. 11
MIAMI BEACH, FLA. 33139 1-78

GOTHAM HOLDING CORP. INC. 597
735 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 7-74

SAMUEL WEISS 599
WILLIAMSBURG STATION
P.O. BOX 105
BROOKLYN, N.Y. 11211 5-77

HAROLD & OLGA KUPFERMAN 588
APT. 201 & 589
730 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 -

DAVID & FRED A LOVE 588
APT. 203 & 589
730 PENNSYLVANIA AVE., 2
MIAMI BEACH, FLA. 33139 -

JOSE SEREBRIER ET AL 588
7 HALEGUA & 589
2020 CONN. AVE. N.W. 4
WASHINGTON, D.C. 20008 9-76

BENJAMIN COLE 588
ADEL E. WEHL & 589
730 PENNSYLVANIA AVE., APT 207 6
MIAMI BEACH, FLA. 33139 7-74

GUSSIE WALFISH 595
11
719 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 -66

LISI INC. 596
% BRINBERG
1746 CLEVELAND RD.
MIAMI BEACH, FLA. 33141 4-71

GOTHAM HOLDING CORP. INC. 598
735 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 7-74

ADOLPH & MARTHA MASKIN ET AL 600
2440 FLAMINGO DRIVE
MIAMI BEACH, FLA. 33140

ARTHUR & HELEN SHERRIS 588
APT. 202 & 589
730 PENNSYLVANIA AVE., 1
MIAMI BEACH, FLA. 33139 -

PAUL & WILMA STEINER 588
APT. 204 & 589
730 PENNSYLVANIA AVE., 3
MIAMI BEACH, FLA. 33139 -

ETHEL MOHEL 588
APT. 206 & 589
730 PENNSYLVANIA AVE., 5
MIAMI BEACH, FLA. 33139 -

DENNIS & GUSSIE BARONY 588
APT. 208 & 589
730 PENNSYLVANIA AVE., 7
MIAMI BEACH, FLA. 33139 11-72

LOUIS & EVA MILLMAN 588
 APT. 209 & 589
 730 PENNSYLVANIA AVE., 8
 MIAMI BEACH, FLA. 33139 3-73

MORRIS & ANNA BRICKER 588
 APT. 211 & 589
 730 PENNSYLVANIA AVE., 10
 MIAMI BEACH, FLA. 33139 -

ISAAC & IDA FRIEDBERG 588
 APT. 301 & 589
 730 PENNSYLVANIA AVE., 12
 MIAMI BEACH, FLA. 33139 5-72

JOEL & MARTHA KUPIETZ 588
 APT. 303 & 589
 730 PENNSYLVANIA AVE., 14
 MIAMI BEACH, FLA. 33139 -

JOHN E. & KATHERINE TRACH 588
 APT. 305 & 589
 730 PENNSYLVANIA AVE., 16
 MIAMI BEACH, FLA. 33139 -

HERMAN & SYLVIA SAPERSTEIN 588
 APT. 307 & 589
 730 PENNSYLVANIA AVE., 18
 MIAMI BEACH, FLA. 33139 -

MAX & MIRIAM TANNENBAYM 588
 APT. 308 & 589
 710 PENNSYLVANIA AVENUE 21
 MIAMI BEACH, FLA. 33139 5-74

JULIUS & FAY HAGER 588
 APT. 312 & 589
 730 PENNSYLVANIA AVE., 23
 MIAMI BEACH, FLA. 33139 -

BENJAMIN & MINNIE WEINBERG 588
 APT. 210 & 589
 730 PENNSYLVANIA AVE., 9
 MIAMI BEACH, FLA. 33139 -

RITA HELLER 588
 APT. 212 & 589
 730 PENNSYLVANIA AVE., 11
 MIAMI BEACH, FLA. 33139 -

HERBERT & IDA HOLMAN 588
 APT. 302 & 589
 730 PENNSYLVANIA AVE., 13
 MIAMI BEACH, FLA. 33139 -

SAM & ANNA MARCUS 588
 APT. 304 & 589
 730 PENNSYLVANIA AVENUE 15
 MIAMI BEACH, FLA. 33139 9-74

LEON & SADIE WEINGARTEN 588
 APT. 306 & 589
 730 PENNSYLVANIA AVE., 17
 MIAMI BEACH, FLA. 33139 4-71

MEYER & NAN D. KORN 588
 APT. 308 & 589
 730 PENNSYLVANIA AVE., 19
 MIAMI BEACH, FLA. 33139 7-74

SOL & MARCIA GAISSINER 588
 APT. 311 & 589
 730 PENNSYLVANIA AVE., 22
 MIAMI BEACH, FLA. 33139 -

BEN EHRLICH L E 588
 APT. 401 & 589
 730 PENN. AVENUE 24
 MIAMI BEACH, FLA. 33139 11-75

MENDEL & ETHEL KESSEL 588
APT. 402 & 589
730 PENNSYLVANIA AVE., 25
MIAMI BEACH, FLA. 33139 -

MAX & HELEN HARTMAN 588
APT. 404 & 589
730 PENNSYLVANIA AVE., 27
MIAMI BEACH, FLA. 33139 -

JOE & SYLVIA STEINBERG 588
APT. 406 & 589
730 PENNSYLVANIA AVE., 29
MIAMI BEACH, FLA. 33139 -

✓SAM & JENNIE KATZMAN 588
APT. 408 & 589
730 PENNSYLVANIA AVE., 31
MIAMI BEACH, FLA. 33139 11-72

JACK & YETTA MERCHANT 588
APT. 410 & 589
730 PENNSYLVANIA AVE., 33
MIAMI BEACH, FLA. 33139 5-72

AIZIK & MIRIAM KLETENIK 588
APT. 412 & 589
730 PENNSYLVANIA AVE., 35
MIAMI BEACH, FLA. 33139 -

SOL M. & LENA WEINBROT 588
APT. 502 & 589
730 PENNSYLVANIA AVE., 37
MIAMI BEACH, FLA. 33139 -

SIMON & YOLANDA DORNFEST 588
APT 504 & 589
730 PENNSYLVANIA AVE 39
MIAMI BEACH, FL. 33139 3-75

✓LEON SHELTON 588
APT 403 & 589
730 PENNSYLVANIA 26
MIAMI BEACH, FLA. 33139 7-76

GILDA NORWORTH 588
APT 405 & 589
730 PENNSYLVANIA AVE 28
MIAMI BEACH, FL. 33139 6-77

JACOB & ZINAIDA TUPIE 588
APT. 407 & 589
730 PENNSYLVANIA AVE., 30
MIAMI BEACH, FLA. 33139 -

MAX & FRIEDA KAUFMAN 588
APT. 409 & 589
730 PENNSYLVANIA AVE., 32
MIAMI BEACH, FLA. 33139 -

WM & ARLENE E LEVINE 588
APT 409 & 589
20 CIRCLE DR 34
WINDSOR LOCKS, CONN. 06096 9-76

CHAIM & SOPHIE B. NEPOMECHIE 588
APT. 501 & 589
730 PENNSYLVANIA AVENUE 36
MIAMI BEACH, FLA. 33139 5-74

✓MAYER & OLGA CWAJG 588
APT. 503 & 589
730 PENNSYLVANIA AVE., 38
MIAMI BEACH, FLA. 33139 12-70

SIMON RESNIK 588
APT. 505 & 589
730 PENNSYLVANIA AVE., 40
MIAMI BEACH, FLA. 33139 -

IDA STERNBERG 588
 RITA STAROBIN, APT. 506 & 589
 730 PENNSYLVANIA AVE., 41
 MIAMI BEACH, FLA. 33139 1-75

CAROL ELFMAN L E 588
 APT. 508 & 589
 730 PENNSYLVANIA AVENUE 43
 MIAMI BEACH, FLA. 33139

ELWOOD B. & LOUISA I. VANAMAN 588
 APT. 510 & 589
 730 PENNSYLVANIA AVENUE 45
 MIAMI BEACH, FLA. 33139 6-74

LOUIS & MAY LERNER 588
 APT. 512 & 589
 730 PENNSYLVANIA AVENUE 47
 MIAMI BEACH, FLA. 33139 10-75

MOISES & BELLA FRANCO ET AL 586
 2103 CANARSIE RD.,
 BROOKLYN, N.Y. 11236 5-71

MINNIE HANDEL 441
 TILLIE MANDEL
 956 WASHINGTON AVE.
 MIAMI BEACH FLA 33139 -70

SARAH HARRISBURG 442
 APT 202 1
 949 PENN AVE
 MIAMI BEACH FLA 33139 2-67

ISRAEL & BLANCHE REIXAN 442
 APT 204 3
 949 PENN AVE.
 MIAMI BEACH FLA 33139 11-66

JOHN & MARY CASCIO 588
 APT. 507 & 589
 720 PENNSYLVANIA AVE. 42
 MIAMI BEACH, FLA. 33139 5-77

HAYIM & RIKI HAZAN 588
 APT. 509 & 589
 730 PENNSYLVANIA AVENUE 44
 MIAMI BEACH, FLA. 33139 5-74

PAUL & JENIA WINDLAND 588
 APT 511 & 589
 730 PENNSYLVANIA AVE 46
 MIAMI BEACH, FLA 33139 6-76

JOSEPH & ELIZABETH EMBER 588
 APT 601 & 589
 730 PENN AVE 48
 MIAMI BEACH, FLA. 33139 4-77

A. BEHAR ET AL 587
 MOISES FRANCO
 2103 CANARSIE RD.,
 BROOKLYN, N.Y. 11236 6-71

ISIDORE & BESSIE SWELL 442
 APT. 201
 949 PENN. AVENUE
 MIAMI BEACH, FLA. 33139 2-67

SOPHIA SWART 442
 NORMA PHILLIPS 2
 949 PENNSYLVANIA AVE. APT. 203
 MIAMI BEACH, FLA. 33139 2-69

CHAIM & BEIA ZISKIND 442
 APT. 205 4
 949 PENNSYLVANIA AVE
 MIAMI BEACH FLA 33139 5-68

GISELLA ROTH 442
APT 206 5
949 PENN AVE
MIAMI BEACH FLA 33139 11-66

ALFRED & FLORENCE STOLMAKER 442
7
% SINCLAIR HOTEL
BETHLEHEM, N.H. 03574 11-66

SALOMON & MATLA SHER 442
9
APT 210
949 PENNSYLVANIA AVE
MIAMI BEACH, FLA. 33139 10-76

ISAAC & SARAH HELLMAN 442
11
APT 301
949 PENN AVE
MIAMI BEACH FLA 33139 11-66

MR. & MRS. ISADORE KRASSIN 442
13
APT. 303
949 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 -71

SOL & BESSIE D'LASNOW 442
16
APT 306
949 PENN AVE
MIAMI BEACH FLA 33139 11-66

MAY BERG 442
18
APT 308
949 PENN AVE
MIAMI BEACH FLA 33139 11-66

STUART SPATER 442
20
APT. 310
949 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 5-70

NATHA & REGINA BADAT APT 207 442
6
949 PENNSYLVANIA AVE
MIAMI BEACH FLA 33139 3-67

RAY BAIENSON L.E. 442
8
APT. 209
949 PENNSYLVANIA AVENUE
MIAMI BEACH, FLA. 33139 -74

WILLIAM & SYLVIA SCHILDKRAUT 442
10
945 PENN. AVENUE APT. 211
MIAMI BEACH, FLA. 33139 3-76

LOUIS LEVINE 442
12
APT. 302
949 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 11-66

ALEXANDER & RACHEL LAKS 442
14
APT 304
949 PENN AVE
MIAMI BEACH FLA 33139 7-67

SIMON & ESTHER BOHRER 442
17
APT 307
949 PENN AVE
MIAMI BEACH FLA 33139 1-67

IRVING M. & ELSIE LUBIN TRUSTEES 442
19
9417 N.W. 73RD STREET
TAMARAC, FLA. 33321 2-76

ETHEL LOTTMAN 442
21
APT. 311
949 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 -71

LESLIE & EDITH FENYVESI	442	ELIAS & ANNA BERGER	442
APT. 401	22	APT. 402	23
1505 BASELINE ROAD		949 PENNSYLVANIA AVE.,	
OTTAWA, ONTARIO, CANADA	10-72	MIAMI BEACH, FLA. 33139	1-72
ROSE LICHTMAN	442	MORRIS & FRANCES KLEIMAN	442
APT. 403	24	APT 404	25
949 PENNSYLVANIA AVE.,		949 PENNSYLVANIA AVE	
MIAMI BEACH, FLA. 33139	9-71	MIAMI BEACH FLA 33139	7-67
PAUL & MOLLIE LICHTER	442	CLAIRE NEUMAN	442
APT 405	26	APT 406	27
949 PENN AVE		949 PENNSYLVANIA AVE	
MIAMI BEACH FLA 33139	11-66	MIAMI BEACH, FLA. 33139	2-77
GITA RIVKIN KOSTER	442	ANNIE SOBELMAN	442
APT. 407	28	APT 408	29
949 PENNSYLVANIA AVENUE		949 PENN AVE	
MIAMI BEACH, FLA. 33139	9-74	MIAMI BEACH, FLA. 33139	1-77
HYMAN & SHIRLEY ARON	442	HANNAH COHEN	442
APT. 409	30	APT 410	31
949 PENN. AVENUE		949 PENN AVE	
MIAMI BEACH, FLA. 33139	5-73	MIAMI BEACH FLA 33139	4-67
ALFRED & FANNIA ZAMMIT	442	LEONARD A. ISRAEL	443
APT 411	32	944 WASHINGTON AVENUE	
949 PENNSYLVANIA AVE		MIAMI BEACH, FLA. 33139	11-73
MIAMI BEACH FLA 33139	10-67	MATILDA NORMAN	445
DAVID KREINDLER	444	1027 PENNA AVENUE	
CECILIA KREINDLER, ET AL		MIAMI BEACH FLA 33140	12-43
6545 S.W. 90TH COURT		BANK OF MIAMI BEACH	447
MIAMI, FL. 33173	7-77	930 WASHINGTON AVE	
CARNER BANK OF MIAMI BEACH	446	MIAMI BEACH FLA 33139	3-64
930 WASHINGTON AVE.,			
MIAMI BEACH, FLA. 33139	3-64		

CITY OF MIAMI BEACH

449
&
451
6-50

BANK OF MIAMI BEACH 448

930 WASHINGTON AVE
MIAMI BEACH FLA 33139 3-64

LUCY OLING 450

901 PENNA AVE
MIAMI BEACH FLA 33139 8-51

EASTBROOKE, INC. 404

DBA LAFAYETTE HOTEL
944 COLLINS AVE
MIAMI BEACH, FLA. 33139 4-77

CHARLES & HELEN V GOLDBERG 406

920 COLLINS AVE
MIAMI BEACH FLA 33139 10-50

EDWARD & MARGARET G. ROTH 408

5500 LA GORCE DR.
MIAMI BEACH, FLA. 33140 3-73

JAYKAY REALTY CORP 410

6306 LINCOLN RD
MIAMI BEACH FLA 33139 10-39

J. C. DEVINE PROPERTIES, INC. 412

1205 LINCOLN RD.,
MIAMI BEACH, FLA. 33139 8-35

B & R HOTEL CORP. 260

960 OCEAN DR.
MIAMI BEACH, FLA. 33139 2-71

LEONARD ISRAEL 402

960 COLLINS AVE
MIAMI BEACH FLA 33139 7-62

ED & ROSE FURMANSKI 405

926 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33139 8-69

BOLAGO ENTERPRISES, INC. 407

200 S.E. 1ST STREET
MIAMI, FLA. 33131 8-74

ROBERTA H WALLER 409

1460 CLEVELAND RD
MIAMI BEACH, FLA. 33141 8-76

ISIDOR NEWMAN ET AL 411

BLDG D APT. 214
2980 POINT EAST DRIVE
N. MIAMI BEACH, FLA. 33160 3-75

HYMAN P. GALBUT, ET AL 413

721 WASHINGTON AVE
MIAMI BEACH, FL. 33139 8-77

MORRIS HOLDING CORP 261

960 OCEAN DRIVE
MIAMI BEACH FLA 33139 4-39

ALLAN ZUCKER	262	NORMAN L. &	263
ESTHER MYERSON, TRUSTEES		BETTY FABER ET AL.	
940 OCEAN DRIVE		801 N.E. 172 TERR.,	
MIAMI BEACH, FL. 33139	12-77	N. MIAMI BEACH, FLA. 33162	8-60
LOCUST APTS INC.	264	FLORENCE WALLACK, TR. LESSEE	265
% MANUEL WOLFENSON		% SURF SEA APTS	
100 LINCOLN ROAD APT. 1547		910 OCEAN DRIVE	
MIAMI BEACH, FLA. 33139	7-70	MIAMI BEACH, FLA. 33139	5-77
FLORENCE WALLACK, TR. LESSEE	266	SHERBROOKE APARTMENTS INC	267
% PARK SEA APTS.		901 COLLINS AVE	
900 OCEAN DRIVE		MIAMI BEACH FLA 33139	10-60
MIAMI BEACH, FLA. 33139	5-77	SPERLING ENTERPRISES, INC.,	269
ALBERT RUSSO	268	953 COLLINS AVE.,	
465 OCEAN DR.		MIAMI BEACH, FLA. 33139	5-76
MIAMI BEACH, FL. 33139	9-77	SPERLING ENTERPRISES INC.	271
SPERLING ENTERPRISES, INC.	270	953 COLLINS AVE.,	
929 COLLINS AVE.,		MIAMI BEACH, FLA. 33139	12-67
MIAMI BEACH, FLA. 33139	4-69	SOSSIN SYSTEM INC.	438-39
ROYAL BLACKSTONE, INC.	437	550 9TH STREET	
% SOSSIN		MIAMI BEACH, FLA. 33139	-65
550 9TH STREET		TWO BROTHERS INVESTMENT INC.	440
MIAMI BEACH, FLA. 33139	3-60	800 WASHINGTON AVENUE	
ALBERT & ROSE ASTER	210	MIAMI BEACH, FLA. 33139	6-74
860 COLLINS AVE		GALAXY CO-OP APTS CORP INC	211
MIAMI BEACH, FLA. 33139	11-76	852 COLLINS AVE	
		MIAMI BEACH FLA 33139	10-59

PERRY EISENBERG 212
844 COLLINS AVE.,
MIAMI BEACH, FLA. 33139 1-70

EVA K. BENDL 214
% VAN C. KUSSROW
2535 REGATTA AVE
MIAMI BEACH, FLA. 33140 -

THADEO COPA 216
% WHITELAW HOTEL
808 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 12-75

SY PAUL INVEST. CORP. LESSEE 218
% PAUL GLICK
8060 COLONY CIRCLE N. APT-109
TAMARAC, FLA. 33321 -76

DAVID & SYLVIA TAVEN 220
825 WASHINGTON AVE
MIAMI BEACH FLA 33139 6-58

DAVID & SYLVIA TAVEN 222
825 WASHINGTON AVE
MIAMI BEACH FLA 33139 6-58

KAYBEE REALTY CORP 224
6300 LINCOLN RD
MIAMI BEACH FLA 33139 3-43

BEN & PAULINE EISENBERG 213
832 COLLINS AVE
MIAMI BEACH FLA 33139 10-68

RAMON & NEYDA NIEBLA 215
4465 ADAMS AVE
MIAMI BEACH, FL. 33140 -77

THADEO COPA 217
800 COLLINS AVE
MIAMI BEACH, FLA. 33139 6-76

REBECCA PENN ET AL 219
% SAM PENN
7101 COACHMAN LANE NO. 201
RICHMOND, VA. 23228 10-72

DAVID M & SYLVIA TAVEN 221
825 WASHINGTON AVE
MIAMI BEACH FLA 33139 6-58

MAC BELLE REALTY CORP. 223
630 G LINCOLN ROAD
MIAMI BEACH FLA 33139 3-43

LEONARD-MARTIN REALTY CORP 225
6300 LINCOLN RD
MIAMI BEACH FLA 33139 3-38

JACK & BESS SCHACHTER 1491
APT. 703 & 1492
1045 - 10TH ST., 38
MIAMI BEACH, FLA. 33139 -

SIGMUND HESEKIEL ET AL 1491
APT. 705 & 1492
1045 - 10TH STREET 40
MIAMI BEACH, FLA. 33139 9-75

SIDNEY & SHIRLEY SCHWARTZ 1491
& 1492
1045-10TH ST. APT. 707 42
MIAMI BEACH, FLA. 33139 9-70

LOUIS & HELEN REINER 1491
APT. 802 & 1492
1045 - 10TH ST., 44
MIAMI BEACH, FLA. 33139 12-69

SEYMOUR & RUTH LEDER 1491
APT. 804 & 1492
1045 - 10TH ST., 46
MIAMI BEACH, FLA. 33139 12-69

HARRY & ZELDA BLOOM 1491
APT. 806 & 1492
1045 - 10TH ST., 48
MIAMI BEACH, FLA. 33139 2-71

PAUL & ROSE STIRBERG 1491-92
APT. 901 50
1045 - 10TH STREET APT. 901
MIAMI BEACH FLA 33139 7-70

LEON & SARAH POLACK 1491-92
52
1045 - 10TH STREET APT 903
MIAMI BEACH FLA 33139 7-70

ALBERT & SARAH NATHAN 1491
APT. 704 & 1492
1045 - 10TH ST., 39
MIAMI BEACH, FLA. 33139 12-69

EVA FELUREN 1491
LILLIAN FELUREN & 1492
1045 - 10TH ST., APT. 706 41
MIAMI BEACH, FLA. 33139 12-69

SAMUEL & FANNY JOFFEE 1491
APT. 801 & 1492
1045 - 10TH ST., 43
MIAMI BEACH, FLA. 33139 12-69

SID & LILLIAN TEPPER 1491
APT. 803 & 1492
1045 - 10TH ST., 45
MIAMI BEACH, FLA. 33139 12-69

ABRAHAM & MANIA REICHER 1491
APT. 803 & 1492
1732 MERIDIAN AVENUE 47
MIAMI BEACH, FLA. 33139 8-74

MENDEL ROSENBERG 1491
APT. 807 & 1492
1045 - 10TH STREET 49
MIAMI BEACH, FLA. 33139 3-76

SIDNEY H. HECHTER 1491
SEYMOUR C. LEVINTHAL & 1492
440 E. 20TH ST. 51
NEW YORK, NEW YORK 5-70

ALBERT & MELITTA BARTFIELD 1491
APT. 904 & 1492
1045 - 10TH ST., 53
MIAMI BEACH, FLA. 33139 12-69

DORA SHERMAN 1491
APT. 501 & 1492
1045 - 10TH ST., 22
MIAMI BEACH, FLA. 33139 6-76

CHARLES & IDA GURAK 1491
APT. 503 & 1492
1045 - 10TH ST., 24
MIAMI BEACH, FLA. 33139 12-69

SAM & HILDA LEIFER 1491
APT. 505 & 1492
1045 - 10TH ST., 26
MIAMI BEACH, FLA. 33139 12-69

MAURICE & ESTHER BLOOM 1491
APT. 507 & 1492
1045 - 10TH ST., 28
MIAMI BEACH, FLA. 33139 12-69

✓SAMUEL & SELMA EDELSTEIN 1491
APT. 602 & 1492
1045 - 10TH ST., 30
MIAMI BEACH, FLA. 33139 12-69

MOSES & ROSE HALPERN 1491
APT. 604 & 1492
1045 - 10TH ST., 32
MIAMI BEACH, FLA. 33139 12-69

SARAH KRONGOLD 1491
APT. 606 & 1492
1045 - 10TH STREET 34
MIAMI BEACH, FLA. 33139 3-73

ARON & MOLLIE BERG 1491
APT. 701 & 1492
1045 - 10TH ST., 36
MIAMI BEACH, FLA. 33139 4-71

MARTIN & BELLA GOODSTEIN 1491
APT. 502 & 1492
1045 - 10TH ST., 23
MIAMI BEACH, FLA. 33139 12-69

IRVING & ANNA NASS 1491
APT. 504 & 1492
1045 - 10TH ST., 25
MIAMI BEACH, FLA. 33139 12-69

HARRY & SHIRLEY GOLDBERG 1491
APT. 506 & 1492
1045 - 10TH STREET 27
MIAMI BEACH, FLA. 33139 5-73

SERENA SCHWARTZ 1491
APT. 507 & 1492
1045 - 10TH ST., APT. 601 29
MIAMI BEACH, FLA. 33139 11-71

HYMAN & JENNIE VOLPER 1491
APT. 603 & 1492
1045 - 10TH ST., 31
MIAMI BEACH, FLA. 33139 12-69

✓AARON & ETTA WEINSTEIN 1491
APT. 605 & 1492
1045 - 10TH ST., 33
MIAMI BEACH, FLA. 33139 1-72

DAVID & IDA BRUSSEL 1491
APT. 607 & 1492
1045 - 10TH ST., 35
MIAMI BEACH, FLA. 33139 12-69

BERNARD & SADIE WINFIELD 1491
APT. 702 & 1492
1045 - 10TH ST., 37
MIAMI BEACH, FLA. 33139 4-71

ABE & MOLLIE GREENZWEIG 1491
 APARTMENT 206 & 1492
 1045 10TH ST. 6
 MIAMI BEACH, FLA. 33139 10-72

MEYER E. & RENEE COHIEN 1491
 APT. 301 & 1492
 1045 - 10TH ST., 8
 MIAMI BEACH, FLA. 33139 12-69

HARRY & LEE MUSHOTZKY 1491
 APT. 303 & 1492
 1045 - 10TH ST., 10
 MIAMI BEACH, FLA. 33139 12-69

PERRY & FRIEDA BEUBIS 1491
 APT. 305 & 1492
 1045 - 10TH ST., 12
 MIAMI BEACH, FLA. 33139 12-69

MILTON PERKAL 1491
 APT. 307 & 1492
 1045 - 10TH ST., 14
 MIAMI BEACH, FLA. 33139 10-70

HARRY & PEARL ROSS 1491
 APT. 402 & 1492
 1045 - 10TH ST., 16
 MIAMI BEACH, FLA. 33139 12-69

JULIUS & ANNA FRISHWASSER 1491
 APT. 404 & 1492
 1045 - 10TH ST., 18
 MIAMI BEACH, FLA. 33139 12-69

MAX & REBECCA SCHOENFELD 1491
 APT. 406 & 1492
 1045 - 10TH STREET 20
 MIAMI BEACH, FLA. 33139 3-75

SHIRLEY PROKAS 1491
 & 1492
 46 N.W. 105TH STREET 7
 MIAMI SHORES, FLA. 33150 5-73

SAM & TONYA SCHETTZ 1491
 APT. 302 & 1492
 1045 - 10TH ST., 9
 MIAMI BEACH, FLA. 33139 12-69

LEANDER C. GARDNER SR. 1491
 APT. 304 & 1492
 1045 10TH ST., 11
 MIAMI BEACH, FLA. 33139 12-69

PAUL & ZEIDA HELLER 1491
 APT. 306 & 1492
 1045 - 10TH ST., 13
 MIAMI BEACH, FLA. 33139 -

MORRIS & CELIA SCHWARTZ 1491
 APT. 401 & 1492
 1045 - 10TH ST., 15
 MIAMI BEACH, FLA. 33139 9-72

ALBERT & ADA JANNER 1491
 APT. 403 & 1492
 1045 - 10TH ST., 17
 MIAMI BEACH, FLA. 33139 12-69

BENNY & ROSE BROOK 1491
 APT. 405 & 1492
 1045 - 10TH ST., 19
 MIAMI BEACH, FLA. 33139 12-70

EMIL & MILDRED GLUCK 1491
 APT. 407 & 1492
 1045 - 10TH ST., 21
 MIAMI BEACH, FLA. 33139 12-69

		DIANA COOPERSMITH	1228
		1224 MICHIGAN AVE	
		MIAMI BEACH FLA 33139	8-55
JEROME & LYDIA A RUBIN	1227		
1236 MICHIGAN AVE		STEWART & SHARON MIRMELLI	1230
MIAMI BEACH FLA 33139	6-50	1210 MICHIGAN AVENUE	
		MIAMI BEACH, FLA. 33139	9-77
DAVID & LESLIE LIFSHULTZ	1229		
4354 MICHIGAN AVE		BENJAMIN & FORTUNA MANTEL	1232
MIAMI BEACH, FL. 33140	11-77	1215 LENOX AVE	
		MIAMI BEACH FLA 33139	6-71
MARTIN & BETTY MORJENSTERN	1231		
1207 LENOX AVE		ROSE J SOMMER	1234
MIAMI BEACH FLA 33139	3-52	1235 LENOX AVE	
		MIAMI BEACH FLA 33139	6-43
LEO & ROSE EISMAN	1233		
1225 LENOX AVE		JUAN &	1235
MIAMI BEACH FLA 33139	7-57	CRISTELA E. HERNANDEZ	1
		7 CREST CIRCLE	
		SO. ORANGE, N.J. 07079	-72
SAMUEL & ADRIA ZABIELINSKI	1235		
1345 LENOX AVENUE		NATHAN & NETTIE STILLMAN	1491
MIAMI BEACH, FL. 33139	9-77	1045 - 10TH ST., APT. 201	1
		MIAMI BEACH, FLA. 33139	11-71
JUAN A. &	1236		
CRISTELA E. HERNANDEZ		PHILIP & RUTH SAGARIN	1491
7 CREST CIRCLE		APT 203	3
SO. ORANGE, NEW JERSEY 07079	11-71	1045 - 10TH ST.,	
		MIAMI BEACH, FLA. 33139	12-69
SEYMOUR SCHRECK	1491		
APT. 202	& 1492	JUDITH S SCHWARTZ	1491
1045 - 10TH ST.,	2		& 1492
MIAMI BEACH, FLA. 33139	12-69	115 ROUND HILL RD	5
		ARMONK, N.Y. 10504	8-76
JOSEPH & ANNA COLODNER	1491		
APT. 204	4		
1045 - 10TH STREET			
MIAMI BEACH, FLA. 33139	6-75		

ABEGALE HORVITZ
APT B-1
1357 COLLINS AVE
MIAMI BEACH, FLA. 33139

318
1
-71

HENRY & SHEILA BRICKS
APT D-1
1357 COLLINS AVE
MIAMI BEACH, FL. 33139

318
3
11-77

HARRY & ROSE SHAIKE
APT. B-2
1357 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

318
5
1-75

IDA R. ROSS
APT. D-2
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
7
12-71

SAM & MARY SHALOM
APT. C-3
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
9
-71

RUBIN & ESTHER WEISSMAN
APT. A-4
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
11
-71

RAYMOND & ROSE CORLEY
APT. C-4
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
13
-71

FRANCISCO & BASILIA VIGIL

1225

1010 - 13TH STREET
MIAMI BEACH, FLA. 33139

7-77

BECKIE SHAMAH &
ABRAHAM SHAMAH
1357 COLLINS AVE., APT. C-1
MIAMI BEACH, FLA. 33139

318
2
4-72

SAM & BELLA GERGES
APT. A-2
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
4
-71

HARRY & MARY ZUCKERMAN
APT. C-2
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
6
4-72

ARMANDO & ESTHER WILDER
APT. B-3
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
8
-71

FRIEDA FILLYAW
APT. D-3
1357 COLLINS AVE.
MIAMI BEACH FLA. 33139

318
10
12-77

SHELDON & LILLIAN HAYMES
APT. B-4
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

318
12
3-73

SOLOMON KAHAN ET AL
1240 - 56TH STREET
BROOKLYN, N.Y. 11219

318
14
1-75

GUY AMATO

1226

1244 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139

12-74

SOPHIA BRONSTON ET AL 359
&
924 LINCOLN ROAD 360
MIAMI BEACH FLA 33139 12-43

1301 WASHINGTON AVE INC ET AL 358
% SANDERCOCK
913 N.W. 29TH AVENUE NO. 2
MIAMI, FLA. 33125 2-48

✓ MICHAEL J KARATY ET AL 362

9 638 N MIAMI AVE
MIAMI FLA 5-55

MICHAEL J. KARATY ET AL 362

500 S.W. 21ST ROAD
MIAMI, FLA. 33129 5-55

PAR - CAP INC. 308

1390 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 9-70

B. Q. J. INC. 310

1320 OCEAN DR.
MIAMI BEACH, FLA. 33139 11-72

CITY OF MIAMI BEACH 312

&
313
7-59

RUBIN & MARIANA GARCIA 315

1337 COLLINS AVE.,
MIAMI BEACH, FLA. 33139 5-72

DORA LIEBESKIND 317

1355 NORMANDY DRIVE
MIAMI BEACH, FLA. 33141 6-75

✓ DINA PLOTKIN, ET AL 309

9 2385 N.E. 173RD ST.
NO MIAMI BEACH, FLA. 33160 4-76

SAM & SANDRA HERZBERG ET AL 311
LESSEES
1300 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 12-75

R. LAWSON'S APTS., INC. 314
% JOSEPH ESON
1327 COLLINS AVE.
MIAMI BEACH, FLA. 33139 9-71

9 NAYLAND D. & 316
CARMEN C. CASE
7447 ARTHUR STREET
HOLLYWOOD, FLA. 33024 9-75

MORRIS & PALINE HORN 318
APT. A-1
1357 COLLINS AVE.,
MIAMI BEACH, FLA. 33139 -71

CRESCENT HOTEL, INC.	323	IRVING & SYLVIA SCHNEEWEISS LESSEES, PENGUIN HOTEL 1419 OCEAN DR MIAMI BEACH FLA 33139	324 9-63
1420 OCEAN DRIVE MIAMI BEACH, FLA. 33139	12-76	JUSTIN & ESTHER HOROWITZ 1400 OCEAN DRIVE MIAMI BEACH, FL. 33139	327 6-77
JACKOK CORPORATION	325	JUSTIN & ESTHER HOROWITZ 1400 OCEAN DR. MIAMI BEACH, FLA. 33139	329 6-77
1412 OCEAN DRIVE MIAMI BEACH, FLA. 33139	5-73		
MANFRED GERBER	328	HARLISA ENTERPRISES, INC.	331
650 OCEAN DRIVE MIAMI BEACH, FLA. 33139	11-75	420 LINCOLN ROAD MIAMI BEACH, FLA. 33139	12-74
JUSTIN & ESTHER HOROWITZ 1400 OCEAN DRIVE MIAMI BEACH, FLA. 33139	330 6-77	ABRAHAM LEWINSKI 1433 COLLINS AVE MIAMI BEACH, FLA. 33139	333 & 334 6-72
HARRY & ESTER LAESER	332	ORLIN REALTY CORP	353
1422 COLLINS AVE MIAMI BEACH FLA 33139	10-66	1350 COLLINS AVE MIAMI BEACH FLA 33139	1-56
PESHKIN & SCHUMACHER HOLDING CORP. 1360 COLLINS AVENUE MIAMI BEACH, FLA. 33139	352 1-75	E.S. & JEANNE CORLETT III 4430 INGRAHAM HWY. CORAL GABLES, FLA. 33133	355 4-67
SHEPLEY HOTEL INC.	354	S M B INC.	357
1340 COLLINS AVENUE MIAMI BEACH, FLA. 33139	6-71	1300 COLLINS AVE MIAMI BEACH FLA 33139	
MICHAEL & MILDRED COVIN	356		
10300 S.W. 65TH AVE., MIAMI, FLA. 33156	7-71		

		SOL BLOCK, TRUSTEE	345
		1411 WASHINGTON AVE	
		MIAMI BEACH, FL. 33139	11-77
SAFEWAY DISCOUNT CENTER, INC	344		
LESSEE		H A S REALTY INC	347
1127 WASHINGTON AVE		929 MICHIGAN AVE.	
MIAMI BEACH, FL. 33139	11-77	MIAMI BEACH FLA 33139	12-58
1415 WASHINGTON AVE. CORP.	346		
1415 WASHINGTON AVENUE		MRS. W.S. MCKINNEY	349
MIAMI BEACH, FLA. 33139	10-64	% RAYMOND FEINER	
		565 LAKE VIEW DRIVE	
		MIAMI BEACH, FLA. 33140	10-76
PHILIP & ROSE WEISS	348		
1321 ALTON ROAD			
MIAMI BEACH FLA 33139	7-63		
LUNDY'S PROPERTIES INC.	350	LUNDY'S PROPERTIES INC	351
1435 WASHINGTON AVENUE		1435 WASHINGTON AVE	
MIAMI BEACH FLA 33139	5-69	MIAMI BEACH FLA 33139	4-59
		BETSY ROSS, INC.	320
		1440 OCEAN DR.,	
		MIAMI BEACH, FLA. 33139	1-72
CITY OF MIAMI BEACH	319	HARRIS CORP	322
	6-41	1424 OCEAN DRIVE	
		MIAMI BEACH FLA 33139	4-64
BENJAMIN & THELMA DELNICK	321		
681 N.E. 172ND TERRACE			
N. MIAMI BEACH, FLA. 33162	3-74		

NU-CHARLES CORPORATION
1475 COLLINS AVE.
MIAMI BEACH, FLA. 33139

3643

8-70

WHITE HOUSE M.B. CORP.
1451 OCEAN DRIVE
MIAMI BEACH, FLA. 33139

1592
& 1593

6-73

JOSEPH &
ROSALIE JURMARK
1435 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

1595

9-75

ESTATE OF ROSE FIELDS
% RAYZELLE APTS
1434 COLLINS AVE
MIAMI BEACH FLA 33139

335

11-38

R
HARRY & ESTER LAESER
1424 COLLINS AVE
MIAMI BEACH FLA 33139

337

7-63

HARRY & ESTER LAESER
1340 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139

339

12-72

THE AMERICAN OIL CO.
% AMOCO SERVICE STATION
1402 COLLINS AVE.,
MIAMI BEACH, FLA. 33139

342

6-34

WHITE PROPERTIES, INC. 1591
% WHITE HOUSE MB CORP. - LESSEE
1451 OCEAN DRIVE
MIAMI BEACH, FLA. 33139

WHITE HOUSE M.B. CORP. 1594

1446 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 6-73

WHITE HOUSE M.B. CORP. 1596

1451 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 6-73

HARRY & ESTER LAESER 336

1424 COLLINS AVE
MIAMI BEACH FLA 33139 10-65

BEN & ESTELLE KATZEN 338

1420 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 8-57

ISIDORE & DOLORES LANGLEBEN 340
WILLIAM & BERTHA HOCHMAN & 341
1980 BIARRITZ DR.,
MIAMI BEACH, FLA. 33141 6-76

R
THE AMERICAN OIL CO. 343
% AMOCO SERVICE STATION
1402 COLLINS AVE.,
MIAMI BEACH, FLA. 33139 6-34

WILLIAM M. HEIDEN
DBA ROBIN APTS.
6494 ALLISON ROAD
MIAMI BEACH, FLA. 33141

423

6-77

WILLIAM M. HEIDEN
DBA ROBIN APTS
6494 ALLISON ROAD
MIAMI BEACH, FLA. 33141

424

6-77

PAUL GHOUGASIAN

426

P.O. BOX 391966
MIAMI BEACH, FLA. 33139

7-74

ANNA RAPOPORT

1597

1056 - 5TH AVENUE
NEW YORK, N.Y. 10028

3-49

FERDINAND PATAKI
ADELA PATAKI
410 - 16TH STREET
MIAMI BEACH, FLA. 33139

1599

1-74

ANNA & JEROME RAPOPORT
1443-49 WASHINGTON AVENUE
MIAMI BEACH, FLA. 33139

1598

-75

LUNDY'S PROPERTIES INC.

1601

1435 WASHINGTON AVENUE
MIAMI BEACH FLA 33139

3-65

CITY OF MIAMI BEACH

1600

ALLEY

WHITE PROPERTIES, INC.
LESSEE
1451 OCEAN DR.,
MIAMI BEACH, FLA. 33139

3641

6-71

JOSEPH JURMARK TRUSTEE

3642

1460 OCEAN DRIVE
MIAMI BEACH, FLA. 33139

11-75

	STEVE & ELSIE GERGELY	493	
	1348 DREXEL AVE		
	MIAMI BEACH FLA 33139	8-66	
MAX & CLARA KAPLANSKY	492		
APARTMENT 12A			
818 PENNSYLVANIA AVENUE			
MIAMI BEACH, FLA. 33139	7-67		
✓ EDWIN & NORMA HENIG	494		
9114 VENETIAN WAY			
MIAMI BEACH, FLA. 33139	11-69		
LOUIS & BARBARA CIENT	496		
1330 DREXEL AVE			
MIAMI BEACH FLA 33139	1-53		
P B S, INC.	498		
1308 DREXEL AVENUE			
MIAMI BEACH, FLA. 33139	10-75		
HARRY & FAY EVANS	501		
% JOHN D. McNAMARA			
1102 CITY NATIONAL BANK BLDG.			
MIAMI, FL. 33130	10-43		
MARBEL, INC	503		
P.O. BOX 391157			
MIAMI BEACH, FLA. 33139	5-77		
U.S. GOVERNMENT GENERAL	418		
SERVICE ADMIN.			
1300 WASHINGTON AVE			
MIAMI BEACH FLA 33139			
ABRAHAM BLOCK	420		
DEBORAH KIRCHNER	421		
9489 CARLYLE AVENUE	425		
SURFSIDE, FLA. 33154	9-75		
	JOSEPH WEISZ &	495	
	MAGDA STRULOVIES % S. WEISZ		
	436 ESPANOLA WAY		
	MIAMI BEACH FLA 33139	8-67	
	ZENO LAZAROFF TRUSTEE	497	
	1320 DREXEL AVE.,		
	MIAMI BEACH, FLA. 33139	3-72	
	EROGOL CORPORATION	499	
	3760 SHERIDAN AVENUE		
	MIAMI BEACH, FLORIDA 33140	5-68	
	ABA & RITA K DRUIAN	502	
	1335 PENNSYLVANIA AVE		
	MIAMI BEACH FLA 33139	8-68	
	ALBERT BLEICH, ET AL	504	
	536 - 14TH STREET		
	MIAMI BEACH, FL. 33139	12-77	
	VERONICA PADRON	419	
	1334 WASHINGTON AVENUE		
	MIAMI BEACH, FLA. 33139	1-76	
	NORMAN & RUTH RUSS	422	
	HARVEY BLDG. ACCOUNT		
	P.O. BOX 731		
	MIAMI BEACH, FLA. 33139	9-69	

	GIMPEL & SONIA ORIMLAND TRUSTEES 540 WEST 31ST STREET MIAMI BEACH, FLA. 33140	1509 1 9-68
CLARA SACA APT. 1 846 MICHIGAN AVENUE MIAMI BEACH, FLA. 33139	1509 7-73	
NATHAN & SOPHIE KERSH APT 1 838-40 MICHIGAN AVE MIAMI BEACH FLA 3313 9	1510 12-63	
ABE & FLORENCE GLASSMAN APT 2 838-40 MICHIGAN AVE MIAMI BEACH FLA 3313 9	1510 1 12-63	
LOUIS & DORA SCHULTZ APT 3 838-40 MICHIGAN AVE MIAMI BEACH FLA 33139	1510 2 12-63	
WM & SONIA SURENKO APT 4 838-40 MICHIGAN AVE MIAMI BEACH FLA 33140	1510 3 12-63	
DAVID & HANNAH GUTERMAN APT 5 838-40 MICHIGAN AVE MIAMI BEACH, FLA. 33139	1510 4 12-77	
BEN & PAULINE YOUNG 838-40 MICHIGAN AVE. MIAMI BEACH, FLA. 33139	1510 5 4-72	
SOLOMON & ROSE MARGULIES APT. 7 840 MICHIGAN AVE. MIAMI BEACH, FLA. 33139	1510 6 1-70	

SAUL & BELLA SCHWEITZER APT 8 833-40 MICHIGAN AVE MIAMI BEACH FLA 33139	1510 7 12-63	EVELIO & DELIA ARIBU 820 MICHIGAN AVE MIAMI BEACH FLA 33139	1512 12-67
ISAAC DANNENBERG ETHEL DANNENBERG 761 LAKE VIEW DRIVE MIAMI BEACH FLA 33140	1511 7-69	IRWIN RUSSO 1045 8TH STREET MIAMI BEACH, FLA. 33139	1514 2-59
CHARLOTTE MAUER 1005 8TH ST MIAMI BEACH FLA 33139	1513 9-53	FLA. CHARTER HOUSE INVEST., ✓ INC. 442 W. FLAGLER ST., MIAMI, FLA. 33130	1515 & 1516 1-72
GERTRUDE FABER 817 LENOX AVE MIAMI BEACH FLA 33139	1514 1 9-44	ISAAC & CECILIA BIELIC APT. 500 910 WEST AVENUE MIAMI BEACH, FLA. 33139	1237 10-74
IDA BLUMENTHAL APT 201 1030 - 9TH ST MIAMI BEACH FLA 33139	1517 11-65	JULIUS & ANNA NEMETH 205 N.W. 125TH STREET NO. MIAMI, FLA. 33168	1239 12-72
SAM & TILLIE SALMANOVICH 8940 S.W. 65TH COURT MIAMI, FLA. 33156	1238 6-64	LOUIS & HELEN SODEN 810 PENNSYLVANIA AVE., MIAMI BEACH, FLA. 33139	1241 5-72
LOUISE GOLDEN 734 MICHIGAN AVE MIAMI BEACH FLA 33139	1240 1-65	TOBY & HELEN HYMAN 1175 NW 125TH STREET NORTH MIAMI, FLA. 33161	1242 1 8-76
GERTRUDE BERNSTEIN L.F. APT. 201 716 MICHIGAN AVENUE MIAMI BEACH, FLA. 33139	1242 7-74		

		HYMAN & FANNIE BECKER	1242
		APT. 204	3
		716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	11-70
SAMUEL & ETHEL KRAMER	1242		
APT. 203	2		
716 MICHIGAN AVE.,			
MIAMI BEACH, FLA. 33139	-		
		ISRAEL L. & SARAH PASTERNAK	1242
		APT. 302	5
		716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	-
HYMAN &	1242		
CELIA TROPP	4	✓ MAX & BESSIE MALIN	1242
716 MICHIGAN AVE. APT 301		APT. 304	7
MIAMI BEACH, FLA. 33139	7-72	✓ 716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	10-70
JOSEPH & MENA MOORE	1242		
APT. 303	6	LEON & SYLVIA PARRISH	1242
716 MICHIGAN AVE.,		APT. 401	9
MIAMI BEACH, FLA. 33139	10-70	716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	10-70
ABRAHAM M. EPSTEIN	1242		
APT. 305	8	DOANAL & ELAINE EISNER	1242
716 MICHIGAN AVE.,		APT. 403	11
MIAMI BEACH, FLA. 33139	-	716 MICHIGAN AVENUE	
		MIAMI BEACH, FLA. 33139	7-73
CONRAD L. &	1242		
MILDRED H. FRIBERG	10	SAMUEL & LIBA TIRKELTAUB	1242
716 MICHIGAN AVE., APT. 402		APT. 405	13
MIAMI BEACH, FLA. 33139	-	716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	2-71
ALBERT & MOLLIE ESKENAS	1242		
APT. 404	12	HARRY & ANNA ZORN	1242
716 MICHIGAN AVE.,		APT. 502	15
MIAMI BEACH, FLA. 33139	2-71	716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	-
JANKEL & SABINA ZAIDENSTAT	1242		
APT. 501	14	JACK & ROSE BERNFELD	1242
716 MICHIGAN AVE.,		APT. 504	17
MIAMI BEACH, FLA. 33139	11-70	716 MICHIGAN AVE.,	
		MIAMI BEACH, FLA. 33139	1-71
SAMUEL & LIBBY SCHWARTZ	1242		
APT. 503	16		
716 MICHIGAN AVE.,			
MIAMI BEACH, FLA. 33139	10-70		

THELMA SILVER 1242
APT. 505 18
716 MICHIGAN AVE.,
MIAMI BEACH, FLA. 33139 2-71

JACK & DOROTHY FINKELSTEIN 1244
1001 7TH STREET
MIAMI BEACH FLA 33139 8-60

HERMAN & ELISA FELDENKREIS 1246
711 LENOX AVE
MIAMI BEACH FLA 33139 1-55

RACHEL APTS. INC. 1248
619 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 3-74

BETTY WYLE TANNER 1250
745 LENOX AVE
MIAMI BEACH FLA. 33139 3-46

MEYER & EDITH MARCOLIES 1251
753 LENOX AVE 1
MIAMI BEACH, FLA. 33139 10-65

PADOVA S.A. 1243
% TOMAS DATORRE
410 - 16TH STREET
MIAMI BEACH, FLA. 33139 9-74

PEPIS CORP. 1245
% ROTHENBERG, ESQ.
420 LINCOLN ROAD,
MIAMI BEACH, FLORIDA 33139 8-71

GEORGE A & 1247
RUTH A GUTHARTZ
719 LENOX AVE
MIAMI BEACH FLA 33139 11-60

MURRAY LEVEEN 1249
737 LENOX AVENUE
MIAMI BEACH FLA 33139 10-64

FRANK & WILLIAM LICHTZER 1251
753 LENOX AVE
MIAMI BEACH FLA 33139 10-65

JOSEPH & ROSE ESTONIN, L.E. 1251
APT 3 2
753 LENOX AVE
MIAMI BEACH, FLA. 33139 6-71

SAM & DORA NACHMANSON 1251
753 LENOX AVE 3
MIAMI BEACH, FLA. 33139 3-77

	JOSEPH D. BROWN	1251
		4
	753 LENOX AVENUE	
	MIAMI BEACH, FLA. 33139	6-74
	KREVAT INVESTMENT CORP	1252
	% KREVAT	
	765 LENOX AVE	
	MIAMI BEACH FLA 33139	9-57
	FRANCISCO & MARIA PADRON	1157
	950 JEFFERSON AVE.	
	MIAMI BEACH, FLA. 33139	1-71
BROMPTON MANOR APTS INC	1156	
960 JEFFERSON AVE		
MIAMI BEACH FLA 33139	12-64	
JULIUS & GLORIA M. HAMMER	1158	
1225 MARSEILLE DRIVE		
MIAMI BEACH, FLA. 33141	12-76	
✓SIDNEY &	1160	
✓ESTHER THURSTON		
928 JEFFERSON AVENUE		
MIAMI BEACH, FLA. 33139	1-76	
DAVID CHILL, L.E.	1162	
APT. 2-A		
910 JEFFERSON AVE.		
MIAMI BEACH, FL. 33139	4-69	
✓MAE VUCCI	1162	
APT. 2-C	2	
✓910 JEFFERSON AVENUE		
MIAMI BEACH, FLA. 33139	5-69	
JACK & RITA WASSERMAN	1162	
APARTMENT 3A	4	
910 JEFFERSON AVENUE		
MIAMI BEACH, FLA. 33139	5-69	
	SIDNEY & ESTHER THURSTON	1159
	934 - 79TH TERRACE	
	MIAMI BEACH, FLA. 33141	4-72
	IRVING & GUSSIE BROWN	1161
	APARTMENT 10	
	922 JEFFERSON AVE	
	MIAMI BEACH FLA 33139	12-62
	DAVID & SYLVIA BASS	1162
	APARTMENT 2B	1
	910 JEFFERSON AVENUE	
	MIAMI BEACH, FLA. 33139	5-69
	IRVING & ETHEL KURPIT	1162
	APARTMENT 2-D	3
	910 JEFFERSON AVENUE	
	MIAMI BEACH, FLA. 33139	4-69
	MILTON POSTEL	1162
	APT. 3B	5
	910 JEFFERSON AVENUE	
	MIAMI BEACH, FLA. 33139	8-75

MAX CHAPMAN
APARTMENT 3C
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
6

5-69

ROSE ROTHENBERG
APT. 3E
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
8

4-69

GORDON A. MEGGISON
910 JEFFERSON AVE. APT 4-B
MIAMI BEACH, FLA. 33139

1162
10

6-72

HENRY & ANNE FUCHS
APT. 4D
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
12

11-75

HARRY & SARAH HARRIS
APARTMENT 5A
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
14

4-69

MORRIS & MOLLIE COHEN
APARTMENT 5C
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
16

4-69

DAVID & LENA GOLD
APARTMENT 5E
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
18

5-69

FRED & ALICE PLASCHKE

1164

905 MICHIGAN AVE
MIAMI BEACH FLA 33139

11-67

MORRIS & RAY YABONSKY
APARTMENT 3D
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
7

4-69

JAIME & EILEEN H. PITLIUK
APT 4A
910 JEFFERSON AVENUE
MIAMI BEACH, FL. 33139

1162
9

8-77

MORRIS & ESTHER WEINTRAUB
APARTMENT 4C
910 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139

1162
11

5-69

MAX & BASCHA PEISON
APARTMENT 4E
910 JEFFERSON AVENUE
MIAMI BEACH FLA. 33139

1162
13

4-69

EDWARD J. TABONE
VIRGINIA JUNE TABONE
910 JEFFERSON AVENUE APT. 5-B
MIAMI BEACH, FLA. 33139

1162
15

6-73

JACK & BELLA BLOOM
APT 5D
910 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139

1162
17

10-71

MAX & MOLLIE NANUS
1100 WEST AVENUE
MIAMI BEACH FLA 33139

1163

5-59

JAIME & GRACE I. ARQUETE
911 MICHIGAN AVE.
MIAMI BEACH, FLA. 33139

1165

2-68

LEON & EMMA B. KLAPOW 1166
APT. 2 1
919 MICHIGAN AVE.,
MIAMI BEACH, FLA. 33139 -71

DORA SIEGEL 1166
919 MICHIGAN AVE. APT. 1
MIAMI BEACH FLA. 33139 2-70

FRED ELLENSWEIG 1166
APT. 3 2
919 MICHIGAN AVE.,
MIAMI BEACH, FLA. 33139 1-73

MIRAMAR CONSTRUCTION CO. 1166
919 MICHIGAN CONDOMINIUM A1
919 MICHIGAN AVENUE
MIAMI BEACH FLA. 2-5-70

BERNARD GAGNON 1166
4
919 MICHIGAN AVE. APT 5
MIAMI BEACH FLA. 33139 5-68

ARTHUR & LILLIAN FRIEDMAN 1166
3
919 MICHIGAN AVE. APT 4
MIAMI BEACH FLA 33139 10-6

JOSEPH & FANNY PINSKER 1166
6
919 MICHIGAN AVE. APT 7
MIAMI BEACH FLA 33139 7-70

JULIUS & RACHEL KAUSHAAR 1166
5
919 MICHIGAN AVE. APT. 6
MIAMI BEACH FLA. 33139 6-68

SAM ZALSPEIS 1166
8
919 MICHIGAN AVE. APT 9
MIAMI BEACH FLA. 33139 12-68

HELEN SCHUBERT 1166
7
RUTH HOCHWEISS
919 MICHIGAN AVE. APT. 8
MIAMI BEACH, FLA. 33139 2-76

MAURICE SHERMAN 1166
% APT 11 10
919 MICHIGAN AVE
MIAMI BEACH, FLA. 33139 8-76

JEROME & MURIEL DRESSLER 1166
9
919 MICHIGAN AVE. APT. 10
MIAMI BEACH FLA. 33139 6-68

SKLAR & GONZALES 1168
1335 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 2-77

HARRY & SALIE SCHNEIDER 1167
929 MICHIGAN AVE
MIAMI BEACH FLA 33139 12-62

FRANCES COLBERT & 1170
JOYCE PHYTHIAN
940 - 10TH ST.,
MIAMI BEACH, FLA. 33139 7-72

JOSEPH E & ESTHER SAKOVSKY 1169
945 MICHIGAN AVE
MIAMI BEACH FLA 33139 7-53

ELIAS BICHACHI ET AL 1171

2041 N.W. 23RD AVENUE
MIAMI, FLA. 33142 7-71

LENGREEN INC 902
&
900 MERIDIAN AVE 903
MIAMI BEACH FLA 33139 7-55

LEO GREENWALD 904
1
827 - 9TH STREET
MIAMI BEACH, FLA. 33139 10-67

JACOB & VERA NEIGEBORN, L.E. 905
APT 2B 1
915 JEFFERSON AVE
MIAMI BEACH, FL. 33139 8-77

SYLVIA EHRLICH 905
APT 2D 3
915 JEFFERSON AVE
MIAMI BEACH, FLA. 33139 6-69

SADIE DIETZ, L.E. 905
5
915 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139 3-72

RICARDO & REBECCA CALDERON 905
APT 3B 7
915 JEFFERSON AVE
MIAMI BEACH, FLA. 33139 4-77

HYMAN & GERTRUDE STOKAL 905
APT. 3-D 9
915 JEFFERSON AVE.,
MIAMI BEACH, FLA. 33139 3-70

JAKE & BECKY CADESKY ET AL 901

920 MERIDIAN AVE
MIAMI BEACH FLA 33139 6-54

ELIZABETH SZENTGYORGYI, L.E. 904

901 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139 10-76

ESTELLE I. KIRSCHNER 905
HENRY KAUFMAN
915 JEFFERSON AVE NO 2A
MIAMI BEACH, FL. 33139 10-77

✓ YETTA R. VOGEL 905
4 APT 2C 2
915 JEFFERSON AVE
MIAMI BEACH, FL. 33139 12-77

ESTHER COHEN 905
APARTMENT 2E 4
915 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139 6-69

GRANT & ETHEL LEVINE 905
APARTMENT 3A 6
915 JEFFERSON AVENUE
MIAMI BEACH, FLA. 33139 6-69

JOSEPH J. LUSHER 905
APT 3C 8
915 JEFFERSON AVE
MIAMI BEACH, FLA. 33139 -76

HARRY & YETTA SHAPIRO 905
APT. 3E 10
915 JEFFERSON AVE.
MIAMI BEACH, FLA. 33139 4-73

BEN & LENA LITMAN APARTMENT 3F 915 JEFFERSON AVENUE MIAMI BEACH, FLA. 33139	905 11 6-69	JOHN & JENNIE LATORRE APARTMENT 4A 915 JEFFERSON AVENUE MIAMI BEACH, FLA. 33139	905 12 4-69
MARY M. KING APT. 4-B 915 JEFFERSON AVENUE MIAMI BEACH, FLA. 33139	905 13 3-76	DAVID & MINNIE BASS APT. 14 915 JEFFERSON AVE MIAMI BEACH, FL. 33139	905 14 6-77
SOL & BELLA BINIK APT. 4-D 915 JEFFERSON AVENUE MIAMI BEACH, FL. 33139	905 15 1-78	LEONARD BRADY APT. 4-E 915 JEFFERSON AVE MIAMI BEACH, FL. 33139	905 16 6-77
LEA LAUFER APT. 4-F 915 JEFFERSON AVE MIAMI BEACH, FL. 33139	905 17 6-77	DAVE & ROSE KOROVIN APT. 2-A 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 -70
NAMIN HUTKIN APT. 2-B 921 JEFFERSON AVE. MIAMI BEACH, FLA. 33139	906 1 2-73	ROSE ZOHN APT. 2-C 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 2 5-70
ALBERT & SUSIE TREPICCIONE APT. 2D 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 3 10-71	BENJAMIN & GERTRUDE SOHN APT. 2-E 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 4 3-70
CHAVA EIDELMAN APT. 2-F 921 JEFFERSON AVENUE MIAMI BEACH, FLA. 33139	906 5 5-73	ISADORE & LENA SILVERSTEIN APT. 3-A 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 6 4-70
MAX & BLANCHE NERL APT. 3-B 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 7 3-70	SIDNEY & SARAH SCHWARTZ APT. 3C 921 JEFFERSON AVE., MIAMI BEACH, FLA. 33139	906 8 5-72

LOUIS & FANNIE LORBER	906	CARL & LIBBY WOLTUCK	906
APT. 3-D	9	APT. 3-E	10
921 JEFFERSON AVE.,		921 JEFFERSON AVE.,	
MIAMI BEACH, FLA. 33139	3-70	MIAMI BEACH, FLA. 33139	3-70
NATALIE POLLACK	906	WILLIAM & PAULINE RYGIEL	906
APT 3-F	11	APT. 4-A	12
921 JEFFERSON AVE		921 JEFFERSON AVE.,	
MIAMI BEACH, FL. 33139	5-77	MIAMI BEACH, FLA. 33139	4-70
SEYMOUR & E. ROTH	906	THEODORE DOLITSKY ET AL	906
APT. 4-B	13	4441 LYONS STREET	14
921 JEFFERSON AVE.,		SKOKIE, ILLINOIS 60076	1-75
MIAMI BEACH, FLA. 33139	6-70	PHILIP & KITTY WEINGART	906
		APT. 4-E	16
		921 JEFFERSON AVENUE	
		MIAMI BEACH, FLA. 33139	2-74
SAM & ROSE BORDO	906	RIVIERA APTS, INC.	907
APT. 4-D	15	2371 COLLINS AVE.,	
921 JEFFERSON AVE.,		MIAMI BEACH, FLA. 33139	7-71
MIAMI BEACH, FLA. 33149	4-71		
MOTEL SILVERSTEIN	906	RIVIERA APTS. INC.	909
912 EUCLID AVENUE	17	2371 COLLINS AVE.,	
MIAMI BEACH, FLA. 33139	9-74	MIAMI BEACH, FLA. 33139	6-71
RIVIERA APARTMENTS INC	908	HELEN BERLIN, ET AL	911
% REINERMAN		749 COLIATE ROAD	
2371 COLLINS AVENUE		GREAT NECK, N.Y. 11023	3-68
MIAMI BEACH FLA 33139	11-63	MAURICIO ZEILIC	899
ABRAHAM & ADSELINE HAIDUCK	910	1340 LINCOLN ROAD NO 407	
854 JEFFERSON AVE.		MIAMI BEACH, FLA. 33139	4-78
MIAMI BEACH, FLA. 33139	2-71		
INTERWORLD RLTY ENTER., INC.	900		
% ELIAS ZWICK			
420 LINCOLN ROAD			
MIAMI BEACH, FLA. 33139	6-74		

MINA & MAYER DIATLOVITSKY 897

4101 PINE TREE DRIVE
MIAMI BEACH, FLA. 33140 6-75

SYLVIA MARKS 896

RACHEL PREBLUD L.E. 898
APT. 2 1

944 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 2-74

800-20 10TH ST.,
MIAMI BEACH, FLA. 33139 5-72

ATHAN & ROSE TANNENBAUM 898

APT 1
944 MERIDIAN AVE
MIAMI BEACH FLA 33139 11-66

ABRAHAM & DORA PELTCH 898
APT 4 3

944 MERIDIAN AVE
MIAMI BEACH FLA 33139 11-66

EDWARD MOCH 898

STELLA KARASIN 2
944 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 4-72

HELEN WEINGROFF 898
APT 6 5

944 MERIDIAN AVE
MIAMI BEACH FLA 33139 11-66

BERTHA SPODECK 898

APT 5 4
944 MERIDIAN AVE
MIAMI BEACH FLA 33139 11-66

MAX & HANNA RAINER 898
APT 8 7

944 MERIDIAN AVE
MIAMI BEACH FLA 33139 12-66

MAX & REGINA SELINGER 898

APT 7 6
944 MERIDIAN AVE
MIAMI BEACH FLA 33139 12-66

BENJAMIN & HELEN SCHRAUB 898
APT 10 9

944 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 12-76

AARON KAISMAN 898

APT. 9 8
944 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 8-74

HYMAN & SONIA FURMAN 898
APT. 12 11

944 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 1-67

SAM & BERTHA SILVERSTEIN 898

APT. 11 10
944 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 12-69

HARRY & TILLIE KIRSCHMAN 828
6

921 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-66

TILLIE SEIDMAN 828
7

921 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-66

JULIUS & LILLY PICK 828
8

921 MERIDIAN AVENUE
MIAMI BEACH FLA 33139 4-69

HARRIET KAPLAN 828
9

57-21-246 CRESCENT
DOUGLASTON, N.Y. 11363 -74

ANNA MEREZCZAK 828
10

921 MERIDIAN AVENUE
MIAMI BEACH, FLA. 33139 5-75

NATHAN & ANNA BELITSKY 828
11

921 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-66

JOSEPH & 829

GERTRUDE SHAPIRO
929 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 10-67

ROOSEVELT HOUSE INC 831

945 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-61

FANNIE TEITELBAUM ET ALS 830

935 MERIDIAN AVE
MIAMI BEACH FLA 33139 1-56

EUGENE J. HOWARD TR. 832

2212 BISCAYNE BLVD.
MIAMI, FLA. 33137 11-74

BD OF PUB INSTR FOR THE COUNTY OF DADE 1410 N.E. 2ND AVENUE MIAMI, FLA. 33132	1614 & 1615 4-54	LOTS 1 THRU 6 BLK 5B 1ST ADD'N TO ESPANOLA VILLAS & RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1614 & 1615 3234-15-012
ESTHER SCHWARTZ & JOSEPH SCHWARTZ 701 14TH ST MIAMI BEACH FLA 33139	1472 2-55	LOT 1 & S 1/2 L 2 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1472
LUIS & ALTAGRACIA LOPEZ 1701 WA-KEE-NA DR., MIAMI, FLA. 33133	1473 1-72	N 1/2 LOT 2 ALL L 3 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1473
20 MANAGEMENT CORP. STANLEY JOEL LEVINE 420 LINCOLN ROAD MIAMI BEACH, FLA. 33139	1474 6-77	LOT 4 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLATBK 9P 70 PUB REC DADE CO FLA. 4204-07-010	1474
ALFREDO & ESTHER BEHAR 700 - 14TH PLACE MIAMI BEACH, FLA. 33139	1475 1-69	LOT 5 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1475
DAVID & CANDACE MUHLRAD 734 - 14TH PLACE MIAMI BEACH, FLA. 33139	1476 2-77	LOT 6 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA 4204-07-012	1476
HELEN M ROBINSON 1415 MERIDIAN AVE MIAMI BEACH FLA 33139	1477 4-57	LOT 7 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1477
HENRY & JENNY SILVER APT. 1 1407 MERIDIAN AVENUE MIAMI BEACH, FLA. 33139	1478 8-68	LOT 8 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA 4204-07-014	1478

NATHAN & ETHEL D. RIFKIN 1401 MERIDIAN AVE MIAMI BEACH FLA 33139	1479 2-45	LOT 9 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1479
NATHAN & ETHEL D. RIFKIN 1401 MERIDIAN AVE MIAMI BEACH FLA 33139	1480 2-45	LOT 10 BLK 118 AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1480
E. K. GUSSOW 1425 MERIDIAN AVENUE MIAMI BEACH, FLA. 33139	1481 9-69	LOT 1 BLK 118A AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA	1481
URBAN RESORTS, INC. 3315 RICE ST. NO 7 MIAMI, FL. 33133	1482 12-77	LOT 2 BLK 118A AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA 4204-07-018	1482
ISAAC BICHACHI ET AL 2041 N.W. 23RD AVENUE MIAMI, FLA. 33142	1483 11-72	LOTS 3 & 4 BLK 118A AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB-RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA 4204-07-019	1483
PARADISE PLAZA CORP. & FULLER & FEINGOLD 1674 MERIDIAN AVE. MIAMI BEACH, FLA. 33139	1484 6-76	LOTS 5 & 6 BLK 118A AMND PLAT BLKS 117-117A-118- 118A AMND MIAMI OCEAN VIEW CO SUB RECORDED PLAT BK 9 P 70 PUB REC DADE CO FLA 4204-07-020	1484
HARRY & BELLA SAKSENBERG APT. 5 1440 EUCLID AVE. MIAMI BEACH, FLA. 33139	1619 5-76	LOT 1 & E 1/2 OF LOT 2 BLK 6B 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA 3234-15-017	1619
HARRY & HELEN H. TRAVERS 724 ESPANOLA WAY MIAMI BEACH FLA 33139	1620 11-63	LOT 3 & W 1/2 OF L 2 ALL L 4 BLOCK 6B 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1620

REGINA SCHWARTZ 1435 MERIDIAN AVE MIAMI BEACH FLA 33139	1621 6-70	LOTS 5 & 6 BLK 6-B 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1621
JAMES I STEARNS 421 ESPANOLA WAY MIAMI BEACH FLA 33139	1602 12-52	LOTS 1 THRU 6 BLK 3A 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1602
ABRAHAM KLAR ET AL 420 - 15TH STREET MIAMI BEACH, FLA 33139	3632 & 3636 -	PART OF LOTS 1 & 2 BLK 75 PINE RIDGE SUB REC'D PLAT BK 6 P 34 PUB REC DADE CO FLA DESCR'D AS FOLLOWS FOR A POINT OF BEGIN'G COMM AT	3632 & 3636
BANI HOTEL INVESTMENTS, INC. % RAMON NIEBLA JR. 1444 DREXEL AVENUE MIAMI BEACH, FLA 33139	1604 -74	LOTS 1 & 2 LESS S 3' BLK 4A 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1604
MICHAEL & ESTHER NOCIE ET AL 531 ESPANOLA WAY MIAMI BEACH FLA 33139	1605 10-70	LOT 3 BLK 4A FIRST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1605
MICHAEL & ESTHER NOCIE ET AL 531 ESPANOLA WAY MIAMI BEACH FLA 33139	1606 10-70	LOT 4 BLK 4A FIRST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1606
ELEUCADIO ABREU, ET AL % BANK OF MIAMI 110 E. FLAGLER ST. MIAMI, FLA 33139	1607 11-76	LOT 5 BLK 4A FIRST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1607
ELIO & HUMBELINA ALEMANY 16816 MICHIGAN AVENUE MIAMI BEACH, FLA 33139	1608 10-69	LOT 6 BLK 4A FIRST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1608

3234-15-003

3234-15-005

CARL & DORA LIEBESKIND 1355 NORMANDY DRIVE MIAMI BEACH, FLA. 33141	3628 5-74	LOT 1 BLK 74 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3628 3234-02-191
MILTON FEUERSTEIN 3010 COLLINS AVE. MIAMI BEACH, FLA. 33140	3629 1-77	LOT 2 BLK 74 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3629
SEYMOUR KAPLAN 5001 S.W. 64TH PLACE MIAMI, FLA.	3630 7-65	LOT 3 BLK 74 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3630 3234-02-193
MAYER & CAROL BERNSTEIN APT. 101 1821 JEFFERSON AVENUE MIAMI BEACH, FLA. 33139	3631 7-72	E 44.01' LOT 4 BLK 74 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3631 3234-02-194
RUBEN GARCIA, TR. MANUEL ZALAC 1337 COLLINS AVE. MIAMI BEACH, FLA. 33139	1611 2-72	LOT 1 BLK 5A FIRST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1611
STEPHEN & CARMEN BODI APT. 72 609-11 ESPANOLA WAY MIAMI BEACH, FLA. 33139	1612 7-71	LOT 2 BLK 5A 1ST ADDN TO ESPANOLA VILLAS RECORDED PLAT BK P 147 PUB REC DADE CO FLA	1612 3234-15-010
HARRY & EANNIE IOPATO 641 ESPANOLA WAY MIAMI BEACH FLA 33139	1613 11-64	AN UND 3.76% INT IN & TO LOTS 3-4-5 & 6 LESS S 3' BLK 5A, LESS PORTIONS INCL IN APTS & APT 1 THEREON ALL AS LIMITED & SHOWN IN ENABLING DECL FILED	1613

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

JOSEPH F. & LOTTIE C. BRODY 1613
625 ESPANOLA WAY APT. 2
MIAMI BEACH, FLA. 33139 3-68

AN UND 2.03% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 1
5A. LESS PORTIONS INCL IN APTS
& APT 2 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 1
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

HARRY & LILLIAN LOVEMAN 1613
641 ESPANOLA WAY 2
MIAMI BEACH, FLA. 33139 7-75

AN UND 3.19% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 2
5A. LESS PORTIONS INCL IN APTS
& APT 13 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 2
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-003

HARRY & ELIZABETH COCH 1613
641 ESPANOLA WAY 3
MIAMI BEACH FLA 33139 2-63

AN UND 3.33% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 3
5A. LESS PORTIONS INCL IN APTS
& APT 4 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62R X1613A
213133 RECORDED PLAT BK 9 3
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

ISRAEL & PAULINE DORFMAN 1613
625 ESPANOLA WAY 4
MIAMI BEACH, FLA. 33139 10-72

AN UND 3.33% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 4
5A. LESS PORTIONS INCL IN APTS
& APT 5 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 4
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

✓ YETTA REIKES

641 ESPANOLA WAY
MIAMI BEACH FLA 33139

1613

5

3-64

AN-UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 5
5A. LESS PORTIONS INCL IN APTS
& APT 6 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 5
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

BERTHA LICHTMAN

APT. 7

641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613

6

4-73

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 6
5A. LESS PORTIONS INCL IN APTS
& APT 7 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62R XI613A
213133 RECORDED PLAT BK 9 6
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-007

SAMUEL & TILLIE STEIN

641 ESPANOLA WAY

MIAMI BEACH FLA 33139

1613

7

2-63

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 7
5A. LESS PORTIONS INCL IN APTS
& APT 8 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62R XI613A
213133 RECORDED PLAT BK 9 7
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

SIDNEY & FANNIE LEITCH

641 ESPANOLA WAY

MIAMI BEACH FLA 33139

1613

8

1-63

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 8
5A. LESS PORTIONS INCL IN APTS
& APT 9 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 8
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

✓ CHAIM H. ZIMBALIST
SUITE 574
7701 FORSYTHE,
ST. LOUIS, MO. 63105

1613
9
-71

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 9
5A. LESS PORTIONS INCL IN APTS
& APT 10 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 9
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

LOUIS & MARGARET DEUTSCH
APT 1176
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
10
1-76

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 10
5A. LESS PORTIONS INCL IN APTS
& APT 11 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 10
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN
3234-26-011

HORATIO & ANA ALVAREZ
APT 12
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
11
5-76

AN UND 3.70% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 11
5A. LESS PORTIONS INCL IN APTS
& APT 12 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 11
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN
3234-26-012

LEO SREEBNY
APT 14
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
12
2-72

AN UND 3.70% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 12
5A. LESS PORTIONS INCL IN APTS
& APT 14 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 12
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

HARRY & ANNE NIEDER L.E. 1613
641 ESPANOLA WAY 13
MIAMI BEACH FLA 33139 3-63

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 13
5A. LESS PORTIONS INCL IN APTS
& APT 16 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 13
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

BENJAMIN & 1613
DOROTHY SCHOENFELD 14
641 ESPANOLA WAY APT. 16
MIAMI BEACH, FLA. 33139 4-75

AN UND 3.33% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 14
5A. LESS PORTIONS INCL IN APTS
& APT 16 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 14
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-015

PEARL TROSS 1613
641 ESPANOLA WAY 15
MIAMI BEACH FLA 33139 1-63

AN UND 3.47% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 15
5A. LESS PORTIONS INCL IN APTS
& APT 17 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62R XI613A
213133 RECORDED PLAT BK 9 15
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

ARTHUR A. & TOBA G. JACOBSON 1613
APT. 18 16
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 3-74

AN UND 3.47% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 16
5A. LESS PORTIONS INCL IN APTS
& APT 18 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R XI613A
213133 RECORDED PLAT BK 9 16
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-017

HARRY E PETERSON &
GERALDINE J PETERSON
641 ESPANOLA WAY
MIAMI BEACH FLA 33139

1613
17
12-62

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 17
5A. LESS PORTIONS INCL IN APTS
& APT 19 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK9 17
P-147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

MORRIS WEISS & ROSE WEISS
641 ESPANOLA WAY
MIAMI BEACH FLA 33139

1613
18
12-62

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 18
5A. LESS PORTIONS INCL IN APTS
& APT 20 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 18
P-147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

JACK & ANNE TECKTIEL
1829 N BROADWAY
MELROSE PK, ILL. 60160

1613
19
8-76

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 19
5A. LESS PORTIONS INCL IN APTS
& APT 21 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 19
P-147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

HELENE B. RIMM
APT. 22
641 ESPANOLA WAY
MIAMI BEACH, FLA 33139

1613
20
2-76

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 20
5A. LESS PORTIONS INCL IN APTS
& APT 22 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 20
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-021

ASSUNTO &
LOUISE P. NICOLIA
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
21

4-75

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 21
5A. LESS PORTIONS INCL IN APTS
& APT 23 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 21
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN
3234-26-022

SOPHIE REITER
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
22

9-69

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 22
5A. LESS PORTIONS INCL IN APTS
& APT 24 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 22
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

AARON & JENNIE BREGMAN
APT. 25
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
23

1-75

AN UND 3.70% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 23
5A. LESS PORTIONS INCL IN APTS
& APT 25 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 23
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN
3234-26-024

CLARA &
RUBIN KAUFMAN
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
24

AN UND 3.70% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 24
5A. LESS PORTIONS INCL IN APTS
& APT 26 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 24
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

HANNAH ZENDEL L E
APT. 27
625 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
25
4-65

AN UND 2.07% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 25
5A. LESS PORTIONS INCL IN APTS
& APT 27 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 25
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-027

IRENE DEUTSCH
APT. 28
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
26
-74

AN UND 3.47% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 26
5A. LESS PORTIONS INCL IN APTS
& APT 28 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 26
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-027

BESS GITLIN
APT. 29
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
27
3-73

AN UND 3.61% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 27
5A. LESS PORTIONS INCL IN APTS
& APT 29 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 27
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-028

HARRY & LILLIAN GOLDSTEIN
APT. 30
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
28
6-73

AN UND 3.61% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 28
5A. LESS PORTIONS INCL IN APTS
& APT 30 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 28
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-030

MARTHA ZALL
APT. 31
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
29
1-73

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 29
5A. LESS PORTIONS INCL IN APTS
& APT 31 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

APT 31

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 29
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

DAVID ARNOVE ET AL
15020 N.E. 10TH CT.
NORTH MIAMI, FLA. 33132

1613
30
10-76

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 30
5A. LESS PORTIONS INCL IN APTS
& APT 32 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 30
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-030

DAVID & BESSIE GLASS
APARTMENT 33
641 ESPANOLA WAY
MIAMI BEACH, FLA 33139

1613
31
12-62

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 31
5A. LESS PORTIONS INCL IN APTS
& APT 33 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 31
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

HENRY & PAULINE HERSHBEIN
641 ESPANOLA WAY
MIAMI BEACH, FLA 33139

1613
32
4-63

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 32
5A. LESS PORTIONS INCL IN APTS
& APT 34 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 32
P. 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

✓ TILLIE APPLEBAUM
10-18-1973
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139

1613
33

11-73

AN UND 2.31% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 33
5A LESS PORTIONS INCL IN APTS
& APT 35 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 33
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-034

DERRICK S & NOELLA Y FINDELL 1613
APT 36 34
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 7-76

AN UND 2.16% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 34
5A LESS PORTIONS INCL IN APTS
& APT 36 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 34
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-035

M. GRAHAM & L. GRAHAM 1613
625 ESPANOLA WAY CORP. 35
641 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 12-62

AN UND 3.7% INT IN & TO 1613
LOTS 3-4-5 & 6 LESS S 3' BLK 35
5A LESS PORTIONS INCL IN APTS
& APT 37 THEREON ALL AS LIMITED
& SHOWN IN ENABLING DECL FILED

UNDER CLERKS FILE NO 62 R X1613A
213133 RECORDED PLAT BK 9 35
P 147 PUB REC DADE CO FLA
ESPANOLA VILLAS FIRST ADDN

3234-26-036

BOBMARAR REALTY, INC 3623
HAROLD HURWITZ
110 VENETIAN WAY, DI LIDO IS.
MIAMI BEACH, FLA. 33139 1-68

LOT 1 BLK 73 3623
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3234-02-186

LEON & CHARLES BEDROSIAN 3624
612-15TH STREET
MIAMI BEACH, FLA. 33139 67

LOT 2 BLK 73 3624
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3234-02-187

GABRIEL & ESPERANZA GARCIA 622 - 15TH STREET MIAMI BEACH, FLA. 33139	3625 3-76	LOT 3 BLK 73 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3625 3234-02-188
JACOB & FENIA DUBIN 632 - 15TH ST. MIAMI BEACH, FLA. 33139	3626 5-68	LOT 4 BLK 73 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3626
LOREN J. TROWBRIDGE JR. 145 N.E. 20TH TERRACE MIAMI, FLA. 33137	3627 7-46	LOT 5 BLK 73 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3627 3234-02-190
HAROLD SCHENK ET AL 1442-46 EUCLID AVENUE MIAMI BEACH, FLA. 33139	1616 2-75	LOTS 1 & 2 & L 3 LESS W 10' BLOCK 6A 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1616 3234-15-014
SAMUEL & DORA GORENSTEIN SEA BROOKE MOTEL 9401 COLLINS AVE. SURFSIDE, FLA. 33154	1617 6-52	LOT 4 & W 10' LOT 3 BLK 6A FIRST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA	1617
JACOB & HARRY FINKELSTEIN 1329 COLLINS AVE. MIAMI BEACH, FL. 33139	1618 6-60	LOTS 5 & 6 BLK 6A 1ST ADD'N TO ESPANOLA VILLAS RECORDED PLAT BK 9 P 147 PUB REC DADE CO FLA 3234-15-016	1618
MAX & BELLA LANDER 1480 EUCLID AVE APT. 101 MIAMI BEACH FLA 33139	3619 6-70	LOT 1 BLK 72 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3619
LEE & YVETTE L. GEARHAR APT. 102 1460 EUCLID AVE. MIAMI BEACH, FLA. 33139	3619-1	LOT 1 BLK 72 LINCOLN SUB RECORDED PLAT BK 9 P 69 PUB REC DADE CO FLA	3619 1

NATHAN & RUTH BUDOWSKY
APT 103
1480 EUCLID AVE
MIAMI BEACH FLA 33139

3619
2
8-66

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
2

JESSIE E. MASON, L.E.
APT. 1104
1480 EUCLID AVENUE
MIAMI BEACH, FLA. 33139

3619
3
3-74

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
3

3234-33-004

MORRIS & CLARA ECKHAUS
APT. 201
1480 EUCLID AVE.,
MIAMI BEACH, FLA. 33139

3619
4
7-66

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
4

JUBIUS & ROSE N. SHAPIRO
APT. 202
1480 EUCLID AVE.,
MIAMI BEACH, FLA. 33139

3619
5
5-71

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
5

MORRIS & ROSE MANN
APT 203
1480 EUCLID AVE
MIAMI BEACH FLA 33139

3619
6
2-66

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
6

ISIDORE KAHL
APT. 2204
1480 EUCLID AVENUE
MIAMI BEACH, FLA. 33149

3619
7
2-66

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
7

3234-33-008

LEONARD ATKIN ET AL
APT 2204
6 LYNN DRIVE
SPRINGFIELD, N.J. 07081

3619
8
7-75

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
8

3234-33-009

JOSEPH & ROSE SAFTLER
APT 302
1480 EUCLID AVE
MIAMI BEACH FLA 33139

3619
9
2-66

LOT 1 BLK 72
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3619
9

HYMAN & SYLVIA WALDMAN 3619
APT 303 10
1480 EUCLID AVE
MIAMI BEACH FLA 33139 2-66

ISIDORE & LILLIAN KAPLAN 3619
APT 304 11
1480 EUCLID AVE
MIAMI BEACH FLA 33139

EMERICH & VERA KATZ 3620
APT 305
1935 PARK AVE.
MIAMI BEACH FLA 33139 11-63

EMERICH & VERA KATZ 3621
APT 306
1935 PARK AVE.
MIAMI BEACH FLA. 33139 11-63

S. RAPISARDO & T. RAPISARDO 3622
& BARCLAY PLAZA
P.O. BOX 648
MIAMI BEACH, FLA. 33139 3-74

LEONARD BOBICK 1628
1404 - 71ST STREET
MIAMI BEACH, FLA. 33141 5-70

IDA SMITH 1629
810 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 8-62

VICTOR C. & DOROTHY V. POU 1630
820 ESPIOLA WAY
MIAMI BEACH, FL. 33139 7-77

LOT 1 BLK 72 3619
LINCOLN SUB 10
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

LOT 1 BLK 72 3619
LINCOLN SUB 11
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

LOT 2 BLK 72 3620
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

LOT 3 BLK 72 3621
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

LOTS 4 & 5 BLK 72 3622
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

LOT 1 BLK 7B 1628
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

LOT 2 BLK 7B 1629
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

LOT 3 BLK 7B 1630
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

3234-15-028

JACOB & LILLIAN MALTZ	1631	LOT 4 BLK 7B	1631
830 ESPANOLA WAY		FIRST ADD'N TO ESPANOLA VILLAS	
MIAMI BEACH FLA 33139	5-64	RECORDED PLAT BK 9 P 147	
		PUB REC DADE CO FLA	
HUGO & MARIA A. GONZALEZ	1632	LOT 5 BLK 7B	1632
836 ESPANOLA WAY		FIRST ADD'N TO ESPANOLA VILLAS	
MIAMI BEACH, FLA. 33139	5-73	RECORDED PLAT BK 9 P 147	
		PUB REC DADE CO FLA	
			3234-15-030
SHOLEM & JOSEPHINE EPELBAUM	1633	LOT 6 BLK 7B	1633
842 ESPANOLA WAY		FIRST ADD'N TO ESPANOLA VILLAS	
MIAMI BEACH FLA 33139	4-65	RECORDED PLAT BK 9 P 147	
		PUB REC DADE CO FLA	
HELEN ROTHBERG	1634	LOT 1 & PRIVATE DR OPP SAME	1634
1446 JEFFERSON AVE		OF RESUB UNNUMBERED TRACT W	
MIAMI BEACH FLA 33139	3-66	BLKS 7A & 7B & ESPANOLA WAY	
		1ST ADDN ESPANOLA VILLAS REC	
		PB 35 P 52 PUB REC DADE CO FLA	
A.H. & ANN BOWER	1635	LOT 2 & PRIVATE DR OPP SAME	1635
BOX 390201		OF RESUB UNNUMBERED TRACT W	
MIAMI BEACH, FLA. 33139	3-40	BLKS 7A & 7B & ESPANOLA WAY	
		1ST ADDN ESPANOLA VILLAS REC	
		PB 35 P 52 PUB REC DADE CO FLA	
CENTRAL BK. & TR. CO.	1636	LOT 3 & PRIVATE DR OPP SAME	1636
OF MIAMI, TR.		OF RESUB UNNUMBERED TRACT W	1637
1313 N.W. 36TH STREET		BLKS 7A & 7B & ESPANOLA WAY	
MIAMI, FLA. 33142	4-74	1ST ADDN ESPANOLA VILLAS REC	
		PB 35 P 52 PUB REC DADE CO FLA	4-40
FAY WOLFF	1637	MILTON S. & FAYE R. KOCH	1622
1434 JEFFERSON AVE		1446 MERIDIAN AVE.	
MIAMI BEACH FLA 33139	6-40	MIAMI BEACH, FLA. 33139	2-73

LOT 1 BLK 7A 1622
 FIRST ADDN TO ESPANOLA VILLAS
 RECORDED PLAT BK 9 P 147
 PUB REC DADE CO FLA

LOT 2 BLK 7A 1623
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

3234-15-021

LOT 3 BLK 7A 1624
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

3234-15-022

LOT 4 BLK 7A 1625
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

3234-15-023

LOT 5 BLK 7A 1626
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

3234-15-024

LOT 6 BLK 7A 1627
FIRST ADD'N TO ESPANOLA VILLAS
RECORDED PLAT BK 9 P 147
PUB REC DADE CO FLA

3234-15-025

LOTS 1 & 2 BLK 71 3615
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3234-02-179

LOT 3 BLK 71 3616
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3234-02-180

LOT 4 BLK 71 3617
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3234-02-181

NESTOR A. RODRIGUEZ ET AL 1623

811 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 5-74

NESTOR & RIQUELMA RODRIGUEZ 1624

821-23 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 7-76

EVELIO & HELDA VALDEZ 1625

1629 N.W. 28TH AVENUE
MIAMI, FLA. 33125 6-75

CARMELA ELIZALDE 1626

837 ESPANOLA WAY
MIAMI BEACH, FL. 33139 3-77

DAN & BETTY SORIN 1627

843 ESPANOLA WAY
MIAMI BEACH, FLA. 33139 6-74

HERSH & TANIA FINKELSTEIN 3615

1450 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 11-72

GEORGE & IDA FRAIBERG 3616
APT. 6

820 - 15TH STREET
MIAMI BEACH, FLA. 33139 12-72

RICHARD C. WEIT 3617
2211 S.W. 67TH AVE.
MIAMI, FLA. 33155 3-77

SEYMOUR & EDITH WASSERMAN 3618

1351 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 6-72

LOT 5 BLK 71
LINCOLN SUB
RECORDED PLAT BK 9 P 69
PUB REC DADE CO FLA

3618

ALLAN SCHWARTZ 2743
 A.B.C. PROPERTIES
 1800 JAMES AVE.,
 MIAMI BEACH, FLA. 33139 -71

✓ PHILIP & REBECCA KLETZKIN 2744
 APT 2B 1
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

VIOLET M YOUNG 2744
 APT 2D 3
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

CLARA & FRANK PUTESKA 2744
 APARTMENT 2F 5
 1820 JAMES AVENUE
 MIAMI BEACH FLA 33139 5-69

HARRY & ESTERA ROZMAJYN 2744
 APT 3B 7
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

ARCHER & ELIZABETH FREEMAN 2744
 APT. 3-D 9
 1820 JAMES AVENUE
 MIAMI BEACH, FLA. 33139 3-74

MALLY GOLDBERG 2744
 APT 3B 11
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

SAM & EVE KOZEL 2744
 APT 4B 13
 1820 JAMES AVE
 MIAMI BEACH FLA 33139 4-67

DAVID & GERALDINE SCHAFER 2744
 18 NORTH SHORE STREET
 KEANSBURG, N.J. 07734 11-48

MENDEL & HENA SILBER 2744
 APT 2C 2
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

✓ SYLVIA SCHONBERGER 2744
 APT. 2E 4
 1820 JAMES AVENUE
 MIAMI BEACH, FLA. 33139 3-76

GERSON & JENNY HOLLANDER 2744
 APT 3A 6
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

PHILIP & FRIEDA LEVITAN 2744
 APT 3C 8
 1820 JAMES AVE
 MIAMI BEACH FLA 33139

EDITH HAGLER 2744
 SUMNER HAGLER 10
 1820 JAMES AVENUE
 MIAMI BEACH, FLA. 33139 9-74

THEODORE & PAULINE MANDELL 2744
 APT. 4A 12
 1820 JAMES AVE.,
 MIAMI BEACH FLA 33139 9-70

LEO & IDA KACEW 2744
 APT. 4-C 14
 1820 JAMES AVENUE
 MIAMI BEACH, FLA. 33139 1-76

PAULINE MANDEL 2744
15

471 OLD SPRING ROAD
STRATFORD CONN., 06075 -67

DOROTHY TUCKER 2744
JAY D. PAUL 17
1820 JAMES AVENUE APT. 4F
MIAMI BEACH, FLA. 33139 1-75

HARRY & RUTH CARSON 2744
APT 5B 19
1820 JAMES AVE
MIAMI BEACH FLA 33139

JOSEPH & MASHA KIRSHMAN 2744
APT. 5D 21
1820 JAMES AVE.
MIAMI BEACH, FLA. 33139 -67

JOSEPH & ANNA SEGAL 2744
APT 5F 23
1820 JAMES AVE
MIAMI BEACH FLA 33139

JACOB & CLARA ISMAN 2744
APT 6B 25
1820 JAMES AVE
MIAMI BEACH FLA 33139

SAM & LILLIAN NOZICK 2744
APT. 6D 27
1820 JAMES AVE.,
MIAMI BEACH, FLA. 33139 5-72

ALBERT & SARAH LIBERMAN 2744
APT 6F 29
1820 JAMES AVE
MIAMI BEACH FLA 33139

HARRY & ROSE MURACHVER 2744
APT 4E 16
1820 JAMES AVE
MIAMI BEACH FLA 33139

CHARLES & DORA FUHRMAN 2744
734 E. 53RD STREET 18
BROOKLYN, N.Y. 11203

ROBERT & ANNA LEVITAN 2744
APT 5C 20
1820 JAMES AVE
MIAMI BEACH FLA 33139

MAX & MOLLY ELBAUM 2744
APT 5E 22
1820 JAMES AVE
MIAMI BEACH FLA 33139

AUGUST & FLORENCE SCHAFER 2744
APT. 6A 24
1820 JAMES AVENUE
MIAMI BEACH, FLA. 33139 8-69

DAVID D. & SARAH SYNDER 2744
APT. 6C 26
1820 JAMES AVENUE
MIAMI BEACH, FLA. 33139 7-73

KOSTA & DOBRINKA SIMITCH 2744
APT 6E 28
1820 JAMES AVE
MIAMI BEACH FLA 33139

WALLACE CORP 2745
1757 COLLINS AVE
MIAMI BEACH FLA 33139 9-52

WASHINGTON AVE. APTS. INC. 2748
1881 WASHINGTON AVE.
MIAMI BEACH, FLA. 33139 8-66

ANN NICHOLSON FRY ET AL 2750
% OCTAGON PROPERTIES, INC. THRU
1401 BRICKELL AVE. STE 1000 2752
MIAMI, FLA. 33131 1-72

MAX BODERMAN TRUSTEE ET AL 1-70
630 G LINCOLN RD.
MIAMI BEACH, FL. 33139 1-70

MIAMI BEACH FED S & L ASSN 3111
&
401 LINCOLN RD 3112
MIAMI BEACH FLA 33139 4-39

JOBELL CORP. 3104
% A. LINDAU
P.O. BOX 557
MIAMI BEACH, FLA. 33139 3-72

AMY M LINDAU 3106
PO BOX 557
MIAMI BEACH FLA 10-40

B.F. SCHONBERG 3095
% SAKS FIFTH AVE LESSEE
701 LINCOLN ROAD MALL
MIAMI BEACH FLA 33139

OCTAGON PROPERTIES, INC. 2749
% BENJAMIN S. SCHWARTZ, ESQ.
1401 BRICKELL AVE. STE 1000
MIAMI, FLA. 33131 8-77

MORRIS RAPPORT ET AL 3108
SUITE 208
1655 DREXEL AVE.
MIAMI BEACH, FL. 33139 7-75

FINANCIAL FED. S & L ASS'N 3110
OF DADE
401 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 -72

BLDGS ON THE MALL, INC. 3103
605 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 5-75

WINYAR CORP. 3105
% BAKERSOMB SHOE STORE INC
PO BOX 14020
ST. LOUIS, MD 63178 5-76

J. BERENS & 3107
SONS DEVELOPMENT CORP.
501 - 503 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 10-72

FLORENCE V CUNNINGHAM TRUST 3096
% HARTFORD NATL BANK & R E DEPT

HARTFORD CONN 06115

-68

MORRIS J. & RAY C. FLEISHER 3097
APT. 1508
5401 COLLINS AVE.
MIAMI BEACH, FL. 33140

7-77

MORRIS J. & RAY C. FLEISHER 3098
APT. 1508
5401 COLLINS AVE.
MIAMI BEACH, FL. 33140

7-77

PHYLLIS HUGH & ARTHUR BUHLER 3099
% KURTZ & COOPER
727 ALFRED I. DUPONT BLDG
MIAMI, FLA. 33131

1-71

POLLY LUX 3100
% CAPITAL BANK BLDG.,
117 N.E. 1ST AVE., SUITE 812
MIAMI, FLA. 33132 4-68

BLDGS. ON THE MALL, INC. 3102
605 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 5-75

CITY OF MIAMI BEACH 3114
&
3116
2-41

BURDINE'S INC. LESSEE 3117
THRU
22 E. FLAGLER STREET 3121
MIAMI, FLA. 33132 12-53

CONCORD - TOWN HOUSE CORP. 6914
% KENNETH OKA
407 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 6-69

GEORGE R DOBBS 3101
% HAROLD KASSEWITZ
25 W FLAGLER ST
MIAMI, FLA. 33130 3-76

H.E.Y. INC. 3113
534 PAN AMER. BANK BLDG.
MIAMI, FLA. 33131 9-72

MOLLY B. STEIN 3115
RM 12
530 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 4-69

MORRIS N. BROAD - TRUSTEE 6915
D-B-A SHARON HOTEL
110 - 20TH STREET
MIAMI BEACH, FLORIDA 33139 7-66

MILTON M. GAYNOR, TRUSTEE 6911
% KLINE, MOORE, KLEIN & HERRON
407 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 1-74

CITY OF MIAMI BEACH 6975

MURRAY BERKOWITZ 6912
A. LIONEL BOSEM
2001 COLLINS AVENUE
MIAMI BEACH, FLA. 33131 9-73

GENEVIEVE ABRAHAM TR. 6976
1900 S.W. 57TH AVENUE
MIAMI, FLA. 33155 12-74

SHABAT & REGINA RAITAN 6995
% LISA BERAH
235 E. RIVO ALTO DR.
MIAMI BEACH, FLA. 33139 9-77

EST-OF-K. SOKOLSKY ET AL 6997
% BETTY P. FEUER
337 LINCOLN RD.,
MIAMI BEACH, FLA. 33139 6-76

RONEY PLAZA CORP LESSEE 6999
% RONEY PLAZA HOTEL
2301 COLLINS AVE
MIAMI BEACH FLA 33139 3-57

CHARLES ROSENBLATT 7001

331 - 23RD STREET
MIAMI BEACH, FLA. 33139 8-76

KENNETH & LILLIAN SOKOLSKY 6996
& BETTY P. FEUER % LIBERTY
PROP 337 LINCOLN ROAD
MIAMI BEACH FLA 33139 3-65

JAINIE & ESTHER GOLDENBERG 6998
ET AL
301-17 - 23RD ST.,
MIAMI BEACH, FLA. 33139 12-72

WILLIAM W. & FRANCES N. WONG 7000
% ROBERT HUGEL DBA BBC
323-23RD ST.
MIAMI BEACH, FLA. 33139 11-76

FLORIDA POWER & LIGHT CO. 7002
% R.O. SCHLACTER
P.O. BOX 999
MIAMI BEACH, FLA. 33139 10-70

THE MUTUAL BENEFIT 7004
LIFE INSURANCE CO.
605 LINCOLN RD., SUITE 707
MIAMI BEACH, FLA. 33139

CITY OF MIAMI BEACH 6980
&
1130 WASHINGTON AVE 6981
MIAMI BEACH FLA 33139 11-62

HENRY WASSER 6983
2200 COLLINS AVE
MIAMI BEACH FLA 33140 7-68

BARSUE CORP. 6986
&
20521 CHAGRIN BLVD. 6988
SHAKER HTS., OHIO 44122 -74

S. S. REALTY CO. 6990
% H. RICHMAN
407 LINCOLN ROAD, SUITE 11-A
MIAMI BEACH, FLA. 33139 10-73

AVIS RENT A CAR 7003

P.O. BOX 2257, M. INT. AIRPORT
MIAMI, FLA. 33159 12-70

LEROY SCHECTER 6982
1720 KAREN LANE
EAST MEADOWS, N.Y. 11554 6-74

ARASOTA BANK & TRUST CO. TR 6984
WEINSTEIN & WEINSTEIN ATTY'S
301 DADE BLVD.
MIAMI BEACH, FLA. 33139

POLKIN INC. 6985-89
% JOHN KING 7A 6991-92
881 OCEAN DR 6993
KEY BISCAINE, FLA. 33149 12-48

PEARCE-BECO INC. 6987
220 - 23RD ST.,
MIAMI BEACH, FLA. 33139 10-70

RESTAURANT PROPERTIES INC	6994	WLADIMIR C. SAMOJLENLZO	6922
LESSEE D-B-A THE EMBERS		APT. 3	
245 22ND STREET		1912 COLLINS AVENUE	
MIAMI BEACH FLA 33139	12-61	MIAMI BEACH, FLA. 33139	3-74
BEN PEARLSON	6921	AARON & MIRIAM GOPMAN	6924
1920 COLLINS AVE		% MILTON MAMBER	
MIAMI BEACH FLA 33139		801 N.E. 167TH ST. SUITE 307	
		MIAMI BEACH, FLA. 33162	10-75
AARON & MIRIAM GOPMAN	6923	MIAMI BEACH FIRST NAT'L BANK	6926
230 - 20TH STREET		% LOIS MILLER OSTEN	
MIAMI BEACH, FLA. 33140	10-75	P.O. DRAWER H	
		MIAMI BEACH, FLA. 33139	8-57
LOIS OSTER - P.M. DI-CORI	6925	COLLINS PLAZA HOTEL INC	6933
% BENJAMIN E. OWENS		LESSEE	
P.O. BOX 560		318 20TH ST	
MIAMI BEACH, FLA. 33139	-75	MIAMI BEACH FLA 33139	10-65
SANTA BARBARA HOTEL	6927	JULIUS &	6935
230-20TH ST.		ROSLYN BUNNY SAND	
MIAMI BEACH, FLA. 33139	11-76	4385 COLLINS AVENUE	
		MIAMI BEACH, FLA. 33140	1-71
MICHAEL & ELAINE KRECKOVSKY	6934	HARRY B. SMITH TR	6938
334 - 20TH ST.		% WEINER	
MIAMI BEACH, FLA. 33139	12-69	1565 COLLINS AVE.	
		MIAMI BEACH, FLA. 33139	-75
1211-PENNSYLVANIA AVE. CORP	6936	EMERICH & VERA KATZ	6941
% CAPT. MLO		1935 PARK AVENUE	
355-19TH ST.	6937	MIAMI BEACH FLA 33139	5-65
MIAMI BEACH, FLA. 33139	9-69		
SALVATORE &	6939		
NANCY DIBENEDETTO	&		
441 N.E. 13TH STREET	6940		
HOMESTEAD, FLA. 33030	1-73		

1211 PENNSYLVANIA AVE. CORP. 6942
 LESSEE THRU
 355 - 19TH ST., 6944
 MIAMI BEACH, FLA. 33139 1-70

GLADWIN CORP. 6958
 2840 FAIRGREEN DRIVE
 MIAMI BEACH FLA 33141

PAUL & GRACE WILSON 6961
 1925 WASHINGTON AVE.
 MIAMI BEACH FLA 33139 3-67

JEANNE SANKIN 169
 5400 UPPINGHAM STREET
 CHEVY CHASE, MD. 20015 1-76

BROADWALK CORP 171
 % D R VAN NESS TREAS
 626 OCEAN DR
 MIAMI BEACH FLA 33139 -41

SAUL & LILLY TAMEN, ET AL 173
 600 OCEAN DRIVE
 MIAMI BEACH, FLA. 33139 3-54

JAY KEN CORP. 6957
 1960 PARK AVE.,
 MIAMI BEACH, FLA. 33139 10-72

GLADWIN CORP 6959
 2840 FAIRGREEN DR
 MIAMI BEACH FLA 33140 8-48

SALVATORE J. &
 NANCY DI BENEDETTO 6960
 1940 PARK AVENUE
 MIAMI BEACH, FLA. 33139 1-73

MAJESTIC HOTEL CORP. 168
 660 OCEAN DRIVE
 MIAMI BEACH, FLA. 33139 1-75

PARK CENTRAL HOTEL INC 170
 640 OCEAN DRIVE
 MIAMI BEACH FLA 33139 7-64

EDNA SHERMAN 172
 JACK POSNER
 1131 N.E. 178TH TERRACE
 NO MIAMI BEACH, FLA. 33162 7-72

STEVE ADAIR 174
 ANTONIO G. GRANA
 601 COLLINS AVE
 MIAMI BEACH, FLA. 33139 10-77

DADE COUNTY HEALTH DEPT 175
615 COLLINS AVE
MIAMI BEACH FLA 33139 1-63

SEPHARDIC JEWISH CENTER 177
OF GREATER MIAMI INC
645 COLLINS AVE
MIAMI BEACH FLA 33139 2-61

SAM & PETE SILVERMAN ET AL 179
% BLUMIN & 180
4700 BISCAYNE BLVD.
MIAMI, FLA. 33137 -74

RUBIN GARCIA, TRUSTEE 244
% IGNATIO
1337 COLLINS AVE.
MIAMI BEACH, FLA. 33139 2-72

MORRIS & RUTH LERNER 246
671 WASHINGTON AVE.,
MIAMI BEACH, FLA. 33139 10-72

WINSTON & MOY CORP 248
634 COLLINS AVENUE
MIAMI BEACH FLA 33139 4-63

WILLIAM SCHERTZER 250
REGINA SCHERTZER
4365 N. MICHIGAN AVENUE
MIAMI BEACH, FLA. 33140 7-74

ALBERT & SARAH STARR 252
215-A 6TH STREET
MIAMI BEACH FLA 33139

P M ENTERPRISES, INC. 176
675 N.E. 174TH STREET
NO. MIAMI BEACH, FL. 33162 10-77

SAM & PETE SILVERMAN, ET AL 178--
% BLUMIN
4700 BISCAYNE BLVD.
MIAMI, FL. 33137 12-73

LEO JAMES INC. 243
% JACOB LITWAK
1821 JEFFERSON AVE. APT. 201
MIAMI BEACH, FLA. 33139 6-68

MORRIS & RUTH LERNER 245
671 WASHINGTON AVE.,
MIAMI BEACH, FLA. 33139 10-72

GORDON REALTY CO 247
132 MITCHELL ST S W
ATLANTA GA 30303 10-59

A.M. GROBARD, INC 249
1418 MICHIGAN AVE
MIAMI BEACH, FLA. 33139 7-76

MORRIS & IDA SCHWARIZMAN 251
608 COLLINS AVENUE
MIAMI BEACH FLA 33139 12-61

J. C. DEVINE CO., INC. 253
1205 LINCOLN RD.,
MIAMI BEACH, FLA. 33139 9-35

B. & H. SHULL ET AL, TRUSTEES 254
& DAVID MUSKAT & 255
301 ARTHUR GODFREY ROAD
MIAMI BEACH, FLA. 33140 8-71

RUBEN GARCIA 256
1
637 WASHINGTON AVENUE
MIAMI BEACH, FLA. 33139 7-75

J C DEVINE PROPERTIES INC 258
1205 LINCOLN ROAD
MIAMI BEACH FLA 33139 11-39

MR. KUBERT 601
APT. 2 ✓ 8
650 PENNSYLVANIA AVENUE
MIAMI BEACH, FLA. 33139 602-1
11-73

SAMUEL & DORA FEIT 601
&
650 PENN AVE. APT 4 602-3
MIAMI BEACH, FLA. 33139 10-72

MOLLIE KAPLAN 601
APT. 6 &
640 PENNSYLVANIA AVENUE 602-5
MIAMI BEACH, FLA. 33139 10-72

SEYMOUR BLECHMAN, L.E. 601
APT. 8 & 602
640 PENNSYLVANIA AVE. 7
MIAMI BEACH, FLA. 33139 10-72

LOUIS & SARAH GERBER 601
&
640 PENN. AVE. APT 10 602-9
MIAMI BEACH, FLA. 33139 10-72

SAMUEL J. MEISELMAN 256

P.O. BOX 398
MIAMI BEACH, FLA. 33139 7-74

J. C. DEVINE CO., INC. 257

1205 LINCOLN RD.,
MIAMI BEACH, FLA. 33139 11-39

ERNEST M. EPTING 601
CATHERINE EPTING &
650 PENN. AVE. APT. 1 602
MIAMI BEACH, FLA. 33139 10-72

JOE & YETTA WEITZER L.E. 601
&
650 PENN. AVE. APT 3 602-2
MIAMI BEACH, FLA. 33139 10-72

RUTH BURGESS 601
APT. 5 &
650 PENNSYLVANIA AVENUE 602-4
MIAMI BEACH, FLA. 33139 -74

LILLIAN KATZ 601
&
640 PENN. AVE. APT 7 602-6
MIAMI BEACH, FLA. 33139 10-72

HENRY BENJAMIN 601
APT. 9 & 602
640 PENN. AVENUE 8
MIAMI BEACH, FLA. 33139 6-73

JEHOSHUA KLEIN 601
APT. 11 &
650 PENN. AVENUE 602-10
MIAMI BEACH, FLA. 33139 -74

		MORRIS & SARAH WHITE-	601-602
		APT 12-A	12
		640 PENNSYLVANIA AVE	
		MIAMI BEACH, FLA. 33139	12-76
JACOB & REGINA KLEIN	601		
APT. 12	& 602	J. ALTER	601
640 PENN. AVENUE	11	APT. 15	& 602
MIAMI BEACH, FLA. 33139	10-72	640 PENN. AVENUE	14
		MIAMI BEACH, FLA. 33139	-74
JACK &	601		
RACHEL MARKOWITZ	&	PAULINE HANDLER	601
640 PENN. AVE. APT 14	602-13	APT. 17	&
MIAMI BEACH, FL. 33139	10-72	640 PENN. AVENUE	602-16
		MIAMI BEACH, FLA. 33139	1-76
LEA FINKELSTEIN	601		
APT. 16	&	CHARLES FERDER	601
640 PENN. AVENUE	602-15	APT. 19	& 602
MIAMI BEACH, FLA. 33139	12-75	650 PENNSYLVANIA AVENUE	18
		MIAMI BEACH, FLA. 33139	10-72
JACOB & LEA SHAINFARBER	601		
APT. 18	& 602	MIKE BELL	601
640 PENN. AVENUE	17	APT. 21	&
MIAMI BEACH, FLA. 33139	3-75	650 PENN. AVENUE	602-20
		MIAMI BEACH, FLA. 33139	10-75
NATHAN BROWN	601		
E. BROWN APT. 504	& 602		
1998 BROADWAY	19		
SAN FRANCISCO, CAL. 94109	4-75		

CITY OF MIAMI BEACH

3057

-49

SURFCOMBER HOTEL CORP.
% DR. DE. J. MIRRELLI, PRES.
3614 S. KEDZIE
CHICAGO, ILL. 60132

3058

-70

ARTHUR H COURSHON ET AL
1701 MERIDIAN AVE
MIAMI BEACH FLA 33139

3059

9-66

MARSEILLES HOTEL INC.
LESSEE
1741 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

3060

12-75

SOUTH SEAS OPERATING CORP.

3061

1757 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

9-73

WALLACE CORP

3062

1757 COLLINS AVE
MIAMI BEACH FLA 33139

6-71

JOLU CORP LESSEE

3063

1777 COLLINS AVE
MIAMI BEACH, FLA. 33139

7-76

CITY OF MIAMI BEACH

3064

FRIEDOR REALTY CORP

3041

1720 COLLINS AVE
MIAMI BEACH FLA 33139

6-54

CONSTANCE KULOK

3040

% CLAREMONT HTL.
17TH & COLLINS AVE.
MIAMI BEACH, FLA. 33139

3-68

LEROMA REALTY CORP

3044

1756 COLLINS AVE
MIAMI BEACH FLA 33139

1-65

CADOR MANAGEMENT CORP

3042

1732 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

3043

1-64

FANNIE S FISHMAN

3047

230 18TH STREET
MIAMI BEACH FLA 33139

3048

7-50

DE SOTO HOTEL CORP. LESSEE

3045

D-B-A FAIRFAX HOTEL
1776 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

3046

5-48

WILLIAM & FAYE GREENWOOD

3050

668 N.W. NO. RIVER DRIVE
MIAMI, FLA. 33136

7-71

RICHMOND HOTEL CORP

3049

1757 COLLINS AVE
MIAMI BEACH FLA 33139

6-53

EMANUEL GOLDBERG ET AL 3051
% STONE, SOSTCHIN & KOSS, P.A.
101 N.W. 12TH AVENUE
MIAMI, FLA. 33128 6-74

SOL & PEARL ROLNICK 3053
APT. 1 3054
1725 JAMES AVE.,
MIAMI BEACH, FLA. 33139 12-72

HARRY & FANNIE STONER 3053-54
APT. 2 1
1725 JAMES AVE
MIAMI BEACH FLA 33139 6-65

YETTA PECHTER 3053-54
2
132 WEST END AVE.,
BROOKLYN, N.Y. 11235 10-71

PEARL BERKOWITZ 3053-54
3
1725 JAMES AVE. APT. 4
MIAMI BEACH, FLA. 33139 2-68

BERTHA WEILER 3053-54
4
1725 JAMES AVE.
MIAMI BEACH, FLA. 33139 7-70

SARAH DERMER 3053-54
APT. 6 5
1725 JAMES AVE.,
MIAMI BEACH, FLA. 33139 3-72

CELIA KAHN 3053-54
BERTHA WEILER 6
1725 JAMES AVENUE
MIAMI BEACH, FLA. 33139 8-74

EMANUEL GOLDBERG ET AL 3052
% STONE, SOSTCHIN & KOSS, P.A.
101 N.W. 12TH AVENUE
MIAMI, FLA. 33128 6-74

BARBARA TANNENBAUM

3053-54

7

8308 AVE. N

BROOKLYN, N.Y. 11236

11-70

✓ ALVIN, IRENE, &

3053-54

8

✓ EDWARD NOVICK

1725 JAMES AVENUE APT. 9

MIAMI BEACH, FLA. 33139

7-75

✓ DAVID & EVA NAGEL

3053-54

✓ APT. 10

9

1725 JAMES AVE.,

MIAMI BEACH, FLA. 33139

4-72

✓ FLORENCE &

3053-54

✓ ISY TRAUBENFELD

10

APT 11, 1725 JAMES AVE

MIAMI BEACH FLA 33139

12-64

JEANNE BERNSTEIN

3053-54

11

1725 JAMES AVE. APT. 12

MIAMI BEACH, FLA. 33139

5-65

GUSSIE ROSENBLUM

3053-54

APT 12A

12

1725 JAMES AVE

MIAMI BEACH FLA 33139

5-65

NORBERT & IRENE HUTTNER

3053-54

APT 14

13

1725 JAMES AVE

MIAMI BEACH FLA. 33139

6-65

MOLLIE FRISHTICK &

3053-54

DORIS KESSLER

14

1725 JAMES AVE., APT. 15

MIAMI BEACH, FLA. 33139

12-64

ISIE & ESTHER KARSNER 3053-54
APT. 16 15
1725 JAMES AVE.,
MIAMI BEACH, FLA. 33139 5-71

LILLIAN DAVIS ET AL. 3053-54
APT. 17 16
1725 JAMES AVE.,
MIAMI BEACH, FLA. 33139 9-71

SAM C & MOLLY COHEN 3053-54
APT 18 17
1725 JAMES AVE
MIAMI BEACH FLA 33139 2-65

ANNA GOLDFARB 3053-54
3054-18
1725 JAMES AVE. APT. 19
MIAMI BEACH, FLA. 33139 3-77

HARRY & HELEN MARCUS 3053-54
APT 20 19
1725 JAMES AVE
MIAMI BEACH FLA 33139 5-72

JACOB J. & ROSE SHAER 3053-54
APT. 21 20
1725 JAMES AVE.,
MIAMI BEACH, FLA. 33139 3-71

DAVID & SOPHIE SHAER 3053-54
APT 22 21
1725 JAMES AVE
MIAMI BEACH FLA 33139 6-65

HERBERT & AMY MENDELSON 3053-54
APT. 23 22
1725 JAMES AVENUE
MIAMI BEACH, FLA. 33139 4-76

FRIDA PLOTKIN 3053-54
APT 24 23
1725 JAMES AVE
MIAMI BEACH FLA 33139 6-65

✓ IDA EDITH KARP 3053-54
APT 25 24
1725 JAMES AVE
MIAMI BEACH FLA 33139 12-65

ISIDORE PRINCE 3053-54
APT. 26 25
1725 JAMES AVE.,
MIAMI BEACH, FLA. 33139 3-72

LOUIS & BERTHA SILVERMAN 3053-54
APT 27 26
1725 JAMES AVE
MIAMI BEACH FLA 33139 6-65

✓ DAVID & BERTHA SANDBERG 3053-54
APT 28 27
1725 JAMES AVE
MIAMI BEACH FLA 33139 5-65

CLIFFORD & ANNA KALSER 3053-54
APT 29 28
1725 JAMES AVE
MIAMI BEACH FLA 33139 2-65

BENJAMIN & LENA ROSEN 3053-54
29
45 HIGHLAND AVE.,
RANDOLPH, MASS. 02368 3-70

MOLLY B. STEIN 3055
1701 JAMES AVENUE
MIAMI BEACH, FLA. 7-74

SHEILA Z. KLINE, TRUSTEE
588 LAKE VIEW DRIVE 3030
MIAMI BEACH, FLA. 33139 777

CHESTER CASSEL ET AL	3028	✓ EDWARD V. & BERNICE IARUSSI	3031
1108 KANE CONCOURSE		6 APT. 3-A	THRU
BAY HARBOR ISLE, FLA. 33154	6-76	1750 JAMES AVENUE	3033
		MIAMI BEACH, FLA. 33139	-75
M. B. JEWISH COMMUNITY CENTER	3029		
1701 WASHINGTON AVE	3039		
MIAMI BEACH FLA 33139	4-46		
✓ SAUL &	3031		
6 LENA RIVKIN	THRU 3033	EDWARD & SID ALFASSO	3031
1750 JAMES AVE. APT 3-B	1	APT. 3-E	THRU 3033
MIAMI BEACH, FLA. 33139	7-72	1750 JAMES AVE.,	4
		MIAMI BEACH, FLA. 33139	-71
LEONOR B. GONZALEZ	3031		
APT 3-D	THRU 3033	EFROIM & HELEN KAY	3031
1750 JAMES AVE.,	3	APT. 3-G	THRU 3033
MIAMI BEACH, FLA. 33139	-71	1750 JAMES AVENUE	6
		MIAMI BEACH, FLA. 33139	9-75
SAMUEL & RAE HANDEL	3031		
APT. 3-F	THRU 3033	LEONARD EISEN	3031
1750 JAMES AVE.,	5	APT. 3-J	THRU 3033
MIAMI BEACH, FLA. 33139	-71	1750 JAMES AVE.,	8
		MIAMI BEACH, FLA. 33139	3-72
SAM & DORA FISHEL	3031		
APT. 3-H	THRU 3033	HELEN GOPMAN	3031
1750 JAMES AVE.	7	APT. 3-L	THRU 3033
MIAMI BEACH, FL. 33139	11-76	1750 JAMES AVE.,	10
		MIAMI BEACH, FLA. 33139	-71
✓ RACHELA FEFERKICHEN BESSERMAN			
APT. 3K	3031 THRU 3033-9	SARA DAVIS	3031
1750 JAMES AVE.		APT. 4-B	THRU 3033
MIAMI BEACH, FLA 33139	4-77	1750 JAMES AVE.,	12
		MIAMI BEACH, FLA., 33139	-71
JACOB & MIRIAM SEGAL	3031		
APT. 4-A	THRU 3033		
1750 JAMES AVE.,	11		
MIAMI BEACH, FLA. 33139	4-72		

MADELEINE GHITIS 3031
SINA EPELBOIM THRU 3033
1750 JAMES AVE., APT. 4-D 14
MIAMI BEACH, FLA. 33139 -71

ROSE & ALLEN LIEBERMAN 3031
APT. 4-C THRU 3033
1750 JAMES AVENUE 13
MIAMI BEACH, FLA. 33139 3-74

MOSES & WACHELA HANDLER 3031
APT. 4-F THRU 3033
1750 JAMES AVE., 16
MIAMI BEACH, FLA. 33139 -71

SUSAN SPITZER SEIDENFELD L.E. 3031
APT. 4-E THRU 3033-1
1750 JAMES AVE.
MIAMI BEACH, F. 33139 3-77

MILTON & IRENE FRIEDMAN 3031
THRU 3033
1750 JAMES AVE., APT. 4-H 18
MIAMI BEACH, FLA. 33139 12-72

SZIA & ROSIE LITWIN 3031
APT. 4-G THRU 3033
1750 JAMES AVE., 17
MIAMI BEACH, FLA. 33139 -71

1750 JAMES CORP. 3031
APT. 4-K THRU 3033
1750 JAMES AVE., 20
MIAMI BEACH, FLA. 33139 -71

ALBERT & ROSE ABELOWITZ 3031
APT. 4-J THRU 3033
1750 JAMES AVENUE 19
MIAMI BEACH, FLA. 33139 12-75

GEORGE & ANNE KIRBY 3031
APT. 5-A THRU 3033
1750 JAMES AVE., 22
MIAMI BEACH, FLA. 33139 -71

BARBARA WANDER 3031
APT. 4-E THRU 3033
1750 JAMES AVENUE 21
MIAMI BEACH, FLA. 33139 3-76

MINNIE & SIDNEY LEINWOHL 3031
APT. 5-C THRU 3033
1750 JAMES AVE., 24
MIAMI BEACH, FLA. 33139 -71

JACK & ANNA CHAYEL 3031
APT. 5-B THRU 3033
1750 JAMES AVENUE 23
MIAMI BEACH, FLA. 33139 9-75

LOUIS & HERMINE POLITZER 3031
APT. 5-E THRU 3033
1750 JAMES AVE., 26
MIAMI BEACH, FLA. 33139 -71

JOE AFTEL 3031
APT. 5-D THRU 3033
1750 JAMES AVENUE 25
MIAMI BEACH, FLA. 33139 11-74

MARTHA L. BARNETT 3031
% M. A. LEVINSON THRU 3033
137-77 45TH AVE. 28
FLUSHING, N.Y. 11355 -71

BENJAMIN & FAYE SHAFRAN 3031
APT. 5-F THRU 3033
1750 JAMES AVE., 27
MIAMI BEACH, FLA. 33139 9-72

MOISES & MERCEDES BEHAR 603
660 WASHINGTON AVE
MIAMI BEACH FLA 33139 4-65

THRIFTY MART INC LESSEE 606
THRU 608
527 WASHINGTON AVE 6-59
MIAMI BEACH FLA 33139

RIDA CORP. 610
410 - 16TH STREET
MIAMI BEACH, FLA. 33139 10-75

HARRY BLATT 612
631 EUCLID AVE
MIAMI BEACH FLA 33139 1-67

WELLINGTON HOTEL 614
655 EUCLID AVENUE
MIAMI BEACH, FLA. 33139 7-74

HARRY ZIMMERMAN 181
GEORGE ZIMMERMAN
728 OCEAN DRIVE
MIAMI BEACH, FL. 33139 12-77

HARITA, INC. 183
THE PRESIDENT
1423 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 2-78

HARRY ZIMMERMAN 185
GEORGE ZIMMERMAN
728 OCEAN DRIVE
MIAMI BEACH, FL. 33139 12-77

ABRAHAM & EVELYN LINCH 605
72 SHORE DRIVE WEST
MIAMI, FLORIDA 33133 9-68

GERTRUDE LURIO 609
605 EUCLID AVE
MIAMI BEACH FLA 33139 12-55

GIORBAL INTERNATIONAL INC. 611
% TOMAS DATORRE
410 - 16TH STREET
MIAMI BEACH, FLA. 33139 10-75

SOPHIE FARKAS 613
ANNA MARIA FARKAS
815 W. DI LIDO DRIVE
MIAMI BEACH, FLA. 33139 8-73

WELLINGTON HOTEL 615
% FAIRMONT HOTEL
1000 COLLINS AVE
MIAMI BEACH, FL. 33139 7-74

STARLITE PARTNERSHIP LTD. 182
750 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 4-74

ZANE, INC. 184
736 OCEAN DRIVE
MIAMI BEACH, FLA. 33139 10-74

CHARLES & ESTHER KAHN 187
1770 N.E. 191 ST.
NO. MIAMI BEACH, FLA. 33162 10-70

ANGELAE PUPPO-SALDANA 188
APT 1-C 2
701 COLLINS AVE
MIAMI BEACH, FLA. 33139 -77

JOSE A. ARMENTEROS 188
ANA LUISA ARMENTEROS 1
701 COLLINS AVE, APT 1-B
MIAMI BEACH, FL. 33139 7-77

S. GEORGE & EVANTHIA LAZOUR 188
19 WOODFORD STREET 4
WORCESTER, MASS. 01604 11-67

HARRY ZEMMEL 188
9331 S.W. 52ND TERRACE 3
MIAMI, FLA. 33165 12-68

MORRIS & ESTHER RUSSO ET AL 188
APT 2A 6
701 COLLINS AVE
MIAMI BEACH FLA 33139

DANIEL FONTAN & 188
GUADALUPE FONTAN APT 1F 5
701 COLLINS AVE
MIAMI BEACH FLA 33139

JACK & DAISY SAMAREL 188
APT 2C 8
701 COLLINS AVE
MIAMI BEACH FLA 33139

GERTRUDE LOHR & 188
ADELE MEHL 7
701 COLLINS AVE., APT. 2B
MIAMI BEACH, FLA. 33139 5-72

GIULO SABATELLI 188
SETTIMIA CIPRIANI SABATELLI 10
701 COLLINS AVE, NO 2E
MIAMI BEACH, FL. 33139 8-77

JANNE ABRAHAM, ET AL 188
APT. 2D 9
701 COLLINS AVENUE
MIAMI BEACH, FLA. 33139 11-77

HARRY LEDERBERG & 188
FRANCES LEDERBERG APT 3A 12
701 COLLINS AVE
MIAMI BEACH FLA 33139

JACK & TILLIE FRAYDMAN 188
APT 2F 11
701 COLLINS AVE
MIAMI BEACH FLA 33139

VICTOR & MARIE IVANOV 188
APT 3C 14
701 COLLINS AVE
MIAMI BEACH FLA 33139

ANGELA EDDA PUPPO 188
APT 3B 13
701 COLLINS AVE
MIAMI BEACH FLA 33139 10-77

SHIRLEY CHAPKEWITZ 188
APT 3-E 16
701 COLLINS AVE
MIAMI BEACH, FLA. 33139 5-70

MEYER WALDMAN 188
SHIRLEY WALDMAN - WIDOW 15
701 COLLINS AVE. APT 3-D
MIAMI BEACH, FLA. 33139 6-70

EUSEBIO & MARINA MARTINEZ 188
 APT. 3-F 17
 701 COLLINS AVE.,
 MIAMI BEACH, FLA. 33139 11-72

ARMANDO & EDITH BLANCO 188
 APT 4-B 19
 701 COLLINS AVE
 MIAMI BEACH, FLA. 33139 8-77

BLANCHE TARNO 188
 APT. 4D 21
 701 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139

NORTON & SHEILA WEINBERG 188
 APT 4-F 23
 701 COLLINS AVE
 MIAMI BEACH, FLA. 33139 10-72

ABRAHAM KALEN 189
 1
 713 COLLINS AVENUE APT. 22
 MIAMI BEACH, FLA. 33139 -68

MARTIN & MIRIAM GREIF 189
 APT. 24 3
 713 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 1-75

GESA & FRANCISKA HIRSCHHORN 189
 APT. 26 5
 713 COLLINS AVE.,
 MIAMI BEACH, FLA. 33139 4-73

SIMON & SARAH FREEDMAN 188
 APT 4A 18
 701 COLLINS AVE
 MIAMI BEACH FLA 33139

SYLVIO & LENA ATTIAS 188
 20
 701 COLLINS AVENUE NO. 4C 'F'
 MIAMI BEACH, FLA. 33139 -71

JULIAN & BLANCA DOCINA 188
 APARTMENT 4-E 22
 701 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 5-75

✓ ANTERO DE LA OSA 189
 APT. 21
 713 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 10-75

A. GERTRUDE KAIZER 189
 2
 54 DEL PRADO DRIVE
 BRISTOL, CONN. 06010 12-72

ISAAC KATZ 189
 4
 713 COLLINS AVE. APT. 25
 MIAMI BEACH, FLA. 33139 1-68

IRVING ROSE LE 189
 APT. 27 6
 713 COLLINS AVENUE
 MIAMI BEACH, FLA. 33139 1-68

MORRIS GREEN FIELD & 1491-91
FANNIE GREENFIELD 54
1045 - 10TH STREET APT 905
MIAMI BEACH FLA 33139 7-70

JOSEPH MENTZEL 1491
& 1492
1045 - 10TH ST. APT. 907 56
MIAMI BEACH, FLA. 33139 8-71

JAMES MANUEL WOLF 1495
% ARON WOLF
1045 LENOX AVE
MIAMI BEACH FLA 33139 8-64

JACK & PEARL ZOLBERG 1485
7135 COLLINS AVENUE, APT. 1221
MIAMI BEACH, FLA. 33141 5-73

HANA SHAMA 1487
1036 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 6-75

DAVID & FEIGA FELDFEBER L489 &
APT. 201 1490-53
1000 MICHIGAN AVE.
MIAMI BEACH, FLA. 33139

ROSALYNN BARKOWITZ 1489
ADELE RUDIN & 1490
4151 SEGOVIA 2
CORAL GABLES, FLA. 33134 8-75

REBECCA GOTTLIEB & 1491
SAM GOTTLIEB L.E. & 1492
1045 - 10TH ST., APT 906 55
MIAMI BEACH, FLA. 33139 5-70

1033 LENOX CORP. 1493
% SUITE 605 & 1494
605 LINCOLN RD
MIAMI BEACH, FLA. 33139 10-75

SESHIRL INC 1496
817 BISCAYNE ST
MIAMI BEACH FLA 33139 7-58

JACK & PEARL ZOLBERG 1486
7135 COLLINS AVENUE, APT 1221
MIAMI BEACH, FLA. 33141 5-73

FRANCES YUNQUE 1488
1024 MICHIGAN AVE.
MIAMI BEACH, FLA. 33139 12-70

MAX & DEBBY ABRAMSON 1489
APT. 202 & 1490
1000 MICHIGAN AVENUE 1
MIAMI BEACH, FLA. 33139 -71

MAX & ELSIE GROSSER	847	
	6	
1150 EUCLID AVE.,		
MIAMI BEACH, FLA. 33139	5-72	
MILLIE BORESS	847	
	7	
1150 EUCLID AVE		
MIAMI BEACH, FLA. 33139	9-65	
ESTHER GABOW	847	
	8	
1150 EUCLID AVE		
MIAMI BEACH FLA 33139	8-65	
SHAUL & CHAIA KATZMAN	847	
APT. 111	9	
1150 EUCLID AVENUE		
MIAMI BEACH, FLA. 33139	-74	
HELEN EINSTEIN	847	
SYLVIA BRAUNER	10	
1150 EUCLID AVE.,		
MIAMI BEACH, FLA. 33139	11-72	
LILLIAN E. & SAMUEL MILLER	847	
	11	
1150 EUCLID AVE		
MIAMI BEACH, FLA. 33139	-	
10 BECKIE SCHERR	847	
GEORGE H. SCHERR	12	
1150 EUCLID AVENUE		
MIAMI BEACH, FLA. 33139	5-66	
DORA SHABER	847	
SYLVIA ALEXANDER	13	
1150 EUCLID AVE		
MIAMI BEACH, FLA. 33139	5-68	

M.W.G. REALTY, INC.
% MANUEL WOLFENZON
100 LINCOLN ROAD NO. 1547
MIAMI BEACH, FL. 33139

ROSE ASTER
& HENRIETTA TAUBER
3121 SHERIDAN AVENUE
MIAMI BEACH, FLA. 33140

HYMAN & IDA CHABNER LESSEES
1001 - 91ST ST. APT 409
MIAMI BEACH, FLA. 33154

AL & MILDRED RENNERT
1200 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139

MAX & GITTA KASTNER
4590 N. MERIDIAN AVE
MIAMI BEACH, FL. 33140

MAX & GITTA KASTNER
4590 N. MERIDIAN AVE
MIAMI BEACH, FL. 33140

JENNIE SCHEKMAN
644 - 13TH STREET
MIAMI BEACH, FLA. 33139

CHARLES & SOPHIA JUST
644 13TH STREET
MIAMI BEACH FLA 33139

OLIVERIO &
MARIA J. COLON
3600 S.W. 11TH STREET
MIAMI, FLA. 33135

BENJAMIN BLEI, ET AL
P.O. BOX 390872
MIAMI BEACH, FL. 33139

DITADORS PARTNERSHIP LTD.
1055 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139

JACOB & BETTY NEMTZOV
4710 SURF AVENUE
BROOKLYN, N.Y. 11224

HYMIE &
JEANETTE MANDELMAN
1228 WEST AVENUE
MIAMI BEACH, FLA. 33139

ARON & ERA KRASNER ET AL
2035 BONIN ST. ST LAURENT
MONTREAL, CANADA

518

5-74

520

9-77

523

3-73

525

8-70

527

10-73

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6-77

868

1-70

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8-72

521

3-61

524

5-44

526

1-78

528

1-78

532

3-65

532

1

12-65

PAULINE MARGULIES	1489	CHARLES KLEIN	1489
	& 1490	APT. 708,	& 1490
1000 MICHIGAN AVENUE	51	1000 MICHIGAN AVENUE,	52
MIAMI BEACH, FLA. 33139	-73	MIAMI BEACH, FLA. 33139	-71
DAVID & FEIGA FELDFEBER	1489	WANGER'S REALTY CORP.	856
APT. 201	& 1490	702 - 13TH STREET	
1001 MICHIGAN AVE.	53	MIAMI BEACH, FLA. 33139	9-73
MIAMI BEACH, FLA. 33139	7-77	HENRIETTA FRANKEL	858
MORRIS MUHLRAD	857	BEVERLY SILETT	
SADIE SWIRE		1234 EUCLID AVE., APT. 1	10-71
1240 EUCLID AVENUE		MIAMI BEACH, FLA. 33139	
MIAMI BEACH, FLA. 33139	12-75	SAM & ESTHER ROSENFELD	858
ESTHER COLEMAN	858	APT. 3	2
APT 2	1	1234 EUCLID AVE.,	5-71
1234 EUCLID AVE		MIAMI BEACH, FLA. 33139	
MIAMI BEACH FLA 33139	11-66	ANTHONY & MARY BARBERA	858
MARTIN & BERTHA BERON	858	1234 EUCLID AVE. APT 5	12-71
1234 EUCLID AVE. APT. 4	3	MIAMI BEACH, FLA. 33139	
MIAMI BEACH, FLA. 33139	-69	MOLLIE ROSEN	858
SARAH SPORN	858	APT 7	6
APT. 6	5	1234 EUCLID AVE	10-66
1234 EUCLID AVE.		MIAMI BEACH FLA 33139	
MIAMI BEACH FLA. 33139	5-70	AUGUSTA MONDRIEN	858
SAM & CELIA TEICHER	858	APT 9	8
APT. 8	7	1234 EUCLID AVE	10-66
1234 EUCLID AVE.,		MIAMI BEACH FLA 33139	
MIAMI BEACH, FLA. 33139	10-70	SAMUEL & IDA GRUDKO	858
PAUL & ANNA PEARLMAN	858	APT. 11	10
APT 10	9	1234 EUCLID AVENUE	4-74
1234 EUCLID AVE		MIAMI BEACH, FLA. 33139	
MIAMI BEACH FLA 33139	1-67		

JOSEPH WEIDENBAUM	858	DITATORS PARTNERSHIP LTD.	859
GERTRUDE WEIDENBAUM	11	1055 PENN. AVENUE	
1234 FUCLID AVENUE APT. 12		MIAMI BEACH, FLA. 33139	3-76
MIAMI BEACH, FLA. 33139	12-73		
SKLAR & GONZALEZ CO.	860	JACK TACHE, TRUSTEE	861
1335 LINCOLN RD		1 BEAUMONT STREET	
MIAMI BEACH, FL. 33139	9-77	BROOKLYN, N.Y. 11235	6-77
ISIDORE &	862	ISIDORE & DOLORES LANGLEIBEN	863
DELORES LANGLEIBEN		1211 MERIDIAN AVENUE	
19820 N.E. 10TH AVE.		MIAMI BEACH FLA 33139	5-69
N. MIAMI BEACH, FLA. 33162	2-73	LOUIS & LIZZIE FAGAN	865
		APARTMENT 2	1
		1227 MERIDIAN AVENUE	
		MIAMI BEACH, FLA. 33139	4-69
LILLIAN HERSHKOWITZ ET AL	865	FREDA FISCHER	865
APT. 1		APT. 4	3
1227 MERIDIAN AVE.,		1227 MERIDIAN AVENUE	
MIAMI BEACH, FLA. 33139	6-76	MIAMI BEACH, FLA. 33139	3-76
HARRY & CLARA WANTELL	865	MARIAN LERNER, L.E.	865
APARTMENT 3	2	APARTMENT 6	5
1227 MERIDIAN AVENUE		1227 MERIDIAN AVENUE	
MIAMI BEACH, FLA. 33139		MIAMI BEACH, FLA. 33139	4-69
NATHAN SIROTA	865	MAURICE & SONIA HELLER	865
APARTMENT 5	4	APARTMENT 8	7
1227 MERIDIAN AVENUE		1227 MERIDIAN AVENUE	
MIAMI BEACH, FLA. 33139	4-69	MIAMI BEACH, FLA. 33139	4-69
ISIDORE & JENNIE WALLMAN	865	R.H.C. ASSOCIATES	867
APARTMENT 7	6	66 HURLBUT ST.	
1227 MERIDIAN AVENUE		WESTWOOD, N.J. 07675	12-71
MIAMI BEACH, FLA. 33139	4-69		
ISIDOR & ANNA SCHIFTER	866		
1235 MERIDIAN AVE			
MIAMI BEACH FLA 33139	6-51		

HYMAN & EVA WORKMAN 1489
APT. 402, & 1490
1000 MICHIGAN AVENUE, 19
MIAMI BEACH, FLA. 33139 -71

MORRIS & EVA GUTTMAN 1489
APT. 404 & 1490
1000 MICHIGAN AVE., 21
MIAMI BEACH, FLA. 33139 -71

MICHAEL & DORIS KLIEGMAN 1489
48 SILVER ST., & 1490
ELMONT, N.Y. 11003 23
-71

MORRIS & CELIA MEDNICK 1489
APT. 408 & 1490
1000 MICHIGAN AVE., 25
MIAMI BEACH, FLA. 33139 -71

PAUL & FRANCES SCHNEIDER 1489
APT. 501 & 1490
1000 MICHIGAN AVE., 27
MIAMI BEACH, FLA. 33139 -71

1005 MICHIGAN AVE. CORP. 1489
1020 MICHIGAN AVE., & 1490
MIAMI BEACH, FLA. 33139 29
-71

HYMAN & SYLVIA GOLDSTEIN 1489
APT. 505 & 1490
1000 MICHIGAN AVE., 31
MIAMI BEACH, FLA. 33139 -71

MARTIN & LOTTIE POLLACK 1489
APT. 507 & 1490
1000 MICHIGAN AVENUE 33
MIAMI BEACH, FLA. 33139 2-75

1005 MICHIGAN AVE. CORP. 1489
1020 MICHIGAN AVE., & 1490
MIAMI BEACH, FLA. 33139 20
-71

AARON & LILLIAN SCHUSTER 1489
APT. 405 & 1490
1000 MICHIGAN AVE., 22
MIAMI BEACH, FLA. 33139 5-72

JOE & SOPHIE HABER 1489
APT. 407 & 1490
1000 MICHIGAN AVE., 24
MIAMI BEACH, FLA. 33139 -71

HARRY & RUTH FRUCHTER 1489
APT. 409 & 1490
1000 MICHIGAN AVE., 26
MIAMI BEACH, FLA. 33139 -71

JOSEPH & SARAH SHUSTERMAN 1489
APT. 502 & 1490
1000 MICHIGAN AVE., 28
MIAMI BEACH, FLA. 33139 -71

ARNOLD & MARILYN CHERSON 1489
1621 MILAN RD & 1490
GREENSBORO, N.C. 27410 30
5-76

LEON RASKIN 1489
APT. 506 & 1490
1000 MICHIGAN AVE., 32
MIAMI BEACH, FLA. 33139 -71

K. KALTMAN & 1489
A. BADASH & 1490
1000 MICHIGAN AVE., APT. 508 34
MIAMI BEACH, FLA. 33139 -71

NATHAN & PAULINE FRIEFELD 1489
APT. 509 & 1490
1000 MICHIGAN AVE., 35
MIAMI BEACH, FLA. 33139 -71

PAUL & TILLIE SCHULMAN 1489
APT. 602, & 1490
1000 MICHIGAN AVENUE, 37
MIAMI BEACH, FLA. 33139 -71

MEYER & GRETA ZUNDER 1489 & 1490
APT 604 39
1000 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 3-77

MURRAY & GUSSIE LOTER 1489
APT. 606 & 1490
1000 MICHIGAN AVE., 41
MIAMI BEACH, FLA. 33139 3-72

ISIDOR & BELLA LEVINE 1489
APT. 608, & 1490
1000 MICHIGAN AVENUE, 43
MIAMI BEACH, FLA. 33139 -71

SALOMON & ADELA WERJOLEVSKI 1489
& LEON WERJOLEVSKI & 1490
1000 MICHIGAN AVE. APT 701 45
MIAMI BEACH, FLA. 33139 12-72

LEO & TRUDY EPSTEIN 1489
& 1490
1000 MICHIGAN AVENUE 47
MIAMI BEACH, FLA. 33139 -73

JACK & SADIE BLOOM 1489
APT. 705 & 1490
1000 MICHIGAN AVENUE 49
MIAMI BEACH, FLA. 33139 1-74

FANNY ELLISON 1489
APT 601 & 1490
1000 MICHIGAN AVE 36
MIAMI BEACH, FL. 33139 8-77

HARRY & DINA KATZ 1489
APT. 603 & 1490
✓ 1000 MICHIGAN AVE., 38
✓ 10 MIAMI BEACH, FLA. 33139 12-72

PINCUS & FANNIE NEIDOFF 1489
APT. 605 & 1490
1000 MICHIGAN AVE., 40
MIAMI BEACH, FLA. 33139 2-72

1005 MICHIGAN AVE. CORP. 1489
& 1490
1020 MICHIGAN AVENUE, 42
MIAMI BEACH, FLA. 33139 -71

SAMUEL & LILLIE CYNAMON 1489
APT. 609, & 1490
1000 MICHIGAN AVENUE, 44
MIAMI BEACH, FLA. 33139 -71

SIMON & RUTH COHEN 1489
& 1490
1000 MICHIGAN AVENUE 46
MIAMI BEACH, FLA. 33139 -73

MORRIS NEEDLE 1489
& 1490
1000 MICHIGAN AVENUE 48
MIAMI BEACH, FLA. 33139 -73

L. H. & TINEER DAVIS 1489
& 1490
1000 MICHIGAN AVENUE 50
MIAMI BEACH, FLA. 33139 -73

SARA R. GOOLD ET AL 1489
 APT. 204 & 1490
 1000 MICHIGAN AVE., 3
 MIAMI BEACH, FLA. 33139 12-72

MORRIS & FANNY WEINBERG 1489
 APT. 206, & 1490
 1000 MICHIGAN AVENUE 5
 MIAMI BEACH, FLA. 33139 -71

SAM & HELEN WEINBERG 1489
 APT. 208, & 1490
 1000 MICHIGAN AVENUE, 7
 MIAMI BEACH, FLA. 33139 -71

LEANDER C GARDNER 1489
 1045 - 10TH STREET & 1490
 MIAMI BEACH, FLA. 33139 9
 9-76

LILLIAN KEVOE, L.F. 1489 & 1490
 APT 303 11
 1000 MICHIGAN AVE
 MIAMI BEACH, FLA. -71

JACOB & ROSE REICHER 1489
 APT. 305, & 1490
 1000 MICHIGAN AVENUE, 13
 MIAMI BEACH, FLA. 33139 -71

JULIUS SILVER 1489
 823 JEFFERSON AVE & 1490
 MIAMI BEACH, FLA. 33139 15
 9-76

ABRAHAM & LUBA CHASKIN 1489
 APT. 309, & 1490
 1000 MICHIGAN AVENUE, 17
 MIAMI BEACH, FLA. 33139 -71

HANNAH FRIEDMAN 1489
 APT. 205, & 1490
 1000 MICHIGAN AVENUE, 4
 MIAMI BEACH, FLA. 33139 -71

MILTON & OLGA PRINCE 1489
 APT. 207 & 1490
 1000 MICHIGAN AVE., 6
 MIAMI BEACH, FLA. 33139 -71

KARL & FRIEDA SCHNEIDER 1489
 APT. 209, & 1490
 1000 MICHIGAN AVENUE, 8
 MIAMI BEACH, FLA. 33139 -71

GUSTAVE & GUSSIE SCHWALD 1489
 1000 MICHIGAN AVE NO 302 & 1490
 MIAMI BEACH, FLA. 33139 10
 -73

JACOB & BESSIE DUCHAN 1489
 APT. 304, & 1490
 1000 MICHIGAN AVENUE, 12
 MIAMI BEACH, FLA. 33139 -71

HARRY & LILLY KURPIT 1489
 APT. 306, & 1490
 1000 MICHIGAN AVENUE, 14
 MIAMI BEACH, FLA. 33139 -71

1005 MICHIGAN AVE. CORP. 1489
 1020 MICHIGAN AVENUE, & 1490
 MIAMI BEACH, FLA. 33139 16
 -71

BEN & JENNIE DUNN 1489
 APT. 401, & 1490
 1000 MICHIGAN AVENUE, 18
 MIAMI BEACH, FLA. 33139 -71

HARRY & FRIEDA SINGER 843
9
1035 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 4-72

CITY OF MIAMI BEACH 895

MARY HOROWITZ 843
10
1035 MERIDIAN AVE.,
MIAMI BEACH, FLA. 33139 1-66

MAX & ANN RIEDLER 843
11
1035 MERIDIAN AVE.
MIAMI BEACH, FLA. 33139 -72

MARTHA MUZZIOLI 844
1045 MERIDIAN AVENUE
MIAMI BEACH FLA 33139 5-69

SJL, INC. 846
SUITE 207
420 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 9-74

SJL INC. 845
SUITE 207
420 LINCOLN ROAD
MIAMI BEACH, FLA. 33139 9-74

JACOB & NECHAMF 886 THRU 888
FIER, L.E., APT 911 893 & 894
1020 MERIDIAN AVE 122
MIAMI BEACH, FL. 33139 11-77

FLORENCE FREEMAN 886 THRU 888
SYLVIA GREENE 893 & 894
1020 MERIDIAN AVE., APT 913 124
MIAMI BEACH, FLA. 33139 12-69

IRVING & RUTH MESTEL 886 THRU 888
APT. 915 893 & 894
1020 MERIDIAN AVE., 126
MIAMI BEACH, FLA. 33139 9-72

PORFIRIO & ESPERONZA PINO 889
APT. 1 893 & 894
1018 MERIDIAN AVENUE 126
MIAMI BEACH, FLA. 33139 5-72

BEN & EDITH AKERMAN 891
831 10TH STREET
MIAMI BEACH FLA 33139 9-70

FRED & ALICE ROSS 899
934 MERIDIAN AVE
MIAMI BEACH FLA 33139 11-67

HARRY & BEATRICE 886 THRU 888
GELFAND 893 & 894
1020 MERIDIAN AVE., APT. 912 123
MIAMI BEACH, FLA. 33139 4-70

SIDNEY & LEE ZWICK 886 THRU 888
APT. 914 893 & 894
1020 MERIDIAN AVE., 125
MIAMI BEACH, FLA. 33139 11-72

ISRAEL B. MAGRISSO 890
4401 N.W. 103RD DRIVE
CORAL SPRINGS, FLA. 33065 5-78

CHARLES & ROSE BAUM 892
STANLEY & BARBARA GARDNER
3620 N.W. 7TH STREET
MIAMI, FLA. 33138 1-77

ROSE ZELIC 899
1340 LINCOLN RD 407
MIAMI BEACH, FL. 33139 9-71

DOUGLAS & BEATRICE 886 THRU 888
GROSSMAN 893 & 894
1020 MERIDIAN AVE., APT. 812 107
MIAMI BEACH, FLA. 33139 12-69

MOSES & ESTHER 886 THRU 888
EISENSTEIN 893 & 894
1020 MERIDIAN AVE., APT. 811 106
MIAMI BEACH, FLA. 33139 12-69

ISIDORE & MAY 886 THRU 888
BIRNBAUM 893 & 894
1020 MERIDIAN AVE., APT. 814 109
MIAMI BEACH, FLA. 33139 11-69

SAM & MINNIE 886 THRU 888
LIPSHITZ 893 & 894
1020 MERIDIAN AVE., APT. 813 108
MIAMI BEACH, FLA. 33139 -

HARRY & EMMA BEAN 886 THRU 888
& MURRY BEAN 893 & 894
1020 MERIDIAN AVE. APT. 816 111
MIAMI BEACH, FLA. 33139 -71

LENA TAORMINA 886 THRU 888
NICHOLAS TAORMINA 893 & 894
1020 MERIDIAN AVE., APT. 815 110
MIAMI BEACH, FLA. 33139 11-69

HARRY & 886 THRU 888
ROSE RAIDER 893 & 894
1020 MERIDIAN AVE., APT. 902 113
MIAMI BEACH, FLA. 33139 5-71

DAVID & HAICA 886 THRU 888
FELDMAN 893 & 894
1020 MERIDIAN AVE., APT. 901 112
MIAMI BEACH, FLA. 33139 11-69

INRICH & HATTIE 886 THRU 888
EICHENBAUM 893 & 894
1020 MERIDIAN AVE., APT. 904 115
MIAMI BEACH, FLA. 33139 -

BENJAMIN & 886 THRU 888
SYLVIA WOLF 893 & 894
1020 MERIDIAN AVE., APT. 903 114
MIAMI BEACH, FLA. 33139 2-72

LOUIS & IDA SCHATZ 886 THRU 888
APARTMENT 906 893 & 894
1020 MERIDIAN AVE. 117
MIAMI BEACH, FLA. 33139 5-73

E. ARMEL 886 THRU 888
G. BLUMENFELD ET AL 893 & 894
69 SOUTHVIEW DRIVE 116
PORT WASHINGTON, N.Y. 11050 5-73

MEYER & MILDRED 886 THRU 888
KAUFMAN 893 & 894
1020 MERIDIAN AVE., APT. 908 119
MIAMI BEACH, FLA. 33139 4-70

MAX & GERTRUDE 886 THRU 888
ZEIBERT 893 & 894
1020 MERIDIAN AVE., APT. 907 118
MIAMI BEACH, FLA. 33139 12-69

ERNEST & ILEN 886 THRU 888
NAFTALI APT 910 893 & 894
1020 MERIDIAN AVE 121
MIAMI BEACH, FL. 33139 9-77

PHILIP & IDA ADELMAN 886 THRU 888
APT. 909 893 & 894
1020 MERIDIAN AVE., 120
MIAMI BEACH, FLA. 33139 11-69

SARAH HOUSE 886 THRU 888
APT. 711 893 & 894
1020 MERIDIAN AVENUE 90
MIAMI BEACH, FLA. 33139 8-74

BEN & PAULINE GOLUB 886 THRU 888
APT. 713 893 & 894
1020 MERIDIAN AVE., 92
MIAMI BEACH, FLA. 33139 12-71

DAVID & BETTY LUKOFF 886 THRU 888
APT. 715 893 & 894
1020 MERIDIAN AVE., 94
MIAMI BEACH, FLA. 33139 12-69

NATHAN & RAY 886 THRU 888
GINSBERG 893 & 894
1020 MERIDIAN AVE., APT. 801 96
MIAMI BEACH, FLA. 33139 11-69

ARON & ANNE GRECZKA 886 THRU 888
APT. 803 893 & 894
1020 MERIDIAN AVE., 98
MIAMI BEACH, FLA. 33139 12-69

✓ VIDA SWERDLICK ET AL 886 THRU 888
✓ APT. 805 893 & 894
1020 MERIDIAN AVENUE 100
MIAMI BEACH, FLA. 33139 9-74

LOUIS & FRANCES 886 THRU 888
GUSOWSKY 893 & 894
1020 MERIDIAN AVE., APT. 807 102
MIAMI BEACH, FLA. 33139 1-70

ELSIE BERNSTEIN 886 THRU 888
APT. 809 893 & 894
1020 MERIDIAN AVE., 104
MIAMI BEACH, FLA. 33139 12-69

SAMUEL & 886 THRU 888
GOLDA BRAZLAVSKY 893 & 894
1020 MERIDIAN AVE. APT 712 91
MIAMI BEACH, FLA. 33139 6-72

SIMON & GERTRUDE 886 THRU 888
KESSLER 893 & 894
1020 MERIDIAN AVE., APT. 714 93
MIAMI BEACH, FLA. 33139 11-69

HARRY & 886 THRU 888
BETTY SURLOFF 893 & 894
1020 MERIDIAN AVE., APT. 716 95
MIAMI BEACH, FLA. 33139 5-71

SAM & ETHEL 886 THRU 888
GOTTESMAN 893 & 894
1020 MERIDIAN AVE., APT. 802 97
MIAMI BEACH, FLA. 33139 11-69

MORRIS & ANNA 886 THRU 888
EISENBERG 893 & 894
1020 MERIDIAN AVE., APT. 804 99
MIAMI BEACH, FLA. 33139 11-69

SIDNEY & FRANCES 886 THRU 888
FENSTER 893 & 894
1020 MERIDIAN AVE., APT 806 101
MIAMI BEACH, FLA. 33139 11-69

ABRAHAM & 886 THRU 888
GUSSIE GOLDES 893 & 894
1020 MERIDIAN AVE. APT. 808 103
MIAMI BEACH, FLA. 33139 12-75

BORIS & 886 THRU 888
DORA BERNSTEIN 893 & 894
1020 MERIDIAN AVE., APT. 810 105
MIAMI BEACH, FLA. 33139 4-71

SAM & BESSIE SPILLER 886 THRU 888
APT. 611 893 & 894
1020 MERIDIAN AVE., 74
MIAMI BEACH, FLA. 33139 12-69

AARON & SONIA SLADE 886 THRU 888
APT. 613 893 & 894
1020 MERIDIAN AVE., 76
MIAMI BEACH, FLA. 33139 12-69

✓ DANIEL & FLORENCE 886 THRU 888
✓ CAYNE 893 & 894
1020 MERIDIAN AVE., APT. 615 78
MIAMI BEACH, FLA. 33139 11-69

JULIUS & CAROLINE 886 THRU 888
LIPNER 893 & 894
1020 MERIDIAN AVE., APT. 701 80
MIAMI BEACH, FLA. 33139 12-69

PEARL HERMAN, L.E. 886 THRU 888
APT 703 893 & 894
1020 MERIDIAN AVE 82
MIAMI BEACH, FLA. 33139 10-69

MAY COHEN 886 THRU 888
APT. 705 893 & 894
1020 MERIDIAN AVE., 84
MIAMI BEACH, FLA. 33139 3-73

MAXWELL & SYLVIA 886 THRU 888
REFF 893 & 894
1020 MERIDIAN AVE., APT. 707 86
MIAMI BEACH, FLA. 33139 11-69

MAY & FRIEDA 886 THRU 888
SODICOFF 893 & 894
1020 MERIDIAN AVE., APT. 709 88
MIAMI BEACH, FLA. 33139 2-70

ANNA KIMMELMAN 886 THRU 888
APT 612 893 & 894
1020 MERIDIAN AVE., 75
MIAMI BEACH, FLA. 33139 11-69

ROSALYN LEE, ET AL 886 THRU 888
APT 614 893 & 894
1020 MERIDIAN AVE 77
MIAMI BEACH, FL. 33139 12-77

DAVID & ANNA HARTZMAN 886 THRU 888
APT 616 893 & 894
1020 MERIDIAN AVE 79
MIAMI BEACH, FL. 33139 9-77

BENJAMIN & SADIE 886 THRU 888
EISENTHAL 893 & 894
1020 MERIDIAN AVE., APT. 702 81
MIAMI BEACH, FLA. 33139 11-69

ALBERT & FRANCES 886 THRU 888
RAKOFF 893 & 894
1020 MERIDIAN AVE., APT. 704 83
MIAMI BEACH, FLA. 33139 11-69

ALBERT & ESTELLE 886 THRU 888
FURST 893 & 894
1020 MERIDIAN AVE., APT. 706 85
MIAMI BEACH, FLA. 33139 11-69

✓ BARNEY J COHEN ET AL 886 THRU 888
✓ APT 708 893 & 894
1020 MERIDIAN AVE 87
MIAMI BEACH, FLA. 33139 10-76

✓ MARTIN S. SCHWARTZ 886 THRU 888
893 & 894
1508 GLENDON AVE 89
LOS ANGELES, CA. 90024 4-77

CHARLES & TANYA 886 THRU 888
TABAK - ESTHER TABAK 893 & 894
1020 MERIDIAN AVE., APT. 511 58
MIAMI BEACH, FLA. 33139 11-69

HARRY & REBECCA 886 THRU 888
MURAVCHICK 893 & 894
1020 MERIDIAN AVE., APT. 513 60
MIAMI BEACH FLA. 33139 11-69

MORRIS & PAULINE 886 THRU 888
HACK 893 & 894
1020 MERIDIAN AVE., APT. 515 62
MIAMI BEACH, FLA. 33139 12-69

WILLIAM KATZ 886 THRU 888
APT. 601 893 & 894
1020 MERIDIAN AVE., 64
MIAMI BEACH, FLA. 33139 71

SAM & CLARA KORNBLAU 886 THRU 888
APT. 603 893 & 894
1020 MERIDIAN AVE., 66
MIAMI BEACH, FLA. 33139 11-69

ABRAHAM & RIVA KROLL 886 THRU 888
APT. 605 893 & 894
1020 MERIDIAN AVE., 68
MIAMI BEACH, FLA. 33139 -

CHARLES & HELEN MAHLER 886 THRU
APT. 610 888 - 893
1020 MERIDIAN AVE. & 894-73
MIAMI BEACH, FLA. 33139 4-70

HARRY & ANNA REISER 886 THRU 888
APT 609 893 & 894
1020 MERIDIAN AVE., 72
MIAMI BEACH, FLA. 33139 11-69

NATHAN & SARA RADIN 886 THRU 888
APT. 512 893 & 894
1020 MERIDIAN AVE., 59
MIAMI BEACH, FLA. 33139 -

MAX & BERTHA 886 THRU 888
BERNSTEIN 893 & 894
1020 MERIDIAN AVE., APT 514 61
MIAMI BEACH, FLA. 33139 11-69

MARTIN & GLORIA KNOPP 886 THRU 888
893 & 894
1020 MERIDIAN AVE, APT 516 63
MIAMI BEACH, FLA. 33139 3-77

FRED & 886 THRU 888
ERNA GRUSHKA 893 & 894
1020 MERIDIAN AVE., APT. 602 65
MIAMI BEACH, FLA. 33139 10-73

LUBA LECHER 886 THRU 888
893 & 894
5313 COLLINS AVENUE 67
MIAMI BEACH, FLA. 33140 6-74

HARRIET D. KOLT 886 THRU 888
APT. 606 893 & 894
1020 MERIDIAN AVENUE 69
MIAMI BEACH, FLA. 33139 12-75

SAM & LILLIAN HERMAN 886 THRU 888
APT. 608 893 & 894
1020 MERIDIAN AVE., 71
MIAMI BEACH, FLA. 33139 10-69

CHARLES & HELEN 886 THRU 888
MAHLER APT 610 893 & 894
1020 MERIDIAN AVE 73
MIAMI BEACH, FL. 33139 4-70

ABE & REBECCA 886 THRU 888
ISAACSON 893 & 894
1020 MERIDIAN AVE., APT. 412 43
MIAMI BEACH, FLA. 33139 10-69

HARRY & ESTHER SALIK 886 THRU 888
APT. 414 893 & 894
1020 MERIDIAN AVE., 45
MIAMI BEACH, FLA. 33139 11-69

LOUIS & 886 THRU 888
MINNIE WESLER 893 & 894
1020 MERIDIAN AVE., APT. 416 47
MIAMI BEACH, FLA. 33139 3-72

ABRAHAM & GUSSIE 886 THRU 888
CHUDNOFF 893 & 894
1020 MERIDIAN AVE., APT. 502 49
MIAMI BEACH, FLA. 33139 10-69

SAM & BLUME 886 THRU 888
FLIEGLER 893 & 894
1020 MERIDIAN AVE., APT. 504 51
MIAMI BEACH, FLA. 33139 10-69

PHILIP FISHER 886 THRU 888
ROSE FISHER 893 & 894
1020 MERIDIAN AVE., APT. 506 53
MIAMI BEACH, FLA. 33139 11-69

MENDEL & RUTH BERMAN 886 THRU 888
APT. 508 893 & 894
1020 MERIDIAN AVE., 55
MIAMI BEACH, FLA. 33139 11-69

EVA COHEN 886 THRU 888
APT. 510 893 & 894
1020 MERIDIAN AVE., 57
MIAMI BEACH, FLA. 33139 -

✓ PINKUS & 886 THRU 888
ELKA GERSZKOP 893 & 894
1020 MERIDIAN AVE., APT. 411 40
MIAMI BEACH, FLA. 33139 8-71

ABRAHAM & DOROTHY 886 THRU 888
RESNEK 893 & 894
1020 MERIDIAN AVE., APT. 413 44
MIAMI BEACH, FLA. 33139 11-69

NATHAN & 886 THRU 888
BERTHA ZENVENER 893 & 894
1020 MERIDIAN AVE., APT. 415 46
MIAMI BEACH, FLA. 33139 11-70

SARAH S. GREENBERG 886 THRU 888
ET AL 893 & 894
1020 MERIDIAN AVE. APT. 501 48
MIAMI BEACH, FLA. 33139 12-75

PHILIP & ROSE RINGEL 886 THRU 888
APT. 503 893 & 894
1020 MERIDIAN AVE., 50
MIAMI BEACH, FLA. 33139 11-69

JOSEPH & RITA 886 THRU 888
GOLDSTEIN APT 505 893 & 894
1020 MERIDIAN AVE 52
MIAMI BEACH, FL. 33139 7-77

FANNY ZEIF 886 THRU 888
GLORIA ROSENEACH 893 & 894
1020 MERIDIAN AVE., APT. 507 54
MIAMI BEACH, FLA. 33139 12-69

DAVID & LENA 886 THRU 888
BRATSPIS 893 & 894
1020 MERIDIAN AVE., APT. 509 56
MIAMI BEACH, FLA. 33139 12-69

JACK FRIEDMAN L.E. 886 THRU 888
APT. 311 893 & 894
1020 MERIDIAN AVENUE 2
MIAMI BEACH, FLA. 33139 11-77

JOSEL & HILDA 886 THRU 888
ROBINSKI 893 & 894
1020 MERIDIAN AVE., APT. 313 28
MIAMI BEACH, FLA. 33139 11-69

HARRY & IDA KRAVIT 886 THRU 888
APT. 315 893 & 894
1020 MERIDIAN AVE., 30
MIAMI BEACH, FLA. 33139 12-69

IRVING & 886 THRU 888
BEATRICE AUERBACH 893 & 894
1020 MERIDIAN AVE., APT. 401 32
MIAMI BEACH, FLA. 33139 7-71

TILLIE SEROTKIN 886 THRU 888
APT. 403 893 & 894
1020 MERIDIAN AVE., 34
MIAMI BEACH, FLA. 33139

RAE KELITZ 886 THRU 888
APT. 405 893 & 894
1020 MERIDIAN AVE., 36
MIAMI BEACH, FLA. 33139 12-69

MARY CUZOVSKY 886 THRU 888
APT. 407 893 & 894
1020 MERIDIAN AVE., 38
MIAMI BEACH, FLA. 33139 12-69

JOSEPH & RENA MILLER 886 THRU 888
APT. 409 893 & 894
1020 MERIDIAN AVE., 40
MIAMI BEACH, FLA. 33139 12-69

SOL & EVA LEIPZIGER 886 THRU 888
893 & 894
1020 MERIDIAN AVE APT 312 27
MIAMI BEACH, FLA. 33139 8-76

ABRAHAM & 886 THRU 888
REGINA WEISBERGER 893 & 894
1020 MERIDIAN AVE APT 314 29
MIAMI BEACH, FLA. 139 5-77

MORRIS & ROSE 886 THRU 888
WUROFCHICK 893 & 894
1020 MERIDIAN AVE., APT. 316 31
MIAMI BEACH, FLA. 33139 10-69

GLORIA BOAS 886 THRU 888
APT. 402 893 & 894
1020 MERIDIAN AVENUE 33
MIAMI BEACH, FLA. 33139 5-75

IZAK & MANCI SCHARF 886 THRU 888
APT. 404 893 & 894
1020 MERIDIAN AVENUE 35
MIAMI BEACH, FLA. 33139 7-73

JOSEPH & LILLIAN 886 THRU 888
STEINBERG 893 & 894
1020 MERIDIAN AVE., APT. 406 37
MIAMI BEACH, FLA. 33139 4-70

OTTO & CAROL TATARI 886 THRU 888
APT. 408 893 & 894
1020 MERIDIAN AVE., 39
MIAMI BEACH, FLA. 33139 11-69

OSCAR & SYLVIA 886 THRU 888
MAMBER 893 & 894
1020 MERIDIAN AVE., APT. 410 41
MIAMI BEACH, FLA. 33139 11-69

DAVID & ANN COHN 886 THRU 888
APT. 211 893 & 894
1020 MERIDIAN AVE., 10
MIAMI BEACH, FLA. 33139 11-69

MURRAY & 886 THRU 888
SYLVIA BARNETT 893 & 894
1020 MERIDIAN AVE. APT 213 12
MIAMI BEACH, FLA. 33139 6-72

BERNARD IRVING & 886 THRU 888
FRANCES HERSTIK 893-894
7948 PLANTATION BLVD. 14
MIRAMAR, FLA. 33023 10-76

NATHAN & TONI KATZ 886 THRU 888
APT. 301 893 & 894
1020 MERIDIAN AVE., 16
MIAMI BEACH, FLA. 33139 11-69

LESLIE & 886 THRU 888
MAGDA BRICHTER 893 & 894
1020 MERIDIAN AVE. APT. 303 18
MIAMI BEACH, FLA. 33139 10-75

NATHAN & SYLVIA 886 THRU 888
POWERANTZ 893 & 894
1020 MERIDIAN AVE., APT. 305 20
MIAMI BEACH, FLA. 33139 -

BEN FRUMOVITZ 886 THRU 888
APT. 307 893 & 894
1020 MERIDIAN AVE., 22
MIAMI BEACH, FLA. 33139 11-69

SOL & GUSSIE WOLF 886 THRU 888
APT. 309 893 & 894
1020 MERIDIAN AVE., 24
MIAMI BEACH, FLA. 33139 -

BENJAMIN & ESTHER 886 THRU 888
SUTIN 893 & 894
1020 MERIDIAN AVE., APT. 212 11
MIAMI BEACH, FLA. 33139 11-69

MIKSA & ELAINE BLAU 886 THRU 888
893 & 894
1020 MERIDIAN AVE., APT. 214 13
MIAMI BEACH, FLA. 33139 10-72

✓ ABE & ANN BOGIN 886 THRU 888
APT. 216 893 & 894
1020 MERIDIAN AVE., 15
MIAMI BEACH, FLA. 33139 12-69

NATHAN & 886 THRU 888
PAULINE COHEN 893 & 894
1020 MERIDIAN AVE. APT 302 17
MIAMI BEACH, FLA. 33139 10-72

NATHAN & REBECCA 886 THRU 888
GIMPLEMAN 893 & 894
1020 MERIDIAN AVE., APT. 304 19
MIAMI BEACH, FLA. 33139 11-69

MORRIS & LENA 886 THRU 888
FINEMAN 893 & 894
1020 MERIDIAN AVE., APT. 306 21
MIAMI BEACH, FLA. 33139 12-69

SARA SHENKMAN, L.E. 886 THRU 888
BARBARA GREENBERG, L.E. 893 & 894
1020 MERIDIAN AVE., APT. 308 23
MIAMI BEACH, FLA. 33139 1-70

CHAIM & TOLA 886 THRU 888
SCHMULEWITZ 893 & 894
1020 MERIDIAN AVE., APT. 310 25
MIAMI BEACH, FLA. 33139 10-69

PAULINE M. ZAID 1182
APT 1
1025 MICHIGAN AVE
MIAMI BEACH, FLA. 33139 4-73

HERMAN & REGINA DIAMOND 1184
APT. 529
1500 BAY ROAD
MIAMI BEACH, FLA. 33139 9-43

FERNANDO & ANNA LEMA 1186
P.O. BOX 1235
MIAMI BEACH, FLA. 33139 8-69

CHARLES & HELEN WAHLER 886-
1020 MERIDIAN AVE. THRU 888
MIAMI BEACH, FLA. 33139 893
c894-73 4-70

SARAH LIEBERSTEIN 886 THRU 888
LIFE ESTATE 893 & 894
1020 MERIDIAN AVE. APT 204 3
MIAMI BEACH, FLA. 33139 7-72

ISIDORE & LENA 886 THRU 888
STILLMAN 893 & 894
1020 MERIDIAN AVE., APT. 206 5
MIAMI BEACH, FLA. 33139 11-69

JENNIE KLEIN 886 THRU 888
APT. 208 893 & 894
1020 MERIDIAN AVE., 7
MIAMI BEACH, FLA. 33139 12-69

BERTHA MILLER, L.E. 886 THRU 888
APT. 210 893 & 894
1020 MERIDIAN AVENUE 9
MIAMI BEACH, FLA. 33139 11-69

CHARLES & REGINA KLEKOWSKI 1183
1037 MICHIGAN AVE
MIAMI BEACH FLA 33139 3-59

SEA INVESTMENT CORP 1185
P.O. BOX 44082
MIAMI, FLA. 33144 5-76

SAUL NASH 885
810 - 11TH STREET
MIAMI BEACH, FLA. 33139 4-69

BENJAMIN & 886 THRU 888
LEONA PASTERNAK 893 & 894
1020 MERIDIAN AVE., APT. 202 1
MIAMI BEACH, FLA. 33139 -72

HERMAN & CLARA SEGAL 886 THRU 888
APT. 205 893 & 894
1020 MERIDIAN AVE., 4
MIAMI BEACH, FLA. 33139 10-71

JULIUS & BERTHA LINN 886 THRU 888
APT. 207 893 & 894
1020 MERIDIAN AVE., 6
MIAMI BEACH, FLA. 33139 4-70

DAVID & LILY KAUFMAN 886 THRU 888
APT. 209 893 & 894
1020 MERIDIAN AVE., 8
MIAMI BEACH, FLA. 33139

ISAAC & SARAH GOLDING 1181
APT 5 4
1021 MICHIGAN AVE
MIAMI BEACH FLA 33139 2-66

ROSE COHEN 1181
APT. 6 5
1021 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 3-76

HARVEY KWARTLER L E 1181
APT. 7 6
1021 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 -75

ARMIN & YOLAN BERGER 1181
APT 8 7
1021 MICHIGAN AVE
MIAMI BEACH FLA 33139 1-65

OSCAR & REBECCA RIEMER 1181
APT. 9 8
1021 MICHIGAN AVE.,
MIAMI BEACH, FLA. 33139 3-76

SAM HARPER 1181
APT. 10 9
1021 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 12-64

HARRY HERMAN 1181
* APT. 11 10
1021 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 5-75

HENRY HERSTEIN 1181
APT 12 11
1021 MICHIGAN AVE
MIAMI BEACH FLA 33139 12-64

HARRY & FRIEDA GABER 1173

1040 JEFFERSON AVE
MIAMI BEACH FLA 33139 5-67

ELY F & HELEN M SHAPIRO 1172

1050-62 JEFFERSON AVE
MIAMI BEACH FLA 33139 6-47

HERBERT YOUNG & 1175

SELMA YOUNG
1030 JEFFERSON AVE.
MIAMI BEACH, FLA. 33139 12-70

HERBERT YOUNG & 1174

SELMA YOUNG
1030 JEFFERSON AVE.
MIAMI BEACH, FLA. 33139 12-70

IRVING SCHWARZ 1177

2005 COLLINS AVE
MIAMI BEACH, FL. 33139 5-77

ROBERT LOUIS & 1176

DOROTHY NEULANDER
1018 JEFFERSON AVE
MIAMI BEACH FLA 33139 9-67

ANGELINA M. O'NEILL 1179

935 - 10TH STREET
MIAMI BEACH, FLA. 33139 11-50

EQUALITY HOUSE INC 1178

901 10TH STREET
MIAMI BEACH FLA 33139 5-61

SALVATORE & 1181

ESTHER FERRANTE
1021 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 5-76

WOLF & EVA KOFMAN 1180

APT. 1
1011 MICHIGAN AVENUE
MIAMI BEACH, FLA. 33139 3-74

ABRAHAM & JEROME BERMAN 1181

1021 MICHIGAN AVE
MIAMI BEACH, FLA. 33139 8-68

FANNIE GILINSKY, L.E. 1181

APT 3 2
1021 MICHIGAN AVE
MIAMI BEACH, FLA 33139 12-64

RENA STERN 1181

APT 4 3

1021 MICHIGAN AVE
MIAMI BEACH FLA 33139 12-64

63
ELI & JENNIE ROSENBLUM 1464-65
33

1400 PENN. AVE. APT. 35
MIAMI BEACH, FLA. 33139 6-70

BENJAMIN & DORIS ORLOW 1464-65
APT 36 34
1400 PENN AVE
MIAMI BEACH FLA 33139 4-64

ALEXANDER DAVIDS 1464-65
APT 37 35
1400 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139 11-77

ETELIA EPSTEIN 1464-1465
SIMONIA WINDHOLTZ 36
1400 PENN AVE APT 38
MIAMI BEACH, FLA. 33139 12-76

BENJAMIN & HELEN WEINBERG 1464
APT. 39 & 1465
1400 PENNA AVE. 37
MIAMI BEACH, FLA. 33139 9-70

BEATRICE TEGER 1464-1465
APT 40 38
1400 PENN AVE
MIAMI BEACH, FLA. 33139 7-76

MAX & AURELIA KAHAN 1464-65
APT 41 39
1400 PENN AVE.
MIAMI BEACH FLA 33139 8-70

MAX & DORA KOPIT 1464-65
APT 42 40
1400 PENN AVE
MIAMI BEACH FLA 33139 5-64

DORIS WEISSMAN 1464-65
APT. 43 41
1400 PENNSYLVANIA AVE.
MIAMI BEACH, FLA. 33139 10-69

MINNIE SPIELBERGER 1464-65
APT 44 42
1400 PENN AVE
MIAMI BEACH FLA 33139 4-64

EMANUEL ISAACS 1464-65
APT 45 43
1400 PENNA AVE
MIAMI BEACH FLA 33139 6-66

✓A. RYSS & R. CHASIN 1464-65
44
1400 PENN. AVE. APT 46
MIAMI BEACH, FLA. 33139 -72

ROBERT & FANNIE POTRAN 1464-65
APT 47 45
1400 PENN AVE
MIAMI BEACH FLA 33139 4-64

HYMAN & 1464-65
CHARLOTTE WINKELSTEIN 46
APT 48, 1400 PENN AVE
MIAMI BEACH FLA 33139 4-64

CALKA JABLONKA 1464-65
APT 49 47
1400 PENN. AVE.
MIAMI BEACH, FLA. 33139 5 -70

✓CHARLOTTE KAPLAN 1464-65
✓SIDNEY GOTTFRIED 48
1400 PENN. AVE., APT. 50
MIAMI BEACH, FLA. 33139 2-72

DOROTHY J. & 1464-1465
HARRIS R. TREGOR 49
1400 PENN AVE, APT 31
MIAMI BEACH, FLA. 33139 3-77

IRWIN & DISA ANHALT 1464-75
APT. 52 50
1400 PENN AVENUE
MIAMI BEACH, FLA. 33139 1-75

CLARA MILLER 1464-65
APT. 53 51
1400 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 4-71

ISRAEL & RAY SCHUHMAN 1464-65
APT 54 52
1400 PENN AVE
MIAMI BEACH FLA 33139 4-64

SIDNEY & 1464-65
TOBY TOPF 53
1400 PENN. AVE. APT 55
MIAMI BEACH, FLA. 33139 7-72

SIMON & ROSE KATZOFF 1466
1420 PENNSYLVANIA AVE APT 201
MIAMI BEACH FLA 33139 6-67

SOPHIE ROCHLIN 1466
APT 202 1
1420 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 6-76

MURRAY & DOROTHY EISENBERG 1466
APT 203 2
1420 PENN AVE
MIAMI BEACH FLA 33139 1-65

BOYRS & ANNA ISRAELIT	1466
APARTMENT 204	3
1420 PENNSYLVANIA AVENUE	
MIAMI BEACH FLA 33139	5-69
ALBERT A & MOLLY WILK	1466
APT 205	4
1420 PENN AVE	
MIAMI BEACH FLA 33139	1-65
ALBERT & ROSE BERGER	1466
	5
529 W. GIRARD AVE	
PHILA, PENNSYLVANIA	6-67
ISIDORE & SADIE WUNSCH	1466
	6
1420 PENNSYLVANIA AVENUE	
MIAMI BEACH, FLA. 33139	6-74
SEDONEA ROSENBLOOM	1466
APT 208	7
1420 PENN AVE	
MIAMI BEACH FLA 33139	1-65
LEON & HILDA SUVATEY	1466
APT 209	8
1420 PENN AVE	
MIAMI BEACH FLA 33139	1-65
DAVID & ANNA ORTEGA	1466
APT. 210	9
1420 PENN. AVENUE	
MIAMI BEACH, FLA. 33139	2-75
DORA LEVINE L E	1466
APT. 301	10
1420 PENNSYLVANIA AVE.,	
MIAMI BEACH, FLA. 33139	2-76

ANNA GREENFIELD 1466
APT. 302 11
1420 PENNSYLVANIA AVE
MIAMI BEACH FLA 33139 1-65

JOSEPH & MARIE PESCE 1466
APT 303 12
1420 PENN AVE
MIAMI BEACH FLA 33139 2-65

ISAAC SCHECHTER & 1466
ESTHER SCHECHTER 13
1420 PENN AVE, APT 304
MIAMI BEACH FLA 33139 3-65

NORMAN HOROWITZ 1466
14
3100 FAIRHAVEN DRIVE
CINCINNATI, OHIO 11-67

TILLIE GREENBERG 1466
APT 306 15
1420 PENN AVE
MIAMI BEACH FLA 33139 1-65

JOSEPH & PEARL HOFFENBERG 1466
16
1420 PENNSYLVANIA AVE APT 307
MIAMI BEACH FLA 33139 5-67

REBECCA KAPLAN 1466
APT 308 17
1420 PENNSYLVANIA AVE
MIAMI BEACH, FL. 33139 11-77

JACOB & SONIA KESTIN 1466
APT. 309 18
1420 PENNSYLVANIA AVE.,
MIAMI BEACH, FLA. 33139 10-70

WILLIAM & ANNA ARBOR	1466
APT 310	19
1420 PENN AVE	
MIAMI BEACH FLA 33139	1-65
ISIDORE WALDMAN ET AL	1466
	20
1420 PENN. AVENUE	
MIAMI BEACH, FLA. 33139	2-76
✓SAMUEL & ALFRED EDELMAN	1466
GLORIA WITTENBERG	21
14 DRIFTWOOD DR.,	
PORT WASHINGTON, N.Y. 11050	6-71
MORRIS & STELLA STEINBOCK	1466
APT. 403	22
1420 PENNSYLVANIA AVENUE	
MIAMI BEACH, FLA. 33139	9-75
EDWARD & MIN FISH	1466-
APT. 404	23
1420 PENN. AVE	
MIAMI BEACH FLA. 33139	4-70
MARTHA LAST & LILA KLEIN	1466
* JENNIE SOLOMON, APT. 405	24
1420 PENNSYLVANIA AVE.,	
MIAMI BEACH, FLA. 33139	6-76
JOSEPH & SARAH REMINICK	1466
APT 406	25
1420 PENN AVE	
MIAMI BEACH FLA 33139	-70
HARRY & BECKY SNELL	1466
APT 407	26
1420 PENN AVE	
MIAMI BEACH FLA 33139	1-65

MARY GOLDBERG 1466
27
1420 PENN. AVE. APT 408
MIAMI BEACH, FLA. 33139 1-65

BENJAMIN & FLORRIE LASKY 1466
APT 409 28
1420 PENN AVE
MIAMI BEACH FLA 33139 1-65

EUGENE & SADIE HARTMAN 1466
APT 410 29
1420 PENN AVE
MIAMI BEACH FLA 33139 2-66

KNESETH ISRAEL CONGREGATION 1467
1415 EUCLID AVENUE
MIAMI BEACH, FLORIDA 33139

PHILIP KAHN 1469
SARAH JACKSON
1340 LINCOLN ROAD APT. 301
MIAMI BEACH, FLA. 33139 4-74

JACOB & VALERIE KRANZ 1470
APT. 202 2
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 -

GERALD ROBINS 1470
APT. 204 4
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 5-69

LOUIS & SARA HALPERN 1470
APT. 302 6
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 2-70

ABE & EVELYN SKLAR 1468
1409 EUCLID AVE.
MIAMI BEACH FLA. 33139 8-39

JULIUS & FLORENCE SURECK 1470
APT. 201 1
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 -

SAM & RUTH GELLMAN 1470
APT. 203 3
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 10-71

DAVID & VIOLA FREED 1470
APT. 301 5
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 5-69

YETTA ROHER KATZ ET AL 1470
APT. 303 7
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 5-69

	ABE & SARAH FRANK	1470
	APT. 401	9
	1401 EUCLID AVE.,	
	MIAMI BEACH, FLA. 33139	5-69
JOSEPH & BETTY M BERNSTEIN	1470	
% APT 304	8	
1401 EUCLID AVE		
MIAMI BEACH, FLA. 33139	10-76	
HENRY & FRED A LEVIN	1470	
APT 402	10	
1401 EUCLID AVE		
MIAMI BEACH, FLA. 33139	11-76	
ALFRED KAYMAN	1470	
APT. 404	12	
1401 EUCLID AVENUE		
MIAMI BEACH, FLA. 33139	10-73	
JACOB MOTCHAN	1470	
SARAH PELTER	14	
1401 EUCLID AVE., APT. 502		
MIAMI BEACH, FLA. 33139	11-69	
MATT & RENIE SEIGLE	1470	
APT. 504	16	
1401 EUCLID AVE.,		
MIAMI BEACH, FLA. 33139	5-69	
BD OF PUB INSTR FOR THE	1610	
COUNTY OF DADE		
1410 N.E. 2ND AVENUE		
MIAMI, FLA. 33132	1-35	
BD OF PUB INSTR FOR THE	415	
COUNTY OF DADE		
1410 N.E. 2ND AVENUE		
MIAMI, FLA. 33132		
BORACH L. & ESTHER HOPEN	1470	
APT. 403	11	
1401 EUCLID AVE.,		
MIAMI BEACH, FLA. 33139	11-69	
LEON & RACHEL GREENBERG	1470	
	13	
1401 EUCLID AVE. APT. 501		
MIAMI BEACH, FLA. 33139	12-72	
ETHEL CURSON	1470	
	15	
1401 EUCLID AVE. APT 503		
MIAMI BEACH, FLA. 33139	6-72	
KURT & HELGA HEGET	1609	
506 ESPANOLA WAY		
MIAMI BEACH, FLA. 33139	12-72	
STANLEY J. LEVINE	1603	
420 LINCOLN ROAD		
MIAMI BEACH, FLA. 33139	7-74	
BD OF PUB INS DADE CO.	414	
% PLANT OPERATIONS DEPT.		
18249 S. DIXIE HIGHWAY		
PERRINE, FLA 33157	-	
MICHAEL & JENNIE LUNDY	416	
100 LINCOLN ROAD		
MIAMI BEACH FLA 33139	12-61	

BD OF PUB INSR DADE CY 417
% PLANT OPERATIONS DEPT.
18249 S. DIXIE HIGHWAY
PERRINE, FL. 33157

RENE & NERIDA YNCLAN 869
3413 ALTON ROAD
MIAMI BEACH, FL. 33140 8-77

MRS MATILDA RATNER 871
1020 OCEAN DRIVE
MIAMI BEACH FLA 33139 10-34

LESLIE & CLAIRE FRIEBERT 870
1350 EUCLID AVE
MIAMI BEACH FLA 33139 9-51

EVA BIALER 872
APT 1
1334 EUCLID AVE
MIAMI BEACH, FLA. 33139 11-66

WILLIAM & 872
BERTHA EHRENFELD 2
1334 EUCLID AVENUE APT. 5
MIAMI BEACH, FLA. 33139 3-74

FRIEDA REICH 872
4
1334 EUCLID AVE. APT. 5
MIAMI BEACH, FLA. 33139 4-70

CHARLES BOXER 872
APT. 7 6
1334 EUCLID AVE.,
MIAMI BEACH, FLA. 33139 12-72

✓ DORA MILLER SMOLASH, L.E. 872
8
✓ 2830 OCEAN PARKWAY
BROOKLYN, N.Y. 11239 5-77

HARRY & SOPHIE SLACKMAN 872
APT 2 1
1334 EUCLID AVE
MIAMI BEACH FLA 33139 11-66

FANNIE SAMUELS 872
GLORIA S. BASS 3
1334 EUCLID AVENUE APT. 4
MIAMI BEACH, FLA. 33139 12-75

RITA DOYCH 872
APT 6 1334 EUCLID AVE 5
MIAMI BEACH, FLA. 33139 5-67

LILLIAN J. FRIEDMAN 872
APT 8 7
1334 EUCLID AVE
MIAMI BEACH, FLA. 33139 2-69

KEVAT & BESSIE LEVANT 872
APT 10 9
1334 EUCLID AVE
MIAMI BEACH FLA 33139 12-66

		JENNIE & ALFRED MOSER	872
		APT. 12	11
		1334 EUCLID AVE.,	
		MIAMI BEACH, FLA. 33139	11-71
JOSEPH & ESTHER SMITH	872		
APT. 11	10	MURRAY & ANNE KAPLAN	874
1334 EUCLID AVE			
MIAMI BEACH FLA 33139	12-68	1318 EUCLID AVE	
		MIAMI BEACH FLA 33139	11-39
RAFAEL & RAQUEL BEHAR	873		
		EUGENE MUHLRON - TRUSTEE	876
537 MICHIGAN AVE.		% R. HALPERIN	
MIAMI BEACH, FLA. 33139	3-73	1055 PENNSYLVANIA AVE.,	
		MIAMI BEACH, FLA. 33139	4-71
SAMUEL & SALLY DRUCKER	875		
APARTMENT - 5		DONALD R. KOREN	878
1550 PENNSYLVANIA AVENUE			
MIAMI BEACH, FLORIDA 33139	4-68	1711 BAY DRIVE	
		MIAMI BEACH, FL. 33141	9-77
JOE & MAY BERTER	877		
		E.M.E. CORP	881
745 13TH ST.			
MIAMI BEACH, FLA. 33139	2-68	1333 MERIDIAN AVE	
		MIAMI BEACH FLA 33139	8-66
P.P.Z., INC.	879		
		SEYMOUR &	883
940 LINCOLN RD NO. 311		EDITH WASSERMAN	
MIAMI BEACH, FLA. 33139	12-76	1351 MERIDIAN AVE.	
		MIAMI BEACH, FLA. 33139	9-67
ROSE SCHNEIDER	882		
1341-45 MERIDIAN AVE		FIELDSTONE APTS INC.	505
MIAMI BEACH FLA 33139	8-44		
		1358 PENNSYLVANIA AVE	
		MIAMI BEACH FLA 33139	3-71
JACK TOLEDO	884		
LAWRENCE TOLEDO		HARRY & ESTER LAESER	507
15990 N.E. 19TH PLACES			
N. MIAMI BEACH FLA. 33162	4-78	1336 PENNSYLVANIA AVENUE	
		MIAMI BEACH FLA 33139	4-69
JOSEPH & JUDY WIESELBERG	506		
ET AL			
1140 W. 50TH ST. SUITE 408			
MIAMI BEACH, FL. 33132	10-76		

	ABRAHAM & LOUISE OBERLENDER & JUDE & PEARL OBERLENDER 4416 ALTOL ROAD MIAMI BEACH, FLA. 33140	509 5-72
EMANUEL GOLDBERG, TRUSTEE	508	
1310 - 101ST STREET BAY HARBOR IS., FLA. 33154	5-73	
MARTHA SPINADEL & HERMAN SPINADEL - TRUSTEES 6432 AGNES AVE., N. HOLLYWOOD, CALIF. 91606	510 -	
LOUIS & FANNY GUBLIN	513	
1321 EUCLID AVE MIAMI BEACH FLA 33139	11-50	
LAWN COURT APTS & HOTEL INC	515	
1337 EUCLID AVE MIAMI BEACH FLA 33139	1-60	
STONE APTS., LTD.	517	
1361 EUCLID AVENUE MIAMI BEACH FLA 33139	12-63	
FRED & JENNIE JANNOTTI	512	
1307 EUCLID AVE MIAMI BEACH FLA 33139	3-55	
DAVID & CANDACE MUHLRAD 734 - 14TH PLACE MIAMI BEACH, FLA. 33139	514 2-77	
MAX & ROSE FINGERHUT	516	
3637 S.W. 5TH ST., MIAMI, FLA. 33135	7-72	



1

1/37

Miami Beach Architectural H.D.
(Additional Information)
Miami - Dade Co., FL

2017 M M 11-1
1-76 40 N M 1102



2

Miami Beach Architectural H.D.
(Additional Information)

2/37 Miami - Dade Co., FL

2617 N N 2192



3

Miami Beach Architectural H.D.
(Additional Information)

3/37 Miami-Dade Co., FL

2013 MAR 14 AM 11
1-7W 4H N N 2195



4

4/37

Miami Beach Architectural H.D.
(Additional Information)
Miami-Dade Co., FL

2017 N N N 11-1



5

5/37

Miami Beach Architectural H.D.
(Additional Information)

Miami-Dade Co., FL

1-74-44 N 2192



Miami Beach Architectural H.D.
(Additional Information)
Miami - Dade Co., FL

#6

6/37



Miami Beach Architectural H.D.
(Additional Information)

7

7/37 Miami-Dade Co., FL



Miami Beach Architectural H.D.
(Additional Information)

8

8/37 Miami-Dade Co., FL

2012 N N N N N N



Miami Beach Architectural H.D.
(Additional Information)

9

9/37 Miami-Dade Co., FL

2612 N N 54 ML-1



Miami Beach Architectural A.D.
(Additional Information)

10

10/37 Miami-Dade Co., FL

2013 M M H- 11-1



#11

Miami Beach Architectural H. D.

11/37 (Additional Information)

Miami - Dade Co., FL



#12

Miami Beach Architectural H.D.

12/37

(Additional Information)

Miami-Dade Co., FL

2017 N N N-21-1



13

Miami Beach Architectural A.D.

13/37

(Additional Information)

Miami - Dade Co., FL



14

Miami Beach Architectural H.D.

14/37 (Additional Information)

Miami-Dade Co., FL

2013 MAR 14- 11-1



#15 Miami Beach Architectural H.D.

15/37 (Additional Information)

Miami-Dade Co., FL



#16

Miami Beach Architectural H.D.

16/37 (Additional Information)

Miami - Dade Co., FL

2013 N N N-10-1



#17

Miami Beach Architectural H.D.

17/37 (Additional Information)

Miami-Dade Co., FL

2013 8 8 8 - 11-1



#18

Miami Beach Architectural H.D.

18/37 (Additional Information)

Miami-Dade Co., FL

2017 08 06 11:11



#19

Miami Beach Architectural H.D.

19/37

(Additional Information)

Miami-Dade Co., Fl

2012 4 14 PM -1

CHASE
FEDERAL



BUILDING

1630

20

Miami Beach Architectural H.D.

2437 (Additional Information)

Miami -Dade Co., FL

2017-06-11



#21

Miami Beach Architectural H.D.

21/37 (Additional Information)

Miami-Dade Co., FL

2013 03 04 11:11



#22

Miami Beach Architectural H.D.

22/37 (Additional Information)

Miami-Dade Co., FL

2017 04 04 14:41



23

23/37

Miami Beach Architectural H.D.
(Additional Information)
Miami-Dade Co., FL

2013 N N M ML-1



#24

Miami Beach Architectural H.D.

24/37 (Additional Information)

Miami - Dade Co., FL

2015 11 11 11:11



#25 Miami Beach Architectural H.D.

Miami-Dade Co., FL



26

26/37

Miami Beach Architectural H.D.
(Additional Information)

Miami-Dade Co., FL

2013 MAR 11 PM 1



27

Miami Beach Architectural H.D.

27/37 (Additional Information)

Miami-Dade Co., FL

2513 N W 14th St



#28

Miami Beach Architectural H.D.

28/37 (Additional Information)

Miami-Dade Co., FL

2813 N N NE FL-4



29

Miami Beach Architectural H.D.,

29/37 (Additional Information)

Miami-Dade Co., FL

2023 04 23



#30

Miami Beach Architectural H.D.

30/37 (Additional Information)

Miami-Dade Co., FL

2013 N N N N N L-1





52

32/37

Miami Beach Architectural H.D.
(Additional Information)
Miami - Dale Co., FL

2015 M N M- NL-1



#33 Miami Beach Architectural H.D.

(Additional Info.)

Miami - Dade Co., FL

Miami - Dade Co., FL



34

Miami Beach Architectural H.D.

34/37

(Additional Information)

Miami Dade Co., FL

2017 X 14 104 104-1



35

Miami Beach Architectural H.D.

35/37 (Additional Information).

Miami-Dade Co., FL

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36

Miami Beach Architectural H.D.
(Additional Information)

36/37

Miami-Dade Co., FL

2017 X H No NL-1



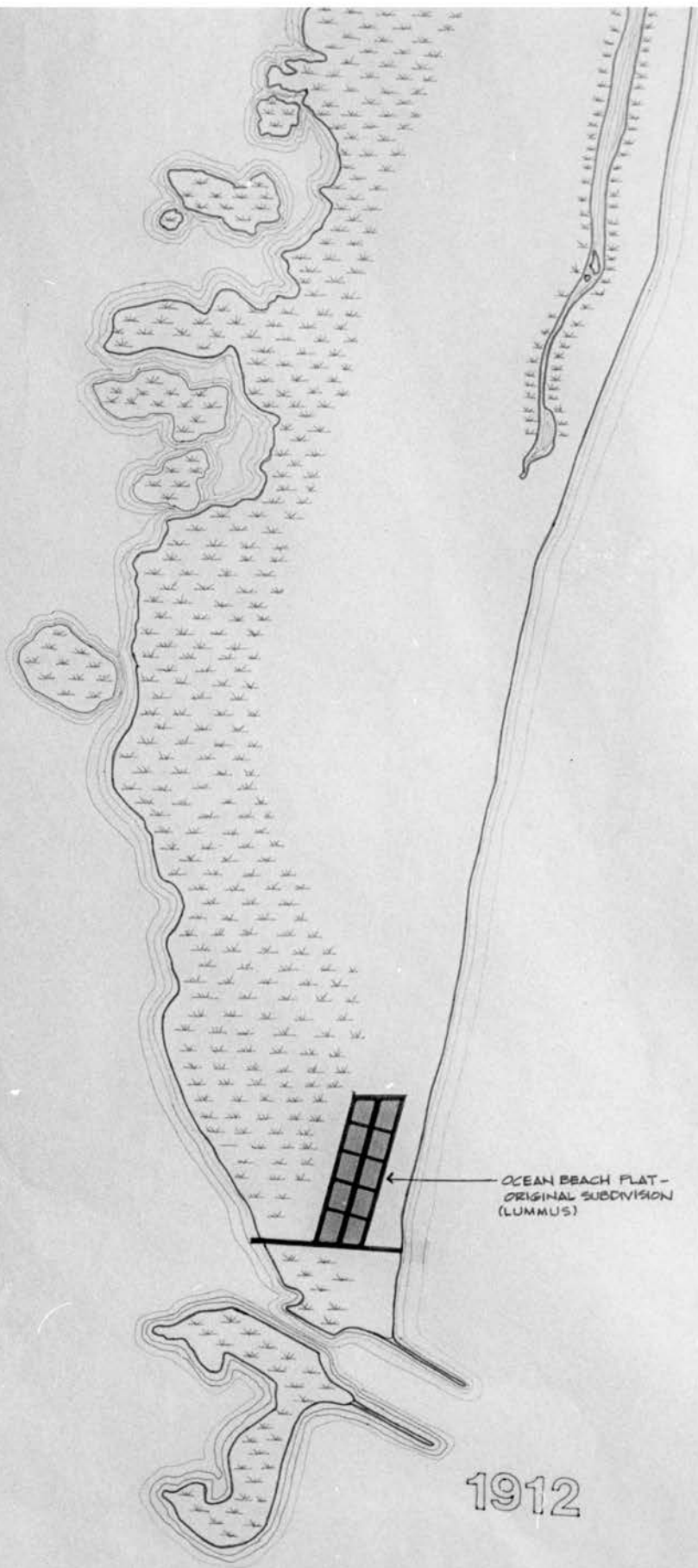
37

37/37

Miami Beach Architectural
H.D. (Additional Info.)
Miami - Dade Co., FL

2012 11 14 14:47

- NEW PLATTING
- PREVIOUS PLATTING
- PHYSICAL LANDMARKS
- TIDAL MANGROVE MARSH



OCEAN BEACH FLAT -
ORIGINAL SUBDIVISION
(LUMMUS)

1912

MAP 3

*Miami Beach Architectural District
Dade County*

1. Miami Beach Plat, 1912
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Division of Archives, History and Records
Management
6. Map
7. Photo #1

MAY 14 1979

MAR 22 1979

COLLINS CANAL
COLLINS BRIDGE

ORIGINAL COLLINS PLAT -
MIAMI BEACH IMPROVEMENT CO.
COLLINS BATHING PAVILLION
(PANCOAST)
COLLINS DEDICATES 3 BLOCK
PARK TO CITY OF MIAMI

OCEAN BEACH PLAT -
FIRST ADDITION &
SECOND ADDITION

- NEW PLATTING
- PREVIOUS PLATTING
- PHYSICAL LANDMARKS
- TIDAL MANGROVE MARSH



1913

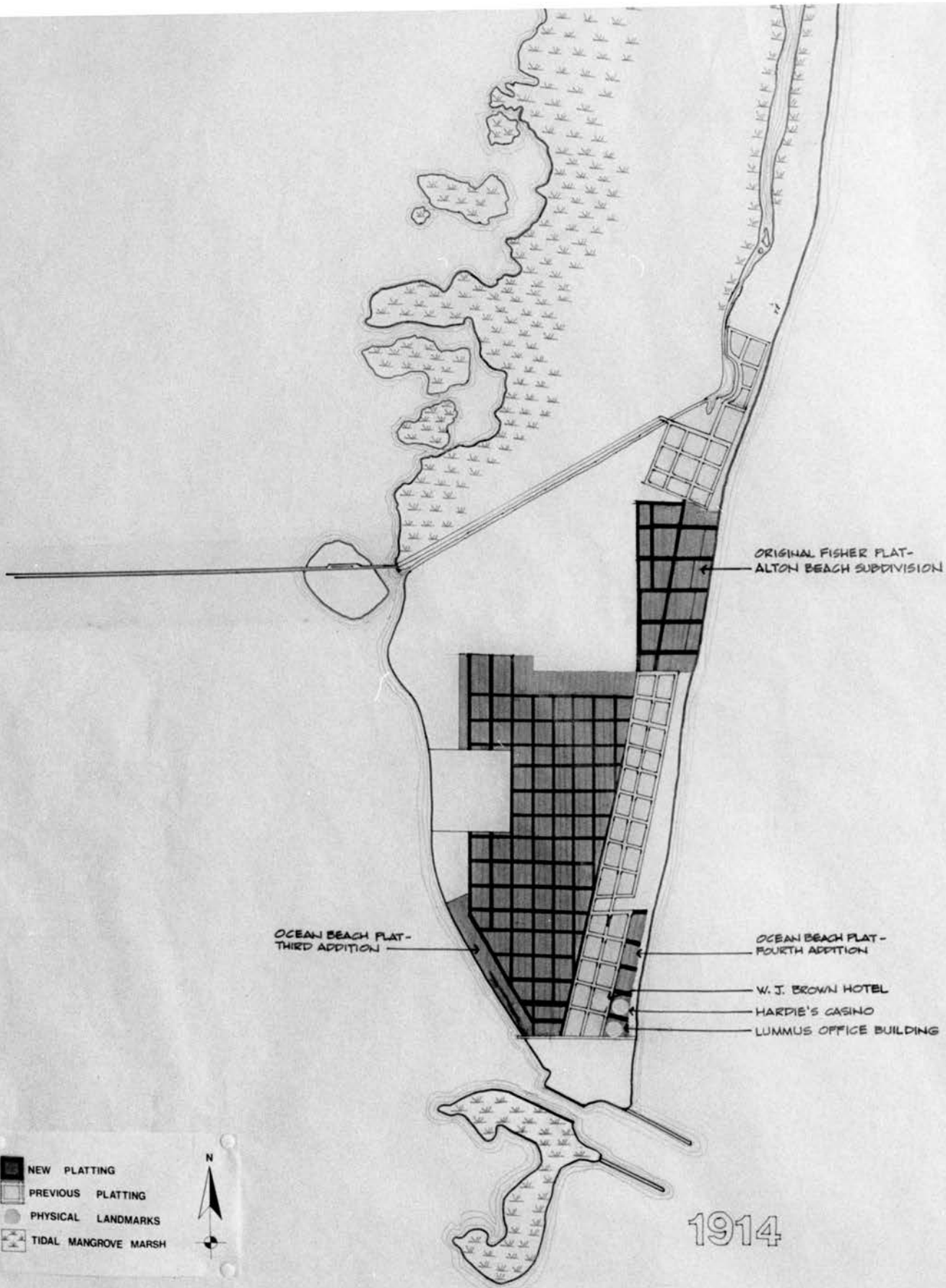
4

*Miami Beach Architectural District
Dade County*

1. Miami Beach Plat, 1913
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History
and Records Management
6. Map
7. Photo #2

MAY 14 1979

MAR 22 1979



5

3

*Miami Beach Architectural District
Dade County*

1. Miami Beach Plat, 1914
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. Map
7. Photo #3

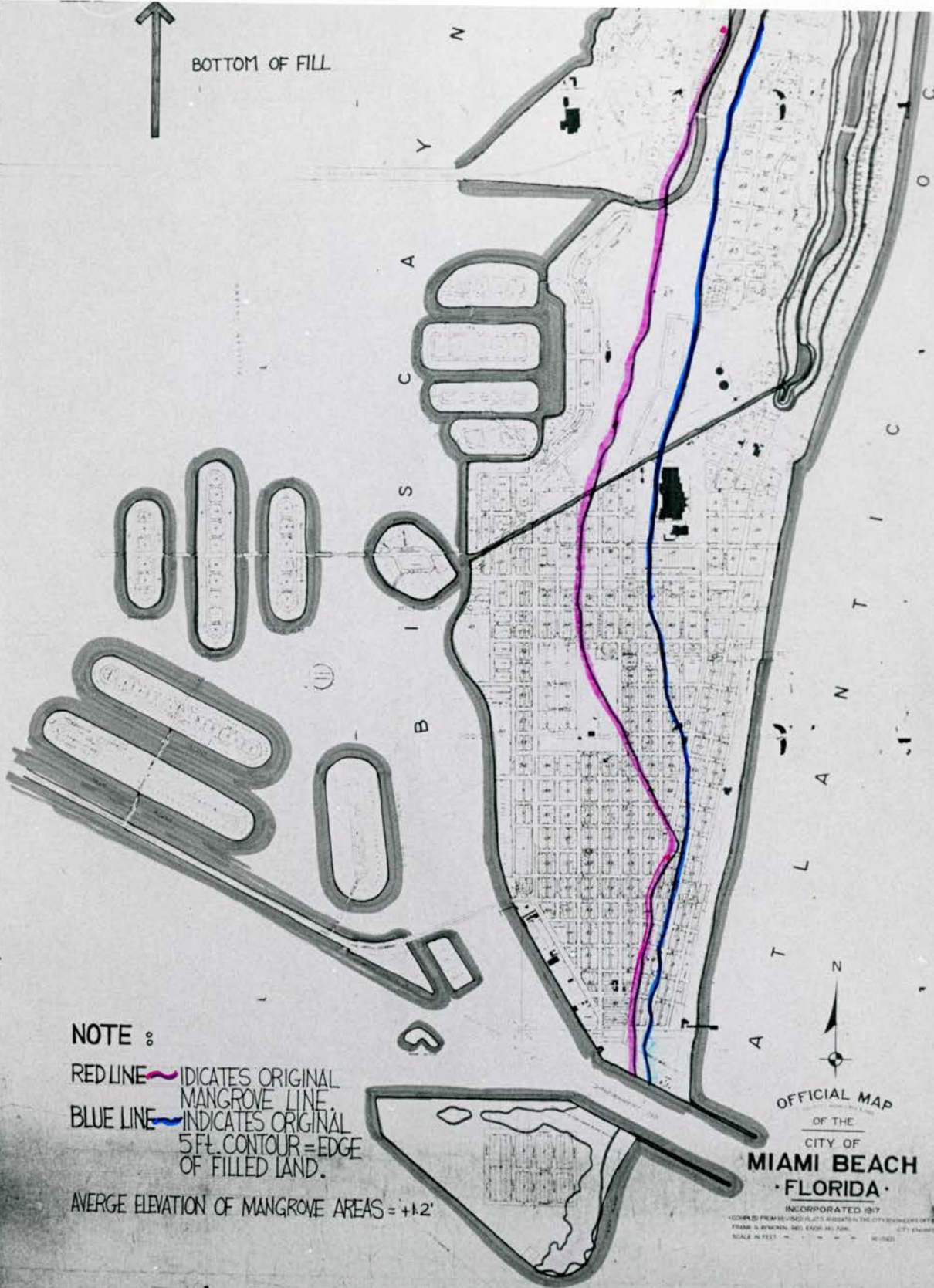
MAR 22 1979

MAY 14 1979

3



BOTTOM OF FILL



NOTE :

RED LINE — INDICATES ORIGINAL MANGROVE LINE.
BLUE LINE — INDICATES ORIGINAL 5 FT. CONTOUR = EDGE OF FILLED LAND.

AVERAGE ELEVATION OF MANGROVE AREAS = +1.2'

OFFICIAL MAP
OF THE

CITY OF
MIAMI BEACH
FLORIDA

INCORPORATED 1917

COMPILED FROM RECENT AERIAL PHOTOGRAPHS BY THE CITY ENGINEER'S OFFICE
FRANK D. WYCKOFF, INC., ENGINEERS, MIAMI, FLA.
SCALE IN FEET 1" = 100'

SOUTH MIAMI BEACH HISTORIC AND PRESERVATION STUDIES

C. MENDOZA, J. RODRIGUEZ, W. TEE

AAE 518 & AAE 519

10

4

Miami Beach Architectural District
Dade County

1. Miami Beach Plat, 1978
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and Records Management
6. Historic and Preservation Studies
7. Photo #4

MAY 14 1979

MAR 22 1979

4



Miami Beach Architectural District
Dade County

1. Lummus Park
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View North
7. Photo #5

MAY 14 1979

MAR 22 1979



Miami Beach Architectural District
Dade County

1. Ocean Drive
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View North from 1200 block
7. Photo #6

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. Victor Hotel
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. South and East facades
7. Photo #7

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. The Tides Hotel
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #8

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. Amsterdam Palace Hotel
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #9

MAY 14 1979

MAR 22 1979



Miami Beach Architectural District
Dade County

1. Collins Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View South from 1500 Block
7. Photo #10

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. St. Moritz, Poinciana and Royal Palm
Hotels
2. Miami Beach, Florida
3. J. L. Curraïs
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facades
7. Photo #11

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Collins Avenue
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View northeast from 11th Street
7. Photo #12

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Collins Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View southeast from 1800 block
7. Photo #13

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Hotel Edward
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. North and west facades
7. Photo #14

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Peter Miller Hotel
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #15

MAR 22 1979

MAY 14 1979

//



6

*Miami Beach Architectural District
Dade County*

1. 21st Street
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View west from Liberty Avenue
7. Photo #16

MAR 22 1979

MAY 14 1979

12



Miami Beach Architectural District
Dade County

1. Governor Hotel
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #17

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. Plymouth Hotel
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. North and west facades
7. Photo #18

MAY 14 1979

MAR 22 1979



Miami Beach Architectural District
Dade County

1. Bass Museum of Art
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facade
7. Photo #19

MAR 22 1979



60

Miami Beach Architectural District
Dade County

1. Collins Park, Parking Lot
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and Records Management
6. View south from 22nd Street
7. Photo #20

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. The Campanile
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #21

MAR 22 1979

MAY 14 1979



57

*Miami Beach Architectural District
Dade County*

1. Palm Court Hotel
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. South and East facades
7. Photo #22

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. Ground of the former Miami Beach Golf Links
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and Records Management
6. View west
7. Photo #23

MAY 14 1979

MAR 22 1979



Miami Beach Architectural District
Dade County

1. Miami Beach Community Center Building
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. Southeast facade
7. Photo #24

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Washington Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View southeast from 7th Street
7. Photo #25

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Washington Avenue
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View southeast from Espanola Way
7. Photo #26

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Miami Beach City Hall (former)
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #27

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Washington Storage
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facade
7. Photo #28

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. United States Post Office
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. Southeast facade
7. Photo #29

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. S. H. Kress and Company Building
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facade
7. Photo #30

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Leroy D. Fienberg Elementary School
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facade
7. Photo #31

MAY 14 1979

MAR 22 1979



Miami Beach Architectural District
Dade county

1. Anchor Hotel
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facade
7. Photo #32

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Temple Emanu-el
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. Southwest facade
7. Photo #33

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Lincoln Road Mall
2. Miami Beach, Florida
3. Miami Beach Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View west
7. Photo #34

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Lincoln Road Mall
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View west
7. Photo #35

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Bronston Building
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History
and Records Management
6. North facade
7. Photo #36

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County, Florida*

1. Bronston Building
2. Miami Beach, Florida
3. Gleason Romer
4. 1942
5. Florida Division of Archives, History and
Records Management
6. North facade
7. Photo #37

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Northeast corner of Lincoln Road and Drexel Avenue
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and Records Management
6. Southwest facade
7. Photo #38

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Sterling Building
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. South facade
7. Photo #39

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. The Deli Building
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. South facade
7. Photo #41

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Congregational Church
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. North facade
7. Photo #42

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Barnett Bank Building
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History
and Records Management
6. North facade
7. Photo #43

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. David Alan Building
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History
and Records Management
6. West facade
7. Photo #44

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Pennsylvania Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View north from 15th Street
7. Photo #45

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade county*

1. 13th Street
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History
and Records Management
6. View west from 700 block
7. Photo #46

MAY 14 1979

MAR 22 1979



1. Rose Arms Apartments
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. Southwest facade
7. Photo #47

Miami Beach Architectural District
Dade County

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Lenox Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View northeast from 900 block
7. Photo #48

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Michigan Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History
and Records Management
6. View southeast from 900 block
7. Photo #49

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. Northeast corner of Euclid Avenue and 16th Street
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and Records Management
6. View northeast
7. Photo #50

MAY 14 1979

MAR 22 1979

*Miami Beach Architectural District
Dade County*

1. Northeast corner of Euclid Avenue and 16th Street
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and Records Management
6. View northeast
7. Photo #50

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. Jefferson Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View southwest from 8th Street
7. Photo #51

MAY 14 1979

MAR 22 1979



*Miami Beach Architectural District
Dade County*

1. 11th Street
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View northeast from Meridian Avenue
7. Photo #52

MAY 14 1979

MAR 22 1979



Miami Beach Architectural District
Dade County

1. Euclid Avenue
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History
and Records Management
6. View northwest from 700 block
7. Photo #53

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Joe's Apartments
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East and south facades
7. Photo #54

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Harmony Villa
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. West facade
7. Photo #55

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

1. Chester Apartments
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. North and west facades
7. Photo #56

MAR 22 1979

MAY 14 1979



*Miami Beach Architectural District
Dade County*

1. Helen's Apartments
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History
and Records Management
6. Detail--East Facade
7. Photo #57

MAR 22 1979

MAY 14 1979



Miami Beach Architectural District
Dade County

MAR 22 1979

1. Palm Gardens Apartments
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #58

MAY 14 1979



*Miami Beach Architectural
District Dade County*

MAR 22 1979

1. Southeast corner of Lenox Avenue and 14th Street
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and Records Management
6. View southeast
7. Photo #59

MAY 14 1979



19

Miami Beach Architectural District
Dade County

MAR 22 1979

1. Lenox Avenue
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History
and Records Management
6. View northwest from 1400 block
7. Photo #60

MAY 14 1979

60



Miami Beach Architectural District
Dade County

MAR 22 1979

1. Residence, 1400 Lenox Avenue
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History
and Records Management
6. South facade
7. Photo #61

MAY 14 1979



*Miami Beach Architectural
District Dade County*

MAR 22 1979

1. Flamingo Park
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View west
7. Photo #62

MAY 14 1979



Miami Beach Architectural District
Dade County

MAR 22 1979

1. Ida M. Fisher Jr. High School
2. Miami Beach, Florida
3. J. L. Currais
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View northwest from Drexel Avenue and 14th
Street
7. Photo #63

MAY 14 1979



MAR 22 1979

1. Southern Bell Telephone Company Building
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. East facade
7. Photo #64

*Miami Beach Architectural District
Dade County*

MAY 14 1979



MAR 22 1979

1. Grace Hotel Building
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History
and Records Management
6. East facade
7. Photo #65

Miami Beach Architectural District
Dade County

MAY 14 1979



Miami Beach Architectural District
Dade County

MAR 22 1979

1. Espanola Way
2. Miami Beach, Florida
3. Miami Design Preservation League
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View west from Washington Avenue
7. Photo #66

MAY 14 1979



Miami Beach Architectural District
Dade County

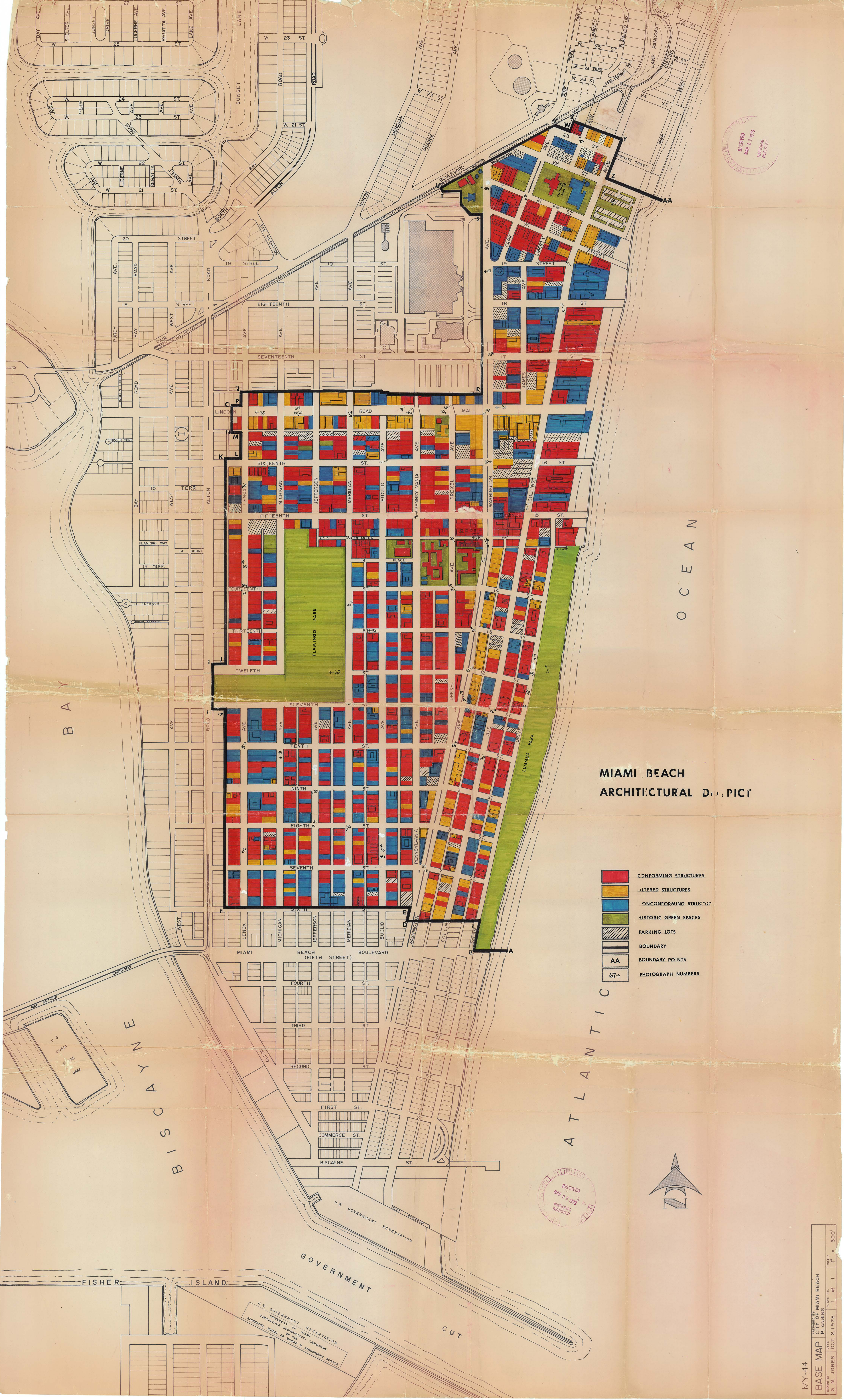
MAR 22 1979

1. Espanola Way
2. Miami Beach, Florida
3. Dan Deibler
4. 1978
5. Florida Division of Archives, History and
Records Management
6. View east from Jefferson Court
7. Photo #57

MAY 14 1979







MIAMI BEACH
ARCHITECTURAL DISTRICT

- CONFORMING STRUCTURES
- ALTERED STRUCTURES
- NONCONFORMING STRUCTURES
- HISTORIC GREEN SPACES
- PARKING LOTS
- BOUNDARY
- BOUNDARY POINTS
- PHOTOGRAPH NUMBERS

National Register of Historic Places

Note to the record

Additional Documentation: 2001

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National Park Service

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Section 5. This additional information updates the calculation of the number of contributing resources within the existing National Register district by extending the time period of significance from 1945 to 1950. This change will result in 130 additional resources within the National Register district being deemed "Contributing Buildings" and 13 additional resources being deemed "Non-Contributing Buildings". Please note that every 1945-1950 building being added as Contributing to the National Register district is currently listed as either Contributing to the National Register district or to one (1) of the City of Miami Beach's local historic districts.

Of the Contributing buildings, 79 are already listed as contributing to the National Register district even though they were constructed in 1945 or after. Therefore, this additional information: A) Confirms these previously listed buildings as contributing to the National Register district; B) Adds additional Contributing buildings that were not originally included because of the previously determined 1945 demarcation date; and C) Makes all 1945-1950 contributing buildings eligible for the various federal tax credit programs.

Section 7. For each building, the attached chart lists the address, name, date, general architectural style, current status within the National Register district and the requested status within the National Register district (Contributing or Non-Contributing).

The original nomination noted a number of architectural styles associated with the contributing resources. All of the nominated buildings built between 1945-1950 share these architectural styles. These styles described in the original nomination are used to describe the 1945-1950 contributing buildings as noted on the attached chart. The majority of these buildings are already listed as Contributing in the National Register district.

The current demarcation of Contributing and Non Contributing based on the year 1945 has resulted in an unintended irregular situation where a 1940 Streamline Moderne building is deemed Contributing while a neighboring virtually identical building built in 1948 is deemed Non-Contributing solely because it is outside the current period of significance. Removing the 1942-1945 period when World War II interrupted construction and the demarcation is even less justifiable. The similarity of said structures is further evidence by the fact that additional research has shown that the majority of the otherwise Contributing buildings constructed between 1945-1950 are already listed as Contributing on the original nomination.

Section 8. This additional information justifies the expansion of the period of significance to 1950 in order to add contributing buildings constructed between 1945-1950 to the Miami Beach Architectural District. These buildings contribute to the significance of the district based on their similar architectural significance as noted in item #7. The 1945-1950 buildings are also significant as fine architectural examples of many of the leading architects of the 1920-1950 period in Miami Beach.

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Miami Beach, Miami-Dade Co., FL**

The 1945-1950 buildings on the attached list (those for which Contributing Status is requested) also contribute to the historical significance of the National Register district by adding to district's sense of time and place and historical development. The great land boom and soaring economy of the 1920's were the backdrop of the creation of more elaborate structures primarily for the wealthy. The second major period of construction lasted from 1930-1950 (excluding World War II). During this period, as Miami Beach recovered from the bust, the simplified form and ornamentation were well suited to the new economic and social conditions in Miami Beach. Smaller buildings, catering to the more modest means of middle-class visitors and seasonal residents were constructed rapidly in great numbers to meet the increasing population of Miami Beach. After the building lull because of World War II, construction in the pre-war styles continued. Therefore, the contributing buildings constructed from 1945-1950 continue the architectural styles of the 1930-1950 period.

Again, the significance of the 1945-1950 Buildings is evidenced by the fact that the vast majority of these 1945-1950 buildings were originally deemed contributing in the original nomination.

As in the original nomination, 1945-1950 buildings can be divided into three (3) major types based on function and use – the seasonal hotels, the residential apartments (over time, some apartments became hotels and some hotels became apartments), and the commercial strips. Samples of each are discussed in more detail as follows:

Apartment:

1. Lincoln Arms Apartments, 1800 James Avenue, was designed by Pitt and Baxter in 1948 in the Streamline Moderne style. It is a "U" shaped building with rounded wing corners and windows fenestration, narrow eyebrows and with pink keystone surrounding the main entry. Other characteristics of Streamline Moderne include the neon "Lincoln Arms" sign, high parapet wall and casement windows. The interior lobby has a decorative terrazzo floor. Decorative elements were included like the three (3) story glass block surrounds entries and upper windows.
2. Rozal Apartments, 760 Euclid Avenue, was designed by noted architect Henry Hohaus in 1947. Streamline Moderne features include doors with porthole windows, brick inlay accent areas, curved NE corner eyebrows, balcony features with beam supports, partially raised scalloped parapet, decorative scuppers, unusual banding and terrace rail.
3. Barbara Apartments, 810 Pennsylvania Avenue, was designed by R. Swartzburg in 1946. A number of Deco Moderne features are noted including the strong sense of verticality, angular forms, ornamentation in relief, and symmetry of fenestration.

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4. Euclid Plaza, 1225-1231 Euclid Avenue, was designed by noted architect Henry Hohauser in 1948. The building is elaborately and finely detailed nautical motif Streamline Moderne building with a rounded building corner, subtly stepped parapet with pierced portholes and other Streamline attributes.
5. Seagate Apartments, 1132 Pennsylvania Avenue, was designed by noted architect Murray Dixon in 1947. It is typical of many two (2) story garden style apartments of the 1930-1950 period: Direct access from the courtyard to the ground floor apartments, multiple stairwells for access to the second floor apartments, curved façade, casement windows, eyebrows, raised bands, etc.

Commercial:

1. 1200 Washington Avenue was designed by noted architect Henry Hohauser in 1947. It is a typical two (2) story commercial Streamline Moderne structure with retail on the lower floor and offices above. It is a very well articulated and unusually massed structure well suited to the commercial fabric of Washington Avenue. It has a curved, recessed and bowed corner entrance with large curved eyebrows, ½ round ribbed pilasters, striping and the second story angles back to create a large rooftop balcony.
2. Schor Plaza, 2129 Washington Avenue, was designed by J.R. Ogden in 1948. It is an unusual Streamline Moderne triangular building adapted to the site. It has continuous eyebrows, decorative railing, terrace area, large storefront window, casement windows and high parapet wall.
3. Harvey Building, 1342 Washington Avenue, was designed by noted architect Henry Hohauser in 1948. It is an example of Streamline Moderne style used in mixed-use commercial/office structure. Features include green tile, ribbed rounded corner, projecting window shades and brick spandrels.
4. Linjay Building, 235 Lincoln Road, was designed by noted architect Albert Anis in 1947. It contains both Streamline Moderne and International Style elements with simple design detailing, curved façade, continuous casement windows and eyebrows all adding to its horizontal appearance.
5. Lincoln Building, 346 Lincoln Road, was designed by noted architect Albert Anis in 1947. This five (5) story office building with retail is a smaller mirror image of the famed 420 Lincoln Road building directly across Washington Avenue. The Lincoln Building has strong and effective massing, keystone façade, ribbon windows, fine vertical fluted sills above and below the windows, stenciled "Lincoln Building" at the roof line northwest corner and polished granite lobby walls.
6. Chase Federal Building, 1100 Lincoln Road, was designed by August Geiger in 1947. Quoting Barbara Capitman in her book, Deco Delights, it is "one of the last works of this master of the Federal Deco style. The double-eagle relief is an unusually good sculptural treatment of our national symbol. The doors are

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decorated with handsome chrome bosses, and a stepped metal pediment is set above." The glass door and entranceway are surrounded by fluted pilasters and additional decoration. The use of marble block concludes this classic structure.

Hotels:

1. The Surfcomber and Seacomber Hotels, 1717 and 1737 Collins Avenue, were designed and connected simultaneously by noted architects MacKay and Gibbs in 1948. Both are excellent examples of the Streamline Moderne/Art Deco style of architecture (Decorated Moderne noted in National Register District description). Elements of note include eyebrows, pilasters, and porthole windows, angled cantilevered entrance canopy, angled brackets at the ends of the continuous eyebrows, casement windows, terrazzo terrace floor, terrace lobby floor and a playful stepped back massing of the west façade. A large "Surfcomber" sign is at the front parapet level and two (2) large glassblock windows are at the top of the Seacomber. Both Buildings are featured in Barbara Capitman's book, Deco Delights.
2. Shelbrooke Hotel, 901 Collins Avenue, was designed by noted architects MacKay and Gibbs in 1947. Continuous eyebrows, raised banding, porthole windows, and other Streamline Moderne features are evident. The Shelbrooke was featured in Barbara Capitman's book, Deco Delights.
3. The Shore Club, 1901 Collins Avenue, was designed by noted architect Albert Anis in 1949. The Shore Club is a good example of Mr. Anis' architectural style, emphasizing overall form rather than integral ornamentation as applied to a mid-scale, low rise resort hotel fronting on Collins Avenue. It has significant architectural massing and detailing incorporated into the composition of the structure, which is highlighted by a three (3) part principal façade that sequentially steps back in subsets from Collins Avenue as it progresses from south to north. Each sequential step-back is distinguished by its own detailing, proportions and special features, which collectively create a unified but multi-faceted primary (west) façade. This same design spirit is captured in the east glass curtain wall of the lobby, which likewise steps eastward toward the sea with industrial precision, as it progresses northward, connecting the south and north wings of the "U" shaped building plan and overlooking the lush tropical courtyard. The public interior lobby includes: four (4) marble columns, which have a rounded cross shape in plan and increase in width as they rise to a special "cloud like" ceiling element; a sweeping wall sculpture, depicting a stylized underwater aquatic scene of swimmers and marine life, is mounted on a dynamically curved wall in the northeast section of the lobby and effectively backlit by neon contained within the sculptures; a monochromatic terrazzo floor reflects and accentuates the strong horizontal personality of the lobby. The National Park Service recently determined that the Shore Club contributes to the significance of the National Register District (Part 1 Application) contingent upon the formal extension of the period of significance to 1950 (see attached).

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**MIAMI BEACH ARCHITECTURAL DISTRICT
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4. The Eastview, 1530 Washington Avenue, was designed by J.J. Debrita in 1945/1946. It is a fine example of the Decorated International Style with emphasis on overall form rather than integral ornamentation. The south and north elevations have distinctive angled windows ("saw tooth") that function to create multiple views. Said saw teeth formally existed at the storefronts and will be re-created. The entrance loggia is historical representing a time before air conditioning. It also contains a terrazzo floor and decorative stone wall design, planters and columns. The two (2) level lobby contains a terrazzo floor and decorative stone columns. The large "Eastview" sign on the exterior and decorative wall grills in the lobby corridor are also significant.
5. Marseilles Hotel, 1741 Collins Avenue, was designed by Robert Swartburg in 1946. It is an excellent example of Art Deco style in a large hotel with typical features emphasizing its verticalness (Decorated Moderne noted in National Register District description). The main elevation has fluted columns, eyebrows, decorative reliefs and a large "M" just below the parapet level.
6. The San Juan Hotel, 1680 Collins Avenue, was designed by noted architect Henry Hohauser in 1948. Art Deco/Streamline Moderne/International elements (Decorated Moderne in the National Register District description) include the zig zag center bay (similar to the Winterhaven Hotel, 1939) with fluted surround, window boxes, bowed window saw tooth windows, and the stepped massing toward the center gives an appearance of verticality (height, an Art Deco element).
7. Claremont Hotel, 1700 Collins Avenue, was designed by noted architect Albert Anis in 1947. It contains a number of significant Art Deco/Streamline Moderne elements including a decorative masonry porch rail, pierced cornice, rounded south corner with deco projections, eyebrows, vertical planters at the corner and decorative grill work at the parapet level (Decorated Moderne in the National Register District description).

Section 9. Major Bibliographical References include the current Miami Beach Architectural District nomination, Miami-Dade County Property Appraiser records, and City of Miami Beach records.

Section 11. The Additional Information for the nomination creating the National Register District was prepared by, and under the direction of, Mr. William H. Cary, Director – Design, Preservation & Neighborhood Planning Division, Planning Department, City of Miami Beach, City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139, 305-375-7550. If he is unavailable, please try either his associate, Shannon McCartt or Gary A. Appel, an outside consultant at 305-935-4424.

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Miami Beach, Miami-Dade Co., FL**

1.
 - 1) Lincoln Arms Apartments, Miami Beach Architectural District (Additional Information)
 - 2) 1800 James Avenue, Miami Beach, Miami-Dade County, Florida
 - 3) Photo taken by Gary A. Appel
 - 4) November 6, 2000
 - 5) Gary A. Appel
One Turnberry Place
19495 Biscayne Blvd, #301
Aventura, FL 33180
(305) 935-4424
 - 6) E elevation, camera facing W
 - 7) 1 of 37

Note: Items 3-5 are the same for the remaining photographs, all of which are for buildings discussed in the Additional Information submitted for the Miami Beach Architectural District.

2.
 - 1) Lincoln Arms Apartments
 - 2) 1800 James Avenue, Miami Beach, Miami-Dade County, Florida
 - 6) S and E elevations, camera facing NW
 - 7) 2 of 37
3.
 - 1) Lincoln Arms Apartments
 - 2) 1800 James Avenue, Miami Beach, Miami-Dade County, Florida
 - 6) Courtyard and building entrance, camera facing W
 - 7) 3 of 37
4.
 - 1) Lincoln Arms Apartments
 - 2) 1800 James Avenue, Miami Beach, Miami-Dade County, Florida
 - 6) Lobby toward entrance, camera facing SE
 - 7) 4 of 37
5.
 - 1) Rozal Apartment
 - 2) 760 Euclid, Miami Beach, Miami-Dade County, Florida
 - 6) E and N elevations, camera facing W
 - 7) 5 of 37

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6. 1) Barbara Apartment
 2) 810 Pennsylvania Avenue, Miami Beach, Miami-Dade County, Florida
 6) E elevation, camera facing W
 7) 6 of 37

7. 1) Euclid Plaza
 2) 1225-1231 Euclid Avenue, Miami Beach, Miami-Dade County, Florida
 6) W elevation, camera facing E
 7) 7 of 37

8. 1) Seagate Apartments
 2) 1132 Pennsylvania Avenue, Miami Beach, Miami-Dade County, Florida
 6) E and partial S elevations (subject on the right) camera facing NW
 7) 8 of 37

9. 1) Seagate Apartments
 2) 1132 Pennsylvania Avenue, Miami Beach, Miami-Dade County Florida
 6) Close-up of courtyard elevation, camera facing NW
 7) 9 of 37

10. 1) No Name
 2) 1200 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) E and part of S elevations, camera facing NW
 7) 10 of 37

11. 1) Schor Plaza
 2) 2129 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) W and E elevations, camera facing E
 7) 11 of 37

12. 1) Harvey Building
 2) 1342 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) N and E elevations, camera facing SW
 7) 12 of 37

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**MIAMI BEACH ARCHITECTURAL DISTRICT
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13. 1) Harvey Building
 2) 1342 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) Entrance to upper floors, N elevation, camera facing S
 7) 13 of 37

14. 1) Harvey Building
 2) 1342 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) Lobby, from the entrance toward the elevator, camera facing W
 7) 14 of 37

15. 1) Linjay Building
 2) 235 Lincoln Road, Miami Beach, Miami-Dade County, Florida
 6) S and W elevations camera facing NE
 7) 15 of 37

16. 1) Linjay Building
 2) 235 Lincoln Road, Miami Beach, Miami-Dade County, Florida
 6) Lobby toward elevator, camera facing E
 7) 16 of 37

17. 1) Lincoln Building
 2) 346 Lincoln Road Miami Beach, Miami-Dade County, Florida
 6) N and W elevations, camera facing SE
 7) 17 of 37

18. 1) Lincoln Building
 2) 346 Lincoln Road, Miami Beach, Miami-Dade County, Florida
 6) Lobby toward elevator, camera facing E
 7) 18 of 37

19. 1) Chase Federal Building
 2) 1100 Lincoln Road, Miami Beach, Miami-Dade County, Florida
 6) N and partial E elevations, camera facing S
 7) 19 of 37

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 4 **MIAMI BEACH ARCHITECTURAL DISTRICT
(ADDITIONAL INFORMATION)
Miami Beach, Miami-Dade Co., FL**

- 20. 1) Chase Federal Building
 2) 1100 Lincoln Road, Miami Beach, Miami-Dade County, Florida
 6) E elevation entrance, camera facing W
 7) 20 of 37

- 21. 1) Surfcomber and Seacomber Hotels (attached to each other)
 2) 1717 and 1737 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) W elevations, camera facing NE
 7) 21 of 37

- 22. 1) Surfcomber Hotel
 2) 1717 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) W and partial N elevations, camera facing SE
 7) 22 of 37

- 23. 1) Seacomber Hotel
 2) 1737 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) W elevation, camera facing E
 7) 23 of 37

- 24. 1) Surfcomber and Seacomber Hotels (attached to each other)
 2) 1717 and 1737 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) Combined lobby, camera facing N
 7) 24 of 37

- 25. 1) Sherbrooke Hotel
 2) 901 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) S and W elevations, camera facing NE
 7) 25 of 37

- 26. 1) Sherbrooke Hotel
 2) 901 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) Lobby from entrance to second floor, camera facing E
 7) 26 of 37

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 5

**MIAMI BEACH ARCHITECTURAL DISTRICT
(ADDITIONAL INFORMATION)
Miami Beach, Miami-Dade Co., FL**

- 27. 1) Shore Club Hotel
 2) 1901 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) W elevation, camera facing NE
 7) 27 of 37

- 28. 1) The Eastview
 2) 1530 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) E and N elevations, camera facing W
 7) 28 of 37

- 29. 1) The Eastview
 2) 1530 Washington Avenue, Miami Beach, Miami-Dade County, Florida
 6) S wall of entrance loggia, camera facing SW
 7) 29 of 37

- 30. 1) Marseilles Hotel
 2) 1741 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) W and partial S elevations, camera facing E
 7) 30 of 37

- 31. 1) Marseilles Hotel
 2) 1741 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) Lobby from entrance toward ocean, camera facing E
 7) 31 of 37

- 32. 1) Marseilles Hotel
 2) 1741 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) :Lobby from back toward entrance, camera facing W
 7) 32 of 37

- 33. 1) San Juan Hotel
 2) 1680 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) E and partial S elevations, camera facing NW
 7) 33 of 37

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 6

**MIAMI BEACH ARCHITECTURAL DISTRICT
(ADDITIONAL INFORMATION)
Miami Beach, Miami-Dade Co., FL**

- 34. 1) San Juan Hotel
 2) 1680 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) E elevation entrance, camera facing W
 7) 34 of 37

- 35. 1) Claremont Hotel
 2) 1700 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) E and partial S elevations, camera facing W
 7) 35 of 37

- 36. 1) Claremont Hotel
 2) 1700 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) Entrance terrace, camera facing S
 7) 36 of 37

- 37. 1) Claremont Hotel
 2) 1700 Collins Avenue, Miami Beach, Miami-Dade County, Florida
 6) Lobby, camera facing S
 7) 37 of 37

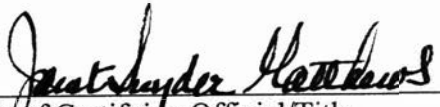
United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 6

**MIAMI BEACH ARCHITECTURAL DISTRICT
(ADDITIONAL INFORMATION)
Miami Beach, Miami-Dade Co., FL**

Additional Documentation includes a locator map of the Miami Beach Architectural District; photographs and a chart with information for all buildings within the district constructed between 1945-1950. Each entry includes 1) the address, 2) name (if existed), 3) date of construction, 4) general architectural style, 5) current status within the National Register District, and 6) whether the building is a Contributing or a Non-Contributing resource within the National Register District. Please note that for each building where Contributing status is requested, said status already exists within one of the City of Miami Beach's local historic districts.



Signature of Certifying Official/Title

11/21/2000

Date

List of buildings
Constructed
1945-1950
City of Miami Beach, FL

Address	Name	Date	Style	Current Local Status	Currently Contributing National Listing	Requested National Status
740 Ocean Dr.	Boulevard	1950	3-story International	Contributing		C
826 Ocean Dr.	Pelican	1948	3-story Dec. International	C		C
1052 Ocean Dr.	Adrian	1950	2 story Dec. Int'l	C		C
1418 Ocean Dr.	Penguin Apts	1948	3-story Dec. Int'l	C		C
1775 James Ave	James Court Apts	1948		Non-Contributing		N/C
1800 James Ave	Lincoln Arms Apts	1948	3-story Moderne	C	C	C
1835 James Ave	Miljean Court	1947	3-story Moderne	C	C	C
1849 James Ave	James Manor Apts	1950	3-story Moderne Int'l	C		C
638 Collins Ave	Dipper Bar	1947	1-story Com. Block	C	C	C
669 Collins Ave		1948	2-story Mod.	C		C
901 Collins Ave	Sherbrooke Apts	1947	3-story Moderne	C	C	C
1100 Collins Ave	Del Rio Apts	1950	3-story Dec. International	C	C	C
1130 Collins Ave		1949	2-story Moderne	C		C
1343 Collins Ave	Clifton Hotel	1948	2-story Dec. Mod.	C	C	C
1428 Collins Ave	Julie Apartment/Hotel	1949	2-story Dec. Mod.	C	C	C
1655 Collins Ave		1949	3-story Moderne	C	C	C
1671 Collins Ave	Sagamore Hotel	1948	5-story Dec. Int'l	C		C
1680 Collins Ave	San Juan Hotel	1948	3-story Dec. Mod.	C	C	C
1685 Collins Ave	Delano Hotel	1947	12-story Dec. Mod.	C	C	C
1700 Collins Ave	Claremont Hotel	1947	3-story Dec. Mod.	C	C	C
1717 Collins Ave	Surfcomber Hotel	1948	3-story Dec. Mod.	C	C	C
1732 Collins Ave	Catalina Hotel	1948	3-story International	C		C
1737 Collins Ave	Seacomber Hotel	1948	3-story Dec. Mod.	C	C	C
1741 Collins Ave	Marseilles Hotel	1946	8-story Dec. Mod.	C	C	C
1819 Collins Ave	Nautilus Condo	1950	8-story Dec Int'l	C		C
1901 Collins Ave	Shore Club	1949	3-story Moderne Int'l	C		C
2300 Collins Ave	Commercial	1950	2-story Moderne	C		C
1200 Washington Ave	Jeffry Apartment Bldg	1947	2-story Moderne	C	C	C
1240 Washington Ave		1948	1-story Moderne	C		C
1333 Washington Ave	Retail	1948	1-story Com. block	C		C
1342 Washington Ave	Harvey Building	1948	2 & 3 stories Moderne	C		C
1401 Washington Ave	Retail	1950	1-story Com block	C		C
1430 Washington Ave		1947	1-story Com block	C		C
1491 Washington Ave	Commercial	1949	1-story Com block	C		C
1500 Washington Ave	Retail	1945	1-story Com. block Moderne	C	C	C
1515 Washington Ave	Beach Arcade	1948	1-story Com. Blk Dec. Mod.	C	C	C
1527 Washington Ave	Roxy Theater	1948	2-story Com. block	NC		N/C
1530 Washington Ave	Eastview Apts	1945	5 story Dec. International	C		C

List of buildings
Constructed
1945-1950
City of Miami Beach, FL

Address	Name	Date	Style	Current Local Status	Currently Contributing National Listing	Requested National Status
1542 Washington Ave	Grandma's Kute Kitty	1945	2 story Dec Int'l	C		C
1701 Washington Ave	Temple Emanu-el	1947	3 story Moderne	C	C/A	C
1925 Washington Ave	Mansfield Park Apts	1949	2-story Dec. International	C		C
1965 Washington Ave	London House	1948	2-story Dec. International	C	C	C
2129 Washington Ave	Schor Plaza	1948	2-story Moderne	C	C	C
1205 Drexel Ave	Jeffrey Hotel/Apts	1947	2-story Dec. Mod.	C	C	C
708 Pennsylvania Ave	Marsha Apts	1948	2-story C-plan	C	C	C
810 Pennsylvania Ave	Barbara Apts	1946	2 & 3 story Dec. Mod.	C	C	C
818 Pennsylvania Ave	Lynn Diane Apts	1946	2 & 3 story Dec. Mod.	C	C	C
842 Pennsylvania Ave	Davelinger Apts	1949	2 story Dec. Mod.	C	C	C
901 Pennsylvania Ave		1948	2 story Int'l	C		C
1124 Pennsylvania Ave	Henry's Apartments	1947	2 story Dec. Mod.	C	C	C
1132 Pennsylvania Ave	Sea Gate Apts	1947	2 story Dec. Mod.	C	C	C
1551 Pennsylvania Ave	Penn-Lincoln Apts	1947	2 story Dec. Mod.	C	C	C
1555 Pennsylvania Ave	Penn Apartments	1947	2 story Dec. Mod.	C	C	C
1611 Pennsylvania Ave		1949	2 story Dec. Int'l	C		C
831 Meridian Ave	El Cay	1948	2 story Dec. Mod.	C	C	C
948 Meridian Ave	Natalie's Apts	1947	2 story Dec. Mod.	C	C	C
1135 Meridian Ave	Park Corner	1947	2 story Dec. Mod.	C	C	C
1311 Meridan Ave	Rae Rose	1947	2 story Dec. Int'l	C		C
1351 Meridian Ave	Wassermans Apts	1946	2 story Dec. Mod.	C	C	C
1409 Meridian Ave		1950		NC		N/C
1608 Meridian Ave	Meridian Terrace	1948	2 story Dec. Mod.	C	C	C
760 Euclid Ave	Rozal Apts	1947	2 story Dec. Mod.	C	C	C
935 Euclid Ave	Beth Tfiloh Congrton	1946	2 story Dec. Mod.	C	C	C
1010 Euclid Ave	Ambay Apts	1947	2 story Moderne	C	C	C
1115 Euclid Ave	Barnett Gardens	1950	2 story Dec. Mod.	C	C	C
1225 Euclid Ave	Euclid Plaza	1948	2 story Dec. Mod.	C		C
1300 Euclid Ave	Eugene's Apts	1949	2 story Dec. International	C	C	C
1310 Euclid Ave	DiLisa Apts	1949	2 story Dec. International	C	C	C
1318 Euclid Ave		1947	2 story International	C		C
1321 Euclid Ave	Marquit Apts	1948	2 story Dec. Mod.	C	C	C
1324 Euclid Ave	Eugene Apts	1950	2 story Dec. Mod.	C	C	C
1520 Euclid Ave	Aberlee Apts	1947	2 story International	C	C	C
1611 Euclid Ave	Schremer Apts	1947	2 story Dec. Mod.	C	C	C
821 Jefferson Ave	Joel	1948	2 story Dec. International	C	C	C
825 Jefferson Ave	Jefferson Manor	1948	2 story Dec. Mod.	C	C	C
955 Jefferson Ave		1948	2 story Int'l	C		C
1510 Jefferson Ave	Jefferson Arms	1947	2 story Dec. International	C	C	C
1533 Jefferson Ave		1949	2 story Dec. Int'l	C		C

List of buildings
Constructed
1945-1950
City of Miami Beach, FL

Address	Name	Date	Style	Current Local Status	Currently Contributing National Listing	Requested National Status
1565 Jefferson Ave		1948	2 story Int'l	C		C
1605 Jefferson Ave	Faulkner Apartments	1946	2 story Mod.	C	C	C
1606 Jefferson Ave		1949	2 story Dec. Int'l	C		C
715 Michigan Ave	Irvin Apartments	1946	2 story Dec. Mod.	C	C	C
840 Michigan Ave	ARJ Villas	1947	2 story Dec. International	C	C	C
845 Michigan Ave	Mount Carmel Apts	1947	2 story Moderne	C	C	C
911 Michigan Ave	Grace Apartments	1948	2 story Dec. Mod.	C	C	C
1024 Michigan Ave	Apts	1946	2 story Med. Rev.	C	C	C
1040 Michigan Ave	El Dora Apts	1946	2 story Moderne	C	C	C
1050 Michigan Ave	El Dora Apts	1946	2 story Moderne	C		C
200 Lincoln Road	Airlines Terminal BD	1946	1 story Moderne	C	C	C
216 Lincoln Road		1946	2 story Dec. Int'l	Contrib. Status in progress		C
226 Lincoln Road	Various Commercial	1947		NC		N/C
230 Lincoln Road	Carib Mall Shop Cntr	1950		NC		N/C
235 Lincoln Road	Linjay Building	1947	2 story Moderne	C		C
346 Lincoln Road	Lincoln Bldg	1946	5 story Moderne	C		C
501 Lincoln Road	Steinberg Bldg	1949	2 story Moderne	C		C
1100 Lincoln Road	Chase Federal Bank	1947	2 story Neo-Class	C	C	C
2000 Liberty Ave	Riveria Park Apts	1947	3 1/2 story Moderne	C	C	C
2225 Liberty Ave		1946		NC		N/C
1941 Park Ave	Samart Apt	1950	2 story Dec. Mod.	C	C	C
2150 Park Ave	Libre Apts	1947	2 story Dec. Int'l	C		C
2160 Park Ave	Park Manor Apts	1948	2 story Moderne	C		C
610 Espanola Way	Jewish Cntr	1948		NC		N/C
717 Espanola Way		1949		NC		N/C
810 Espanola Way	Apts	1948		NC		N/C
811 Espanola Way	Residence	1948	2 story Med. Rev.	C	C	C
725 Lenox Ave	Sassafras II	1946	2 story Dec. Mod.	C	C	C
750 Lenox Ave	Apts	1950	2 story Dec. Mod.	C	C	C
800 Lenox Ave	Lenox Ave. Apts.	1950	2 story Dec. Int'l L-Plan	Contrib. Status in progress	C	C
815 Lenox Ave	Sheparol Court Apts	1949	2 story Dec. Mod.	C	C	C
840 Lenox Ave	Rosphyll Apts	1948	2 story Dec. Int'l	Contrib. Status in progress	C	C
900 Lenox Ave	Mitrani Apts	1947	2 story Dec. Mod.	C	C	C
910 Lenox Ave		1950	1 story Med. Rev.	C		C
937 Lenox Ave		1950	1 story Med. Rev.	C	C	C
1045 Lenox Ave		1949	2 story Dec. Int'l	C		C
1443 Lenox Ave	Residence	1947	1 story Med. Rev.	Contrib. Status in progress	C	C
1525 Lenox Ave		1950	2 story Int'l	C		C
1551 Lenox Ave		1946	2 story Med. Rev. Mod.	C	C	C
1538 Lenox Ave	Wolfson Art Storage	1950	3 story Med. Rev.	C	C	C

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Miami Beach Architectural District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Dade

DATE RECEIVED: 12/01/00 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/15/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 79000667

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT ☐ DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

National Register of Historic Places

Note to the record

Additional Documentation: 2009

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

MIAMI BEACH ARCHITECTURAL DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
ADDENDUM TO SECTION 7

Description of Physical Appearance

The building at 745 Collins Avenue, originally the Premier Hotel, was designed by noted Miami Beach architect L. Murray Dixon and was constructed in 1940. It included both hotel and street level retail. The two-story Streamline Moderne structure was converted to retail use in the mid-1990s.

The west facade fronts onto Collins Avenue and contains the majority of the character-defining features. The first bay contains a large recessed shop window on the ground level which is divided into twelve lights. A concrete eyebrow above this window extends into the second bay and also covers the entrance. The entry consists of a non-historic glass door and sidelight, flanked by glass block. The third bay features a tall fixed window divided into three vertical lights. Fluted pilasters stand on either side of the window and visually support a shallow eyebrow which sits about a foot higher than the entry eyebrow. This height difference was perhaps originally intended to demarcate it from the separate retail use of this portion of the building. Above the eyebrow in the first bay is a grid of vertical and horizontal lines scored into the stucco. A large single-light window and eyebrow sit just above this grid. A vertical "chimney" element rising from the first story eyebrow and extending above the second story parapet marks the transition into the second and third bay. This feature is accented with simple, evenly-spaced vertical score lines and creates a juxtaposition between the horizontal and vertical elements that clearly identifies the building as Streamline Moderne. To the south of the chimney are two fixed windows. The second one wraps around the southwest corner of the building. Two sets of racing stripes and an eyebrow ornament this portion of the facade, beginning at the chimney feature, passing the windows and turning the southeast corner before terminating in the first bay of the southern elevation. Four squared vents sit above the eyebrow. The roof parapet steps slightly higher south of the chimney.

The northern and southern elevations are very close to the neighboring buildings (a/k/a "lot line elevations") and are thus nearly impossible to see beyond the first or second bay—though both are eleven bays long. The historic window openings remain. The current windows were removed and replaced with glass block during a renovation in the 1990s (which had replaced non-historic jalousie windows probably dating from the 1962 rehabilitation). The western-most bay on the southern elevation features the decorative eyebrow and racing stripe details which "turned the corner" from the street facade. These features frame a second story fixed window and the terminate, after which there is a slight step down in the parapet height.

The eastern, or rear, elevation faces the alley and is four bays wide. The window openings have been filled in, but blind recesses were left to indicate the original window locations and shapes. There are two door at the ground level; neither is historic.

The interior has been reworked many times and few historic features remain. Despite these alterations, the building maintains significant exterior integrity and makes a meaningful visual and physical contribution to the Miami Beach Architectural District. A rehabilitation of the building following the Secretary of the Interior's

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

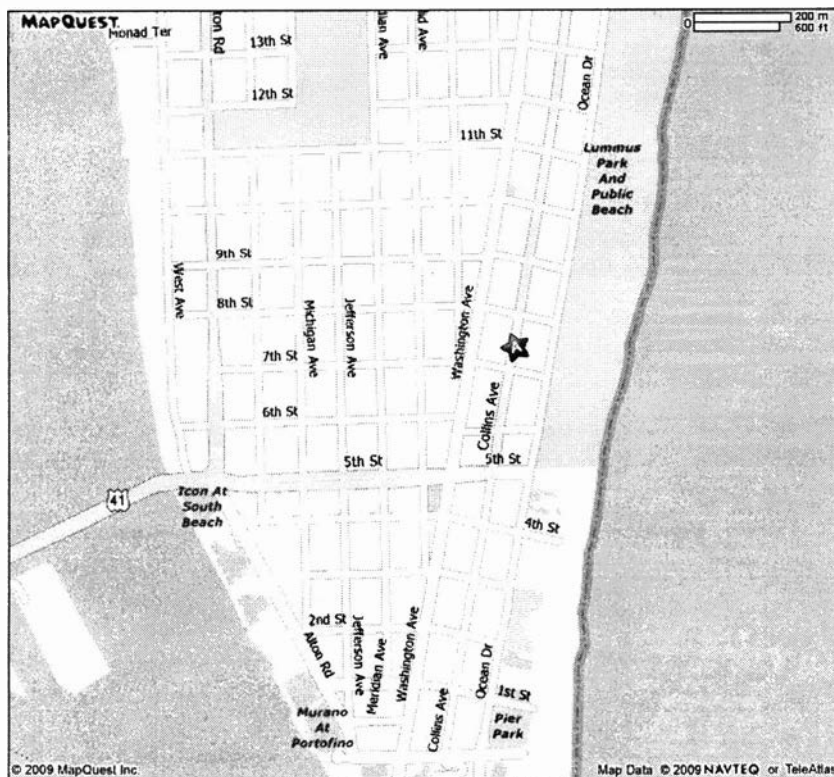
Section number 7 Page 2

MIAMI BEACH ARCHITECTURAL DISTRICT
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
ADDENDUM TO SECTION 7

standards will return the building as closely as possible to its historic appearance while allowing for an economically efficient contemporary use.



Aerial View: Former Premier Hotel, 745 Collins Avenue, Miami Beach Florida



Map Location, Former Premier Hotel, 745 Collins Avenue, Miami Beach Florida

745 Collins Avenue
Miami Beach

Premier Hotel, Miami Beach, Florida



Postcard of The Premier Hotel, postmarked 1949
Courtesy of the Ricky Flanagan Collection

NEWLY BUILT
The Premier Hotel
745 Collins Ave., At 8th St.,
MIAMI BEACH, FLORIDA
50 FEET FROM THE OCEAN
Private Tiled Baths, Showers, Pools, Telephones
Luxurious Accommodations At Moderate Cost

Dear friend Philip
Hope you are very well
we are both fine. we
received your lovely card
accept our thanks. the
weather is lovely in here
sunshine every day
and we both enjoying in
here, love to you and to
your good Mother & Father
from your friends and
neighbor Mr. & Mrs. A. J.
O'Sullivan



POST CARD

Mr. Philip Cohen
408 E. 34th St.
Paterson N.J.

Postcard of The Premier Hotel, postmarked 1949
Courtesy of the Ricky Flanagan Collection

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Miami Beach Architectural District

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Dade

DATE RECEIVED: 4/09/09 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/23/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 79000667

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

X ACCEPT ___ RETURN ___ REJECT 5/5/2009 DATE

ABSTRACT/SUMMARY COMMENTS:

This building was left out of the Resource Count & Description
of the original District nomination (as Amended). It retains
integrity to the Period of Significance & contributes to the
Significance of the District

RECOM./CRITERIA Accept Additional Documentation

REVIEWER J. Gabbert DISCIPLINE _____

TELEPHONE _____ DATE 5/5/2009

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.

National Register of Historic Places

Note to the record

Additional Documentation: 2013

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL**

Section number 7 Page 1

DESCRIPTION

The Miami Beach Architectural District ("MBAD" or "District") is comprised of the oldest sections of Miami Beach and was built out to a fairly significant extent by the postwar era. The District is best known for its pre-War Mediterranean Revival, Art Deco and Streamline Moderne styles. After World War II, the bulk of the new construction on Miami Beach focused on areas north of the District, where more land was available to accommodate the large new resorts being built at the time. These areas, particularly north of 44th Street, are better known for their significant modern architecture, which flourished in South Florida during the heady postwar period. High-style buildings constructed in this era have come to be known as Postwar Modern (sometimes locally referred to as Miami Modern or 'MiMo'), while the less stylized properties are identified as simply Postwar Vernacular. Despite this generalized trend of building further north in the postwar era, new construction did continue in the MBAD as older buildings were demolished and the few remaining vacant lots were filled. Since the lot sizes were significantly smaller in the District than they were further north, many properties constructed here between 1951-1965 shared postwar stylistic features with their contemporary buildings, but continued the design characteristics of the earlier structures within the District in terms of scale, massing, materials, lot coverage, etc.

POSTWAR MODERN/MIMO

Nationwide, much postwar public architecture tended toward the austere International style, with severe right angles, extensive use of glass, the emergence of curtain walls and a general lack of ornamentation. Following the two World Wars and the Great Depression, Modernism represented a "shiny new age of peace and prosperity... [with an] emphasis on rational and efficient building technology."¹ Pure International Style buildings sought to impress by their restraint, simplicity and rational use of space and materials. There are very few International Style buildings on Miami Beach. Here, the expression of modern functional simplicity clearly established a path of its own in the Postwar Modern style:

Floor plans were commonly reorganized from interior double loaded corridors to "open air" verandas or "cat walks" on one side or more. Single block massing remained a dominant characteristic but new functional exterior elements profoundly impacted design. Overhanging roof plates, projecting floor slabs and ornamental railings became typical of the new "style" along with paired or clustered pipe columns to support them. Symmetrical staircases became significant exterior design features. Occasionally, double block massing was created with a common landscaped courtyard in between. Additional design elements and materials were added

¹ Gelernter, Mark: A History of American Architecture, University Press of New England, Hanover NY, 1999, 263

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 7 Page 2

to the architectural vocabulary, including rounded eaves, rock face feature areas, cast concrete decorative panels, slump block and applied masonry elements denoting marine and nautical themes, such as seahorses and anchors.²

Two of the more prominent and prolific architects in the district during the postwar era were Gilbert Fein and Gerard Pitt.

Gilbert M. Fein (1920-2003) came to Miami Beach from New York City where he studied architecture at New York University. He served in the Army Corps of Engineers during World War II and like many veterans, he settled in Miami Beach after the war. Fein designed hundreds of residential and commercial buildings in South Florida in the new Post War Modern style, becoming "one of the masters of Modernism."³ In 2005, the City of Miami Beach designated the Gilbert Fein Neighborhood Conservation District on 16th Terrace west of West Avenue, commemorating "a distinct architectural enclave of two-story 'MiMo' apartment buildings which originally had direct access to the bay front."⁴ Fein designed more than twenty buildings within the MBAD between 1945 and 1965. Some of the better-known are found along iconic Ocean Drive, including:

Starlite Hotel, 750 Ocean Drive, 1952

News Café, 800 Ocean Drive, 1958

900 Ocean Drive, 1952

1200 Ocean Drive, 1958

Gerard Pitt (1885-1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career, he worked in New York City and Detroit. He moved to Miami in 1930 and was in partnership with George L. Pfeiffer, 1940-1941. In Miami Beach, he designed dozens of mostly small-scale apartment buildings in the Art Deco and Postwar Modern styles from 1940 to the late 1960s, when he was in his 80s.⁵ These include:

Tropical Gardens, 1600 Collins Avenue, 1950

1831 James Avenue, 1952

655 Meridian Avenue, 1960

² "Ocean Beach Historic District Designation Report" (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 1995, p.35.

³ "Gilbert M. Fein," *Miami Herald*, Obituaries, 11 March 2003, p.4-B.

⁴ "Gilbert M. Fein Neighborhood Conservation District Designation Report" (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 2005, p.4.

⁵ "MiMo on the Beach."

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)

Miami Beach, Miami-Dade Co., FL

Section number 7 Page 3

Postwar Modern Hotels

North of the district boundaries, postwar hotels developed into expansive flamboyant resorts as the local MiMo style emerged. Within the MBAD, Postwar Modern hotels were restricted by the size of available real estate. Small postwar hotels in the MBAD followed closely the pattern set by small hotels constructed here before World War II, although with fewer decorative pretensions. They were built on single lots with front patios and maintained the tight knit scale and distinctive frontage of the established district with compatible lot coverage and massing. This consistency in size, materials and spacing contributes to the sense of place that is conveyed by the district as a whole. These hotels do not interrupt the rhythm of the street, rather they add to the cohesive nature of the district while employing design elements that are clearly of the postwar era.

The fenestration of Post War Modern hotels was often highlighted with boxed windows, as well as continuous ribbon windows and eyebrows. The windows themselves tended to be single-light windows – sometimes jalousies, but as air conditioning became more common, operable windows were no longer needed in order to cool a building, and thus, postwar windows were often fixed. Gilbert Fein's 1952 **Starlite Hotel at 750 Ocean Drive** (Photograph #1) is a prominent example of the Postwar Modern style as applied to the famous hotel row along Ocean Drive. The building was constructed on a single lot, has a raised front patio, is relatively low-scale with its four-story height and is made of concrete and stucco, like its neighbors. Fein contrasts a vertical orientation on the north with a traditional horizontal emphasis on the rest of the building. The windows are boxed, and on the north, wrap around the corner and project from the main face of the building. The smooth stucco is broken by score lines forming a grid on the north and between the boxed windows.

In a local adaptation of restrained postwar styles, hotels on Miami Beach often included one or two exuberant or exotic architectural details applied to an otherwise simple design – in effect, using 'architecture as advertising' in an effort to outdo one another in attracting business.⁶ One such example of flamboyant detailing on a restrained hotel design is Norman Giller's **Ocean Reef Hotel at 1136 Collins Avenue** (Photograph #2). Built in 1953, Giller designed the two-story hotel as two parallel rectangular bars which front on Collins Avenue and are connected by a continuous eyebrow over the first floor. The hotel's basic design is very simple and orderly; other than the eyebrow, it uses only flat unornamented panels for decoration. This simple décor serves to further emphasize the vertical concrete bands that rise above the eyebrow between the two buildings, dramatically extending high over the flat roofline in an open grid-like design.

⁶ "MiMo on the Beach".

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 7 Page 4

Postwar Modern Apartment Buildings

Apartment Blocks

In the postwar era, lower-scaled apartment buildings were developed on Miami Beach that emulated nearby hotels. These apartment houses sometimes retained interior double-loaded corridors, but commonly featured floor plans with open-air corridors or catwalks on one side or more. Simple rectangular-shaped building massing remained a dominant characteristic, but new functional exterior elements were introduced which clearly distinguished the properties as being from the postwar era. Instead of the eyebrows that were so common in the earlier Art Deco and Streamline Moderne styles, overhanging roof plates and projecting floor slabs – often supported by pipe columns -- shaded postwar properties from the south Florida sun. Roofs were general flat; however, low-pitched roofs with flat tile also were utilized. Rounded or ‘soft’ eaves were often incorporated into both roof types. Varied roof angles and delta wings often added visual interest to the apartment buildings in this style. Decorative railings became significant design features and often served as the ornamentation of the building, highlighting balconies, open air corridors, and staircases. Typical railing materials included metal mesh panels and concrete ‘breeze block’ in elaborate patterns. Other design elements included brick or stone-faced wall panels and built-in planters. Because these apartment building designs were based on historic hotel forms, many of these structures were originally constructed as apartments and later were easily converted to hotel use.

The building located at **800 Ocean Drive** (Photograph #3) is a good example of a Postwar Modern apartment building. Known today as the ‘News Café Building’ after its long-standing ground-floor tenant, the building currently serves as a boutique hotel, but was originally an apartment building. Constructed in 1958 and designed by architect Gilbert Fein, the News Café Building sits at the very prominent corner of Ocean Drive and 8th Street. Fein designed a building that was visually attuned to the area; thus the property is low scale, made of concrete and stucco and has a small front patio bordered by a low concrete wall. The three-story rectangular building has an interior double-loaded corridor and features continuous cast concrete balustrades with geometric designs on the second, third, and rooftop levels. Also indicative of the modern period are the single-light windows, rather than multi-paned casements, and the unadorned panels above and below the windows. Fein designed a similar property the same year which is sited just four blocks north, at **1200 Ocean Drive** (Photograph #4, 5). This property was also originally an apartment block and has since been converted to hotel use. 1200 Ocean Drive is also three stories high, features continuous balconies on the second and third levels and a small patio on the ground floor. It does not have the decorative concrete balustrades, but does include stone-faced wall panels.

Other examples of Postwar Modern apartment blocks include the ‘Miamian’ apartments at **1616 Michigan Avenue** (Photograph #6) and Gerard Pitt’s apartment house at **1831 James Avenue** (Photograph #7).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 7 Page 5

Garden Apartments

A sub-type of postwar apartment buildings developed in this era and has come to be known as the Garden Apartment. Garden Apartment buildings are modest residential buildings with exterior entryways and public walkways that are open to the natural elements. In the center are garden courts, often featuring a fountain. These courts are usually formed by mirroring two identical bar-shaped buildings, which sometimes connect at the rear of the courtyard to form a U-shaped plan.

Often, Garden Apartment buildings are joined at the front by a grand front-gabled roof which frames the court, providing a dramatic sense of entry. The roof plate usually overhangs the open walkways below and may conclude in a rounded eaves characteristic of late 1950s modern architecture in Miami Beach. Occasionally, the gabled roof visually rests on broad cut stone engaged pilasters. This large central front entryway leads to an open symmetrical staircase, ascending to the upper level(s), with the courtyard behind it. By providing a large central open entry and arranging the apartment units facing inward on a common garden area, this important modern building style was intended to foster a residential community by facilitating social interaction and a sense of security for residents. The unique form of a Garden Apartment tends to be the primary character-defining feature, with architectural ornamentation tending to be modest and understated. Some common decorative features include cantilevered balconies with ornamental pierced block railings and sometimes detailed wrought iron rails on stairs and along open walkways.⁷

655 Meridian Avenue (Photograph #8, 9, 10), designed by architect Gerard Pitt, is a classic example of a Garden Style Apartment building. Constructed in 1960, it has a U-shaped plan with a tiled front-gable roof spreading over the central entryway. Pierced concrete railings ornament a balcony on the front façade and a symmetrical stairway rises to the second floor inside the entryway, just before the courtyard. Wide overhanging flat roofs extend over the walkways on each wing of the building. Other examples include **729 Euclid Avenue** (Photograph #11), **1840 James Avenue** (Photograph #12) and Gilbert Fein's **900 Ocean Drive** (Photograph #13).

POSTWAR VERNACULAR

Many structures built in the postwar period reflected the no-frills principles of the popular International Style, but with none of the defining characteristics of that style. These simple structures tended to be boxy in form with few decorative features. Rooflines tended to be flat, perhaps with an overhanging eaves. If ornamental features were present, they tended to be very restrained and might include banding reminiscent of the eyebrows found on earlier local styles, boxed windows or panels of rock wall or tiling.

⁷ "Ocean Beach Historic District Designation Report", p. 38.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 7 Page 6

Vernacular Apartment Building

Vernacular apartment buildings in the postwar era were much like the Postwar Modern apartment blocks, but less ornamented. They share the same low-scale rectangular massing, typically rising only two stories high. They have frequently been converted to hotel use, and also like their Postwar Modern counterparts, sometimes retained interior double-loaded corridors, but frequently featured exterior open-air corridors. However, the vernacular apartment houses lacked the exterior decorative elements that distinguish the Postwar Modern apartments: projecting floor slabs, varied roof angles, decorative railings, sculptural elements, etc.

1120 7th Street (Photograph #14) is a good example of a vernacular apartment building constructed in the post war era. The two-story rectangular-shaped building was constructed in 1955 and features a boxy shape with a flat, overhanging roof. An exterior stair rises on the east side and a wide overhang shelters the second floor walkway. The only decorative features are the stone-clad panels between the windows. These help date the building to the postwar era.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL**

Section number 8 Page 1

Expanded Period of Significance, 1951-1965

When the Miami Beach Architectural District was originally listed on the National Register in 1979, the period of significance stretched from 1920 to 1945: a termination date based more on the conclusion of World War II than on any architectural distinction. On January 4, 2001, this period of significance was extended to include buildings constructed from 1945-1950. This extension of the original period of significance resulted in an additional 130 buildings being officially labeled as contributing resources within the District (although many of these had somehow already been listed as contributing despite being constructed outside of the period of significance). While these late 1940s buildings were built outside of the original period of significance, they were constructed in the same architectural styles that were described in the original nomination. When the Amendment was drafted in 2000, 1950 was chosen as the new end date for the period of significance because at that time, all properties constructed in, or prior to, 1950 would be fifty years old. Further extensions of the period of significance in the future were anticipated as inevitable and appropriate.

There is now a need to extend the period of significance again in order to recognize significant structures that were constructed after 1950. In the period from 1951-1965 the postwar building boom continued: construction remained strong in Miami Beach and the significant Postwar Modern style emerged in the district. The properties of this era with more restrained styles have become known as Postwar Vernacular. By this postwar period, the District was fairly well built up; properties constructed in this era essentially 'filled in the gaps' in the MBAD where vacant lots remained or older buildings were demolished.

Shortly after this postwar building boom, the area began a slow decline, begun by the popularity of the new resorts being constructed in the emerging Miami Modern (MiMo) style north of 44th Street. The pace of new construction in the MBAD began to slow, though some postwar architecture was constructed into the mid 1960s. However, by the 1970s, Miami Beach was primarily populated by retirees living on small fixed incomes. Many of the old South Beach hotel rooms were converted to small apartments with inexpensive rental rates. Often the properties suffered from deferred maintenance and became rundown. Crime rates soared and drugs were readily available on any given street corner. Not surprisingly, the popularity of South Beach as a vacation destination declined markedly.¹

In the late 1970s, a small group of local volunteers, led by Barbara Capitman, saw value in the cohesive collection of Mediterranean Revival, Art Deco and Streamline Moderne buildings of the South Beach area. This group of activists formed the Miami Design Preservation League in 1976 and undertook a campaign to have the

¹ "Flamingo Park Historic District Expanded District Designation Report." (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 1992, p.14-15.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

**MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL**

Section number 8 Page 2

entire area listed as a National Register Historic District. When the Miami Beach Architectural District was listed on the National Register in 1979, it was the first 20th century district to receive the distinction, and virtually all of the contributing structures were less than fifty (50) years old (most were less than forty (40) years old). This national recognition of the District's unique significance helped to spur interest and reinvestment in the area. In the 1980s, the City of Miami Beach began creating local historic districts with protective ordinances, and formed a Historic Preservation Board to oversee them. When investors began returning to Miami Beach, they did so with an interest in, and an emerging respect for, the historic architecture. The protective ordinances sought to ensure that this new investment benefitted the unique historic character of the district rather than destroyed it. The City continues creating historic districts and conservation districts throughout its borders. There has been a recent emphasis on the protection and designation of postwar-era properties as this building stock ages and becomes appreciated as the reflection of its own time.

The buildings within the Miami Beach Architectural District which date from 1951-1965 represent an important phase in the evolution of the District: the final wave of rapid construction that preceded a decades-long decline in the area. Many of these properties are already recognized as contributing members of local historic districts and are protected by the City of Miami Beach. These properties contribute significantly to the development and the architectural evolution of the district. The majority of the significant building stock that was constructed in the postwar styles is now over fifty (50) years old and eligible for recognition for its contribution to the evolution of the historic fabric in the distri

United States Department of the Interior
National Park Service

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CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 9 & Page 1
 Photos _____

BIBLIOGRAPHY

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- Capitman, Barbara, et al., Miami Beach Architectural District Nomination, National Register of Historic Places, 1978.
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- "Flamingo Park Historic District Expanded District Designation Report." (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 1992.
- "Flamingo Park Historic District Westward Expansion Designation Report" (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 2008.
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- "MiMo on the Beach." The City of Miami Beach. 7 July 2012 <<http://www.mimoonthebeach.com>>.Miami-Dade County Property Appraiser records.
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- "Ocean Beach Historic District Designation Report" (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 1995.
- "Ocean Drive/Collins Avenue Historic Preservation District Designation Report" (Miami Beach: City of Miami Beach Planning, Design and Historic Preservation Division) 1986.

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 & Page 2
Photos

Name of Property: 750 Ocean Drive
City or Vicinity: Miami Beach
County: Miami-Dade **State:** FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing west
 1 of 15

Name of Property: 1136 Collins Avenue
City or Vicinity: Miami Beach
County: Miami-Dade **State:** FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing northwest
 2 of 15

Name of Property: 800 Ocean Drive
City or Vicinity: Miami Beach
County: Miami-Dade **State:** FL
Photographer: Gary Appel
Date Photographed: 2010
Description of Photograph(s) and number: Facing west
 3 of 15

Name of Property: 1200 Ocean Drive
City or Vicinity: Miami Beach
County: Miami-Dade **State:** FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing northwest, south side of building

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 9 & Page 3
 Photos _____

Name of Property: 1200 Ocean Drive
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing west
5 of 15

Name of Property: 1616 Michigan Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Kevin Hartobey
Date Photographed: November 2012
Description of Photograph(s) and number: Facing west
6 of 15

Name of Property: 1831 James Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Kevin Hartobey
Date Photographed: November 2012
Description of Photograph(s) and number: Facing northeast
7 of 15

Name of Property: 655 Meridian Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing southeast
8 of 15

Name of Property: 655 Meridian Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Entry detail, facing east
9 of 15

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 9 & Page 4
 Photos _____

Name of Property: 655 Meridian Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing east
10 of 15

Name of Property: 729 Euclid Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Kevin Hartobey
Date Photographed: November 2012
Description of Photograph(s) and number: Facing northeast
11 of 15

Name of Property: 1840 James Avenue
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Kevin Hartobey
Date Photographed: November 2012
Description of Photograph(s) and number: Facing southwest
12 of 15

Name of Property: 900 Ocean Drive
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing west
13 of 15

Name of Property: 1120 7th Street
City or Vicinity: Miami Beach
County: Miami-Dade State: FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing southwest
14 of 15

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

MIAMI BEACH ARCHITECTURAL DISTRICT
(AMENDMENT)
Miami Beach, Miami-Dade Co., FL

Section number 9 & Page 5
 Photos _____

Name of Property: 1533-37 Washington Avenue
City or Vicinity: Miami Beach
County: Miami-Dade **State:** FL
Photographer: Jenny Warren
Date Photographed: October 2012
Description of Photograph(s) and number: Facing east
15 of 15

Additional Documentation includes photographs and a list of twelve representative buildings constructed between 1951 and 1965 that contribute to the significance of the district. Each building entry includes 1) the address, 2) function (apartment or hotel), 3) style, and 4) date of construction. A complete list resulting from a full survey of the district to identify buildings built during the new period of significance will be submitted at a future date.

Barbara C. Mattick/DSHPO
Signature of Certifying Official/Title

12-19-2012
Date



1/15 Miami Beach Architectural District
(2012 Amendment)
750 Ocean Drive, Miami Beach,
Miami-Dade Co., FL



2/15 Miami Beach Architectural District
(2012 Amendment)

1136 Collins Avenue

Miami Beach, Miami-Dade Co., FL



5/15 Miami Beach Architectural District
(2012 Amendment)

800 Ocean Drive

Miami Beach, Miami-Dade Co., FL



4/15 Miami Beach Architectural District
(2012 Amendment)

1200 Ocean Drive

Miami Beach, Miami-Dade Co., FL



5/15 Miami Beach Architectural District
(2012 Amendment)

1200 Ocean Drive
Miami Beach, Miami-Dade Co., FL



6/15 Miami Beach Architectural District
(2012 Amendment)

1616 Michigan Avenue

Miami Beach, Miami-Dade Co., FL



7/15 Miami Beach Architectural District
(2012 Amendment)

1831 James Avenue

Miami Beach, Miami-Dade Co., FL



8/15 Miami Beach Architectural District
(2012 Amendment)

655 Meridian Avenue

Miami Beach, Miami-Dade Co., FL



9/15 Miami Beach Architectural District
(2012 Amendment)

655 Meridian Avenue

Miami Beach, Miami-Dade Co., FL

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Miami Beach Architectural District

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Dade

DATE RECEIVED: 12/28/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 2/13/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 79000667

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 1/30/2013 DATE

ABSTRACT/SUMMARY COMMENTS:

This AD brings the POS up to 1965, when new construction virtually halted & further investment moved north. The District achieved its final look at this time. Any further AD will address the status of bldgs as related to the new POS

RECOM./CRITERIA Accept Add'l Document

REVIEWER Jerry Galt DISCIPLINE _____

TELEPHONE _____ DATE 1/30/2013

DOCUMENTATION see attached comments Y/N ☒ see attached SLR Y/N ☒

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



10/15 Miami Beach Architectural District
(2012 Amendment)

655 Meridian Avenue
Miami Beach, Miami-Dade Co., FL



11/15 Miami Beach Architectural District
(2012 Amendment)

729 Euclid Avenue

Miami Beach, Miami-Dade Co., FL



12/15 Miami Beach Architectural District
(2012 Amendment)

1840 James Avenue

Miami Beach, Miami-Dade Co., FL



13/15 Miami Beach Architectural District
(2012 Amendment)

900 Ocean Drive

Miami Beach, Miami-Dade Co., FL



14/
115

Miami Beach Architectural District
(2012 Amendment)

1120 7th Street

Miami Beach, Miami-Dade Co., FL



15/15 Miami Beach Architectural District
(2012 Amendment)

1533 - 37 Washington Avenue

Miami Beach, Miami-Dade Co., FL

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

Property

Miami Beach Architectural District

State

Fl. (Dade Co.)

Working Number

3.22.79.646

copy should be
sent to Landmarks

TECHNICAL

Photos

Maps

67
2

CONTROL

OK 3.23.79

HISTORIAN

Justification is principally based on architectural significance of this outstanding collection of Mediterranean Revival and Moderne style resort hotels, residences and associated commercial and public bldgs reflecting 2 periods of prosperity and development of Beach as resort. "Altered" category of building contains many contributing structures.

ACCEPT DUBIE 5/11/79

ARCHITECTURAL HISTORIAN

of HIGH ARCHITECTURAL SIGNIFICANCE AND WARRANTING AN EXCEPTION TO 50-YR RULE. THE DISTRICT'S BOUNDARIES HAVE BEEN DELINEATED TO REFLECT THE SIGNAR PLATTING PATTERN AND TO CONTAIN THE ORIGINAL REMAINING ARCHITECTURAL FABRIC. THE SOUTHERN BOUNDARY IS

ACCEPT
5/10/79

ARCHEOLOGIST

MARKED BY THE LIMITS OF A REDEVELOPMENT PROJECT. UNFORTUNATE THOUGH, BECAUSE THE SOUTHERN TIP CONTAINS THE CITY'S OLDEST BUILDINGS. HOPEFULLY, A DOE WILL COME THROUGH. THE MAP ASSESSING EACH BUILDING'S CONTRIBUTION IS VERY CLEAR AND WILL FACILITATE THE CERTIFICATIONS. IN SOME INSTANCES, I WOULDN'T HAVE

OTHER

USED THE NON-CONFORMING LABEL ON SOME 1950'S BUILDINGS — YET THE STATE USES WWII AS A CUT-OFF DATE. THE DISCUSSION OF THE REPRESENTATIVE ARCHITECTURAL STYLES IS VERY CLEAR AND SUFFICIENT PHOTOGRAPHS HAVE BEEN SUBMITTED TO SUPPLEMENT THE NARRATIVE. MANY OF THE NEGATIVE COMMENTS FOCUS ON A MIS-

UNDERSTANDING OF NR LISTING TOGETHER WITH A DESIRE TO REDUCE THE BOUNDARY. I FEEL THE BOUNDARY REDUCTION IS NOT JUSTIFIED.

Inventory

Review

THIS AREA IS TRULY UNIQUE IN CHARACTER AND IN A REMARKABLE STATE OF PRESERVATION WHEN THE CITY'S RECENT ECONOMIC STATUS IS TAKEN INTO ACCOUNT.

REVIEW UNIT CHIEF

I have reviewed all comments entered on the file by 5/11/79 and concur to bilate property, as presented, is eligible. DUBIE 5/11/79

I HAVE READ ALL LETTERS COMMENTING ON THE DISTRICT'S

SIGNIFICANCE AND I STILL STRONGLY FEEL THE DISTRICT, AS NOMINATED, FULLY MEETS NR CRITERIA. DUBIE 5/11/79

BRANCH CHIEF

KEEPER

National Register Write-up

Federal Register Entry

6-5-79

Send-back

Re-submit

Entered

MAY 14 1979

RECEIVED
JAN 30 1979

HISTORIC PRESERVATION
SECTION

205 N. Columbus Street
Alexandria, VA 22314
January 26, 1979

Mr. Robert Williams
Department of State
Division of Archives
State Capitol Building
Tallahassee, Florida 32304

Dear Mr. Williams,

As one who travels extensively, I wish to commend the efforts to include the great old Art Deco hotels in Miami Beach in plans for historic district designation. I am planning to visit Miami Beach next month, and it comes as a pleasant surprise to find that these architectural treasures are still in business as hotels. They provide a welcome relief from the look-alike Holiday Inns and Ramada Inns of so many other cities. And given the proper protection, such as that afforded by designation under adequate historic district ordinances, they can continue as viable businesses, able to compete with their larger -- and generally less interesting -- neighbors.

I work in the Office of Public Affairs of the National Trust for Historic Preservation in Washington, D.C. From my perspective, I see ever increasing numbers of Americans searching for something different, a return to the days of quality in architecture, design, workmanship and service. This is what old hotels such as Miami Beach's can offer to a public weary of orange shag rugs and Formica-topped tables.

Please add my personal endorsement to the efforts of those attempting to gain historic district designation for Miami Beach's Art Deco area. Such an area -- whose buildings remain largely as they were originally designed -- is truly a rare find. The opportunity to protect these buildings through appropriate legal means must not be missed. I sincerely hope that I will be able to visit and stay in the old hotels for many, many years to come.

Sincerely,

Tom E. Donia

Tom E. Donia



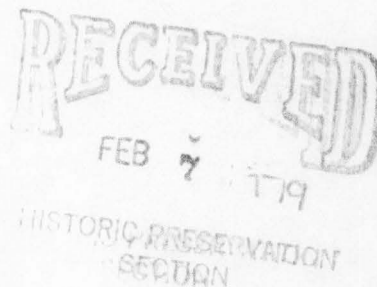
MIAMI BEACH CHAMBER OF COMMERCE

1820 meridian avenue, 672-1270 miami beach, florida 33139

I. a. baker, executive vice president
elaine f. arrow, general manager

January 26, 1979

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304



Dear Senator Williams:

The Miami Beach Chamber of Commerce has been deeply involved in the economic growth of our city. We have generated or actively supported all of the major capital improvements presently underway that will revitalize Miami Beach to its former place as a major convention and tourism capital of the world.

The present projected National Historic Preservation District that is being proposed for over 1/5th of our city is viewed with much alarm. We agree that there are certain buildings that are on Miami Beach that were built during the '30's that could have some historical importance and be worthy of preservation. We in no way endorse the idea of the present proposed District as outlined by you.

During the past 5 years, the assessed valuation of the property of Miami Beach has remained static at \$1.5 billion. When you impress upon this the amount of inflation over the past 5 years, you can readily see that Miami Beach is in a static, no-growth position. It is the strong concern of the Miami Beach Chamber of Commerce that the establishment of a Historical Preservation District covering over 1/5th of our city would be detrimental to future growth and would have a negative effect upon any developer that would be presently looking at the South Florida area for future development.

This week, the Miami Beach Redevelopment Agency selected a Master Developer for the \$625 million South Shore Redevelopment Project. South Shore Developers, Incorporated, the unanimous choice by the Agency, was selected over 33 other national and international developers and consortiums. The number of developers bidding on this project demonstrates clearly the interest that is held by national and international developers in assisting in the rebirth and rebuilding of Miami Beach.

The proposed Historic District based upon the pending application would comprise approximately 90 square blocks and represents approximately 1/5th of the percent of the land mass of Miami Beach.

If this significant portion of the land area of Miami Beach were to be designated as a Historical District, it virtually would preclude all new development of the designated area. At present, the City of Miami Beach is engaged in a total economic analysis

January 26, 1979

which will lead to economic readjustments strategy, which will greatly enhance potential for Miami Beach to capitalize upon its major industry - tourism and conventions. It is entirely conceivable that at some future day it would be feasible from an economic marketing standpoint to develop tourism-convention oriented industries within the Historic District. The anticipated revitalization of Miami Beach will also bring additional new developers and new ideas which will be thwarted because of the virtual elimination of the Beach's developable area. This loss can be translated into jobs, through construction and related service personnel, as well as the jobs, taxes and salary income that can be derived from those who are actually operating or providing services to the new properties - whether they be hotels or highrise apartments.

A review of the map that was submitted to the State Historical Officer of the proposed Historical District of the area south of 23rd Street reflects some 400 existing buildings that are designated to be placed upon the Federal Register for preservation. These buildings, in most cases, are over 40 years old and many of these would be demolished over the next 10 years and replaced by new construction as the result of the normal course of redevelopment of Miami Beach or any other city. If we were to assume that 50 of these 400 buildings were to be replaced by new construction over the next 5 years, at least \$150 million would be added to the tax roles of the City of Miami Beach. Miami Beach is in need of new development which has been sorely lacking in the last several years. This failure of new development has helped create economic distress in the community. There is a real danger that designation of such a large District and accompanying 400 buildings as historic would result in a freeze on new construction with the consequence of severe hardship to the City of Miami Beach.

In addition to the severe economic loss, through loss of jobs, tax revenue and the ancillary jobs in services that are required in new construction and redevelopment, we are concerned that this proposal was submitted by a grass roots organization without the City Commission and other regulatory bodies having some oversight in the planning process. Since the grass root organization has identified an inordinate amount of buildings have architectural significance in their planning studies and surveys, we have a concern that without the early planning process, having the professional expertise of our city, that based on earlier studies even when the State indicates that building lacks significances historically, a grass root organization will prevent any demolition and tie up the building process, thus causing a higher rate of inflation upon the building and trades business. Any delay in the project can easily end the viability of that project.

The Miami Beach Chamber of Commerce is active in the \$3 million Washington Avenue revitalization project and two of our members chair the Steering Committee for the City of Miami Beach. We are concerned that this corridor is included in the projected proposed Historical District. Yet it is one of our principal commercial sectors with little residential character. Further, in the ACTION PLAN which has recently been submitted by Venturi and Rauch, under contract to the City of Miami Beach, there is strong sentiment for the "Deco District", but an assumption, well founded, in fact, is indicated that Washington Avenue will not be a part of that District.

Denise Scott Brown, the wife of Robert Venturi and Project Manager for the firm, wrote 5 years ago that the buildings of Miami Beach are a "priceless heritage of the early 1930's, the more valuable because they occur together in a precinct, which makes them extremely rare in world architect. They indicate that Washington Avenue is "pivottally

January 26, 1979

located in relation to "but not included in the District". "In addition, the Washington corridor runs alongside the corridor area we have hopefully named the Deco District; the symbiosis that exists now between commercial uses on the corridor and residential uses in the Deco District will continue for the future...Washington Avenue, with its less dense development could possibly serve as a channel for change to keep pressure off the architecturally sensitive district to the east.

In addition, further in the plan is stated "unlike the collection of art deco hotels along Collins Avenue or Ocean Drive, the architectural character of Washington Avenue is undistinguished, except for a limited number of public buildings, landmarks and old theatres (page 9)." Again, on page 45..."the street itself has a small number of architecturally significant buildings..."

Again, on page 79 in recommending to the Tax Reform Act of 1976 as a potential use of funding restoration..."because few buildings along Washington Avenue are of historical significance, it is not advisable that a facade easement program be developed for this street alone." Further, "however, these standards, although the most comprehensive applicable on Washington Avenue will be seldom used as the majority of structures will not qualify for this deduction."

The Miami Beach Chamber of Commerce wishes to propose that the Historic District be limited to a fairly tight grouping of streets which would contain those places where architecture is a significant reflection of the art deco. An example of this may be found in Denver, Colorado in the instance of Larimer Square, which is an original two or three streets of Denver. This area has been completely restored to its 1850 configuration and is an important tourist attraction, as well as an important shopping area for the City of Denver. We can foresee a similar development of selected streets within the Historic District, which would be as successful as Larimer Square and at the same time would not so encumber developable land as to be detrimental to the economic growth of the City of Miami Beach.

Sincerely,



L. A. Baker
Executive Vice President



Hal Schenk's -
SHARON Hotel

110 - 20th STREET • MIAMI BEACH, FLORIDA 33139

TELEPHONE: (305) 534 2141
TOLL FREE: (800) 127-8471

January 27, 1979

Mr. Robert Williams
State Historic Preservation Officer
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Mr. Williams:

How can I ascertain whether or not the following buildings located in the proposed historic district of Miami Beach are of any historical value?:

Sharon Hotel
110 20 Street
Miami Beach, Florida 33139

Fox's Apartments
1442-46 Euclid Avenue
Miami Beach, Florida 33139

Very truly yours,

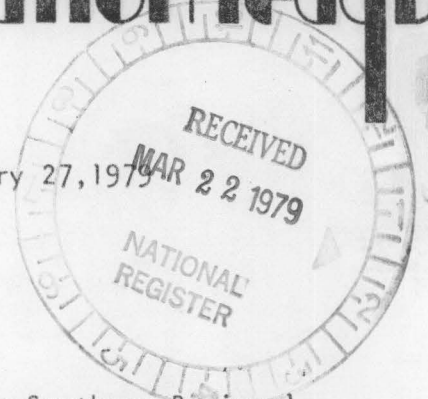
SHARON HOTEL

Hal Schenk

Miami design preservation league

January 27, 1979

1 1979



Dear Bob,

The enclosed 17 letters were solicited at a meeting of the Southern Regional Planning & Zoning Association.

This group has been following the progress of the nomination since last July when the two internes spoke to them and showed them a slide presentation.

They were told about the local fuss about the size and we were unhappy to hear that the "District" was attacked.

Three people, of the 17 signatures, are realtors; others include the director of planning for Miami (Richard Whipple) and Paul Stuzman, who is a well known and important planner on Miami Beach.

I hope this will help to support our nomination.

Sincerely,

Barbara

Barbara Capitan

P.S.

I am enclosing an invitation to view Mitchell Wolfson's collection which demonstrates the cultural impact of the district. I am also enclosing additional news stories.
BBC

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Deco
^

Sincerely yours,

Richard D. Whipple

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Deco
^

Sincerely yours,

A handwritten signature in dark ink, appearing to read "John DeLoach". The signature is fluid and cursive, with the first name "John" and the last name "DeLoach" clearly distinguishable.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Charlotte Green
Ballerina Cleaners
1445 Alton Rd.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Robert M. Mendenhall
558 Michigan Ave.
Miami Beach, Fla.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

[Handwritten signature]

[Handwritten note:]
1 Miguel Benitez Solon
1411 Alton Rd.

RECEIVED

FEB 1 1979

HISTORIC SECTION

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Warren W. Wroblewski
12621 SW 20 Ave
MIAMI

1979

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Thomas J. Allen 12621 S.W. 10th Ave. Miami, 33156

REC

FEB 1 1979

HISTORIC FILE

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

John Ames Stiffen
Chairman
Department of Architecture and Planning
University of Miami

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

FEB 1 1979

HISTORIC PRESERVATION
SECTION

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Martin Kreloff

3158 Florida Ave
C Grove Fl 3133

FEB 1 1979
HISTORIC PRESERVATION
SECTION

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

John T. Green
257 Alameda Ave #2
Coconut Grove Fl. 33122

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

FEB 1 1979
HISTORIC PW
SEC 1

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,



1451 Brickell Ave.
Miami, Florida 33131

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Charles H. Hays

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy. ^{Deco}
^

Sincerely yours,

Miriam Maer, Esq.

*Planner
City of Miami*

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I
see it as a way to help the South Florida's economy.

Deco
N

Sincerely yours,

J. T. Hill

921

5083

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I
see it as a way to help the South Florida's economy. ^{Deco}
^

Sincerely yours,

A handwritten signature in dark ink, appearing to be "H. H. H.", written over a horizontal line.

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I
see it as a way to help the South Florida's economy.

Sincerely yours,

Joseph H. McManis

City of Miami

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed ^{Dece} Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Mary Lichtenstein

253 0-18

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Deco
^

Sincerely yours,

Chann Speckler

San

MATANZA HOTEL

506 Espanola Way, Miami Beach, Fla., 33139

Tel. (305) ~~591-8242~~

673-9412

1485
January 28th. 1979.

Mr. Robert Williams,
-State Historic Preservation Officer-
Tallahassee, Fla. 32304

HISTORIC PRESERVATION
SECTION

Dear Mr. Williams,

As per your letter of December 28th. 1978, which provided information about the preservation of South Miami Beach, I would like to respond on the subject since I own one hotel on Espanola Way.

I am delighted with the progress you have been making in your preservation efforts as we have recognized the architectural significance of so many old buildings in the historic area for quite some time.

We have had the opportunity to meet with some preservationists locally and became aware of the many economic benefits through preservation. We can see if the area were fixed in harmonious high quality way, Miami Beach could once again become a major tourist attraction around the world.

My building is located on Espanola Way. I have always felt that this narrow, old street has an important presence in this community. But at the present time, the charming old buildings and shops have merely been hideouts for vagrants and winos for far too long. Due to this downgrading element tourists in general stay away from this area. I feel confident, the preservation league could turn this existing eyesore into a major tourist attraction for Miami Beach.

Yours very truly,

Helga Huget
Helga Huget

OFFICE SUPPLIES & EQUIPMENT

Barnett's

PAUL BARNETT, PRESIDENT
FRED CHEKANOW, VICE PRES.
SOL SCHREIBER, SECRETARY

General Offices

228 N.E. 59TH STREET
MIAMI, FLORIDA 33137

TELEPHONE (305) 757-8513

D-U-N-S 03-246-9777

January 29, 1979

Mr. Murray Gold and
Board of Directors
Miami Beach Hotel Association
4501 Royal Palm Avenue
Miami Beach, Florida 33140

FEB 19 1979

DESIGN PRESERVATION
SECTION

Gentlemen:

It has come to my attention that your good board has taken under review the proposal of the Miami Design Preservation League to make a particular area of South Miami Beach into an historic preservation district.

Although I am but a recent member of the Leagues executive board, I have investigated the advantages of the proposal as to the benefits for the general population, the hotel owners and the business community.

I am president and chairman of the board of Barnett's Office Supplies and have continuously maintained a store at 1608 Washington Avenue for over 20 years. I have watched the gradual erosion of the hotels and businesses in the south beach area and am painfully aware of its problems.

Encouragingly, however, I see an opportunity for the entire community to be benefitted by the proposal program.

Every community that has been favored by the Government and that has been declared a preservation district has enjoyed growth and prosperity beyond its most optimistic hopes.

I do not know of any area that has opposed being declared a district; on the contrary, it is a distinction that is very positively pursued.

In conclusion may I add that your success is my success, my good business future is tied to your good business future and I urge you to carefully consider the merits of the proposals.

Sincerely,

S. Schreiber

Sol Schreiber

SS/cm

SHAW-WALKER

OFFICE SUPPLIES & EQUIPMENT • OFFICE FURNITURE • E.O.P. SUPPLIES • HOTEL FORMS



miami BEACH community church

a UNITED CHURCH OF CHRIST

1620 DREXEL AVENUE
MIAMI BEACH, FLORIDA 33139

REV. GARTH R. THOMPSON
MINISTER

CHURCH PHONE
538-4511

REV. R. WILEY SCOTT, D. D.
MINISTER EMERITUS

January 29, 1979

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

1979

Robert Williams
State Historic Preservation Officer
Department of State
The Capitol
Tallahassee, FL 32304

Dear Mr. Williams:

We are in receipt of your letter of December 28, 1978, concerning the nomination of an area, including our Church, to the National Register of Historic Places. Our Church is strongly opposed to the district being nominated to the National Register. We feel that the area described encompasses a very heterogeneous group of buildings and that the designation of such a large area with such varied structures would be most improper and not within the philosophy of the historical preservation legislation. There may well be individual structures worthy of consideration for preservation but the designation proposed is very poorly conceived.

As you may or may not know, our Church is one of the oldest citizens of our City and was the first church established on Miami Beach. We requestfully submit to the State Review Board and your office that this area not be nominated to the National Register of Historic Places.

Sincerely,



Douglas K. Bischoff
Chairman, Board of Trustees

DKB/kc

City of Miami Beach

FLORIDA 33139



"VACATIONLAND U.S.A."

OFFICE OF THE CITY MANAGER
GAVIN W. O'BRIEN
CITY MANAGER

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7010

January 29, 1979

1 1979
Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

I am sure you have heard a great deal of discussion in recent weeks about the proposed Historical District for the southern portion of the City of Miami Beach. The proposal has taken on a name and character all its own here on the Beach to the extent that the mere mention of "The Art-Deco District" is sure to generate either a very positive response or expressions of deep concern.

My staff has spent a great deal of time reviewing the proposed district and its implications. After a great deal of study, I am convinced that the only aspect of the proposed district which this office can intelligently comment on is that of the impact that the district would have on State and Federally funded or assisted projects in the City.

We have had extensive discussions with various Federal officials and with your staff. In addition, we have corresponded with Federal officials, reviewed Federal legislation, regulations and executive orders.

Through all of this, it seems to me that the establishment of a district would not subject the City to any new review procedures, impact analyses, etc. for what we hope will be a substantial program of Federally-assisted projects in the area in question.

However, it is also obvious that existing review procedures may be lengthened with the introduction of the district and the obligation that would carry for Federal agencies to carefully assess proposed projects, and, in some cases, approve projects which include the removal or destruction of significant structures.

As you know, this City is making an all out effort to rebuild itself and achieve its maximum potential in the use of its resources. Certainly, preservation is a significant portion of that effort to achieve. However, I believe that this City would be less restricted in its efforts to rebuild through a Federal, State and local partnership if the proposed historical district encompassed a smaller area and allowed us to proceed with improvement projects in the rest of the City without adding to the time and complexity of existing review and approval processes.

Thank you very much for your consideration. I hope my comments will be helpful in your review of the matter.

Sincerely,

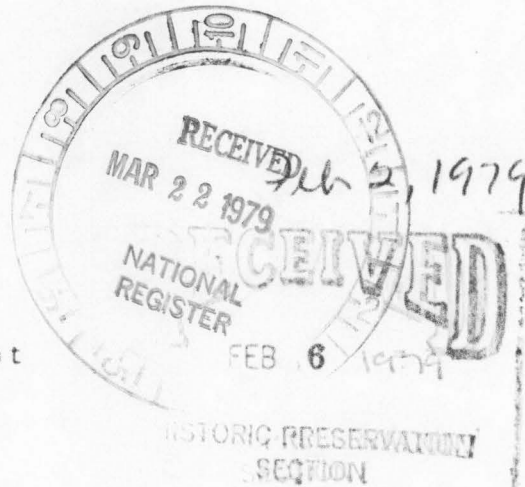

Gavin W. O'Brien,
City Manager

GWO:lb

OCM #444-78/79

cc: George Firestone, Secretary of State
Professor F. Blair Reeves
Dr. Woodrow W. Wilkins
Dr. John Moore
Dr. Charles H. Fairbanks
Dr. Herbert J. Doherty, Jr.
Dr. Sam Proctor

Senator Robert Williams
Department of State
Division of Archives
History and Record Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a property owner in the proposed National Historic District, I recognize the economic opportunities and values for my property that could result when the District is approved. I urge you to see this economic relief for our community passed as quickly as possible.

Sincerely yours,

[Handwritten signature]

TERRY'S TOWN HOUSE HOTEL
150 20 STREET
MIAMI BEACH, FLA. 33139

P.S. I own

an apartment _____

a hotel ✓✓

a residence _____

other _____

RECEIVED
FEB 7 1979

HISTORIC PRESERVATION
SECTION

1244 Michigan Ave.
Miami Beach, Florida
Feb. 4, 1979



Dear Mr. Williams:-
State Historic Preservation Office.

In your letter of Dec. 28 1978. you said that my property is located in a historic district and to be considered by the State Review Board. to the National Register.

I Thank you for the considering, the information to me!

Sincerely Yours,
Guy Amato.

HOTEL

New Yorker



COLLINS AVENUE AT LINCOLN ROAD

Miami Beach

EXECUTIVE OFFICE

FLORIDA 33139

(305) 531-5502

February 5th, 1979.

Senator Robert Williams,
Department of State,
Division of Archives,
History and Record Management,
State Capitol Building,
Tallahassee, Florida 32304.

RECEIVED
FEB 7 1979

HISTORIC PRESERVATION
SECTION

Dear Senator Williams;

I have no objection to my hotel building being included in the proposed National Historic District, provided that there is no restriction or prohibition as to my possibly selling the hotel, and as to a possible demolition; also that I am under no obligation to make any renovation or rehabilitation.

This letter supersedes any other stand that I previously took.

Very truly yours,

Bernard Eilen,
Pres.

BE/ml

Beautiful Miami Beach



MIAMI BEACH BOARD OF REALTORS

402 N. BAY STREET, SUITE 200, MIAMI BEACH, FLORIDA 33139 TELEPHONE 531-7474



copy

FRANK N. ARATA, PRESIDENT
RUTH HALL
EXECUTIVE VICE PRESIDENT

RECEIVED
FEB 7 1979

HISTORIC PRESERVATION
SECTION

February 5, 1979

The Honorable Dante B. Fascell
The House of Representatives
Room 2354 - Rayburn Building
Washington, D.C. 20515

Dear Representative Fascell:

The Miami Beach Board of REALTORS at its Directors and Trustees meeting, held on January 18, 1979, went on record opposing the proposed Historic Art Deco District on Miami Beach.

The Miami Beach Board of REALTORS is not against Art Deco on Miami Beach but is concerned with the impact the size of the Proposed District will have on the future development of the City of Miami Beach.

The Miami Beach Board of REALTORS actively seeks your help in rejecting the present Proposed Art Deco District on Miami Beach in its present form and requests that consideration be given to view each property on its own merit.

Yours truly,

Frank N. Arata

Frank N. Arata, President
Miami Beach Board of REALTORS

cc: Senator Robert Williams, State Historic Preservation
Officer, Division of Archives, History and Record
Management, Department of State

RECEIVED
FEB 7 1979

DIVISION OF ARCHIVES
History & Records
Management

NATIONAL
ENDOWMENT
FOR
THE ARTS

WASHINGTON
D.C. 20506

A Federal agency advised by the
National Council on the Arts



February 6, 1979

Senator Robert Williams
State Department of Archives
and Record Management
State Capitol
Tallahassee, Florida

Dear Senator Williams:

The National Endowment for the Arts has for some time taken an active interest in the preservation of buildings in Old Miami Beach.

As you know, this unique treasure of 1,200 buildings constitutes the only concentration of Art Deco architecture in the country. The Endowment has shown its support by providing two grants to the Miami Design Preservation League to assist in the planning for the district which will encourage private support and investment to preserve these structures.

I wish to commend your office for taking the leadership position with us in working toward retaining this unique cultural and architectural heritage.

Please do not hesitate to contact the National Endowment for the Arts if we can be of further assistance in this nomination.

Sincerely,

Livingston Biddle

Livingston L. Biddle, Jr.
Chairman

HISTORIC
PRESERVATION
SECTION

HPS

B. FREY
1525 EAST 4TH STREET
BROOKLYN, N. Y. 11230

FEB

1979

Mr Robert M. ...
Director
Division of ...
State of ...
Dept of ...
Tulsa, Oklahoma



Dear Mr. ...

Re your letter to Mr. ...
1500 Jones Ave
Mamie Lee ...
... Dec 28, 1978

I have purchased the above property
from Mr. ... according to
your letter that property was listed
as a historic building.

What does this mean?
What are the benefits of this?
Thank you

Sincerely,
Benjamin Frey

Good Luck

MAR 1 1979
HISTORIC PRESERVATION
SECTION

1244 Michigan Ave.
Miami Beach, Florida.
Feb. 2, 1979

Mr. Robert Williams,
Director of History and
Records Management.



Dear Mr. Williams:-

Thank you for the letter of Feb. 8, 1979, saying that my concern will be forwarded to the Florida Review Committee for their information and review: And signed by Mr. L. Ross Morrell, Deputy State Historic Preservation Officer.

Mr. Williams, at present I do not know much about the National Register as being the Federal Government's:

Some time ago, in the year of about 1958. I had two clerks in conversation with me, I think they said they were from the National Register and they wanted me to answer a few questions, concerning my trade name assumed to be the County Arcanum Electronic Sporadic-E control. The conversation lasted about one hour. They said we enjoy the conversation and after a prayer they said we will give you the air: and I am to improve on it.

I understand from the information that I can qualify for a grant of \$ _____ in aid; without hilarity;

on the grounds for the maintenance of a historical property and other cultural preservations.

For the cultural preservation I have experience in maintaining control of the law of parryty.

Here are most of the principle facts of the law of parryty: as I see, it; The law of parryty is a classical law. it is the law of histolysis, meaning degeneration and dissolution of the skin tissue, and of the film layer of the air solution.

Histolysis is also created by the motion of electrons going back and forth: It is like bending back and forth a piece of wire, and in doing that the wire will get hot until it breaks.

The law of parryty is known a the law of conservation of which is the same as the law of preservation.

And now I find that; rain storms, Hurricane, Mosquitoes, Cold, frostbite, Rain participation, Rain stop. Aborting radiation in the air do to the monovalent's death. Flat fields that causes a cold on the outside and Taular fields that causes cold in the inside: It all ties in with Sporadic-E. as a warning of want: What it wants; it, is a problem: to be solved by experience only.

3

The letter E. on the trade name stands for voltage: Some times the E. is able to develop voltage of millions of volts in the air: And when it is more than 2 volts it circulates around the mono density of the air, causing the pure mono density to get contaminated.

Now, mono can stand all that voltage for months, But when its resiliency gets discharged below $1\frac{1}{2}$ volt things begin to happen.

What can happen? Well! as the mono's outer film gets eaten away by the discharge, then the air can become cold and colder until the evaporation of a vegetable plant forms its own frost; some plants do not evaporate at all; and do not feel the aborting radiation that makes them feel colder.

Some burn old tires to control the frost: But no matter what is inserted in the region, it can not raise the temperature more than 2 degrees: Therefore if the temperature conductivity is started before the mono's film is not too far broken and maintained from further dissipation; then the cold can not get down to the freezing point.

What ever you can grant in-aid it will be incentive.
Hoping, that I have not made this letter too clumsy.
I am Sincerely Yours, Guy Amato.

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MIDDLETOWN, VA. 22645

western union

Mailgram®



4-032427E040 02/09/79 ICS IPMMTZZ CSP WSHB
3056721836 MGM TDMT MIAMI FL 100 02-09 0145P EST

*National
Register*

CHRIS DELAPORTE DIRECTOR OF HERITAGE
CONSERVATION AND RECREATION DEPT
US DEPT OF INTERIOR
WASHINGTON DC 20240

YESTERDAYS UNANIMOUS DECISION FOR THE CREATION OF A NATIONAL HISTORIC DISTRICT ON MIAMI BEACH IS ALREADY BEING APPLAUDED ACROSS THE NATION AND A VICTORY FOR SOCIAL AND CULTURAL DEMOCRACY. YOUR PRESERVATION STAFF MUST BE CONGRATULATED FOR ITS INTELLIGENT AND STEADFAST PURSUIT OF THE FACTS CONCERNING THE PROPOSED DISTRICT. WE CAN NOW LOOK FORWARD TO THE REVIVAL OF OLD MIAMI BEACH FOR CULTURAL AND ECONOMIC GROWTH.

BARBARA BAER CAPITMAN, CHAIRMAN OF THE BOARD
MIAMI DESIGN PRESERVATION LEAGUE

13:45 EST

MGMCOMP MGM

TO REPLY BY MAILGRAM, PHONE WESTERN UNION ANY TIME, DAY OR NIGHT:

FOR YOUR LOCAL NUMBER, SEE THE WHITE PAGES
OF YOUR TELEPHONE DIRECTORY

OR

DIAL (TOLL FREE) 800-257-2241

(EXCEPT IN NEW JERSEY 900-632-2271)

OR DIAL WESTERN UNION'S INFOMASTER SYSTEM DIRECTLY:

FROM TELEX 6161

FROM TWX 910 420 1212

THE NATIONAL REGISTER OF HISTORIC PLACES	
FEB 22 1979	
DATE RECD	
INDIVIDUAL RESPONSE (ATTACHED)	
INFORMATIVE MATERIAL SENT	
TELEPHONE CALL (ATTACHED)	
DATE ACTION TAKEN	
INITIALS	

MAILGRAM SERVICE CENTER
MIDDLETOWN, VA. 22645

western union

Mailgram



4-033056E040 02/09/79 ICS IPMMTZZ CSP WSHB
3056721836 MGM TDMT MIAMI FL 100 02-09 0151P EST

CHRIS DELAPORTE, DIRECTOR OF HERITAGE
CONSERVATION AND RECREATION DEPT US DEPT OF
INTERIOR
WASHINGTON DC 20240

*to Dir
FYI*

YESTERDAYS UNANIMOUS DECISION TO UPHOLD YOUR NOMINATION WAS A
SIGNIFICANT VICTORY TO THE FORCES OF ENLIGHTENMENT IN FLORIDA. WE THANK
YOU AND YOUR STAFF FOR YOUR STRENGTH ND SCHOLARSHIP IN UNDERSTANDING
THIS NATIONAL TREASURE. WE HOPE FOR YOUR CONTINUED SUPPORT IN CREATING
OLD MIAMI BEACH AS A MODEL PRESERVATION EXAMPLE OF HOW PUBLIC AND
PRIVATE SECTORS CAN WORK TOGETHER FOR SOCIAL AND CONSERVATION GOALS.

BARBARA BAER CAPITMAN, CHAIRMAN OF THE BOARD
AND ANDRES FABREGAS, PRESIDENT FOR THE EXECUTIVE COMMITTEE OF THE
MIAMI DESIGN PRESERVATION LEAGUE

13:52 EST

MGMCOMP MGM

FEB 15 1979

TO REPLY BY MAILGRAM, PHONE WESTERN UNION ANY TIME, DAY OR NIGHT:

FOR YOUR LOCAL NUMBER, SEE THE WHITE PAGES

OF YOUR TELEPHONE DIRECTORY

OR

DIAL (TOLL FREE) 800-257-2241

(EXCEPT IN NEW JERSEY 800-632-2271)

OR DIAL WESTERN UNION'S INFOMASTER SYSTEM DIRECTLY:

FROM TELEX 6161

FROM TWX 910 420 1212

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D FEB 23 1979

INDIVIDUAL RES. (NSR ATTACHED)

INFORMATIVE MATERIAL

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS

MAILGRAM SERVICE CENTER
MIDDLETOWN, VA. 22645

western union

Mailgram



4-032134ED40 02/09/79 ICS IPMMTZZ CSP TASA
3056721836 MGM IDMT MIAMI FL 100 02-09 0142P EST

FEB 14 1979

► SECRETARY OF STATE OF FLORIDA DEPT OF STATE
CAPITOL
TALLAHASSEE FL 32304

YESTERDAYS UNANIMOUS DECISION FOR THE CREATION OF A NATIONAL HISTORIC DISTRICT ON MIAMI BEACH IS ALREADY BEING APPLAUDED ACROSS THE NATION AND A VICTORY FOR SOCIAL AND CULTURAL DEMOCRACY. YOUR PRESERVATION STAFF MUST BE CONGRATULATED FOR ITS INTELLIGENT AND STEADFAST PURSUIT OF THE FACTS CONCERNING THE PROPOSED DISTRICT. WE CAN NOW LOOK FORWARD TO THE REVIVAL OF OLD MIAMI BEACH FOR CULTURAL AND ECONOMIC GROWTH.

BARBARA BAER CAPITMAN, CHAIRMAN OF THE BOARD
MIAMI DESIGN PRESERVATION LEAGUE

1342 EST

MGMCOMP MGM



Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

1-11 (Finan
Elevan
Store)
James (Lee)
443 Alton Rd.
17-B

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

James H. Williams
James H. Williams

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Murray Black Radio Co
1229 Lincoln Road
Lavern Lewis Tenant mgr

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Chic Beauty Sailor
1231 Linnick Road. Ft. Pierce.

Chic Beauty

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

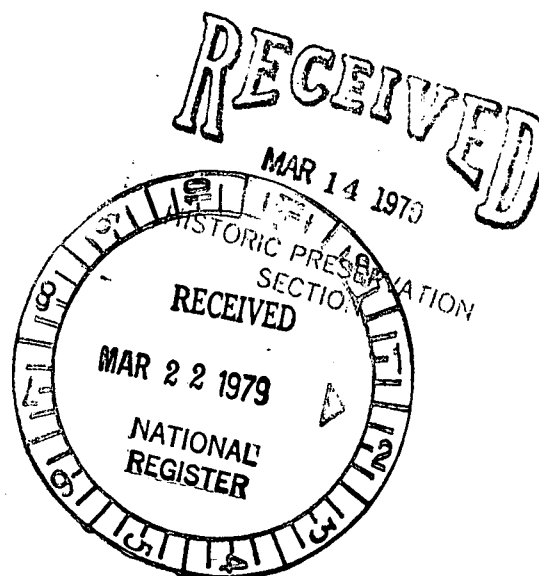
As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

JOE BUCCINO
PIETRO'S RISTORANTE ITALIANO
1233 LINCOLN RD

1

Senator Robert Williams
Department of State
Division of Archives
History and Record Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a property owner in the proposed National Historic District, I recognize the economic opportunities and values for my property that could result when the District is approved. I urge you to see this economic relief for our community passed as quickly as possible.

Sincerely yours,

NAZIR GILANI

P.S. I own

an apartment _____

a hotel ☒ _____

a residence _____

other _____

Senator Robert Williams
Department of State Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

RECEIVED
FEB 5

HISTORIC PRESERVATION
SECTION

Dear Senator Williams:

As a property owner in the proposed National Historic District I recognize the economic opportunities and values for my property that could result when the District is approved. I urge you to see this economic relief for our community passed as quickly as possible.

Sincerely yours,

Ray Warren

P.S. I own

an apartment	☐
a hotel	☒
a residence	☐
other	☐

Dear Senator Williams,

I was born on Miami Beach 34 years ago, and have lived here all my life. It is disturbing to me to watch Miami Beach become a shell of its former self.

We need to inject some life into Miami Beach. I am most interested in supporting this project as well as re-development.

Ray Warren

HP

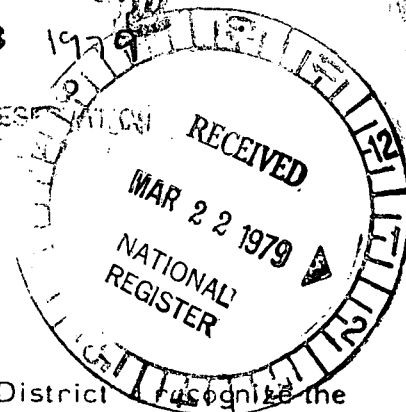
Dan
recd after
the meeting

Senator Robert Williams
Department of State Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

RECEIVED

FEB 8 1979

NATIONAL HISTORIC PRESERVATION



Dear Senator Williams:

As a property owner in the proposed National Historic District, I recognize the economic opportunities and values for my property that could result when the District is approved. I urge you to see this economic relief for our community passed as quickly as possible.

Sincerely yours,

Judie A. Maller

810 7th St
Miami Fla
33139

P.S. I own

an apartment

a hotel

a residence

other

Bldg - 18 units

Senator Robert Williams
Department of State Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a property owner in the proposed National Historic District I recognize the economic opportunities and values for my property that could result when the District is approved. I urge you to see this economic relief for our community passed as quickly as possible.

Sincerely yours,

Lynne Glaseman
5149 Alton Rd
Miami Bch FL 33140

P.S. I own

an apartment	_____
a hotel	_____
a residence	<u>X</u>
other	_____

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Deco
H

Sincerely yours,

Dill
withairline

RECEIVED
FEB 2
HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

I am writing in response to your letter in re the property which I own, located in a historic district which the State Review Board is considering for nomination to the National Register of Historic Places.

I have reviewed your letter and wish to go on record in opposition to the proposed nomination.

While I support the concept of historic preservation and am aware of the tax incentives, there are several reasons for my opposition.

I am equally concerned with the tax disabilities for demolition should my building be designated as having historical significance. I am also concerned with the impact the size of the district will have on the future development of our City. We are in the process of a rebirth of our major shopping districts, e. g. Washington Avenue, Lincoln Road Mall, and I am concerned with the inclusion of these districts within your proposed Historic District. I am concerned with the lack of firm answers to many questions in terms of time frames for approval of plans and the fact that most of our planning projects utilize Federal funds and therefore are subject to oversight for Historic Planning.

I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

PROPERTY OWNED

Wm. B. Kukul
Clarendon Hotel

RECEIVED

JAN 30 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

Melvin F. Frankel, Vice Pres.

PROPERTY OWNED

De Soto Hotel Corp d/b/a
FAIRFAX Hotel
1776 Collins Ave.
MIAMI BEACH, FLORIDA 33139

JAN 30 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

Robert E. Schulte

PROPERTY OWNED

Mentell Place - 255 - 24 St. Miami Beach, Fla.
Riviera Place - 337 - 20 St. Miami Beach, Fla.
33139

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Maria Baderup

*I'm a tourist: I loved it
And want to
Come back!*

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy. ^{Deco}
A

Sincerely yours,

Allen Bliss

Exec Sec. Commodore Rowing
& Sailing Club

1402 S. Bayshore Drive
Miami, Fla. 331

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

FEB 1 1979

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Deco

Sincerely yours,

Wm C Rosetto
578 N.W. 72nd St.
Miami, Fla.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Wayne R. Lee
1234 5th St. N.W. Tallahassee, FL 32304

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Franklin S. Sasser
1239 Atlantic Rd
Atlantic Beach
Franklin S. Sasser

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

*Marvin H. Hargis
Fellow Night Club
1376 Ocean Avenue
Miami Beach, Fla.*

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Ginette Sultan.
Maison Guio Inc.
845 Lincoln Rd
M. B.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

J. L. Epstein
547 West Ave.
M. B. Fla.

Trinity

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Betty Crippen
941 Lincoln Road Miami Beach

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours, .

Benjamin W. (A. W. W. W.)
W. W. W. W.
W. W. W. W.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Robert Williams
Manager

*1000 Broadway, Fort Myers
33411, Fort Myers, Fla
Myrtle Beach, 33139*

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours, .

The Comb and Brush Salon
1627 Washington Avenue

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

(MERCEDES MACEDO)

BONNY'S
1628 MICHIGAN AVE.
M.B. FLA 33139

253

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Beatrice L. Williams
Haitian Marxist Center
450 Lincoln Rd Suite 304
Miami Beach, Fla. 33139

Beatrice L. Williams

Robert Williams

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Lina Barneado
Sandra Lynn
841 Lincoln Rd
M. Beach

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Dean Restaurant
Antonia Delgado
843 Lincoln Rd.
Miami Beach, Fla.

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

H. ALVAREZ

Sincerely yours,

NESS SHOE

825 Lincoln

*mail
Tel. B.*

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Lowell
James Salas

821 Lincoln Hall
17.13

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Ellen Alberti

817 Lincoln Road

Sandybeach Press

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

SNOW CALVERT
John Calvert
815 Lincoln Mall
M.B.

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Clavis Handbag

809 Lincoln St

*M B
Fla*

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

*Frank A. [unclear]
Joe [unclear]*

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304



Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

Juan Candori
Services Office Center
805 Lincoln Road
Miami Beach

Senator Robert Williams
Department of State-
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art District. I see it as a way to help the South Florida's economy.

Sincerely yours,

APPLE NIX'S CLOTHING
831 LINCOLN RD., E. M. S.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

William W.
1245 Lincoln Road
Fleming Road

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Hopkins Photo Ser.
J. Hopkins
1402 Alton Rd

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Martin J. Plesner (EWA Electric Inc.)
1448 Alton Road
Miami Beach, Fla

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours, *Richard G. Martin*

FLORIDA ART

1448 AL704 RP

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Holbert Elliott

1434 Alton Rd

Miami Beach, FL

Therence Holbert



Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours, .

Osvaldo Alvarez
1422 Edison Road
Alvar. Amunize Corp.

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Greg Wynn

IRISH HOUSE BAR & GRILL
1430 ALTON RD MIAMI BEACH

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

*Gloria Bandas
1440 Alton Road
Hector's Upholstery*

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Quanta - Master Air Conditioning
1516 Atlantic Road N.B. 33139

Senator Robert Williams
Department of State
Division of Archives
History and Records Management
State Capitol Building
Tallahassee, Florida 32304

Dear Senator Williams:

As a business man in the community I support the proposed Art Deco District.
I see it as a way to help the South Florida economy.

Sincerely yours,

Lee Hunt Pres.

Elva Electric
1444 Alton Drive
M. B.

RAMON BENATAR FISCH, REALTOR

FINANCIAL FEDERAL BUILDING
407 LINCOLN ROAD SUITE 12E
MIAMI BEACH, FLORIDA 33139
(305) 531-1188

REAL ESTATE INVESTMENTS
PROPERTY MANAGEMENT
APPRAISALS
CONSULTATIONS



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

Sincerely,


Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
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NAME

BENJAMIN CYREN - Benjamin Cyren

PROPERTY OWNED

JAMES MANOR APTS

1849 - JAMES AVE.
MB



Memo

FROM THE DESK OF

ELIZABETH BROOKS

I want the free right to do as I want
don't want government
control & the requirements
they would impede
the free sale and
transfer of my property
that a historic area
would bring

I would like my letter
made a part of the record
in the 7th & 8th Public hearing
held by the state board
of Architecture



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

Harry Kereghy

PROPERTY OWNED

National Hotel 1677 Collins Ave., M.B. Fla.

33139

RECEIVED
HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME *Jan Spufford*

PROPERTY OWNED *1111 Lincoln Rd Miami Beach.*

RECEIVED
JUN 22

HISTORIC PRESERVATION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Luz Helena Latorre

PROPERTY OWNED

1735 Jefferson Ave M.B. Fla.

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Ruth L. Hacker

PROPERTY OWNED

Hacker Apt - 911 711 Washington Ave M.B. Fl.

33139

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME Charles Friedberg

PROPERTY OWNED 6146 Pine Tree Drive - 920 Collins Ave

RECEIVED
JAN 22

HISTORIC PRESERVATION
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State Historic Preservation Officer
Division of Archives, History and Records Management
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Tallahassee, Florida 32304

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NAME

John A. Bond
John A. Bond

PROPERTY OWNED

The Beach Journal

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

H. R. Gaddberg -
Costa Brava - Condominium

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Melby B. Stein

PROPERTY OWNED

ALBION BUILDING + HOTEL, CADET HOTEL



RECEIVED

JAN 24

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

HISTORIC PRESERVATION
SECTION

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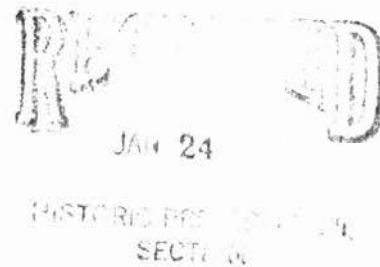
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NAME

Robert Williams

PROPERTY OWNED



Senator Robert Williams
State Historic Preservation Officer
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NAME

Michael B. Math

PROPERTY OWNED

1001-1009 Washington Avenue

RECEIVED

JAN 24

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
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NAME

PROPERTY OWNED

James Q. Carroll

Colin Amaro

RECEIVED

JAN 24

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
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Tallahassee, Florida 32304

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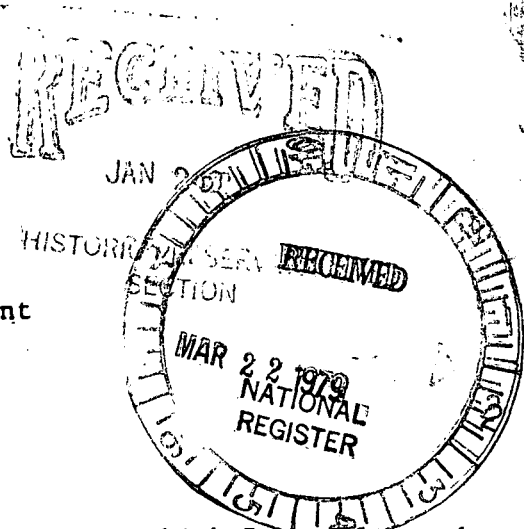
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NAME Cat Corp. by George Whitney agent

PROPERTY OWNED 1121-1151 Washington Ave.

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NAME Andrew Mandel Lillian Mandel
PROPERTY OWNED 2311 11th Miami Beach

RECEIVED
JAN 24

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
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Tallahassee, Florida 32304

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NAME

Russell Gilbert

PROPERTY OWNED

999 Washington Avenue

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
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The Capitol
Tallahassee, Florida 32304

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NAME

Elizabeth Brooks

PROPERTY OWNED

226 Lind Ave.

Miami Beach Fla 33139

RECEIVED

JAN 24

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
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Tallahassee, Florida 32304

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NAME

Day Kuhl

PROPERTY OWNED

1440 Indian Lane

RECEIVED
JAN 21 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Sam Tyler
Victor Hotel, Chatham Apts
Victor Hotel 1144 Glenn Drive, M.B.
Chatham Apts 1676 James Ave. M.B.
James Hotel 1680 James Ave. M.B.

RECEIVED
JUN 24

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

JACK GARDNER

PROPERTY OWNED

SAGAMORE HOTEL
1671 Collins Ave
Miami Beach, FL

RECEIVED
JAN 23 1979

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
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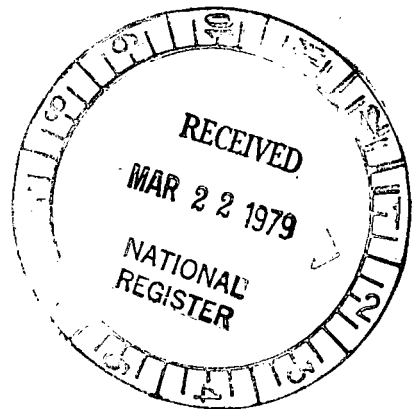
NAME

Amy M. Lindau

PROPERTY OWNED

2 Buildings

- ① 509 - 515 Lincoln Rd.
- ② 525 - 533 Lincoln Rd. -
Jobell Corp



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
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NAME

Morris N. Broad

Morris N. Broad

PROPERTY OWNED

AMERICAN SAVINGS & LOAN ASSOCIATION OF FLORIDA
Lincoln Road and Washington Avenue
Miami Beach, Florida 33139

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
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Tallahassee, Florida 32304

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NAME

Ben L. L...

PROPERTY OWNED

BY

RECEIVED

JAN 22

HISTORIC PRESERVATION
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Division of Archives, History and Records Management
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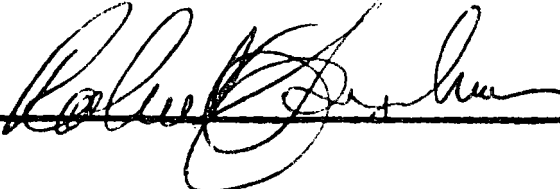
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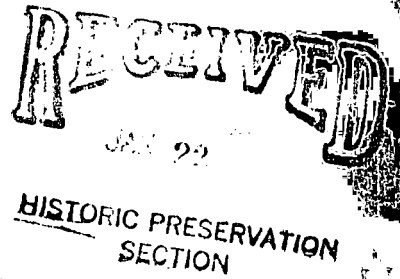
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PROPERTY OWNED



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Tallahassee, Florida 32304

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NAME

A handwritten signature in cursive script, appearing to read "Clayton Farn", written over a horizontal line.

PROPERTY OWNED

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

TORONTO 13 Ave So N. Beach

RECEIVED
JAN 22



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Laura F. Sherman

PROPERTY OWNED

None

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Larry Taylor (LARRY TAYLOR) REALTOR

PROPERTY OWNED

~~116 COLLINS AVE LT~~
~~2922 PEARLE AVE LT~~
~~5577 LA GORCE DR. LT.~~

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

RECEIVED
JUL 22 1979

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

HISTORIC PRESERVATION
SECTION

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NAME

Michael L. Lerner

PROPERTY OWNED

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Ruth Regina Glasser

PROPERTY OWNED

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

John Heeger

PROPERTY OWNED

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

CRF
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NAME *John D. ...*

PROPERTY OWNED

700 LINCOLN RD MIAMI BEACH

RECEIVED

JAN 23 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME

PROPERTY OWNED

RL Laine

6155 La Joice Drive M.B.

RECEIVED

JAN 23

HISTORIC PRESERVATION
SECTION

RECEIVED
MAR 22 1979

NATIONAL
REGISTER

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

RECEIVED

JAN 23 1979

HISTORIC PRESERVATION
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Senator Robert Williams
State Historic Preservation Officer
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Department of State
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NAME

PROPERTY OWNED

RECEIVED
JUN 23 1979
FBI RECORDS PRESERVATION
SECTION

Dear Senator Williams:

100

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PROPERTY OWNED

RECEIVED
JAN 23 1979

HISTORIC PRESERVATION
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NAME

James Douglas

PROPERTY OWNED

4747 Collins Ave Apt 809
Miami Beach, Flor

JAN. 23 1970

RECEIVED
MAR 22 1979
NATIONAL
REGISTER

~~PROPERTY OWNED~~

7

RECEIVED

JAN 23 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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1-18-79

NAME

Burgess Danton CPM NFA CRA

PROPERTY OWNED

RECEIVED
JAN 23 1979

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
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NAME

Jem 14

PROPERTY OWNED

1800 12th St Miami Beach

RECEIVED
JAN 26 1979

HISTORIC PRESERVATION
SECTION

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State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
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Tallahassee, Florida 32304

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NAME

Robert Williams PRES

PROPERTY OWNED

DORSET HOTEL, 1720 COLLINS AVE

RECEIVED
JAN 26 1979

HISTORIC PRESERVATION
SECTION

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Division of Archives, History and Records Management
Department of State
The Capitol
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NAME

Roger D. Friedman
PRBS

PROPERTY OWNED

CATALINA HOTEL, 1732 COLLINS AVE.

JAN 28 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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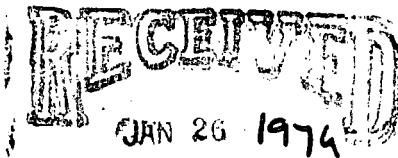
NAME

Walter Fennell - owner

PROPERTY OWNED

*Sands Hotel
1601 Collins Ave
Miami Beach, Fla.*

33139



HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

James Palmer
TEF Holding Corp d/t/a South Seas Hotel

PROPERTY OWNED

1751 Collins Ave.

1979

SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Robert Williams

Delmar Hotel

RECEIVED
JAN 26 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Samuel D. Slater
SWIFT COUNTRY HOTEL

RECEIVED

JAN 26 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Lynd W. Marshall

PROPERTY OWNED

Marshall Hotel

RECEIVED
JAN 26 1979
HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

David Stein & Kelly B Stein

PROPERTY OWNED

337 LINCOLN RD - EVERWEAR BLDG.

RECEIVED
JAN 26 1979

RECEIVED
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME

Isak Friedman

PROPERTY OWNED

Crest Hotel apt. 1670 James Ave M.B. Fla

RECEIVED
JAN 15 1979
HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Judith Buntz

PROPERTY OWNED

RITZ PLAZA HOTEL

START OF

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3

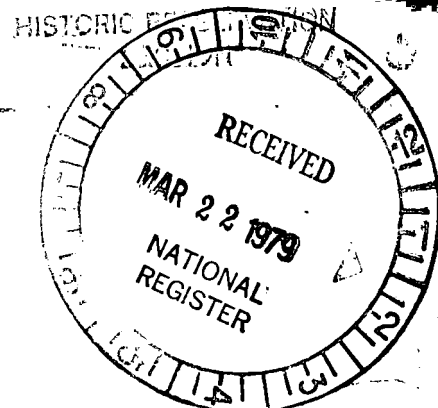
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Best Documents

AVAILABLE

Target

JAN 20 1979



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Joseph Paul
Raleigh Hotel

RECEIVED
JAN 26 1979

MIAMI HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

A. Jacobson

PROPERTY OWNED

1690 Colling AVE

And 1685 James AVE

RECEIVED
JAN 26 1979
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

C. Kohn

PROPERTY OWNED

1650 James Hotel

MB. Pla
33139

RECEIVED
JUN 23 1979
HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME Beverly Hotel Corp (Hotel New York) / Beverly Eilen
PROPERTY OWNED 1611 Collins Ave. Miami Beach

1/19/79

RECEIVED

JAN 26 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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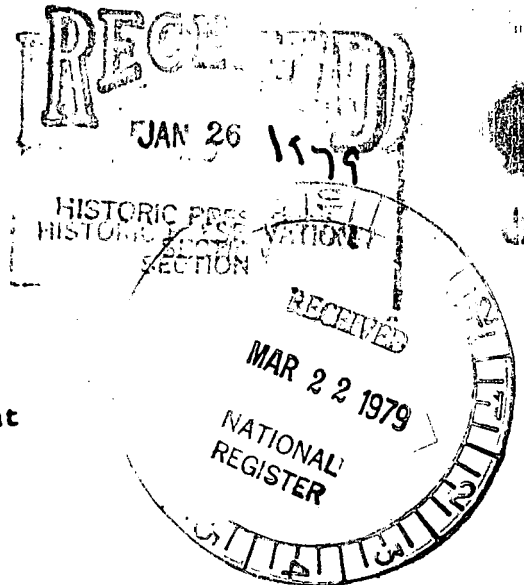
NAME

Robert L. S. ORLEANS HOTEL

PROPERTY OWNED

230-18-ST. MIAMI BEACH

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304



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NAME

PROPERTY OWNED

Joseph Paul
Edward Holt

REC'D
JAN 26 1979

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Fola Keflon

PROPERTY OWNED

op 904 - (18 ST 245-)

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Paul Whitelock

PROPERTY OWNED

DIRECTOR - Miami Beach Taxpayers Assn.

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Lowell M. ...

720 ...

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Harry Phillips

PROPERTY OWNED

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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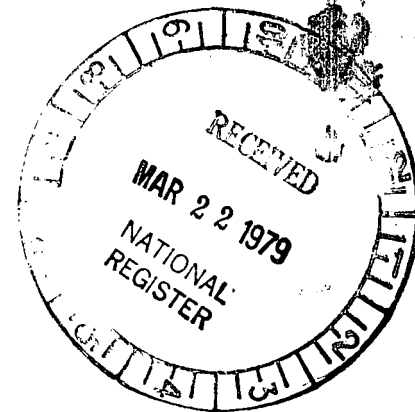
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NAME

Albert E. Vande

PROPERTY OWNED

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304



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NAME

PROPERTY OWNED

John S. Seltzer
7 FARLEY LANE

MIAMI BEACH FLA 33139.

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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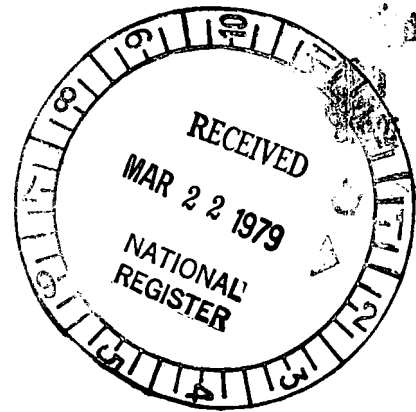
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NAME

Miriam Lapidus

PROPERTY OWNED



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State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
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Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

John L. Williams

2064 Lincoln Ave + 801-821 Lincoln Road Mall

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

James Frankel

PROPERTY OWNED

Fairfax Hotel

RECEIVED

JAN 24

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

HISTORIC PRESERVATION
SECTION

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NAME

PROPERTY OWNED

RECEIVED

JAN 24

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Matt Rigg

PROPERTY OWNED

RECEIVED

JAN 24

HISTORIC PRESERVATION
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Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Harold Segal

PROPERTY OWNED

ent

RECEIVED
MAR 22 1979
NATIONAL
REGISTER

HISTORIC PRESERVATION
SECTION

JAN 24

1 2 3 4 5 6 7 8 9 10 11 12

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PROPERTY OWNED

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HISTORIC PRESERVATION
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PROPERTY OWNED

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

Benjamin Dufman

PROPERTY OWNED

RAMON BENATAR FISCH, REALTOR

FINANCIAL FEDERAL BUILDING
407 LINCOLN ROAD SUITE 12E
MIAMI BEACH, FLORIDA 33139
(305) 531-1188

REAL ESTATE INVESTMENTS
PROPERTY MANAGEMENT
APPRAISALS
CONSULTATIONS

RECEIVED
JAN 24

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

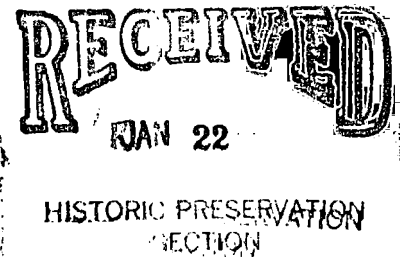
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Phyllis T. Fwee



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

I am writing in response to your letter in re the property which I own, located ~~in a historic district~~ which the State Review Board is considering for nomination to the National Register of Historic Places.

I have reviewed your letter and wish to go on record in opposition to the proposed nomination.

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

LAURENCE J. ABERMAN

PROPERTY OWNED

88 1/2 Collins Street, Ft. Lauderdale, Fla.

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Milton E. Kirk (MILTON E. KIRK)

PROPERTY OWNED

2024 N. BAY RD. M.B.

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Barnett Blesher

PROPERTY OWNED



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Frank R. Jacobs

~~RECEIVED~~

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME

Helaine F. Arrow

PROPERTY OWNED

Payor & resident of M.B.
for 29 years

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

I am writing in response to your letter in re the property which I own, located in a historic district which the State Review Board is considering for nomination to the National Register of Historic Places. *Amk*

I have reviewed your letter and wish to go on record in opposition to the proposed nomination.

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

Helen M. Keuling

PROPERTY OWNED

*Taxpayer and Resident of
South Miami Beach*

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME

Jerry W. McSwain

PROPERTY OWNED

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

ML
I am writing in response to your letter in re the property which I own, located in a historic district which the State Review Board is considering for nomination to the National Register of Historic Places.

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NAME

PROPERTY OWNED

James L. L.
900 Lincoln Rd Miami Beach

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

John A. Novack

PROPERTY OWNED

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Frederick K. Mayhew
M/A

RECEIVED

JAN 22
HISTORIC PRESERVATION
SECTION
RECEIVED
MAR 22 1979
NATIONAL
REGISTER

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

Rita J Adler

PROPERTY OWNED

Residence 285 Fairway Drive
Miami Beach Fla

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

David Fenton

PROPERTY OWNED

Residence - 235 No Shore Drive
Miami Beach - Fla 33141

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

David C. Bloom

PROPERTY OWNED

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME

Richard S. Marcus

PROPERTY OWNED

PASSIONATE
AMERICAN WOOLLEN COMPANY
220 71 ST ST
MIAMI BEACH, FLA 33140

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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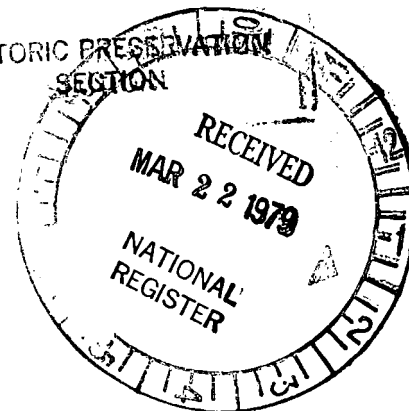
NAME

PROPERTY OWNED

[Handwritten signature]
(encl code)
Doris M. H.

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

PROPERTY OWNED

Ernest M. Polak
Basin - North

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Stoney Shuka + S. Shuka

PROPERTY OWNED

435 Bay Road
Miami Beach, FL

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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I have reviewed your letter and wish to go on record in opposition to the proposed nomination, *IN ITS PROPOSED STATE.*

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NAME

PROPERTY OWNED

Robert H. Gordon
Residence (not in district)

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

William J. Schmitt

PROPERTY OWNED

7135 Collins Ave. M.D.

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

IRVING TURETSKY *Irving Turetsky*

PROPERTY OWNED

1500 CALAIS DRIVE M.B.F.A.

RECEIVED

JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

MM
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I have reviewed your letter and wish to go on record in opposition to the proposed nomination.

While I support the concept of historic preservation and am aware of the tax incentives, there are several reasons for my opposition.

I am equally concerned with the tax disabilities for demolition should my building be designated as having historical significance. I am also concerned with the impact the size of the district will have on the future development of our City. We are in the process of a rebirth of our major shopping districts, e. g. Washington Avenue, Lincoln Road Mall, and I am concerned with the inclusion of these districts within your proposed Historic District. I am concerned with the lack of firm answers to many questions in terms of time frames for approval of plans and the fact that most of our planning projects utilize Federal funds and therefore are subject to oversight for Historic Planning.

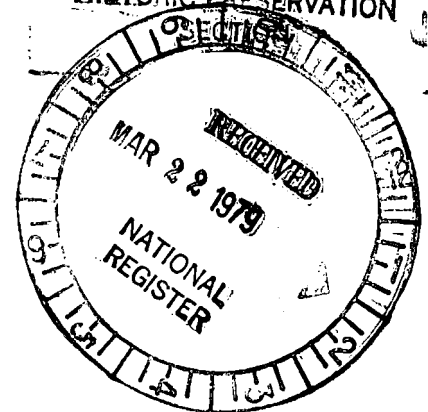
I urge you to reject the proposed District and that a revised District be considered - this time subject to the City Commission and regulatory bodies of the City of Miami Beach.

NAME

PROPERTY OWNED

RECEIVED
JAN 22

HISTORIC PRESERVATION



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

Dear Senator Williams:

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NAME

William R. Tedesco

~~PROPERTY OWNED~~

Concerned

RECEIVED

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Mrs. Harry Beard

PROPERTY OWNED

975 S. Shore Dr. M.B.

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Nelly Bernal

PROPERTY OWNED

975 S. Shore Dr Miami Beach FL 33141

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Nyann Klein

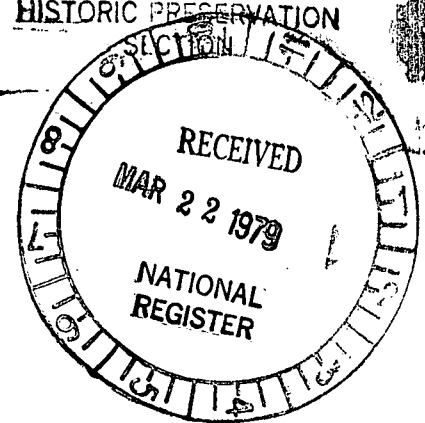
PROPERTY OWNED

4580 Prairie Avenue M/B

RECEIVED

FJAN 22

HISTORIC PRESERVATION



Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

W. C. Kim

PROPERTY OWNED

*4260 Casser Ct
Valley Head Fla*

RECEIVED
JAN 22

HISTORIC PRESERVATION
SECTION

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

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NAME

Robert S. Tanaka Robert S. Tanaka

PROPERTY OWNED

RECEIVED
JAN 24

Senator Robert Williams
State Historic Preservation Officer
Division of Archives, History and Records Management
Department of State
The Capitol
Tallahassee, Florida 32304

HISTORIC PRESERVATION
SECTION

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NAME

Sheldon Greene

PROPERTY OWNED

Arthur H. Simons

Dan

February 20, 1979

Dear Mr. Morrell:

This letter has just reached my desk and I am sorry to tell you that there is no such individual affiliated with Washington Federal.

I am returning this letter to you.

S. Leibovit
(Secretary to
Arthur H. Simons)

Enclosure

RECEIVED

FEB 23 1979

HISTORIC PRESERVATION
SECTION

City of Miami Beach

FLORIDA 33139



"VACATIONLAND U. S. A."

OFFICE OF THE CITY MANAGER
GAVIN W. O'BRIEN
CITY MANAGER

CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7010

305/

February 28, 1979

Mr. Christopher T. Delaporte
Director
Heritage Conservation Recreation Service
U. S. Department of the Interior
Washington, D. C. 20240

Dear Mr. Delaporte:

As you know, the proposed Historic District in Miami Beach has generated a great deal of discussion and public interest. You have participated in that process as have Florida's Historic Preservation Officer, various interest groups and City staff.

Now that the nomination has reached the point at which it soon will be referred to the Federal Government to final deliberations, I would like your personal response to a number of questions which continue to surface in discussions of the Miami Beach nomination. I believe that a significant portion of the problem is that definitive answers have never been given in writing by a credible source.

In fact, so much attention has been focused on advertising the positive aspects of historic preservation, that little attention has been directed to authoritative discussions of perceived negative aspects. Through your response to my questions, you will have an opportunity to at least partially cure that problem.

1. Does the Federal or State government have the authority to legally prevent an owner of private property, through the use of private capital, from demolishing or renovating structures on his or her property, even though the structures in question are within the district and listed on the National Register?

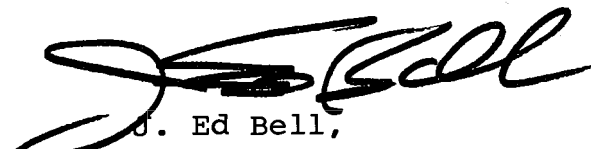
2. Are there structures within the proposed Miami Beach district which are not historically significant and which are not covered by Federal legislation and regulations which apply to historic preservation and historic districts?
3. If the City of Miami Beach were to propose to construct a public housing project or other Federally financed or assisted public improvement on a site within the district which required demolition of one or more significant structures, is it necessary that prior approval be obtained from the funding Federal agency or from any other Federal agency?
4. Will the A-95 review process for Federal grant requests made by the City of Miami Beach after designation of the district include a review by specific State or Federal offices for the purpose of determining the impact of the proposed project or activity on the historic district?

We have already posed a specific question to the Jacksonville Area Office of the U.S. Department of Housing and Urban Development regarding the potential effects of historic designation on the City's Community Development Block Grant Program. I am attaching a copy of HUD's response which we believe satisfactorily addresses the issue of the use of CD funds.

However, we do not have any firm written response to the specific questions I have listed. I think it is important that we receive that information from your office so that our understanding of the regulations and the Federal process can be compared to the official position of the responsible Federal agency.

Thank you very much for your assistance. I look forward to hearing from you soon.

Sincerely,



J. Ed Bell,
Assistant City Manager

JEB:lb

cc: Gavin W. O'Brien - Steve Muss - Doc Baker
Thomas W. Young, III - Steve Siskind

MAR - 6 1979

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D MAR 08 1979

 INDIVIDUAL RESPONSE (ATTACHED)

 INFORMATIONAL MATERIAL SENT

 TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS



Secretary of State

STATE OF FLORIDA
THE CAPITOL
TALLAHASSEE 32304
(904) 488-8472

~~BRUCE A. SMITH~~
SECRETARY OF STATE

GEORGE FIRESTONE

March 19, 1979

Dr. William J. Murtagh
Keeper of the National Register
Office of Archaeology and Historic
Preservation
Heritage Conservation and Recreation
Service
Department of the Interior
Washington, D.C. 20240

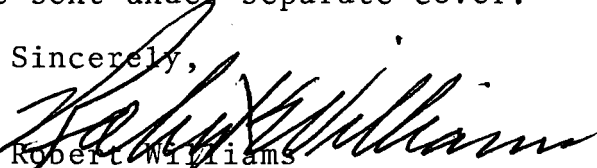
Dear Dr. Murtagh:

Enclosed please find the nomination for the Miami Beach Architectural District to the National Register of Historic Places. This nomination is worthy of submission to the Register as approved by the Florida Review Committee for the National Register and the State Historic Preservation Office.

A list of the property owners whose names should be deleted from the property-owner list sent previously is included along with letters-of-comment concerning the nomination.

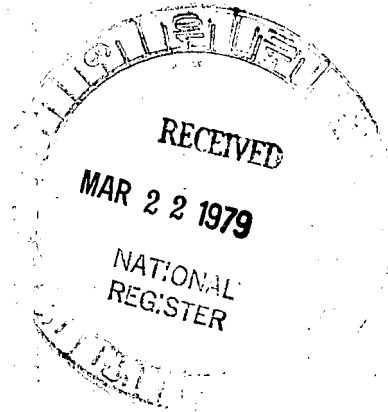
Please note that the maps are sent under separate cover.

Sincerely,


Robert Williams
State Historic
Preservation Officer

Enclosures

RW/Dgc



The Capitman Group
Hotel Cardozo
1300 Ocean Drive
Room 104
Miami Beach, Fla.
33139

March 21, 1979

Mr. Chris Theral Delaporte, Director
Heritage Conservation & Recreation Services
Department of Interior
Washington, D.C., 20240

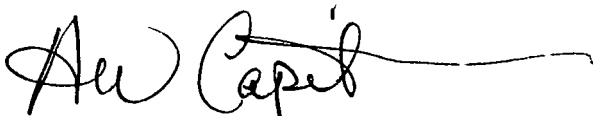
Dear Chris;

Enclosed are some documents- out yesterday- concerning our plan to buy and restore The Hotel Cardozo. I would appreciate any comments you might have on this. For a small property, we believe we have employed a rather sophisticated financial and marketing approach.

Yesterday we met- for the second time- with elderly residents of the hotel. We are working with Ernie Martin, the County CD director, and with the city, to secure good housing for them- comparable to what they have now.

My mother tells me you may still be down this month on the way to the Carribean. It would really be good to see you.

Cordially,

A handwritten signature in dark ink, appearing to read "Andrew W. Capitman". The signature is fluid and cursive, with a long horizontal line extending to the right.

Andrew W. Capitman
President

AWC/rmd
Encl.

THE NATIONAL REGISTER OF HISTORIC PLACES

MAR 27 1979

DATE REC'D

INDIVIDUAL RESPONSE (ATTACHED)

NAME OF THE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE OF INQUIRY

INITIALS

(C) 1979

THE NATIONAL REGISTER OF HISTORIC PLACES
1015 N. 17th Street, Suite 100
Lincoln, Nebraska 68502

Dear Sir:
We have received your letter of March 15, 1979, regarding the National Register of Historic Places. We are sorry that we cannot provide you with the information you requested at this time. We will continue to work on this matter and will contact you again as soon as we have more information.

We appreciate your interest in the National Register of Historic Places and your contribution to the preservation of our nation's historic resources. We will be sure to keep you informed of any developments.

Sincerely,
[Signature]

Very truly yours,
[Signature]
[Title]
[Organization]

1015 N. 17th Street, Suite 100
Lincoln, Nebraska 68502
Phone: (402) 441-1111
Fax: (402) 441-1112
Telex: 235440
Toll-free: 1-800-541-1111

FIELD REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Miami Beach

CONTACT: J Ed Bell

ADDRESS: FL.

PHONE: 673-7010

REPORT:

DATE: 3/29/79

- Asked Mr. Bell about "enclosed" HUD letter"
- Inquired ^{of HUD area office} as to what would be required on approval for CD. They told him this would have to be covered in environmental documents; they also suggested he discuss ~~off~~ getting a general MSA (programmatic memo).

I gave him Don Klima's # so they could discuss that aspect of it; told him to forward to us the HUD letter if we did not answer his questions adequately.

TELEPHONE REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: Miami Beach Nomination

TO/FROM: Mitch Lubitz

DATE: 4/2/79

ADDRESS: Miami News

PHONE: 305 350-6020

STAFF MEMBER:

DIVISION:

REPORT:

1) Status of nomination?

I told him the letters giving 30 days to comment had not gone out. He said preservationists were saying early May for decision. I said early ^{May} morning letters went out this week, would be the earliest procedurally possible. I said we work for 60 days clearance + nomination received last week.

2) Is it automatic once past state?

No, but the first nominations are listed ^{case by case} basis.

3) do we consider opposing opinions? how heavily weighed?

I told him we consider all opinions in our review, but were likely to be influenced by those that discuss criteria rather than merely saying "I am opposed."

YR?
H32-NR

FL MIAMI BEACH ARCHITECTURAL DISTRICT 4/13/79
719 Lenox Ave.
Miami Beach, Fla. 33139

Dr. William J. Murtagh,
Keeper of the National Register,
Heritage Conservation and Recreation Service,
Dept of the Interior, Pension Building,
440 G Street, N.W., Washington, D.C. 20243 (Attn: NOM)

Dear Dr. Murtagh:

In response to your letter of April 11, 1979, please be advised that I reside in a district that approximates Suburbia, USA, with its leafy green trees, well kept lawns and hedges, where one may still catch a glimpse of a wide expanse of blue sky and witness the sunrise and sunset.

However, the continued construction of high rise apartment buildings in this area, may very well result in the destruction of its old and historic character and eventually transform this place into a concentrated and overcrowded inner city with all of its many problems.

I am, therefore, in favor of the preservation of the old and the historic, which reflects the spirit of our nation. Perhaps, in this way, we may instill in future generations the pride and determination that made this country great.

Thank you for affording me this opportunity to express my views in this matter.

Respectfully

George A. Guthart
George A. Guthart

APR 19 1979

DATE ACTION TAKEN _____



WOMETCO ENTERPRISES, INC.

306 NORTH MIAMI AVENUE • MIAMI, FLORIDA 33128 • (305) 374-6262 • Cable: WOMETCO MIA
Telex: 519156

April 6, 1979

Mr. Steve Muss
Sea Coast East
5151 Collins Avenue
Miami Beach, Florida 33140

Dear Steve:

It was so good to spend time with you last week. Many thanks for sharing your views so generously with me.

I believe we did come to some mutual conclusions about the future we both seek for Miami Beach and I hope we can allay your fears about the effects of the proposed historical district.

MDPL has asked Mr. Herbert Brito, of the National Register, to send you his opinion on possible federal restrictions and incentives concerning development within a national district.

Please let me know whatever else you require or recommend, so that we may coordinate our plans and efforts with yours.

Ciao for now.

Cordially,

Micky

MWJR:pre

THE NATIONAL REGISTER OF HISTORIC PLACES

APR 10 1979

DATE REC'D

INITIALS

Miami design preservation league

Dear Mr Brito,

Enclosed is some information regarding James Biddle's recent visit to Miami and the Dedication of Hialeah as a National Landmark. Also included is the marketing prospectus for the Cardozo Hotel.

This office is very anxious to have a copy of the mailing you will be sending to property owners regarding the nomination. Could you send us one?

Please note our new address below.

Thank you.

Sent 4/9/72

[Signature]

Liane Camber
Community Relations
Director



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE

WASHINGTON, D. C. 20243

IN REPLY REFER TO:

H32-NR

April 11, 1979

Dear Property Owner:

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of preservation. This nomination is pending in our office.

If your property is depreciable and the district is listed in the National Register, there are certain benefits and provisions of the Tax Reform Act of 1976 that may apply to you. We are enclosing information about this law and a general description of the National Register program.

Soon we will be considering whether the district should be listed, using as our guidelines the "Criteria for Evaluation" shown in the enclosed material. If you wish to comment on whether the district should be listed, we would be pleased to hear from you. Send your comments within 30 days of the date of this letter to me, Dr. William J. Murtagh, Keeper of the National Register, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243 (Attn: NOM). Please include the name of the district (as shown on the address label on this letter) and property address. If you have questions about the National Register program or the enclosed material, you should also address them to me.

In the enclosed material you will note references to standards for rehabilitating old buildings. These standards are a list of do's and don'ts for people who are fixing up old buildings. If the owner of a building listed in the National Register, either individually or as part of a district, wishes to take advantage of the Tax Reform Act benefits, these standards must be followed. A copy of these standards is available from Technical Preservation Services, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243. Questions about the standards should also be addressed to that same office.

RE: Miami Beach Architectural District
Miami, Florida

Sincerely,

William J. Murtagh
Keeper of the National Register

IRVING KANE
APT. 10-J

1750 JAMES AVE.

MIAMI BEACH, FLA. 33139 4-77

3031 THRU
THRU 3033-85



MIAMI BEACH ARCHITECTURAL
4-3-79 FL DISTRICT

United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D. C. 20243

IN REPLY REFER TO:
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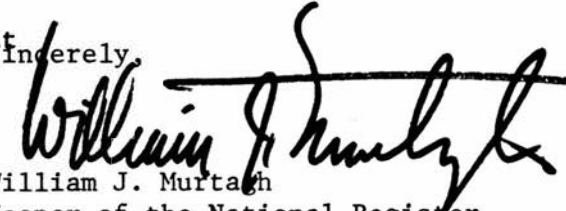
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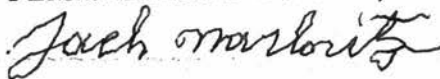
RE: Miami Beach Architectural District
Miami, Florida

Sincerely,


William J. Murtagh
Keeper of the National Register

Enclosures

WE WOULD APPRECIATE IT VERY MUCH IF YOU
TRY TO PRESERVE OUR BUILDING AT
640 PENNSYLVANIA AVENUE, MIAMI BEACH.



JACK &
RACHEL MARKOWITZ
640 PENN. AVE. APT 14
MIAMI BEACH, FL. 33139

601
8
602-13
10-72

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE APR 24 1979

 DUPLICATE RESPONSE (ATTACHED)

 REEVE MATERIAL SENT

 TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS

en

4-2-79
JANUARY 1980
DISTRICT



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D.C. [] 20243

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H32-NR

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RE: Miami Beach Architectural District
Miami, Florida

Sincerely,


William J. Murtagh
Keeper of the National Register

A.M. GROBARD, INC.

624 COLLINS AVE
MIAMI BEACH, FLA. 33139

MIAMI BEACH ARCHITECTURAL DISTRICT 4-3-79

United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE

WASHINGTON, D. C. 20243

IN REPLY REFER TO:

H32-NR

April 11, 1979

Dear Property Owner:

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of preservation. This nomination is pending in our office.

If your property is depreciable and the district is listed in the National Register, there are certain benefits and provisions of the Tax Reform Act of 1976 that may apply to you. We are enclosing information about this law and a general description of the National Register program.

Soon we will be considering whether the district should be listed, using as our guidelines the "Criteria for Evaluation" shown in the enclosed material. If you wish to comment on whether the district should be listed, we would be pleased to hear from you. Send your comments within 30 days of the date of this letter to me, Dr. William J. Murtagh, Keeper of the National Register, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243 (Attn: NOM). Please include the name of the district (as shown on the address label on this letter) and property address. If you have questions about the National Register program or the enclosed material, you should also address them to me.

In the enclosed material you will note references to standards for rehabilitating old buildings. These standards are a list of do's and don'ts for people who are fixing up old buildings. If the owner of a building listed in the National Register, either individually or as part of a district, wishes to take advantage of the Tax Reform Act benefits, these standards must be followed. A copy of these standards is available from Technical Preservation Services, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243. Questions about the standards should also be addressed to that same office.

RE: Miami Beach Architectural District
Miami, Florida

Sincerely,

William J. Murtagh
Keeper of the National Register

MATT & RENIE SEIGLE
APT. 504
1401 EUCLID AVE.,
MIAMI BEACH, FLA. 33139

1470

16

5-69

area is for most middle class people (old folks) who have lived in this area for many years (12/15/76. my new 88 # 263-27-0655)

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE	APR 24 1979
_____	INFO / DUAL RESPONSE (ATTACHED)
_____	INFORMATIVE MATERIAL SENT
_____	TELEPHONE CALL (ATTACHED)
DATE ACTION TAKEN _____	
INITIALS _____	

en

4-3-79
JANUARY 1979
051210

JP - HOLD

FL

check owner's list to make sure that property to be listed is the same as the address sent - if not, property owner notified on bottom of letter and approx. time span of 90 days for review

United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE
WASHINGTON, D.C. 20243

MIAMI BEACH ARCHITECTURAL DISTRICT 413179
April 11, 1979

IN REPLY REFER TO:
H32-NOM

Send boundaries + description + notify of listing time for review

Dear Property Owner:

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of preservation. This nomination is pending in our office.

If your property is depreciable and the district is listed in the National Register, there are certain benefits and provisions of the Tax Reform Act of 1976 that may apply to you. We are enclosing information about this law and a general description of the National Register program.

Soon we will be considering whether the district should be listed, using as our guidelines the "Criteria for Evaluation" shown in the enclosed material. If you wish to comment on whether the district should be listed, we would be pleased to hear from you. Send your comments within 30 days of the date of this letter to me, Dr. William J. Murtagh, Keeper of the National Register, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243 (Attn: NOM). Please include the name of the district (as shown on the address label on this letter) and property address. If you have questions about the National Register program or the enclosed material, you should also address them to me.

In the enclosed material you will note references to standards for rehabilitating old buildings. These standards are a list of do's and don'ts for people who are fixing up old buildings. If the owner of a building listed in the National Register, either individually or as part of a district, wishes to take advantage of the Tax Reform Act benefits, these standards must be followed. A copy of these standards is available from Technical Preservation Services, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243. Questions about the standards should also be addressed to that same office.

RE: Miami Beach Architectural District
Miami, Florida

Sincerely,
William J. Murtagh
Keeper of the National Register

HERBERT L. & BINNIE B. BERGEN 917
17300 N.E. 13TH AVENUE
NO. MIAMI BEACH, FLA. 33162 -74

(OVER)

15 April 79

Sir:

These constitute what amount to
vague innuendos. May I have some facts?

Please identify whether my specific
property has been nominated for
listing in the National Register of
Historic Places.

Also, what is the appropriate time
span for evaluation and rendering a
decision on this nomination.

Respectfully,

Herbert L. Bergen

P.S.: I am not located on Miami Beach.
I am located on the Florida mainland. JLB

INITIALS	_____
DATE ACTION TAKEN	_____
TELEPHONE CALL (ATTACHED)	_____
INVESTIGATIVE REPORT (ATTACHED)	_____
INDIVIDUAL RESPONSE (ATTACHED)	_____
DATE RECD.	APR 18 1979
THE NATIONAL REGISTER OF HISTORIC PLACES	

Enclosures



MIAMI BEACH CHAMBER OF COMMERCE

1820 meridian avenue,

672-1270

miami beach, florida

33139

I. a. baker, executive vice president
elaine f. arrow, general manager

April 12, 1979

Mr. Chris Delaport
Department of Interior
Pension Building #226
440 "G" Building, NW
Washington, D. C. 20243

SEARCHED
SERIALIZED
INDEXED
FILED
APR 12 1979
FBI - MIAMI
9109160018

Dear Mr. Delaport:

As all of the attached letters will attest, the Miami Beach Chamber of Commerce has gone on record in opposition to the proposed Historic District in Miami Beach. Our opposition remains, but in the interim we have some additional concerns and insights we wish to share with you to bolster our opposition.

The Miami Design Preservation League has indicated that their proposed District will not include any displacement, or as they refer to it "gentrification". We do not believe this and have some serious concerns about it. The Capitmans are in the process of attempting to raise the monies to purchase the Cardozo Hotel and in a request to the Community Development Citizen's Advisory Board have indicated that to properly amortize the debt (which they have asked CD to provide a guarantee without collateral for) they will have to raise the rent from \$13 daily to \$45 daily. Notwithstanding the fact that every hotel person with whom we have spoken has indicated the impossibility of running a successful hotel on Ocean Drive at that rate, our concern is generated from the fact that obviously the year-round residents of that hotel and the seasonal guest will be displace as they simply can't afford proposed rate. We feel this is an example of what will occur throughout the 500 acre District.

Our City has a commitment to provide a large volume of low and moderate income housing to facilitate the South Beach Redevelopment. Within the next decade we must relocate 3000-5000 persons from the areas of 6th Street South. With the aforementioned in view, it is our position that the already diminishing stock of low-moderate income housing will be even more diminished by the displacement caused by the proposed District. It is simple economics. This position is bolstered by a recent Department of Housing and Urban Development report on a section of Ramsey Hill, Minnesota. In this report, it was found that "the young and affluent seeking housing values, convenience and the excitement of big-city living, have been rediscovering that century-old neighborhoods in center cities have just what they want...there is a problem, though. Once the young and rich start sprucing up these neighborhoods, existing residents are often forced to move. Housing values, taxes and rents quickly soar beyond their means." Further, the report indicates "the majority of households interviewed said they left Ramsey Hill involuntarily. All those who said they were forced to move were renters. Their reasons were that their homes were being converted to co-ops and condominiums; that they were evicted because the house was being remodeled or that the ownership of the house changed hands."



MIAMI BEACH CHAMBER OF COMMERCE

1920 meridian avenue, 672-1270 miami beach, florida 33139

I. a. baker, executive vice president
elaine f. arrow, general manager

-2-

Our second concern, newly raised, is generated by some recent facts to emerge from the Historic District in Charleston, South Carolina. There, in a District which was created in part to bolster tourism, the District has not been the sparkplug to revitalize the City, which founders felt it would be. The young and energetic Mayor of the City is at odds with the preservationists - he wanting to build a hotel/trade mart and they saying this is inconsistent with a District. A major project of this City (Miami Beach) and a part of our Master Plan calls for a hotel, trade/merchandise mart as part of the economic recovery of our City. Thus, if preservationists feel it is inconsistent in Charleston, they will feel likewise here and oppose it as stringently. In a study from the Charleston Historic Preservation Society, they relate "it would severely damage the integrity of the old legally established preservation area, much as the integrity of the Old French Quarter in New Orleans was damaged by convention crowds, cars and commercialism." Well - Miami Beach's industry happens to be tourism - we live for "convention crowds, cars and commercialism" and will fight anything which is NOT synonymous with our economics.

We hope you will consider our pleas - we represent the majority of financial institutions, property owners and merchants in this City. Other organizations in opposition have submitted letters as well - some of which are attached hereto - all of which should be in your file. We totally represent the property owners - hotel owners and the persons affected by this District. When we presented our case in Gainesville, we had four major organizations represented as well as the City Manager's office and voiced opposition from the Secretary of State himself. Miami Design Preservation League had a delegation of thirteen people - only two of whom lived, worked, owned property or had a business in our City. It is unconscionable that outsiders can control the fate of our City. One of the professors on the State Review Board prefaced his support for the District with - "I don't give a damn about economics or business....." Well, Mr. Delaport, we do - and we urge you to respect the tax base of this community and those that support it...and deny the District as proposed.

Most respectfully,

Leonard A. "Doc" Baker
Executive Vice President

cc: Leon A. Manne, President, Miami Beach Chamber of Commerce
Robert M. Levy, Vice President, Economic Development, Miami Beach Chamber of Commerce
Dr. Leonard Haber, Mayor, City of Miami Beach and fellow Commissioners
City Manager's Office and pertinent Department Heads
Regular Press Release Listing

FL
Miami Beach Architectural
District 4/13/79

4P
S. H. Dabby - Trustee

5555 COLLINS AVENUE, APT. PH.D
MIAMI BEACH, FLORIDA 33140
TELEPHONE: 866-7239

April 16, 1979

Dr. William J. Murtagh
Keeper of the National Register
Heritage Conservation and Recreation Service
Department of the Interior, Pension Building
440 G Street, N.W. Washington, D.C. 20243
Attn: NOM

Your Ref: H32-NR
Miami Beach Architectural District.

Dear Dr. Murtagh:

Thank you for your letter dated April 11, 1979.

The property I am holding as Trustee is located at 826-838 Lincoln Road,
Miami Beach, Florida, 33139.

To my best judgement and belief the entire Lincoln Road
mall which is between Collins Avenue and Alton Road is worth to be preserved
as a TOURIST ATTRACTION. several of the buildings are old architecture and
are worth preserving. The building that I am holding is really unique
in its front designs. I shall send you a photograph of the said building
if you so desire.

Hereunder is the copy as shown on the address Label which
is my residence. It is an apartment house containing about 300 apartments.
Whereas I am referring to a building on Lincoln Road Mall and not where I am
residing.

Thanking you for your kind co-operation.

S. H. DABBY TRUSTEE 3317
Apt. PH.D
5555 COLLINS AVENUE
MIAMI BEACH, FLA. 33140 4-76

Sincerely

S H Dabby - Trustee

MIAMI BEACH, FLA. 33140 4-18
 2222 COLLINS AVENUE
 MR. J. H. DODD
 2222 COLLINS AVENUE 33140

THE NATIONAL REGISTER OF HISTORIC PLACES
 DATE RECD APR 18 1979
 DATE FOR A RECD
 INITIALS S. H. DODD - 11/13/79

Thanking you for your kind co-operation.

Respectfully,

Myself I am referring to a building on Lincoln Road Miami and not where I am
 is my residence. It is an apartment house containing approximately 300 apartments.

Reference is the copy as shown on the address label which
 is your so desire.

In the above design. I shall send you a photograph of the said building
 and each containing. The building that I am holding is a 10-story building
 as a 10-story building. Several of the buildings are old and some are
 new which is between Collins Avenue and Lincoln Road is more to be preserved

to my best judgment and belief the entire Lincoln Road
 Miami Beach, Florida 33139.

The property I am holding as trustee is located at 838-838 Lincoln Road,

Thank you for your letter dated April 11, 1979.

Best of luck.

MIAMI BEACH ARCHITECTURAL DISTRICT
 YOUR TRUSTEE

ALLEN: BOB
 220 S. STREET, N.W., WASHINGTON, D.C. 20543
 DEPARTMENT OF THE INTERIOR, BUREAU OF LAND
 MANAGEMENT, CONSERVATION AND RECREATION SERVICE
 MEMBER OF THE NATIONAL REGISTER
 DR. WILLIAM J. MURPHY

APR 17 1979

TELEPHONE 866-1536
 MIAMI BEACH, FLORIDA 33140
 2222 COLLINS AVENUE, APT. 1010

S

2 H DODD - Trustee
 1/6

DR. WILLIAM J. MURPHY
 1/6

April 16, 1979
United States Dept. of Interior
Heritage Conservation & Recreation Service
Washington, D.C. 20243

Gentleman

I don't own the property at
624 Collins Ave. Miami Beach
Fla. The new owners name
are Mr & Mrs Benitez 624 Collins Ave
Miami Beach, Fla. 33139. Kindly
send all mail to them. Thank
you.

Sincerely yours

A M. Grabard Inc
624 Collins Ave.
Miami Beach, Fla

Ex. Brito

4/11/79

MIAMI BEACH ARCHITECTURAL
DISTRICT 413129

COMMODORE HOTEL

Open Year 'Round

Overlooking the Ocean

1360 COLLINS AVENUE, COR. 14th STREET

MIAMI BEACH, FLORIDA 33139

PHONE (305) 538-1803

April 16, 1979

GENTLEMAN

I'VE ATTENDED MANY MEETINGS
REGARDING ART DECO & HAVE WEIGHED
THE PROS & CONS OF IT

I AM DEFINITELY AGAINST IT IT
COVERS FAR TOO GREAT AN AREA AS
FAR AS I'M CONCERNED. IF IT WERE
LIMITED TO A MUCH SMALLER AREA
~~AS~~ AS I ALONG WITH A LOT OF OTHER
PEOPLE THINK, PERHAPS YES - BUT THE
WAY IT STANDS NOW "IT SMELLS OF
POLITICS".

Yours Truly
Philip Peshkin

PESHKIN & SCHUMACHER
HOLDING CORP.
1360 COLLINS AVENUE
MIAMI BEACH, FLA. 33139

352

1-75

To Mr. W. J. Maatagh, - April 17, 1979
MIAMI BEACH ARCHITECTURAL
DISTRICT 413179

Bernard Baker
1535 Meridian Avenue, Apt. #1
Miami Beach, FL 33139

We received your letter & we appreciate it very much. We were informed by your office that our apt. has been a building has been nominated for listing in the National Register of Historic Places. Worthy of preservation & is pending in your office. My hometown Boston, Mass, also has had this similar condition applied to the area on Beacon Hill where all of Beacon Hill is considered & designated to be proclaimed as historical & no changes are to be made by any of the owners of property on Beacon Hill. I don't know what you mean, "using our guidelines the 'Criteria for Evaluation' shown in the enclosed material. I hope this may not end up by increasing the value of the property & by increasing the taxes also.

Sincerely
Bernard Baker &
L. de Baker

RICHARD (DICK) STONE
FLORIDA

COMMITTEES:
AGRICULTURE, NUTRITION, AND
FORESTRY
FOREIGN RELATIONS
VETERANS' AFFAIRS

United States Senate

WASHINGTON, D.C. 20510

April 20, 1979

Our File: 9109160018

Office of Congressional Relations
Department of the Interior
18th and C Streets, NW
Washington, D.C. 20240

Dear Director:

Because of the desire of this office to be responsive to all inquiries and communications, your consideration of the attached is requested. Your findings and views, in duplicate form, along with return of the enclosure, would be greatly appreciated. It would also be helpful to me if your response is mailed to my office at the address below and INCLUDES THE FILE NUMBER SHOWN ON THE COMMUNICATION I HAVE SENT TO YOU.

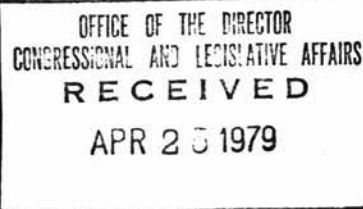
Cordially,

Richard (Dick) Stone
Richard (Dick) Stone

RDS/gvt
Enclosure

PLEASE REPLY TO: POST OFFICE BOX 4081
TALLAHASSEE, FLORIDA 32303

BOR Mail Control No. **POR 7163**



LAW OFFICES

CASSEL, FRUMKES, BRICKMAN, CHOTINER & SHORE

SUITE 1011 NEW WORLD TOWER
100 NORTH BISCAYNE BOULEVARD

MIAMI, FLORIDA 33132

MARWIN S. CASSEL
MELVYN B. FRUMKES
RICHARD IAN BRICKMAN
ALAN S. CHOTINER
ALLEN M. SHORE
WILLIAM S. CASSEL

April 21, 1979

RECEIVED
5/3 PM
Read Planning Br.
5/3 @ 4:45 PM
LSAS

TELEPHONE 371-1400
AREA CODE 305

PLEASE REFER TO
FILE #

Mr. Chris De La Port, Director
Heritage Conservation and Recreation
Service
Department of Interior
Washington, D. C. 20240

Dear Chris:

It looks like the art deco matter is coming to a head here,
on Miami Beach.

Chris, please give the following some consideration.

The idea itself is great. Certain buildings on South Miami Beach should be retained as fine examples of the art deco age, but to declare the entire area suggested as being historic and to be maintained as art deco would be criminal. There are so many buildings in the area that have nothing whatsoever to do with art deco--it would so damage the tax base of the Beach to have this declaration made that I urge you and, through you, your Department to give serious consideration to reducing the area to either a small area or to a building-by-building declaration and truly picking out the best examples and let the rest of the Beach continue on its merry way of redevelopment, reconstruction and ultimate rebuilding.

Please give this serious thought. It is most important to the economy of the community and the community itself that proper direction of the situation be given through your good offices.

With kindest personal regards, I remain

Sincerely yours,


Marwin S. Cassel

MSC/el

LAW OFFICES
CASSEL, FRUMKES, BRICKMAN, CHOTINER & SHORE
SUITE 1011 NEW WORLD TOWER
100 NORTH BISCAYNE BOULEVARD
MIAMI, FLORIDA 33132

MARWIN S. CASSEL
MELVYN B. FRUMKES
RICHARD IAN BRICKMAN
ALAN S. CHOTINER
ALLEN M. SHORE
WILLIAM S. CASSEL

April 21, 1979

RECEIVED
APR 27 1979
TELEPHONE 371-1400
AREA CODE 305
DANTE R. FASCELL
PLEASE REFER TO
FILE #

Congressman Dante Fascell
House Office Building
Washington, D.C.

Dear Dante:

I know that you are being deluged with correspondence relative to the proposed Art-Deco situation on Miami Beach.

From what I understand and have been told, and have had an opportunity to review, the idea is great. However, quite frankly, please consider that the district being proposed is far too large.

Based on reports that we are receiving down here, both from the newspapers and by word-of-mouth, almost 20% of Miami Beach will be declared "historic" in order to pick up various buildings of the "Art-Deco Age".

Dante- - -this is just too much! It will hurt the tax base of Miami Beach, many buildings within the area are not Art-Deco and have no reason to be so declared or so protected. As a matter of fact, they should probably be torn down and make way for 1979 Deco.

I urge you to use your best efforts to see that the appropriate authorities are notified that only selected pieces, rather than an entire area, be chosen or at best a very much smaller area than that presently proposed be declared Art-Deco and historical in nature.

I thank you for your continued interest in protecting not only your constituents but others in the immediate area.

Most cordially yours,


MARWIN S. CASSEL

MSC/vab

NP

INVESTMENTS
MORTGAGES
MANAGEMENT

Miami Beach Architectural District

4/3/79

(FL)

ARNOLD BERGMAN

Real Estate

630 G Lincoln Road
MIAMI BEACH 39, FLORIDA

JEfferson 1-7550

April 23, 1979

Dr. William J. Murtagh
Keeper of Natl. Register
Dept. Of the Interior
Pension Bldg.
440 G. Street, N.W.
Washington, D.C. 20243

RE: Listing in the Natl. Register of
Historic Places.



for-Leonard Martin Realty Corp. 225
859-863 Washington Ave. 3-38
Miami Beach, Fla. 33139

Dear Sir:

I am very much against being listed. This is a
run down area and not a historic one. Listing would be a
complete fraud.

Sincerely,

→ already
Sent an NP

THE NATIONAL REGISTER OF HISTORIC PLACES

APR 30 1979

8/5 or

CONSIDERATION
 THE COMMISSIONER OF THE BUREAU OF HISTORIC PLACES, DISTRICT OF COLUMBIA
 I am hereby recommending that the following be listed as a

LOCAL SITE:

1. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 2. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 3. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

4. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 5. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

6. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 7. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 8. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 9. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 10. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

11. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

12. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 13. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 14. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 15. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY
 16. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

17. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

18. THE HOUSE OF THE LATE PRESIDENT JOHN F. KENNEDY

NP

already sent
an NP

Miami Beach Architectural District
4/3/78

(FL)

JACK SILVERMAN
630-G LINCOLN ROAD
MIAMI BEACH 39, FLORIDA
—
JEFFERSON 1-7550

April 23, 1979

Dr. William J. Murtagh
Keeper of Natl. Register
Dept. of the Interior
Pension Bldg.
Washington, D.C. 20243

RE: Listing in the Natl. Register
of Historic Places.

Fpr-

Mac Belle Realty Corp. 223
841 - 843 Washington Ave. 3-43
AND



Jamar Realty Corp.
1053-1057 Washington Ave.
Miami Beach, Fla. 33139

Dear Sir:

Please do not list. This is a run down area
and not a historic one. It would be a fraud.

Yours truly,

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	APR 27 1979
BY _____	
DATE _____	
TELEPHONE CALL (DATE) _____	
DATE ACTION TAKEN _____	
INITIALS _____	

SL-9 9

LOUIS ILLIY

and not a historic one. It would be a trend.
Please do not list. This is a run down area

Dear Sir:



Miami Beach, Fla. 33130
1023-1027 Washington Ave.
James Keally Corp.
AND
841 - 843 Washington Ave. 3-43
Mac Belle Keally Corp. 333

For -
of Historic Places.
is: listed in the Natl. Register

Washington, D.C. 20343
Division of
Dept. of the Interior
Keeper of Natl. Register
of William C. Morrison

April 23, 1979

TELEPHONE 1-2220
MIAMI BEACH 36, FLORIDA
220-2 LINCOLN ROAD
1968 SIGAEMVA

(46)

APR 27 1979
MIAMI BEACH HISTORIC DISTRICT

46

MP
MAX BODERMAN

630 - G LINCOLN ROAD
MIAMI BEACH 39, FLORIDA

JEFFERSON 1-7550

Miami Beach Architectural
District 4/3/78

April 23, 1979

Dr. William J. Murtagh
Keeper of Natl. Register
Dept. of the Interior
Pension Bldg.
440 G. Street, N.W.
Washington, D.C. 20243

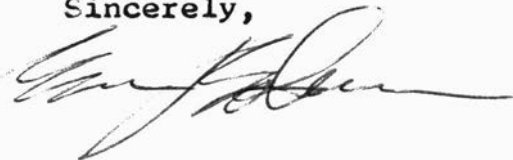
Re: Listing in the Natl. Register
of Historic Places.

For- Lincoln Center 3347 & 3348
618-670 Lincoln Rd. 6-53
Miami Beach, Fla. 33139

Dear Sir:

I am definitely against being listed. There
is no history here. It would be a fraud.

Sincerely,



4P

PHONE 534-7887

MIAMI BEACH ARCHITECTURAL DISTRICT
413179
MISS ESTHER GLICKMAN, MANAGER

Glickman Terrace Apts.

1043 EUCLID AVENUE

MIAMI BEACH, FLORIDA 33139

(FL)

April 23, 1979

Dr. William J. Murtagh.

440 G. Street
Washington, DC

Re: Miami Beach
Architectural District
Miami, Fla.

Dear Sir:

I would like to see our
district listed in the National
Register.

My building is old but
I don't think it would qualify
as 'Art Deco'. But that would
be up to the National Register
I assume.

Sincerely

Esther Glickman
Glickman Terrace Apts.
1043 Euclid Ave.
Miami Beach, FL 33139

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE RECD APR 27 1979

NO. (ATTACHED)

OFFICE (ATTACHED)

DATE CHRON TALK

INITIALS

Lo 3/8

NP

already sent
an NP

Miami Beach
Architectural District
4/3/78
(FL)

MAX BODERMAN
630-G LINCOLN ROAD
MIAMI BEACH 39, FLORIDA
JEFFERSON 1-7550

April 24, 1979

Dr. William J. Murtagh
Keeper of Natl. Register
Dept. of the Interior
Pension Bldg.
Washington, D.C. 20243

Re: Listing in the Natl. Register
of Historic Places.

For- Flor-El Realty 3341
433-437 Lincoln Rd. 4-44
→ Miami Beach, Fla. 33139
1519, 1523 Euclid Ave. 1-70
Miami Beach, Fla.

Dear Sir:

Definitely do not list. This would be a fraud
on everyone as there is no history here at all.

Yours truly,



THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE RECD	APR 27 1979
INDIVIDUAL RESPONSE (ATTACHED)	
REPLY TO THE MATERIAL SENT	
REPLY TO THE CALL (ATTACHED)	
DATE ACTION TAKEN	
INITIALS	

8/5/8

NP

Miami Beach Architecture
District 4/3/78

(R)

JACK SILVERMAN
630-G LINCOLN ROAD
MIAMI BEACH 39, FLORIDA
—
JEFFERSON 1-7550

April 24, 1979

Dr. William J. Murtagh
Keeper of Natl. Register
Dept. of the Interior
Pension Bldg.
Washington, D.C. 20243

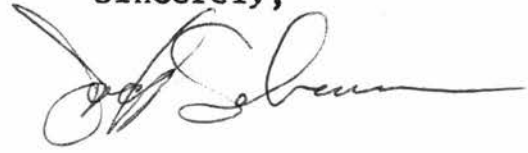
RE: Listing in the Natl. Register
of Historic Places.

→ For- JayKay Realty Corp.
915-943 Washington Ave. 410
Miami Beach, Fla. 33139 10-39

Dear Sir:

Absolutely do not list. This is not a historic
area. (Just run down), It would be a fraud to list this
location.

Sincerely,



location.

1969. (just the word). It would be a listing of historic places absolutely do not list.

DEPT. OF THE INTERIOR

THE NATIONAL SYSTEM OF HISTORIC PLACES	
210001	
MAY 01 1979	
DATE REC'D	

DATE ACTION TAKEN	

INITIALS	

of Historic Places.
RE: Listing in the Natl. Register

Washington, D.C. 20543
Bureau of
Dept. of the Interior
Keeper of Natl. Register
Mr. William J. Mulligan

APR 25 1979

WASHINGTON (2280)
MIAMI BEACH 36, FLORIDA
230-D LINCOLN ROAD
NATIONAL SYSTEM OF HISTORIC PLACES

(5)

Don't know
How to send

44

MIAMI BEACH ARCHITECTURAL DISTRICT
737 Lenox Ave. 413179
Miami Beach, Fla. 33139
April 24, 1979

(FL)

Dr. William J. Mustangh
440 G Street N.W.
Washington, D.C. 20243

H32-NR

Re: Miami Beach Architectural District
Miami Beach, Fla.

Dear Dr. Mustangh:

We received your letter dated April 11, 1979.

We have traveled the Continental United States extensively and have visited many historic places in the National Register. How beautiful they are!!

We are a young nation. We do not have the advantage of preserving anything over a few hundred years old. We are the only district in the country with a maximum of "deco art" in one section of the city. Imagine the value, historically, in the years to come! We also have the Spanish influence in much of our architecture.

We would be honored to have our district listed in the National Register of Historic Places.

Sincerely,

Rose + Murray Leven

THE UNITED STATES DEPARTMENT OF JUSTICE	
DATE	APR 27 1979
DATE	
INITIALS	

to 5/8

100-443887-100
 100-443887-100
 100-443887-100

100-443887-100
 100-443887-100
 100-443887-100

NP

MIAMI BEACH ARCHITECTURAL
DISTRICT 4/3/79

FL

ARNOLD BERGMAN

Real Estate

630 G Lincoln Road
MIAMI BEACH 39, FLORIDA

JEfferson 1-7550

INVESTMENTS
MORTGAGES
MANAGEMENT

April 24, 1979

Dr. William J. Murtagh
Keeper of Natl. Register
Dept. of the Interior
Pension Bldg.
440 G. Street, N.W.
Washington, D.C. 20243

Re: Listing in the Natl. Register of
Historic Places.

For- KayBee Realty Corp. 224
847-855 Washington Ave. 3-43
→ Miami Beach, Fla. 33139

Dear Sir:

Do not list. Absolutely against it. It would be
a complete fraud. No history here.

Yours truly,

Arnold Bergman

THE NATIONAL	HISTORIC PLACES
APR 27 1979	
DATE RECD	
_____ (ATTACHED)	
_____ (ATTACHED)	
_____ (ATTACHED)	
DATE ACQ.	
INITIALS	

65/8

LOUISIANA
 A COMMISSIONER OF THE
 TO THE STATE OF LOUISIANA
 THE STATE OF LOUISIANA

→ 1979-1980, 1981-1982
 842-122, 842-123, 842-124
 842-125, 842-126, 842-127

HISTORIC PLACES
 RE: PLACES TO THE STATE OF LOUISIANA

1979-1980, 1981-1982
 842-122, 842-123, 842-124
 842-125, 842-126, 842-127

1979-1980, 1981-1982

1979-1980, 1981-1982
 842-122, 842-123, 842-124
 842-125, 842-126, 842-127

1979-1980, 1981-1982
 842-122, 842-123, 842-124
 842-125, 842-126, 842-127

NP

MIAMI BEACH ARCHITECTURAL
DISTRICT 4/13/79

FL.

Aaron Medow, M.D.
MIDTOWN MEDICAL CENTER BUILDING
333 ARTHUR GODFREY ROAD
MIAMI BEACH, FLORIDA 33140

April 24, 1979

INTERNAL MEDICINE
CARDIOLOGY

Mr. William J. Murtagh
Keeper of the National Register
Technical Preservation Services,
Heritage Conservation and Recreation Service,
Department of the Interior,
Pension Building,
440 G. Street, N.W.
Washington, D.C. 20243

RE: H32-NR

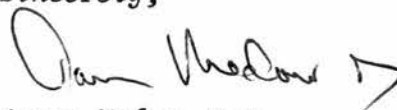
Dear Mr. Murtagh;

Your letter of April 11, 1979 was most interesting. I had received a tentative proposal from Miami Beach City Hall about this suggested historic area several weeks ago.

Being a 48 year old extensive camper and traveler through-out the U.S., I find this proposal of an area in Miami Beach, which is not much older than I am, most amusing. Having lived in Miami Beach since 1956 there isn't any building, landsite, or monument that I would consider having any historical significance or even worth saving.

How this matter was approved by a state registry (as I understand is required before you consider the proposition) is beyond my understanding. Having seen a large number of historic places through-out the U.S. (also born and raised in Philadelphia, Pa.) there is nothing in or around Miami Beach I would consider in this category.

Sincerely,



Aaron Medow, M.D.

AM:sls

THE NATIONAL ARCHIVES OF HISTORIC PLACES
APR 30 1979
DATE RECD _____
_____ (ATTACHED)
_____ SENT
_____ (CD)
DATE _____
INITIALS _____

67.

DAK
DANTE B. FASCELL
15TH DISTRICT, FLORIDA

CHARLES R. O'REGAN
ADMINISTRATIVE ASSISTANT

COMMITTEES:

FOREIGN AFFAIRS
CHAIRMAN: INTERNATIONAL OPERATIONS
SUBCOMMITTEE
MEMBER: INTER-AMERICAN AFFAIRS
SUBCOMMITTEE

GOVERNMENT OPERATIONS
MEMBER: LEGISLATION AND NATIONAL
SECURITY SUBCOMMITTEE

COMMISSION ON SECURITY AND
COOPERATION IN EUROPE
CHAIRMAN

CANADIAN-UNITED STATES
INTERPARLIAMENTARY GROUP
CHAIRMAN, U.S. DELEGATION

Congress of the United States
House of Representatives
Washington, D.C. 20515

April 25, 1979

Dr. William Murtagh
Keeper of the National Register
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

Dear Dr. Murtagh:

Enclosed, for your information and consideration, is a letter I have received from one of my constituents regarding the proposed "Art Deco" district in Miami Beach, Florida.

I would appreciate your including Mr. Cassel's letter in the official comments being received on this application and I hope you will give the points he raises every possible consideration prior to making a final determination on the proposal.

Sincerely,

Dante Fascell
DANTE B. FASCELL
Member of Congress

DBF:BB
Enclosure

7173

140
I. & E. FABRITZKY
OWNERS OF
BETHIMRE CORPORATION
1535 LENOX AVE
MIAMI BEACH, FLA. 33139

Miami Beach Architectural District
4/3/79

25. April, 1979

UNITED STATES DEPARTMENT OF INTERIOR
H ERITAGE CONSERVATION AND RECREATION
Service.
WASHINGTON, D.C. 20243

Dear Sirs,

In reply to your letter, dated the 11. April, 1979., -as owners of the 8 units building, located at 1535 Lenox Ave, Miami Beach, Fla. 33139- , we strongly oppose the nomination of the proposed "Historic District in the National Register".

Our reason for this opposition is the following:

Our building, as most of the buildings in the immediate area have no historical value and not even 40 years old, nor does our, or the area structures contribute any significance of such district.

we further feel that the hard earned tax payers money should not be spent, on constat refurbishing or upkeeping of structures, not even worthy to be named "historical", which are located on an island, year around exposed to a corrosive, salty, humid and hurricane dangerous climate , with termites-and many other serious problems.

Respectfully yours

Bethimre Corporation
1535 Lenox Avenue
Miami Beach, Fla. 33139

I. Fabritzky E. Fabritzky

413179

PHONE 5-3368

NP

Hotel **LESLIE**

ON THE OCEAN - MIAMI BEACH'S FINEST

1244 OCEAN DRIVE

Miami Beach 39, Fla.

April 25, 1979

EXECUTIVE OFFICE

Dr. William J. Murtagh
Keeper of National Register
Department of Interior
Pension Building, 440 G Street, N.W.
Washington, D.C. 20243 (Attn: NOM)

Re: Miami Beach Architectural District, Miami, Florida H32-NR.

Dear Dr. Murtagh:

In reply to your letter of April 11, 1979 concerning the proposed "Art-Deco District" where my property is located, I would like to point out the following:

As far as it is known to me, such an act would restrict the freedom of private enterprise providing a chance for poor managers and all kinds of real estate manipulators to take advantage of government subsidies, tax breaks and other incentives, to continue and prolong the decaying process of Miami Beach.

The City of Miami Beach, by applying strict zoning laws, could preserve the "Art-Deco Architecture" of this area-and the "SOUTH SHORE RENEWAL PROJECT," will in time bring back the spirit of American free enterprise, whereby, this geographical paradise, the island of sun and fun will again gain it's lost glamour and serve America as a famous resort place called "God's Country".

A new burocratic structure, will inevitable introduce bribery and corruption for the benefit of a few that are so moisy in promoting this nuisance of placing Miami Beach on the dusty shelves of History-Past.

I AM AGAINST an Art-Deco Monument! I am for a vibrant, re-vitalized, glorious Miami Beach, where scores of people from all over America, young and old will fill it's streets with laughter and joy like in the old good days.

Please leave Miami Beach free and I am sure that in time it will come out of its depression, without any waste of taxpayer's money.

Thank you.

Sincerely

Isidore Levine
Isidore Levine
Mgr. Owner of Leslie Hotel
1244 Ocean Drive
Miami Beach, Florida 33139

THE NATIONAL REGISTER OF HISTORIC PLACES

APR 30 1979

DATE REC'D

INDIVIDUAL RESPONSE (ATTACHED)

DATE ACTION TAKEN

INITIALS

8/5/80

Dear Sir:

Enclosed for the National Register of Historic Places are two copies of a letterhead memorandum dated and captioned as above.

I am enclosing for the National Register of Historic Places two copies of a letterhead memorandum dated and captioned as above.

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I am enclosing for the National Register of Historic Places two copies of a letterhead memorandum dated and captioned as above.

Very truly yours,

ESTIE

NR
Refer # H 32-NR

MIAMI BEACH ARCHITECTURAL

April 25, 1979

DISTRICT 4/3/79

Dear Mrs. Murtagh,

This is a response to your notice that (FL)
our 16 Unit small apartment of 936 Penn. Ave.
Miami Beach (Halil Corp. - your no. on the label
is 560 and 12-67) is in a so-called "Historic
District" - that you have a notion to freeze
us And restrict us to fulfill your ideas
of nostalgia and preservation, while the
rest of Miami and Miami Beach have the
right to progress, add proper glamour to
attract business and flourish in their own
areas! Once again poor So. Beach has been
the "Chosen Ones" to suffer the grim persec-
ution with this weird, flaky, nightmare.
We are ordered by your dis-service to
be stifled to a halt - to be an anachronism
in time - where we have living tenants;
who have already complained to us that
they refuse to be associated with "museum
pieces" as they enter old age. Mostly indigent
people come to our section - we have lost
the better trade because of the connotations
South Beach evoke in people's minds. May
I suggest, if you have such an itch to Play
God or havoc with us - And put us on
an antique shelf - your service must
buy these properties. You try to rehabilitate
some of the termite-ridden buildings (below
5th Street - another altruistic group
condemned the same bldgs. as ours to
further their Freudian dreams and
built large condominiums, etc - leaving
our "Art-Schmecc" buildings looking like

a blighted pocket of slums. Across the street from us a huge Inter-Continental Bank has flourished with a parking lot that spills into our streets. How Quaint! We are a motley group of buildings down the street struggling to maintain ourselves - paying off our mortgages the hard way, hoping for the same American dream of freedom to sell without any restrictions or regulations! I must say at the risk of sounding insulting (you are driving us out of our wits with this sword over our heads) if you pronounce this area a "cultural resource" ^{"a"} worthy of preservation, and "an architectural inspiration" - an ode to beauty - then I recommend you to a doctor who specializes in Cataract Operations. If it's so beautiful, how come people are leaving us - rather than taking the tour down this way - rather than to Bal Harbour - or moving out to Boca Raton and other more modern areas? After all we were here all these years - Lovers of art, wherefore art thou?

We have lived in this rotten town long enough to know this letter is merely a tilt at a powerful windmill - ~~that~~ sends out "courtesy" form letters for ~~who~~ comments, yet already has the wheels in motion to control our small investment, our ~~only~~ livelihood. I'm aware the dilettante Groupies (M.D.P.) led by Mrs. Capetman, who, quote from the Tropic Magazine of the Miami Herald: "is having the time

of her life with this Art Deco hobby!") Have
powered you into this decision. Nothing we
write will be heeded by your department. However,
I feel like screaming or go berserk! To think
we must run a business under controls and restrict-
ions again! We are not empty buildings like
Viscaya, Williamsburg, Va, or Savannah, Ga.
Are we supposed to borrow money to survive now
on the rents our social security tenants barely
can pay for your Altruistic purposes?

If you are sincere about "evaluating"
the area, I propose you check into one of
our vacancies for \$140 a month (one month security
a yearly lease, please) and you can have the
pleasure(?) of living amidst the "Art Deco"
splendor - I advise you to shop in the
main emporium "Thrifty" (not so, really)
That's a place that's already preserved in
an atmosphere that may send you - but
different strokes for different folks! In fact,
please check into all 16 units and my tenants
would love to be "funded" to move to the
modern, new public housing being built
all around the area - making us look
really dingy - even when we had a fresh coat
of paint. Actually, to be fair, you must
not ride down the Avenue in your
Linousine and observe us as you
would a Picasso in Modern Art Museum.
(Now Coconut Grove - there's a place
for you!) You must live here, to decide properly!

Yes, I have questions for you. I
would like to know how come the
wealthy syndicate owners of "Freedom Tower"
in Miami - which has real history and

and true architectural splendour, were able to plead financial difficulty in rehabilitation - And are free to do business as they wish. Then there was the famous Metropolitan Opera House (as accurately, perfect as La Scala) with authentic nostalgia of the great voices echoing in the wings. The wealthy owners found it impossible to rehabilitate it and instituted Lincoln Center for its purpose! My point also is to remind you that these were all public institutions and more worthy of saving - Mainly, because they are true, public, attractions - museum pieces for the public to be maintained by public funds - Not small, tired old properties that are inhabited by an old generation who have no other place to go. Young people have no respect for Antiques. They have vandalized our apts. And we are powerless to select and choose tenants - And the old are just as destructive. Do you seriously propose I have to stay or sell under your provisions because you have so decided?

The roots of slums started to grow here several years ago. Where was Dear Mrs. Capitan & Cronies several landlords ago? Since you are a historical Organization, please learn

about the history of defeat you are so eager to preserve us into! Several years ago, our small apt. buildings (I am not pleading the case for the large Hotel on Ocean Drive or Collins Ave. They are not in our category - Mrs. Captrman had no right to lump us in her Crystal Ball. That area has a tourist trade - can charge what the "traffic will bear" since they are "hotel staters". Our Apt. House group has been buffeted about by the whims and fancies of other retired millionaire groups - we are actually diversions for them between golfing and yachting pursuits. Unbelievable, but believe me, true! Our first Crusader was Mr. Magnus who promoted rent control among our senior citizens voters - who naturally eagerly seated him in our illustrious Council. The second "philanthropist" - Mr. Davis is still actively promoting rent control (after he succeeded in this motion for a number of years) We were actually ordered to maintain our properties at frozen rents - while hardware, furnishings, service men charges, insurances, taxes and other fees involved in the heart of running a small enterprise sky-rocketed without per mercy! We and other landlords took a terrible

loss. Vultures like Mrs. Capetman and her "Merry Widow" cronies and other out-of-town investors who suddenly discovered this blighted So. Beach Area a fertile playground - bought out desperate people who had choice properties - at bargain price. Now the very same history has repeated itself - they have an opportunity to buy us all out - They have the power, contacts and audacity to manipulate your attention to South Beach - in the name of Historic Value yet! - so that they'll get the tax shelter and financial aid for their own selfish needs and greed. Originally when I heard of this "preservation deal" I couldn't believe they would succeed so in pulling the wool over your eminent eyes. Their power is all the more vicious because they have as much feeling for the promotion of Miami Beach as the P.S.O. guerrillas have for Israel! It's a great outlet for them for their Swinging set together and their Menopausal Flushes.

Your power too, is frightening - it's quite mysterious to me why you are planning to go along with the M.D.P. to preserve "designs"

and make us a ghost town? You people haven't invested
a dime here - I'm sure you wouldn't even like to live
here - in old buildings - even renovated (many of us
have done that already! and it doesn't help attract
business, believe me - you would still prefer
vacationing at Kenelworth or the Diplomat -
I sure would and I live here!

If you are using your guidelines - I hope
that there are considerations for the real people,
and not fly-by-night phonies.

If your final decision will be so negative
and narrow-minded - to conserve buildings
and ignore the needs of our people, you will
be repeating our sad history and condemn
So. Beach to an inglorious downfall.

I'm advising you, now that you know our
address - Our property is up for sale. We
can't take bad luck any longer. We didn't
realize, naively, when we originally invested in
So. Beach it wasn't part of the USA - or even
part of Mainland Miami Beach - it is
more like a Lepers Colony!

Yes, I'm emotionally sick and hysterical!

Yours Truly,

Mr. & Mrs. Harold Herring

Please don't let us die on a shelf - !

THE NATIONAL REGISTER OF HISTORIC PLACES

BY APR 30 1979

DATE ACQ.

INITIALS

8/5 CB

DBF:BB

DANTE B. FASCELL
15TH DISTRICT, FLORIDA

CHARLES R. O'REGAN
ADMINISTRATIVE ASSISTANT

• COMMITTEES:

FOREIGN AFFAIRS

CHAIRMAN: INTERNATIONAL OPERATIONS
SUBCOMMITTEE
MEMBER: INTER-AMERICAN AFFAIRS
SUBCOMMITTEE

GOVERNMENT OPERATIONS

MEMBER: LEGISLATION AND NATIONAL
SECURITY SUBCOMMITTEE

COMMISSION ON SECURITY AND
COOPERATION IN EUROPE

CHAIRMAN

CANADIAN-UNITED STATES
INTERPARLIAMENTARY GROUP
CHAIRMAN, U.S. DELEGATION

Congress of the United States
House of Representatives

Washington, D.C. 20515

April 25, 1979

Dr. William Murtagh
Keeper of the National Register
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

Dear Dr. Murtagh:

Enclosed, for your information and consideration, is a letter I have received from one of my constituents regarding the proposed "Art Deco" district in Miami Beach, Florida.

I would appreciate your including Mr. Cassel's letter in the official comments being received on this application and I hope you will give the points he raises every possible consideration prior to making a final determination on the proposal.

Sincerely,



DANTE B. FASCELL
Member of Congress

DBF:BB
Enclosure

BOR Mail Control No. 7173



Miami Beach Architectural District
Ext. 5-14-79

Albion Building
311 LINCOLN ROAD - SUITE 204
PHONE 538-9677
MIAMI BEACH, FLA. 33139

fl

May 3, 1979

William J. Murtagh
Heritage Conservation and Recreation Service
Washington, D.C. 20243

Dear Mr. Murtagh:

re: H32-NR

This letter is with reference to the Miami Beach Architectural District in Florida. I am writing to you as the owner of the following properties on Miami Beach:

Culver Apartments	1751 James Avenue
Cadet Hotel	1701 James Avenue
Everwear Building	337 Lincoln Road
Albion Building	311 Lincoln Road
Albion Hotel	1650 James Avenue
Lincoln Lane Building	1667 Meridian Avenue
Barnett Bank Building	420 Lincoln Road

I am strongly opposed to the extent of the area you are encompassing in this historical site.

Having had conversations with most of the property owners and Hotel owners around the Lincoln Road area, most of them feel that your proposal will be a hindrance to the future re-development we are envisioning and planning for. At the present time, you should be aware that we are in a re-vitalization and remodelling program for this area. Because of the heavy vacancy factors, there is a desperate need to modernize this shopping area to attract shoppers who in todays market like the modern type shops.

I personally feel that the "Art Deco" district is not going to attract tourists from around the world. It is an ugly form of architecture and three blocks would be more than sufficient. I can understand the charm of the San Francisco redevelopment area and the French Quarter in New Orleans but having studied these Art Deco buildings and looked at them with an open mind, I reiterate: it is ugly and will not add anything to our city.

I could understand if somebody would suggest the Euclid Avenue area between Washington and Drexel Avenues which have the old type Spanish architecture with courtyards and little alleyways which embody the Spanish influence and heritage we have here in Florida.

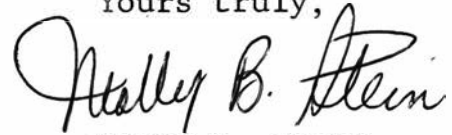
This to my mind and many others in the community should be the area for the historical site.

I stand on record as a major property owner and taxpayer in this area as completely opposed to the entire concept. But if I have to be forced by a minority of people most of whom do not own property in Miami Beach, at least compromise and diminish the size of this historical district.

Please consider carefully the will of the majority and research this area again.

In your anylasis has anyone ever taken tourists from various parts of the world and asked them what their feelings about these buildings are?

Yours truly,

A handwritten signature in cursive script, reading "Molly B. Stein". The signature is written in dark ink and is positioned above the printed name.

MOLLY B. STEIN

MBS:pm

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D **MAY 10 1979**

____ INDIVIDUAL RESPONSE (ATTACHED)

____ INFORMATIVE MATERIAL SENT

____ TELEPHONE CALL (ATTACHED)

DATE FIELD TAKEN

INITIALS

41/5 09

Barbara Weiner
363-1855

5/27/79
Miami Beach

She had spoken with Nancy Lucas who asked me to call her. Her aunt owns 2 properties in Miami Beach, but supposedly had never received notice of the nomination. She said she had called Fla Shop and National Register and been sent copies of form letters that did not show her name & address. She wanted this for HUD grants.

I replied by verifying the property was in the historic district (900 block + 10 hundred block of Penn.) and offering her that information in writing. She did not want that. She wanted to know if her aunt's name was on the list of owners, if not why not, if on the list why she did not receive a letter. (I had already explained to her that we did not have copies of the form letters with the mailing labels on them, but we had a copy of the list of owners notified) I explained that it would be time consuming to check the list of owners as it was not in alphabetical or street order & ~~and~~ it was quite long (she said it there about 900 owners). She ~~found~~ ^{found} it very hard to believe that we did not have the owner list in alphabetical order. I explained that I thought the list was generated by computer ^{and supplied by the state} and it seemed to have some kind of numbering system, other than alphabetical or street. I said she could come in and look at the list and see if her aunt was listed. At first she seemed interested, but then changed her mind. I told her it would take us about a month to check the list and then she told me to do it and write her a letter covering several points. She sensed that she had confused me and said she ^{wrote} ~~ed~~ to me, telling me what she wanted.

We then wrote

to because

wanted to know about hiring consultants
to examine the bldgs, how to get consultants, how
consulting. She was vague on why she needed one.
I referred her to Fla SHPC, + TIPS (Tom Taylor + ^{telephone} number)
I told her she wanted to know more about bldg I would
be glad to talk to her. I explained that any assistance
I gave or that of Fla SHPC or TIPS would be preliminary and
free.

(Since Mrs. Weiner was going to write, I told Sarah
Lightner not to send out the letter she had prepared

Bill Lebowich

Summary prepared 6/28/73

Lightner 6-20-79

Ms. Matilda Normand
c/o Ms. Barbara Weiner
2800 Quebec Street, N.W.
Apartment #815
Washington, D.C. 20008

Dear Ms. Normand:

In response to Barbara Weiner's telephone conversation of June 20, 1979, with Sarah Lightner of my staff, enclosed is a copy of the notification letter which we send to owners of properties that will be considered for listing in the National Register of Historic Places.

Also enclosed is a copy of the district map and nomination for the Miami Beach Architectural District, Dade County, Florida, so you may determine if ^{your} ~~the~~ property is in the district.

We appreciate your interest in this district.

Sincerely,

Charles

Enclosures

NR
Send tek.
broch. standards,
N.K. broch.

MIAMI BEACH ARCHITECTURAL DISTRICT

5/14/79 7-30-79

Dade Co. (FL)

Ms. Murtagh -

Your letter of April 11, 1979, refers to
"enclosed material" relative to Tax
Reform Act - we only got one sheet
letter -

We are interested in what you
people intend doing - please send us
more information to standards for
rehabilitating old buildings etc. -

Thanks -

INITIALS	DATE ACT	DATE REC	THE MATR
----------	----------	----------	----------

ANGELINA M. O'NEILL

935 - 10TH STREET
MIAMI BEACH, FLA. 33139

1179

11-51

1	2	3	4	5	6	7	8	9	10	11	12
---	---	---	---	---	---	---	---	---	----	----	----

Lightner
for Brits
9-6-79

661

Dade County, FL.

Dr. Arthur Brown
Dean, School of Arts
and Sciences
Ashe Building
University of Miami
Coral Gables, Florida 33124

7 1979

Dear Dr. Brown:

I wish to express gratitude for the research undertaken by one of your faculty members, Dr. Arlene Olson. During our recent evaluation of the Miami Beach Architectural District, we were quite grateful for Dr. Olson's handbook, "A Guide to the Architecture of Miami Beach." The information found in the handbook enabled us to better comprehend the significance of Miami Beach's unique architectural styling.

As you are aware, the Miami Beach Architectural District was entered in the National Register on May 14, 1979. The work undertaken by Dr. Olson has served as an instrument of inspiration in bringing national recognition to the architecture of Miami Beach.

Sincerely,

Carol D. Shull (Sgd.).

For Charles A. Herrington
Acting Keeper of the National
Register

cc: William Betsch
Chairman, Department of Art
University of Miami
Coral Gables, Florida 33124

Arlene Olson
10854 N. Kendall Drive #404
Miami, Florida 33176

Mr. W. Robert Williams
Director, Division of Archives, History
and Records Management, Department of State
The Capitol
Tallahassee, Florida 32301

bcc: Director's Reading File
FHR: S Lightner:ggk:343-6401:9/6/79
BASIC FILE RETAINED IN NR

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

10/19/79

TIME OF CALL

9:30

AM
PM

1. CALL ☐ TO: ☒ FROM (Name)

Diane Combles

2. ADDRESS (Tel. No. if needed)

MDPL

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

= Problem with the Miami Beach Arch.
Area

= Lincoln Road north side - is this included?
(A road widening is proposed - she wants to be
more certain about boundary in that area.
I got the map + discussed the boundary with
her - suggested they get from SHCO a
final copy.

NAME OF PERSON PLACING/RECEIVING CALL

DUBIE

TITLE

HISTORIAN

OFFICE

Although research
was done to answer
this letter, a response was
never drafted because of
time pressures of review
actions.

The Gold Coast MIRROR

1250 West Avenue
Miami Beach, Florida 33139
Phone: (305) 531-0142

"A Reflection of Tomorrow"

December 14, 1979

Chris Delaport
Director of Heritage, Cons.,
Recreation Service
Department of the Interior
Washington, D.C. 20243

Dear Mr. Delaport:

The Gold Coast MIRROR is going to do a pictorial story on Historic Preservation on Miami Beach, leaning heavily towards preservation South of 6th Street.

I have spoken to Mayor Murray Meyerson and City Manager Harold T. Toal in an effort to ascertain as to why no consideration was given towards preservation South of Sixth Street.

We have learned that preservation should not follow artificial boundaries. Further, it seems that all of the impetus on the Beach as to preservation seems to be towards structures of Art Deco.

I would greatly appreciate hearing from you, as it seems to be a sore point as to how the district was considered North of Sixth Street only. At first, Barbara Baer Capitman used to say that "Preservation knows no artificial boundaries." Later, we learned that she never requested a district South of Sixth Street.

We have researched the area thoroughly and have found many building and items of historical interest dating back to pre Carl Fisher days.

Hoping to hear from you at your earliest convenience,
I am

Sincerely,



Ira Gamsa
Publisher

IG/bh

THE NATIONAL REGISTER OF HISTORIC PLACES

DEC 20 1979

RECORDS OF THE NATIONAL REGISTER (ATTACHED)

RECORDS OF THE NATIONAL REGISTER (ATTACHED)

RECORDS OF THE NATIONAL REGISTER (ATTACHED)

DATE ACQUIRED

INITIALS

Advisory
Council On
Historic
Preservation

HCRS-NR

1522 K Street NW.
Washington D.C.
20005

Dade Co.

March 20, 1980

Honorable Murray Meyerson
Mayor of Miami Beach
Miami Beach, Florida 33139

Dear Mayor Meyerson:

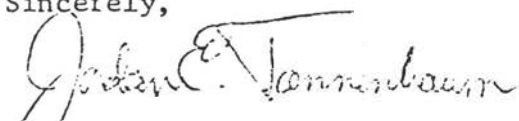
We have been informed that the proposed South Beach Redevelopment project may affect the Art Deco District, Miami Beach, Florida, a property included in the National Register of Historic Places and other properties of architectural significance within the project site that may be eligible for the National Register. We also understand that the City of Miami Beach is proposing to utilize Urban Development Action Grant funds administered by the Department of Housing and Urban Development to assist in this undertaking.

Section 800.4(a) of the Council's regulations "Protection of Historic and Cultural Properties" (36 CFR Part 800) sets forth the method of evaluating properties which may be eligible for the National Register. (A copy of these regulations is enclosed). We request that you initiate this evaluation for properties on the project site and inform us of your findings. For the Art Deco District and for properties determined eligible for the National Register by the Secretary of the Interior, the City should follow the remaining steps in Section 800.4 to determine whether the nature of the effect of the South Beach Redevelopment project on these properties requires that you obtain the comments of the Council in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320).

We look forward to hearing from you as soon as possible. If you have further questions or require assistance, please call Mr. Don L. Klima at 202-254-3495.

Thank you for your cooperation.

Sincerely,


Jordan E. Tannenbaum
Chief, Eastern Division
of Project Review

Enclosure

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

July 16, 1980

Mr. Everett Rothschild
Area Manager
Department of Housing and
Urban Development
661 Riverside Ave.
Jacksonville, FL 32204

Dear Mr. Rothschild:

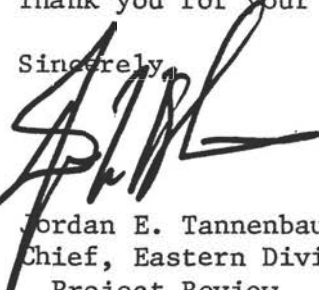
We have been informed that the proposed Section 8 conversion of the Hotel Edward, an undertaking assisted by the Department of Housing and Urban Development may have an effect on the Art Deco District, Miami Beach, Florida, a property included in the National Register of Historic Places.

Please investigate this matter to determine whether the nature of the effect requires that you obtain the comments of the Council in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f, as amended, 90 Stat. 1320). Steps to determine this responsibility are set forth in Section 800.4 of the Council's regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800).

We look forward to hearing from you as soon as possible. If you have further questions or require assistance, please call Mr. Don L. Klima at 202-254-3495.

Thank you for your cooperation.

Sincerely,

(for) 
Jordan E. Tannenbaum
Chief, Eastern Division of
Project Review

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

August 12, 1980

Mr. Donald E. Odenthal
Director
Housing Division
Jacksonville Area Office
Department of Housing and Urban Development
661 Riverside Avenue
Jacksonville, Florida 32204

Page 60

Dear Mr. Odenthal:

On August 7, 1980, the Council received your response to our inquiry regarding the proposed Section 8 conversion of the Edward Hotel, (Miami Beach, Florida, in which you included a copy of your letter to Mr. L. Ross Morrell, Florida State Historic Preservation Officer (SHPO).

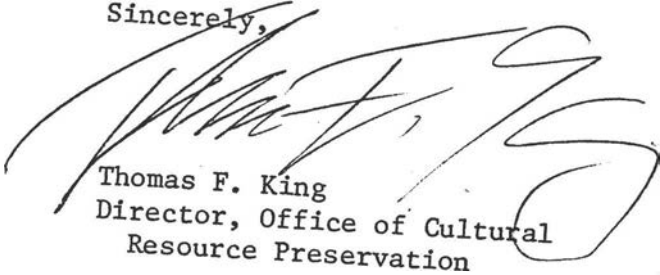
The Council has received several expressions of serious concern from citizens in Miami Beach regarding the effects this project will have to the Edward Hotel, and in turn, the Art Deco District, a property included in the National Register of Historic Places. These concerns led to our letter of July 16, 1980, requesting that HUD determine whether the nature of the effect required that HUD obtain the Council's comments in accordance with Section 106 of the National Historic Preservation Act. Section 800.4(d) of the Council's regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800), outlines the steps to be followed in making this determination, and calls for the Agency Official, in consultation with the State Historic Preservation Officer, to apply the Criteria of Effect and the Criteria of Adverse Effect, as appropriate. If it is found that the undertaking will have an effect, but the effect will not be adverse, adequate documentation, including the views of the SHPO, should be forwarded to the Council for review. If the Council does not accept a finding of no adverse effect, or if it is found that the effect of the undertaking will be adverse, a preliminary case report should be submitted to the Council and the consultation process called for in 36 CFR Section 800.6(b) initiated.

We note that plans and specifications of the conversion project have been provided to the Florida SHPO. However, HUD's letter fails to convey what determinations have been arrived at by both HUD and the Florida SHPO as to the effect the conversion project will have to the Art Deco District. In order to comply with Section 106 of the National Historic Preservation Act,

HUD should promptly make the necessary findings of effects, notify the Council of its findings as requested by our earlier letter, and then complete the remaining steps in the Council's regulations, as appropriate. Furthermore, HUD should not take or sanction any action or make any irreversible commitment that could foreclose consideration of modifications or alternatives to the proposed undertaking. Such an action by HUD would include issuing the Section 8 final proposal approval, an action which you suggest in your letter to the Florida SHPO is soon forthcoming.

We look forward to hearing from you as soon as possible. If you have further questions or require assistance, please call Mr. Don L. Klima at 202-254-3495.

Sincerely,



Thomas F. King
Director, Office of Cultural
Resource Preservation

MAR 17 1980

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	AUG 14 1980
_____	U.S. G.P.O. (ATTACHED)
_____	_____
_____	_____
DATE ACCESSIONED	_____
INITIALS	_____



United States Department of the Interior

NATIONAL PARK SERVICE
SOUTHEAST REGIONAL OFFICE

IN REPLY REFER TO

H42(SER-PP)

Honorable Norman Cement
Miami Beach City Commission
1700 Convention Center Drive
Miami Beach, Florida 33139

Dear Mayor Cement:

We reviewed a copy of the proposed "Historic Preservation District Regulations" Section 26, and would like to share our thoughts on it with you. Let me say at the outset, the National Park Service (NPS) has no official status in this matter. The Miami Beach Architectural District is listed in the National Register of Historic Places and, therefore, the proposed preservation ordinance for Miami Beach will not need to be certified by NPS for purposes of the historic preservation tax incentives provisions of the Economic Recovery Tax Act of 1981.

Most sections of the proposed regulations are well written and are similar to other historic preservation ordinances in force across the country. There is, though, a major provision that gives us concern. Since there is a nationally recognized historic district in place with an established boundary that includes the majority of significant architectural resources of Miami Beach, it seems natural that these boundaries would be adopted for purposes of your regulations. The Historic Preservation Board, established in the proposed regulations, would need only to determine which buildings contribute to the historic character of the district and which do not. If 51 percent of the owners of record within the district favor the district designation then the Board could proceed to implement the regulations.

The implication to us of not retaining the current National Register district boundaries but instead designating smaller units is that the historic character which made the district eligible for the National Register may be eroded. The significance of a district is the product of the sense of time and place in history that its individual components collectively convey. By not including the whole district in your regulations the potential for destruction and unsympathetic alterations to historic buildings is increased. If enough negative changes take place a new environment is created for the remaining historic buildings and a recognizable historic district disappears, which could result in removal of the district from the National Register. I am sure we all want to avoid this loss of historic character. We request only that the City Commission reconsider adopting regulations which fail to protect the total historic resource.

The NPS commends the City of Miami Beach for recognizing its nationally significant cultural resources and establishing regulations to assure the protection of these resources. Please know that we fully support your efforts to preserve the historic properties of Miami Beach and offer all available assistance to you in this endeavor.

Sincerely,

Paul B. Hartwig

Paul B. Hartwig
Chief, Preservation Services Division

cc:

Miami Design Preservation League
1630 Euclid Avenue
Miami Beach, Florida 33139

LAW OFFICES
CARRES, GAMBLE & HAMILTON
356 ALHAMBRA CIRCLE
CORAL GABLES, FLORIDA 33134

CHARLENE MILLER CARRES
WILLIAM BERGH GAMBLE
KATHLEEN HAMILTON

TELEPHONE
(305) 444-0931

July 6, 1982

Barbara Capitman
President
MDPL
1300 Ocean Drive
Miami Beach, Florida 33139

Dear Barbara:

There are two arguments that you can make to Hartwig or whoever certifies these statutes in Atlanta.

First, the rules and regulations promulgated by the Heritage Conservation and Recreation Service of the Department of Interior (36 CFR Part 1208) state that they are to provide guidance in the implementation of the tax act (Revenue Act of 1978, Section 315, now Section 48q of the Internal Revenue Code). Section 48q(3, B, ii, I) of the Internal Revenue Code states that a statute can be certified only if it "contains criteria which will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance to the district".

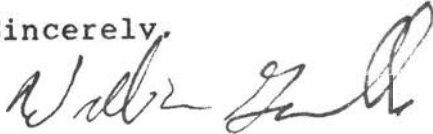
The regulations (36 CFR 1208.8(a)) which provide the method for certifying statutes, track this language to the letter. Your argument then is that the Miami Beach Ordinance does not contain anything which would substantially achieve the purpose of preserving buildings of historic significance. Therefore, any certification of the ordinance would violate the Congressional mandate as reflected in the Internal Revenue Code and it would also violate the Department's own regulations.

Second, the ordinance only allows designation of buildings within the district. By restricting designation to buildings within the district, the ordinance discriminates against property owners who own property of historic significance outside the district, which denies those property owners the right to take advantage of the favorable tax treatment of 48q. It is also obvious that the ordinance frustrates the intent of 48q. If you read 48q 3 it is obvious that Congress intended to grant the tax benefits to property owners both within a National Register District and within a district certified by a local statute. Since the local statute restricts designation to the National Register, it will be impossible for those property owners outside of the National

District to reap the benefits specifically provided under 48a3(A, ii) and (B ii, I and III) for this type of situation.

I hope these arguments are sufficient.

Sincerely,

A handwritten signature in cursive script, appearing to read 'William B. Gamble'.

William B. Gamble
Attorney at Law

WBG:mm

Enclosure



MDPL

David
F4I

July 12, 1982

MEMO TO: Carol Shull, National Register; Paul Hartwig, National Parks Service; L. Ross Morrell, SHPO; and other public persons involved with Art Deco District Preservation.

FROM: Barbara Baer Capitman
President - Miami Design Preservation League

RE: Update on Art Deco District Status, vis a vis
City of Miami Beach - Historic Preservation Ordinance

Miami Design Preservation League has collected the following to bring you up to date on the situation regarding our contention with the City of Miami Beach. We are sending you:

- 1.) The Ordinance as passed by the City of Miami Beach on June 16th, '82.
- 2.) Articles regarding one Commissioner, former Mayor -- Dr. Leonard Haber, and his attempt to amend the Ordinance and its 100% owner consent clause.
- 3.) An opinion by Miami Design Preservation League Board Member and Attorney -- William Gamble, regarding the illegality of the Ordinance; and two articles from the Sun Reporter about recent Commission action concerning buildings of historic significance outside the District.
- 4.) Three position statements which the League had issued prior to the Commission hearing.

Joseph Fleming, Attorney, who wrote the Ordinance included in the Anderson Notter Finegold Preservation and Development Plan -- is filing a letter on behalf of the Miami Design Preservation League with Ruth Shack, who on Wednesday, July 14th, will receive the annual National Association of Counties Historical Preservation Award for Dade County's Ordinance.

Continued ...

We are requesting that the Dade County Ordinance take over for Miami Beach until such a time as Miami Beach passes an Ordinance that will protect the National Historic District.

We will appreciate any comments or discussion you might wish to have with us regarding this affair.

Finally, we would like to state once again that in the six (6) years that Miami Design Preservation League has worked on this project, the District has proven itself financially and from a cultural and touristic viewpoint. We anticipate expenditures of Preservation monies amounting to twelve million dollars from the private sector in the next two (2) years and despite the recession, are looking at a growth situation which has been considerably set back by the hostile attitude of the City Commission.

Andrew Capitman at (305) 674-0369 has the economic facts well in hand and would appreciate any phone calls.

BBC:mr
Enclosures

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

5/11/89

TIME OF CALL

AM
PM

1. CALL ☐ TO: ☐ FROM (Name)

2. ADDRESS (Tel. No. if needed)

Mary Ann Esqueredia-Gibbs

Miami Herald

3. SUBJECT, PROJECT NO., ETC.

305-672-2195

4. DETAILS OF DISCUSSION

Status of MB - letter to be disc
She will call back

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Amey

H32(413)

MAY 11 1989

Honorable Alex Daoud
Mayor, City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Dear Mayor Daoud:

The National Park Service has discussed with the Florida State Historic Preservation Office the "Museum District Plan," the city's proposal to identify development potential in one section of the Miami Beach Architectural District. This proposal calls for large scale, multi-story construction in the district, some of which might be attached to historic buildings with connecting walkways. The Miami Beach Architectural District was included in the National Register of Historic Places on May 14, 1979, as a grouping of 1920s and 1930s resort architecture. Since this month marks the 10th anniversary of this listing, it seems an especially appropriate time to encourage the preservation of this important district as new development proposals such as the Museum District Plan proceed.

The Miami Beach Architectural District was one of the first National Register listings to recognize important 20th century architecture. It contains numerous buildings of approximately the same age and scale, which create an important sense of visual unity and cohesiveness within the district. When the district was initially considered for listing in the National Register, careful consideration was given to defining boundaries which reflected the community's historic development and contained the most important historic streetscapes.

Across the country, the integrity of urban districts such as the Miami Beach Architectural District is being challenged by imposing new construction out of scale with the historic buildings. Constructing out-of-scale additions to buildings of similar size, changing entrances on buildings to re-orient access, and fragmenting historic districts severely diminishes the character of these urban districts. Substantial alteration of the historic setting, size and design of districts such as the Miami Beach Architectural District raises questions concerning their overall integrity and might jeopardize their inclusion in the National Register.

We hope that any current plans for redevelopment within the city of Miami Beach will consider impacts throughout the entire National Register district, and take into account the principles of historic preservation planning in project development. We look forward to working with you to preserve the integrity of the National Register of Historic Places.

Sincerely,

Carol Shull

Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

cc: Mr. George W. Percy, SHPO, Florida
Mr. Rob W. Parkins, City Manager
Mr. Jud Kurkancheek, Planning and Zoning Director
Mrs. Barbara Baer Capitman

U.S. DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

5/16

TIME OF CALL

4:15

AM
PM

1. CALL ☐ TO: ☐ FROM (Name)

Jeff Schwuers

2. ADDRESS (Tel. No., if needed)

UPI

FAX

305-

285-4119

3. SUBJECT, PROJECT NO., ETC.

Museum District

UPI-State News Desk

4. DETAILS OF DISCUSSION

2110 Coral Way

Miami, Florida

Miami Beach
Architectural District

UPI WIRE SERVICE

He wanted copy of
letter to Mayor; discussed
situation, noted we sent
General letter to Mayor.
He wanted our perspective -
I spoke generally about pres in USA -
threats, etc -

NAME OF PERSON PLACING/RECEIVING CALL

Amey

TITLE

OFFICE

LAW OFFICES
ROBERT S. MANDEL
PROFESSIONAL ASSOCIATION
SUITE 201, SOUTHEAST BANK BUILDING
7100 NORTH KENDALL DRIVE
MIAMI, FLORIDA 33156

GENERAL PRACTICE
WILLS, ESTATES AND ESTATE PLANNING
CORPORATION AND BUSINESS LAW
TAXATION

TELEPHONE (305) 661-1671
CABLE "MANDEL" MIAMI

May 18, 1979

Mr. William J. Murtagh
Keeper of the National Register
United States Department of the Interior
Heritage Conservation and Recreation
Service
Washington, D.C. 20243

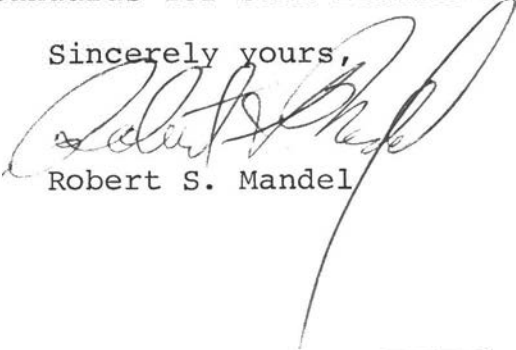
Re: Miami Beach Art Deco Historic District

Dear Mr. Murtagh:

Last month, my father received notification that the Miami Beach Art Deco Historic District had been nominated for listing in the National Register of Historic Places. As I understand it today, it has been so listed.

In addition to whatever state information I might receive from the Florida Department of State, Division of Archives, I would like to have from you any and all information concerning the next steps to be taken by my father in order to comply with the requirements for accelerated depreciation pursuant to Section 2124 of the Tax Reform Act of 1976 and the standards for said rehabilitation.

Sincerely yours,


Robert S. Mandel

RSM/jl

*Sub Regs.
Info. on ITC and technical corrections*

JHM 5/24/79

Called him to explain 5/24/79

THE NATIONAL REGISTER OF HISTORIC PLACES
MAY 22 1979
DATE RECD _____

DATE AC. TAKEN _____
INITIALS _____



OFFICE OF THE MAYOR
CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139

ALEX DAOUD
MAYOR

May 25, 1989

Ms. Carol D. Shull,
Chief of Registration
United States Department of the Interior
National Park Service
P. O. Box 37127
Washington, D. C. 20013-7127

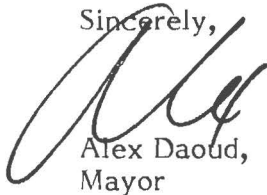
Re: H32(413)

Dear Carol:

Thank you for your letter concerning the National Park Service discussion with the Florida State Historic Preservation Office of the "Museum District Plan" for Miami Beach. Your correspondence is being forwarded to the City Manager, Mr. Rob W. Parkins, for his review and administrative handling.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,



Alex Daoud,
Mayor

AD:scf

JUN - 6 1989

TC.



May 1, 1990

SCHOOL OF ARCHITECTURE
(305) 284-3438
Post Office Box 249178
Coral Gables, FL 33124

Mr. Jud Kurlancheek, Director
Urban Planning & Historic Preservation Dept.
1700 Convention Center Drive
City of Miami Beach, FLA. 33139

Dear Jud :

Let me extend a belated thanks to you and Jorge for taking time out from your busy schedule to review and discuss the results of our visual analysis of your new zoning ordinance over selected areas of the Miami Beach National Register District at the MBDC offices on April 10th.

What you saw was the 1st phase of a two phase project in which hypothetical building designs would be undertaken by the students on those selected sites to more fully test the adequacy of the zoning ordinance to address criteria and design issues regarding the 'integrity' of historic districts (2nd phase)

As I had mentioned briefly during our meeting, the reference you have in the zoning ordinance to the Secretary of the Interior's Standards for Historic Preservation Projects does not include a single word about historic districts. It is only directed to individual buildings. Detailed criteria for historic districts can be found in National Register Bulletin # 15 and includes definitions and guidelines for context, significance and 'integrity'. The emphasis on the later is missing from your review criteria applied to the museum area survey. The National Bulletin states that "factors to be considered include relative size, scale, design, and location of non-significant properties". It goes on to state that "A district would not be eligible if it contained so many 'intrusions' that it could no longer convey the sense of a past environment". (This applies to potential new construction).

That the zoning ordinance carves up the National Register District into new development areas that will allow for large scale, incompatible structures (i.e. museum area, oceanfront area, Lincoln Rd. area and the Washington Ave. area), is not the 'stuff' of historic preservation! Placing the 'Flamingo' area as a local district is small compensation for potential losses in the most visible parts of the National District. It is ironic too that in the 'Flamingo' area where most of the properties have already been re-habilitated, zoning requirements for new construction will produce buildings which are totally out of character with the existing building arrangements, scale, open space features, streetscape and visual rhythms etc. (as we had discussed during our meeting, mainly due to parking requirements).

May 1, 1990

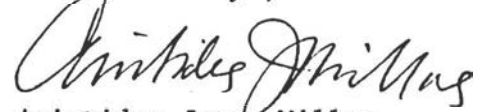
page 2

The academic semester is now ending here and under separate cover you will be receiving an invitation to attend our 'JURY' academic grading process of reviewing student work. Subsequently MDPL is sponsoring a public exhibition of the student work at the CITY CORP BANK, 100 Lincoln Rd., at 6 PM on Monday, May 14th. The student work generally attempted to follow the parameters of zoning ordinance and may produce some interesting results, including attempts at tall buildings.

I would hope that we could continue a dialogue regarding historic preservation on Miami Beach, especially in light of your new title; for a potentially 'shrinking', or even 'de-listed' National Register District which has brought so much economic, cultural and social vitality to the city. Obviously this vitality has stimulated the desire, need and 'greed' for new developments irrespective of community (neighborhood-social), historical (cultural), and aesthetic(design) concerns which should be paramount! The continuing saga and controversy in South ('Pointe') Beach is clear enough an example of that.

On the positive side I would hope that these concerns expressed can eventually be brought under a more rational framework of reference; as you have already begun to initiate with a re-review of the zoning ordinance, and of the parking issues. It is a very critical time for the Miami Beach Historic District.

Most sincerely ;



Aristides James Millas
School of Architecture
University of Miami

PS/ We would like to request a copy of the Comprehensive Plan for our public documents section of the Reading Library. The Zoning Ordinance is placed there along with many other documents from Miami Beach. I am particularly interested in comparing the Historic Preservation Element with the 1980 Comprehensive Plan (copy attached, Chap. X).

aa/CC MBDC - D.Russ, N.Kasdin
MDPL - N.Liebman, R.Hoberman
Dade Cnty.- I.Rodriguez
R. Sender



Monday, May 14, 1990

SCHOOL OF ARCHITECTURE
(305) 284-3438
Post Office Box 249178
Coral Gables, FL 33124-5010

PROJECTS IN THE ART DECO DISTRICT

PROJECTS IN THE ART DECO DISTRICT do not represent 'ideal' solutions for any one of the fourteen sites selected here which are located within the National Register Historic 'Art Deco' District of Miami Beach. These student developed projects merely represent 'design studies in progress' which have the major objective of exploring the 'impact' that the new zoning ordinance will have on the district. This community service program was conducted within the framework of an academic semester and is culminated with this MDPL sponsored exhibition for your review and enlightened discussion. You will see studies that you will find agreeable and can be implemented; and other studies which are not possible to implement under current regulations. You will also find studies that may appear totally unacceptable when compared to the guidelines established for National Register Historic Districts (primarily size and scale), although there was an effort made to comply with both the excessive, zoning requirements as well as with National Register criteria (in the case of tall buildings). The students will be standing by ready to explain their projects.

The fourth and fifth year students of architecture who developed the projects that you will see are:

Samsuri Ali
Emma Bretan
Arturo Castellanos
Pablo Corazzini
Martin Curi
Bertrand DeMijolla

Martin A. Diaz
Richard A. Ferrer
Susanna Jung
Carlos Lanza
Nicholas D. Nitti
Edward J. Villareal

The work on exhibition addresses the possibility of new construction in the National Register District and comprises two phases. The first phase will explore with three dimensional drawings exactly what the new ordinance will produce on selected sites* which have been chosen only for their strategic value. Ownership patterns have not been taken into consideration. This is the analysis phase of the projects. Illustrations are made of the setback requirements, the parking requirements, the actual building volumes produced including their bonus areas, and adding their parking volumes. This total building volume is then illustrated in relation to its neighboring buildings within a block that it is located. "The relative size, scale, design and location of buildings are major factors in evaluating the impact of 'intrusions' upon an Historic District" (extracted from National Register Bulletin #15).

The second phase of the project is the design phase and attempts are made to design a building on those same sites which have previously been analyzed. These new designs may or may not actually achieve what the zoning ordinance calls for. Their resolution is an attempt to make the building conform to its neighboring context within the Historic District, and to follow reasonable design guidelines. Not every building design is equally successful. The designs were critically reviewed by a jury of faculty and architects and planners last week which was composed of architecture and planning faculty Professors Jan Hochstim, John Medina, and Dr. Nicholas Patricios; and practicing architects Les Beilinson, Thorn Grafton, Barry Klein, Claudio Noriega, and Hervin Romney; and Ivan Rodriguez, Director of the Dade County Historic Preservation Division.

*See map attached for site locations.

Of major concern are the following issues: The actual size and scale of building volumes on certain sites, large bonus additions, the lack of open space requirements, the negative design ramifications of excessive 'on site' parking requirements which are not possible to meet; and finally the actual appearance of buildings and their harmonious or non-harmonious relation with 'significant' art deco buildings. It is generally agreed that the random application of imitative art deco details to new construction can have negative effects on the real quality of 'significant', artistically well composed buildings in the District. The actual design of new construction must be approached very carefully. These studies illustrate beginning attempts at new designs always shown in relation to neighboring buildings.

Zoning governs the height, the shape and bulk, the ground floor arrangement, and the programmatic requirements of a new building on a specific site in a designated area of the city. The zoning game has traditionally been the seat of corrupting influences for variances to support 'over development', creating aesthetic and environmental damage to neighborhoods. On the other hand, Historic Districts represent the preservation of our cultural and architectural heritage. They require a much more sensitive and specialized approach to these basic zoning requirements, reinforced with much more specific criteria regarding the design and detailing of buildings and their relationship to other buildings.

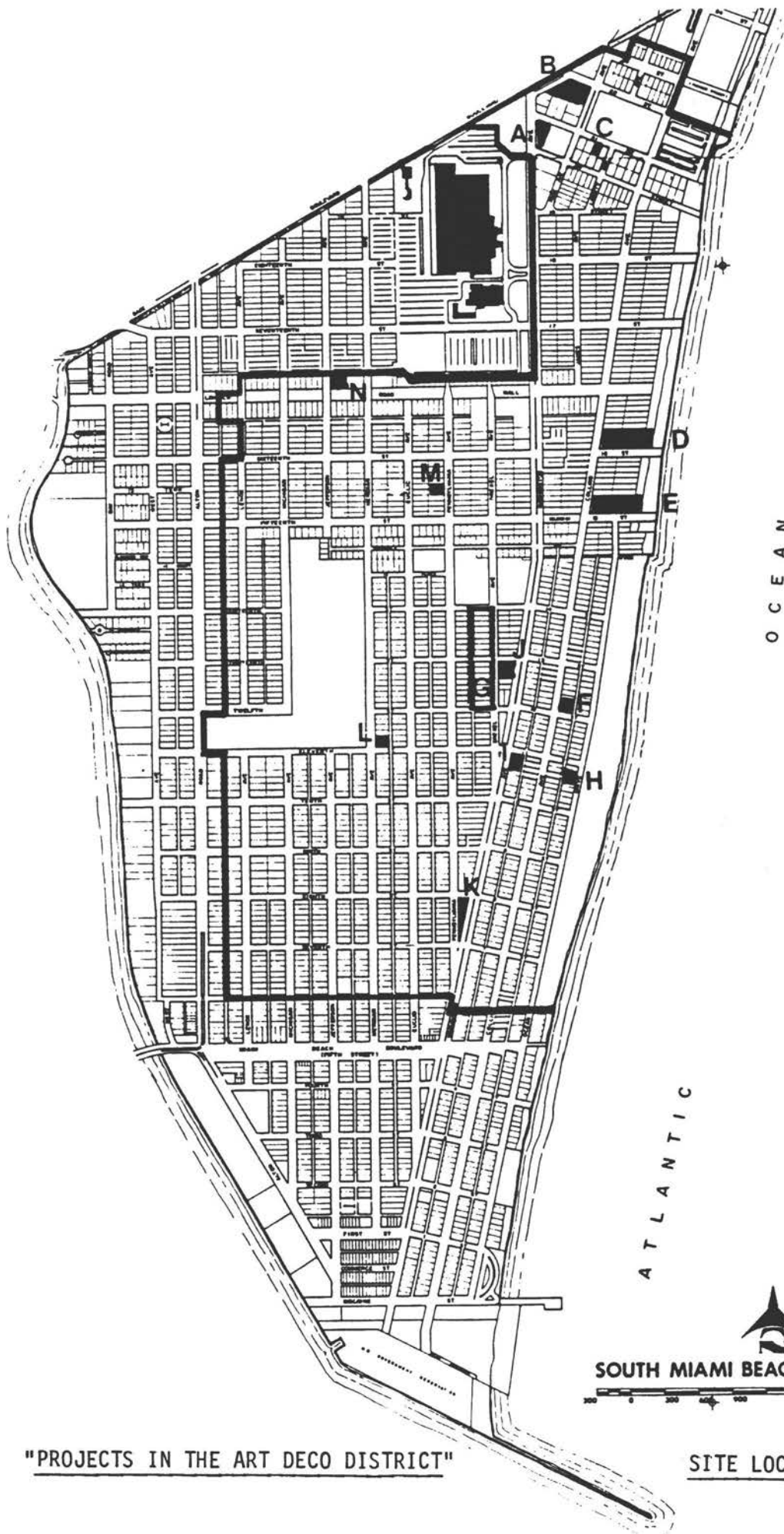
The development of design guidelines require extensive studies by specially trained professionals in the urban design and historic preservation professions (not a politically appointed design review board). The new zoning ordinance did not provide any three dimensional studies from which the public could make judgment on the 'impact' that these new regulations would have on the existing physical fabric of the District. It is the intent of these projects to illustrate those changes which can occur and to generate a public discussion about the positive and negative 'impacts' on the 'integrity' of the District. In the museum area, the actual proposed development scale far exceeds what was previously communicated by the City, (with no concern for integrity).

"A district would not be eligible if it contained so many alterations or intrusions that it could no longer convey the sense of a past environment." (Extracted from National Register Bulletin #15)

We would like to dedicate this program and exhibition to the late Barbara Baer Capitman who lent her undivided support and guidance to this student project from its beginnings in January of this year. It was her firm belief that this new zoning ordinance and the manner in which it was created and passed spelled disaster for the National Register District. She was extremely opposed to any form of compromise that would allow incompatible new construction which would destroy the integrity of any portion of the National Register District. She was also strongly opposed to the demolition of any contributing and significant buildings. There is no question that her fears were very well justified, for at this time there is much development activity 'in the works' which, if constructed, would eliminate many art deco treasures and their 'contributing' non-significant buildings. This 'proposed' development activity could change the character of the historic district forever! We are deeply saddened that she is not here to see the results of this program which she inspired, and to continue the struggle to save the District; whose very success has brought about these misguided, negative developments. We hope that these student efforts will prove inspirational to others dedicated to the 'realities' of historic preservation.

We would like to thank Nancy Liebman and the Miami Design Preservation League for their sponsorship and dedicated efforts to make this exhibition of 'Projects in the Art Deco District' possible. We would also like to thank Denis Russ and the Board of the Miami Beach Development Corporation for the support they have given to this community service program. Finally we would like to thank the jurors previously mentioned for the time they have devoted, and their incisive commentary which, if heeded, can provide the foundation for meaningful design guidelines for the future of the 'Art Deco District'. All this, of course, supports what Barbara Capitman wrote in 1989: "We have come to a new realization of the worth of the District as a true museum of twenties and thirties architecture, to be as carefully preserved as the historic districts of Annapolis or Charleston." (Which have very specific guidelines.) This is the challenge before us!

Aristides James Millas



O C E A N

A T L A N T I C



"PROJECTS IN THE ART DECO DISTRICT"

SITE LOCATIONS A - N



SCHOOL OF ARCHITECTURE

(305) 284-3438

Post Office Box 249178

Coral Gables, FL 33124-5010

June 6, 1990

TO: Board of City Commissioners
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FLA. 33139

SUBJECT: Local Historic Preservation Designations; The Flamingo District, The Museum District, plus eleven individual sites.

Dear Commissioners :

It is with great personal and professional anguish, that I am compelled to offer this statement of SUPPORT for the designation of said local districts and properties as proposed. Citizen preservationists in Miami Beach wear their banners and pins out in the open. They have no hidden agendas, and they are forever optimistic. After so many years of anti-preservation attitudes in the city, they will gladly accept whatever level of protection they can get for properties located within the National Register District. A portion of a loaf is better than nothing is the prevailing mood, and the future will hold other victories (even though some very significant architecture can be lost i.e. the Barclay Plaza, The Allen Hotel, The Mayfair Hotel etc. and contributing buildings).

THE MUSEUM AREA: To say that this is an historic district as proposed; and with the kind of excessive zoning for future hotel development around it. . . .will require a great efforts of the imagination! As has been previously written and publicized, the plan for the Museum District is extremely 'inferior' and 'flawed', and I would add that it is definitely...an understatement! A year ago the Mayor of the City received a letter from Carol D. Shull, Chief of Registration of the National Register of Historic Places. I hope that this letter was then circulated to you all but to refresh your memory, I will now enclose a few excerpts....

"when the District was initially listed...careful consideration was given to defining boundaries which reflected the community's historic development and contained the most important historic streetscapes."

"Substantial alteration of the historic setting, size and design of the District...raises questions concerning their overall 'integrity' and might jeopardize their inclusion in the National Register".

June 6, 1990

"We hope that current plans for redevelopment.... will consider impacts throughout the entire National Register District and take into account the principles of historic preservation planning in project development."

It seems as if some principles have been greatly compromised in this process i.e. . . the omission of criteria for establishing the boundaries of historic districts (which we accomplished years ago), the failure to recognize the distinction between 'districts' and individual sites, the failure to recognize the importance of non-significant contributing buildings, dilution of the criteria for significance and 'integrity' of properties, the failure to recognize 'SCALE' as a major factor in preservation planning. On that note I have included an attachment (#1) to this letter which indicates the zoning 'reality' on just half of the Governor Park Hotel site enlarging the Planning and Zoning Department's drawing three times to a building greater than 30 stories in height. This approximates the results of our own zoning analysis on that site as well as other sites throughout the District.

Assuming the fulfillment of convention hotels on the Washington Ave edge and the Collins Ave oceanfront properties as the present development zoning dictates : a scenario regarding the future of the local historic district could be that these small buildings on James and Park Avenues would be forever in the shadow of huge high rises on the other side of the street and their five story parking garages; some may be boarded up and looking for demolition permits because they can no longer afford to pay taxes imposed. Gone is any semblance of a residential neighborhood. One block over on Collins Ave., oversized developments block views of the Ocean and beneficial breezes. Gone are the playful spires of the 'real' 1930's hotels. Of course the area is no longer listed on the National Register of Historic Places.

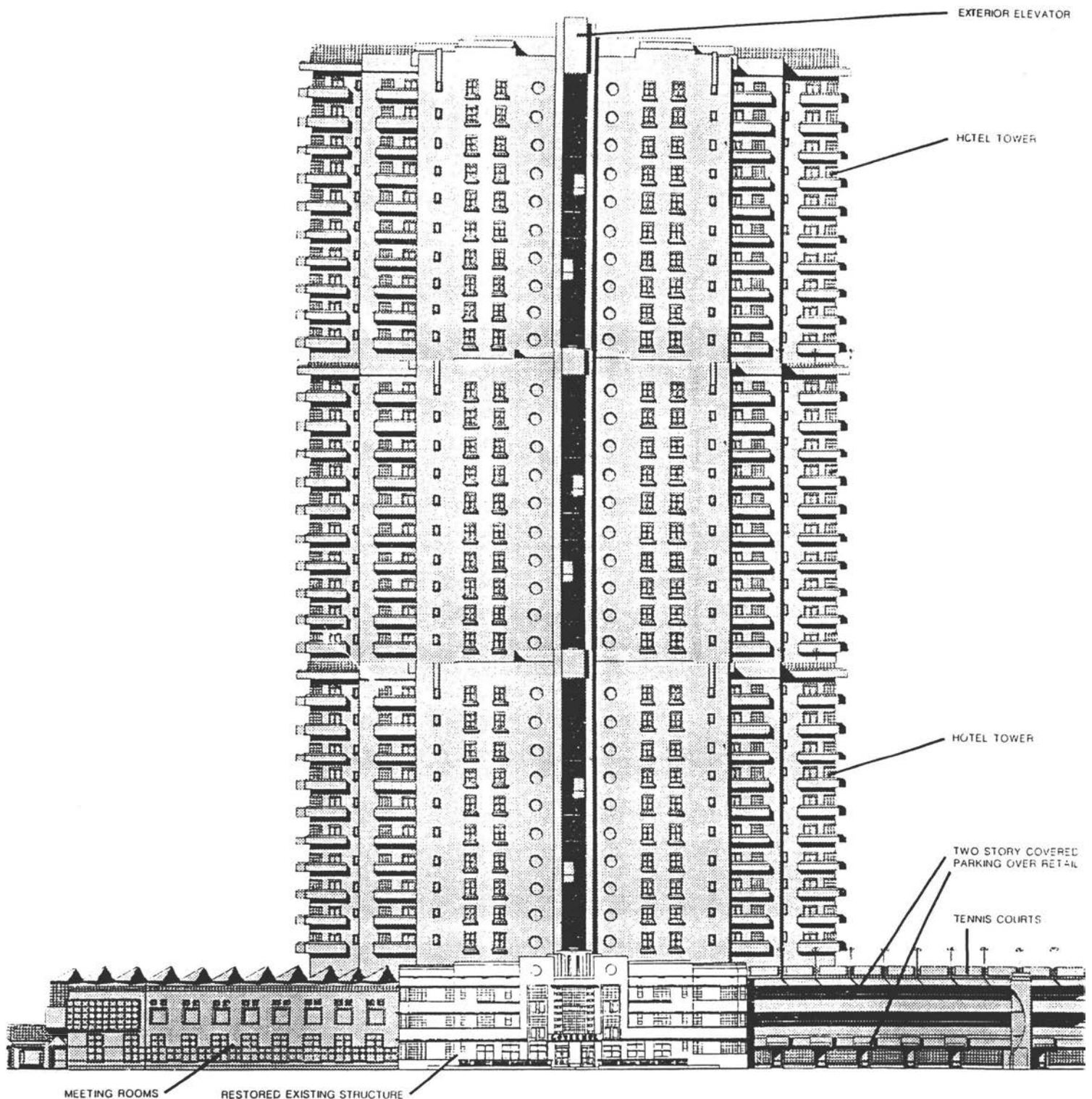
THE FLAMINGO AREA: This area does not have quite as pessimistic a scenario for the future however there are still problems. Foremost is the issue of 'Scale'. On Washington Ave there is unlimited height allowance and this can produce a proliferation of intrusions into the area joining those that are already there, particularly the high rises for the elderly. In the residential areas, the current zoning does not fully recognize the uniqueness of the existing building arrangements and their open space attributes. The requirements for new construction will produce buildings which are totally out of character with the historic character.

There is much to be done and some of this tampering with the National Register District creates many more problems than in fact are necessary. I would really like to request that we go back to the drawing board, preferably before the passage of this designation, but most certainly afterwards.

Sincerely;


Aristides James Millas
Prof. School of Architecture

cc: Carol D. Shull, National Register
Geo Percy, SHPO, Fla.
Attachment # 1 (Zoning Reality drwg.)



SOUTH ELEVATION

Attachment #1

Exhibit No.4, GOVERNOR PARK HOTEL DEVELOPMENT PROTOTYPE

*The ZONING REALITY! —
for half the block, 68,250 square feet
will allow for 524,000 square feet
of HOTEL including garage for 620 cars*

NOTES ON THE INTEGRITY OF THE MIAMI BEACH HISTORIC DISTRICT

Aristides James Millas

written for the Miami Design Preservation League,
June 14, 1993 (rev.), with postscript dated June 30, 1993

The "Old" Miami Beach Historic District was placed on the National Register of Historic Places in May 1979, 14 years ago. The nomination states that "it is significant because this 1.0 square mile area contains the largest concentration of early twentieth century resort architecture in the United States . . . and as a result of a combination of historical and economic forces, the area developed relatively rapidly, netting an extraordinary architectural consistency." The district is unique because those buildings represent an evolution of architectural styles. Seven years later (1986) the city passed its first "locally" designated Historic District on the Ocean Drive and Collins Avenue portion of the National District. "Local" designation is important because it can impede and delay the demolition of historic resources located in its own local district area. This is the location of the Revere Hotel which is proposed for demolition.

"A district is different from the other categories of historic properties (which are sites, buildings, structures and objects), because a district may be significant as a whole even though it may be composed of components - sites, buildings, structures, and objects - that lack individual distinction. A district's identity results from the grouping of features (components) and the relationships among these features." This quote is excerpted from the National Register Bulletin 15 which contains guidelines for applying the National Register criteria for evaluation of properties which includes districts. In order for any property to qualify for listing, it must meet one or more of four specified criteria to establish its "significance" and in addition, must possess "integrity."

In the Miami Beach Architectural District as it is officially called, all properties (components) were originally surveyed by these criteria to determine whether they are contributing or non-contributing historic resources. The criteria of significance which are most relevant to districts are stated in criterion "C" which states that the properties "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or (most importantly for districts) that represent a significant and distinguishable entity whose components may lack individual distinction." The National Register criteria also specify that integrity is a quality that applies in seven ways which are: location, design (the composition of elements that comprise the form, plan, space, structure and style of a property) setting, materials, workmanship, feeling (which is omitted from the city's criteria), and association. It goes on to state that "a property should always possess at least two of these (7) elements and that their analysis should be based upon technical expertise by trained professionals in the relevant discipline, and careful research and documentation." Technicians were sent from Washington to complete the original surveys for the nomination. The Revere Hotel had to be a contributing resource.

A review of the city's Zoning Ordinance, in particular Section 19B Criteria for Designation and 19C Historic Preservation Designation, reveals glaring inadequacies to fully address evaluation criteria for historic properties. It does not contain National Register definitions of the different property categories especially that of a historic district, Miami Beach's most important resource. It does not fully describe the federal criteria for "significance" and "integrity" for use by the Historic Preservation Board. In fact, it has added something which is totally inappropriate to any historic district and that is to classify every building or resource in the district as individually "historic" or "non-historic". This classification was written into the then new Zoning Ordinance in 1989 when the city sought to justify the construction of a large hotel in the district by isolating a few National Register resources (buildings) as more significant than in others (that could be demolished) in the Convention Center Museum area. As previously noted, there is no such category (historic/non-historic) in National Register guidelines for districts in which the resource must contribute to significance of the grouping! National Register Bulletin 16 states that "Districts often contain resources that are individually eligible...it is encouraged to document the significance of these resources in the nomination of the district rather than nominate the resource individually." Miami Beach does, in fact, have listed just two buildings as individual historic resources (which it calls sites) and those are the old City Hall and the 21st Street Recreation Center. In the rest of the Historic District, the original nomination identifies some buildings as more noteworthy than others, some landmarks, and all buildings as either contributing or non-contributing. In order to justify its demolition, the Revere Hotel is listed by the City as non-historic but conforming, which is an ironic mis-play of semantics in the city's database. It is the "non-historic" classification, however, that is intended to justify demolition.

Perhaps the Revere was listed as non-historic by the city because it was constructed after World War II while the majority of buildings in the district were constructed before 1941. National Register guidelines (Bulletin 22) recognize "less than 50 year old properties which share elements of historical and architectural significance of the district...and can be considered integral parts of the district (and contributing resources)." Ocean Drive where the Revere is located contains seventeen buildings added since 1945 (and listed non-historic). In fact, there are numerous noteworthy buildings in the district constructed after the war which were inspired from the international, "moderne", streamline, and decorative styles of the 1930's (called "Art Deco" in the 1960s).. The Revere (by architect A. H. Mathes) is mostly representative of the International Style with its asymmetrical composition and unornamented features. A sampling of additional "noteworthy" post world war buildings includes the Shelborne 1954, the Hotel del Caribe 1948, the Surfcomber 1948, the Delano 1947, the Sherbrooke Apartments 1947, Temple Emanu-el 1947 and Chase Federal Savings and Loan 1947. The Revere Hotel 1950 belongs in the same architecturally significant category, even more importantly because of its urbanistic location occupying a corner site on Ocean Drive. Architectural qualities of the Revere in terms of its site planning on a corner with a channel shape plan to the south and recessed porch are very similar to the Winterhaven, Avalon, and some other Ocean Drive properties including the Cardoza and Carlyle. How can this building be seriously considered for demolition? In the opinion of this writer, it is the type of building you would want constructed there if one could start anew.

Finally, the city does not have specific design guidelines for new construction in the Historic District. It only has some very general guidelines written in 1992. The city has been following Secretary of Interior Standards which are really written for broad usage and do not address the individual characteristics of local historic districts. Almost all historic districts have additional professionally developed specific guidelines which exhibit an evolution of their architectural styles and cultural trends including those of the 20th century which is Miami Beach's legacy. Should such guidelines exist and they are definitely needed; the design elements of the Revere would be clearly revered in terms of form, structure, plan, style and materials, and its compatible relationship in size and scale to its neighbor, the old Amsterdam Palace.

The new construction which has been proposed to replace the Revere should, but did not receive adequate scrutiny during the city's Design Review Board/Historic Preservation Board joint meeting of May 11th. This proposal (for the Amsterdam Palace) is clearly intended to the making of a grand private residence on Ocean Drive (in reality a change of land use) with a new garage wing at the rear of the Revere property dressed in a replicative version of the old Mediterranean style; and exposing the south facade of the old Amsterdam Palace to views, breezes, and a large private courtyard with pool surrounded by a privacy wall. Secretary of the Interior General Standard #3 states that "all buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged." Obviously this was not the case in the Board's assessment. Further interpretations of the Secretary of Interior Standards can raise the issues of internal and adjacent new constructions which impairs the historic character (of the original building), incompatible site work, and incompatible alterations to the historic setting (of the district). Already technical work sheets from Washington illustrating other applications of those national standards show Miami Beach in a negative light with some inappropriate painted finishes and incompatible rooftop additions and adjacent new construction. Should this proposed project move forward with the demolition of the Revere, it will definitely be on the world's list of What Not To Do in historic districts.

The demolition of the Revere must be vigorously opposed! This situation has come about as a result of totally inadequate regulations for the district and irresponsible interpretations of the same. The integrity of the entire district is at stake here and its place on the National Register of Historic Places. One must remember the words written on the walls of the Senator Hotel prior to its senseless demise, "Demolition is Forever."

POSTSCRIPT: June 30, 1993

"Notes on the Integrity of the Miami Beach Historic District" were written to help clarify technical issues for the board members of the Miami Design Preservation League, for publication in the South Beach Weekly Newspaper "Wire", and for distribution to members of the Miami Beach Historic Preservation Board prior to the June 3rd hearing on whether or not to declare the Revere and Flambeau buildings "non-historic" in order to justify certificates of appropriateness for their demolition according to provisions of the Miami Beach Zoning

Ordinance. Pleas for consideration of National Register guidelines went ignored as a quorum (5) composed of mostly at large members voted 4 to 1 to have the Revere Hotel demolished (by declaring it "non-historic"). The Flambeau (constructed in 1923) was a separate hearing with no supporters for retention. Statements which accompanied this decision (on the Revere) expressed the need for more research on 1940s and 1950s buildings, or, a liking for the new proposal (a private garage addition and walled-in swimming pool) over that of the existing building to be demolished, and the necessity for board members to abide by the provisions of the local zoning ordinance.

At this point, this writer requested and eventually received the original Nomination Package to the National Register of Historic Places from the State of Florida Historic Preservation Division. The Nomination contains a complete inventory of all the buildings of architectural significance (approximately 800) and the criteria for the same. The classification and criteria for significance at this time (1979) were: 1) CONFORMING: "Structures which date up through the 1940's, OR clearly exhibit the architectural styles used in developing the City of Miami Beach. (Alterations appear minimal, cosmetic or internal, e.g. window sashes) " and 2) ALTERED: "Buildings eligible for category one except that major exterior alterations have changed the character and details of the original design (restorable)."

Buildings which were non-significant were classified as NON-CONFORMING, the definition of which is: "Structures which post-date 1950 and do not respect the architectural tradition or styles of the inter-war years. (Scale, set-back, materials and details would be the characteristics assessed)."

The Revere Hotel constructed in 1950 was listed as "Conforming" and the Flambeau Apartments (1923), one of the two oldest buildings on Ocean Drive, was listed as "Altered (restorable)."

In addition to the relevant years of construction, another issue raised at the Historic Preservation Board Hearing was the style of the Revere and its non-relevance to the period of significance. The original Nomination carefully delineates the styles of all buildings of significance in the district with (photographic examples). There are seven classifications which are: Mediterranean Revival, Moderne, Decorated Moderne, International, Decorated International, Decorated Mediterranean Revival, and Commercial Block. In this inventory the words "Art Deco" are not used to denote a style. The Revere Hotel (1950) is listed as International as is the nearby Victor Hotel (1937). On the other hand, the City's data base on Ocean Drive alone contains thirteen statements to describe the styles there. "Art Deco" and "Streamline Moderne" are most often used along with (in the opinion of this writer) such additional inappropriate descriptions as Miscellaneous, Contemporary, Vernacular, Altered, Garden Style, and Transitional. Thus the City's data base bears little resemblance to the National Register inventory, yet it is the City's data base that seems to be un-challenged in the local historic review process.

The final analysis of this obvious disparity between National Register guidelines and the local ordinance and data base is that eighteen buildings on Ocean Drive, the entertainment, mixed

use front of the Miami Beach Architectural District (including the Revere and Flambeau), can be demolished because they are listed as individually "non-historic."

Furthermore the absence of specific, professionally developed design guidelines related to the special architectural diversity of the DISTRICT and the failure in some visible cases to follow Secretary of Interior guidelines can result in many more historic buildings losing their architectural significance as a result of inappropriate alterations and additions. In the opinion of this writer, the most flagrant violations are recent rooftop additions to the Netherlands Hotel and Casa Grande Apartments. Also, the replicative addition proposed for the Amsterdam Palace (on the site of the Revere) can be considered inappropriate and since that project is probably not seeking tax credits, it is unknown (to this writer) how the interior has been altered or, if any, competent design review was undertaken. A flawed data base and a non-preservation, development oriented zoning ordinance certainly results in a "local historic district" that bears little resemblance to what listing on the National Register is intended for.

The Miami Design Preservation League who was responsible for listing the Miami Beach Architectural District has filed a formal appeal on June 14th regarding the Historic Preservation Board's actions re-affirming the Revere Hotel as "non-historic" to pave the way for its demolition. They have voted again on June 30th to continue the process. The League has also been advised that its chances for success are very remote since National Register guidelines have no legal status in the "local district"

Aristides James Millas
Associate Professor
University of Miami
School of Architecture

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

OCEAN DRIVE

Photo No.	Address/ Name	Use	Style	Classification
	918 Locust Apartments	Apartment	3-story Med. Rev.	C
	928 Farber's Park Apartment Hotel	Apartment	3-story Internat'l	C
	940 Breakwater Hotel	Hotel	3-story Dec. Mod.	C
	960 Edison Hotel	Hotel	4-story with tower Med. Rev.	C
	1020 Clevelander Hotel	Hotel	5-story Dec. Mod.	C
	1036 Congress Hotel	Hotel	3-story Dec. Mod.	C
	1060 The Waves Hotel	Hotel	3-story Med. Rev.	C
	1100 Revere Hotel	Hotel	3-story Internat'l	C
	1114-1116 Amsterdam Palace Apartments	Apartment	3-story Med. Rev.	C
	1126 Flambeau Apartments	Apartment	2-story Med. Rev.	A
	1144 Victor Hotel	Hotel	8-story Internat'l	C
	1220 The Tides Hotel	Hotel	9-story Dec. Mod.	C
	1230-1238 Ocean Front Apartments	Apartment	3-story Med. Rev.	C
	1244 Leslie Hotel	Hotel	3-story Moderne	C
	1250 Carlyle Hotel	Hotel	3-story Moderne	C

to be demolished for swimming pool/garage addition to this building altered to a private residence

to be demolished for additions and alterations to this building converted to condominiums

1100 Block



SCHOOL OF ARCHITECTURE
Phone 305-284-3438
Fax 305-284-2999
or 305-284-5245
Post Office Box 249178
Coral Gables, FL 33124-5010

RECEIVED

JUL 16 1993

NATIONAL
REGISTER

July 9, 1993

Ms. Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division
United States Department of the Interior
National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Four years ago, at the request of Barbara Capitman, you addressed a letter to the mayor of Miami Beach and other officials (May 1989 - enclosed) regarding the City's proposed museum district plan for large-scale construction within the National Register Architectural District. In this letter, you stated strongly that this plan might jeopardize the character and integrity of the district as well as its continued inclusion on the National Register of Historic Places.

I am sorry to say that the National Register District is still under siege despite the fact that the city now has included the entire area under its local district designations but without full National Register criteria. In October 1989, the city passed a new development oriented zoning ordinance which has in many ways contributed to the economic prosperity of the "Art Deco" District; but at the sacrifice of many historic preservation principles and guidelines. I first pointed out these discrepancies to the commissioners in a letter of support for local designation dated June 1990 (enclosed) in which I quoted from your earlier letter. Not much has been done to change the ordinance since that time.

Our newest crisis is outlined in a five-page paper which I wrote entitled "Notes on the Integrity of the Miami Beach Historic District" with a "Postscript." This essay addresses the proposed demolition of National Register listed structures for new construction which has nothing to do with maintaining the qualities of a historic district. Specifically, the Revere Hotel is to be demolished for a private, walled in courtyard with swimming pool and garage.

I have included in this letter many exhibits which outline the issues therein. The exhibits are: 1) maps [4] which show the whole Ocean Drive area and the City's listing of these buildings as individually "historic" or "non-historic" which can allow for the demolition of 18 buildings; 2) news articles stating the issues here and the Miami Design Preservation League's legal appeal to protest the proposed demolition; 3) Four 11 x 17 fold outs which compare the local ordinance definitions and terms with National Register Guidelines with

Ms. Carol D. Shull
July 9, 1993
Page 2

staff position letters; 4) Visuals [6] including views of the proposed buildings to be demolished and altered, and 5) A page from National Register Nomination listing buildings to be demolished..

On behalf of the Miami Design Preservation League, I would like to ask your support again to address the mayor and his department heads on the consequences of these demolitions on National Register listed buildings, and the City's failure to recognize and support what a historic district is (see their local definition of districts - enclosed). The reality is that local district status turns out to be meaningless because buildings can be demolished so easily.

A hearing before the City Commission is now scheduled for July 28th. (It may be changed). We would certainly appreciate your assistance at this time and from anyone else you would recommend to address these issues. Personal appearances here on or before the hearing would also be most welcome. We would make arrangements for meetings as necessary. This is exactly what Barbara Capitman would have done under the circumstances. Please contact myself at the following numbers (305) 284-3438 or 279-1074 (evenings) or Mr. Jim Gillon of MDPL at (305) 531-9022 at all times. Mr. Gillon is coordinating the appeal and his address is 1233 Collins Ave. #3, Miami Beach, FL. 33139. I am including the titles of all the heads of departments here that you could copy with your letter (below).

Thank you. We look forward to hearing from you.

Very sincerely yours,



Artistides J. Millas
Associate Professor
School of Architecture

cc: Geo. Percy/SHPO Tallahassee
Wm. Thurston/SHPO Tallahassee
S. Kidd/Charleston National Reg. Office
D. Slesnick, Pres. F.H.T./Miami

Address: City of Miami Beach
City Hall 1700 Convention Center Drive
Miami Beach, FL. 33139
Mayor: Seymour Gelber (4th Fl)
City Manager: Roger Carlton
Economic Development: Harry Mavrogenes
Planning/Historic Preservation: Dean Grandin

Address: Miami Beach Development Corp.
1205 Drexel Avenue
Miami Beach, FL 33139
Exec. Director: Denis Russ

Harper
7/28/93

H32(413)

JUL 20 1993

Honorable Seymour Gelber
Mayor
City of Miami Beach
City Hall, Fourth Floor
Miami Beach Florida, 33139

Dear Mayor Gelber:

We have recently been informed by the Miami Design Preservation League that the City Commissioners will be meeting on July 28, 1993, to consider an application for the demolition of the Revere Hotel, at 1100 Ocean Drive, in Miami Beach. It is reportedly to be replaced with a smaller two-story building, a walled garden and a swimming pool, attached to the adjacent property which is being restored as a private residence.

The Revere Hotel is identified as a contributing resource within the Miami Beach Architectural District, which was listed in the National Register of Historic Places on May 14, 1979. The Miami Beach district was one of the first National Register listings to recognize the importance of the architecture of the 1920s and 1930s. More than that, however, listing also recognized the extraordinary visual unity of this unique concentration of buildings constructed during roughly the same time period and to the same scale. The contribution of the district to the history and character of your city is clear.

Most districts are comprised largely of elements lacking individual eligibility for listing in the National Register, although some also contain single buildings of great distinction. The primary defining characteristic of any district is the interrelationship of all of its contributing elements, which, together, can convey a visual sense of an entire historic environment.

Because the elements within a historic district often are not individually significant, it is easy to conclude that they can be removed without causing irreparable damage. Districts are surprisingly fragile, however. While the loss of any one building may not damage the district as a whole, the cumulative effect of many small losses can raise questions concerning overall integrity and eventually jeopardize continued eligibility for listing in the National Register.

We urge that the decision concerning demolition of the Revere Hotel and the restoration and reuse of the adjacent property carefully consider the impact on the Miami Beach Architectural District as a whole. We hope that you will make every effort to preserve this very special resource.

Sincerely,

(Signed)

Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

cc: FL SHPO
Miami Design Preservation League

bcc: 001-Reading File
400-Reading File
400-Bowers
413-BASIC FILE RETAINED IN 413
FNP:MHARPER:DMB:072893:343-9536:a:MAIMIBCH.LTR: (CORRESPONDENCE
AND MISC. DISK)

FACSIMILE TRANSMISSION

INTERAGENCY RESOURCES DIVISION

U.S. Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127
Office # 202-343-9500
Fax # 202-343-1836

To: James Gillon
Location: Miami Design Pres. League
Fax #: 305-531-9022
From: Marilyn Harper (202-343-9546)
Date: 7/28/93
Subject: Revere Hotel letter

Give me a call if ~~that~~ you have any questions. Hope this does the trick!

Pages Transmitted 3 (including cover sheet)

Activities of the Interagency Resources Division

Preservation Survey & Planning (343-9505)
National Register of Historic Places (343-9536)
National Register Archives &
Reference Assistance (343-9559)
Historic Preservation Fund Grants (343-9505)
State Program Review (343-9505)
Certified Local Governments (343-9505)
Tribal Heritage Preservation (343-3905)

Micronesian Heritage Research (343-9505)
Heritage Education (343-9536)
Integrated Preservation Software - IPS (343-3941)
National Register Automated Database (343-5726)
Cultural Resources GIS Application Facility (343-3941)
American Battlefield Protection (343-9505)
Civil War Site Advisory Commission (343-3936)

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services

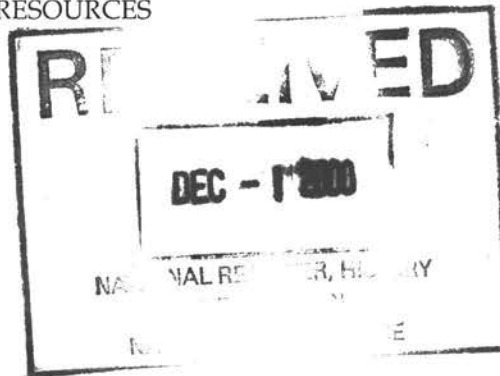


FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF HISTORICAL RESOURCES

79000667
MEMBER OF THE FLORIDA CABINET
State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

November 17, 2000

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1849 C Street, N.W., Suite NC-400
Washington, D.C. 20240



Dear Ms. Shull: *Carol,*

Enclosed is additional information for the **Miami Beach Architectural Historic District** to extend the period of significance up to 1950. The documentation includes a discussion of each affected section of the old nomination, a list of the contributing and non-contributing buildings that are now added, and black and white photographs. The photographs were taken with TMax film, processed in an HC-110 dilution, and printed on Mitsubishi paper made for black and white photographs. The developers can be contacted at (305) 947-7272 if you have any questions concerning the photographs.

If you have any other kinds of questions or require any additional information, please feel free to contact Barbara Mattick at (850) 487-2333.

Sincerely,

Janet Snyder Matthews, Ph.D.
Florida State Historic Preservation Officer

bem

Enclosures

R.A Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • <http://www.flheritage.com>

- | | | | |
|--|---|--|--|
| ☐ Director's Office
(850) 488-1480 • FAX: 488-3353 | ☐ Archaeological Research
(850) 487-2299 • FAX: 414-2207 | ☐ Historic Preservation
(850) 487-2333 • FAX: 922-0496 | ☐ Historical Museums
(850) 488-1484 • FAX: 921-2503 |
| ☐ Historic Pensacola Preservation Board
(850) 595-5985 • FAX: 595-5989 | ☐ Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476 | ☐ St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044 | ☐ Tampa Regional Office
(813) 272-3843 • FAX: 272-2340 |



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

September 2, 2008

To: National Register of Historic Places (Attn: Jim Gabbert)

From: Technical Preservation Services, Heritage Preservation Services (Attn: Gary Sachau)

Subject: Request for Supplementary Listing Record—Fairwind Hotel, 1000 Collins Avenue, Miami Beach, Florida

A Historic Preservation Certification Application—Part 1 for the above-mentioned property was recently submitted to Technical Preservation Services (TPS) through the State Historic Preservation Office (SHPO). Unaware when filing the application that the building is included in the boundary of the listed Miami Beach Architectural District, the owner requested a preliminary determination for individual listing. The SHPO confirmed that the building is part of the historic district. The SHPO also confirmed that there is only a partial inventory of district properties, and that the Fairwind is not included in that partial inventory. However, the SHPO and TPS agree that by virtue of its construction date (1936) and architectural style (Art Deco), the Fairwind Hotel clearly contributes to the historic district, whose period of significance extends to 1950.

Since the SHPO has no plans at the present time to revise the National Register documentation, TPS hereby requests that a Supplementary Listing Record be issued to formally classify the building as “contributing” in the National Register documentation.

Thank you.



FLORIDA DEPARTMENT OF STATE

Kurt S. Browning

Secretary of State

DIVISION OF HISTORICAL RESOURCES

April 2, 2009

79 00000 +



Janet Matthews, Ph.D.
Keeper of the National Register of Historic Places
National Park Service
1849 C Street, NW
Washington, DC 20240

Re: Request for Supplementary Listing, Miami Beach Architectural District

Dear Dr. Matthews:

Enclosed is documentation supporting the request for a Supplementary Listing Record for the former Premier Hotel at 745 Collins Avenue in the Miami Beach Architectural District which was listed in the National Register in 1979. Even though the original period of significance was 1920-1945 (amended to extend to 1950 in November 2000), the building was not included in the list of contributing and properties within the boundaries of the historic district. This situation appears to have affected other properties in the district. The former Premier Hotel, which was constructed in 1940, is an excellent late example of the Art Moderne style applied to a hotel of modest scale. It retains a high degree of historic integrity.

This building is being considered for Historic Certification using the federal tax incentives to rehabilitate a historic commercial building. Thank you for your attention to this matter, we look forward receiving your decision regarding this valuable historic resource in the Miami Beach Architectural District.

Sincerely,

W. Carl Shiver, Ph.D.
Historic Preservationist

WCS/Enclosure

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

☐ Director's Office
(850) 245-6300 • FAX: 245-6435

☐ Archaeological Research
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☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

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Miami, Florida 33137
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Facsimile: (305) 576-0023
Email: gappel@taxadjusters.net

*Admitted in Florida, Connecticut, New York
LL.M. - Taxation*

*Gary A. Appel, Esq. - Principal
Licensed Florida Real Estate Broker*

December 12, 2012

Barbara Mattick, Ph.D., Survey & Registration Supervisor
Florida Department of State
Division of Historical Resources
500 S. Bronough Street
Tallahassee, FL 32399-0250

VIA OVERNIGHT MAIL

Re: Miami Beach Architectural District
Amendment for extension of period of significance
1951-1965

Dear Barbara:

Enclosed please find the application to amend the National Register Miami Beach Architectural District. As discussed, we have enclosed continuation sheets, including sections 7, 8 and 9, providing justification for expanding the period of significance and describing and documenting two additional styles: Postwar Modern and Postwar Vernacular. We have proposed extending the period of significance up to 1965, as this will currently include all buildings that are fifty years old, and this was approximately the time that the postwar building boom on Miami Beach began to slow.

As we have discussed, we are submitting this amendment on behalf of the late Tony Goldman's Tiffany 3/8 Associates and the property they are rehabilitating at 800 Ocean Drive. This Postwar Modern building was designed by prolific local architect Gilbert Fein and constructed in 1958. The building clearly contributes to the District in terms of massing, materials and scale, and it reflects the evolution of the district in its Postwar Modern detailing. Locally known as the 'News Café building', after its popular long term ground floor restaurant tenant, the property is sited at the very prominent corner of Ocean Drive and 8th Street. The property owner hopes to qualify for Rehabilitation Tax Credits for the work and Part I and II applications have already been submitted to this end. Some small issues are being addressed, but approval of the Part II is anticipated assuming that the property receives 'contributing' status within the National Register District.

Due to time constraints on our part and the need to proceed with the Tax Credit Application for Goldman Properties, our hope is to extend the period of significance as quickly as possible with the profiled properties listed as contributing resources (see enclosed list of contributing resources). We will then submit a full list of contributing/non contributing resources with photographs of representative properties within the next few months.

Please let us know if you have any questions or concerns. We look forward to proceeding

Sincerely,
Property Tax Adjusters, Inc.

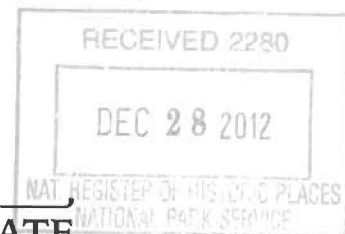


Gary A. Appel
Principal



Jennifer Warren
Preservation Consultant

RECEIVED
BUREAU OF
HISTORIC PRESERVATION
2012 DEC 14 A 10:27



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 19, 2012

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

79000669
Re: Amendment for the Miami Beach Architectural District, Miami Beach, Miami-Dade Co., FL

Dear Ms. Shull:

The enclosed materials provide documentation to amend the existing Miami Beach Architectural District to extend the period of significance to include 1951-1965. The end date of 1965 will take the district through its entire period of significant development; only a few of the resources were constructed as late as 1965. There is no change to the district boundary. New contextual information for this period includes a discussion of additional architectural styles from this period: Postwar Modern, Postwar Vernacular, and Garden Style.

At this time the amendment includes twelve (12) resources that serve as examples of each of the new styles. A complete list of contributing and noncontributing resources from 1951-1965, with representative photographs, will be submitted within a few months. Included among these first twelve is documentation for the 1958 building at 800 Ocean Drive, now known as the News Café, which has been approved for federal rehabilitation tax credits pending its certification as a historic structure. Please see the enclosed letter from Gary Appel, concerning the ongoing tax credit application.

If you have any questions or need further information, please do not hesitate to contact me at 850.245.6364.

Sincerely,

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer for
Survey & Registration

DIVISION OF HISTORICAL RESOURCES

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6300 • Facsimile: 850.245.6436 • www.flheritage.com
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United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

IN REPLY REFER TO:

H32(2280)

Memorandum

To: Chief, Heritage Preservation Services Division, WASO

From: Chief, National Historic Landmarks/National Register Programs,
WASO

Subject: Request for National Register Review of Historic Preservation
Certification Application: Fairwind Hotel, 1000 Collins Avenue, Miami Beach, FL

*amt
for Paul
Wetter*

Thank you for your request that we review the status of the building 1000 Collins Avenue (Fairwind Hotel) as it relates to the significance of the Miami Beach Architectural District. The Miami Beach Architectural District was listed in the National Register of Historic Places on May 14, 1979. The National Register nomination form did not include the building at 1000 Collins Avenue in its inventory of properties. We have reviewed the documentation included in the "Historic Preservation Certification Applications -- Part 1" for these buildings and we concur in the recommendation of your office that the building contributes to the district's significance. A Supplementary Listing Record (copy enclosed) has been issued officially amending the nomination to note the status of the building at 1000 Collins Avenue as a contributing resource in the Miami Beach Architectural District.

Enclosure

FROM: Miami Design Preservation League
1300 Ocean Drive, Miami Beach, FL 33139
Phone: (305) 672-2014 & 672-1836

March 26, 1982

SECOND POSITION STATEMENT ON
PROPOSED MIAMI BEACH HISTORIC PRESERVATION ORDINANCE

On March 17, 1982, the Miami Beach City Commission unanimously passed on first reading the weakest possible historic preservation ordinance for the Art Deco District. The Miami Design Preservation League, a non-profit community organization which led the successful effort to place the Art Deco District on the National Register of Historic Places, finds itself embattled with an organized opposition which has big-time attorneys, substantial campaign contributions and professional public relations flacks, in its effort to beat the Art Deco District into oblivion.

We find it necessary to restate our position here because of the smokescreen of demagoguery that our opponents have laid around the real issues.

A. FALSE ISSUES

The false issues which have been raised by opponents of historic preservation for Miami Beach are:

1. Property Rights. The proposed ordinance, with or without owner-consent, does no more than place a six-months' delay on demolition of any property in the Historic District. This delay amounts to a "cooling off" period, in which the city can assess the impact of the demolition. It allows preservation-minded investors time to prepare offers to property owners to purchase historic properties which otherwise would be destroyed. This does not constitute an abrogation of property rights by any legal definition. Rather it tries to strike a balance between the rights of individuals within a community and the rights of the community as a whole to control the environment. This balance constantly is sought in all zoning legislation. Historic preservation is no different.

2. Size of District. Given the limited controls imposed by the historic preservation ordinance, discussions on the size of the historic district are irrelevant and constitute a giant red herring. There are two important considerations:

First, the great strength of, and opportunity presented by, the Miami Beach Art Deco District is its size. The object of a historic district is to preserve as homogeneous as possible a neighborhood, so that a visitor or resident can experience

total immersion in the atmosphere of the past. The present district, because it was overlooked by developers until now, provides streets that have not been spoiled, and thus has been acclaimed a "national treasure."

To speak of preserving two square blocks, as was proposed by several city commissioners, misses the point. Such a small area never can reflect the wealth and variety of buildings in the historic district, nor can reflect the environment which made Miami Beach a world-famous resort in the 1930's.

Second, the historic district, as nominated to the National Register of Historic Places, already constitutes a highly-negotiated and compromised position when reviewed against the wealth of Miami Beach's architecture. In the National Register listing the entire South Shore Redevelopment area was left out at MDPL's urging, in order to make the district more palatable to local forces--despite pleas by state and national historians to include it.

In addition, the area from 23rd to 41st Streets, which over the last few years has been converted from a lowscale, highly attractive area into a faceless concrete canyon of absentee-owner condominiums, also would have qualified for National Register listing. The present district boundaries are the result of two years' efforts by MDPL and various governmental officials.

The boundaries are not a matter of whimsy, nor can they lightly be negotiated away.

3. Age and Quality of Miami Beach's Historic Architecture. Developers, city commissioners and local pundits, by their shallow attacks on the historical validity and esthetic value of Miami Beach's Art Deco District, not only appear ridiculously self-serving, but also have made themselves the laughing stock of the cultural world. They are the precise embodiment of the very lack of taste and sophistication that is part and parcel of Miami Beach's declining image worldwide. This retrograde approach denies the City of Miami Beach a chance to make the most of its own history. These critics fail to match-up in credentials with the host of internationally acclaimed artists, architects and critics who find Miami Beach Art Deco to be both beautiful and unique: certainly worthy of saving.

B. THE REAL ALIGNMENT: CITY & DEVELOPERS vs. ART DECO DISTRICT

Until the March 17th commission hearing on the proposed historic preservation ordinance, the struggle for the Art Deco district had always been posed as a confrontation between the

preservationists and developers. By its votes, the City Commission clearly showed that it is in alliance with the developers, and that despite years of lip-service to the Art Deco District, it really did not perceive the historic district to be a valuable city asset. It thus is clear why after three years of National Register status, the city has undertaken virtually nothing to support or enhance the area.

The city's now-obvious opposition to the preservation and revitalization of the Art Deco District goes far beyond passively failing to support this development. The seven-year South Shore Redevelopment moratorium has done incalculable damage to the Art Deco District, driving down its economic base and creating slums in which property values have been depressed to aid developers. If the South Shore moratorium had not been in effect, property owners never would have been forced to seek federal handouts for housing Mariel refugees, and the city's crime problem never would have grown so bad.

The city consistently has failed to properly enforce existing building and health codes in the Art Deco District, and this has led to a steady deterioration of living conditions and the physical condition of buildings. Because the city has so little regard for the neighborhood, it has played into the hands of developers who run property into the ground, pulling out maximum profit and waiting for the opportune moment to demolish a building for new condominiums.

The city gives less attention to the Art Deco District than to wealthier parts of the city and directly contributes to its deterioration through poor sanitary service and failure to landscape and maintain parks properly. Comparing the beautiful landscaping of Alton Road to the decrepitude of Lummus and Flamingo Parks clearly points out the city's lack of good intentions for this neighborhood.

MDPL believes there is no confusion about why the developer-oriented city has taken its negative stance on the historic preservation ordinance. The success of the Art Deco District, through its appeal to citizens and tourists, grows every day. Public understanding of the worth of the buildings makes it harder and harder for developers to have their way with no public outcry. At the same time, there is growing popular recognition of the ugliness of the gigantic square boxes inflicted by developers on the populace to wring every last cent out of the square footage. Developers obviously hope to tear down key Art Deco buildings and spoil the Art Deco streetscapes before growing popular sentiment makes it impossible for them to develop with impunity.

C. CITY TOURIST AND MARKETING FAILURE

MDPL has always held the position that the Art Deco District was not to be taken as valuable simply because of its architectural merits. Rather, our position has been that by using the architecture and character of the neighborhood, we could develop enough momentum to pull Miami Beach out of its 15-year tourism decline. While MDPL, as an independent, non-profit organization, has made great strides in promoting the Art Deco District as an attractive reason to vacation on Miami Beach, generating by far the best tourism-oriented publicity for Miami Beach in years in both qualitative and quantitative terms, the city, its major hotels, and the Visitors & Convention Authority (VCA) have accomplished virtually nothing. The city, apart from South Shore--which under the most rosy scrutiny is years away--has absolutely nothing going in the way of successful tourism development or promotion. From the viewpoint of tourism promotion, the city is for all intents and purposes bankrupt.

While the city aimlessly searches for the tourism theme that will bring its tourism industry out of the doldrums, the Art Deco theme, which is real, native, unique to our city, and already well-established, is consistently ignored. The city has failed to consider the national-award-winning Anderson Notter Finegold Historic District Preservation & Development Plan. It has yet to publish a single brochure about the Art Deco District. Almost every day the VCA is forced to refer inquiring tourists to our own understaffed and underfunded office to obtain information about the historic district--because the city has none.

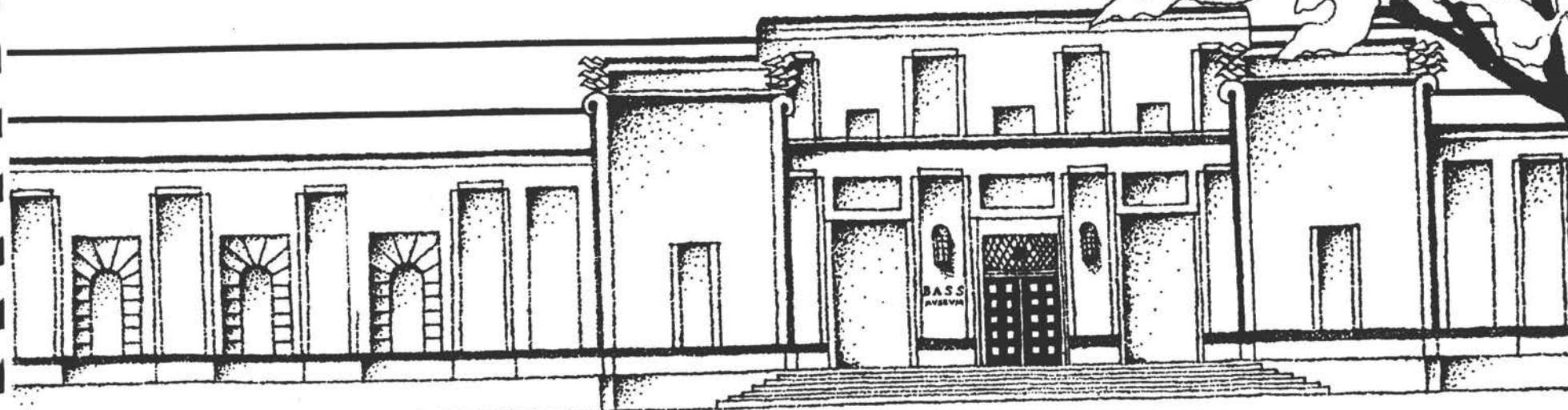
MDPL's POSITION ON THE ORDINANCE BEFORE SECOND READING

Based on the above analysis, the Miami Design Preservation League sees no room for compromise on the size of the district, owner consent, composition of the historic preservation board, or any other issues raised in our first position paper on the proposed ordinance. Despite the good intentions expressed by Commissioners Fromberg and Singer in their amendments to the ordinance at first reading (which subsequently were voted out), we believe they have missed the point.

The proposed ordinance must be totally rewritten in order to be an effective historic preservation and revitalization tool for Miami Beach. It's that simple.

THE MUSEUM DISTRICT PLAN

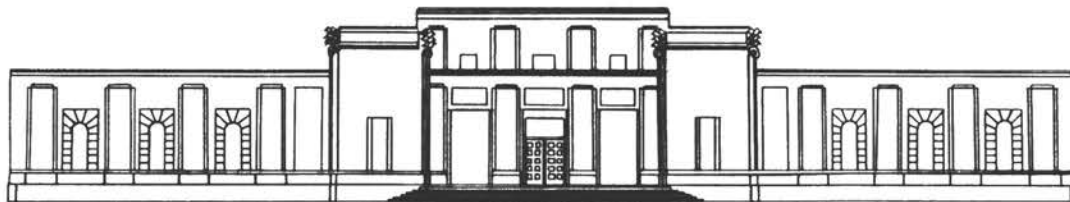
DRAFT



BUILDING THE FUTURE • PRESERVING THE PAST

1700 Convention Center Drive
M B 33139

THE CITY OF MIAMI BEACH
THE MUSEUM DISTRICT PLAN
BUILDING THE FUTURE • PRESERVING THE PAST



Prepared by:

Steering Committee: MDP, Hist Bd, agencies, local

MIAMI BEACH PLANNING AND ZONING DEPARTMENT

FEBRUARY, 1989

MIAMI BEACH CITY COMMISSION

Alex Daoud, Mayor

Stanley H. Arkin William Shockett
Ben Z. Grenald Bruce Singer
Abe Resnick Sidney Weisburd

Rob W. Parkins, City Manager

→ Very preliminary

Comm / neighb 5/10/89 3pm
2nd floor conf room

presentat to community
already to MBPL + City Pres Bd.
not endorsed List of comments

*set up sub comm to work on it
no official return as yet*

PRELIMINARY
FOR
DISCUSSION PURPOSES
ONLY

~~305-673-7550~~

~~673-7030~~

305-673-7550

673-7030

MIAMI BEACH PLANNING BOARD

Joy Alschuler Neisen O. Kasdin
Oscar Balsman Keith Kovens
Norman Frank Ralph S. Mizrahi
James Silvers

Professional Contributions by:
Jud Kurlancheek, Planning and Zoning Director

Richard Rickles, Principal Planner
Jorge Gomez, Senior Planner
Charles Buckles, Landscape Architect I
Christopher Heid, Planner
Barbara Carroll, Planning Technician
Denny Gibbs, Management Intern II

The Planning and Zoning Department wishes to acknowledge the assistance of the property owners, residents, and concerned citizens of the Museum District for their direction and input. The Department must also acknowledge the Department of Community and Economic Development, the Department of Public Services, the Bass Museum of Art, and the Visitor and Convention Authority for the technical assistance they provided.

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EXECUTIVE SUMMARY

I. INTRODUCTION TO THE MUSEUM DISTRICT

A. Study Area

The 129 acre Museum District study area extends from 16th Street to 24th Street, from Washington Avenue to the Atlantic Ocean. The central focus of the study area is the Bass Museum of Art located in Collins Park. The neighborhood surrounding the park consists of small to moderate sized hotels and apartment buildings, many of them historic. The major influences on the study area include the Convention Center Complex, Lincoln Road, the Ocean Drive/ Collins Avenue Historic District, the Beachfront Park and Promenade, and Collins Canal.

B. The Study

The Museum District contains several important public and private sector components. Without careful planning, the continued development of these components may result in conflict and loss of opportunities. The study will analyze current and anticipated conditions, establish a series of primary goals and recommend the means to accomplish them. The result will be a recognizable neighborhood, a district with a unique and marketable image which becomes a destination in and of itself.

C. Study Goals

1. Long Term Prosperity
2. Encourage Development of New Convention Center Hotels
3. Enhance the Unique Environment of the Neighborhood
4. Enhance Public Use and Recreational Facilities
5. Implement Recommendations

II. ECONOMIC PROJECTIONS

A. Current Conditions

The Museum District contains 156 buildings, 83 (or 53%) of which are considered historically contributing. The majority of

existing buildings are small to moderate in size with most units consisting of single room sleeping units, efficiency apartment, and one (1) bedroom apartments.

B. Projected Needs

The greatest influence on the future development and prosperity of the Museum District will be the newly expanded Convention Center. The Convention Center will draw large numbers of people to the neighborhood, supporting neighborhood hotels and businesses. Critical to the success of the Convention Center is the development of 1000 to 2000 new, convention-class hotel rooms. Convention-class hotels are defined as those providing extensive support facilities, such as meeting rooms, restaurants, and entertainment facilities. The primary criterion for location of a convention-class hotel is proximity to the Convention Center, preferably within walking distance. The Museum District, located between the Convention Center and the Atlantic Ocean, is the most desirable location to meet the needs of conventioners and traditional tourists as well.

In addition to hotel development, the Museum District with its inventory of historic apartment buildings and proximity to the beach and shopping, will be a highly desirable residential neighborhood. The substantial rehabilitation of historic buildings for residential use is encouraged.

III. NEW DEVELOPMENT POTENTIAL

Two of the goals for the Museum District are the development of new convention-class hotels and encouragement of substantial rehabilitation of historic buildings, preserving the pedestrian scale of the neighborhood. There are numerous areas where sufficient lots may be assembled for large development sites without the removal of historic contributing structures. In many cases an existing building can become the focus of a new, larger development project. Using the Governor Hotel, the Sasson Hotel, and the Palm Court as examples, design studies indicate that, with land assemblage, projects resulting in up to 500 hotel rooms can be developed while preserving and using the historic structure. There may, inevitably, be the loss of some historic buildings in providing the new construction necessary for the continued vitality of this neighborhood. However, with creative design and commitment to neighborhood identity, this loss may be kept to a minimum.

It is recommended that major new development locate toward the perimeter of the Museum District, along Washington Avenue, Collins Canal, and the Atlantic Ocean. These locations provide the best access to the Convention Center, the beach and other potential tourist amenities, and are most accessible to vehicular traffic. Development of larger buildings on the perimeter of the district will leave the more sensitive interior portion of the Museum District intact. In addition to new hotel development, there is the potential to develop new parking and retail facilities. These should be designed to fit into the scale and character of the Museum District.

IV. HISTORIC ARCHITECTURE

The majority of the land area included in the Museum District study area is located within the Miami Beach Architectural District, listed on the National Register of Historic Places. The Museum District contains some of the finest examples of the historic architectural styles found in Miami Beach. The major stylistic groups include Mediterranean Revival (also referred to as Spanish style) and Moderne (also referred to as Art Deco). There are also buildings which exhibit characteristics of several architectural styles.

Historic buildings, which may be the most powerful representatives of our past, have also become one of the most effective tools in the redevelopment of Miami Beach. Visits to historic sites and districts are among the most popular of tourist destinations. The preservation and rehabilitation of historic buildings and districts has become an important component in many successful convention cities such as San Francisco, New Orleans, and San Antonio. In most cities, preservation has become an integral part of their planning process.

Preservation of buildings can take many forms. Rehabilitation is a practice which allows a building to be updated while preserving the key historic architectural features. Adaptive reuse of a historic building typically creates an entirely new and different use for a building. Additions and new construction associated with historic buildings allow an existing use to be expanded or new uses added. New construction on the site of a historic hotel would allow new rooms to be built or meeting rooms added, making the historic building competitive with newer, larger hotels.

While there may not be sufficient numbers of historic buildings to designate the entire Museum District a local Historic Preservation

district, there is a real opportunity to utilize the existing buildings to establish neighborhood character and develop the Museum District as a visitor destination area.

V. CIRCULATION

A. Pedestrian Circulation

One of the reasons the Museum District is so desirable a location for new hotel development is that it is within walking distance of the Convention Center, the beach, the Bass Museum and other visitor amenities. Thus, the quality of the pedestrian circulation system in the district is very important. Enhancements such as repair/replacement of sidewalks, new lighting, landscaping, street furniture, and pedestrian signage would improve the pedestrian experience in the Museum District.

B. Parking

The Museum District neighborhood was developed at a time prior to widespread automobile use in Miami Beach; therefore, like the remainder of the Architectural District, there is insufficient parking to meet current and future needs. There is an estimated need for 8500 parking spaces in the Museum District, there are currently 4400 spaces. As demolition of historic buildings to provide space for parking is not encouraged, it is likely that there will always be a parking shortage. Numerous recommendations, including development of municipal parking garages at 22nd Street and at 16th Street, establishment of parking impact fees, strong policies regarding zoning variances for parking, and incentives for new projects to construct additional parking can offset this shortage.

C. Alternative Transportation Systems

To reduce the amount of vehicular traffic in the area and the strain on parking facilities, the development of transportation systems which provide visitors an alternative to using their automobiles is recommended. These systems should be designed to transport passengers from area hotels, hotels throughout Miami Beach and across the bay, to the Convention Center and other primary visitor attractions. Alternative transportation systems often become visitor attractions and

studies indicate that ease of transportation is an important factor when organizations select a convention destination.

Types of alternative transportation systems can be as varied as the imagination and local environment allow. Two suggested systems are a water taxi, which could operate on Indian Creek and Collins Canal with possible expansion to Biscayne Bay, and a light rail system which could carry passengers along a fixed route through the City with connections over the MacArthur Causeway to Miami.

VI. PUBLIC IMPROVEMENTS

A. Collins Canal

Collins Canal has the potential to be a real attraction for the Museum District. With dredging, sea wall repair, and associated landscape improvements, the Canal can serve as a route for water taxis and small recreational boats, a setting for cafes, restaurants and small shops, and an attractive shaded pedestrian walkway leading to the Convention Center and other area attractions.

B. Collins Park

Collins Park has been a public greenspace (in one form or another) since 1913 and it remains the focus of the neighborhood. Current studies to enlarge the Bass Museum recommend that Collins Park be restored to its original design. This would necessitate the relocation of the public library and Collins Park Beach parking lot. A restored Collins Park (west of Collins Avenue) would be a important visitor/resident attraction and would significantly increase the visibility of the Museum. Elimination of parking from the east portion of Collins Park is not recommended as this is a highly used public beach and parking throughout the neighborhood is limited. The redesign of the parking lot and that area of the beach park are encouraged to enhance the entrance to the Beachfront Park and Promenade and increase the usability of the park. Design studies indicate that a 40% increase in the parking capacity of the parking lot, resulting in like increases in revenues, are possible. It is suggested that the permanent or revolving displays of art/sculpture in Collins Park and Beach Park would contribute to the special character of the Museum District.

Public art throughout the district should be selected under the guidance of the Bass Museum.

C. Street-End Rehabilitation

Street-ends are public streets which terminate at the beach and provide views and public access to the ocean. As a number of prime development sites, as well as the majority of residential structures and existing hotels within the Museum District are not oceanfront, development of the street-ends as attractive pedestrian entrances to the beach is important. Recommended improvements to the street-ends address visibility, lighting, parking layout, improved appearance, and concession buildings.

D. Beachfront Park Extension

The Beachfront Park and Promenade is a major recreation and beach access project which begins in Collins Beach Park within the Museum District. The Promenade encourages pedestrian circulation from one area of the City to another along the beach. It is recommended that the Promenade be extended southward to connect with the new promenade in Lummus Park, encouraging an interchange of visitors from the Ocean Drive area to the Museum District and vice-versa. The Promenade can be constructed of wood, such as the existing Promenade, or hard surface, such as the walkway in Lummus Park, or crushed shell or compacted sand. Whichever construction type, or combination of types is selected, landscaping should be included.

VII. REGULATIONS

A. Zoning

Miami Beach is in the process of preparing a new zoning ordinance which contains new zoning districts and regulations. The new zoning districts within the Museum District include MXE (Mixed-use Entertainment) District, CD-3 (High Intensity Commercial) District, GU (Government Use) District, and WD (Waterway) District. Major changes in the new ordinance include regulation of building size by Floor Area Ratio (F.A.R.) rather than density. Floor Area Ratio determines the maximum floor area of a building based on the size of the property: the larger the lot the larger the building.

buildings by allowing a wider variety of uses in rehabilitated structures. The CD-3 zoning encourages new commercial and hotel development with more flexible regulations and bonuses. GU zoning regulates all government-owned property. WD zoning encourages water-oriented activities and outdoor cafe development when associated with an upland main structure.

B. Historic District Designation

The Miami Beach Historic Preservation Ordinance (contained within the Zoning Ordinance) provides protection for those buildings designated as historic preservation sites or those located within historic preservation districts. Such a district, locally designated under the provisions of the Zoning Ordinance, is recommended for that area surrounding the Bass Museum. The boundaries would be 20th Street to 22nd Street, Washington Avenue/Collins Canal to the west side of Collins Avenue. This central core of the study area contains a high percentage of contributing buildings and forms a distinct district with the Collins Park as its core. Contributing buildings outside the recommended local district would still be eligible for federal investment tax credits for appropriate rehabilitation because the majority of the Museum District is located within a National Register Historic District.

C. Design Review Guidelines

Design Review regulations provide a framework of guidelines and reviews which are intended to insure a high level of architectural and site design quality. The Museum District is currently in a Design Review district; however, it is recommended that a new set of design guidelines, written specifically to meet the needs and anticipated development of the Museum District should be enacted.

The recommended guidelines for the rehabilitation of historically contributing buildings include substantial compliance with the Secretary of the Interior's Standards for Rehabilitation. The City encourages substantial rehabilitation of historic buildings which is interpreted to mean compliance with current building codes, fire codes, property maintenance standards, as well as the Secretary of the Interior's Standards. Guidelines for new construction, commercial development, and landscape improvements are recommended to encourage quality, architectural distinction, compatibility, and pedestrian activity.

CHAPTER ONE INTRODUCTION TO THE MUSEUM DISTRICT

Study Area

The area included in the study consists of 129 acres stretching from 16th Street to 24th Street, and the Atlantic Ocean to Washington Avenue (see Exhibit No.1). The majority of the study area is within the Miami Beach Architectural District (National Register of Historic Places, listed 1979). Of the 156 existing buildings, 83 or 53% have been identified in the Miami Beach Historic Properties Database as historically contributing buildings.

The central focus of the study area is Collins Park, west of Collins Avenue, in which lies the Bass Museum of Art and the main branch of the Public Library. The section of Collins Park east of Collins Avenue consists primarily of a parking lot for the beach park at 21st Street.

The neighborhood surrounding the park consists of mainly small-scale hotels. Scattered throughout are "garden style" apartment buildings constructed in the 1950's and larger apartment buildings constructed in the 1960's and 1970's. Larger hotels are located along the oceanfront.

In addition to the Museum and the park, the elements with the greatest impact on the study area are: the Convention Center Complex (including TOPA and the 21st Street Community Center), Lincoln Road, the abutting Ocean Drive/Collins Avenue Historic District, the southern terminus of the Beachfront Park and Promenade, and Collins Canal.

The Study

The Museum District is a neighborhood of many different components, including important public facilities such as the Bass Museum, the main branch of the Public Library, and Collins Beach Park. The neighborhood, located between the Atlantic Ocean and the newly expanded Stephen M. Weiss Convention Center, is the most desirable location for new, major hotel construction. This area also contains some of the finest historic buildings within the National Register Architectural District. It is bounded on the north by the under utilized, often neglected, Collins Canal and is intersected by Lincoln Road Mall. If left to themselves, the various components of the Museum District would soon be in conflict, resulting in a loss of resources and development opportunities. It is the purpose of this study to develop



Exhibit No.1

Key Points

The central focus of the 129 acre study area is the Bass Museum of Art located in Collins Park.

The greatest influence on the study area is the newly expanded Stephen M. Weiss Convention Center.

The study area is the most desirable location for new hotel development.

The study area contains some of the finest examples of historic buildings in the National Register District.

It is the purpose of this study to develop means by which the different characteristics of the study area can reinforce one another.

Key Points

The greatest influence on the Museum District will be the Convention Center. The large number of people this facility will generate are potential customers for area businesses.

the means by which these components can reinforce one another, resulting in a cohesive district which is a destination in and of itself, not solely dependent on its proximity to the Convention Center or the beach.

This study will focus on a set of primary goals which can be accomplished through means described in this report. It will examine the current conditions and physical environment, and analyze historic/cultural/recreational resources within the District. The study will also examine market/economic projections to determine the type and quantity of new hotel facilities that will be needed.

Design prototypes will be proposed to demonstrate how the needed new construction can be sympathetically combined with rehabilitated historic buildings. Recommendations for new sidewalks and pedestrian amenities to link all of the District elements will be made. Expansion and redesign of the public facilities, museum and parks, are an important consideration in providing the District focus, character, and a comfortable human quality.

The Museum District has the opportunity of becoming a destination neighborhood with its own character. The area can support the new construction necessary to supply the Convention Center with hotel rooms as well as encouraging the rehabilitation of historic buildings. There will, inevitably, be demolition of some contributing historic buildings in order to assemble sufficient land for a Convention Center hotel site. With the participation of property owners and imaginative designers, the primary historic buildings can be saved and the new structures and additions integrated without destruction of the neighborhood character. It must be recognized, however, that new construction must be accommodated in order for the Convention Center and the future of Miami Beach as a visitor destination city to be successful.

Study Goals

Goal No. 1: Long Term Prosperity

A: Develop a plan for orderly redevelopment of the area.

Goal No. 2: Encourage Development of New Convention Center Hotels

A: Identify prime development sites.

B: Create incentives for hotel development.

C: Encourage accessory uses such as nightclubs, restaurants, etc.

Goal No. 3: Enhance the Unique Environment of the Neighborhood

A: Identify historic sites.

B: Develop guidelines for new construction, rehabilitation, and adaptive reuse.

C: Enhance sidewalks and pedestrian environment.

Goal No. 4: Enhance Public Use and Recreational Facilities

A: Redesign Collins Park.

B: Redesign Collins Beach Park.

C: Redesign Collins Canal for transportation and recreation purposes.

Goal No. 5: Implement Recommendations

A: Identify funding sources.

B: Determine implementation schedule.

C: Organize citizen support group.

CHAPTER TWO ECONOMIC PROJECTIONS

Current Conditions

The Museum District contains 156 buildings, 83 (or 53%) of which are considered historically significant. The majority of building types are relatively small hotels and apartment buildings. Structures on Collins Avenue are larger than those in the interior neighborhood, but smaller than other comparable oceanfront areas. The study area contains 4433 hotel rooms, 1474 efficiencies, 2252 one (1) bedroom, 187 two (2) bedroom, and 13 three (3) bedroom apartments. Units in historically contributing buildings amount to 3306 hotel rooms and 90 efficiencies, 518 one (1) bedroom, 9 two (2) bedroom apartments.

Projected Needs

Perhaps the greatest influence on the future development of the Museum District will be the Stephen M. Weiss Convention Center. Existing buildings, neighborhood character, even the Museum and the beach cannot effect as great a change on this area as will the Convention Center. This facility will act as a draw to very large numbers of people attending conventions, conferences, trade shows, exhibits, etc. It is estimated that 35,000 people can occupy the Convention Center at any given time. This influx of potential consumers can provide business for all the establishments within walking distance of the Convention Center including restaurants, nightclubs, public facilities and hotels throughout the Museum District.

Critical to the success of the newly expanded Convention Center and the Museum District are new, first-class hotel rooms. There currently is not sufficient numbers of such rooms in Miami Beach to attract the large conventions. Studies prepared by Laventhol and Horwath, 1982, and Thompson, Ventuletti, Stainback and Associates, Inc. and Borrelli, Frankel, Blitstein, 1985, stress the desirability of convention-class hotel development near the Convention Center. Many organizations, potential users of the Convention Center, stipulate in their contracts that a convention class hotel be on site or adjacent to the convention facility. The lack of such a hotel(s) can significantly hamper the marketing of the Convention Center.

The previously noted studies provide opinions on the number of new hotel rooms needed. It is stated that almost 40% of national conventions require at least 500 first-class rooms, state and regional conventions require somewhat less. As there may be more than one convention or exhibition utilizing the Convention Center at a time, the studies support the addition of between 1000 and 2000 new first-class hotel rooms. Statements gathered from several of the Convention Center's potential users recommend a similar number. Currently, plans for new hotels, the Kyoto Palace, 4360 Collins Avenue, the Days Inn, 1501 Collins Avenue, and Convention Suites, 1881 Washington Avenue, will be providing approximately 700 new hotel rooms.

Close proximity to the Convention Center is a leading criterion in selection of a hotel site. Close proximity is most often defined as within walking distance, approximately two (2) to three (3) blocks. The studies also suggest that oceanfront locations are the most desirable as the new hotels will still be dependent on traditional tourists to whom oceanfront location is a primary concern. Conventioneers and exhibitors would also prefer an oceanfront location, but proximity to the Convention Center is the more important consideration. As many of the prime development sites within the Museum District are not oceanfront, it is critical to have convenient, highly visible, and attractive beach access. With proximity to the Convention Center being of such importance, the preservation and enhancement of the pedestrian systems and amenities become important issues not only for neighborhood character but for successful hotel development as well.

As there are numerous existing hotels in the Museum District which, with rehabilitation or expansion, will compete for Convention generated business, it is important to define "convention class" hotel. According to the Hotel Feasibility Study prepared by Howard Needles Tammen and Bergendoff in 1980, a convention hotel should contain

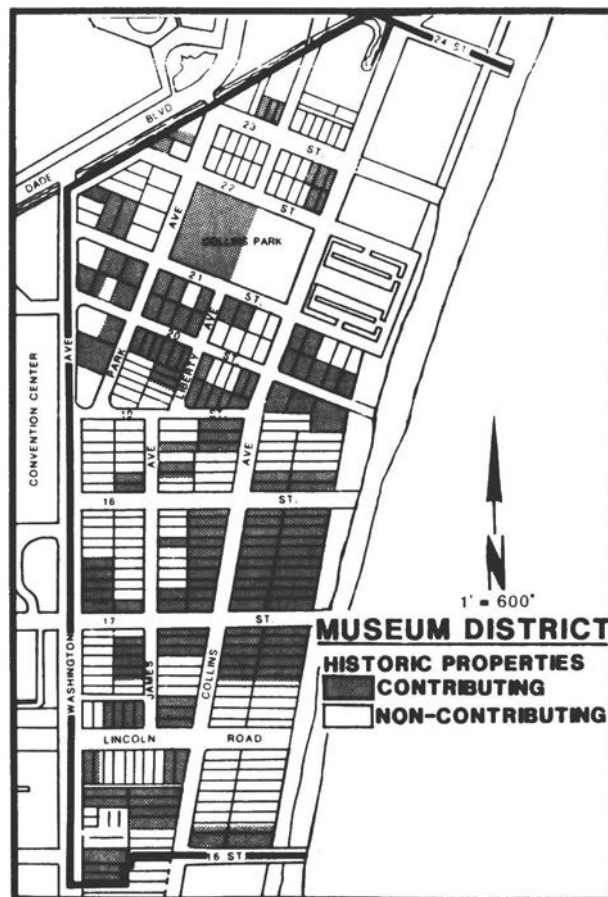


Exhibit No.2

Key Points

Critical to the success of the Convention Center is the development of 1000 to 2000 convention class hotel rooms.

Close proximity to the Convention Center is the most important criterion for location of a hotel.

As a new convention class hotel would still be dependent on traditional tourism, an oceanfront location is desirable.

As walking distance to the Convention Center and the beach are so important, the quality of the pedestrian systems throughout the Museum District is also important.

Key Points

There are numerous sites which do not contain historic buildings which can be assembled for development of a new convention class hotel.

It is recommended that new, large scale developments be located on the perimeter of the Museum District. Such a location would be more accessible to the Convention and major roads. This would leave the more sensitive District interior intact.

Substantial rehabilitation of historic buildings for residential use is recommended. Proximity to the beach, cultural facilities, and shopping areas make the Museum District an ideal residential neighborhood.

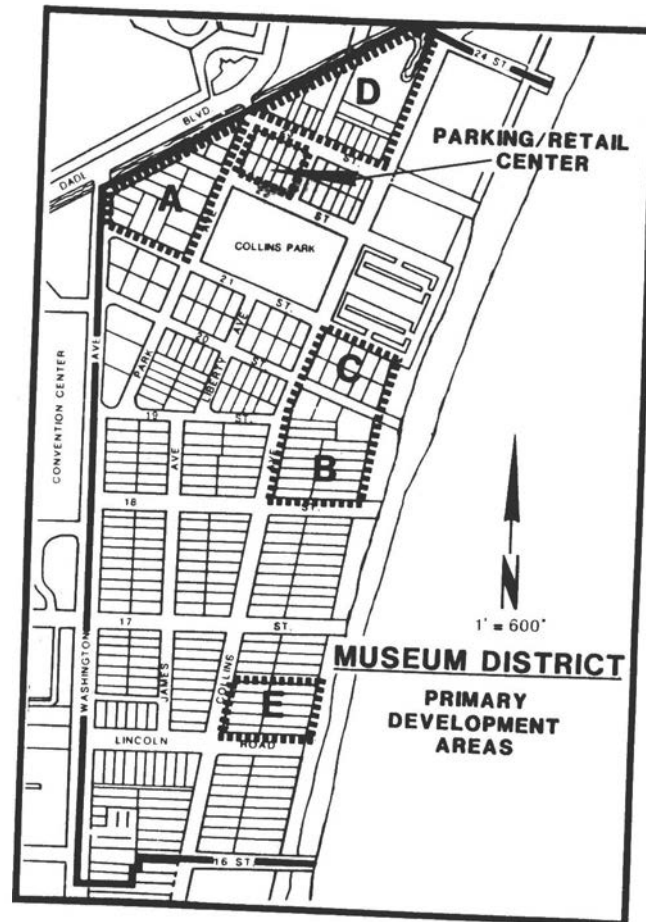


Exhibit No.3

the following support facilities: meeting rooms, exhibit areas, banquet rooms, basic retail shops, child care facilities, adult and family entertainment, "nightlife" activities, recreation facilities, and better restaurants.

In addition to hotel development, there remains the need for residential buildings in the Museum District. It is anticipated that the success of rehabilitated, historic apartment buildings throughout the Architectural District will be repeated here. Proximity to the beach, museum, and commercial areas make the Museum District an ideal urban residential neighborhood. It is recommended that historic buildings not utilized for hotels be substantially rehabilitated for apartments.

CHAPTER THREE NEW DEVELOPMENT POTENTIAL

Two of the most important goals of the Museum District study are: 1) the development of first class hotel rooms in association with the newly expanded Convention Center; and 2) the rehabilitation of the historic resources which give this neighborhood its unique character. Without careful planning the two goals could be in conflict, either slowing needed hotel development or destroying valuable historic resources. Recognition of the importance of both goals with efforts toward cooperation can have a successful result. The first step in the accomplishment of these goals is to determine where new development can occur without destruction of historic buildings.

The buildings within the study area have been evaluated according to their historic and architectural importance. It is recommended that new construction and major additions to existing buildings occur on the sites of non-historic buildings. As can be seen in Exhibit No.2 there are numerous desirable development sites. It is important to locate areas where assemblage of non-historic properties can occur which result in a development site large enough to accommodate convention oriented hotels: approximately five (5) acres. It is also important that the development site be in a location where the introduction of a large structure will not destroy the scale or character of the neighborhood. Therefore, the suggested primary sites for new convention center hotels are on the perimeter of the Museum District, on Washington Avenue and Collins Avenue and Collins Canal, keeping the interior neighborhood intact. Secondary sites, for smaller scaled developments, can be located in the interior areas. Many of the proposed development sites contain historic buildings which can be incorporated

into the new development. It must be remembered, however, that the creation of first class hotel rooms is the primary goal. Exhibit No.3 locates potential development sites.

Primary Hotel Development Sites

Site A: The Governor Park development site contains 5.05 acres from 21st Street to Collins Canal including municipal right-of-ways. This site has numerous advantages such as 700 feet of frontage on Collins Canal which can be redeveloped for cafes and dockage for water taxis and small pleasure boats. The site would have direct access to, or even be incorporated into the proposed expanded canal walk, if the municipal right-of-ways were vacated. The site has direct visual access to the Convention Center and the art museum and is a short walk to the beach. Development on this site should, at a minimum, include the retention of the primary facade and courtyard of the Governor (Park) Hotel. As one of the most significant historic buildings in the study area, it can be a great bonus to any new development. It is also recommended that retail be developed at ground level on Park Avenue across from the museum. This will form a critical link in the pedestrian system in the district. A prototype design resulting in ±500 hotel rooms on this site is illustrated in Exhibit No.4.

Sites B and C: The Shelborne and Sasson Hotel sites contain 5.8 acres and 3.3 acres respectively or a total of 10.3 acres from Collins Avenue to the beach, if combined (including the municipal right-of-way at 20th Street). These sites, together or separately, represent the largest possible of assemblage of oceanfront property without historic buildings (excepting the Shelborne and Sasson themselves) within the Museum District. The advantages of these sites are obvious - direct access to the beach, walking distance to the Convention Center and museum, and being next door to an open park. It is recommended that the Shelborne Hotel and, at a minimum, the primary facades of the Sasson (formerly the Dempsey-Vanderbilt) Hotel be retained and incorporated into the new development project. Each is an outstanding example of its period. The Sasson site, in particular, can easily accommodate a large addition between the historic building and the bulkhead. A larger addition could be accommodated if the Sea Gull Hotel building were removed. A design prototype resulting in ±350 hotel rooms on this site is illustrated in Exhibit No.5.

Site D: The Palm Court development site contains 5.2 acres from 23rd Street to Collins Canal, including municipal right-of-ways. This site has

the advantages of 800 feet of canal waterfront plus direct access to Lake Pancoast. This frontage can be developed for cafes, dockage of water taxis and small pleasure boats, and access to, or incorporation into the new expanded canal walk if the municipal right-of-ways were vacated. This site has direct access to Collins Avenue, is within walking distance of the Convention Center, art museum, and the beach via reestablished pedestrian access at the 23rd Street street-end. Development on this site should consider the rehabilitation of the Palm Court building. This outstanding example of Mediterranean Revival commercial architecture can be a tremendous asset to a new development project. It is also recommended that ground level retail be maintained on 23rd Street. A prototype development resulting in ±500 hotel rooms on this site is illustrated in Exhibit No.6. This site may be located on the proposed Light Rail Transit Line (see Chapter 5). If so, a station should be incorporated into the hotel design.

Site E: The DeLido Hotel development site contains 3.4 acres from the hotel's north property line to Lincoln Road, from Collins Avenue to the bulkhead including the corner commercial structure. This was selected as a development site because of its oceanfront location, proximity to the Convention Center, current underutilization of land, and, in particular, because it is the terminus of Lincoln Road. This extremely important location can stimulate re-development of Collins Avenue and Lincoln Road properties. It can significantly alter existing pedestrian flow, creating a new source of customers who will walk to the Convention Center by way of Lincoln Road. An oceanfront restaurant or specialty retail development at the terminus of Lincoln Road can serve as the magnet the street has needed. Development of this site should include substantial improvements to the street end. The main entrance to a new hotel should be located on Collins Avenue leaving Lincoln Road available for ground level retail.

Secondary Sites

There are a number of potential sites for smaller scaled developments, some of which may be additions to existing historic hotels. Properties such as the Dorchester Hotel (1850 Collins Avenue) and the Barclay Plaza Hotel (1940 Park Avenue) have property which could easily accommodate an addition. Other buildings such as the Octagon Apartments could re-develop their at-grade parking lots. There are also a number of potential development sites for small to mid-size projects which could be developed on two or three lots that are currently vacant or contain non-historic buildings.

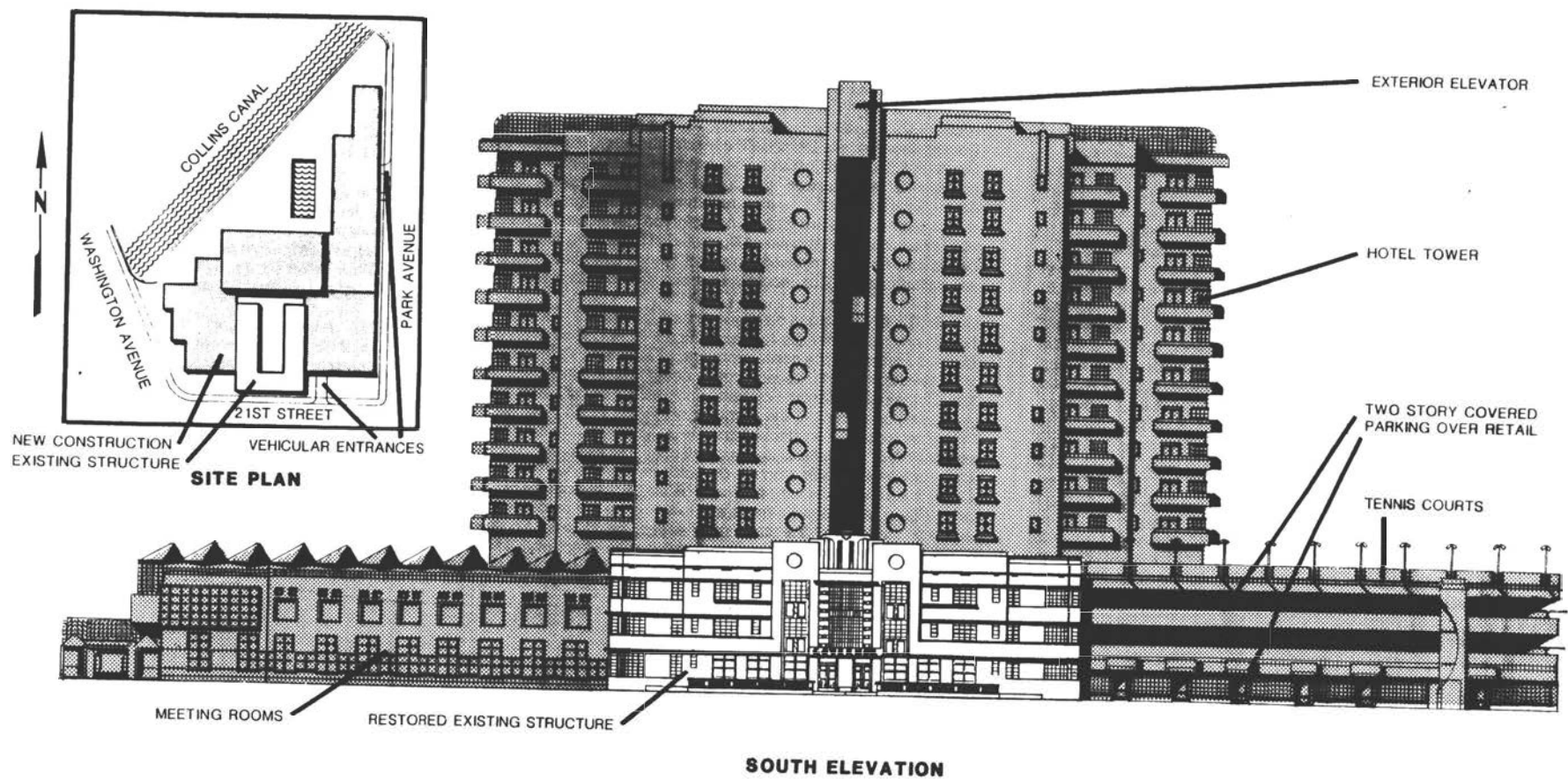
Key Points

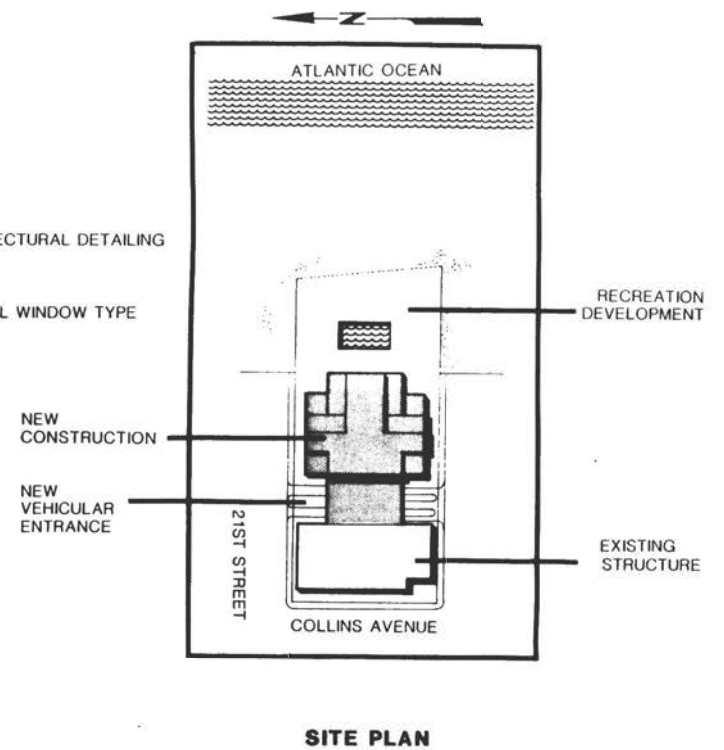
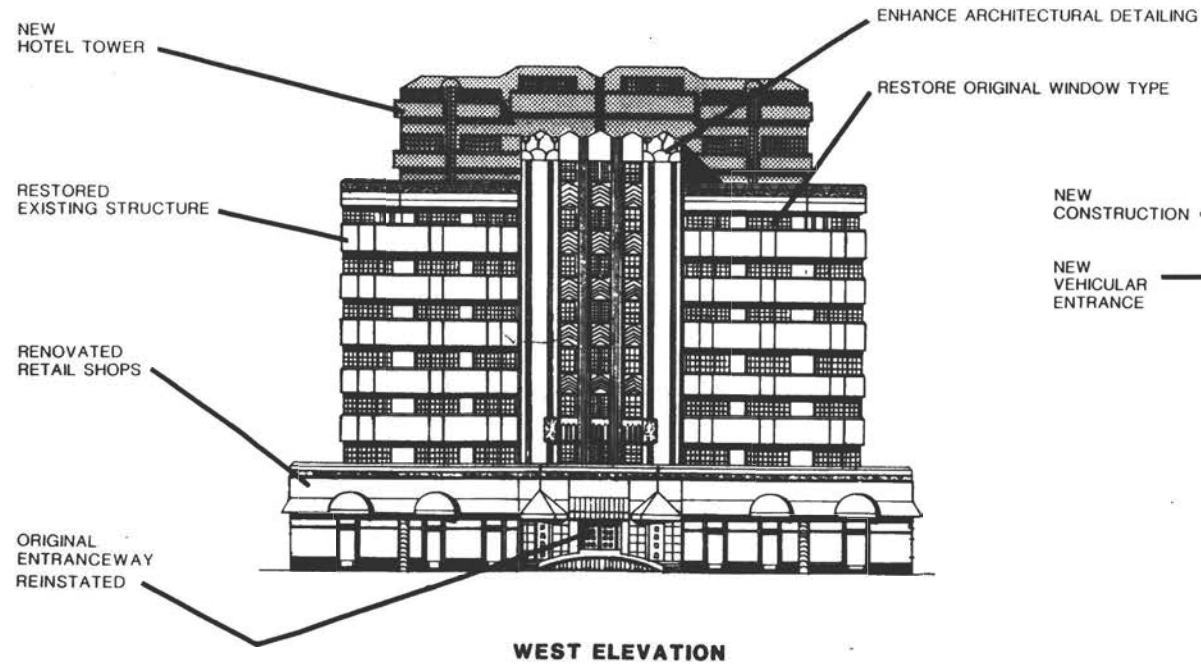
If assembled, property around the Governor Hotel could total 5.05 acres. The site is convenient to the Convention Center and has access to Collins Canal. The historic Governor Hotel should form the centerpiece of the development.

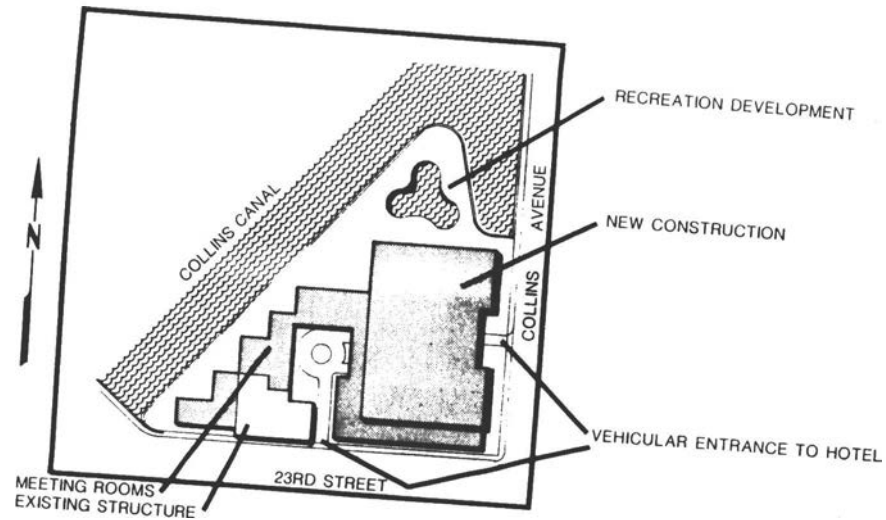
The Sasson and Shelborne Hotels together or separately form a large oceanfront site(s) which can be redeveloped. Advantages include direct ocean access and proximity to the Convention Center.

The property around the Palm Court mixed use building, if assembled, would result in a 5.2 acre site with access to Collins Canal, Lake Pancoast, and is within walking distance of the Convention Center and the Beach.

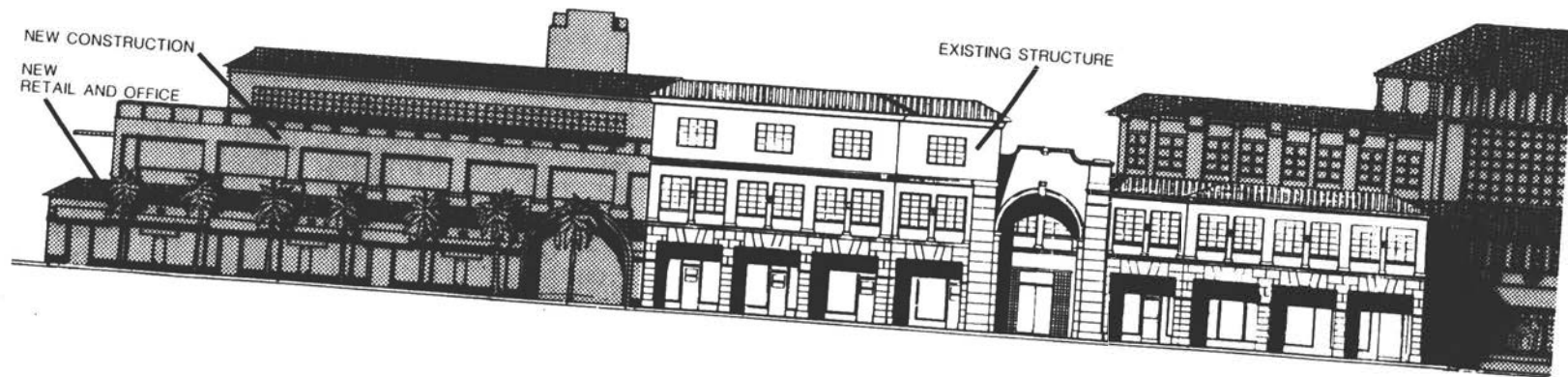
Numerous small, historic hotels have property which can accommodate an addition for new guest rooms, meeting rooms, or other support services.







SITE PLAN



SOUTH ELEVATION

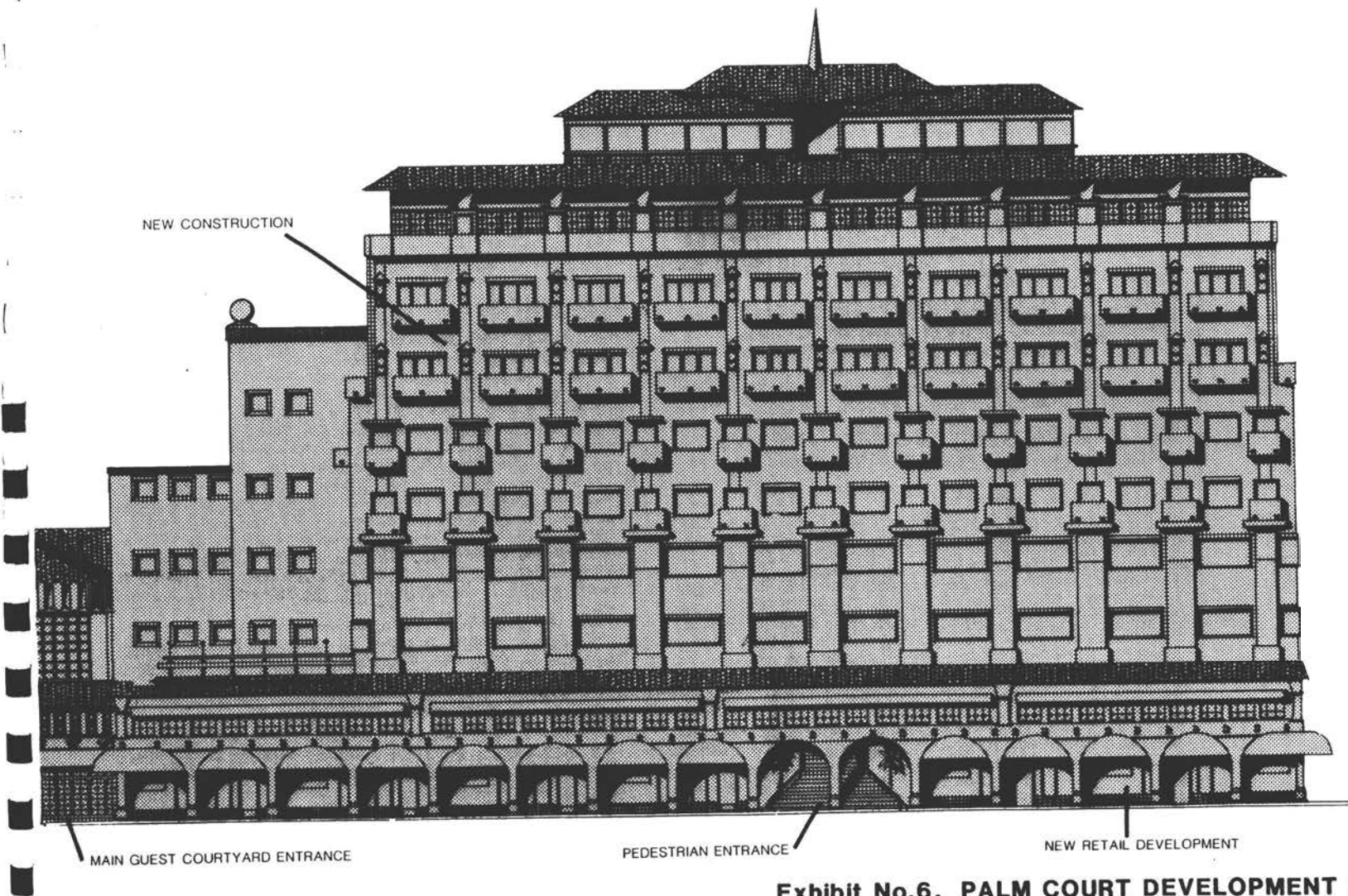


Exhibit No.6, PALM COURT DEVELOPMENT PROTOTYPE 13

Key Points

To meet public parking needs it is recommended that at least one large scale parking structure be developed in the Museum District.

It is recommended that the parking structure be designed to be compatible with the neighborhood character and that the ground level facing the street be occupied with retail uses.

The majority of the study area is located within the National Register listed, Miami Beach Architectural District.

A community's history is often best understood through its architecture. The development history of Miami Beach is clearly seen in the historic buildings in the Museum District.

Preservation of historic buildings has been an important element in the current revitalization of Miami Beach.

Parking/Retail Center

To provide sufficient parking for the Bass Museum and to encourage the rehabilitation of historic hotels, it is recommended that at least one large scale parking facility be constructed in the Museum District. A potential site for this type of development includes property between 22nd and 23rd Streets from Park Avenue to Liberty Avenue. To protect the scale and character of this neighborhood, it is recommended that such a facility be permitted only under the following conditions:

1. All ground floor street frontage shall be occupied by retail, commercial, or entertainment uses.
2. Upper level parking shall be terraced back from property lines.
3. There shall be a maximum total of three (3) structural levels although parking would be permitted on the roof level, screened by a decorative parapet wall, resulting in three full levels of parking.

Utilizing these parameters, this structure could provide from 300 to 375 parking spaces and from 30,000 to 36,000 square feet of retail area.

CHAPTER FOUR HISTORIC ARCHITECTURE

The majority of the study area is located within the Miami Beach Architectural District, listed on the National Register of Historic Places. Of a total of 156 buildings within the study, there are 83 buildings (or 53%) that are considered to be historically significant, with the primary criteria of significance being quality of architecture. Although this percentage is lower than would justify local historic district designation, the Museum District has some of the finest examples of historic architecture in Miami Beach. The two major building styles seen in the district are Mediterranean Revival (also referred to as Spanish) and Moderne (also referred to as Art Deco). Buildings which exhibit elements of both styles are also present.

No other artifact is as representative of its time in history as architecture. It accurately reflects a community's needs and expectations. Their needs are provided for in number and types of rooms and facilities, site and layout. Expectations involve how we see

ourselves and our surroundings. How we feel and react to circumstances and environment and are then expressed in the architecture by style, form, and ornamentation.

In the historic buildings in the Museum District the needs and expectations are easily analyzed. During the period when these buildings were constructed, Miami Beach was in its second, post-hurricane, post-depression, land boom. Hotels and seasonal apartments were needed to house the increasing number of middle class tourists. Accommodations were basic and comfortable but not luxurious. The Roney Plaza Hotel, the Pancoast Hotel and other grand survivors from the 1920's were there to accommodate wealthy visitors in august style, but the major wave of tourists and winter residents in the 1930's and 1940's stayed in small, boxy buildings with a simple outside patio. For food and entertainment, tourists ventured outside their hotels and apartments to join others in the restaurants and nightclubs scattered throughout the neighborhood, particularly on 21st and 23rd Streets and along Collins Canal.

The needs of these tourists were simple but their expectations were high, and these simple, boxy buildings responded with style and fantasy in the form of surface ornamentation. The buildings reinforced their inhabitant's image of a vacation in the tropics, a seaside paradise. The palm tree relief panels, the etched glass, the port-hole windows all worked to evoke this seaside resort image. The fins and stripes and spires of the art deco structures were new, modern, carefree, and fast; all images the guests would like to associate with their own character. For those with other tastes, the Mediterranean buildings provided an image of old world charm, foreign elegance, and a more leisurely life style.

It was the intent of the promoters that architecture create, or reinforce, their concept of Miami Beach as the ideal vacation resort. This same intent is present today, although visitors are more demanding and, to a much greater degree, must co-exist with a permanent resident population.

In a curious turn of events, the same buildings that in the 1930's helped create an image of a "modern" resort are now the critical element in Miami Beach's new image as a historic resort. The sensitive treatment of historic architecture coupled with the infusion of new, more elaborate tourist facilities is essential to Miami Beach as it enters what may become its third great "boom" period.

Architectural Styles

The Mediterranean Revival style was the most popular style of architecture in South Florida in the 1920's, recreating images of buildings from Spain, Italy and Morocco. The influence is rarely specific to one country but is more frequently seen as a romanticized hodgepodge of several design elements and regions. The style, however, has great charm and is well suited to the local environment. Courtyards, loggias, balconies, tile floors and high tile roofs with broad overhangs helped keep residents cool and dry in pre air-conditioned Miami Beach. Ornamental details such as columns, turned wood and wrought iron railings, medallions, and balustrades are typical of this style and provide great visual interest. Outstanding examples of Mediterranean Revival buildings in the Museum District include the Riviera Plaza (337 20th Street), the Santa Barbara (1915 Liberty Avenue), and the Palm Court (309 23rd Street). The Riviera Plaza is illustrated in Exhibit No.7.

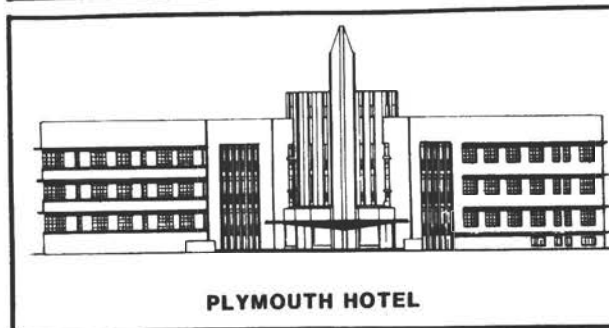
The Moderne style, typically referred to as Art Deco, includes those buildings designed in the contemporary architectural styles of the 1930's and 1940's. This style has a deliberate "modern" appearance although earlier examples of this style utilize classical themes, particularly Egyptian and Mayan popularized by archeological discoveries made in the 1920's. These buildings are frequently embellished with elaborate relief panels with tropical themes. Later buildings are more machine-like with rounded corners, simplified ornamentation in the form of bands of raised or incised stucco, extended fins, and cantilevered window shades with increased use of exterior stainless steel, chrome, and neon.

The overall form of buildings designed in the moderne style is simpler than the Mediterranean Revival buildings. Moderne buildings tend to be box-like with surface ornamentation on the public facade. Outstanding examples include the Bass Museum of Art (2121 Park Avenue), the Plymouth Hotel (2035 Park Avenue), the Governor Hotel (435 21st Street), and the Delano Hotel (1685 Collins Avenue). The Plymouth Hotel is illustrated in Exhibit No.8.

Development in early Miami Beach occurred at such a rapid pace there is frequently a blending of architectural styles. In addition, moderne architecture, being the contemporary style, was often used as a base on which ornamentation in other styles could be applied. Therefore, buildings which appear to be a combination of moderne and mediterranean (or colonial or neo-classic) are not uncommon. Such



RIVIERA PLAZA



PLYMOUTH HOTEL

Key Points

Mediterranean Revival or Spanish style architecture was popular in the 1920's. With shaded courtyards and loggias it was ideally suited to the local environment.

Moderne or Art Deco style architecture was the contemporary architecture of the 1930's and 1940's. The buildings are simplistic in form with rich surface ornamentation. The buildings often have a futuristic or machine-like appearance.

Frequently, buildings which are a combination of several styles can be found in Miami Beach.

Key Points

Historic buildings in the Museum District should be rehabilitated. Rehabilitation is a process which allows a historic building to be updated while preserving its key, character defining architectural features.

Numerous successful convention oriented cities have used their historic resources as effective marketing tools.

Rehabilitated small hotels are also necessary in providing the visitor with a choice of accommodations.

Additions to historic buildings should be compatible with the original structure but should not attempt to imitate it.

Adaptive reuse of a historic building frequently places an entirely new use in the building. The public is fascinated with these projects, particularly in how the original elements are preserved and put to new use.

buildings may have racing stripes with barrel tile roofs or shields/medallions with eyebrows. Examples of combined style buildings include the Peter Miller Hotel (1900 Collins Avenue) and the Townhouse Hotel (150 20th Street).

Rehabilitation of Historic Buildings

It is recommended that historic buildings in the Museum District be rehabilitated. This will serve to preserve the unique character of the neighborhood and an important segment of local history. It would provide an attractive and marketable image for tourist oriented development while retaining the human scale and attractive streetscape.

The term rehabilitation means important architectural, character defining elements of the building are retained, repaired, or replaced (if necessary). Rehabilitation allows the building to be adapted to modern use, unlike the practice of restoration which attempts to freeze the building and its contents at a specific time in history. Substantial rehabilitation is interpreted by the City to mean that a building meet all current building codes, fire codes, property maintenance standards, and conform to the Secretary of the Interior's Standards. Appropriate rehabilitation of a historic building may entitle developers to Federal Investment Tax Credits.

Rehabilitation of the historic buildings in the Museum District will establish a positive, marketable image for the neighborhood. Historic sites and districts are among the most popular of tourist attractions, even more than museums. It is supposed that these districts provide a strong sense of place, so visitors receive a clearer understanding of the people and the city they are visiting. Successful convention cities such as New Orleans, San Antonio, San Francisco and numerous others promote an unique image, largely through the preservation/re-use of historic buildings and attractions. Rehabilitated hotel facilities also provide a variety of available accommodations. New, large hotels are necessary, but smaller, more charming accommodations can also be successful in such buildings as the Collins Park (2000 Park Avenue) or the Abby Hotel (300 21st Street). This variety of product is an advantage in a tourist economy as long as a high standard of quality is maintained.

Within the rehabilitation process, it may be desirable to construct an addition to a historic structure. The primary consideration in constructing an addition to a historic structure is compatibility.

Compatibility is obtained through several means including use of like materials and architectural elements, repetition of form and pattern, and sensitive use of scale and massing. It does not mean replication or imitation. Additions should be contemporary in design, employing similar features as previously described. The other critical consideration of an addition is that it be subordinate to the original structure. As the addition may be larger than the original building, this is often a difficult design task. In most cases, the addition should be set back behind the original structure, allowing the historic building to maintain its original position within the streetscape. It should remain visually and, to a certain degree, physically separated from the original structure avoiding the appearance of having "collided" on the site. No portion of the historic building should be destroyed with the construction of the addition.

Adaptive re-use of Historic Buildings

Once an old building is acknowledged as a valuable resource, it becomes an exciting design and marketing tool within a new development project. In cities throughout America, old, often run-down and deserted buildings have been adapted to new uses with far greater success than if new buildings had been constructed. It is the visual interest, as well as the emotional aspects of sentiment and familiarity, which attracts the public to these projects. With a sense of curiosity and amusement they discover how the new uses have been accommodated. Successful examples of adaptive re-use are the Old Post Office in Washington, DC; Ghirardelli Square in San Francisco; Fanueil Hall in Boston, and, locally, Miami Fire Station No.4 which is now a restaurant. The conversion of the original Miami Beach Public Library into the Bass Museum was an early and successful adaptive re-use of a historic structure.

The chief characteristic of successful re-use projects is the high degree of retention of original building elements, particularly those elements that define the building's original use. In old hotels, this may include front desks or original telephone booths. The elements may be put to new or different uses but their retention adds to the unique character of the development.

Another aspect of adaptive re-use is combining two or more buildings into a complex, or in practical terms, into a single building. This can provide a single project with sufficient space for extensive support facilities while maintaining the historic buildings. A developer may also, given the proper circumstances, include a new structure when

combining the old structures.

The key considerations when combining buildings include the maintenance of each building's individual character and the method by which buildings are connected. Different paint colors and awnings can create a village theme. The connections between buildings can be formed with covered walkways, patios, or new, intermediary structures. Again, the primary concern is the preservation of the integrity of the individual historic buildings.

New Construction

In instances where property is vacant or occupied by non-contributing buildings, construction of new buildings is desirable. When historic buildings are located on development sites, every effort should be made to incorporate the existing building into the project, saving, at a minimum, important facades and site features. The developer should note that retention of the facade only would not qualify the project for Federal investment tax credits for rehabilitation of historic buildings.

New buildings should be integrated into the surrounding neighborhood, incorporating the elements, set backs, and pedestrian patterns of the neighborhood. As the new buildings will likely be much larger than their neighbors, upper levels should be terraced back from the street reducing the perceived scale difference. Another critical design issue arises from the need for on-site automobile access and parking. Wide driveways and elevated entry ramps are inconsistent with the neighborhood character and deleterious to strong pedestrian activities, both existing and proposed. Therefore, this problem of access and parking versus neighborhood esthetics needs to be addressed and a creative design solution found.

The important features of any new construction are quality and contemporary design. New buildings should fit comfortably into the area, but should not attempt to imitate historic buildings. Historic buildings can set the archetype for striking and unique building forms while maintaining the neighborhood's high level of quality architecture. The importance of a strong building-pedestrian relationship and the understanding of the value of ornamentation to create human interest and building character are important design elements which can be found in many historic buildings. This study will show that there are numerous opportunities for new development in the Museum District. In Chapter 3, prototypes for new construction was discussed.

CHAPTER FIVE CIRCULATION

Pedestrian Circulation

One of the Museum District's best redevelopment opportunities lies in its close proximity to the Convention Center, Bass Museum, Lincoln Road, and the Atlantic Ocean. It is a great advantage when visitors staying in the neighborhood can walk to one or all of these attractions. In a neighborhood with a parking shortage, this means visitors will tend to walk more, drive less, and may reduce the strain on an already overloaded parking system.

To encourage pedestrian activity, the sidewalks must be improved. While this does not require a major construction project, the following improvements are necessary:

1. The sidewalks are level and in good condition.
2. There is sufficient lighting for night use. A standard light fixture, similar to the fixture used in Ocean Drive and Alton Road improvement projects should replace existing fixtures in the Museum District. This fixture replicates the appearance of the original fixture used on Miami Beach and would contribute to the historic character of the neighborhood. Decorative lighting of buildings and landscape will serve to enhance the pedestrian experience during an evening stroll.
3. Encourage private properties to plant trees adjacent to sidewalks for shade and visual interest.
4. Street furniture, such as benches and waste receptacles are convenient and well designed. In addition, as the Bass Museum of Art is the focus for the neighborhood, the use of sculpture or other outdoor art forms on public and private properties adds to the neighborhood identity.
5. Design and install a pedestrian signage system which would direct visitors to the Convention Center, the beach, the 21st Street Recreation Center, and other area attractions. See Exhibit No.9 for examples.

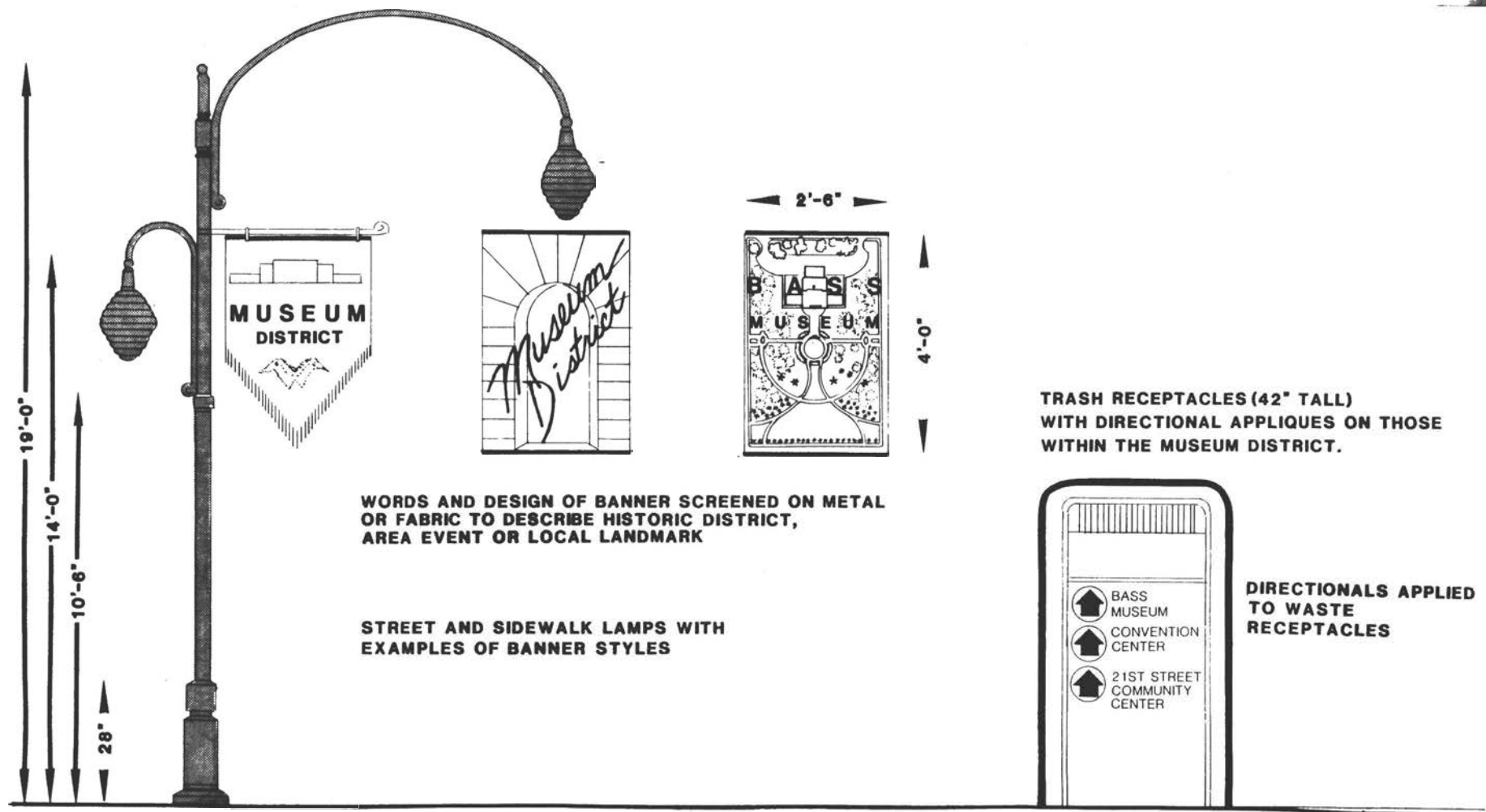
Because pedestrian activity is so important, widening roads at the

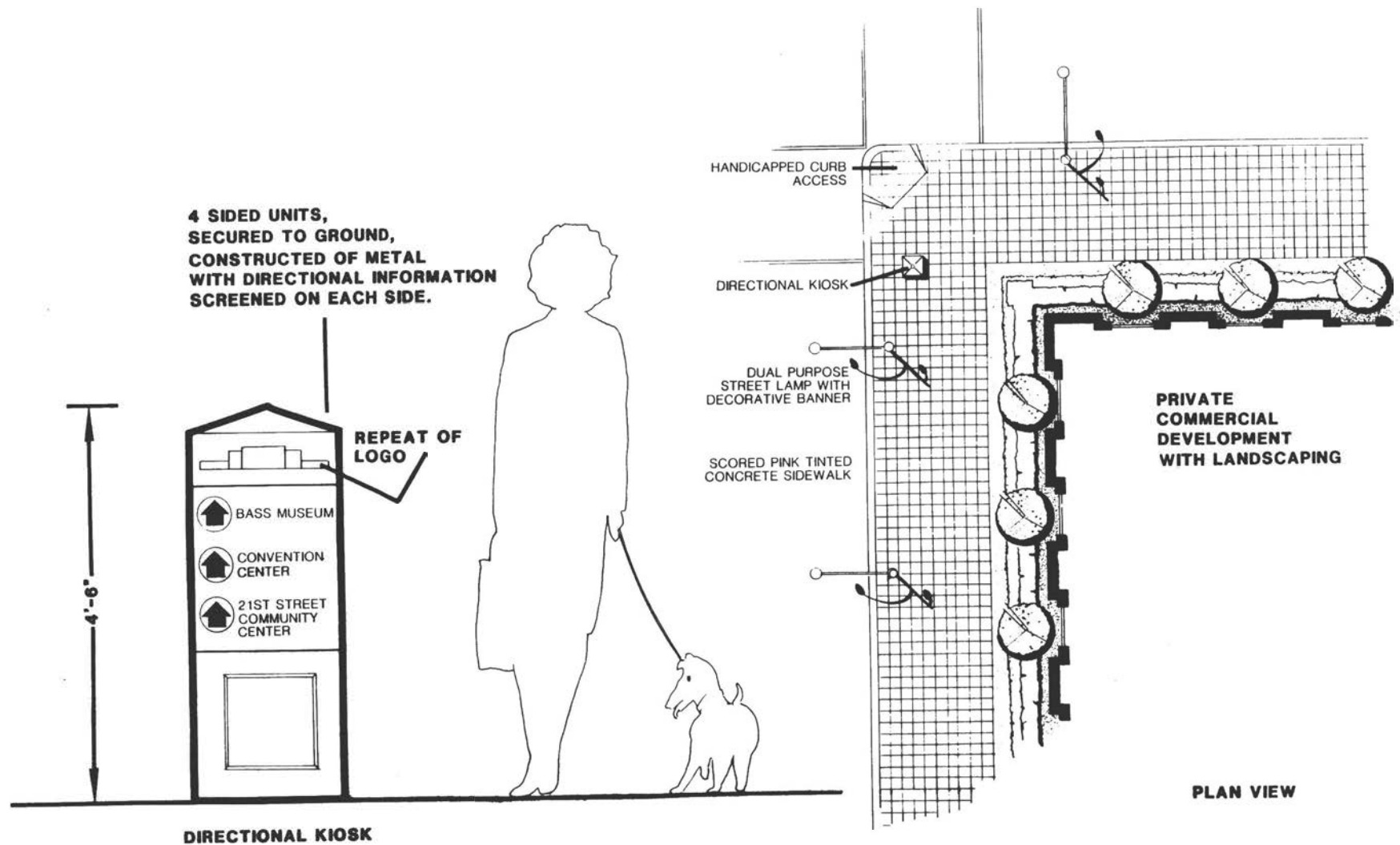
Key Points

New construction is desirable when property is vacant or contains non-historic buildings.

New buildings should be contemporary in design but compatible with the neighborhood. Upper levels should be terraced back to maintain pedestrian scale and driveways and ramps should be limited.

To encourage pedestrian activity, sidewalks should be in good repair. Lighting, landscape, and pedestrian informational signage are ways of enhancing the District.





Key Points

It must be recognized that, to some degree, there will always be a parking shortage in the Museum District.

Parking variances for new construction should not be encouraged.

Parking impact fees for rehabilitation projects should be implemented.

A parking garage should be constructed on the municipal parking lot at 16th Street.

expense of sidewalks is not recommended. It is acknowledged that the expansion of the Convention Center and the introduction of new large hotels may very well result in traffic congestion; however, these facilities will also result in a significant increase in pedestrian traffic as well. It is therefore important to maintain the scale and pedestrian character of the Museum District. It is recommended that alternative transportation systems (see this chapter) can ease the traffic conditions and protect the quality of the pedestrian neighborhood.

Parking

The majority of buildings in the National Register Historic District were constructed prior to the adoption of regulations requiring on-site parking. At the time these buildings were constructed most residents were seasonal and the tourists arrived by plane or train and walked to nearby stores, restaurants, and attractions. For longer trips, visitors took taxis. As automobile use became more prevalent and the year round population of Miami Beach increased, parking was still not a problem as many of the buildings were inhabited by retirees who either had only one car or did not drive.

In recent years, retirees have been replaced by a younger population which does drive. Young singles and families frequently own more than one car which has placed a serious strain on existing public parking. Compounding this is the desired preservation of historic buildings which frequently do not have on-site parking, reducing the expectation of lessening the problem in the future. With the expansion of the Convention Center, proposed expansion of the Bass Museum, and the continued rehabilitation of hotels, apartments, and nightclubs, parking conditions in the Museum District will worsen.

Based on current regulations, existing development, and long term parking demand, the Museum District should have at least 8500 parking spaces. There are approximately 962 public spaces (metered and non-metered) and 4391 private spaces. While new large scale construction projects will be expected to provide parking, actions must be taken to mitigate the current problem. Even with the below listed recommendations, it must be realized that the Museum District will, like New Orleans, Charleston and all other historic districts, always have a parking shortage. With the preservation of historic buildings and pedestrian streetscape, the development of large parking facilities or multiple at-grade parking lots becomes undesirable. There are, however, some actions which can be taken:

1. Require all new construction projects to provide on-site parking, establishing a policy against parking variances for new construction.
2. Encourage new construction projects to construct additional parking which could be leased to historic buildings which provide no parking.
3. Collect parking impact fees for all rehabilitation projects. Fees should approach the actual cost of acquiring land and developing parking facilities. Fees could be amortized over a specified period of time or paid in one lump sum.
4. Redevelop the municipal parking lot at 16th Street (Washington through to Collins Avenue including the Anchor Hotel site) as a multi-level garage including a transportation center consisting of ticketing, taxis, buses, and luggage distribution.
5. Redevelop the municipal parking lot at 22nd Street/Park Avenue and surrounding lots as a multi-level garage.
6. Purchase and develop additional parking facilities. Potential locations include the area between 22nd Street and 23rd Street, Liberty Avenue to Park Avenue. A retail/parking structure for this site is discussed in Chapter 3.
7. Develop a zoning category for privately owned commercial parking facilities in residential and commercial districts under strict design/development controls.
8. Encourage alternative transportation systems (see the following).

Alternative Transportation Systems

Miami Beach, particularly in its older neighborhoods, maintains a delicate balance between ever increasing vehicular traffic and retention of the pedestrian character of its streets. This pedestrian activity has become a rarity in South Florida and is recognized as a positive characteristic which needs to be protected. The increase in vehicular traffic resulting from wide spread rehabilitation, expansion of the Convention Center, and the expected construction of new hotel

facilities is likely disturb this balance.

One of the methods of mitigating this problem is the development of alternative transportation systems. These are modes of travel which encourage visitors to leave their automobiles in the hotel garage (or better yet in their garage at home) lessening the strain on area roads and parking lots. The marketing study commissioned by the City of Miami Beach (Lavanthal and Horwath, 1982) indicates that ease of transportation is an important factor in the visitor's selection of a destination city.

Alternative transportation systems can include buses, trams, even rick shaws and horse drawn carriages, all of which have been successfully utilized in South Florida and other visitor-oriented cities. Two other transportation systems which can have a dramatic impact on the Museum District are a water taxi system and the proposed Light Rail System.

Water Taxi System

A water taxi is a type of boat which is used to transport people along specified water route on a regular schedule like a bus route or on an individual "for hire" basis such as a taxi cab or limousine service. Indian Creek and Collins Canal are ideally suited to accommodate water taxis. The boats can easily pick up and discharge passengers from the outlots adjacent to Collins Avenue and Indian Creek Drive hotels. From there it is a direct route to the Stephen Müss Convention Center and other attractions located on or near Collins Canal, such as the Garden Center, the Holocaust Memorial, the Bass Museum of Art, Bayshore Golf Course, etc. The taxi service can be extended across Biscayne Bay to Bayside Marketplace and other Miami attractions.

Water taxis are a leisurely, almost recreational means of getting from one location to another. Water taxis can also be operated as tours or even dinner cruises for small groups making them not only a means of transportation but an area attraction in and of themselves.

Light Rail Transit System

The proposed Light Rail System for Miami Beach is 9.3 miles of double track, electrically powered, linking area hotels with the Convention Center, the South Pointe Redevelopment Area, and the City of Miami.

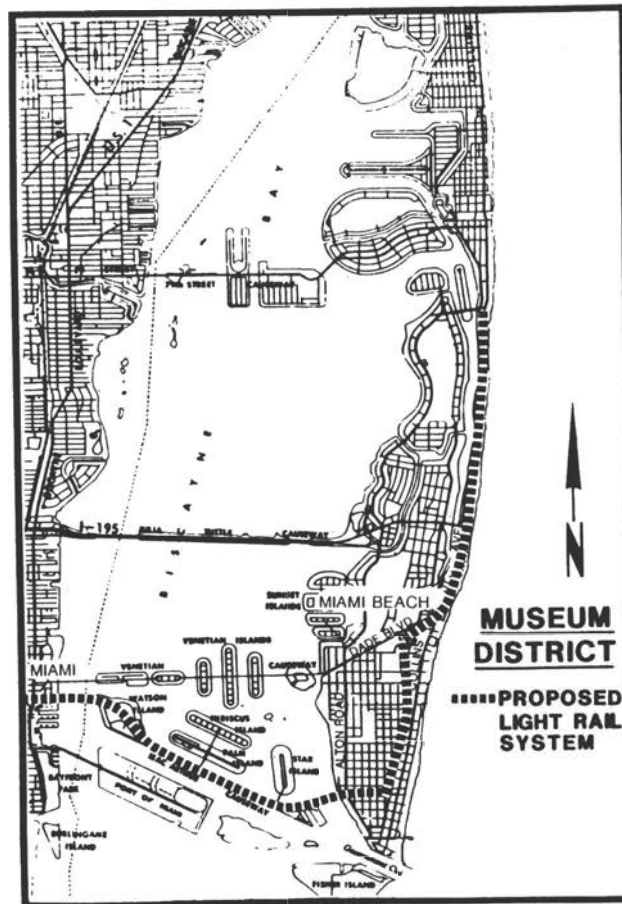


Exhibit No.10

Key Points

Alternative transportation systems can help relieve an overtaxed vehicular circulation system by attracting users with unusual and entertaining methods of mass transit.

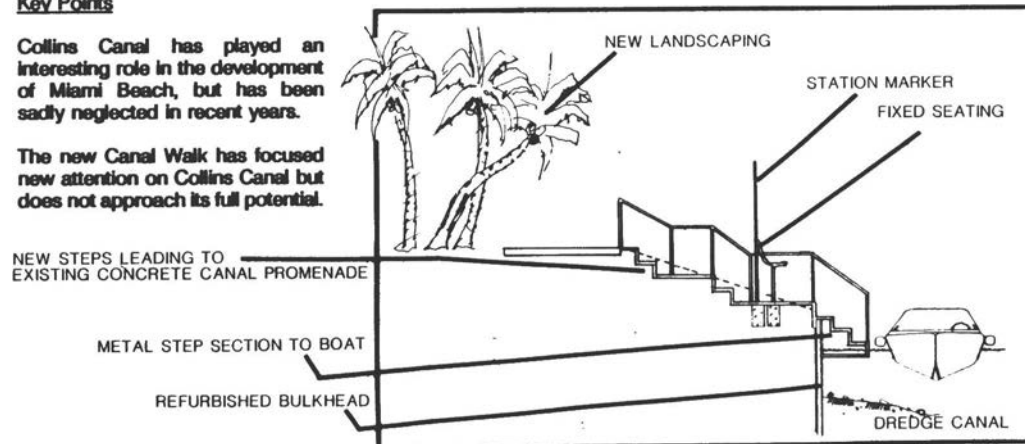
A water taxi system could be developed on Indian Creek and Collins Canal which would connect the major hotels to the Convention Center and other visitor attractions.

A light rail system would provide rapid transit to the Convention Center and also connect into the Metro transit system.

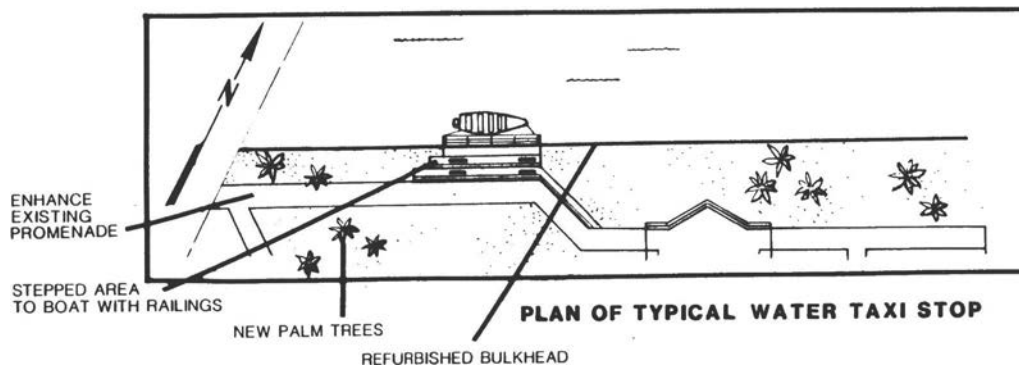
Key Points

Collins Canal has played an interesting role in the development of Miami Beach, but has been sadly neglected in recent years.

The new Canal Walk has focused new attention on Collins Canal but does not approach its full potential.



SECTION THROUGH WATER TAXI STOP



PLAN OF TYPICAL WATER TAXI STOP

Light rail trains operate more quickly and cleanly than conventional buses and with a higher rate of return. Light rail can provide the visitor with fast connections from their hotel to the Convention Center and recreation resources which will make this city a far more attractive visitor and convention destination.

The proposed light rail line extends from 63rd Street on the north end, proceeds south on Collins Avenue to 23rd Street where it shifts to Washington Avenue and continues south to 5th Street. The line then proceeds on the MacArthur Causeway to the Proposed new Metromover Station at the Omni Complex (See Exhibit No.10). Thus, a visitor staying at a Miami Beach hotel can be easily transported to the Convention Center, Lincoln Road, the Art Deco District, or the Omni or Bayside Marketplace. From there, transfers to Hialeah Race Track and other attractions throughout the county are accessible on Metro Rail and/or busses. Similarly, the system will also encourage the visitor staying in downtown Miami to come to Miami Beach restaurants and nightclubs. The rapid transit line will easily connect the convention facilities of both cities allowing for the largest possible gatherings to locate in the greater Miami area.

CHAPTER SIX PUBLIC IMPROVEMENTS

Collins Canal

The canal was originally created by John Collins as a faster means of moving his avocado crop from the inland groves to Biscayne Bay for shipment. As Miami Beach grew from farm to resort community, the canal became a desirable location for luxury homes and nightclubs. Gondolas glided along Collins Canal, while small boats cruised from Indian Creek and Lake Pancoast to the Bay by way of the canal. As time passed, the canal became neglected and shallow from sediment and debris, the deterioration going generally unheeded.

In 1982, a City bond issue was approved for the construction of a "canal walk". The walk starts on that section of Collins Canal between Meridian and Washington Avenues and from there turns east on 21st Street to connect with the Beachfront Park and Promenade. This project has served to focus renewed attention on the canal, but does not approach its full potential. Numerous European cities, as well as some American cities have developed their inner city waterways as

attractions. A highly successful example is the Riverwalk in San Antonio, Texas. With development of the Museum District, greater utilization and enhancement of Collins Canal is a real opportunity.

The following should be considered:

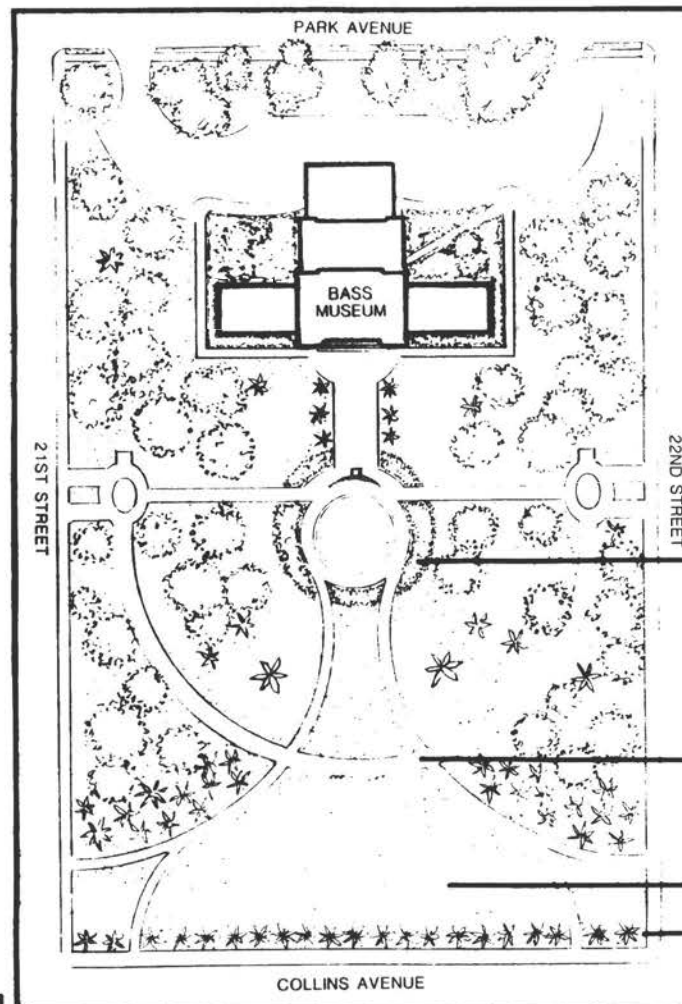
1. Development of a water taxi service with stops at Biscayne Bay (possibly Island View Park), Alton Road, Meridian Avenue/Garden Center, Convention Center/Washington Avenue, Lake Pancoast, and at periodic hotel sites along Indian Creek. The taxi line could be extended to the Miami mainland connecting downtown hotels to the Stephen M. Weiss Convention Center. This leisurely circulation system is an entertaining way of moving visitors from hotels to the Convention Center without their automobiles.
2. Create zoning incentives to encourage properties along the canal to develop outdoor cafes and restaurants. Small shops for flowers, souvenirs and collectibles should also be permitted.
3. The City should accept proposals for lease of city owned land adjacent to the canal for similar purposes.
4. Extend and enhance the existing canal walk so that pedestrians can walk along its full length. Exhibit No. 11 illustrates design standards for the enhanced walk.

To accomplish these goals, the following actions must occur:

1. Dredge the canal to a depth which can accept water taxis and recreational boats.
2. Repair canal bulkhead.
3. Draft zoning incentives for desired development.
4. Issue RFP's for taxi and cafe concessions.

Collins Park

Collins Park, consisting of the Bass Museum, the Public Library, and



Key Points

Collins Canal can be an ideal setting for a water taxi, outdoor cafes, specialty retail, and an enhanced walkway.

To accommodate the proposed new uses, the Canal should be dredged and the bulkheads repaired.

NEW FOUNTAIN NEW SHRUB AND FLOWER DISPLAY

NEW CONCRETE WALKWAYS

FRESH SOD AND NEW IRRIGATION INSTALLED

NEW PALMS

Key Points

Consultants for the Bass Museum expansion project have recommended the restoration of Collins Park. This would enhance the visibility of the Museum and create a significant urban green space for the City.

As it is also in need of expansion, it is recommended that the library be relocated and the portion of Collins Park west of Collins Avenue be restored.

It is recommended that Collins Beach Park, east of Collins Avenue, be redesigned to increase the parking capacity, create a highly visible entrance to the Beachfront Park, and provide new and expanded facilities for concessions and restrooms.

TREES RELOCATED FROM OLD PARKING LOT

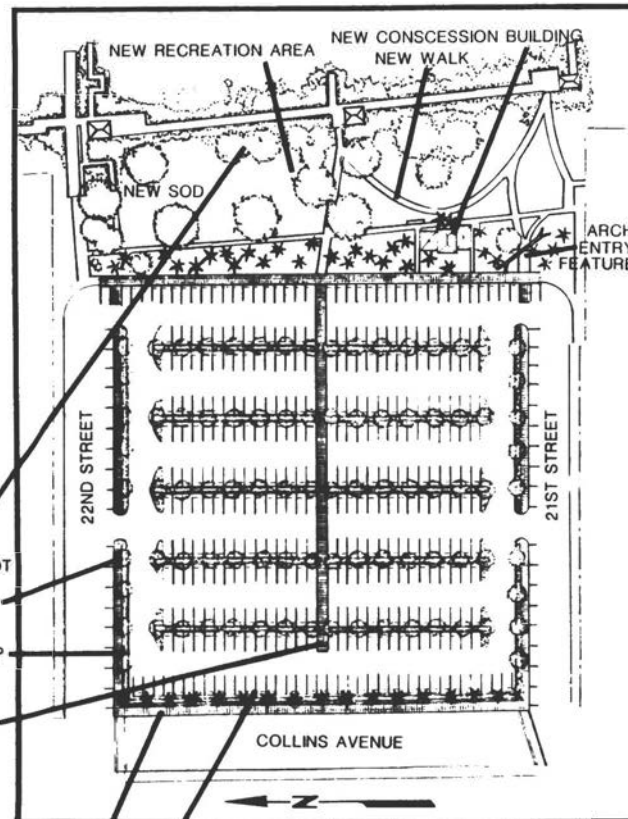
SHADE TREES

NEW HEDGING ON WEST, SOUTH AND NORTH SIDES OF LOT AND IN MEDIAN STRIP

NEW WALK

NEW SCORED AND PINK TINTED SIDEWALKS

NEW SURFACING WITH STRIPING AND TIRE STOPS



Collins Beach Park, is the primary public recreation/openspace in the study area. The land, which has been a park since 1913 (although at that time owned by the City of Miami), historically was the central focus of this neighborhood. The redesign of the park to include parking and construction of the library created barriers and lessened its impact on the neighborhood.

Recommendations prepared by Hardy Holzman Pfeiffer Associates, consultants for the Bass Museum Expansion Project, include restoration of the original Collins Park design. This would require relocation of the current library and beach parking lot to other sites. The desired result of this action would be increased visibility for the museum and the creation of a "special urban place in Miami Beach". This recommendation is under review by the City.

The restoration of the park west of Collins Avenue (see Exhibit No.12) is recommended. A major open space would be a true focus for the neighborhood and serve to draw attention into the District from Collins Avenue. An ever expanding sculpture exhibit (the beginnings of which have been established in the park) should be incorporated into the planning for the restoration. The new park and sculpture garden would have substantially higher visitor use than the library and increase the visibility and use of the Bass Museum. It is unfortunate that, sited as it was, there is no means of modifying the current library structure to achieve any of the aforementioned goals. In addition, the library is also in need of expansion which cannot be accomplished without worsening an already undesirable situation. Therefore, it is recommended that a new library be constructed on a site large enough to accommodate its needs, located close to area schools, bus routes, and municipal parking.

The elimination of the Collins Beach Parking lot (east of Collins Avenue) is not recommended. A highly used public beach requires extensive parking within short walking distance. As there are no alternative sites available within an acceptable distance, it is recommended that this parking lot remain. The lot should be redesigned to better relate to the Museum District. Exhibit No.13 illustrates a conceptual design which can add 164 spaces to this parking lot (for a total of 411 spaces) and an increase of \$53,000 in annual revenues. As shown in Exhibit No.13, it is also recommended that the portion of Collins Beach Park between Miami Beach Drive and the Promenade be redesigned to create a useable greenspace. A new concession/restroom building is suggested which will provide not only more adequate facilities but will form a more impressive entrance to

the Beachfront Park and the Promenade. The implementation of this element should be timed to coincide with the restoration of the park area west of Collins Avenue.

The Hardy Holzman Pfeiffer study also recommends the Bass Museum be expanded. Quality museums are very popular attractions for residents and visitors and the expanded museum would be a major asset to the neighborhood, the Convention Center, and South Florida.

Street-End Rehabilitation

The majority of east-west streets in the Museum District have open beach access at their east terminus. These "street-ends" provide excellent public beach access, parking, and open views and breezes, all of which serve to mitigate the impact of the large hotels lining Collins Avenue. These frequently occurring openings allow the entire neighborhood, motorists, and pedestrians to appreciate the oceanfront setting.

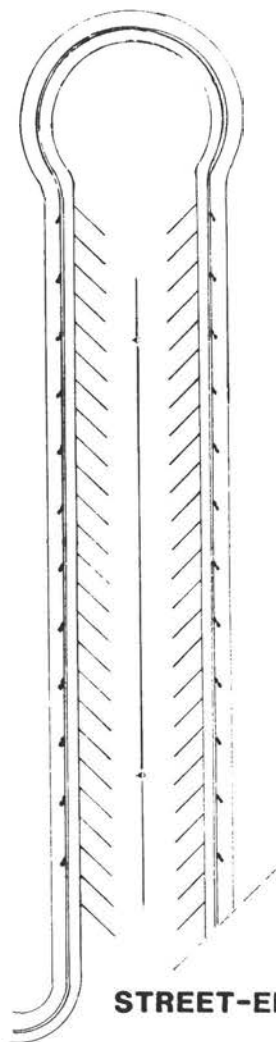
Unfortunately, many street-ends and the adjacent buildings are in poor condition, uninviting to pedestrians and the general public.

As this study encourages construction of new facilities, as well as the rehabilitation of neighborhood buildings into first class hotels, it is necessary to improve the street-ends. The majority of buildings in the Museum District are non-oceanfront, which increases the importance of creating attractive, visible, and easily accessible connections to the beach.

Improvements to the street-ends should include:

1. Increased visibility
2. Pedestrian comfort and safety
3. Parking and lighting
4. Improved appearance
5. Rehabilitation of restrooms and concession buildings

Exhibit NO.14 illustrates three prototype designs for street end improvements. These designs all maintain or increase current parking and provide landscape which will significantly improve appearance, visibility, and pedestrian comfort.

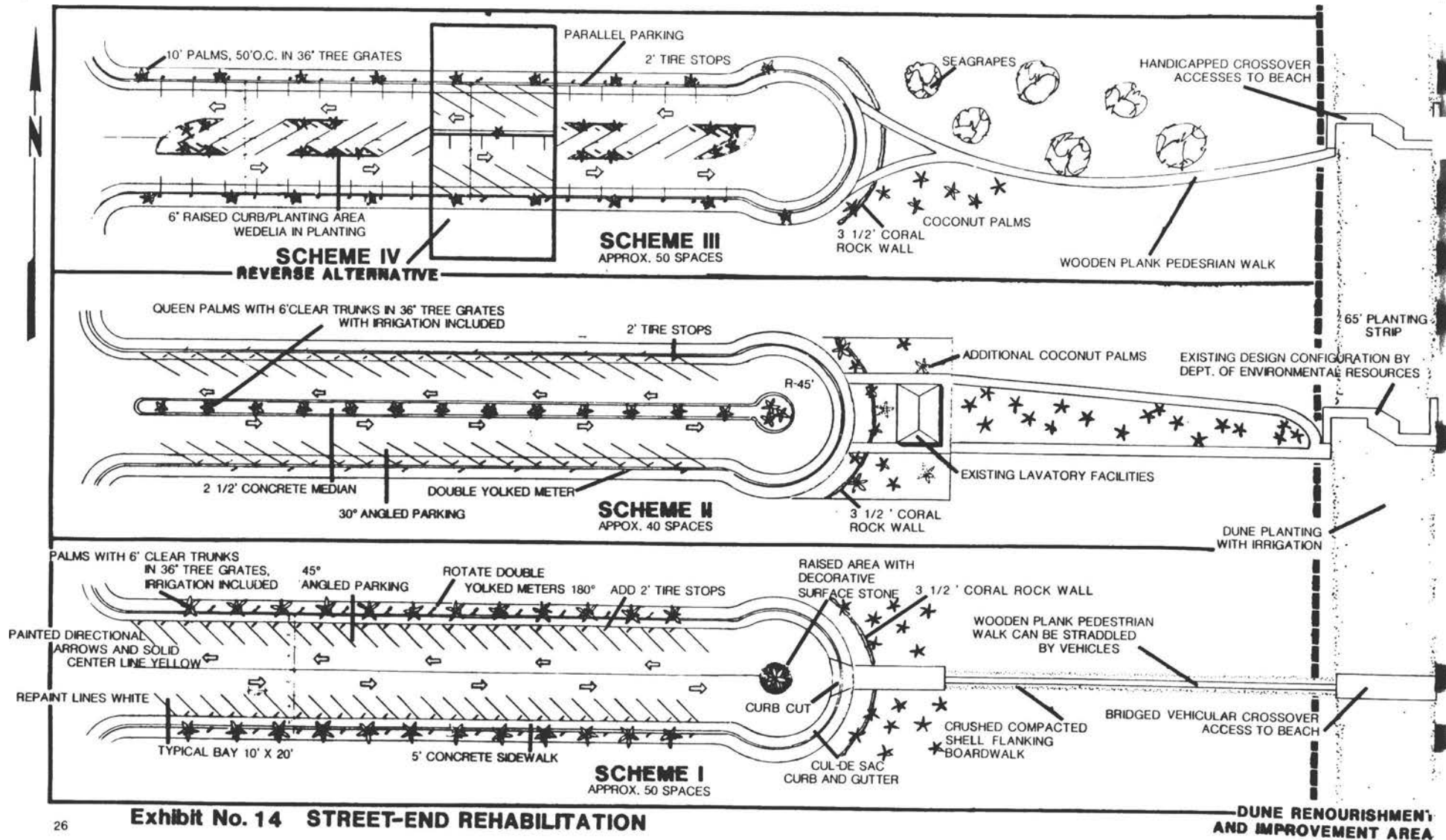


Key Points

Quality museums are important to visitors and residents. The expansion of the Bass Museum is recommended.

Street-Ends provide ocean access, views, and breezes. These street-ends should be redesigned to improve their appearance, efficiency, and visibility.

TYPICAL EXISTING STREET END
APPROX. 48 SPACES



Beachfront Park Extension

In recent years, Miami Beach has actively pursued methods of improving waterfront access to the general public. This effort has included obtaining public easements along Biscayne Bay, new oceanfront promenades in Lummus Park and South Pointe Park, and the new park and boat launch at Island View. Perhaps the most significant water access project has been the Beachfront Park and Promenade located on the State-owned beach from 21st Street to 46th Street. The Beachfront Park consists of an elevated wood walkway running continuously along the top of the dune, wood stairs and ramps crossing the Promenade, dune vegetation, and lighting. The project successfully combined improved beach access, dune erosion protection, and recreation. The project has encouraged more people to walk along the beach, improved evening use of the beach, and encouraged the development of new beachfront restaurants and private property landscape improvements.

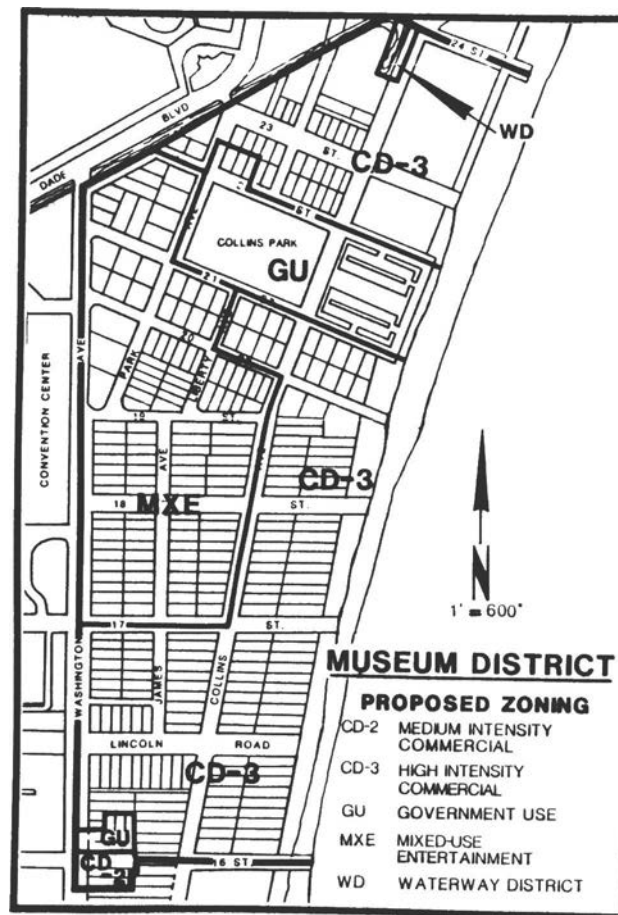
It is recommended that the Beachfront Park be extended from its southern terminus at 21st Street to connect with the new walkway in Lummus Park at 14th Lane. The project can continue either in its present form of an elevated wood walkway on top of the dune or as an at-grade walkway located on property between the dune and the bulkhead line. It is further recommended that a bicycle path be incorporated into the project. The dune landscape will have already been completed by Dade County as part of their Dune Revegetation Project, Phase II.

CHAPTER SEVEN REGULATIONS

Zoning

Miami Beach is in the process of preparing a new zoning ordinance. The new ordinance is more neighborhood specific, responding to both existing conditions and the anticipated growth as proposed in the City's Comprehensive Plan. The Museum District study area includes three (3) proposed new zoning districts including: CD-3 "High Intensity Commercial"; MXE "Mixed Use Entertainment"; WD "Waterway"; and, GU "Government Use" (see Exhibit No.15).

The CD-3 District is designed to accommodate a highly concentrated



Key Findings

The Beachfront Park and Promenade should be extended southward to connect to the new promenade in Lummus Park. This pedestrian connection would enhance the relationship between the Museum District and the Ocean Drive/Collins Avenue Historic District.

Miami Beach is preparing a new Zoning Ordinance in which categories and regulations will better relate to existing conditions and anticipated growth.

Exhibit No. 15

Key Points

The CD-3 District is designed to accommodate a concentrated commercial core which serves the entire City.

The MXE District is designed to encourage rehabilitation of historic buildings by allowing a greater variety of permitted uses.

Those historic contributing buildings in the Museum District that are also in the National Register Historic District may be eligible for Federal Investment Tax Credits.

The percentage of historic contributing buildings is too low to recommend that the entire study area be designated a local Historic Preservation District. It is recommended that area surrounding Collins Park be designated.

The Museum District is already under Design Review jurisdiction by virtue of its location within the Architectural District. It is recommended that the Museum District have its own design guidelines specific to the anticipated development activities in the neighborhood.

commercial business core in which activities serve the entire city. Permitted uses in this district would include: retail sales; offices; personal services (such as beauty salons, travel agents, tailors, etc.); apartments; apartment-hotels; hotels; and, mixed-use developments. The district regulations respond to the commercial activities on Lincoln Road and 23rd Street and new hotel development on Collins Avenue. The new ordinance will regulate building size by Floor Area Ratio (F.A.R.) which is the relationship between the size of the building and the size of the lot. The base F.A.R. allowed in the CD-3 District would be 1.5. Bonuses for outstanding design and lot size could raise this F.A.R. to 3.0; thus, the larger the lot the larger the building which could be constructed on it. F.A.R. is an effective tool because it keeps buildings in scale.

The MXE District is designed to encourage the rehabilitation of historic contributing buildings. Without bonuses, the F.A.R. in the MXE District is 1.0, design based bonuses can increase this to 3.0. MXE zoning encourages sidewalk cafe and restaurant development which will enhance the pedestrian activity within the Museum District. The MXE zoning will also allow up to 50% of the total area of a building to be utilized for office or retail development as long as the offices are not located within 50 feet of the sidewalk. MXE zoning has been successfully utilized on Ocean Drive.

The WD District is designed to accommodate small boat rental, pleasure craft dockage, water transit stops, and sidewalk cafes all within a well landscaped environment that is in harmony with the waterway and upland development. All permitted uses in this district must be associated with a upland, primary use, such as a hotel or apartment building.

The GU District includes all property owned by a government agency such as the City, State, or School Board. The size and setbacks for development of structures on GU zoned property would be the same as the adjacent zoning district.

Historic District Designation

The majority of the study area is already listed on the National Register of Historic Places (1979). This listing provides federal tax incentives for the rehabilitation of historic buildings if the rehabilitation is performed in accordance with certain regulations. National Register listing, however, offers no actual protection for the buildings, that is the responsibility of the local government.

Miami Beach has a Historic Preservation Ordinance under which properties, either individually or contained within a district, can be designated and protected. The ordinance allows for the rehabilitation of buildings as well as the introduction of new construction if the improvement is consistent with the guidelines for the district. Within a review district, all requests for building permits must first be approved by the appropriate board. This insures a high level of architectural quality, a necessity if the Museum District is to be successful over time.

As the percentage of contributing buildings is low (53%), the designation of the entire Museum District as a local Historic Preservation District is not recommended; nevertheless, the rehabilitation of contributing structures is encouraged. A smaller local district including the concentration of historic buildings surrounding Collins Park is recommended (see Exhibit No.16). The boundaries of such a district may be 22nd Street on the north, 20th Street on the south, Washington Avenue and Collins Canal on the west, and Collins Avenue on the east. As the local designation would not eliminate eligibility for Federal investment tax credits for those contributing sites outside its boundaries but still within the National Register District boundaries, the major incentives for rehabilitation remains intact. It is felt that the primary goal of encouraging new hotel construction should not be hampered by local regulations which could delay or prevent such a project.

Design Review Guidelines

The majority of the Museum District (that portion within the National Register Architectural District) is already under the architectural review jurisdiction of the Design Review Board. This means that before any building permits are issued for any construction, modification, or addition to a building, the project must be approved by the Design Review Board (small projects such as signs or painting can be reviewed administratively). The Board reviews improvement projects for compliance with adopted design guidelines. The current guidelines for the Museum District are the Secretary of the Interior's Standards for Rehabilitation and Guidelines for the rehabilitation of Historic Buildings (Revised 1983).

It is recommended that the Museum District study area, in its entirety, be designated a Design Review district separate from the Architectural District with its own design guidelines which relate to its character and needs. The following sections address the recommended Design Review Guidelines for the Museum District.

Design Review Guidelines for the Rehabilitation/Reuse of Historic Buildings

The recommended Design Review guidelines for the rehabilitation or reuse of historic buildings in the Museum District are the Secretary of the Interior's Standards for Rehabilitation and Guidelines for the Rehabilitation of Historic Buildings (Revised 1983). The guidelines printed below are general rules, detailed information is contained in the complete document available from the National Park Service and the Planning and Zoning Department. The Secretary's Standards are recommended because they are recognized throughout the country as the definitive standards for historic rehabilitation and also because they are the criteria used to determine eligibility for Federal Investment tax credits.

General Guidelines

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which have taken place over the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition,

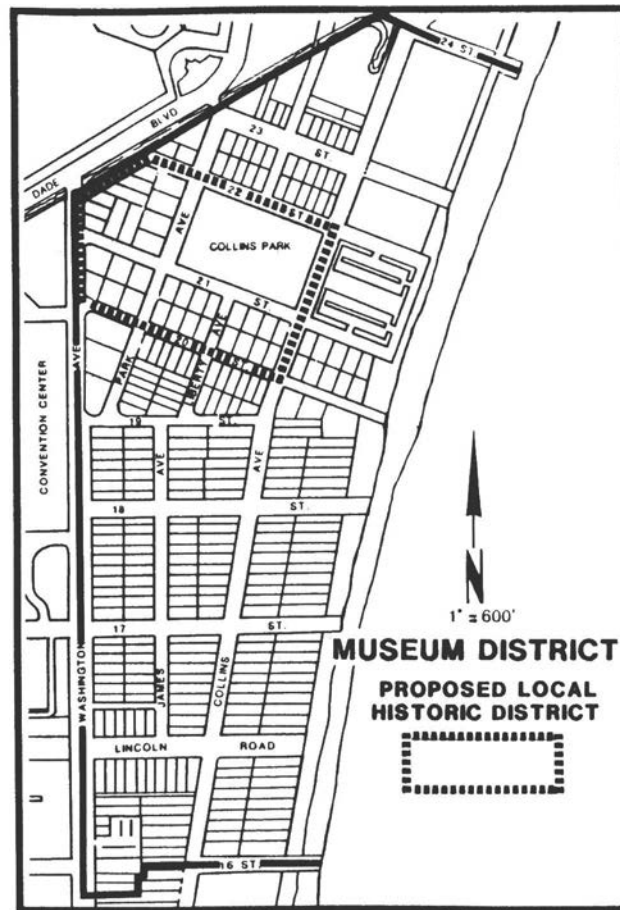


Exhibit No. 16

Key Points

Rehabilitation of historic buildings should be performed according to the Secretary of the Interior's Standards. These standards must be met to qualify for Federal Investment Tax Credits.

Key Points

The guidelines for new construction are intended to encourage the highest quality standards in architecture and site design.

The guidelines encourage new construction to be contemporary in design, compatible with the existing neighborhood.

design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, documented by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting or other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

10. Whenever possible, new additions or alterations shall be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Design Review Guidelines for New Construction

It is the intent of the design guidelines for new construction in the Museum District to encourage the highest standards of architectural creativity and quality. The guidelines encourage the construction of contemporary buildings which contribute to the character, pedestrian activity, and harmony of the Museum District.

1. Height and setbacks shall be, at a minimum, as required in the Zoning Ordinance.

2. Parking Design:

A. Parking facilities shall be completely screened from public view with decorative walls and landscape materials including plants and berms.

B. Parking shall not be permitted in the front yard setback.

C. Non-enclosed parking lots shall be landscaped in

accordance with the landscape standards in the Zoning Ordinance.

D. Parking areas shall have hard surface paving.

E. There shall be a maximum of two (2) curb cuts permitted per project per street front. No curb cut shall exceed 25 feet in width.

3. Landscape

A. A complete landscape plan including plant names, size, spacing, and quantity, a description of all paved surfaces, and other site features, produced by a landscape architect shall be required.

B. Plant materials shall be selected for their tolerance of environmental conditions and enhancement of the tropical image of the area.

C. All landscape areas shall be equipped with a 100% coverage, automatic irrigation system.

D. Landscape materials shall be used to present a lush, attractive appearance on each public street/right of way, but shall not interfere with pedestrian interchange between the building and the sidewalk.

E. Planting shade trees adjacent to public sidewalks shall be encouraged.

F. All exterior surfaces, with the exception of service areas not visible to the public, shall be constructed of scored/patterned/colored concrete, tile, pavers, or other decorative surface.

4. Lighting

A. All projects shall include sufficient exterior lighting to provide a safe night time environment.

B. All architectural projects shall include a lighting plan to highlight the building design and provide an interesting night time appearance.

C. All landscape areas shall include decorative lighting.

D. All required lighting design shall be consistent with the scale and character of the neighborhood and shall not create a nuisance to neighboring properties.

5. Building Form and Facade Design

A. Buildings shall be designed to create a distinct architectural statement. Box-like buildings designed only to maximize interior space are not encouraged.

B. Buildings shall have a roof design consistent with and contributing to the architecture of the building and the creation of an interesting skyline for this area. Square, flat roofs are not encouraged.

C. Facades shall not include reflective/mirrored surfaces which would create a nuisance to neighboring properties. Building surfaces shall be consistent with neighborhood standards. Materials such as brick or fieldstone which represent a substantial departure from local character are not encouraged.

D. The ground floor of buildings shall be designed to reinforce a pedestrian interchange between building, sidewalk, beach, and/or the canal.

E. Building entrances shall be designed to welcome pedestrians to the same degree, or greater, as automobiles.

F. Upper floors of larger buildings shall be terraced to help maintain the pedestrian scale of the neighborhood. For the same purpose the breadth of a wide building shall be modulated to prevent massive solid building wall from destroying neighborhood scale.

G. Each building shall be designed to contribute to the character of the Museum District. Compatibility with adjacent buildings and impact on the streetscape shall be important review considerations.

6. Perimeter Walls

A. A fortress-like appearance created by walls in the front or

side yards facing a public street is not encouraged. Walls and fences over three feet in height shall not be constructed in a required front yard.

7. Signage

A. Signage shall be as required in the Zoning Ordinance.

B. Notwithstanding the above referenced regulations, the following types of signs shall not be permitted:

1. Signs painted on the building
2. Box or panel type signs
3. Pole signs

Commercial/Storefront Design Review Guidelines

1. Multiple storefronts within a larger building shall have design consistency of materials, size and type of window, awnings, doors, etc. Signage, while not necessarily identical, shall be consistent in size and location.

2. Commercial buildings are encouraged to install awnings at ground level. Awnings shall be of fabric (or a fabric-like synthetic) on a frame with vertical ribbing. Stretch plastic, high gloss plastic, or aluminum awnings shall not be permitted.

3. Security shutters and/or bars, if desired, shall be located on the inside of storefronts and shall be designed in a manner compatible with the architecture of the building or storefront.

4. If a commercial project involves the rehabilitation of a contributing historic structure, every effort shall be made to restore the original materials and storefront design.

5. Signage shall be kept to the minimum necessary to identify the business. Items such as phone number, available products, qualifying statements or slogans, and other forms of advertising are not permitted. Each store will be allowed one (1) primary sign per street frontage which is consistent with the above noted requirements (signage on alleys, parking lots, or on any building elevation not directly facing a street is prohibited). One (1) small secondary, pedestrian sign, also consistent with the above regulations, screened on the door or storefront glass will be permitted. Signage on the

awning shall be permitted only when all other stores within the same building are also signed in this manner. Signs located on the awning, regardless of size, will be considered the primary signage. Box or panel signs shall not be permitted. Projecting signs shall only be permitted when located on a historic contributing structure, supported by documentary evidence that the sign is a replica of important historic signage. Such historic signs will still be evaluated on the basis of size, quantity, and appropriateness. Marquee signs may be permitted if the marquee is appropriate to the building design or is a restoration of an existing or historic architectural element. Marquee signs shall be considered the primary signage.

6. The single most important feature of a successful pedestrian commercial street or project is the storefront shop window. Large continuous windows adjacent to any public sidewalk or street is strongly encouraged. The closure of existing shop windows or the installation of windows at or above eye level shall not be permitted. Merchants are encouraged to be creative with window displays and to change these displays often.

CHAPTER EIGHT **IMPLEMENTATION**

The following is a summary of the recommendations for public improvements and regulatory/policy changes:

1. **Parking/Retail Center.** The City shall prepare a "Request for Proposal" for the development and management of the Parking/Retail Center at 22nd Street and Park Avenue. The City shall assist a private developer in the assemblage of properties in this block. The City shall lease or sell its property to the developer upon successful completion of building plans. The estimated cost of the building development is \$2,500,000. Source of funding shall be Metered Parking Revenues and private sector funds.

2. **Pedestrian Oriented Improvements.** The City Architect shall prepare plans for the upgrading of sidewalks, lighting, street furniture, and signage. The estimated cost of these improvements throughout the Museum District is \$250,000. Source of funding shall be a special taxing district.

3. **Parking Variance Policy.** Establish a policy against the issuance of parking variances for new construction in the Museum District.

4. **Sixteenth Street Garage.** The City shall prepare a "Request for Proposal" for the design of a parking garage at the site of the existing parking lot at 16th Street between Collins Avenue and Washington Avenue. The estimated cost of the garage development is \$8,000,000. Source of funding shall be Metered Parking revenues, bond funds, impact fees, and private sector funds.

5. **Water Taxi.** The City shall develop a plan for the operation of waterborne transportation, including schematic plans for the route and stations. Source of funding will be City of Miami Beach General Fund. Funding for the actual system and associated improvements shall be by the private sector.

6. **Alternative Transportation Systems.** The Administration shall establish a citizen committee to investigate alternative transportation systems, including Light Rail Transit.

7. **Collins Canal Improvements.** The City shall prepare a "Request for Proposal" for architectural/engineering services for improvements to the canal, including dredging, bulkhead repair, landscape and canal walk improvements. The estimated cost of dredging the entire canal and repair of all municipal bulkheads is \$2,520,000. Source of funding shall be bond funds, impact fees, and lease revenues.

8. **Collins Park Improvements.** The City shall study the possible relocation of the library for the purposes of restoring Collins Park, west of Collins Avenue, concurrent with the acceptance of plans to expand the Bass Museum. The City shall prepare a "Request for Proposal" for architectural/engineering services for the redesign of Collins Park and Collins Beach Park and parking lot. The estimated cost of Collins Park (west) restoration is \$130,000. The estimated cost of the redesign of Collins Beach Park, including parking lot, landscaping, lighting, new park buildings, and surrounding sidewalks is \$417,000. Source of funding shall be a combination of Municipal Bond Funds, general funds, Metered Parking Revenues, and private sector funds.

9. **Street-End Rehabilitation.** The City architect shall prepare plans for the redesign of municipal street-ends. The estimated cost of the reconstruction of each street-end is \$80,000. Source of funding shall be bond funds and impact fees.

10. **Beachfront Park Extension.** The City shall prepare a "Request for Proposal" for architectural/engineering services for the development of plans for extension of the Beachfront Park and Promenade from

21st Street to 14th Lane. The estimated cost for construction of the promenade is \$120,000 (landscape cost is not included as utilization of county landscaping is anticipated). Source of funding shall be a combination of Municipal, State, and private funds.

11. Zoning Changes. The City is in the process of adopting a new Zoning Ordinance which includes the changes recommended in this study.

12. Historic District Designation. Following adoption of this study, the administration will proceed with the designation process for the Museum District as suggested in the study.

13. Design Review. The Museum District study area shall be designated a Design Review District, separate from its current designation as part of the Architectural District, with its own review guidelines.

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OLD MIAMI BEACH HISTORIC DISTRICT

ARCHITECTURAL SURVEY

A RESEARCH REPORT ON THE STYLISTIC AND DEVELOPMENTAL
HISTORY OF THE CITY OF MIAMI BEACH

SUBMITTED BY
ELAN I. ZINGMAN

MIAMI DESIGN PRESERVATION LEAGUE

in cooperation with

The Art Deco Project of the Planning Department
of the City of Miami Beach,

The Dade County Historic Survey, Miami,

August 24, 1978

INTRODUCTION

Miami Beach contains the greatest concentration of tropical resort architecture in the country. By an unusual combination of historical and economic forces, the area was developed quickly, resulting in an extraordinary consistency of high style architecture. Here, Bauhaus-influenced streamline design was combined with highly complex Art Deco decoration. The ambiance of this escape from the Depression, the etched glass flamingoes and palms, and the terrazzo dance floors still remain.

As the product of large land developers, Miami Beach is still subject to great speculation. Only recently has public consciousness reached the realization that the architectural heritage of Miami Beach is valuable and that it should not be subject to capricious destruction. The Miami Design Preservation League has been publicising the heritage of the Beach since September of 1976. Now the recognition and opportunities afforded by State and National Register status are urgently needed. Programs to help the elderly of Miami Beach stay in the neighborhoods they love and to provide them with decent, attractive housing will be able to use Historic Preservation as a tool.

Miami Beach will be a pioneer in preserving and improving the way of life of its residents, not just its buildings

THE SURVEY

Methodology: The survey of the Miami Beach historic district was accomplished in several phases. The Dade County Historic Survey conducted an inventory of notable buildings with special architectural merit, on Miami Beach. Their survey included areas below sixth street, areas within the district, in addition to other areas further west and north of the proposed National Register district. Buildings noted by the Dade County team were judged for scale, materials, decoration, adaptability to the area's climate, and cohesiveness within the neighborhood. They were classified by type of construction, use of building, style, date, and quality. (see attached sample form)¹ Additional research was done on these buildings.

On the basis of the concentrations of these buildings, and the compatability of other buildings within the streetscapes, preliminary boundaries were drawn. Barbara Baer Capitman, President of the Miami Design Preservation League, Ivan Rodriguez, Director of the Dade County Historic Survey, Robert G. David, Director of Planning for the City of Miami Beach, and Elan Zingman and Everett Scott, Preservation Planning Assistants with the Heritage Conservation and Recreation Service, participated in establishing the boundaries.

A subsequent survey was conducted by Joel McEachern, Andy Sweet, José Fornes, and Leonard Horowitz, members of the Art Deco Project team of the Miami Beach Planning Department, working in conjunction

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SIGNIFICANCE - DEVELOPMENTAL HISTORY

Developers: Mismi Beach is the product and beneficiary of two revolutions in transportation. The first was late nineteenth century railroads and steel while the second was early twentieth century automobiles. Until the end of the nineteenth century, South Florida was a faraway wasteland, a swamp where sailors bound for the Caribbean were shipwrecked. The industrial revolution of the last decades of the nineteenth century was based on railroads and steel. Beginning with military production during the Civil War, the second half of the nineteenth century saw an explosion of activity in the northern and midwestern states. Steel, rails and finance linked the cities and made the robber barons of the gilded age. Carnegie, Rockefeller, Mellon, et al were the nouveaux riches of their generation, and needed a playground in which to spend their new-found wealth. Henry Flagler provided the new resort in south Florida.¹⁰ A Carnegie associate, he bought and built railroads south to St. Augustine, to St. Petersburg, to Palm Beach, then to Miami.¹¹ The industry which had provided the wealth now provided the means to pass all that expensive leisure time.

Transporting robber barons and building new resorts to house them is a fine excuse to build a railroad, but profits require freight. Flagler could be sure that the citrus industry would fill his cars with profitable cargo until the "big freeze" of 1894.

In 1894-95 a bad cold snap blasted the orange blossoms as far south as Palm Beach. Mrs. Julia Tuttle, a principal land owner

in Miami, and William B. Brickell, offered Flagler half of their extensive holdings to extend the railroad to Dade County - the only area where the citrus had not been killed.^N In April, 1896, the first trains pulled into Miami. This factor, coupled with the first newspaper (the Miami Metropolis 1896), and city incorporation - also 1896 - is credited with "the ensuing development of Miami Beach in the second decade of the twentieth century".

Without the easy access provided by the railroads and the development of the City of Miami as a resort, Miami Beach could never have been built. Miami grew as a playground, one step down the social ladder from Palm Beach, and the resorts to the north. Rockefellers, Vanderbilts & Whitneys frolicked in the surf to the north, while Miami was reserved to families with just slightly newer money and somewhat less well-known geneologies.¹²

To these people, Miami Beach was a swamp, exclusively fit for mosquitoes and invariably inhabited by them. It was newer automobile money that built Miami Beach, in the person of Carl G. Fisher. (see map #10 - Extent of 1920 development)¹³

The industrial barons of the late nineteenth century were uncomfortable playing with mercantile princes with pre-Civil War fortunes. In the same way, twentieth century automobile millionaires were ill at ease in the presence of their predecessors. Carl Fisher was one of these self-made men. Lots of money, brand new, with very few social restrictions. These men set the tone of the new resort. They built the City and filled it with things

they liked best -- yachts, nightclubs, gambling, women and liquor. Miami Beach may never have developed the "cachet" of Palm Beach, but here the new magnates brought the "best of everything". Here, the boats were the fastest. Here, the hotels were the most luxurious. The paddock at Hialeah was a scene of high fashion set against tropical sporting splendour.

Here, no colonial trading town and agricultural marketplace grew into a modern city. Miami Beach is most like a modern, fuel-based industrial town. Only here, the industry is tourism, and the fuel is sunshine. In this city, there was no company to build a regimented, sterile development. Miami Beach was not a centrally "planned" community. The neighborhoods grew as the private preserves of a few powerful "pioneers". Each man stamped his personality on the subdivision he developed. But the owners were not in complete control. The character of each section of town was determined by a number of factors. First, the real estate market conditions of the time, the "land fever" that was more powerful than any of the men involved in it. Also, each neighborhood developed its distinctive characteristics in response to the adjoining areas, fulfilling needs that the other sections did not.

The story of the development of Miami Beach is usually told as biography and anecdote. In part, this is only proper. Though there is a chronology of building, and a pattern of development, by far the most important factors in Miami Beach history are the men who built it.

Generally, each of the milestones in the history of this city begins with a group of speculators and a "get rich quick" scheme. The schemes failed, most of the investors dropped-out, and the remaining ones salvaged what they had and turned to another avenue to take advantage of the natural resources of the area.

The first of the speculators was Henry B. Lum. In 1870 he and his sons rowed over to the sandbar swamp across Biscayne Bay from Miami and saw three coconut palms growing by the shore. Lum saw his fortune growing in the sub-tropics. He returned in 1881-82 with an investor and with a plan. The investor was a Mr. Grover, from Red Bank, New Jersey, and the plan was to plant an orchard by the sea, harvest an oil rich nut per day, and bank the profits.¹⁴

Lum found two other New Jersey investors who were willing to make their fortunes in coconut -- Ezra Osborne and Elnathan T. Field bought 65 miles of vacant beachfront from the government. The group hired twenty-five men from New Jersey's lifesaving stations, bought some old lifeboats, tents, and mules, and shipped the whole menagerie to Key West. From there, the party was transported by schooner to a point just off shore of what is now Miami Beach. The mules were pushed overboard, the provisions floated on the lifeboats, and the men swam to shore. A beachhead camp was established on the beach.

The New Jerseyites planted over 334,000 of the best Trinidadian

coconuts over the next three years. At first, they tried to maintain neat, civilized rows on the overgrown mangrove beach. This proved impossible, and the plantings came to be less and less regular. In time, the coconuts were just allowed to drift wherever the tide pushed them. The planting was very slow, and the return was far slower. Not only do coconut palms take years to achieve enough maturity to bear nuts, but when they do, they never produce a nut a day. Even worse, South Florida is the northern extremity of the coconut palm's range, resulting in nuts which are poor in oil. By 1889 it was clear that the coconut campaign had been a fiasco. Charles Lum, Henry's son, and his wife abandoned their house on the site of the present Tides Hotel and moved back north.¹⁵ (See map #1)

Henry Lum and the coconut scheme left two lasting legacies to Miami Beach. A tropical setting of palm fronds lapped by the waves, and a tenacious Quaker, in the person of John S. Collins. Collins had been one of the northern investors brought in by Osborne, Lum and Field. In 1896 he came south to see what had happened to his investment. At 59 years of age, Collins had had a lifetime of experience in agriculture and was not about to allow his investment to be lost if he could save it. Collins came to Miami Beach, surveyed the situation and assessed the possibilities. Just west of Indian Creek, he saw a patch of land growing in pine and palmetto. Collins knew that pine and palmetto will not grow in salt water; therefore, there must be a fresh water table. This made the land suitable for citrus and other orchard fruits.¹⁶

In 1906 -- ten years later -- the conservative Collins bought some of this upland for agricultural development. He wanted to grow avocados, a new and exotic venture at the time, but one with very little competition. Field was afraid of not being able to sell the unfamiliar fruit and insisted on planting grapefruit. In 1907, Osborne sold out to Collins, and Collins planted almost three thousand avocado trees. Field sold half of his holdings to Collins in 1909 and pulled out of the partnership. By 1911 Collins was master of a vast avocado orchard. Seventy-four years old, he commanded most of a long, swampy peninsula across from the brand new resort city of Miami. The avocados were going well, protected from the salty winds by a double row of Australian pines along what is now Pine Tree Drive. (See map #4 for first Collins subdivision)

John Collins' preoccupation was agriculture. He needed an easier way to get his produce to market than the overland route through the mangrove swamps. To this end, he built the longest wooden bridge of its time. He sank pine pilings into the tropical bay to support the plank platform. In order to protect the wood from the destructive Toredoworm of these waters, steel jackets had to be made for the supports. The space between wood and steel was filled with concrete. Progress was slow and expensive. In 1912, Collins ran out of money less than 1/2 mile from Miami Beach. His rescuer was Carl Fisher.¹⁷

Carl Graham Fisher was born on January 6, 1874 in Greensburg, Indiana. He was a most strong-minded, unafraid speculator and inventor. He parlayed a bicycle repair shop into a dealership, a bicycle dealership into aviation and automobiles, and automobile supplies into millions of dollars.¹⁸

In 1912 Carl Fisher came to Miami on the suggestion of his friend, John Levi, who was having Fisher's yacht transported down the Mississippi for him. Fisher met John Collins, was impressed by the 77 year old man's tenacity, saw the possibilities for development of Miami Beach, and loaned Collins \$50,000 to complete his bridge in return for Miami Beach land.

Carl Fisher did not allow natural obstacles to stand in his way. He formed the Alton Beach Realty Co. to level the mangrove swamp that occupied the ^{western} watery half of Miami Beach. He had sand pumped up from Biscayne Bay and created an absolutely flat, white landscape as though the swamp had never existed. He installed electric lights, city water and sewage, telephones, and a yacht basin. By January 19, 1915, Alton Road was opened. Fisher had a hotel and two eight-story office buildings constructed along an empty path he named Lincoln Road, and built a \$65,000 house for himself on Lincoln Road and the ocean. (See map #5 for Fisher's subdivision).

In 1916, Fisher and five other men formed the Ocean View Corporation and bought a large parcel of land west of Washington

Avenue from the Lummus brothers. Even after the sale, the two brothers still owned over half of South Beach, including one and a half miles of ocean front south of 15th Street and everything south of 5th Street. (Compare map # 8 - 1918 new plats)

Carl Fisher promoted the development of Miami Beach. A master publicist, he emphasized sport and activity in his affluent directed propaganda. He dredged a yacht basin, opened polo grounds, sponsored speedboat races, and developed the golf club at 23rd Street. His and his associates' hotels were the most luxurious, such as the Lincoln and the Flamingo.

The physical, developmental history of Miami Beach has recently been plotted as a class assignment at the University of Miami.

As it is described in the cover letter of the chronology --

Presentation of the Historic Chronological Development of the City of Miami Beach as an aid to the designation of Historic Districts by 5th year students in Architecture of the School of Engineering and Environmental Design, University of Miami, under the supervision of Professor Aristides J. Millas, with the assistance of Dr. Arlene R. Olson, Department of Art, University of Miami and Ms. Nancy Hoffman of the Dade County Historical Survey Team, and with special appreciation to Mr. Aristotle Ares of the City Engineers Office.

The student researchers who developed this study are: Mr. Alan DeGaravilla, Mr. Wayne A. Lee, Mr. Cesar Mendoza, Mr. Rashed Osseiran, and Mr. Jose M. Rodriguez.

The chronology of the development of Miami Beach follows the progress of platting the land, as an index of the developers' intentions and image of the future city. As it is the only clear, scholarly description of the growth of Miami Beach, it is included here.¹⁹

SIGNIFICANCE - STYLISTIC

Miami Beach is significant stylistically because of the richness, cohesiveness, quality, and quantity of its resort style architecture. Miami Beach was developed during the 1920's and 1930's. Its buildings reflect the taste of these decades, displaying both a preoccupation with Revivalism (or Historicism), the boldness of the most modern idiom of their time. In order to understand how this architecture fits into the broader picture of national and international trends, it seems necessary to start before Miami Beach got underway, with the turn of the century and Art Nouveau.

Art Nouveau design did not make a permanent imprint on architecture. It attempted the fusion of the Arts and Crafts movement with the new technologies of the Industrial Revolution, while rejecting all traces of 1800's historicism.

The impact of Art Nouveau was, conceptually, in pointing out the emerging conflicts of man and nature versus machine; visually, in the adoption of sensuous, sinuous lines and surfact patterns of organic forms. Within this highly decorative style, the motifs of lily pads, stems and tendrils, peacocks and swans, undulatingly snaking out of growing plants, all gave the impression of "organic" design, paradoxically frozen in place by iron, glass, stucco and wood.

By the first decade of the 20th century Art Nouveau had run its course. Its statement had been made. Its fantasies had been lived. The two trends that followed were: one for the continuance of 19th century historicism, the other towards the creative awakening of machine aesthetics. The concern though, was all for surface impact. Spaces were not analyzed and related to each other. There was no new way of building-up constructions by agglutinative planning. Nor was there any new method for dividing whole spaces into components. For the most part, novel organic decoration was drafted onto the traditional layouts of late 19th century architecture. Art Nouveau was only as profound as the historical "revival" styles with which it was contemporary.

The Revivalism of the early 20th century continued the tradition of the 19th century. Architects for the affluent researched the motifs of specific eras and locales. They used these prestigious, "correct" devices to decorate and "finish" otherwise modern buildings. At their best, houses in revival styles were sensitively designed, practical buildings, ornamented with a tasteful repertoire of attractive motifs. In Miami Beach during the 20's, the mansions of the wealthy were usually "Spanish". A very sensible, semi-tropical plan was often adopted, with central courtyards, loggias, deep shady eaves, and thick plaster walls. The finishing touches: barrel tile roofs, wrought iron trim, and carved plaster panels were in the Spanish Baroque idiom. This was a necessary part of the image of affluence, cultivated by the recently wealthy millionaires of the era. Whether the opening of California, and the emergence of Hollywood as a glamour mecca began the association between Spanish style villas and status is unclear. What is certain is that wherever new regions were built, whether on Long Island, South Florida, or California, anyone with any social pretensions wanted a Spanish style house. ph.38,39

In Miami Beach this tradition^{was}/maintained through the 20's and into the 30's. All the early hotels wore their status on their facades in the form of Spanish decorations. Only a few of these great vacation palaces remain now, but Mediterranean revival was used as an acceptable alternative for high style buildings through the 30's.

These buildings form a significant proportion of the structures within the historic district, both in the early hotels and in the later apartment buildings in the western section. A peculiarly Miami Beach phenomenon is the combination of Mediterranean devices with Streamline massing or surface treatments and Art Deco panels. A particularly appealing example is the Peter Miller Hotel on Colling Avenue. The cylindrical corner mass and the rounded rhythm of the side projections are obviously 30's techniques. The wall surfaces are adorned with bands of reeding in the best "Moderne" tradition. But the building features a low, conical, barrel tile roof over the corner pavilion, and tile shed roofs over the side sections. At first glance, most people would say, "A Spanish Revival building". Only after further examination does it become clear that this is a Miami Beach hybrid, a child of two local traditions. (see photo #20).

ph.55

ph.49

In the Miami Beach the 'twenties were taken up by historicism.

But in Europe, where the climate in the 1920's was for the simpler, unadorned, machine-inspired forms of the Bauhaus, Russian Constructivism and Dutch DeStijl, a reaction against this cold, hard line design was surfacing. In 1925 in Paris, at the Exposition International des Arts Decoratifs, Art Deco became most visible. Here was another attempt, like Art Nouveau's before, at reconciling man and machine. Art Deco tried to bring the human quality back into design through a reinterpretation of applied decoration. Only this time details were abstracted, sleek and mechanical -- geometric rather than organic. ART Deco rejected the frivolous sweetness of Art Nouveau for the "serious" motifs of the Cubists. The delicately modulated pastels of Nouveau were replaced by yellow, cerise and green. Plants and flowers were geometricized and augmented by repetitive patterns of simple shapes.²⁰ The circle, triangle and chevron became the new iconography. The

shapes of the machine age, gears and links, made Deco a "relevant", "honest" movement.²¹ New designers felt themselves in the vanguard of a revolution. They were creating a modern style reflecting their civilization.

Art Deco was born as a repertoire of motifs. The symbols of industrial production became all pervasive. All across this country, where the sobriety of the International Style had not yet been accepted, when the image desired was "modernity", Deco was the preferred style. During the 1920's, polychrome mosaic bands stretched from city to city. Corporate headquarters, railroad stations, and movie houses displayed the avant-garde icons. As Martin Battersby writes, in The Decorative Thirties:

"At its best, the effect of art deco was one of delicate luxury, of a delight in ornament for its own sake, while the rather restricted range of decorative motifs gave an over-all unity of style which made it applicable to anything from the facade of a building to the decoration of a vanity case..."²²

The impulse toward "honest" unromantic design that spawned "Art Deco" was still working. By 1930 it was evident to many that the style of the '20's had more in common with Art Nouveau and Revivalism than had been imagined. The Deco of the 20's was a style of surface motifs, only with a new repertoire of devices. Like "Spanish" or Art Nouveau, it was preoccupied with decoration. The symbols of the Cubists were used, but not the Cubists' analysis of space and form. The "Bauhaus" pioneered a reaction against design as a series of motifs.²³ Those designers associated with the Bauhaus had absorbed the message of the Cubists. Form was important, not decoration. Inevitably, the Bauhaus architects turned from plain to solid geometry, and their forms, somewhat softened, found their way into the American vocabulary.

Cylinders, rectangular solids, and pyramids became the building blocks of the new style. Parallel lines and projecting planes became decorative hallmarks. Strong primary colors were replaced by monochromatic or black and white contrasts.²⁴

The 1930's saw a "cleaning-up" of architecture. Miami Beach was developed during this second phase of what is popularly called Art Deco. The modernist influence: Streamlining, "Moderne" design was paramount. Here it developed a local character, a tropical strain. Traditions already established, combined with the "vacation paradise" image to produce a uniquely Miami Beach style.

It is often thought that the Miami Beach hotel style is a provincial "inferior" degradation of high style architecture. This is not so. The playful variations were conscious adaptations of the most modern design of the time, born not out of ignorance but choice. The catalog of the Exposition Universelles et International de Bruxelles of 1935 was available in the area soon after it was published. By 1940 it had been donated to the Miami-Dade Public Library, where it remains. A comparison of the plats in the catalog with Miami Beach buildings shows the obvious relationship. The panorama of the "Century Avenue" could almost have been taken on Lincoln Road. The pavillion of the Town of Brussels, the Food Pavillion, and the pavillion of the Great Duchy of Luxemburg could be grand versions of the Warsaw Ballroom, the Cinema Theatre, and the Berkely Shore Hotel.²⁵

Miami Beach jumped from the historicist, Mediterranean Revival style of the 1920's directly into the full-blown ultra-modern fashion of the 30's. When the rest of the country adopted the decorative, two dimensional Art Deco of the 20's, Miami Beach stuck with Mediterranean Revival. A strong local tradition of stucco building, decorative panels and pastel colors was established. When the transition from multi-millionaires' playpen to merely affluent vacationland came with the stock market crash in 1929 - the need for maintaining the image of cheerful playfulness was re-enforced. Miami Beach had to represent affluence and entertainment to the northerner. Its economic life depended on the contrast between Sunny Florida and the dismal, Depression cities of the north. People came to Miami Beach to forget the serious side of life.

Orthodox Bauhaus design was a deadly serious affair. Those architects saw their mission as upholding honesty and truth. There was no room for frivolous play.²⁶ In Miami Beach, where frivolity was an industry, streamlined massing was combined with applied Art Deco panels, etched glass flamingos, and nautical motifs galore.

This is the Miami Beach style: clean streamlined buildings suggesting speed and technics, decorated . . . st . . . buil.

with plaster reliefs of birds, dolphins, plants and waves -- porthole windows and ships' masts ornamenting parapets -- palm trees, flamingos, and angel fish etched into the windows -- Art Deco detail⁵ everywhere.

This was the Miami Beach tropical resort style of the 30's. Here were streamlined buildings representing the last word in modernity and affluence, with enough Art Deco and nautical detail to remind everyone that this was fantasy-land-by-the-sea. Here, the dedicated revolutionaries of modern design of the 30's, and the sybarites of the 20's were united.²⁷

CAVALIER HOTEL

This masonry construction hotel represents a fine example of Art Deco architecture in Miami Beach in the 1930's. It is architecturally noteworthy for its stylistic features, Art Deco details, and its cohesiveness within the neighborhood. It was built in 1936 at a cost of \$60,000. The owner was Cavalier Corp., and the architect was Roy F. France.

The symmetrical facade of the Cavalier Hotel features a projecting central portion, three bays wide. The central three windows of the second and third floors are treated as one large unit. They are separated by fluted keystone verticals, and fantastic floral motif keystone spandrels. This rectangular unit is surmounted by the parapet into which the name of the hotel is incized in Moderne letters.

The Riviera Plaza is noteworthy for the complexity of its Mediterranean architectural features and the beauty and luxuriance of its landscaping.

The 20th Street side of the building is formed by a recessed center pavillion flanked by two projecting wings. This forms a very formal, square courtyard, planted with symmetrically placed Scheffelers, Palms, Dracenas, and two magnificent four-story tall Palmettos.

The facade of the entry pavillion is three stories high, topped by a blind loggia, and three bays wide. On the first story the bays are articulated by three arches, the springings of the others ranging with the transom bars of the doors and windows. Flanking the central door and supporting the architrave are two pairs of double columns, spirally fluted with Scamozzi composite capitals. Flanking the two other arches are small arched openings.

A balcony with balustrade extends across the facade at the second story level. On the second story, the two outer bays are articulated with glass doors contained within tall semi-circular arches supported by thin composite collonettes. The whole arch and colonette unit is contained within tall rectangular architraves.

The third story center bay is decorated by a small balcony with wrought iron railing.

Projecting above the third story is a triple arched, hipped roof loggia.

THE BERKELEY SHORE

The Berkeley Shore Hotel faces the New Yorker across Collins Avenue. The New Yorker is a tall tower, while the Berkeley Shore is a complex small gem. The facade of the hotel features a wealth of undulating Streamlined and Art Deco elements. Double curved, projecting sunshades top the windows, horizontal stucco incisions are cut between the windows, a central column extends from the second to the third floor. All these create the "Streamlined" effect. Complex floral motifs and rectangular bas relief panels give the facade Deco detail and texture. The center of the parapet features a nautical flagpole standard with a row of projecting discs.

With Streamlining, nautical motif, and Deco panels, this building symbolizes the combination which formed the Miami Beach style.

POST OFFICE

The post office building of Miami Beach represents an outstanding example of Depression Moderne architecture in this city during the late 30's. It is noteworthy for its high-style details and is a great monument in the area. Its massing and composition provide a classical character. Details like the cupola, the murals, fountains, and brass post office boxes, are key elements of this "moderne" detailing.

It was built in 1937 and 1938 at an estimated cost of \$300,000. The government architect was Howard L. Cheney. The contractor, chosen from among eleven bidders, was A. Farnell Blair of Lake Charles, Louisiana. This building has been cited in several architectural publications as a fine example of Depression Moderne architecture.

An article of 1937 in the Miami Herald described the design as "a contemporary interpretation of Mediterranean architecture".

THE NEW YORKER

The New Yorker is one of the best of the tall Collins Avenue towers of the late thirties. It has the symmetrical, three part facade common in Miami Beach hotels, but here the upward thrust of the center bay is carried nine stories high. The spandrels between the central windows are ornamented by tall, narrow panels decorated with geometric "Art Deco" leaves, sunrises, and lozenges. Two stripes of glass bloc run from the second story to the very top of the parapet.

A single, curved projecting sunshield at the top story and a triple stripe of horizontal projections at the lobby floor cast deep shadows and provide a visual "base" and "cornice" for this tall, narrow tower.

ADDITIONAL BUILDING DESCRIPTIONS

Hotels: Northern Triangle

Plymouth 2035 Park Ave., Anton Scislewicz, Arch. Photo #23

Governor 435 21st St., Henry Hohauser, Arch. Photo #22

Collins Park 2000 Park Ave., Henry Hohauser, Arch. Photo #21

Riviera Plaza 337 20th St., R.A. Preas Photo #30

Oceanfront Hotels:

St. Moritz 1565 Collins Ave., Roy F. France, Arch. 1940 Photo #26

New Yorker 1611 Collins Ave., Henry Hohauser, Arch. 1940 Photo #15

Ocean Avenue Hotels:

Cavalier 1320 Ocean Ave., Roy M. France, Arch. 1936 Photo #3

Cardozo 1300 Ocean Ave., Henry Hohauser, Arch. 1939 Photo #5

Hotels off the Ocean:

The Greystone 1920 Collins Ave., Henry Hohauser, Arch. 1939 Photo #19

Berkeley Shore 1610 Collins Ave., Albert Anis, Arch. 1940 Photo #14

Neron Hotel 1110 Drexell Ave., Henry Hohauser, Arch. 1940 Photo #8

ADDITIONAL BUILDING DESCRIPTIONS (con't.)

Other Landmarks:

Washington Storage 1001 Washington Avenue
Edwin L. Robertson)
Laurence R. Patterson) Arch. 1927 Photo #12

Post Office 1300 Washington Ave., Howard L. Cheney, Arch.
1937-38 Photo #9

Bass Museum 2100 Park Ave., Russell T. Pemcoast, Arch.
1936 Photo #24

Cameo Theatre 1445 Washington Avenue, Robert E. Collins
1938 Photo #11

Cinema Theatre 1201 - 1259 Washington Avenue,
L. Murray Dixon, Arch.
Thomas Lamb, Engineer 1935-36. Photo #27

PLYMOUTH HOTEL

The Plymouth Hotel dominates its corner with a clean, uncluttered, cubist composition. It is simply composed of a four story central corner cylinder, flanked by a pair of three story rectangular wings. The central cylinder is intersected by a tall, thin plate with beveled edges. From the front, this plate is seen from its edge, resembling a knife blade, a rocket in the "Trylon" of the 1936 New York World's Fair.

The verticality of the central cylinder is emphasized by three story high slit windows, beginning above the level of the lobby entrance. The first-third of each of the wings is similarly treated with narrow slit windows. Within these windows, the spandrels between floors are suppressed so as not to interrupt the vertical emphasis. The corner rocket serves as an exclamation point to the strong vertical statement set by the rhythm of the windows.

The remaining two-thirds of the wings are treated much more like most Miami Beach hotels, with horizontal shelves projecting above the casement windows to shield the rooms from the tropical sun. The building is set back from the lot line like all of its neighbors, with the resulting green space planted in hybiscus and palm. At the corner, the shapes of the cylinder and rectangles are echoed by the marble railing. This ballustrade is built to the simplest trabeated design, reflecting the overall simplicity and clarity of the building.

The Governor Hotel is distinguished from the typical Miami Beach hotel by the grandeur of its design. It presents the standard three-part facade to the street, with two wings extending back and a central courtyard. The Governor, though, is larger, its decoration more impressive, and its design more complex. The center of the front facade exhibits no less than four "Art Deco" motifs worked in plaster relief, a shiny metal marquee with the moderne neon lettering, and large metal bosses, topped off by a streamlined nautical flagpole standard.

Contributing to the impression of complexity and weight of the building is the four stage step back of the front facade. The plane of the central bay recedes on either side to the level of the flanking wings, while the height of the parapet drops commandingly. The end bays of the facade are on another plane, set back one more stage, with the parapet lowered again. The corners are rounded with ribbon windows. Just behind the curves of the front facade, there are almost unnoticed streamlined balconies.

Within this general plan of setbacks, further complexity is added by a two-story recess in the center bay, by a projecting band between the first and second stories and by the horizontal sun shields projecting above the windows.

Throughout the composition there are receding and projecting planes, with the transitions between them rounded off in aerodynamic curves- This rhythm, first downward then backward, directs the viewer's eye toward the center bay of the facade, which projects further than the other bays and to the lobby floor, which also projects more than the other floors. The focus is subtly directed toward the lobby entrance, decorated by etched glass flamingos, and topped by the shiny modern marquee.

CAMEO THEATRE

This theatre represents an outstanding example of Deco/Streamline architecture in Miami Beach in 1938. It is architecturally impressive because of its stylistic features, Art Deco reliefs, and its cohesiveness within the neighborhood. It was built at a cost of \$50,000, and owned by the Washington Operating Co.

The architect was Robert E. Collins. The glass front was replaced in 1949 with Robert E. Collins serving again as architect. The building originally housed two stores and a theatre, "The Cameo".

The parapet of this very simply massed building features a riot of swirling carved ornament surrounding an oval "cameo".. The glass bloc and central rectangular panel with fluted surround are most attractive, as is the incised "tattersall" pattern of the entire upper part of the facade.

WASHINGTON STORAGE

This masonry construction commercial building represents an outstanding example of Mediterranean architecture in Miami Beach in the 1920's. It is noteworthy for its stylistic features, details, size and cohesiveness within the neighborhood. The building has been altered by the addition of two floors and the filling in of most openings. It was built in 1927 at an estimated cost of \$175,000. The architects were Edwin L. Robertson and Lawrence R. Patterson. The owner was Mathews Brothers Properties, Inc., James F. Mathews, President, and Edward N. Mathews, Vice-President. The building was the Washington Storage Company in 192 , and it is still the same company fifty years later, one of the longest continuously operating businesses on Miami Beach under some ownership.

The Washington Storage Co. building is a five story rectangular, box-like structure, with a poured concrete roof. Its outstanding feature is the rich applied ornamentation on its main facade. The central door of wood and glass, has an elaborately decorated entablature that starts with a glazed tile base and goes up for three stories, ending with applied fans and finials done in stucco. Six pilasters extend to the height of the first story, and end with arched applied moldings. Fixed glass panels serve as windows between pilasters. Above, a wide, decorative band is applied to the wall, interrupted by the pilasters, and blending with the door entablature. On the third story, a similar bold decorative band spans across the front. From this base, engaged pilasters line up with the ones below, and terminate with applied fans on a simple cornice line. Windows arranged regularly on the facade have been blocked in. The original three stories are constructed of structural clay tile. The additional two stories were built up of precast concrete bloc.

BASS MUSEUM

The Bass Museum is a long, low, clasically proportioned building, constructed of grey-brown key-stone. It consists of a two story, 5 bay central pavillion, flanked by a pair of single story, five bay wings. The center portion of the building features a "portico in antis" flanked by two projecting bays. The lintel of the portico is decorated with bas relief panels by Gustuf Boehler, depicting symbols of Florida in the 1930's. Boehler also sculptured the [illegible] pelicans which decorate the top curves of the projecting bays.

The two flanking wings continue the classical theme -- featuring arched niches with rusticated voussoirs.

The appearance of the Bass Museum is greatly enhanced by its setting. A formal, symmetrical park surrounds the building, featuring an axial arrangement of Palms, Palmettos in hedges, and magnificent exotic Bombax trees.

By a contemporary description in the Miami Herald,

"The architecture of the building is quite simple and might be termed modern or functional. The exterior is of faced coral rock, known to the building trade as quarry key-stone. The broad plain surfaces are relieved by the natural color and texture of this material, and form a setting for the architectural sculpture." "Mr. Bohland in his description of the sculptural work pointed out that it was free from any influence of period or style."

THE GREYSTONE HOTEL

As shown in the comparison of an old photograph with a modern one, the Greystone Hotel is in beautiful condition. On the west side of Collins Avenue, it is most noticeable, located on the corner of 19th Street.

The main entrance features a pair of round windows etched with tropical scenes. The almost square facade is divided into thirds, with the central section ornamented with vertical stripes and a stepped, three-stage parapet. The horizontal flanking portions of the facade are decorated with bands of "tattersall check" between the ribbon windows at the curved corners. It is the detail of this building, the round windows, the flagstaffs on the parapet, and the incised squares in the stucco, that make this building so charming.

NERON HOTEL

The Neron Hotel is one of the typically beautiful small hotels on Miami Beach. When it was designed by the office of Henry Hohauser, an article in the Miami Herald looked forward, saying, "The exterior design will be nautical moderne".⁸ This building is no more nautical than most on the Beach, leading us to conclude that the plethora of flagstaffs, porthole windows, wave motifs, pelicans and dolphins were conscious reflections of the "seaside resort" atmosphere.

This building features glass bloc at the parapet center, a five stage step parapet, flagstaffs and hexagonal windows. The projecting sign is visually supported by a projecting half-disc, ranging with the curved, projecting "sunshades".

CARDOZO HOTEL

ph.12

The Cardozo is one of the great Hohauser Hotels. It is one of the extremely streamlined, Miami Beach examples of symmetrical, "classical" facades. The central mass projects from the plane of the wings. Within this pavillion, the central bay is deeply recessed and framed by the vertically fluted keystone strips. This deep, shadowy recess is topped by a streamlined projecting concrete sunshade, further deepening the shadow.

Flanking this dark strip are a pair of bays which project from the building, contrasting the light and shadow. The parapet is incised with Deco motifs and decorated with applied bosses.

The rest of the building is emphatically horizontal, stressing the curved, projecting cantilevered sunshades.

SIGNIFICANCE:

Though less than 50 years old, the Old Miami Beach Historic District is of especially great national significance because of its unique development (the product of a small number of developers whose actions were controlled by great national economic changes), its social position in the national life of the 30's (as the escape and symbol of affluence in the midst of the Great Depression), and role in the history of style in architecture (being the greatest concentration of streamlined architecture and Art Deco ornament in the nation). This was the home of the tropical resort style of the 30's, the fantasy-land-by-the-sea.

CHRONOLOGY OF EARLY DEVELOPMENT PATTERNS
ON MIAMI BEACH UP TO 1930

- Before 1400 A small settlement of Tequesta Indians had been inhabiting the island since 400 AD. The Indians seem to have vanished from the beach around 1400.
- 1567 Don Pedro Mendez de Avila was the first European to set foot on the land now making up the city of Miami Beach. The area was never inhabited by these early Europeans.
- 1837 In this year a major portion of southern Florida, including that area which was to eventually become Miami Beach, was granted to a Doctor Henry Perrine by the U.S. Congress.
- 1870 Henry Lum, an investor from the north, first speculated on the idea of establishing a coconut plantation on the virtually uninhabited peninsula. Acting upon this he purchased a sizeable piece of property at the southern end of Miami Beach from Norris Cut to roughly the 14th Street line (a total of 160 acres of land from the U.S. Government at .35¢ @ acre) (Redford, p. 21).
- 1882 Lum returned to Miami Beach with the backing of more than sixty investors (among them was John S. Collins). Together they purchased land from the north end of the Lum holdings up to Jupiter Inlet in Palm Beach County at .75¢ @ acre (Redford, p. 22). Thus in 1882 began the coconut plantation venture--man's first development endeavor on the virgin land.
- A description of the area at this time states that solid land extended as far back as 200 feet from the high water line, rising to a sandy ridge approximately five feet above the mean sea level; the topography then sloped back down into salt mud in which dense stands of mangroves once existed. In fact, in its natural state about 2/3 of the island was covered with mangrove forests (Redford, p. 22).
- 1886 Charles Lum (son of Henry Lum) builds the first home on Miami Beach(1) at the site of the present Tides Hotel at 12th Street and Ocean Drive.
- Late 1880's The unsuitability of the beach as a coconut plantation was by this time becoming ever more apparent to its original investors. The tough, dense mangrove roots proved to be extremely difficult to

remove and the insect problem further hindered the clearing efforts; in addition a high percentage of the non-native coconut palm seedlings were being ravaged by the area's massive rodent population.

1897 On the mainland, Flagler's railroad was being extended down to Miami at the persistent and persuasive requests of a Mrs. Julia Tuttle, one of Miami's earlier prominent citizens. Also associated with this move were the Lummus brothers, who settled in the area at this time and gradually began to cultivate influential business connections and initiate some of the area's earliest land ventures.

Before 1900 By the turn of the century the plantation investors had all bit given up on the failing business venture. Those coconut palms which did survive this calamity still enhance areas of the beach today and, as such, are the only remaining legacy of the bold scheme.

At about the same time, John S. Collins, a New Jersey agriculturalist and investor, visited the island and, at once it seems, became convinced of its potential as a profitable farming community. He gradually began augmenting his original share of the interests in the coconut plantation by buying up the interests of the other investors until he was to claim sole ownership of virtually all the land from the 14th Street line to the 67th Street line by 1909 (Ballinger, p.85; Redford, p.34).

After 1900 In the first decade Collins had already established his avocado and mango plantation(2) in the area west of Indian Creek and north of the present Collins Canal. Australian Pine trees were planted, and still flank Pine Tree Drive, to serve as windbreaks and protection against the seaspray (Ballinger, p. 85). A dock was constructed on Lake Pancoast and apparently a few small dwellings existed to house the tenant farmers who oversaw the daily operations on the plantation.

Simultaneously, the Lummus brothers were beginning to acquire land holdings, both outright (100 acres) and as options (an additional 400 acres), all to the south of the Collins holdings (Lummus, p.29).

Also by the first decade, the "barrier beach" (as it was known then) had already become a popular recreational spot for Miami's mainland residents. A ferry line was being operated between Miami and the beach under the management of the Biscayne Navigation Company. A bathing pavillion existed by now on the site

of the present South Beach Pier--the Tatum Pavillion(3). This wooden structure on the ocean and the ferry landing on the bayside were connected by a wooden boardwalk(4), which cut through the the dense mangroves west of the sandy ridge and ran along the line of the present Biscayne Street (Redford, pp. 38,41). Later a second wooden pavillion was built adjacent to Tatum's; the two seem to represent the first permanent facilities built especially to accomodate recreational activities on Miami Beach.

- 1903 The Army Corps of Engineers plans the dredging of the first opening through the mangrove swamps at Government Cut; the project was completed in 1906 thus creating Peninsula Island (now Fisher Island) to the south.(U.S. Army Corps of Engineers).
- 1908 The Tatum Pavillion changes ownership to Avery Smith and is renamed Smith's Casino(5). He was responsible for enlarging the facility and for taking over the Biscayne Navigation operations in this same year.(Ballinger, p. 89).
- 1912 The beach's first land sales company, the Ocean Beach Realty Company, was established and the first plat was recorded with the county through this company. J.N.Lummus was its founder and first president--a man who envisioned a "city fronting the ocean" (Lummus, p. 30) made up of modest single family residences. This intent is clearly reflected in the platting pattern; 50'x 140' lots within 300'x 400' blocks split by a 20' wide right-of-way running down the center of the blocks in a north-south direction. The overall scheme of blocks and streets was oriented parallel to the ocean coastline. With this plat the first pedestrian patterns were beginning to emerge, running east to west on Biscayne Street at the south end of the plat and north to south on Ocean Drive (Miami Beach Plat Records).
- 1912 Meanwhile, the John Collins family (his adult children and their respective husbands and wives) were visiting Miami to assess the potential of their father's landholdings. They seemed to have been unconvinced at the time that the island had any potential as a farming community despite the fact that the elder Collins' thriving farm was over a mile long and 700' wide and still expanding(Redford, p. 35). Rather they saw it in terms similar to Lummus's; a seaside resort of comfortably-sized homesites like those of the New Jersey coast

where they had spent many summers. Only a few months after Lummus had established his land sales company the Collins family decided to set up the Miami Beach Improvement Company-- its primary function was to promote land sales to raise the capital necessary to affect two major improvements which were started in 1912:

- 1) A canal(6) connecting Lake Pancoast to the bay to decrease the length of the trip from the plantation docks to the produce distribution centers on the mainland. This improvement seems to have been a reaffirmation of John Collins' belief in the island, or at least his own plantation, as a profitable endeavor.
- 2) A wooden bridge(7) connecting the mainland to Miami Beach; thus creating the island's first vehicular access in a move conceived to spur the land sales and growth of the Collins children's (and Lummus's) proposed seaside resort community. Thomas Pancoast, John Collins' son-in-law, remains in Miami with his family to oversee the Company's improvement and land sales activities. By the end of the year the canal had been completed, and the bridge reached to within one half mile of Miami Beach (Miami Beach Improvement Company, p.1).

1912 By this year the Lummus brothers (who had been buying up land gradually from the old Lum plantation holdings) owned virtually all of the land south of 14th Place. Control of the majority of real estate on the island up to 69th Street was in the hands of these two realty companies (Lummus, p. 29).

Late in this year Collins filed his first plat with Dade County covering an area from 20th Street to 27th Street east of the canal and lake; the grid here was oriented differently than the Lummus tract to the south but it also followed the ocean coastline at this point. The plat provided space for a city park(8), which still exists today at 21st Street and Collins Avenue, a hotel site(9) (later to accommodate the Roney Plaza Hotel) and another bathing casino (eventually to be bought by Fisher and renovated into the Miami Beach Casino and Roman Pools(10)) (Miami Beach Plat Records).

1913 Carl G. Fisher, a wealthy midwestern capitalist, appeared on the development scene in this year and immediately became involved in the ongoing projects:

- 1) Lent \$50,000 to the Collins company for the completion of the bridge which, when it opened in late 1913, became the world's longest wooden bridge at 2½ miles total length; in return Collins deeded 200 acres at the south end of his tract over to Fisher (from 14th Place to the present 21st Street parksite) (Ballinger, p.86).
- 2) Lent money to Lummus to carry out improvements on the southern end of the island, such as the draining of the mangrove swamps and the subsequent dredging of the bay and filling of the remaining lowlands; in return Lummus deeded 210 acres of these lowlands on the bayside from 5th Street northward over to Fisher (Lummus, p. 32).
- 3) Fisher established the third real estate company on the beach called the Alton Beach Realty Company. Fisher's vision of the island was that of a self-sufficient "city beautiful" existing in and of itself - not as an adjunct to the already established city of Miami across the bay. As a result, his first proposals included the construction of an ocean-going port on Peninsula Island, a commercial center near the Collins canal area, and large residential homesites to lure the wealthier residents to the island, in addition to extensive outdoor recreational facilities to augment those already in existence. A seasonal tourist center was never part of Fisher's dream - his original plan was based upon a permanent residential population (Ballinger, p. 86). Apparently, Fisher's model was that of an exclusive residential city such as Palm Beach.

1913 While Fisher imagined his area to one day be occupied by the wealthy in large estate-sized villas (and this intent seems to be reflected in his steep selling terms and restrictive covenants), Lummus in contrast was willing to sell land in a less discriminatory manner. These divergent policies helped to foster two types of residential environments; the area roughly south of 14th Place was to be inhabited by a financially modest, more socially inclusive population while the subsequent Fisher developments to the north would host the wealthy midwestern families and their social counterparts with whom Fisher associated.

- 1913 Indicative of the increased flow of visitors at this time is the completion of the first road on Miami Beach suitable for automobiles (running northeast along Dade Canal and continuing south along the present Ocean Drive to Smith's Casino) (Lummus, p. 45).

Lummus took over the ferry service, changing its name to the Ocean Beach Ferry Company, and stationed his salesmen on board the boats to sell his lots to the visitors (Lummus, p. 34). Smith's and Hardie's Casinos (12) were to benefit from the increased traffic while at the same time becoming community focal points and civic meeting places (Lummus, p. 34).

Lummus also filed for additional plats in this year anticipating better sales as a result of the improved accessibility by road and bridge. The two plats covered the area from 6th Street up to 14th Street and from the oceanfront to Washington Avenue (Miami Beach Plat Records).

- 1913 Collins dedicated the land between 21st Street and 22nd Street and between the oceanfront and Park Avenue (landmark 9) to the city of Miami for public recreational use. In 1920 the city of Miami deeded the park over to the four-year-old city of Miami Beach (Lummus, p. 76).
- 1914 Fisher plats the entire area from 14th Street north to 19th Street and from the oceanfront to Washington Avenue; thus coinciding with several other development moves by Collins and Lummus:
- 1) Completes and links the Lummus development to the south with the Collins plat in the lake area to the north thereby creating a continuous, unbroken stretch of improved land for residential building from Biscayne Street to 26th Street where only three years earlier the land had existed as the remnants of a virtually deserted coconut plantation.
 - 2) Atlantic Avenue in the south and Collins Avenue to the north became one continuous street and was renamed Collins Avenue.
 - 3) At the same time he was cooperating financially with Lummus who was filing for platting of the largest area yet

(Ocean Beach Subdivision addition #3) which covered almost all the land south of 15th Street (except for those parcels owned by Fisher along the bayside). Lummus connected the east-west oriented streets in this area with his earlier oceanfront development street sequence (Miami Beach Plat Records).

With these two plats (Lummus' Ocean Beach Subdivision addition #3 and Fisher's Alton Beach Subdivision) the north-south/east-west grid axes which today remain the area's most salient design feature were initially established. In both of these tracts the two developers took the joint initiative to plant Australian pines along the newly laid out streets and grass on the future homesites. These moves helped to hold the sand down on what originally appeared as a flat, barren white plain after the completion of the dredge and fill operations.

- 1914 The Lummus office building(11) on the northeast corner of Ocean Drive and Biscayne Street (present site of the Pier Park loop) served as a civic meeting hall, dormitory for visitors, and the Ocean Beach Realty Company sales office, through which many homesites had already been sold and built upon (Lummus, p. 40). A block north from this was Hardie's Casino(12), also built in this year on the corner of 1st Street and Ocean Drive.

The first hotel is built between 1st and 2nd Streets on Ocean Drive and called at the time the W.J Brown Hotel(13) (Lummus, p. 55). In these early years this southern part of the beach was undergoing the most intensive residential development and experiencing the greatest degree of recreational use of any area on the beach.

- 1915 The leaders of the three established land sales companies consolidated their efforts and influence to pass a charter in March of this year incorporating the young community into the Town of Miami Beach (Lummus, p. 55); some pertinent data on the town at that time:

- * 80% of the population lived at the southern end of the island in the Lummus tracts.
- * There were only thirty three registered voters in the community (Olsen, p. MB-4).
- * Plans were being developed for electricity, telephone, sewerage, and city water which at the time was being supplied primarily by windmill powered underground wells and rooftop cisterns (Lummus, p. 55).

1915 Various publicity raising events were being sponsored by Fisher to encourage visiting tourists to buy land, build homes and stay on Miami Beach:

- 1) He established an annual regatta and speedboat races off of the south end of Miami Beach in the bay; this deep water racecourse(14) was made available as a result of the continuous dredging and filling operations in that area of the bay.
- 2) Glenn Curtiss, another friend and business associate of Carl Fisher, was operating the Glenn Curtiss Aviation Field(15) located on the bayside site later to be occupied by the Fleetwood Hotel. An array of spectacular aerial shows was hosted on this site in the early years of the beach's development history.
- 3) Lincoln Road(16) was cut through the dense mangroves, using elephants and rollers to compress the tough undergrowth. This, in itself, was one of Fisher's most important endeavors, setting up another strong east-west axis extending out into the ocean with a wooden pier and creating, from its inception, a major planned commercial strip for the fledgling community.
- 4) In the same year Fisher also built his first home, the Shadows(17) on the south side of Lincoln Road between the ocean and Collins Avenue.
- 5) Fisher and the other developers and image makers of Miami Beach began comparing the infant resort town favorably with established seaside resorts of the north (such as Atlantic City, N.J., where Lummus himself had visited that year to look over that city's successful boardwalk system).

1915 Just months after the incorporation of the town, J.N. Lummus (who became the town's first mayor), sold his privately held strip of oceanfront property from about 6th Street to 14th Place to the municipality and later in the year it was dedicated as a public park and beach later to be named Lummus Park(18) in honor of its founder. The legacy of this public park and beach has become a very important factor in the image of the city today (Lummus, p. 67).

1919 Fisher deliberately raised prices on his slow selling lots in order to make them appear more enticing. At the same time it seems as though he began to focus his marketing efforts more upon a young, sports oriented crowd. Since Fisher, himself a dynamic personality, had envisioned a community of decidedly wealthy people actively involved in outdoor sports and recreation we are today left with the legacy of his many grand schemes such as golf courses, polo fields, tennis courts, a speedboat racecourse, and an annual sailing regatta (Redford, p. 114). Although many of the actual facilities mentioned are now gone, the character of Miami Beach as a recreational "playspot" for millions, each year, remains with us today.

The number of curious visitors began to multiply rapidly as a result of these sales efforts and Fisher, concerned with being able to accomodate the influx, expanded his Lincoln Hotel by 36 rooms. At the same time he began to plan for a largel, first class hotel for Miami Beach -- the first of such ventures which would eventually shape the future of the Miami Beach economy.

Even with the planning of the 150 room Flamingo Hotel(24) Fisher never intended for Miami Beach to become a city dominated by large scale, high density hotel development oriented toward the transient seasonal crowds. His dream remained that of an exclusive residential community but he apparently felt that the hotel was the only means of housing visitors on the island long enough to stimulate their interest in buying land there. This seems to be reinforced by Fisher's refusal to locate any of his hotels along prime oceanfront property. This land was reserved for eventual large estate development (and his own oceanfront mansion set the example) (Redford, p. 135).

1919 The fifth land sales company on the beach, Miami Beach Bayshore Company, was formed through the collaboration of Fisher, Pancoast, and Irving Collins. One of the joint ventures was the filling in and bulkheading of the swamp-lands in the Sunset Islands/ Sunset Lake and Alton Road area just north of the Collins canal (Redford, p. 118,119). Thus Fisher, who had already consumed the Lummus interests, began moving northward on the bayside to augment the efforts of Collins and Pancoast.

1919 Another major northern developer who becomes an important factor for Miami Beach in the 1920's is N.B.T.Roney. In the course of the previous year he had been dealing with both Lummus and Fisher to buy up much of the land that lay in the Lummus tracts (Redford, p. 162).

1920 The construction of the county causeway(24), which had been continuing from the previous year, was completed and the road was dedicated. In that same year the first phase

Fisher's street car line(26) opened, running from Biscayne Boulevard in Miami, out along the causeway to Fifth Street, down Alton Road, then looping around the South Beach area in the vicinity of the already established bathing casinos located there, and finally north on Washington Avenue and up Park Avenue to the Collins canal near the Miami Beach Bathing Casinos and Roman Pools. Today's bus routes still follow these early movement patterns (Miami Beach Times, July 14, 1972).

- 1920 Reflecting the almost immediate increase in land sales for the entire beach (as a result of greatly improved access to the island) the city leaders (i.e. the major developers) decided to erect the first permanant city hall(27) structure, which was located roughly at 6th Street and Collins Avenue. At this time Miami Beach remained a fledgling city with the majority of its 644 residents living south of 23rd Street (Redford, p.129).

For the next six years (up until the financially devastating hurricane of 1926) land values increased astronomically. At times during these "boom" years values were escalating at rates approaching 1000% per month(Olsen, MB-5).

- 1921 On New Years Eve (1920) the Flamingo Hotel(23) is opened with a grand ball typical of Fisher's publicity raising approach Redford, p. 130).

The Miami Beach Aquarium(28), built by Allison is opened in this year at the point where the county causeway entered Miami Beach (just north of 5th Street). (Redford, p. 130). This venture seems to have marked the beginnings of the automobile-oriented tourist magnet which was to later to proliferate throughout this area.

Also in the same year and vicinity, the Miami Beach Chamber of Commerce(29) set up its first operations. Interestingly enough, one of its primary original objectives was to help engender a spirit of cooperation between the two distinctly different community groups already in existence; that which composed the area south of 14th Place and that to the north in the more exclusive Fisher/Collins tracts (Redford, p.138).

- 1922 At the price of losing out on the "bonanzas" of the land sales schemers, the Fisher and Collins salesmen were instructed to avoid such dishonest sales tactics as were being commonly being reverted to at the time. Land was apparently sold on just as rigid terms by these two men to help maintain the solid values and a sound image of Miami Beach-- a factor which accounted for the investment by the wealthier, more enlightened residents in these areas of the beach.

- 1922 By this year Fisher's dream of a city inspired by the distinctive hybrid Mediterranean forms found on the beach

the Sunset Islands/ Sunset Lake areas had been completed. Platting of the area along Alton Road began to appear in the city's records and many large homes were erected adjacent to the golf course. (Miami Beach Plat Records).

1922 The Wofford Hotel(30) opened in this year at the intersection of 24th Street and Collins Avenue through the efforts of Fisher and his associates. At the same time his Flamingo Hotel was expanded to a total of 210 rooms (Redford, p. 134). Yet there still were not nearly enough rooms for the tourists now visiting the beach in ever increasing numbers.

1923 Construction began in this year on Fisher's fourth major hotel, the Nautilus Hotel(31), at the site of the present Mount Sinai Hospital; polo fields appear in photographs taken at the time in the residential area which now lies directly east of the hospital (Redford, p. 135; Matlack Collection)

• The Leroy D. Fienburg Elementary School(32), one of the beach's first public schools, anchored the public facilities node at 14th Street and Washington Avenue which still exists today (Hoffman).

1924 The Alton Road to Nautilus Hotel addition(33) ~~to the original~~ streetcar line is completed in this year (Ballinger, p. 86). Thus the public transportation lines, which became so important in determining the location of commercial activities along certain "strips" were being provided along a north-south axis on both the east and west sides of the island.

The Pancoast Hotel(34) is opened in this year at 29th Street and the oceanfront. Development along this eastern side of the island was spurred by these moves (Olsen, MB-7). In this year the large estates of Snowden, Firestone and other midwestern magnates began to appear along Collins Avenue and the oceanfront on the large lots platted north of 43rd Street (Olsen, MB-5).

The Deauville Casino(35), far up on Collins Avenue at 67th Street and the ocean, became the northernmost activity node for Miami Beach's residents and visitors at this time. Between this point and the established areas to the south much new development began to fill in. The La Gorce Golf Course(36) is opened by Fisher and his partners. Three more hotels were built by Fisher; the Boulevard Hotel(37) at Dade Boulevard and Meridian Avenue; the King Cole Hotel(38) at the present site of the Miami Heart Institute on Lake Surprise; and the Fleetwood Hotel(39) at 8th Street and the bayfront (Ballinger, p. 87).

1924 By the middle of the decade development had already reached well northward on both the ocean and the bay. The entire area was dotted with large estates, hotels, and other structures.

CONCLUSION

In researching and gathering documents and data for this nomination application, Miami Design Preservation League believes that certain concepts and impressions have emerged that clearly demonstrate the unique and important character of the proposed district. These are:

- 1 - The developmental history which shows a mangroove swamp becoming first a series of palatial homes and very quickly after that a fully developed urban environment.
- 2 - This area is unique because its history is not one of slow, natural growth, and yet it is not a centrally planned community.
- 3 - A great many buildings of the historic era remain (approximately 1200, from 1923 to 1945).
- 4 - But still there are only fragmentary glimpses of the way of life --- the full impact of this glittering era --- As time goes by it becomes increasingly difficult to reconstruct the period, and therefore it is important to record the memories and records of the living survivors.
- 5 - The nomination research suggests that the existing material on the art and design of the time does not fully explain this regional variation. Here the decorative surfaces of the 20's, and the Bauhaus massing of the Streamline style of the 30's were combined to produce a resort style.
- 6 - Its contribution as an affluent showcase of a developing American modern style may have had a greater significance in American architectural and design history than has hitherto been suspected.

- 7 - From a planning viewpoint, the documentary evidence suggests that Miami Beach offers an example of another unique phenomenon. It is neither centrally planned and therefore regimented and uniform, nor completely haphazard. A small group of developers succeeded in establishing a cohesive, integrated city unit. A small group of architects (numbering only 25), were responsible for the design of 75% of the district in the years 1936 - 1940. This, too, accounts for the unusually consistent character of the proposed district.
- 8 - Beyond the consistency of the streetscape, the proposed district boasts monumental landmarks serving as focii for residents and tourists alike.

Miami Beach, as it was in the 30's and as it is today, presents what social scientists have called a "healty picture".

Dr. Claudia M. Rogers, Assistant Professor of Anthropology, and Professor Aristedes Millas, Assistant Professor of Architecture, Architectural Engineering and Planning, both of the University of Miami, have studied Miami Beach in terms of its social history and social planning.

Based on the rigorous standards of the American Public Health Association, the University of Miami researchers found the area a "comparatively healthy" environment. They stated that, "What emerges is a picture of an urban village - a pleasant place on the ocean where most people know each other, get along peacefully, and have well-established social patterns."

In the 1930's a social network was established, the tradition of which continues today. It was typified by close interaction between the inhabitants, maintained by walks along the pedestrian-scaled streets, and nurtured by the tropical environment.

Many of those "tourists" from the 1930's can still be found on Miami Beach today, only now, instead of moonlight dancing, they enjoy the blandishments of a community, 72% of whose population are senior citizens.

Indeed, the Beach and its population have grown older together. Nonetheless, the hope and confidence which characterized their youth continues to exist, if in an impoverished form.

The residents of Miami Beach cannot be made younger, nor will a resumption of rooftop dancing ameliorate the very real concerns of inflation and housing.

Only a thoughtfully considered program of rehabilitation and preservation, toward which this nomination is the first step, can insure the maximum use of available resources for present and future generations.

FOOTNOTES

- 1 See attached Sample Survey Form. Addendum 1
- 2 See attached Team-Members' Qualifications. Addendum 2
- 3 See attached Marine Map. Map #11
- 4 Miami Beach Chamber of Commerce. Weather Information. See attached Table #10
- 5 See Photo #1
- 6 See Building Descriptions
- 7 See Photo #1
- 8 The Miami Herald, Dec. 26, 1936.
- 9 The Miami Herald, Feb. 27, 1977.
- 10 Polly Redford Billion Dollar Sandbar: A Biography of Miami Beach.
New York: E.P. Dutton & Co., Inc. 1970, pp. 27-29
- 11 Charles Edgar Nash, Ibid., pp. 32-33
- 12 Edgar Charles Nash. "The Magic of Miami Beach is Told". The Miami Herald, 1937
- 13 Polly Redford. Ibid., p. 30
- 14 The Miami Herald, Scrapbook #2, 1937
- 15 Polly Redford. Op. cit., pp. 11-25
- 16 The Miami Herald. Op. cit., 1937
- 17 Polly Redford. Op. cit., pp. 33-40

- 18 Polly Redford. Op. cit., pp. 49-61
- 19 Chronology of Early Development Patterns on Miami Beach. See Addendum #3
- 20 Martin Battersby, The Decorative Thirties. Coral Gables, Fla., University of Miami Press, 1971, p. 10
- 21 Anon. General Catalogue of Jacobson & Co., New York, New York, 1929, p. 161
- 22 Op. cit., p. 12
- 23 Op. cit., p. 12
- 24 The Miami Herald, Dec. 5, 1940
- 25 Exposition Universelle et Internationale de Bruxelles, Anon., Bruxelles, 1935
- 26 Bauhaus and Bauhaus People (-----)
- 27 Dan Klein. All Color Book of Art Deco. London: Octopus Books, 1974

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SURVEY TEAM

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with the Miami Design Preservation League. This team was funded through a grant : of the Comprehensive Employment and Training Act, and were briefed for the architectural survey by Elan Zingman and Everett Scott.²

Survey Definitions:

Contributory Categories:

Noteworthy: Those buildings judged outstanding by the criteria of the Dade County Historic Survey, as discussed above, were classed as noteworthy.

Compatible: Buildings not already noted in the "noteworthy" survey, which contribute to the character of the district by their scale, surface material, decoration, period, style, appropriate rhythm of solids to voids, similarity in setback from the lot line, overall size

Altered : (A) Those buildings which have been extensively altered, so that their materials, setback, style or details, are no longer appropriate to the neighborhood, but were once representative buildings of the era

Later Compatible(B) Post-war buildings which are different from the earlier edifices in detail and style, but are alike enough in materials and scale to their predecessors, ~~are also called incompatible.~~

Non-Contributory Category:

Intrusion: Modern buildings with little architectural merit of their own, which interrupt the pattern of scale, materials, decoration, and rhythm of solids to voids.

BOUNDARY JUSTIFICATION:

The southern border of the district is the center line of the right of way of 6th Street. This is the Northern border of the South Beach Redevelopment District. The National Register will make a determination of eligibility to be submitted by H.U.D.. This area contains a concentration of older, more vernacular buildings than the "high-style," tourist oriented "historic district".

The Western border of the district is Alton Road, the historic border of the district, being the edge of Carl Fisher's plats. This road separates the dense, low rise neighborhoods of the thirties from the new, high-rise condominium towers along Biscayne Bay.

PH23

The space of Lincoln Road Mall is included as a unit, deriving its character from the open space as much as from the buildings. The buildings on the North side of the mall are very compatible in scale, but not as highly decorated as the south side. An exception is the Sterling Building, a symmetrical, streamlined building in very high style. The Sterling building is beautifully restrained in stucco, extruded aluminum, decorated with rows of glass block and a period neon sign.

ph.7

Another exception are the buildings flanking Pennsylvania Avenue. These two buildings curve toward each other, forming a grand funnel entrance on Pennsylvania Avenue. In addition to their beautiful relationship to each other, the buildings are individually impressive.

ph.8

The building which includes the Lincoln Theatre is embellished

Temple Emanu-El is one of the great buildings of Miami Beach. Designed by Albert Anis and Charles Greco in 1947, it is the 40's fantasy of an archtypal temple. Low domes top faceted towers while a tall, arched door surround emphasizes the monumental scale of the great pile.

ph.9

The border then continues Northward to include a significant triangle of outstanding hotels of the 30's by Hohauser, Little and Taylor. The border then moves to the west to include the triangle of land on which 2100 Washington Avenue is built.

ph.10

2100 Washington Avenue is the headquarters of Miami Design Preservation League and one of the oldest buildings on Miami Beach, and the former lodge house of the Fisher Golf Club.

The border returns east along Collins Canal to Liberty Avenue, turning south on Liberty to separate a drive-in bank, a new motel, and a vacant lot from a block including a noteworthy Mediterranean hotel. The border turns east, then south, on Collins Avenue, including the Campanile building and a block of shop fronts, excluding a new Holiday Inn motel.

The border then returns to the beach.

BOUNDARY DESCRIPTION:

Beginning at the low tide mark of the Atlantic Ocean, where it intersects the center line of the right of way at Sixth Street, extended, thence:

line extended from the south property line facing Sixth Street
~~Westward~~ - along the center line of the right of way of Sixth Street, to the front lot lines of the properties on the east side of Alton Road, thence

Northward - along the front lot lines of the properties on the east side of Alton Road ~~to the intersection of a line extended from the center line of the right of way of North Lincoln Lane~~, thence

Eastward - along the center line of the right of way of North Lincoln Lane to the intersection of a line extending the front lot lines of the properties on the west side of Washington Avenue, thence

Northward - along the front lot lines of the properties on the west side of Washington Avenue, to the intersection of a line extended from the south lot line of the property at 2100 Washington Avenue, thence

turning west, northwest, north and west to follow the lot line of the property which includes 2100 Washington Avenue, thence

turning northwest, and crossing Collins Canal, perpendicularly at the point where the property line which includes 2100 Washington Avenue, turns southeast, thence

turning northeast on the north side of Collins Canal, following the property line of Collins Canal to the intersection of the line extending the front lot line on the west side of Liberty Avenue, thence

Southwest - along the front lot line of the property on the west side of Liberty Avenue to 23rd Street, thence

Southeast - along the line extended from the south lot lines of the properties along the north side of 23rd Street to the center line of the right of way of Collins Avenue, thence

Southwest - along the center line of the right of way of Collins Avenue to the intersection of the center line of the right of way of 22nd Street, thence

Eastward - along the center line of the right of way of 22nd Street extended to the intersection of the low tide line of the Atlantic Ocean, thence

Returning - to the starting point along the low tide line of the Atlantic Ocean.

With a scintillating texture of Deco bas-relief, sweeps of streamlined neon and shining reflections of polished metal.

The border continues along Lincoln Road to Washington Avenue, turning northward on Washington Avenue. This line separates the new Convention Center/Theatre for the Performing Arts complex from the late 1930's hotels on the east side of the street. There is a skyline of streamlined turrets on the east side of the avenue leading up to Temple Emanu-El.

ph.6

ph.10

DESCRIPTION - ORIGINAL STATE

Miami Beach is a coral rock island separated by Biscayne Bay from the City of Miami on the mainland of Florida.

It is about seven miles long and a mile or less wide. It lies within three miles of the Gulf Stream,³ and therefore enjoys a more temperate climate than the neighboring mainland. The average monthly temperature ranges from a low of 61.4° in January, to a high of 81.9° in July. Rainfall averages about 60" per year, concentrated during the months of August through November. Frost is present only an average of one day per year.

The island is very new geologically, having been built-up of coral during the Pleistocene Era, and fringed with sea and wind-borne sand. As a result, the average elevation above sea level is only five feet. In its natural state, Miami Beach was primarily a mangrove swamp. On the Bay side, Common or Red Mangrove (*Rhizophora mangle*) grew along the shore, bordering a large inland growth of Black Mangrove, White Mangrove (*Rhizophora* spp.), and Buttonwood (*Conocarpus erectus*). A small fresh water table near Indian Creek supported Palmettos (*Palmetto sabal*), while on the ocean beach Sea Grapes (*Coccoloba uvifera*), Pigeon Plum (*Coccoloba laurifolia*), Sea Oats (*Uniola paniculata*) and beach grasses (*Distichlis spicata* and *Paspalum baginatum*) grew.⁴

DESCRIPTION:

The proposed district is the tourist area of the 30's. To the north are the high style residential neighborhoods, and golf course planned by Carl Fisher. Also to the north, along the beach, are the luxury hotels of the 50's. The area south of 6th Street was the location of the older, poorer, smaller lodgings during the heyday of Old Miami Beach.

The district is distinct in that it remains relatively intact, despite the neighboring modern buildings. As an area, its architectural intensity serves as a design-membrane that has, on the whole, resisted wholesale intrusions. Its general purpose was to provide a dense, low-profile hotel district as tourist housing.

NEIGHBORHOOD TYPES

Hotels: The proposed district of Miami Beach naturally divides into several distinct functional neighborhoods. (see map #14) There are two "luxury" hotel strips, one along Ocean Avenue northward from 6th Street (the southern border of the district) north to 15th Street. Ocean Drive ends at 15th Street and the second hotel strip continues northward along the east side of Collins Avenue to 23rd Street (the northern border of the district). For the most part the hotels along Ocean Drive are smaller, older and more highly decorated with "stream-line" or "Art Deco" details. They front on Ocean Drive and face Lummus Park, a grass, seagrape and coconut palm oasis along the beach.⁵

The hotels along the east side of Collins Avenue back up to the ocean. They tend to be tall, narrow towers built in the high-style/resort fashion of the very late thirties and early forties.⁶ ph.20

The Ocean Drive hotels are modest little gems. Few have swimming pools or cabanas, and all of them share the public beach. In contrast, the tall Collins Avenue hotels were designed to impress the visitor with their modernity and exclusivity. Often, the fluted towers rise from spacious lobbies which are open from the street entrance to the pool at the rear. The backs of the hotels feature decks with pools and cabanas. Unfortunately, later "improvements" have often cut off the pool area from the beach and raised obstacles to strollers trying to walk along the surf. ph.11,12
13

A second type of hotel strip exists wherever the property is not directly adjacent to the beach: Collins Avenue

miami design preservation league

*file w/
Miami Beach
Architectural
District
Dade County
Florida*

PROPOSAL

TO THE NATIONAL ENDOWMENT

FOR THE HUMANITIES

FOR THE MAXWELL LEVINSON

PAPERS

SUBMITTED BY:

THE MIAMI DESIGN PRESERVATION LEAGUE

JULY 28, 1980

1. Background of MDPL

The Miami Design Preservation League (MDPL) is a citizens's non-profit organization formed in 1976 primarily by architects, interior designers, artists, writers, educators, and economists, who were concerned with the erosion of Miami area architecture and neighborhoods. In their initial studies and forums it became clear that the South Beach area of the barrier island-Miami Beach-harbored the Country's most cohesive stand of early Twentieth Century architecture. With emphasis on two styles, Spanish Colonial Revival and Art Deco, all the buildings had been designed in the years 1926 to 1941 with the Art Deco buildings designed in the main by 25 architects between 1936-1941, or the United States entry into World War II.

MDPL has achieved an international reputation among professional designers for its espousal of the Art Deco style, and its studies of the formation of the style are resulting in a much greater emphasis on Art Deco at the October Annual Conference of the National Trust for Historic Preservation meeting in New York at the Waldorf Astoria-an Art Deco "Museum" (according to Preservation News).

Equally important in MDPL's background has been the attempt to preserve a neighborhood which was, and still is menaced by development and market forces. This neighborhood has become the leading neighborhood of the elderly; ninety per cent of its population in 1978 was over 65. It has been called the major gerontological laboratory in the Country, and the small scale buildings are seen as pivotal in establishing the social networks which keep the neighborhood healthy.

2. Present Activities of MDPL

Until May, 1979 the League's major activities were concentrated around identification of the District and legislative and promotional work designed to place the area on the National Register of Historic Places. It was named to the Register in 1979 and became the "youngest" District and the second largest (one-square mile, 800 historic buildings) on the Register.

MDPL's major accomplishments since that time have been centered on implementation of the Art Deco District. We are currently engaged in a planning venture, having secured a grant from HCRS in the State Historic Preservation Office, matched by Dade County and the City of Miami Beach. Our architectural planning consultant is the firm of Anderson, Notter, Finegold of Boston, distinguished planners for the Boston Waterfront and the cities of Springfield, Massachusetts, and Groton, Connecticut. Also MDPL conducts tours and seminars, publishes magazines and a newsletter to educate the community in preservation values. The organization has a dues-paying membership of 450 with at least a third of its membership being designers and educators from other parts of the Country.

3. Maxwell Levinson and MDPL

Maxwell Levinson, architect and planning consultant of Rosemont, Pennsylvania, is a Beaux Arts Institute graduate (1932) who holds an architectural engineering degree (1936) from New York University, and a planning degree from New School for Social Research (1942). Although he has had a tremendously varied and intensive career in community planning, Naval architecture, industrial design, and architecture, it is as an editor and publisher that his career has become important to Twentieth Century design and preservation archival history.

In 1930, as a member of the famous Philadelphia T-Square Club he became founder, editor and publisher of the T-Square Journal. Later in the decade he published Shelter magazine. These journals became the forum and manifesto of contemporary architecture and design.

Maxwell Levinson became associated with the Art Deco movement in Miami Beach when he saw a Request for Proposal article in the official Planning Association Journal, Planning. He submitted a proposal along with other Philadelphia architects and planners. This proposal reminded MDPL members of Levinson's early association with the legendary figures of modern design and housing. In the early part of the thirties, Levinson established a close relationship with George Howe, as discussed in Robert A.M. Stern's recent book Toward a Modern American Architecture (Yale University Press). He was employed by Norman Bel-Geddes, Donald Deskey, Raymond Loewy, Frederick Kiesler, and Buckminster Fuller. His voluminous files and letters also include correspondence with Richard Neutra, William Lescaze, Mies van der, Rohe, Walter Gropius, Frank Lloyd Wright and Moholy-Nagy, all of whom were contributors to his magazines. In the latter part of the thirties and the early forties Shelter became the important magazine where New Deal ideas were organized and expressed.

MDPL feels that it is entirely proper that it become the vehicle for the rediscovery of Max Levinson's life and times. In the first place, in MDPL's constant researches concerning the lives and theories of the handful of architects who created the Art Deco District, we have never before been exposed to such a rich resource. Shelter, itself, is hard to find -- the only known complete sets are in the collections of Buckminster Fuller and Levinson.

As Maurice Finegold has said, "It is not at all clear how this unique and miraculous District came to be," but researching in the letters and library of Max Levinson makes the aims and hopes of the architects of the thirties a great deal more clear.

In the second place Levinson and his associates in the thirties captured the socially-minded idealism of the Roosevelt period in his correspondence and editing of the New Deal social thinkers such as Gatherine Bauer, Harold Ickes, Albert Mayer, and Robert Nathan. MDPL, with its design professional members whose heroes are the designers of the Bauhaus, has also undertaken housing responsibilities of a very profound and progressive nature. MDPL is seeking alliances with the ILGWU for the development of cottage industries for the elderly garment workers who live in the area and with the South Florida AFL/CIO to create new and rehabilitated housing primarily for the elderly in the District. We have had these goals since our first public meeting in December 1976 in Miami's Design Row. The historical precedence chronicled by Shelter is of significance for young designers today.

4. Specifics of the Grant Proposal

MDPL is requesting \$15,000 in a Chairman's Grant to provide an opportunity to organize both Maxwell Levinson's papers and to rally the still-living Shelter contributors and others who were influenced by the T-Square legend and the subsequent publications. This might take the form of publications, a 50th Anniversary meeting, forums, etc.

A. The Archives

The first part of the task would be to document in lasting form for libraries and schools this invaluable collection. Mr. Levinson has in file form some 2500 pages of irreplaceable letters, plans, photographs, out-of-print books, publications, and other documents concerning what has been called the classical period of American modern architecture.

These letters reflect the battles for recognition waged by the early modern architects; "hate mail" from the dissenters; the difficulties in obtaining commissions; the timidity of establishment architectural publications; and both the camaraderie and the passionate infighting and rivalries of incipient superstars. There are documents that clearly reveal the effect of the Depression on the architects, and the later letters that lay bare the aspirations and social goals of the first "housers."

They are organized in file folders according to events and individuals but need to be reconstructed to weed out what in the light of subsequent events we consider most important. However, we propose that a professional architectural archivist be connected with this endeavor, so that these decisions may be made properly.

1. Microfiche

We propose that this be done with the microfiche method and are attaching an article by Ada Louise Huxtable about the Dunlap Society of visual materials which have been put into microfiche. This method enables libraries, school and individuals to use small transparencies on a viewer or to project them on a screen or wall.

Since the NEH was the initial funder of the Dunlap Society, you undoubtedly know more than we do about the advantages of this documentation method. We have been in touch with Microsurance Company of Philadelphia. They would be able to put the Levinson material on 4" x 6" cards containing 90 pages to a card. The price is \$10.50 for the master sheet and negative and 50¢ each for copies. Our estimate is that there would be an average of 50 pages for each issue of T-Square Journal and Shelter and that there are in toto some 30 magazines. We propose that each microfiche card would have one magazine mounted on it.

B. Future Use

Ideas for future use of the resource: MDPL would be proud to be the initiators with NEH and, of course, Maxwell Levinson, of any of a series of events or publications which once again focus on the early years of modern American architecture.

1. We propose that since the T-Square Journal was published first in 1930, 1980 be considered the 50th anniversary of this event and that a committee be formed to consider what steps to take next. This committee would include some of the contributors: among them would be Buckminster Fuller, Philip Johnson, Rice, and Carl Feiss. Professor Feiss, incidentally, is at the University of Florida at Gainesville and, in addition to being a leading architectural historian and preservationist, he was one of six distinguished Florida architects who passed on the nomination of the Art Deco District in February of 1979.

Others who have already spoken of their interest in such a committee include: Paul Asciolla, Director of Federal Agency Relations and Project Director of Arts/Recreation Strategies Program of National Endowment for the Arts; Andrew Euston, Urban Environmental Director of HUD; Denise Scott-Brown, partner in Venturi, Rauch & Scott-Brown, and William Murtagh, Director of Columbia University School of Preservation. Mr. Murtagh, who was for many years Keeper of the National Register and who worked closely with MDPL in securing the nomination, is a Philadelphian with many ties to the T-Square Club. It would be the initial task of grantees to bring such a committee together and to engage in the search for other people who were touched by the T-Square and Shelter ventures.

2. The committee would explore publishing of the papers, and we have already initiated talks with a major publisher (Rizzoli) concerning publishing both T-Square and Shelter in separate volumes. Publishing firms such as Dover and Horizon are increasingly publishing old magazines. A volume using the Levinson correspondence and biographies as published

in these magazines might be produced again as a 50th anniversary document.

3. The committee might explore a series of forums or a meeting to discuss the Shelter orientation toward social issues and architecture. The housing planning issues first emerged in Shelter and are even more important today when the same need for housing exists and when the disenfranchised face a new problem, namely the builders' pre-occupation with middle-class high-rise condominiums. The clear and simple message of architectural social responsibility found in Maxwell Levinson's publications are perhaps more important than ever.

C. Budget Considerations

In thinking about how this fund would be best used, MDPL has arrived at the following tentative budget:

<u>To be Administered by Maxwell Levinson</u>	<u>\$10,000</u>
Services, research principal (Maxwell Levinson)	4,700
Microfiche 30 4 x 6 cards @ \$10/card	300
Literature in microfiche 30 4 x 6 cards @ approx. \$10/card ..	300
Technical consultant, archivist (to be named).....	2,500
25 days @ \$100/day	
Secretary - one month @ \$25/day	800
Telephone	800
Research materials	600
	<u>Total \$10,000</u>

<u>MDPL Projected Budget</u>	<u>\$5,000</u>
Services, Project Director	3,600
Administrative Services (Secretarial,	650
overhead, etc.)	
Travel - 3 trips to Philadelphia, Washington	750
	<u>\$5,000</u>

28 July 1980

Letters to the Editor

Letter to the Mayor and City Commission from the president of MDPL

To The Editor:

This is to express our profound disappointment with the lackluster, unimaginative Bass Museum District Plan presented to our membership and the Gold Coast chapter of the American Planning Association on Feb. 22nd at the [redacted] Restaurant.

[redacted] if we were back to 1980 again, when the [redacted] accrue to an historic district were [redacted] Each of you has [redacted] and [redacted]

- The city should provide incentives which encourage the preservation and renovation of historic properties. At the public meeting we were informed that if all the hotels in the study area were renovated we would reach the critical mass needed to service convention center needs. We were also informed that the cost of a new hotel room is \$200,000 and the cost of renovating an existing hotel room is \$20,000.

- A traffic study and parking needs assessment should be reviewed to determine the impact on the neighborhood

that the new convention center will generate.

- Further study of alternative means of transportation to and from the proposed District is warranted.

- Any changes in zoning or floor area ratio should ensure that new construction does not exceed the present height level.

- More documentation is needed in identifying the existing population to protect their way of life.

- The municipally owned land on 17th Street between Washington Avenue and Meridian Avenues is an ideal hotel site that will bring more use to Lincoln Road provided retail uses in this new hotel are strictly limited.

**Richard Hoberman, President,
Miami Design Preservation League**

Str.

It is the advantages that would be unknown and untested in Miami Beach. Each experienced the miracle that takes place every Friday, Saturday evening when visitors and residents from all over Dade County and from southern Broward County descend upon Ocean Drive. With proper planning, we feel the Bass Museum area with its unusual street pattern which is similar to downtown Coconut Grove can also become a destination of equal popularity.

Our goal for this area is to retain its present identity as a residential and tourist neighborhood by keeping the present scale of three story buildings intact. We envision the conversion of these small hotels into upscale bed and breakfast operations that would appeal to European visitors, Americans interested in cultural tourism and a small but significant segment of the increased convention business.

Outdoor cafes should be encouraged and a massive landscaping effort. Merely encouraging existing property owners to plant shade trees close to the sidewalk is not enough. We must redefine the image of our community as sub-tropical with an abundance of trees and green space if we are to attain our potential as the pre-eminent residential, convention and tourist community in Dade County.

The architects of the new convention center clearly share this view as demonstrated by the superb indoor and outdoor landscaping efforts.

It was especially painful to preview the proposed elimination of the luxuriant garden and pool area of the Governor Hotel. Perhaps this organization has been remiss in the past in not focusing more attention on the importance of replacing the thousands of coconut palms and flowering shrubs that along with our outstanding buildings created the image of a beautiful, highly desirable subtropical community. *Time* magazine, in its February 19, 1940 cover story on Miami Beach, said it best:

'Coconut and royal palms, hibiscus, croton, flames vines, night blooming jasmine shroud mile upon serpentine mile of streets, lanes and waterways.'

On a positive note, we were most pleased with the proposed removal of the public library from Collins Park and the reintroduction of the original circular walkways and open green space.

Why are New York, San Francisco and Chicago the most popular convention cities in the United States? According to surveys, the most frequently mentioned amenity is the abundant pedestrian street activity. In each of these cities, contrary to convention planners wisdom, there are no large hotels immediately adjacent to the convention center. By concentrating these new large hotels along the ocean between 30th and 41st Streets as recommended by Beth Dunlop, we can make travel by water taxi a unique amenity while reducing air pollution generated by diesel fueled buses.

As Steven Brooke so eloquently stated at the public meeting, Miami Beach is a special place that requires special solutions. Responding to the demands of convention hotel developers is not in the best interest of this community.

Our specific recommendations concerning the Bass Museum District Plan are attached:

- The entire study area, from 16th to 23rd Streets, between Washington Avenue, Collins Canal, and the Atlantic Ocean should be the boundaries for the Bass Museum District.
- Historic district designation for the above area should commence immediately and not be conditioned upon completion of the ZORC process.

Developer shows hotel plans

Art Deco inns occupying site would be razed

HOTEL, FROM 3

ble with the city's goal of luring a hotel large enough to serve the newly expanded convention center on Washington Avenue between 18th and 20th streets.

"We must move forward with this project," the commissioner said.

Between 400 and 500 rooms would be built in an upscale resort inn on the beach. The developers are considering several locations for the ocean-front hotel, said Evelyn Langlieb Greer, Alexandru's lawyer.

A less fancy hotel, with more than

800 rooms and a five-story garage for 1,200 cars, would be erected on a triangular tract across the street from the convention center. Alexandru and his partners own or control that parcel.

The proposed convention hotel on Washington Avenue, between 19th and 21st streets, would have a large, low-rise pedestal for the garage, lobby and recreational floors. On the southern end of the open-air base, a 20-story curved tower would rise in a sleek Art Deco style, Lapidus said.

Three historic Art Deco hotels in that triangular tract — the Adams, Tyler and Collins Park — would be razed under Tishman's plans.

Preservationist Nancy Liebman said she was shocked to learn of plans for bulldozing the Deco hotels.

"To demolish those buildings would be a travesty greater than the

demolition of the Senator Hotel," which was razed to make room for a parking lot in October 1988, said Liebman, executive director of the Miami Design Preservation League.

She also is chairman of the city's Historic Preservation Board, which last week recommended that those three hotels be designated as landmarks that shouldn't be altered or razed without city permission.

David Pearlson owns the three Deco hotels and is a partner of Alexandru. He said it's too soon to worry about tearing down the buildings.

"Putting together a deal of this magnitude is so far away and the chances of something like this happening so distant and remote that I'm not even thinking about it," he said. "The economics of new hotel development in the city of Miami Beach are far from making any kind of sense."

MIAMI BEACH / BAL HARBOUR
SURFSIDE / BAY HARBOR ISLANDS
GOLDEN BEACH / NORTH BAY VILLAGE
SUNNY ISLES / INDIAN CREEK VILLAGE

Neighbors

7 BEACH

THE MIAMI HERALD

THURSDAY, FEBRUARY 8, 1990

Firm pencils in dual hotels

Three Art Deco buildings are on proposed site

PAGE 3

Att. Amy Schlager

NEWS

Dual-hotel plan is sketched out for Bass area

By MARY ANN ESQUIVEL-GIBBS
Herald Staff Writer

A national development firm sent two representatives to Miami Beach this week to discuss preliminary plans with city administrators for building a convention hotel-resort complex in the Bass Museum neighborhood.

The developer, Tishman Realty Corp. of New York, is building convention hotels in Orlando and downtown Chicago. Tishman also built Disney World's Epcot Center in the mid-1970s.

Tishman is talking to Adrian Alexandru, who with business partners has been assembling a two-block parcel across the street from the Miami Beach Convention Center large enough to accommodate a convention hotel.

Alexandru and his partners have not reached an agreement with

Tishman to build the hotels, Alexandru said.

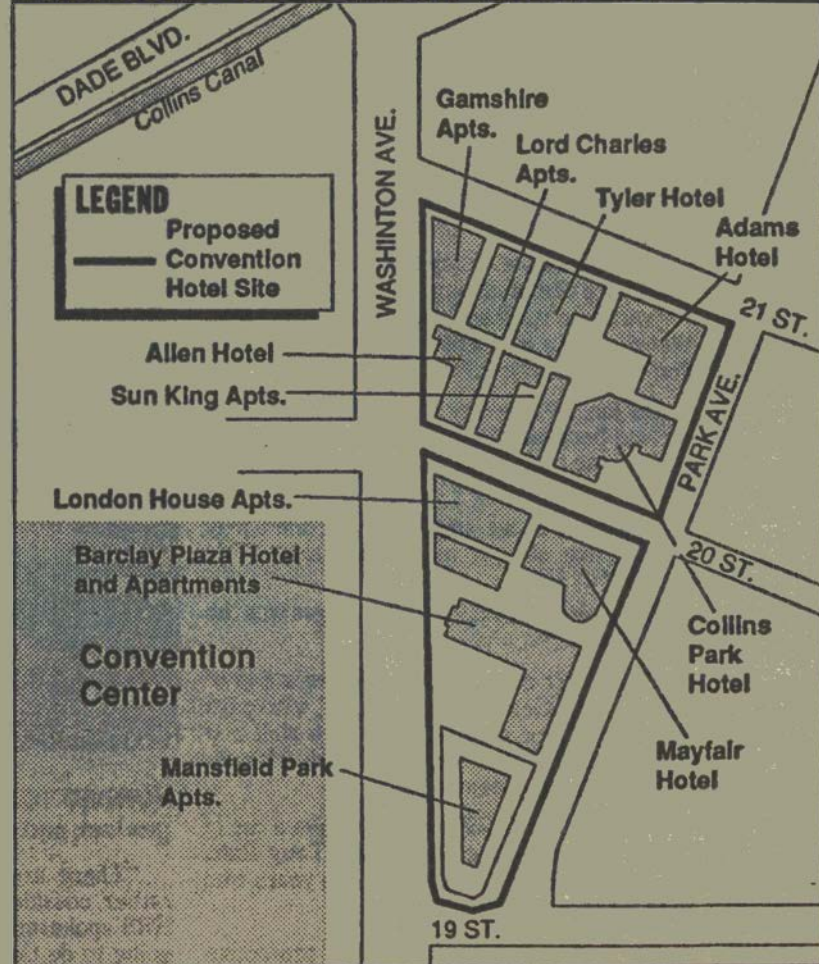
The Beach hotels would be Tishman's first project in Dade County, said Guy Lawrence, the firm's executive vice president.

At a meeting Monday at Beach City Hall, Lawrence and architect Alan Lapidus unveiled rough sketches for a two-hotel, convention-resort complex with about 1,300 rooms. They did not say how much the project would cost.

"I'm very excited about Tishman sending its executive vice president and architect here. It means more than talk," said Beach Commissioner William Shockett, the only elected city official to attend the meeting.

Shockett told Lawrence and Alexandru that their plans were compati-

PROPOSED CONVENTION HOTEL SITE



TIFFANY GRANTHAM/Miami Herald Staff

PLEASE SEE HOTEL, 13

Art Deco Society plans trip to Washington

The one hundred Art Deco buffs who gathered at a dinner meeting at the Governor Park Hotel had exciting new plans to anticipate according to Alex Nott, vice president of communications, chair for the meeting. "We are getting the Art Deco community to support our April trip to Washington D.C.", he said. It will be the first time that Art Deco Societies, collectors, hotel and restaurant owners, etc. will present themselves as preservationists."

The April event is an annual meeting of various preservation groups who lobby the national legislature for funding and protection. Barbara Capitman, president of the Art Deco Society of Miami has been attending the Washington rally for several years, Nott said. "This year, after our successful meeting in Cincinnati, and the formation of many new societies including Honolulu, Cincinnati and Boston, she felt it was time for Art Deco collectors, film makers, developers and retailers to "think preservation". "Thinking pink" is not enough anymore, Nott said. "We have to put the recent past rightalong with Victorian

and Federal preservation areas."

The Miami Beach delegation will go to Washington by Amtrak — and will include Michael Kinerk representing MDPL; Andrea Freedman, fashion designer, Andy Shantz, film maker, Rene Rvans, interior designer. The Society has reserved rooms at Washington's premiere Art Deco hotel, the Carlyle Suites, working with Miamian Sherry Muss, reservation director. They will party at the fashionable Riverclub in Georgetown, designed by Beach artist Leonard Horowitz. The climax of the days in Washington will come on Tuesday, April 4th, at the annual luncheon on the Hill for Congressmen and Senators.

Nott stated that the Art Deco Society is well on its way for plans for the first World Congress on Art Deco. Introduced at the meeting were members of the organizing committee: Lynn Swanson of Air France, Conni Gordon who has been around the world twice in the last six months in connection with her TV learn to draw classes; Evelyn Perlman, fashion leader of the Society, etc.

In The News

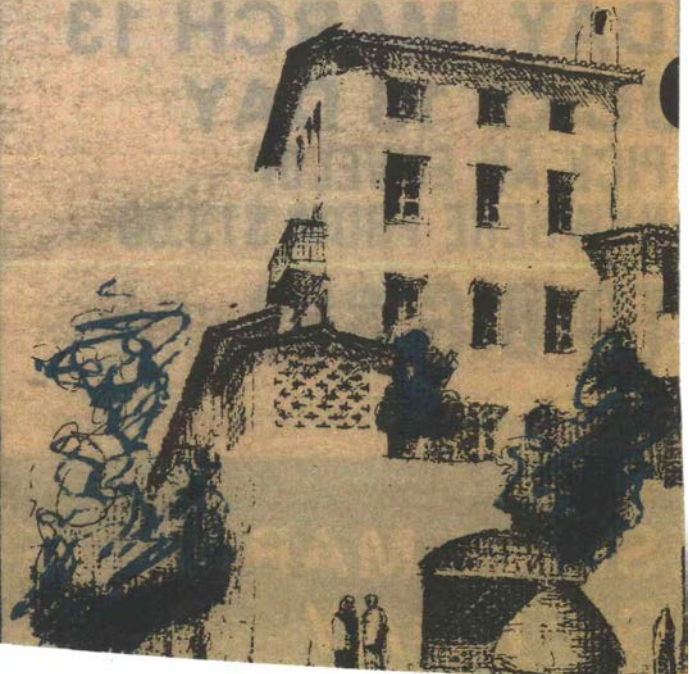
In two separte actions last week, the Miami Beach Housing Authority and the City's Planning Board both bowed to pressure of furious home owners and scrapped plans for a low-income housing project in northern Miami Beach and a retirement home at Indian Creek Drive. For more on the story, see page 5.

The

VOLUME IV, NUMBER 11

SERVING MIAMI BEACH, SURFIDE, NORTH

City, Cobb on 200-u



Alternatives to museum-area plan sought

By MARY ANN ESQUIVEL-GIBBS
Herald Staff Writer

Unhappy with a new redevelopment plan for the historic neighborhood surrounding the Bass Museum, preservationists have tentatively scheduled a workshop for March 22 to discuss alternatives.

"We'll discuss the pros and the cons of the plan," said Nancy Liebman, chairman of the Miami Beach Historic Preservation Board, which called for the workshop.

The idea grew out of a board meeting Monday at which city planners presented a draft of their study.

Under the plan, a five-block historic preservation district would be created just south of the Bass Museum, 2121 Park Ave.

It also pinpoints five convention-hotel sites in the study area bounded by 16th Street on the south, Washington Avenue and Collins Canal on the west, 24th Street on the north and the Atlantic Ocean on the east.

The plan also calls for building two city parking garages, making street improvements, dredging the Collins Canal and developing a water taxi system on it.

At a meeting Feb. 22 at the Strand restaurant, about 150 preservationists panned the study. They said the study did not provide enough protection for Art Deco



Barbara Capitman: Wants activist Nancy Liebman to resign one of her posts.

buildings in the area.

"It is a development plan, not a preservation plan," Liebman said.

Richard Hoberman, president of the Miami Design Preservation League, said the proposed historic district is too small. It should encompass at least the entire study area, he said.

On Feb. 20, a group of property

Bad blood boils between activists

By MARY ANN ESQUIVEL-GIBBS
Herald Staff Writer

Barbara Capitman, the grande dame of Art Deco, called Tuesday for comrade-in-arms Nancy Liebman to resign one of her two preservation posts. Capitman says Liebman has a conflict of interest representing both the Miami Beach Historic Preservation Board and the Miami Design Preservation League.

Liebman responded that Capitman's demand is baseless.

"I have no idea what she has in mind and I think if she is attacking my integrity in either position, it is a very pathetic effort," Liebman said.

Liebman is chairman of the city's historic preservation board and executive director of the preservation league, a citizens' group.

Capitman, founder of the 13-year-old league, sits on the league's board of directors. She also is a member of the city historic preservation board.

Capitman called for Liebman's resignation in a letter to league President Richard Hoberman.

Hoberman said it's unfortunate that preservationists are diverting their energy from important issues, such as fighting a new redevelopment plan for the Bass Museum neighborhood, to deal with internal strife.

"They each have made a major contribution to historic preservation," Hoberman said. "It is unfortunate that when Barbara disagrees with one of Nancy's tactics that she's asking for Nancy's resignation. It would be best if their energies would be combined to foster the future preservation and development of the district."

Capitman became angry because she said Liebman did not take a strong enough stand against the museum plan. Because she is head of the city board, Liebman soft-pedals the positions taken by league members, Capitman said.

owners in the Bass Museum neighborhood reviewed the plan. In contrast, they said it made an excellent start at addressing redevelopment pressures in the quaint neighborhood of low-rise hotels and apartment buildings adjacent to the newly expanded Stephen Muss Convention Center.

At Monday's meeting, board

members such as Sandra Cook thought the plan included some good proposals, such as dredging the Collins Canal and making street improvements.

"But when you get down to preservation vs. development, it seems like we have a lot of problems," Cook said. "We'll have a lot of people trying to build as many high-rise

hotels and condominium buildings in the area. It sounds beautiful, but it concerns me how it will be achieved."

The preservation board will eventually forward its view on the plan to the Miami Beach Planning Board. The City Commission will consider the plan in April.

MIAMI BEACH *Thur. 6/21/90*

*MIAMI
HERALD*

City expands historic district

Miami Beach preservationists Wednesday realized the dream of a decade: a greatly expanded historic district that lifts the threat of random demolition from dozens of Art Deco buildings.

The audience roared with approval when the City Commission added the neighborhoods around Flamingo Park and the Bass Museum to its roster of protected areas with a 6-1 vote. The old district ran roughly along Ocean Drive and Collins Avenue, between Fifth and 16th streets, and up Espanola Way.

Although Flamingo Park and the museum district were covered by a federal historic district established in 1979, the city's designation carries more muscle. Before any building in the area is razed, the plan must be approved by the city's Historic Preservation Board or the City Commission.

The debate at Wednesday's meeting centered on the message the local designation would send to developers. The few who spoke against the district said it could hinder the city's efforts to find a developer to build a large hotel to serve the newly expanded Miami Beach Convention Center.

The proposal's more numerous advocates argued that the city has become a popular site for conventions and tourism because Art Deco flair has been revived.

First lady of Art Deco' Barbara Capitman dies

BETH DUNLOP
and Architecture Critic

Barbara Baer Capitman, the guiding vision behind the transformation of South Miami Beach from an aging neighborhood into the vibrant, world-famous Art Deco District, died Thursday after two years of declining health. She was a month shy of her 70th birthday.

Eccentric, intellectual and uncompromising, Capitman was the "first lady of Art Deco."

Almost single-handedly, at least at first, she led the crusade to preserve Miami Beach's mile-square historic district, spotting beneath the layers of peeling paint a treasure that no city politician believed worthy of rescue.

"My whole life has been Art Deco," she once said. "I was born at the beginning of the road and grew up during the height of it. It's

PLEASE SEE CAPITMAN, 12A



BARBARA CAPITMAN:
Miami Beach crusader.

Barbara Capitman, 69, 'first lady' of Art Deco, dies

Spearheaded Miami Beach preservation

CAPITMAN, FROM 1A

a thing of fate."

It was in the mid-1970s when Capitman, then a recent widow and newcomer to South Florida, first saw the dilapidated stucco buildings that, with their streamlined facades and Buck Rogers spires, would become her obsession. In 1976, she founded the Miami Design Preservation League with a group of like-minded artists and designers. They began the battle to save the long-neglected seaside neighborhood from forces ranging from fire to neglect to demolition.

Dressed in flowing clothes and tennis shoes, her arms ever-laden with books and papers, Capitman cut an oddly charismatic figure as she argued her cause with politicians, developers and doubters. Her voice always sounded wavery and weak, but few — at least after an initial encounter — ever underestimated the force of her personality.

She held candlelight vigils to save endangered buildings, and though a few were demolished — most notably the New Yorker and the Senator hotels — many more were saved and eventually renovated. It was an often-acrimonious battle, complete with shouting matches, protest marches and bodies thrown down before oncoming bulldozers.

Capitman's vision

But today even the most skeptical see what Capitman envisioned, that the Art Deco District has an ineluc-



BATTLE FOR BISCAYA HOTEL: Barbara Capitman, in judge's robes, leads protest of demolition of Biscaya hotel in 1987.

table lure. One of her greatest triumphs was when, in 1979, the one-time ghetto earned it place in the National Register of Historic Places. It was the country's youngest-ever historic district — at least in terms of its buildings' ages.

Now the Art Deco District is aglow in coats of fresh paint, and its sidewalks are filled with tourists and

residents alike. It is a favored location for fashion photographers and moviemakers. New shops and restaurants open almost weekly, and its hotels draw tourists from all over the world.

"She made Art Deco a household word," said Miami Beach commissioner Bruce Singer. "She made Art Deco something that brings out

immediate visions of fantasy and color that became the image of Miami Beach."

In the early 1980s, Capitman's son, Andrew, bought a number of Art Deco hotels, most of them on Ocean Drive. He renovated several and, with his wife Margaret Doyle, opened a cafe at the Cardozo that soon drew artists, designers and writers who would sit for hours sipping drinks and taking in the sea breezes on the front porch. Andrew Capitman later sold the hotels, but the renovation work that he pioneered continued.

Dawn of Art Deco

Capitman was born in Chicago in 1920, as Art Deco was dawning. Once, in a flight of fancy, she even postulated that the first sounds she heard were "Art Deco sounds," the sounds of the Jazz Age. Her father was a manufacturer of children's clothing. Her mother was an industrial designer, creating exteriors of planes, cars and appliances. They moved to Westchester, N.Y., when Capitman was 3.

She went to New York University and ran with an intellectual crowd. Her best friends were actress Judy Holliday and painter Stephen Green. Capitman's tastes moved toward Proust, Dreiser and Balzac. An English major, she planned to write a great novel someday.

Instead, she wrote advertising copy for industrial products and became a reporter for the Atlantic City Daily World.

She met her husband William Capitman, a former United Press International correspondent, at a May Day party for architects. She was 28 and "desperate about getting married." Two months later, they were wed.

They lived in New York and later Martha's Vineyard, Mass. She worked to put him through law school. In 1973, William got a teaching job at Florida International University and they moved to Miami.

After recovering from the shock and grief of her husband's death from cancer at 53, she focused her energies on the fledgling Miami Design Preservation League. Her earliest influential allies were Carl Weinhardt Jr., the late director of Vizcaya, and the late Andres Fagrega, an architect who designed Miami Beach City Hall.

Battled opposition

Developers, hoteliers and some city officials battled her efforts. She called them fools and worse. In 1983, she ran for Miami Beach City Commission. Her platform: preserving the Art Deco District. She lost, but the next week was in Tallahassee, carrying on the fight.

In 1980, Capitman organized the Art Deco Society of America. She was instrumental in founding Art Deco societies in New York, Washington, D.C., Chicago, San Francisco and Los Angeles, among other cities. Always pushing for greater recognition of her beloved Art Deco style, she had proposed a biennial World Congress on Art Deco for 1991.

"When we started, you could have torn down buildings without anybody caring," Capitman said. "Now, people feel passion, people are committed."

At the time of her death, Capitman was at work on a book titled *Discover Art Deco USA*. An earlier book on the Miami Beach district, *Deco Delights*, was published by E.P. Dutton in 1989.

"Barbara was a genuine historic force whose presence will be felt in Miami Beach for generations," said architectural photographer Steven Brooke, her collaborator on *Deco Delights*. "It was my great fortune indeed to have worked with her."

Capitman's background in marketing gave her an uncanny sense of publicity. Whenever a building was endangered — starting with the New Yorker in 1981 — she caught the public's attention. By the time the Senator was demolished for a parking lot in 1988, its demise got worldwide publicity.

But Capitman suffered. She cherished the whimsical stucco hotels as if they were her children, and when the Senator went down, Capitman was hospitalized.

A broken heart, one hospital official said.

"She was just one lady with a candle fighting," said Commissioner Singer. "And as far as I'm concerned, she won."

She is survived by sons Andrew and John, and four grandchildren. A memorial service will be held at 3 p.m. Monday, Temple Emmanuel, 1701 Washington Ave., Miami Beach.

Herald staff writers Lourdes Fernandez and Debbie Sontag also contributed to this report.

Preservationist works to save Beach's Art Deco 'bonbons'

By **BONNIE WESTON**
Herald Staff Writer

6/24/90

Edith Irma Siegel has spent the past 15 years defending a slice of South Florida history that is half her age.

The interior decorator first came to Miami Beach in 1928 to escape the Chicago winter. The wave of construction that would leave the Beach with the streamline buildings now dubbed Art Deco had barely started.



Siegel

And once it caught on, Siegel, who returned to the Beach regularly until she moved here for good in 1949, was an immediate fan.

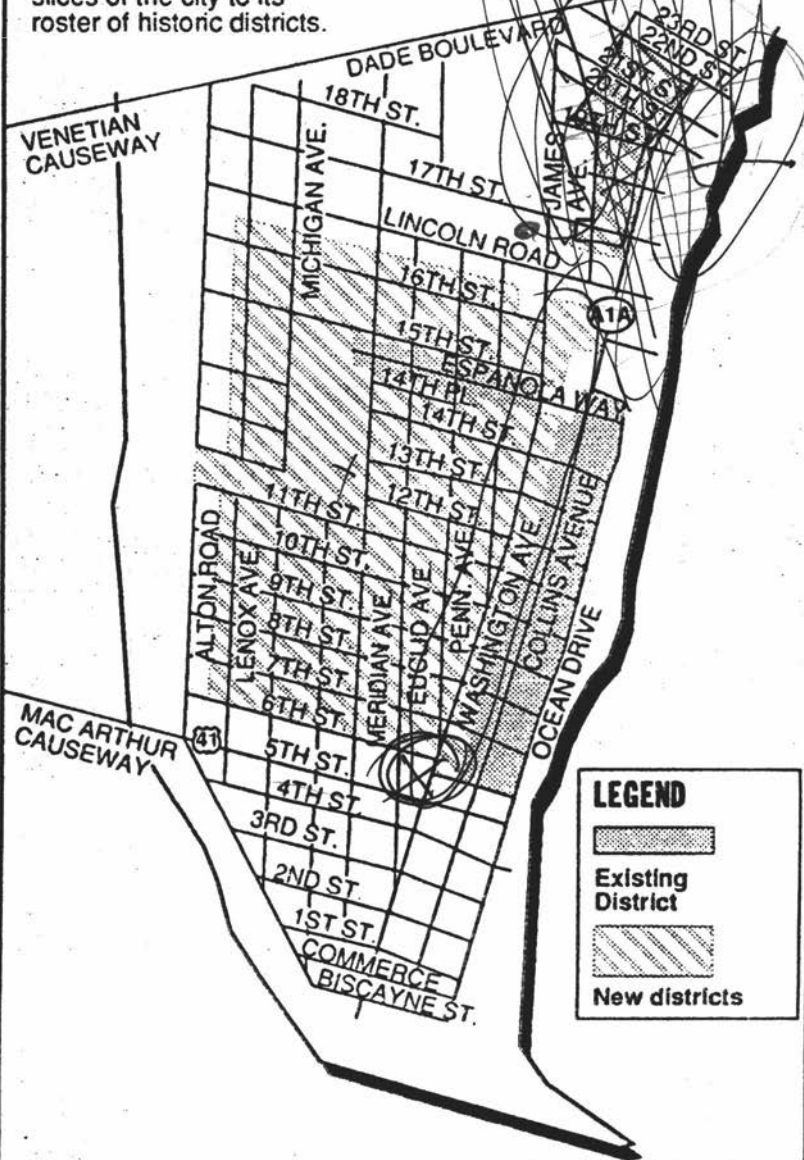
"I call them bonbons," said Siegel, 91, who lives in Bay Harbor Islands. "They are little gems with their porthole windows and window-sills that are like eyelashes. They brought such cheer" during the Depression.

By 1976, the buildings had long since fallen out of favor, fashion and repair. That year, when serving as president of the American Society of Interior Decorators, Siegel met Barbara Baer Capitman.

Siegel said she immediately fell under Capitman's sway and, along with a handful of other enthusiasts, joined her in founding the Miami Design Preservation League. In 1979, under Capitman's leadership, the league witnessed one of its greatest victories: a mile-square area covering many of Art Deco's

NEW HISTORIC DISTRICTS

The Miami Beach City Commission added two large slices of the city to its roster of historic districts.



PLEASE SEE ART DECO, 9

WOODY VONDRACEK / Miami Herald Staff

Versace purchases another Beach hotel

He plans to use site for courtyard

By DAVID KIDWELL
Herald Staff Writer

Italian fashion designer Gianni Versace has bought the Revere Hotel on Ocean Drive and plans to demolish it to create a courtyard for his neighboring house.

Versace, the head of a \$350 million fashion empire based in Milan, last year purchased the Amsterdam Hotel at 1116 Ocean Dr. for \$2.9 million.

The 16,000-square-foot apartment building has been under renovation since June. Built in 1930, the building was designed to replicate the 16th Century Santo Domingo home of Christopher Columbus' son.

The Amsterdam will be Versace's third home. He also has homes in Milan and Lake Como, Italy.

The Amsterdam, though, doesn't have much property.

"There's no room for a swimming pool or landscaping or anything like that," said Wallace Tutt, the general contractor on the project.

So, in January Versace bought the dilapidated Revere Hotel to

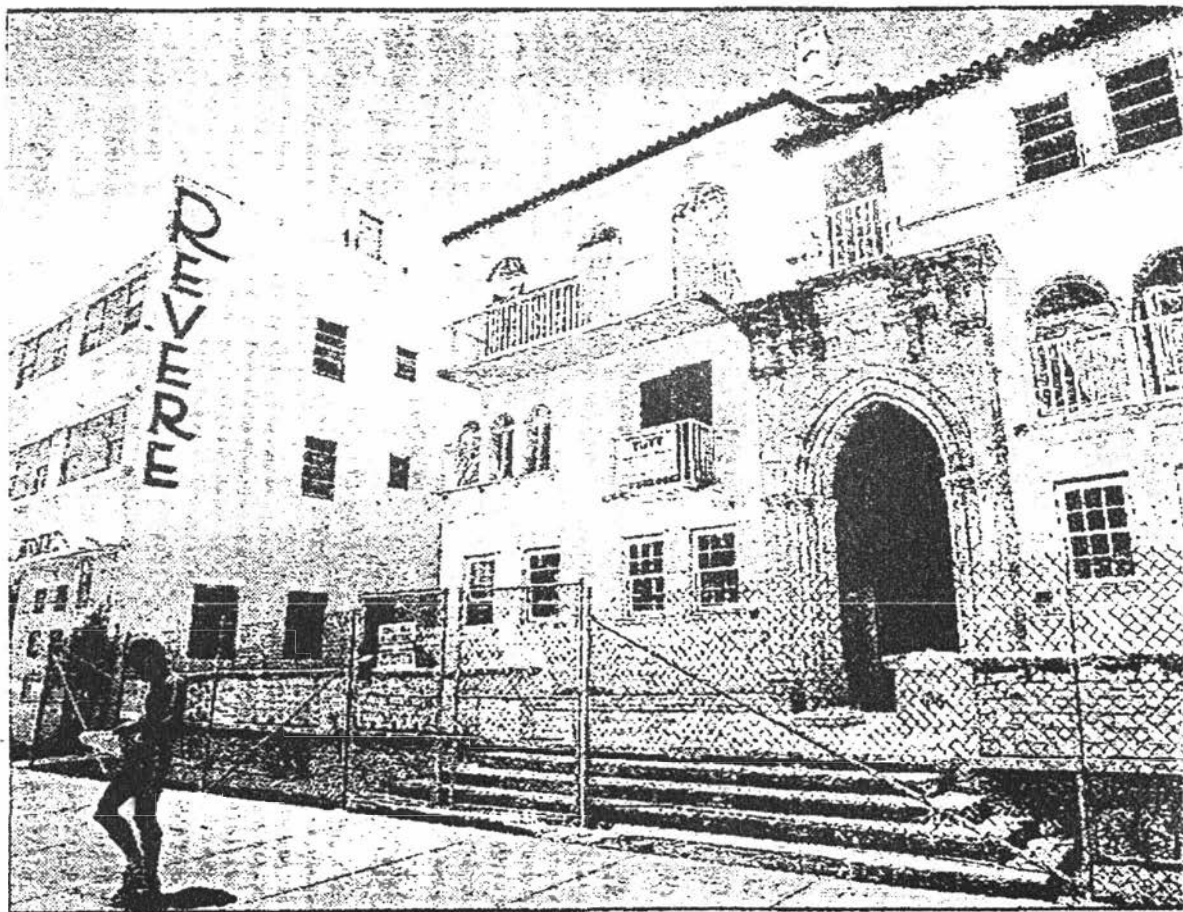
the south at 1100 Ocean Drive. Purchase price: \$3.7 million.

The Revere, built in 1970, is not historic. It sits on a 10,000-square-foot lot that Versace wants to convert into an enclosed courtyard, according to records in the Beach planning department.

The plans call for a two-story stucco facade in Spanish Mediterranean style to match the Amsterdam's architecture. The facade would be lined with arched mahogany windows.

Inside, there would be an open courtyard landscaped with 30-foot royal and date palm trees, 18-foot lemon trees, silver buttonwoods and various hedges. A swimming pool is planned, and to the rear there would be a garage entry into the Amsterdam, which has been renamed the Casa Casuarina, the property's original name.

Versace's company, Gisado Inc., has applied to the city's Design Review Board for approval of the plan. The board is set to review the matter April 13.



RANDY BAZEMORE / Miami Herald

HOME IS WHERE THE HOTEL IS: Fashion designer Gianni Versace is renovating the Amsterdam Hotel for his home. He plans to demolish the nearby Revere Hotel to create a courtyard.

Versace hasn't indicated how much the total project would cost; his home is expected to be completed by the fall.

The floor plan calls for eight bedrooms, two kitchens, three sitting rooms, 10 bathrooms, a bar, a library and four living

rooms — over three floors addition, a small interior courtyard is planned, along with rooftop garden and observatory.



CHARLES WHITED

Art Deco's grande dame fought to end

She was 69 years old, with a faltering heart. Life was a struggle, but the mind and the resolve — that absolutely unblinking belief in herself — remained, to the last, undiminished.

Two days before she died last week, Barbara Capitman told me in a final interview: "This is not the



Capitman

time for compromise. Every preservationist should be at the battlements. It is not the time for division." Such was the grande dame of Art Deco, resolute to the end.

Her impact was profound. For 15 years she'd fought in the trenches of Art Deco, hurling scorn upon developers who would replace the old gems of architecture that adorn central Miami Beach, buildings with porthole windows and concrete eyebrows and streamlined facades.

By sheer will, she gave the form respectability. Buildings that were once slums, where the old poor came to die, now sport sprightly colors, trendy restaurants and Porches gleaming along Ocean Drive. Yuppies reside in restored structures whose designs hark back to the Great Depression.

Mosaic hallways, dangling light fixtures, buttresses in bas relief...

Refusal to compromise

Even the city had come around with new zoning provisions to enlarge the Historic District and capitalize on the Deco boom but also to give the nod to building huge hotels nearby to lure convention business.

While many other preservationists accepted the compromises, however, the prospect galled her. Capitman, who'd single-handedly launched the Art Deco movement in the mid-1970s as a memorial to her late husband, William, saw potential disaster in the new zoning.

That was on her mind, as we talked for the final time.

"I have this awful feeling, from experience," she said, her quavering voice at times barely audible. "I sense this mood to relax and compromise, this mood of self-complacency. It's such a scary thing. I can see the whole Art Deco District being gone in two years."

It remained a classic battle between property rights and historic preservation. But she saw added threat in the push for those big new hotels. "Miami Beach is so jealous of Coral Gables and all their big buildings coming onto the tax rolls. The city's interest is making money in the conventional way."

There are those who shared her final concerns.

At the University of Miami, Professor of Architecture Aristides Millas had assigned his students to study the new Beach zoning. Among their findings: The new potential building masses are long on discussion but short on visual representation. He wants to alert city planners.

"It's a ticklish issue, embarrassing to the city," Millas said. "I don't want to ambush them. But the developers know what they're doing. That's why they don't make pictures. And yet people have to know the impact of tall buildings on small buildings. Historic districts are all about human scale, buildings being compatible with each other. Look at New Orleans, Key West, wonderful cities, and all to scale."

What could happen in a worst-case scenario, with monster buildings overshadowing the gems? Was Barbara Capitman right?

"They're going to ruin it, this wonderful district," Millas said. "It's like a baby. You need kid gloves to deal with it."

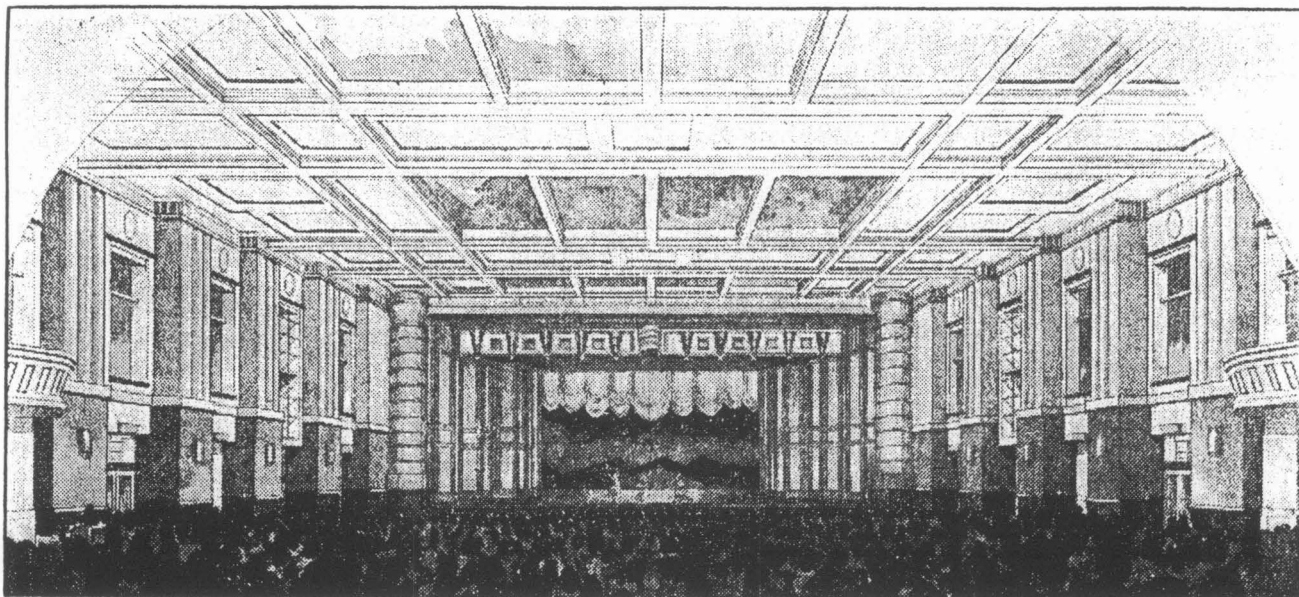
Dwindling power base

Capitman's admirers lamented her declining health, her dwindling power base. "Her dreams," observed Marty Cyber, a computer communications consultant, "always exceeded her resources." At the end she even lost control of the Miami Design Preservation League, which she had created to bring Art Deco to the forefront of American architectural styles.

As long as she had breath, she vowed to continue the fight.

"How can one do otherwise?"

But finally, breath ran out.



ARTIST'S RENDERING: What TOPA will look like when the remodeling is finally done in December.

TOPA: back under the knife

Will the third round of hall's renovations be the charm?

By BETH DUNLOP
Herald Architecture Critic

When *Starlight Express* closes this afternoon, renovations to the Jackie Gleason Theater of the Performing Arts will begin. The hall will be under construction until December.

This is the third and final phase of the \$15 million reconstruction of TOPA, intended to improve comfort, sight lines and sound. The first work was done behind-the-scenes, on the stage house; last summer's construction produced the new pastel facade and revamped lobbies. Now it's down to the nitty-gritty.

In the theater chamber itself, the seats will be removed and replaced with new ones — and fewer of them; the redone TOPA's capacity will be 2,746, down from 3,023. The floor will be rebuilt with a new rake for better sight lines. The balcony will be partially demolished, then reconstructed and renamed to become a "mezzanine."

New lighting, sound and amplification systems — including the controversial new Electronic Reflected Energy System for acoustics — are on the way, as well as a rebuilt orchestra pit. A new wooden orchestra shell will be installed also.

Throughout the theater, there will be a new patterned carpet; the seats in the chamber will be a deep wine color. The lobby will get new surface finishes and an elevator leading to the mezzanine.

Outside, along the "Walkway to the Stars" (the celebrity kind) on the south side of the theater, TOPA director Norman Litz plans to set up tables and chairs, cafe style, so that theatergoers can drink a

glass of wine under the celestial stars.

Last January, TOPA joined other theaters in banning smoking anywhere inside, for both health and maintenance reasons; that policy will continue once the refurbished hall opens.

Beach investigation

Both TOPA and the Miami Beach Convention Center next to it bear the imprint of three Miami architects, each of whom also has his own firm — Jaime Borelli, Markus Frankel and Peter Blitstein. In the case of TOPA, the Borelli-Frankel-Blitstein team collaborated with Sasaki Associates; at the convention center the partnership included the firm of Thompson Ventulett Stainback of Atlanta.

In recent weeks, however, one of the three Miami firms has figured into an investigation of work done on Miami Beach Mayor Alex Daoud's private home; the name of Laurence Farley White, a senior designer for Frankel Associates turned up on Daoud's renovation blueprints; Frankel told *The Herald* Thursday that he would not comment until after the investigations of Daoud were completed.

Reopening soon

Meanwhile, the convention center itself is ready to reopen next month when the final work is completed on \$91 million in new construction and renovations to the massive complex. Half of the hall, the new portion, opened in January, 1989. The first convention to use the whole hall will be the American Federation of State and Municipal Employees.

Now all that remains is finding a hotel to house conventioners.

This is, of course, the most controversial — and most difficult — issue of all of them. The convention center sits at the edge of the Art Deco Historic District, and for several years, developers have been

eyeing the area around the Bass Museum or along Collins Avenue north of Lincoln Road.

The Miami Beach planning department produced, in 1989, a truly inferior plan for the area around the Bass Museum. Most of its recommendations, allowing bulky new development in several places, became part of the city's revamped zoning.

Now several hotels in the historic district stand in jeopardy, including the Adams, Tyler and Governor in the museum area, and the Ritz Plaza, Delano and National on Collins Avenue — each a gem in its own right, each important to the district as a whole.

It's a classic lose-lose situation.

We have plenty of evidence that too-big buildings do not often prosper when they destroy the rhythms of an urban neighborhood. Bakery Centre — near-empty and bankrupt — is the classic example.

But there's hope.

An architectural task force created by the Miami Design Preservation League has come up with a solid proposal for the location of a convention center hotel, one that would resolve the predicament and let everybody come out a winner.

These architects are among Miami's finest — Thorn Grafton, Bernard Zyscovich, Aristides Millas, Robert Chisholm and Barry Klein. Working with private contributions and a \$5,000 grant from the National Trust for Historic Preservation, they scrutinized the situation independently and collaboratively, and every one of them drew the same conclusions.

Armed with lots of preliminary drawings and an animated computer presentation, they'll reveal their alternative plan during a meeting at 5:30 p.m. Thursday at the newly — and nicely restored — Ritz Plaza Hotel, 1701 Collins Ave., ironically one of the hotels the city planners targeted for replacement.

A pioneer helps save Deco sites

ART DECO, FROM 3

finest examples was designated a federal historic district. A small portion of that region won stronger protection from destruction through a local historic designation.

Capitman died in the spring without seeing the larger area brought under local protection.

On Wednesday, Siegel appeared before the Miami Beach City Commission on behalf of her friend.

"I went to see if her dream would die with her. It's not going to," Siegel said after the commission enlarged the local historic district to embrace the neighborhoods around Flamingo Park and the Bass Museum.

Before the Art Deco revival, Siegel told the commission, Miami Beach was nothing but old people.

"I have nothing against old people — I'm old too," she said. "America is for the young, a land of ambition and prosperity. I think we're going to have that here on Miami Beach."

She later elaborated on preservation: "It's a nod to the past and a nod to the future. It's the young and the old. These buildings are Miami Beach."

Siegel was joined at the meeting by a large crowd of Art Deco boosters, who stood to cheer her com-

WHAT THE COMMISSION DID

At its Wednesday meeting, the Miami Beach City Commission:

■ **Greatly expanded** the city's local historic district by including the neighborhoods around Flamingo Park and the Bass Museum. The vote was 6-1, with Commissioner Abe Resnick dissenting.

■ **Designated** the Miami Beach Visitor and Convention Authority as the city's official local arts agency. The new title means the VCA will be authorized to develop and promote cultural affairs in the Beach. Critics have complained it will give the VCA too much control over arts.

■ **Tentatively agreed** to modify the city's animal control ordinance to allow "domesticated and diapered" primates in city parks and at the beach.

■ **Agreed** to allow the International Artists Series to continue booking shows at the Theater of the Performing Arts. A theater advisory board wanted the group banned, saying it had violated its contract by printing some of its own tickets. If it discontinues the

practice, the group will be allowed to return on a show-by-show basis. Programs staged by the group in the past included the Nutcracker Ballet, the Vienna Boys Choir and the Warsaw Ballet.

■ **Declined** Commissioner Abe Hirschfeld's recommendation that the commission approve a federal judge's order evicting Hirschfeld from his Clarion Castle Hotel & Resort and ordering the hotel closed until fire and building code violations are corrected. City Attorney Laurence Feingold advised Hirschfeld that court order is binding and that a vote by the commission would be inappropriate.

■ **Decided** to solicit a second round of bids for a South Pointe parking garage complex. The city received three bids on the project last year, but tabled them when the Marriott Corp. proposed building a pair of resort hotels in the area. Marriott has since modified its proposal, leaving out the original parking garage block.

ments. Someone called out to Siegel that she couldn't be 91.

"That," she answered, "is what Miami Beach does for you."

The group cheered again when the commission voted 6-1 for the new district, whose buildings now can be demolished only by approval of the city's Historic Preservation Board or the City Commission.

Critics had argued against the

extension, or at least for a delay, saying it could discourage efforts to find a developer for a large hotel to serve the newly expanded Miami Beach Convention Center.

"The question is, do we want to preserve the entire city of Miami Beach?" attorney Harold Rosen asked commissioners. "The signal to developers is you better watch out before you come into the city."

SOUTH BEACH

CAN IT WIN THE FUTURE WITHOUT LOSING THE PAST?

By FRED TASKER
Herald Staff Writer

Morning in South Miami Beach: George Lowander strolls the bright streets waving at friends, stopping at Rollo's for coffee, chatting with tenants of the two apartment buildings he owns. The sun quickly heats up far south Ocean Drive, glinting from the restored Century Hotel to the decrepit, crumbling bars and the sturdy but unremarkable apartment buildings. Traffic is light. People are out and about. "This is an island community, like Key West," says Lowander. "Like Coconut Grove before what they did to Coconut Grove." He knows; he moved here from that yuppie village. "We love this little, fragile place," says his neighbor,

Linnea Pearson, who has been watching her 80-year-old friends in their 7 a.m. exercise class in the oceanfront park. "We love its low-rise architecture, its human scale."

And they worry about its future. "George and I are going to secede and proclaim the Stone Crab Republic." Now it's lunchtime on Ocean Drive: Girl watching is the favorite pastime of the young men who eat Westphalian ham on soft slabs of black pumpernickel and sip imported Foster's ale at the News Cafe. Connoisseurs can spot \$7,500-a-day models like Lauren Hutton, Elle McPherson or Linda Evangelista. "Better than spring break," concludes Kevin McFallon, a visiting Dartmouth student. A German fashion cat-

alog's casting call last year drew 450 responses from models living and working here. Seven top national agencies have set up shop.

Ten years ago it would have been unthinkable. Ten years ago these porches were full of old men and women, many Eastern Europeans who fled pogroms or wars, worked out their lives in New York's garment district, then retired to tiny "pullmanette" apartments. Today there are two new South Beaches. South of Fifth Street it's a shifting, transient, polyglot mixture of people and buildings — big and little, rich and poor. Crime-breeding flophouses exist beside prettily restored hotels.

PLEASE SEE BEACH, 3D

CHANGES ON THE BEACH

Dozens of proposals would reshape the future of Miami Beach's southern tip and Art Deco district.

1. Proposed 20-story, 958-room convention hotel would require razing all or part of three unprotected Art Deco hotels.
2. Suggested convention hotel would save only the facade of the unprotected Art Deco Governor.
3. Miami Beach Convention Center needs 3,000 new first-class hotel rooms to support recent \$9.1 million expansion.
4. Suggested 1,000-room resort/convention hotel would require razing the Esplanade and the Art Deco Sasson hotels.
5. Preservationists propose convention hotel atop city garage.
6. Art Deco Sands Hotel not included in new preservation laws.
7. Suggested resort hotel would replace Art Deco St. Moritz, Royal Palm and Shorecrest hotels in the preservation zone.
8. Proposed 345-room four-star resort would require razing all or part of Jefferson and Bancroft hotels.
9. Art Deco preservation area created in 1986. Demolition now banned without 5/7ths vote of city commissioners.
10. Preservation area expansion including Flamingo Park and Bass Museum area comes up for final commission vote next week.
11. Tony Goldman, owner of several Art Deco hotels, proposes 11-story condo next to three- and four-story buildings.
12. South Beach Redevelopment Area created in 1983 calls for a resort hotel, shopping malls and medium-density upscale homes.
13. \$3-million Gold Club, an upscale strip joint, opened in May, 400 feet from new elementary school.
14. \$8-million South Pointe Elementary under construction.
15. Cobb Project planned as 317 \$80,000-\$200,000 family townhouses, now revised to 350 moderate apartments.
16. Whitehart Hotel site granted a variance for an 11-story condo on a 50-foot-wide lot, circumventing city plan calling for 100-foot lots, and bigger, fancier buildings.
17. Art Deco Century Hotel lies outside preservation areas, would be razed for new resorts.
18. Town Center Shops proposed by Marriott as six-acre mall.
19. Retail Village: More shops in Marriott plan.
20. Joe's Stone Crab left intact under new Marriott plan.
21. Proposed Marriott Hotel with 35-stories, 1,500-rooms atop a parking/ballroom pedestal, plus an 11-story interval-ownership tower. Penrod's would be razed.
22. Proposed 25-story, 750- to 900-room hotel, possibly a Hyatt, atop a 50-foot parking/restaurant pedestal.

SOUTH BEACH RESIDENTS

Below, Century Hotel manager Goetz Humbeck and apartment dweller Linnea Pearson lament the resort plan. "It would destroy this area as a neighborhood," Pearson says.



CHARLES TRAINOR JR. / Miami Herald Staff

WOODY VONDRACEK / Miami Herald Staff



South Beach: Is past part of future?

The visions for two distinctly different areas invariably clash with the realities

BEACH, FROM 1D

North of Fifth Street it's downtown Art Deco, a mixture of Bohemian folk on the cutting edge of tomorrow's trends, spectacularly preserved 1930s architecture and other great old buildings not yet salvaged from the past.

Both areas are war zones. Everybody has a vision of what South Beach could be, should be. But the visions clash. Should the southern area remain low-rise, low-key or become a high-rise, high-rollers' resort? Can the Art Deco area have the high-rise hotels it needs to support its convention-center economy without destroying some of its most significant architectural gems?

Can either neighborhood bank on the future without destroying its past?

At South Pointe, hotel czar Bill Marriott's vision is a \$500-million tourist resort, with a 35-story Marriott and a 25-story Hyatt on land cleared by buying out or evicting maybe 500 residents.

North of Fifth Street, hotel owner/operator David Pearson's vision starts with a 958-room, 20-story hotel across Washington Avenue from the newly expanded Miami Beach Convention Center. It would mean razing the Art Deco Adams, Tyler and Collins Park hotels his family has owned for years. Possibly, the hotels' facades could be saved. The point, he says, is that South Beach needs huge new first-class hotel facilities to lure groups large enough to support the convention center as well as the economy of the eclectic Art Deco hotel district.

Both plans, have their vocal opponents.

Linnea Pearson detests Marriott's South Pointe vision: "It would destroy this area as a neighborhood," she says. "It would destroy the special charm we feel in it."

George Lowander agrees: "They're into bulldozer development; we're into preservation."

Farther north, Nancy Liebman, heir to the late Barbara Capitan as defender of Art Deco, is preparing to fight Pearson's plan, to save his hotels from his own proposals.

"We're not against big hotels," says Liebman. "We're just saying, 'Don't put them there.'"

The city will hold a meeting Thursday to hear more about the Marriott plan. Pearson's vision already more or less parallels the city's plan for encouraging big convention-center hotels.

One thing is sure: If either plan succeeds, South Miami Beach will never be the same.

Far South changes

As much as Lowander and Pearson don't want South Beach to change, they reflect the forces that already are changing it. He moved in from Coconut Grove five years ago, bought the Diamond and Crystal apartment buildings, fixed them up and more than doubled the rent. Some tenants he kept at the old rates. Others had to move out.

"He got rid of the rats," says a young tenant, "some of them the human kind."

Pearson's oceanfront condo nearby has gone up 50 percent in value in the past five years, as have most others in the gentrifying neighborhood.

South Beach no longer is God's waiting room. Its original elderly population has dwindled, replaced by Mariel refugees, who are now being replaced by yuppies. Time and free-market economics have done what the grand plans of man have not been able to do, despite several tries over the preceding two decades.

The grandest plan for South Beach was the one drawn up in 1976. It would have razed 372 buildings — nearly everything but Joe's Stone Crab — on the 255 acres south of Fifth Street. In its place would have been a "New Venice" with 2,696 condo units and a series of man-made canals.

Up to 6,000 elderly residents of South Beach's jumble of 1930s apartment buildings were to be relocated — with relatively generous financial assistance — from what some called "Florida's most visible slum."

But by 1982 the plan died in the usual Miami Beach morass of politics and developer disputes.

By then, many of the 6,000 elderly had been "relocated" without benefits — by death or fear of soaring crime.

Another try

In 1983 the city tried again. Its new "South Shore Revitalization Strategy"



NEW LOOK: Sidewalks were widened on Ocean Drive as part of the face lift on South Beach.

called for a major-chain resort hotel on 14 acres at the tip of South Beach and a smaller hotel on the ocean at First Street, surrounded by medium-density apartments and condos — rehabbed existing units where possible — and a shopping mall.

By then even more of the elderly were gone. Between 1980 and 1987 the number of over-65 Social Security recipients in South Beach dropped by 42 percent, while the number of births shot up by 43 percent, according to county planner Oliver Kerr. And between 1986 and 1988, Hispanic births dropped from 63 percent to 60 percent, while non-Latin white births rose from 19 percent to 22 percent.

Still, many were shocked this year when the city asked for proposals for a 600-car parking garage near South Pointe, and the Marriott Corp. and Rahn Properties of Fort Lauderdale responded instead by proposing two 1,500-room high-rise hotels on 46 acres, requiring demolition of six square blocks of existing buildings and displacing possibly as many as 1,000 residents.

The city was impressed, but many residents complained that the project was just too huge. So the city hired Miami architect Elizabeth Plater-Zyberk to help Marriott pare down the plan's impact.

The first phase of the scaled-back plan calls for a 1,500-room, Art Deco-style Marriott, 35 stories tall atop a parking/ballroom deck up to 60 feet tall, plus an 11-story complex of time-share apartments. Penrod's, the 1½-year-old, \$4-million sports bar on the beach, would be razed.

The second phase would be a 750-900-room luxury hotel, maybe a Hyatt, 25 stories tall, on a 50-foot-tall parking/convention pedestal.

Not placated

The Marriott would create 2,000 new jobs. It would reduce crime by encouraging the razing of flophouses, says project director Peter Kory.

"And," says Kory, "it reinforces Miami Beach as a tourist destination."

Cutting the size of the second hotel means developers would bulldoze four square blocks instead of six, and displace maybe 450 to 500 living units instead of nearly 800. The residents would be paid to move.

Kory says Marriott would attempt to buy the displaced properties through negotiation before asking the city to condemn.

The new plan doesn't placate Lowander, whose buildings may or may not be involved. Standing in his neat apartment, with its white walls and shiny hardwood floors, he is incensed that the city wants to condemn his neighborhood as a slum.

"It goes against my grain as an

American to see them seize my property for somebody else's profit."

Pearson, angry that Ocean Park on Second Street would be lost, tried political guerrilla action. She asked the city to rename the park after environmentalist Marjory Stoneman Douglas, figuring that would make it harder to get rid of. The city refused. So on Douglas' 100th birthday April 7, Pearson held a rally and renamed the park for Douglas "in the name of the people."

The park still goes in the latest resort plan drawn up by architect John Nichols. But he says he reworked the plan to assure that two new parks cutting through it to the ocean are equal in size to the park land to be destroyed.

A new spin on housing

Lowander and Pearson aren't the only ones upset with the way South Beach is developing. Another is Tom Brinkley, spokesman for Cobb Partners, one of the area's other major developers.

Cobb's plan, for 317 family townhouses in the \$80,000 to \$200,000 range, was to be part of South Beach's new, upscale residential tone. Now, Brinkley says, the city is blurring its own vision of South Beach.

He is angry that the city asked for the new South Pointe Elementary School on Fourth Street, then permitted the Gold Club, a strip joint, to open a block away. He is angry that the city let a developer, Oscar Baisman, build an 11-story condo on a narrow, 50-foot-wide lot while the master plan, seeking bigger, fancier projects, requires a minimum of 100 feet.

Says Brinkley: "We really believed it was going to become a residential garden spot. Then they started giving variances." He's also surprised by the size of the Marriott/Hyatt resort.

"If you're talking restaurants, nightclubs, cabarets, more commercialism, more tourism, more transience, we need to adjust our housing project. A guy spending \$200,000 is not going to pick that location for his home."

Now Cobb wants to build mid-range rental apartments for hotel and restaurant workers.

The Art Deco battle

The battle over the Art Deco area has gone on for decades.

In 1979 most of the area between Sixth Street and 23rd Street won designation by the National Register of Historic Places. That provided prestige and a 20 percent tax break for owners who rehabbed their buildings instead of razing them. But it couldn't stop demolition.

In 1986 city commissioners were



CAPITMAN HEIR: Nancy Liebman says preservationists are not against big hotels but are telling builders: 'Just don't put them there.'



UNPROTECTED: The Governor is one of nine buildings preservationists want saved.

persuaded to create a local preservation district along Ocean Drive and Espanola Way. At first, it forced owners to wait six months before demolishing Art Deco buildings, so that alternatives might be explored. But after the Senator Hotel was razed in 1987, city commissioners gave the law new teeth. Now an owner needs the votes of five of the seven city commissioners to raze an Art Deco building in the preservation area.

And last week, city commissioners took another step, enlarging the city's preservation zone to include 90 percent of the buildings in the national historic area. A final vote comes June 20.

Seasonal business

Meanwhile, Ocean Drive is feeling its seasonal slump. Girl-watching is off; fashion shoots are down.

"In the summer it's too hot for what the catalogs are shooting, which is the fall line," says hotel owner Pearson.

"The models sweat."

He sees a lesson there for Ocean Drive's hotels: They had better not base their economy on girl-watching.

"Drive Ocean Drive or Collins Avenue in the summer, you still see buildings boarded up. You see restaurants in the heart of the district opening and closing."

Pearson thinks the city is foolish to increase the size of its Art Deco preservation area without first figuring out how to get its already-preserved hotels to turn a profit.

"Until we address economics, we're just spinning our wheels."

Pearson's solution: Preserve an "Art Deco Village," even if you have to sacrifice some hotels to a "Convention Hotel Village" that will support it.

Miami Beach's economy will live or die by its convention business, Pearson says. When the new Convention Center, just expanded to one million square feet at a cost of \$91 million, is

fully operating, it will run a yearly deficit of well over \$5 million, he warns.

"If you don't feed the beast, it kills everything around it."

Studies say the convention center needs 3,000 new, first-class hotel rooms to help it lure conventions big enough to fill it. And big-time conventioners don't stay in tiny Art Deco hotels, Pearson argues.

"The trend is not for little 225-square-foot rooms; the trend is to 400-square-foot suites. Convention people want the comfort. They want a couch, a color TV, a desk to work at."

Another way

Tony Goldman, who owns 16 buildings in the Ocean Drive area, disagrees that its economy is weak.

"People are just too quick to say it's not working. If you have some perspective, if you see where we were just a year ago, our success is phenomenal."

"We had excellent occupancy in the Park Central Hotel for a good six months. Summer is weak, but we're developing a summer market now. You can't do a quick fix in this business. You've got to take it seriously and long-term."

Goldman also disagrees that all conventioners insist on big, new hotel rooms.

"There's a certain cream on the top that wants something different. Most of America is a Marriott world, a Disney World world, a cookie-cutter market; what we're offering is vintage vehicles."

"I don't disagree we need first-class hotel rooms, but I don't think they have to be new."

Enter the big guns

Big, new, luxurious hotels may be coming anyway. After a meeting in Manhattan last week with representatives of Omni, Radisson, Westin, Ramada and others, city economic and community development director Stuart Rogel said, "They're interested."

When they learned there was a one-million-square-foot convention center, and no new hotels for 20 years, they were particularly interested."

The big developers await a study, due out next month, by Coral Gables hotel consultants Laventhol & Horwath, on the demand for convention hotels and whether they would have to be built on the ocean to succeed.

But already city staffers have drawn up a list of 14 South Beach sites whose owners may be interested in selling to big developers.

At least two of the sites petrified preservationists.

One was the block where Pearson's three hotels sit.

He is ready to make the sacrifice.

"I don't say I'm a preservationist. I'm a bottom-line businessman who sees the value of preservation, and is mad that it hasn't reached its potential."

Another site was the east side of the 1500 block of Collins Avenue, including Art Deco hotels on the National Register of Historic Places: the Bancroft, Shorecrest, Royal Palm and St. Moritz hotels. Though they're inside the city's Art Deco preservation zone, they're not out of reach of development.

"Sickening," shuddered Capitan in one of her last public statements, three weeks before she died.

Fighting Deco's demise

Other problems remain too, despite the expansion of the city's Art Deco preservation zone. The zone still leaves out the east side of Collins Avenue north of 16th Street, with its Art Deco gems. The Sands, the Delano, the Ritz Plaza, the Surfcomber, the Marseilles, the Shelbourne, all are unprotected from destruction.

"These are the real Art Deco monuments," Liebman says.

The city also declined to include in the new plan nine individual buildings the preservationists want saved, including Pearson's Collins Park, Adams and Tyler hotels and, nearby, the Governor.

In an effort to deflect development that would threaten Art Deco treasures, Liebman's Miami Design Preservation League helped assemble an architectural task force, including University of Miami architecture professor Aristides Millas. They proposed a 21-story, 1,000-room convention headquarters hotel across 17th Street from the convention center, atop a city-owned parking garage.

So the South Beach soap opera ends in a cliff-hanger.

Will Lowander and Pearson be forced out of South Beach?

Will the Adams, Collins Park, Tyler and Governor hotels die for big convention center hotels?

Will the city OK the big Marriott?

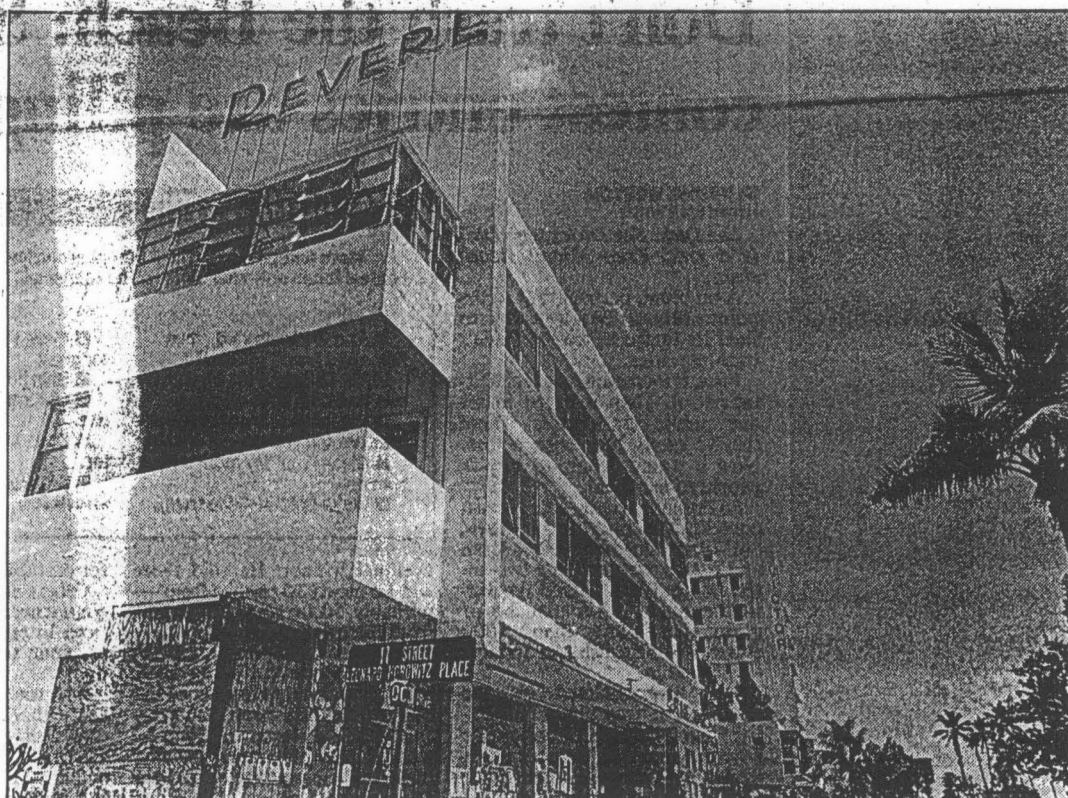
Will the experts nix Liebman's proposal to build the convention hotel atop the parking garage, saying tourists insist such hotels must be on the ocean?

Will the Cobb Partners build, change or pull out?

Maybe most importantly: Will the city make its plans and stick to them, or will it let South Beach be pulled in so many directions that it is pulled apart?

Stay tuned.

**DAYS
NUMBERED?:**
Demolishing the
Revere Hotel
would advance
the cause of
historic
preservation,
Gianni
Versace's
lawyer says.



RANDY BAZEMORE / Miami Herald Staff

Versace's hotel demolition likely to go on

By **BONNIE WESTON**
Herald Staff Writer

6/3/93

Over the objections of Art Deco devotees, Italian designer Gianni Versace will likely get permission today to raze the Revere Hotel to build a pool and garden for the Amsterdam Palace next door.

The Revere's advocates planned to rally on behalf of the 1950 hotel Wednesday evening and plead their case this morning before the city's Historic Preservation Board.

Versace's attorneys say city law favors their client. The historic preservation ordinance protects structures built in the 1920s, '30s and '40s — but not

in the 1950s or later.

Nancy Liebman, the Beach's most prominent preservationist and the head of the preservation board, doesn't like that interpretation. But she thinks it's accurate.

"It's a heated issue because there are definitely '50s buildings that are worth saving," Liebman said. "I've asked the city attorney for an opinion, but I believe they're right. We may need to change the ordinance."

In the meantime, Liebman said there is little that can be done for the Revere before this morning's meeting. It's scheduled to review Versace's application to demolish the Revere,

1100 Ocean Dr. Liebman said the request is almost certain to be approved.

Opposition is likely to come from the Miami Design Preservation League, sponsor of Wednesday's rally. MDPL Chairman Bernard Zyscovich did not return calls from The Miami Herald Tuesday.

Versace plans to add a pool and garden to the 1930 Amsterdam Palace, a once grand apartment house immediately north of the Revere that he is restoring as a private residence.

Because the Amsterdam has little land, Versace wants to replace the Revere with a walled courtyard filled with palm trees, lemon trees and

hedges, along with a swimming pool.

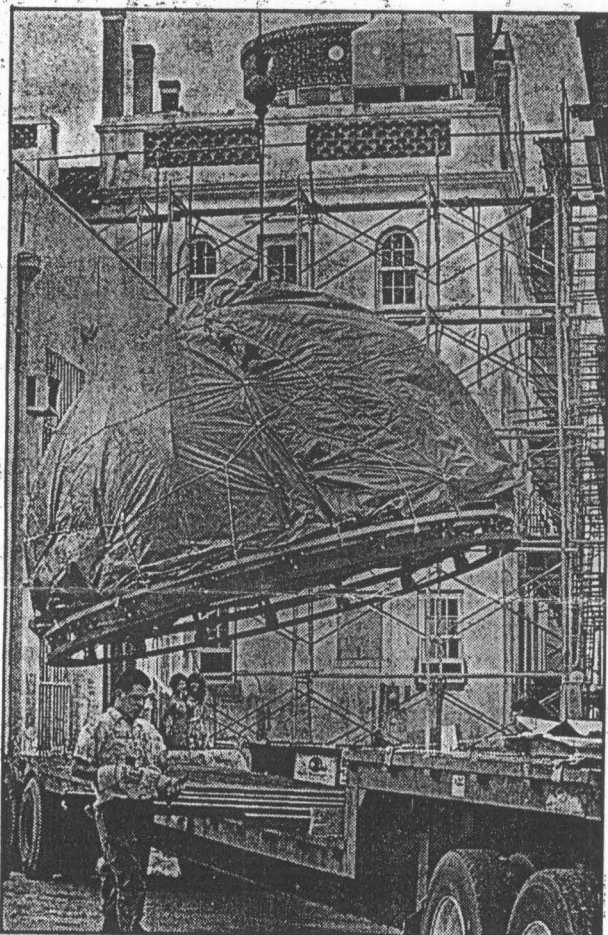
Versace's attorney, Cliff Schulman, said the plan should advance the cause of historic preservation. Schulman said the Mediterranean-style Amsterdam was built so that each of its four sides appears to be the front of the building.

Now, the only clearly visible facade faces Ocean Drive. The Revere blocks the south facade. When it's gone, he said, it will be restored to public view.

"Each side was built as if it was the front of the building," Schulman said. "The Revere has blocked the south side for 30 years. We want to restore it."

CROWNING TOUCH

5/30/93



RANDY BAZEMORE / Miami Herald Staff

Workers get ready to raise the refurbished observatory dome atop the Amsterdam Palace on Ocean Drive, which Italian designer Gianni Versace is renovating for a private residence.

Preservation group appeals permit to demolish Revere

By BONNIE WESTON
Herald Staff Writer

6/20/93

The Miami Design Preservation League is appealing a decision that would allow the Revere Hotel to be demolished by Italian designer Gianni Versace.

But the group's real goal isn't to save the Revere. Rather, it wants to save buildings like the Revere that it believes are important to the Art Deco district, but are not protected by the city's preservation ordinance.

"We feel there are major flaws in the ordinance," said league Chairman Bernard Zsycovich. "The Revere is one building. But these gaps affect many buildings. We will withdraw the appeal when the ordinance is changed."

On June 14, the league appealed an earlier decision by the city's Historic Preservation Board that gave Versace final approval to demolish the Revere, 1100 Ocean Dr. The designer wants to use the lot to expand his renovation of the

'The Revere is one building. But these gaps affect many buildings.'

BERNARD ZSYCOVICH,
chairman,
Miami Design Preservation League

Amsterdam Palace next door.

The preservation board sympathized with the Revere's supporters — but said that as written, the city's laws offered no avenue to deny Versace his demolition permit.

Although it stands in the heart of the city's Art Deco historic district, the Revere is not protected. Built in 1950, it's too new. The city's preservation ordinance embraces buildings built through the 1940s or those that the city has previously listed as historic. And while many have argued that the Revere is historic, it isn't on the city's list.

The appeal buys the Revere

an automatic reprieve of about 90 days and requires the city to hold a public hearing. However, overturning the preservation board's vote would require the votes of five of seven city commissioners — five commissioners willing to flaunt the city attorney's advice that Versace has a legal right to demolish the Revere.

Cliff Schulman, Versace's attorney, said he hopes the league will withdraw the appeal. Versace is converting the Amsterdam, once an elegant apartment house, into a private residence. He wants to use the Revere lot to create a garden, space for a pool and open up the detailed northern facade of the Amsterdam.

Zsycovich, an architect, praised the designers painstaking restoration of the Amsterdam and said Versace is not the "bad guy."

"He's not like some of the district rappers from the old days," Zsycovich said. "He's doing an excellent job on his building and exercising his legal right. The bad guy is the law."

Beach plans to add two neighborhoods to historic districts

By **BONNIE WESTON** 6/7/90
Herald Staff Writer

Over the objections of critics who argued new development would grind to a halt, the Miami Beach City Commission on Wednesday night tentatively added two large slices of South Beach to its roster of historic districts.

If the commission reaffirms its position at a public hearing June 20, the neighborhoods surrounding Flamingo Park and the Bass Museum will be designated local historic districts.

Both districts are already included in the Beach's federally designated Art Deco historic district. But to local preservationists, who wanted the commission to bring an even larger swathe of the city under its protection, the dual titles are not redundant.

The federal recognition conveys a measure of prestige on the city and encourages preservation by extending tax breaks to people who restore older buildings. The city's preservation ordinances offers more muscle. Anyone who wants to raze a building within a historic district's boundaries must win the approval of the City Commission or its Historic Preservation Board.

Calling local preservationists "zealots," attorney Harold Rosen tried to persuade the commission that enough — and possibly too much — of the Beach is already protected by the city.

"We don't want the city of Miami Beach to be a quaint little village where preservationists come down to sip tea and eat finger sandwiches," Rosen said. "We want a dynamic city."

Rosen, a former mayor who now represents developers, said business people who want to invest in Miami Beach are already discouraged by the restrictions set by the city's current district.

In particular, Rosen said, by enlarging its historic district, the city may have difficulty finding developers to build the large, convention-size hotels it needs to put the newly expanded Miami Beach Convention Center to full use.

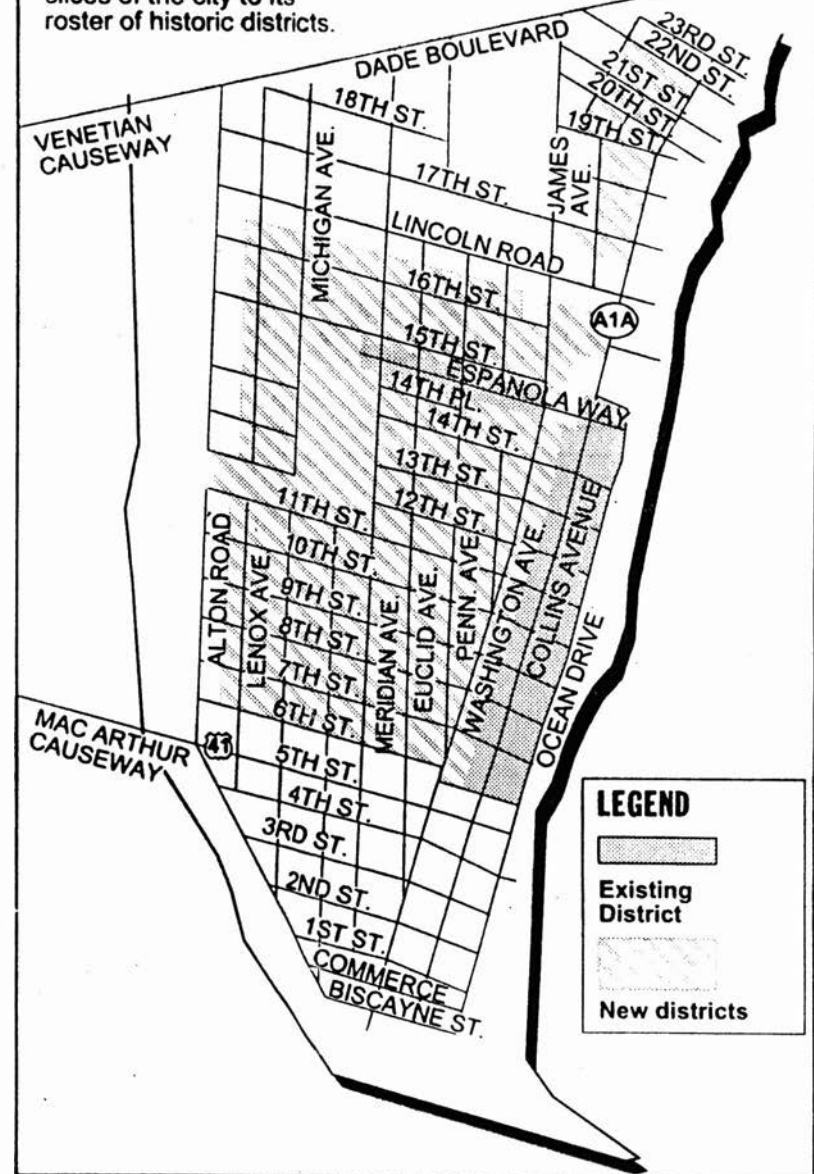
Preservationists answered that the revival Miami Beach has experienced over the past decade is due in large part to the attention it has received for its protection and restoration of Art Deco buildings.

"The world around us had recognized this as our signature statement," said Nancy Liebman, chairwoman of the city's Historic Preservation Board and executive director of the Miami Design Preservation League. "We know you need the hotel. We ask you not to do it on the back of the historic district."

The commissioners did bow to pressure from those concerned about development by deferring action on nine individual sites also targeted for historic designation. After several of the property own-

NEW HISTORIC DISTRICTS

The Miami Beach City Commission tentatively added two large slices of the city to its roster of historic districts.



WOODY VONDRACEK / Miami Herald Staff

ers objected, the commissioners more time to make their case to the city. decided they should be allotted

Art Deco laws would help, but not enough

Miami Beach considers new historic districts

For more than a decade, the Art Deco District has had national stature as one of the country's official historic districts. Within the square-mile area are 800 Art Deco buildings, the largest assembly of that architectural style anywhere in the world.

But as far as the city of Miami Beach was concerned, it was just another neighborhood. Little was done to safeguard its architecture. Only two buildings (the old City Hall and the 21st Street Community Center) and two sections (along Ocean Drive and Collins Avenue from Sixth to 16th streets, and Espanola Way) were afforded any protection at all.

This week, Miami Beach's city commissioners will have the opportunity to redress this long omission when they vote on the creation of two historic districts.

The proposals — to be aired at a 4 p.m. public hearing Wednesday at Miami Beach City Hall — would go a long way toward protecting the Art Deco District, and that's worthy of praise.

The first district, the Flamingo Park Historic Preservation District, would run between Sixth Street and Lincoln Lane South, on the south and north, and Lenox Court and Collins Court on the west and east.

Wisely, it includes Flamingo Park. That would help control any plans to build large crowd-attracting structures there — a potential threat to any fragile historic neighborhood.

The second district, to be called the Museum Historic Preservation District, is less straightforward, and its boundaries more reflect the city's desire for a big new hotel than its commitment to real historic preservation.

The district does not include the entire area north of Lincoln Road and east of Collins Avenue or the blocks just east of Washington Avenue. Instead, the city would designate 11 historic sites within those blocks as a gesture to preservation.



BETH DUNLOP
ARCHITECTURE

The strengths

On the plus side, the new preservation ordinances prohibit demolition of important Deco buildings, a provision that can be overridden only by a vote of five of seven city commissioners. Too, any developer wishing to tear down even a less-significant building within the district must have a building permit in hand.

Under the new ordinance, any new buildings planned for the historic district must also go through a design review process, in which a committee of architects and planners would judge its appropriateness.

Flawed plan

Well-intended as the new preservation ordinances might be, they also are badly flawed.

They fall shy of conserving the whole National Historic District by carving out pieces to be sacrificed to new development. The failure to include the whole Museum District is a critical mistake. As important as the development of a convention hotel might be, the protection of the Art Deco District should be of equal importance.

The boundaries suggested by the ordinance simply invite trouble — namely, the slipshod design of over-scaled new buildings. Including the whole Museum District

PLEASE SEE DUNLOP, 4C

Protect the Deco district

DUNLOP, FROM 1C

in the ordinance might not, ultimately, keep new hotel buildings away, but at least the process might help mitigate the impact.

And as far as a large convention hall is concerned, there are better options. Foremost among them is the site suggested by the Miami Design Preservation League's Architectural Task Force: the current location of a two-story municipal garage on Washington Avenue between the Lincoln Road Mall and 17th Street. Failing that, there are other possibilities, ranging from the convention center's own parking lots to the oceanfront north of 23rd Street, which is where the historic district ends.

An overriding flaw in the new preservation ordinances is that they are subservient to Miami Beach's overly generous zoning. That zoning panders to developers to the extent that — in some spots within the Art Deco District — new buildings could rise to approximately the size of Brickell Avenue's banking towers.

That may seem a bizarre scenario — gleaming modern steel-and-glass buildings rising above the quaint pastel stucco Deco District — but it could happen. Even the design review process is hindered; the committee can make suggestions on style and scale — even to the point of sending it back to the drawing boards; but in the end, the design review process can't compensate for the too-extravagant zoning.

A strong critic of the new zoning is University of Miami Architecture Professor Ari Millas, whose students did case studies of the new Miami Beach zoning and found it riddled with flaws. Their work showed just how out-of-sync huge new buildings would be in the Art Deco District — and posed some compromise solutions as well.

True historic preservation is a matter of understanding the long-term impact of urban development, and Miami Beach can't afford to be shortsighted here. A thriving — and intact — historic district filled with little hotels, apartment buildings, restaurants and shops ought to be the goal for the future.

A meaningful historic district ordinance would have its own zoning, carefully tailored to ensure that new buildings complement the old in scale, size and style. In this case, the historic designation is merely an overlay, like tissue over a drawing; it is not the real thing.

City planners will give Art Deco plan further study

By LARRY PERL
Staff Writer

MIAMI BEACH — City commissioners Tuesday agreed to have city planners study the Miami Design Preservation League's 10-year plan to take the Art Deco district off the endangered species list of architectural design.

Commissioners absolutely refused, however, to impose a temporary moratorium on the demolition of buildings within the district while the League's plan is considered.

Commissioner Alex Daoud beseeched City Attorney John Ritter for an opinion on the legality of a moratorium, in the event the question of a moratorium was put to a vote. But Ritter didn't have to say a word. No motion was made for a moratorium.

Prior to the special meeting, the League decorated the balcony windows of the commission chambers with color drawings of the proposed district preservation and development plan. Then League officials marched into the meeting with the revised plan and representatives of the architectural firm which devised the plan — the Boston-based Anderson Notter Finegold.

Commissioners joined the public in the audience

Ritter
...mum on legality
request



while the firm's vice president Paul McGinley led them through a slide show tour of Miami Beach and the 80-block Deco district with its 1,200 buildings — 800 of which are classified as Art Deco by the League.

McGinley promoted a restored district as a future link with the city's past and warned that if the preservation and development plan was turned down, "This will be a faceless city."

The League presented a statement from Florida Secretary of State George Firestone, endorsing the preservation of the district, and also presented telegrams and letters from architects and Deco lovers around the U.S., also endorsing the district's preservation.

Preservation is opposed by progress, in the form of developers who want to build modern structures in the district, and by residents who say Art Deco is ugly and not important enough to be worth all the fuss.

The most recent focus of the battle has been the New Yorker Hotel, 16th St. and Collins Ave., which is gutted and slated for demolition by developer Abe Resnick. Art Deco supporters and their foes, the forces of progress staged a war of signs and rhetoric at a League-sponsored vigil for the 40-year-old New Yorker Sunday.

(The debate is scheduled to go at least another round, as the Biscayne Democratic Club sponsors a Feb. 9 formal debate between developer Dov Dunaevsky and the League's leading lady, Barbara Capitman. The 7 p.m. debate will take place at Washington Savings and Loan Association, 1234 Washington Ave.)

Former mayor Harold Rosen, the attorney representing Resnick and other developers in the conflict, was the sole speaker for the forces of progress Tuesday. Rosen spent much of the slide show presentation outside in City Hall's atrium — where he called the plan "another Redevelopment." He told commissioners, "Art Deco is a luxury," and wondered publicly if "\$100,000 of the taxpayers' money" (given to Anderson Notter Finegold to conceive the plan) was worthwhile.

Rosen, however, endorsed the League's plea to commissioners to consider the plan and its adoption. "Get both sides," Rosen said. "You must do that."

The preservation and development plan will go to the city's planning division and to the planning board for study and a series of public hearings. The board will make a recommendation to commissioners within 90 days. A five-sevenths majority of the Commission would be needed to overturn the Planning Board recommendation.

In a related matter, Metro Commissioner Ruth Shack assured Beach commissioners that Dade County will leave the city alone as it considers the question of preserving the one square mile district.

Shack has sponsored a preservation ordinance which if passed on second reading by the Metro Commission Feb. 17, would give municipalities until July 1, 1982 to adopt their own ordinances regarding preservation, after which time the Dade ordinance would prevail.

The original wording of the Shack ordinance gave the impression that Dade cities would have to enact ordinances "similar" to her ordinance. Shack Tuesday announced she had revised the proposed ordinance and said after the meeting, "We're not going to breath down anyone's neck."

Commissioner Simon Wikler said he would put on t/ agenda for the next commission meeting a proposal ordinance establishing a city architectural review board of seven members. The board would include landscape architect, a representative of the American Institute of Architects (AIA), a realtor, a professional urban planner, a member of the Preservation League and two Beach residents.

MIAMI BEACH / BAL HARBOUR
SURFSIDE / BAY HARBOR ISLANDS
GOLDEN BEACH / NORTH BAY VILLAGE
SUNNY ISLES / INDIAN CREEK VILLAGE

7 BEACH

Neighbors

THE MIAMI HERALD

THURSDAY, JANUARY 18, 1990

Deco's advocates go global

Preservationists plan for international congress

PAGE 3

Deco's defenders set to take crusade worldwide

By ANN SIMMONS
Herald Staff Writer

While musicians entertained and vendors sold their wares to a throng at Art Deco Weekend in South Beach, some of the festival's organizers were quietly mapping plans to bring a worldwide unity to their preservation cause through a World Congress on Art Deco.

Miami Beach police estimated 420,000 people visited Ocean Drive during the 13th annual Art Deco Weekend, which ended Sunday, compared to about 300,000 last year.

The next Art Deco Weekend will include the first World Congress on Art Deco, and as the latest festival unfolded last week, about 275 Deco fans from the United States and abroad began to arrange the international meeting.

The congress is expected to fea-

ture lectures concerning the state of Art Deco across the globe and steps being taken to restore or preserve the architectural style.

The congress will include representatives from about 20 countries that have Art Deco buildings and groups interested in preserving them, including Perth, Australia; Napier, New Zealand; Bandung, Indonesia; and Bombay, India.

"We've had a succession of visitors from other countries who have been so excited by the work going on here and have gone home and formed other Art Deco societies," said Barbara Baer Capitman, the godmother of Miami Beach's Art Deco preservation movement, who helped organize the planning conference. "We feel it is very important for other cities to be aware of this movement and take part, because all over the world, especially here, Art

Deco is disappearing."



Geneve

traying a futuristic age, and Australia was entrenched in the gold-boom era of prosperity.

After World War II, Art Deco buildings stopped going up, Geneve said.

Geneve, 55, an art teacher at the Australian Ministry of Education,

Yvonne Geneve, president of the Art Deco Society of Western Australia, attended the conference as a guest lecturer. She discussed Art Deco's take-off in Australia in the 1930s and 1940s when Hollywood movies were por-

said there are about 13 Art Deco theaters in Perth, which she and the 80 members of her organization are fighting to save.

"These buildings represent part of our social history," she said.

The World Congress on Art Deco is scheduled to be held in Australia in 1993.

Nancy Liebman, executive director of the Miami Design Preservation League, said the international congress is "an excellent idea," but the league probably will not get involved.

"It's quite difficult to focus on the world when so many things are going on here," Liebman said. "We're so proud of our district that we will focus on it in its entirety, and once we're perfect, we can focus on the rest of the world."



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unless we come up with a real good way to use it."

immediately of additional manpower, but noted that

Official changes tune on historic preservation law

By LARRY PERL
Staff Writer

MIAMI BEACH — Vice Mayor Dr. Leonard Haber has had a change of heart one week after he joined the majority in a 5-2 City Commission vote to include a 100 percent property owner consent clause in the Beach's new historic preservation ordinance.

The ordinance with the clause allows an owner of any building in the federally recognized Art Deco district to tear down his or her property after a maximum eight-month grace period, and stipulates the consent of

meeting, although that will be after the July 1 deadline imposed by Dade County for municipalities to enact their own preservation legislation.

"I'm pretty confident we'll get the change. I just don't know what the (Dade) timetable is," Haber said Wednesday.

"I think 100 percent (consent) is foolish," Haber said. "You're giving one person the opportunity to spoil it for 15. I think 51 percent (consent) is a better alternative."

The mayor's ad hoc committee on historic preservation recommended that the Commission adopt the ordinance with 51 percent owner approval, but commissioners June 16 ignored the recommendation in their 5-2 vote, with Commissioners Malcolm Fromberg and Bruce

Singer dissenting. The commission then adopted the whole ordinance unanimously.

"I think the ad hoc committee really did the best that could be done," Haber says now. "Given the opportunity to reconsider, I'll go with 51 percent."

Property owners applauded the vote on the 100 percent clause. They have fought the Dade mandate, arguing that they shouldn't be told what to do with their properties.

And Mayor Norman Ciment, who successfully pushed for total owner consent, said that the package of financial incentives which is included in the ordinance will induce owners to give such consent.

The commission adopted the ordinance at its last regularly sche-

'I think the 100 percent (owner consent) is foolish. You're giving one person the opportunity to spoil it for 15. I think 51 percent (consent) is a better alternative.'

Leonard Haber



Haber

duled meeting before the July 1 deadline and Haber says he voted with the majority because "We had to pass something. I didn't like the 100 percent provision, but it was kind of the last thing on the table," he said.

"I was trying to find a middle ground, to guarantee development of (historic) districts while upholding owner consent," Haber said of his

unsuccessful pitch to commissioners to create smaller districts and allow property owners in those districts to opt out if they wish. "If it's 20 little districts, it's better than nothing," he said yesterday.

Noting that owners would have been able to opt out with a 51 percent owner consent clause, Haber said, "There's no need for 100 percent (consent). But it never seemed (during the debate June 16) as though that emerged as having any real meaning to people. Nobody at the commission table seemed interested. I accomplished nothing."

Haber said, "I am impressed, haven't spoken with enough people, that the (Art) Deco people feel they don't have an opportunity with the ordinance as passed to work up a

all the owners in any area before that area can be given local designation as historic.

Haber now says a 51 percent owner consent clause "is a better alternative." He tried early this week to arrange a special City Commission meeting to reconsider the ordinance as adopted, but was unable to get a quorum of four commissioners to attend.

He says he will bring up the ordinance for reconsideration at the City Commission's July 7

Please see Change, page 11

large enough district."

Meanwhile, the would-be saviors of the city's Art Deco architecture are trying to work up a political action committee for preservation. The Miami Design Preservation League held its board meeting Tuesday afternoon and MDPL member David Lewin, an unsuccessful candidate for the City Commission, said, "Do not underestimate our political power. We can endorse candidates."

MDPL Executive Director Barbara Capitan talked of preparing

"legal strategies" to fight the ordinance and urged that Dade be petitioned to reject the Beach ordinance.

But Dade historic preservation specialist Bouge Wallin, sitting in on the MDPL meeting, advised that "there's no conclusive mechanism" to take over under the Dade ordinance.

And no one knows if the National Parks Service will certify the Beach ordinance.

The fate of the ordinance, Wallin said, "remains to be seen."

Reno to talk to Elks tonight

NORTH BAY VILLAGE — Dade State Attorney Janet Reno is the guest speaker tonight at the Elks Lodge in North Bay Village.

Starting at 7:30 p.m. at the Elks Lodge at 1580 79th Street Causeway, Reno will discuss what her office and all law enforcement agencies are doing to keep citizens safe throughout Dade.

Investor says banks 'redlining' South Beach

By David Schwartz
Sun Reporter Staff Writer

A young investor in Old Miami Beach, Andrew Capitman, is attempting to secure a loan to purchase and renovate the old Cardozo Hotel at 1300 Ocean Drive and is having trouble getting the money.

Discouraged and bitter over what he terms an unfavorable lending environment and a lack of desire on the part of lending institutions to develop areas of the community, Capitman has accused area banks and savings and loans of practicing redlining.

Redlining, forbidden by federal banking laws, is defined as a refusal by lending institutions to offer mortgage loans on properties in locations they believe are declining.

"Miami Beach bankers have tended to take money outside of the Beach and invest it," Capitman says.

The charge was calmly but consistently denied by several spokesmen for financial institutions with offices or substantial holdings on Miami Beach. But while bank officers denied they engaged in redlining, they did confess to occasional reluctances to invest large sums on the Beach.

Asked about allegations of redlining locally, American Federal Savings and Loan Association President Shephard Broad said, "I can't agree with that statement. We certainly put substantial funds into Miami Beach. We've invested millions of dollars in Lincoln Road. We put dollars where our mouth was on Lincoln Road."

But, there are certain limitations which govern investments and experimental projects, such as the Art Deco district, have "built-in reservations." His institution, Broad implied, favors retail and residential investments, such as those in the Lincoln Road area.



Beach investor Andrew Capitman at hotel he wants to buy
...says some banks aren't investing money here like they should be

"I've supported their (Miami Design Preservation League's Art Deco district) efforts," Broad said. "Many of the building there ought to be preserved." But any deal must stand on its own merits. American Savings, Broad added, has an obligation to protect its investors.

Intercontinental Bank Board Chairman Benjamin Schulman warned that the federal government forbids redlining. He said the practice is "prescribed" by a federal act which mandates community investment.

While his institution does not generally issue the type of long-term loans on residential units made by saving and loans, it has lent money to many of the small hotels on Miami Beach. "We probably service as

many if not more than other banks", he says.

But many small hotels cannot meet their payments on existing mortgages, several bankers said.

Second and third mortgages have so clouded the equity structure that some banks are reluctant to lend to hotels for renovation or to new buyers, claimed Barnett Bank executive Vice President Joseph Shulman.

If hotel owners have a very high debt to service, how can they support another loan? asked Shulman. "Historically, you always have some element of people that complain and cry."

Many small hotels, says Intercontinental Bank's Schulman, "cannot meet their payments on

existing mortgages. That's not redlining. That's just banking."

Cardozo Hotel buyer Capitman said the claim that many small hotels have incurred several mortgages and are poor risks is "essentially b-s." Very few small hotels have bank loans and those that have them have small loans, he says. With the proper loan, a buyer could pay off existing mortgages and then pay off the new mortgage.

Capitman blames area bankers for their reluctance to take investment chances. The large lending institutions are cautious and the small ones are careful and conservative, he says. The bank's display a "lack of vision that kind of builds on itself."

Capitman's mother, Miami Design Preservation League founder Barbara Baer Capitman, said she and her son doubt they will be able to raise the money necessary to buy the Cardozo. "Nobody wants to take a chance. It's too risky," she said.

Her son has until May 1 to raise the minimum \$240,000 necessary to secure a loan to purchase the Cardozo Hotel. He now has about one-half of that amount and doubts he will be able to raise the rest. But he says he will try again to invest in Old Miami Beach even if he cannot buy the hotel.

Other investors on Miami Beach say they have experienced similar difficulties in getting mortgage loans for Beach investments.

"Certainly there's redlining, absolutely. All they (financial institutions) have to do is give you the statistics" (of how much money is invested in the community), said Miami Beach attorney Mal Englander.

Pro-Art Deco forces say they'll declare 'war'

By David Schwartz
Sun Reporter Staff Writer

After striving for a peace agreement with the Miami Beach administration, the Miami Design Preservation League has vowed to declare war to realize the needs of the Art Deco district.

"The city administration isn't responding to the needs of the district as an Art Deco district as we approach the nomination," said MDPL founder Barbara Capitman, filled with confidence following a party in New York City Thursday in which the group founded the Art Deco International Society, to enlist the support of notables in the worlds of art, design and architecture.

"We're saying this is a unique, positive area," Capitman continued in her drive to preserve the ethnic areas of Miami Beach where the largest concentration in the country of people 72 years old and up reside.

"The city intentionally wants to no longer make Miami Beach a city where the elderly will continue to come," Capitman concluded.

Unpaid MDPL consultant Paul Rothman criticized the city government for its failure to consider a grant proposal developed by the city, Dade County Community Development Agency and the Miami Design Preservation League in which property owners in the district would receive interest-free loans matched to conventional financing for rehabilitation of buildings if they would set aside a certain number of units for low and moderate income housing. Under the terms of the proposal, building owners would have had to maintain rents at their present level for 20 years, except for raises due to inflation and increases in operating costs.

The program, if authorized by the Department of Housing and Urban Development (HUD) would have brought \$600,000 in federal funds into the area and

\$400,000-\$500,000 in commitments from financial institutions, Rothman speculated. But the city refused to endorse the proposal, saying it would not have sufficient time to meet the May 7 deadline, according to Rothman.

"Gentrification (the displacement of one group by another) has occurred and will continue to occur on Miami Beach," Rothman said. As many as 6,000 people will be displaced by the South Beach Redevelopment Project. Renovation of the downtown portion of the city, creation of the Art Deco district, and an active real estate market forcing prices up will also contribute to the problem.

"The city must take a posture to preserve the elderly. The other side of this scale is the human side. The elderly are a resource and they can be properly interfaced. Some approach should be taken to preserve low and moderate income housing for the elderly," Rothman said.

TDA candidate Winn may be out of running

ineligible to serve on TDA as long as he kept his Senate

Miscellaneous Memoranda

And so it is, with resignation, that I set about to put my house in order. I'll start by getting out some overdue correspondence in the form of a few notes to Beachites.

To: Ron Wissow, Holiday Inn

Subject: You Times Many Miami Beach could use several hundred more Wissows, by that or any other name. Do you know where we can get same? Reply immediately and tell us where to get order forms. Wissow expertise, dedication and courage could be the primary factor in saving Miami Beach.

To: Honorable Dr. Leonard Haber, Mayor

Subject: Homework Assignment
Judge ye not, lest ye be judged. (Come to think of it, ye are being judged by thy judgments. Careful!)

To: Richard Morin, *The Miami Herald*.

Subject: Richard's Poor Almanac
C'mon, now, give me a chance! How about equal time (and lines with my critics. I'm really not THAT bad! And I'm a hell of an interviewee. (Modesty isn't one of my strong points, though.)

To: Eric Jacobs, Beverly Weinberger and Ben Z. Grenald, TDA

Subject: Great Big Gratitude
Thanks, Eric, Beverly and Ben. I twas a great try; sorry it didn't work. Miami Beach owes you lots and lots. Doubt that you'll get your due, though.

To: Joe Wanick, Former City Attorney

Subject: Like-Feathered Birds
Joe: You really must drop over some time. We do have so much in common . . . just scads of things to talk about. Let's compare notes, perhaps form a little club.

To: Miami Beach Bankers
Subject: "Don't Bank on It"
I didn't say ALL the banks were time-robbers (ref: "BRICKS", April 19). If your place doesn't have long lines, hour-eating procedures, etc.,

then good for you. You shouldn't mind a spotlight on those who do. No retraction is planned; no apology is due for the truth. (What can you do to me, have me fired?! Little late, folks!)

To: Jesse Weiss, TDA Chairman

Subject: Great Big Gratitude II

Thanks a zillion for them thar nice notes . . . and for your consistent backing all along. You'll always be one of my favorites.

To: Early Supporters, A Few

Subject: Where Are You?
Like Superman, you were in the phone booth changing clothes when I needed you most. (Well, you look lousy in blue leotards, anyway!)

To: Early Supporters, Many
Subject: There You Are!

My thanks . . . my many, many thanks . . . for standing by me when things got really tough. 'Tweren't easy, I know, and some of you did pay a penalty. Permanently grateful.

To: The World Tourism Industry

Subject: Your Attention, Please

Forgive Miami Beach; it sometimes knows not what it does, but it still bounces back eventually, and gets on the right track. (Luv those mixed metaphors!)

To: The Miami Design Preservation League

Subject: Save the Decorations
Congratulations! I still say



By Robert Jackson

Executive Director

Tourist

Development Authority

that a properly developed, properly controlled, properly promoted Deco District can do for Miami Beach what casino gambling would have done, only taking a bit longer. Let me know how things go. I think I made a pretty good sacrifice for that project, and deserve to be kept up to date.

To: John Bond

Subject: Courage

My long-lasting appreciation for your bravery in (1) asking me to do a column for the BEACH JOURNAL, and (2) for publishing installments regularly, despite "problems".

To: "BRICKS" Readers

Subject: Courage, Too

How wonderful you've been, to write or say all those nice things. I've greatly enjoyed writing to you weekly and have been grateful for your growing positive response. Miss you much when my time plays out in a few weeks.

To: Miami Beach

Subject: With Love

It's okay, Beach. I still love ya! Too bad our marriage didn't last very long, but it was great while it was going on. What's that song? Oh, yes: "You Always Hurt the One You Love" . . . and "The One that Loves You."

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On the beaches

Grant sought to revamp Deco district apartments

MORTON LUCOFF
Miami News Reporter

Young and old, poor and affluent may live together under a program aimed at preventing large-scale displacement of persons living in the projected Miami Beach Art Deco District.

The Miami Design Preservation League, behind the move to save an area of South Beach dominated by 1930s architecture, is seeking through Metro's Community Development program a \$600,000 federal grant to rehabilitate apartments within the Art Deco District. Landlords would have to agree to rent a specific percentage of apartments at below-market prices for 20 years.

The league wants federal designation as a historic preservation area for the one square mile area between 6th and 27th Streets between the ocean and Michigan Avenue. About 400 of the more than 1,200 buildings there are of Art Deco design.

Ernest Martin, Community Development Program director, said the U.S. Department of Housing and Urban Development (HUD) has discretionary funds available for the project. "The department looks for innovative proposals on how to avoid residential displacement in areas undergoing rapid neighborhood changes," he said.

Andrew Capitman, a member of the preservation league whose mother, Barbara, is its president, is one of three authors of the grant application.

He said HUD is concerned about "gentrification" — squeezing out residents, usually elderly and poor, when a neighborhood is designated a historic district.

"With the changes in the area, richer people move in and the businesses that cater to them do also," Capitman explained. "Those businesses that cater to the elderly and the poor tend to go away. In the Art Deco District we hope to get our program started before people start fixing up and gentrification gets going."

He said the application should be submitted in May, with an award hoped for about two months later and the program opened 18 months later.

The program, Capitman said, would be limited to apartments with a maximum of 30 units. Up to \$6,000 a unit for renovations and rehabilitation, including fixing exteriors and common interiors such as hallways and stairways, could be available.

"We've already had inquiries from interested property owners," Capitman said. "We are saying to them there can be a combination of direct grant money and longterm loans at low interest to renovate and fix up. In exchange for getting that money you have to commit a certain amount of your units to low and moderate-income tenants, primarily senior citizens, for 20 years."

He said if a landlord would commit 75 per cent of his apartments to senior citizens he could get 100 per cent grants up to \$6,000 per unit, which would not have to be repaid. If a landlord committed the minimum — 50 per cent of his apartments — half the money for each unit would be loaned for 20 years at 6 per cent interest.

"Landlords would not be permitted to raise rents in those set aside apartments because of renovations," Capitman said. "They would be allowed rent increases over the 20 years because of increased operating costs. And they could charge rent for whatever the market is in their other apartments."

He said he expects the non-controlled units to be rented to younger, higher-income persons.

"We think once the art deco preservation district is set up that it will increase property values and bring in, as has happened elsewhere, affluent persons. Adding to its attractiveness is the fact the district is only 10 minutes from downtown."

But he said this program will put some limits on the displacement of the present residents, about 75 per cent of whom are Jewish and 90 per cent elderly.

Art-Deco Property Owners Can Profit From the Past

Miami Herald
Sat. Apr. 14, 1979

Letters Ask Landlords To Respond

By RICHARD MORIN
Herald Staff Writer

Owners of property in the proposed Art Deco District on Miami Beach have been asked if they want to profit from the past.

More than 1,000 landlords and homeowners in the proposed district received letters this week from the U.S. Department of Interior asking for their comments on plans to designate their area as an historic site.

The Interior's Heritage, Conservation and Recreation Service is expected to decide within 60 days whether the square-mile area should be preserved as a monument to the art-deco style of the 1930s.

THE PROPOSED district is bounded by Sixth Street to the south, the Atlantic to the east, Alton Road on the west and 23rd Street on the north.

If the district wins federal approval, property owners will be asked to list their buildings in the Federal Register.

State and federal preservation officials will determine whether the building "is historically significant, meaning in this case if it is an example of art-deco architecture," said Brad Fradsen, project assistant for the National Registry.

Only those buildings with an art-deco motif will be considered for inclusion in the registry.

The district has been opposed by influential Beach business interests, including Stephen Muss, owner of the Fontainebleau Hilton, and leadership of the Miami Beach Chamber of Commerce.

Opponents have said publicly that the proposed district, which would encompass approximately one square mile, is too large. They fear federal regulations to preserve art-deco structures would delay or halt needed redevelopment within the art-deco district.

The proposed district is located directly north of the \$650-million South Shore renewal project.

FRADSEN SAID owners of district buildings which qualify for the registry will be eligible for federal matching subsidies to refurbish their structures. But any alterations must be approved by Florida's historical preservation officer, he said.

Designated buildings also will be eligible for various tax breaks, one of which would allow property owners to depreciate the cost of refurbishing their building over a 60-month period, he said.

Fradsen said property owners would not be prohibited from demolishing an art-deco building if the art-deco district is approved. Nor would buildings not constructed in the art-deco style be prohibited from being built within the district.

"Property owners can do whatever they want with their building or land," Fradsen said. "But they do have to meet certain requirements if they want to be eligible for the incentives."

But if an owner elects to demolish a designated art-deco building and build a new structure, the developer would not be able to depreciate construction costs on federal income tax.

no - just demolition

SUCH DEPRECIATION tax write-offs are allowed for new construction except in historic preservation areas, Fradsen said. The write-offs are prohibited as encouragement to property owners not to demolish buildings with historic significance, he said.

"That disincentive is what usually is opposed by developers," Fradsen said.

Property owners have 30 days to make comments to the Heritage, Conservation and Recreation Service.

Art Deco champions planning victory party

MITCH LUBITZ
Miami News Reporter

Members of the Miami Design Preservation League are so confident the federal government will grant historic status to a section of Miami Beach they are hand-delivering invitations to a May 15 victory party.

But according to a member of the city's chamber of commerce — one of several organizations opposed to the concept of staking out a section of the Beach because of its 1930s Art Deco architecture — the preservation group's celebration plans may be premature.

"It may be a fait d'accompli, but we're still going to fight it," said Bob Levy, chamber officer as well as a member of the Taxpayers' Association.

Preservation league member Diane Camber said invitations sent by the group were not solely for a victory party. "That's baloney," she said,

adding the May 15 event is primarily to celebrate the opening of new MDPL offices.

The chamber and taxpayer group, along with the city manager's office, the Florida secretary of state and six other Beach civic and business groups waged an unsuccessful fight in February against nomination of a one-square-mile Art Deco district as an historic site.

Opponents say they've nothing against Art Deco architecture but feel the proposed district is too large and would hamstring future development on the Beach.

The area planned for preservation runs from 6th to 23rd Streets between the ocean and Michigan Avenue. A decision by the keeper of the National Register of Historic Places on whether the section should be declared a national landmark is expected sometime in May. Involved are about 1,200 buildings, a third of which are Art Deco in design.

Although federal officials say approval of historic sites is usually granted after state nomination, Bill Ledovich of the National Register said, "It's not automatic."

"We still feel there is a chance to defeat it," Levy said. "We will use our clout with our representatives and senators to lobby against it."

South Florida Hotel and Motel Association president Joel Gray said his group will join the renewed opposition and Taxpayers Association president Raymond Fisch said he is attempting to enlist the support of the 50,000-member Florida Board of Realtors, of which he is a vice-president, in the anti-Deco drive.

Objectors have lost one member from their ranks. Assistant City Manager Ed Bell said the city administration will not continue to oppose the nomination. "The fact that it's gotten this far has indicated the technical justification for a district. It's like being in the eighth inning."

4/3/79

THE NATIONAL REGISTER OF HISTORIC PLACES

APR 11 1979

MAIL RESPONSE (ATTACHED)

MATERIAL SENT

(ATTACHED)

DATE ACQ. BY

INITIALS

SUN REPORTER

A PANAX NEWSPAPER

Thursday, April 5, 1979

Serving Miami Beach • Surfside • North Bay Village • Bal Harbour • Bay Harbor Islands • Sunny Isles • Golden Beach • Circulation 532-4531

CARDOZO HOTEL



Photo by Garry Geertsma

Art Deco hopes high

Investor Andrew Capitman purchased the aging Cardozo Hotel in the hopes of rekindling an investment fire in art deco hotels on Miami Beach. But in the process young Capitman, son

of Art Deco savior Barbara Baer Capitman, discovered a few things: redlining by local banks and a reluctance to the district from the Miami Beach Chamber of Commerce. Reporter David Schwartz has the story on page 3.

Deco supporters ready to battle again

By David Schwartz
Sun Reporter Staff Writer

The expected May 15 decision by the Department of Interior to include the controversial Art Deco district in the National Register of Historic Places has Miami Design Preservation League (MDPL) officials overjoyed that they've won a long battle. But privately they are gearing up for the next skirmish.

And that struggle will be fought against two foes, local banks and the Miami Beach Chamber of Commerce, say recent Hotel Cardozo buyer Andrew Capitman and MDPL Chairman Barbara Baer Capitman.

The Capitmans, son and mother, view the Cardozo purchase as a symbol—a pilot project that will change the lending environment on Miami Beach.

"One of the major reasons why this area of the Beach has declined is redlining," said Andrew Capitman, warming up to a discussion of why he purchased the ailing hotel at 1300 Ocean Drive.

Redlining is a refusal by lending institutions to offer mortgage loans on property in neighborhoods they believe are deteriorating.

"Miami Beach bankers have tended to take money outside of the Beach and invest it," says Capitman. "This is such a subtle type of redlining. It's just a lack of vision that kind of builds on itself."

The Capitmans are out to show the banks that the institutions have been wrong in choosing not to invest in Miami Beach.

Hotel owner Capitman is seeking a \$160,000 Community Development grant for interest subsidy and a loan guarantee on \$400,000 in total renovation of the Art Deco structure fronting the ocean.

"You can't raise property values unless you get CD (Community Development) financing," he says. "There are hotels that are there, they just need to be fixed up. It's going to be up to the community groups to confront the banks" to show them the good deals and viable situations, he explained.

The renovation of the old Cardozo Hotel into a first class, small, European-style hotel is seen by the

"Miami Beach bankers have tended to take money outside of the Beach and invest it. This is a subtle type of redlining."

— Andrew Capitman



Capitmans as proof that preservation and renovation of the area are indeed possible with the help of investment guarantees.

"We need a guarantee to demonstrate if you spend money on renovation and marketing, you can make a hotel pay," Andrew Capitman says.

His mother sees the project as "a demonstration of how preservation works economically (and) as a kind of double thrust to set Community Development funds firmly in the direction of creating this new district." She notes that a single project can "galvanize" the district.

If the Capitmans and other MDPL members want to bring the district together into a unified entity, the Miami Beach Chamber of Commerce, representing local businesses, wants to destroy it.

While Chamber spokesmen publicly acknowledge only an intention to limit the size of the Deco district, the implication is that a reduction in area would mean the demise of the district as a residential, business and tourist location, the very reasons for the designation of the locale as a historic district.

Vice President for Economic Development Bob Levy says the Chamber of Commerce is "mounting another letter-writing campaign" to the state Heritage Conservation and Recreation Services and the legislature.

The Chamber wants the size of the district limited said Levy, admitting such excision "will scuttle the project." Then, he says, the factions can sit down and designate districts.

Highrise development on the Lincoln Road Mall is "the salvation and future of Miami Beach" and is in the Master Plan, Levy went on. The size of the Deco district will "very seriously inhibit the development of the city" and contribute to a shortage of low and middle income housing.

"It's our contention that there is going to be mass displacement" preventing the city from meeting its mandate to provide subsidized housing. Besides, he says, "tourism and redevelopment are not synonymous."

"We never said that we were out to save every building. We're also talking about preserving a lifestyle and a way of life. This is the new trend in preservation," explained Community Liason Chairman Diane Camber.

Housing for individuals on low and moderate incomes is a complex problem that must be dealt with on Miami Beach, with or without a Deco district. And it has to be dealt with with the redevelopment of South Beach also, she added.

The issue of size, says Barbara Capitman, is "silly." The size of the district has already been decided. Its boundaries were mandated last month in Gainesville at a meeting of the Florida Review Committee of the National Register.

"We never said that we were out to save every building," she said, echoing Camber. Part of the issue is to provide housing for 4000 people, 72 percent of whom are elderly.

Camber and Capitman maintain there are price supports and rental subsidies available should renovation push up rental rates. "There are ways of making up the difference," Camber says.

MIAMI SPEAKOUT

Art Deco's Potential

By ANDREW W. CAPITMAN

PASSAGE of a toothless Historic Preservation Ordinance by the Miami Beach City Commission was based on the supposed conflict between property rights and the idealism of preservationists. Commissioners positioned themselves as defenders of the Constitutional freedom of property owners to dispose of their holdings in any fashion they desire. Developers, realtors, and hotel operators egged the commission on in their inaccurate posturing, and, once again, the Beach Commission failed in its obligation to provide innovative leadership for a declining city.

Our group, Art Deco Hotels, Limited, believes that the major issue in the historic-preservation debate on Miami Beach has been consistently ignored. That issue is the potential tourism-marketing value of a thriving and atmospheric Art Deco District. Our program of acquiring small Ocean Drive hotels since 1979 has been largely based on the strength of the Art Deco concept as a marketing vehicle.

For perhaps 20 years, Miami Beach has been viewed as a second-rate, vulgar, and uninteresting vacation destination. Until the Art Deco District was established, few concrete steps were taken to overcome this image. No new markets were effectively developed, particularly in the domestic United States, which still accounts for the overwhelming majority of Florida tourism.

THE reversal of such a tawdry image is no easy task. Yet, based on the efforts of a small nonprofit group, the Miami Design Preservation League, and our necessarily limited promotional campaign, the

Miami Speakout is an open forum created to stimulate discussion and debate on issues currently affecting Greater Miami and Southeast Florida. The Herald welcomes contributions to this forum. To obtain a copy of the ground rules, write to: Miami Speakout, Editorial Department, The Miami Herald; 1 Herald Plaza; Miami Fl 33101.

Miami Beach Art Deco District has begun to register in the national consciousness as something positive, cultured, legitimate, and fun — a reason for giving the Miami Beach vacation a try. Good press, in and of itself, does not prove our case, but when the Cardozo Hotel was pictured on the front page of the *Village Voice* last month, a clear position in the culturally and artistically aware market was established.

Art Deco Hotels defines its target market as 25-40-year-old urban professionals encompassing any vocation that has a design or visual-arts component. People engaged in architecture, design, journalism, advertising, television, film, and fashion all fall within this group.

Furthermore, these people tend to be the trendsetters for the broader base of highly style-conscious urban sophisticates who constitute a major segment of the traveling public. If these people can be attracted by the casual allure of our old-fashioned seaside-resort neighborhood, the climatic appeal and convenient accessibility of Miami Beach can do the rest.

IT is exactly this crowd that is drawn to our Cafe Cardozo, bring-

ing folks to Miami Beach who haven't visited in years. From the cafe's success, we extrapolate to a time when Ocean Drive features cafes and bistros on every hotel porch, Washington Avenue is lined with boutiques and antique stores, and the small apartment buildings on Pennsylvania, Euclid, and Meridian Avenues attract moderate-income singles and young marrieds to their low-cost but ideally located studios and one-bedroom apartments.

While the success of our vision for the Art Deco District cannot be guaranteed, the cost of giving it a chance is minimal. Had the historic-preservation ordinance been passed to reflect the recommendations of the Mayor's Ad Hoc Committee, certainly not a strong pro-preservation group, permitting the creation of mini-districts within the National Historic District where 51 per cent of owners approve, a clear signal of the city's endorsement of the concept would have been given. That, combined with a few brochures, some signs, and landscaping would have moved the concept along immeasurably.

Instead, it appears to us that the national perception will be nothing less than a consolidation of Miami Beach's acultural, low-taste image ... business as usual.

Art Deco Hotels will continue its effort to make believers out of skeptics by undeniable commercial success, but the task would be so much easier with the enlightened support of the city commission.

Andrew W. Capitman is a general partner in Art Deco Hotels, Limited of Miami Beach.



Pc

By JAME

AT FIRST Rights, be one like sound nu schools, that oppose. In 1 ably little de tion, 30 states a smiling glan proval.

Then the s along. In 19 states (Maine, came along. 1 Dakota. There in 1977, by a

Hotel demolition OK is appealed in Gianni Versace project

By HORTENSE LEON

The Miami Design Preservation League, disheartened by the Miami Beach Historic Preservation Board's approval of demolition of the Revere Hotel, has appealed to the city commission for redress of what it considers a grievance against the historic district.

The appeal is expected to be heard in July.

Permission to demolish the Revere, 1100 Ocean Dr., built in 1950, was granted June 3 because it was considered non-historic.

The request to demolish the hotel came from Italian designer Gianni Versace, who recently bought it and wants to level it to complete renovation of the property next door, the Amsterdam Palace.

He bought the 63-year-old Amsterdam about a year ago to make it into a private residence. Where the Revere stands, he wants to put a small, two-story structure on the west end of the lot. On the side facing the ocean, he wants to put a garden and a swimming pool.

After demolition was approved, and before the owner could apply to the Miami Beach Building Department for a demolition permit, preservationists called for revision of the legislation that affects historic designation.

"It is a question of legality, that is, how the laws have been written," said Nancy Liebman, chairperson for the Miami Beach Historic Preservation Board. "There are always loopholes left in. The



Photo by Maxine Usdan

Revere Hotel, left, would fall for space for Gianni Versace's Amsterdam Palace home, at right.

guidelines and criteria for designating a district historic did not include buildings after 1948. *error!*

"Savings the Revere is not the point. But like the destruction of the Sands, which created an impetus to enlarge the historic district, it could have an impact.

"The Revere was not the first application for demolition. But at the time (it was received), the preservation board raised the question

of how to protect the newer buildings," she said.

"We would like a change in the design review criteria. One of those changes has to do with contributing buildings. The Miami Design Preservation League needs to think long and hard. Rather than appeal the demolition of the Revere, which has no legal basis, you should promote changes to the design review process."

Ms. Liebman said the second reason she did not oppose demolition is that the proposed changes were more valuable to enhance the Amsterdam than leaving the Revere standing.

"The Revere played up against the Amsterdam," she said. "It doesn't enhance it. But the city's laws don't allow for that kind of discussion."

But Ari Millas, professor of ar-

chitecture at the University of Miami, does think the Revere is worth fighting for. He complained that by granting permission to demolish it, the board ignored the integrity of the historic district as a whole.

Quoting from the National Register Bulletin, in a letter to city officials explaining his position, he used the following excerpt:

"A district is different from the other categories of historic properties (which are sites, buildings, structures and objects) because a district may be significant as a whole even though it may be composed of components... that lack individual distinction. A district's identity results from the grouping of features... and the relationship among these features."

But Professor Millas does agree with Ms. Liebman that the law should be changed.

"A review of the city's zoning ordinance, (as it relates to such designation), reveals glaring inadequacies to fully address evaluation criteria for historic properties," he said. "It does not contain National Register definitions of the different property categories especially that of a historic district, Miami Beach's most important resource.

"It does not fully describe the federal criteria for 'significance' and 'integrity' for use by the Historic Preservation Board. In fact, it has added something which is totally inappropriate to any historic district, and that is to classify every building or resource in the district individually 'historic' or 'non-historic.'"

Board OKs razing Revere Hotel

By **BONNIE WESTON**
Herald Staff Writer

6/6/93
After an hours-long hearing Thursday where speakers urged clemency for the Revere Hotel, the Miami Beach Historic Preservation Board reluctantly approved its demolition.

Under city law, board members had no choice but to grant Italian designer Gianni Versace permission to raze the Ocean Drive hotel to expand his renovation of the Amsterdam Palace next door.

At the same time, they agreed the Revere's fate should be a catalyst to close gaping holes in the city's historic preservation ordinance — especially its failure to protect nonhistoric buildings erected after the 1940s.

The Revere is within the South Beach historic district, but was built in 1950 and is rated as non-historic by the city.

"This is one of the most frustrating issues before us in a long time," said board member Sarah Eaton, who voted for Versace's project and immediately called on her colleagues to advocate revision of the city's preservation law.

Of five members present, only Linda Polansky voted no.

Nearly everyone at the meeting agreed the Revere is part of the evolution of South Beach architecture, though there was substantial disagreement on the boxy building's architectural significance.

University of Miami professor Ari Millas argued that it contains key elements of the International style that flourished in the '50s.

Denis Russ, head of the Miami Beach Development Corp., argued that Versace's plan to turn the Amsterdam into a sprawling, private residence has no place on Ocean Drive.

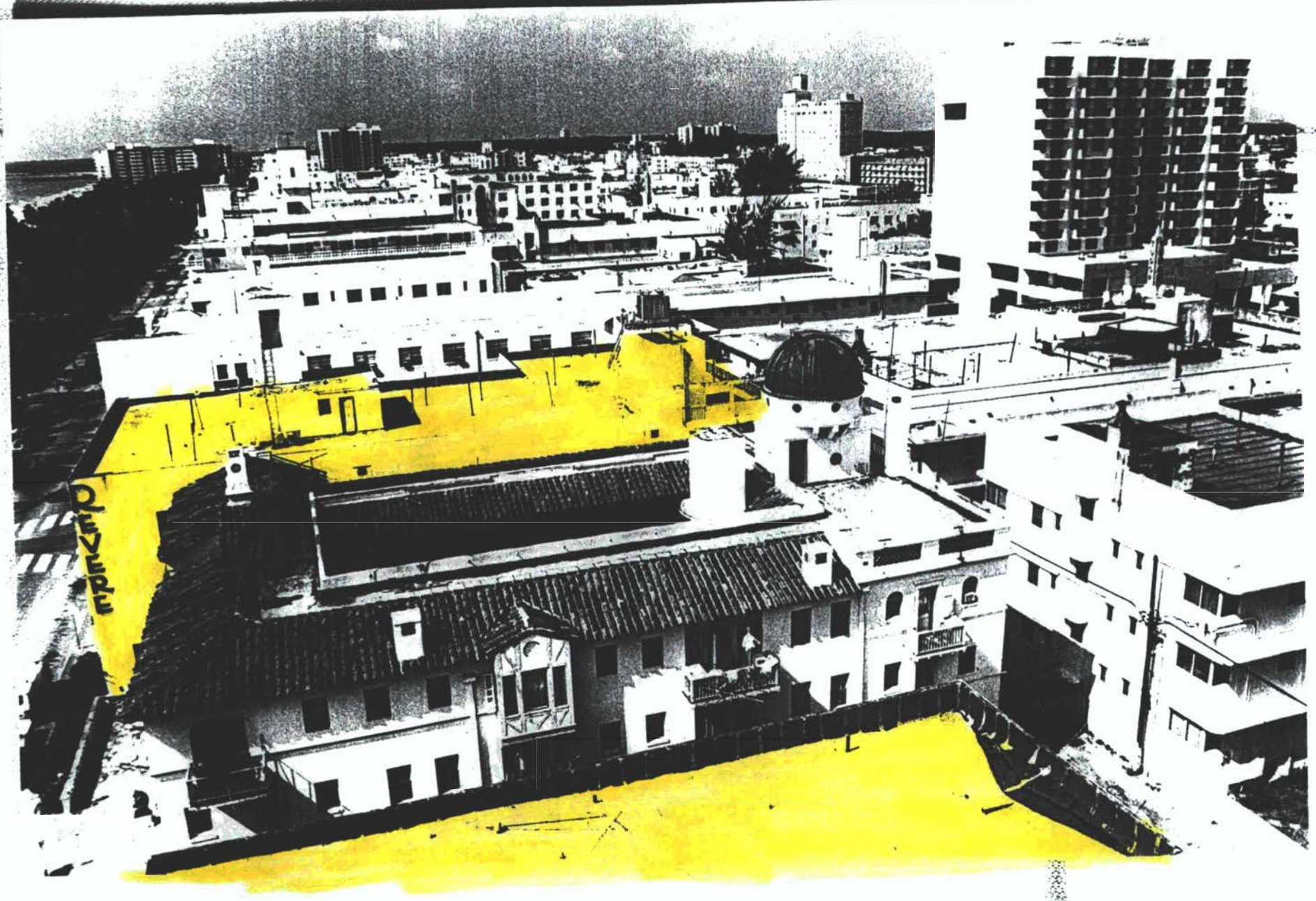
Versace's allies, however, argued that the Revere was built after World War II on a tight \$200,000 budget with little interest in fine architecture. In fact, they said it diminished the district's allure by blocking the southern side of the Amsterdam Palace, a 1930 Mediterranean-revival apartment house with four fully detailed facades.

"Sometime you have to weed out the forest to make it stronger," said Versace attorney Cliff Schulman. "The Revere is a weed."

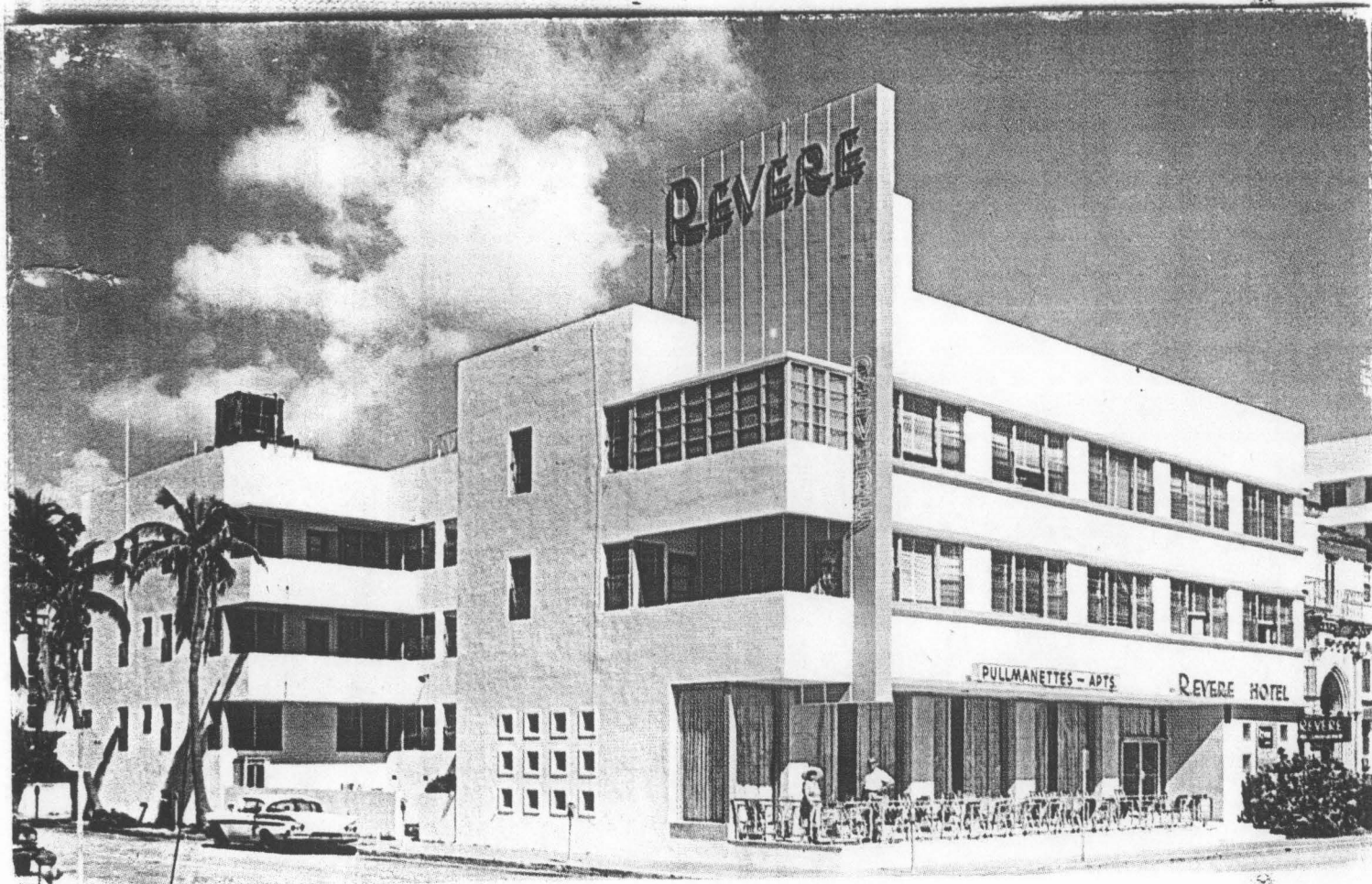
In place of the Revere, Versace

plans to add a two-story structure to the west end of the lot. He wants to convert the east end facing the ocean into a lush garden and swimming pool, surrounded by a five-foot fence.

REPLACEMENT WINDOWS • SLIDING GLASS DOORS •



Buildings to be demolished in yellow.





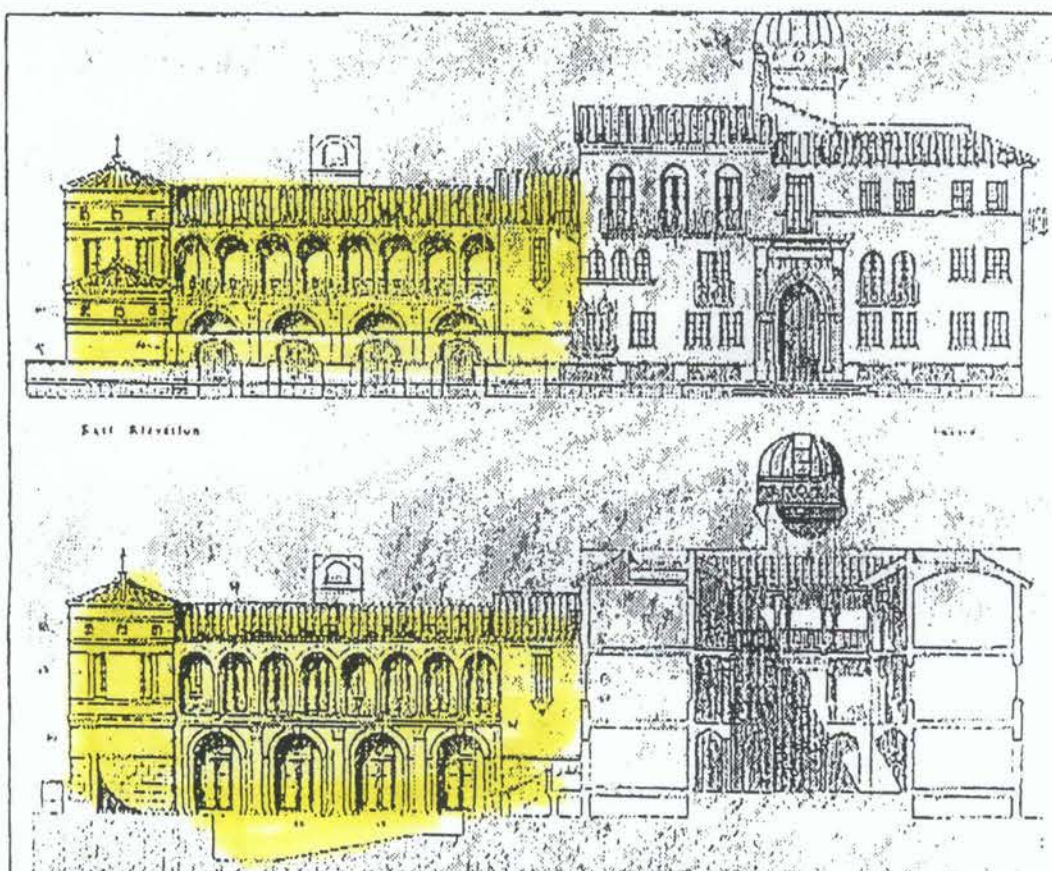
to be demolished
in yellow





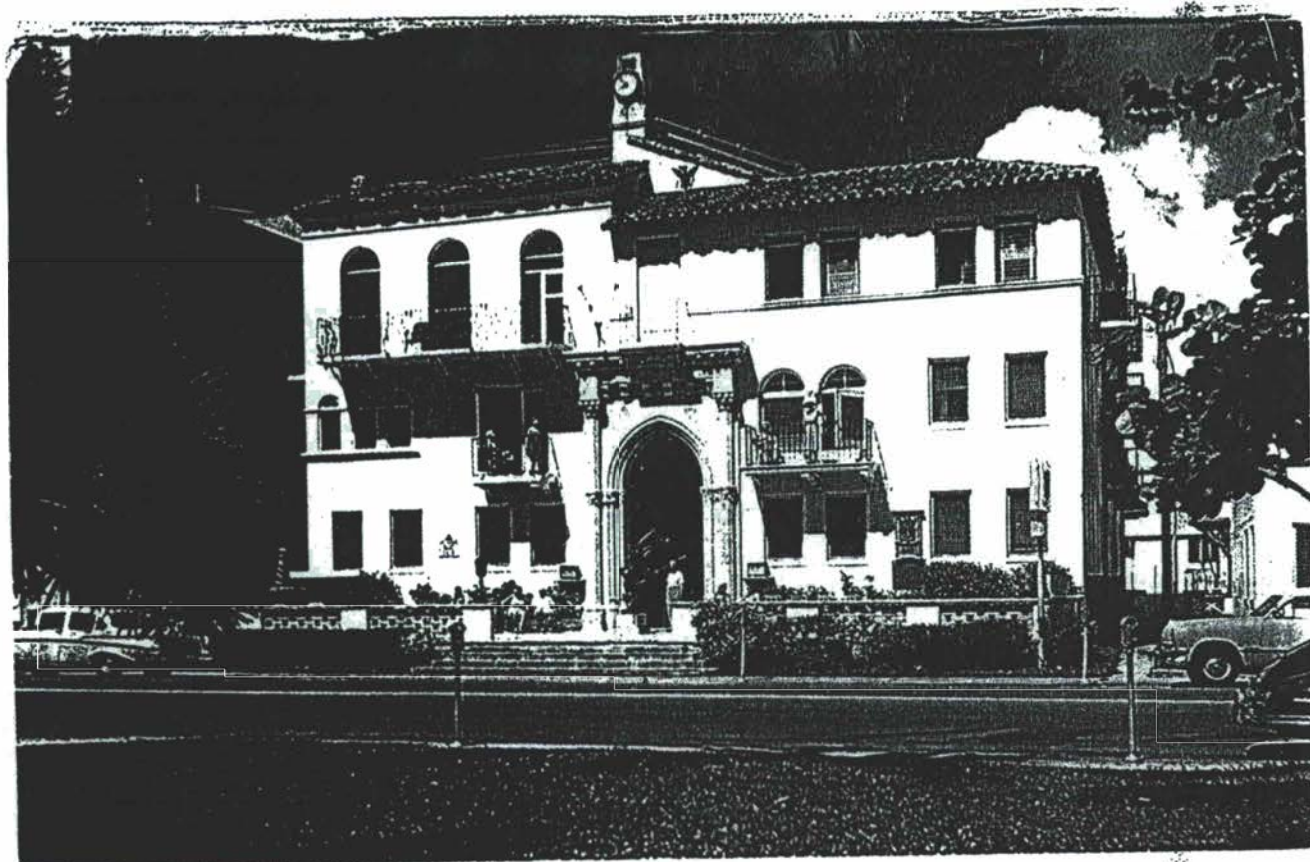
RESOLVED: The Board of Directors of the Miami Design Preservation League and Miami Beach Development Corp. are opposed to this project (new Versace addition to Casa Casuarina) because it requires the demolition of the Revere Hotel and the proposed use is inconsistent with the MXE Zoning.

Thursday, April 15th, 1993



ON PAPER:
This rendering shows how the Amsterdam Palace would look with the addition of a walled garden on the Revere Hotel site.

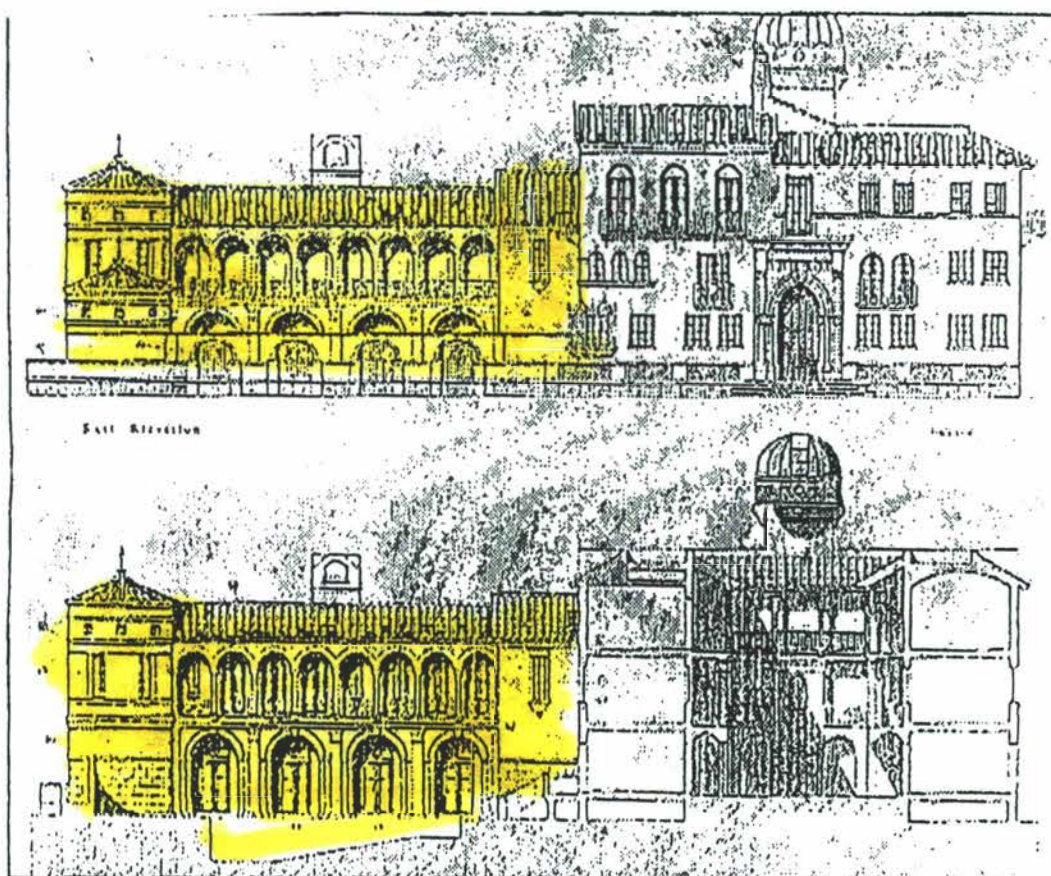
New addition (proposed)



GENERAL STANDARDS for Historic Preservation Projects

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.



ON PAPER:
This rendering shows how the Amsterdam Palace would look with the addition of a walled garden on the Revere Hotel site.

new addition (proposed)



Victor Hotel at other corner of block — to be altered/added to (Have not seen drawings)

COMPARISON OF STYLISTIC (Architectural) CLASSIFICATIONS

CITY OF MIAMI BEACH Data Base

NATIONAL REGISTER of HISTORIC PLACES

	1937 SM (Streamline Moderne)	International
	1958 garden style	Col. Revival
	1941 Colonial Revival	Col. Revival
	(missing)	Dec. Mod.
	1940 S.M. (Streamline Moderne)	Dec. Mod.
	1938 S.M.	Dec. Mod.
	1948 transitional	Dec. Internat'l
	1952 garden style	
	1955 M.R. to International	Med. Rev.
	1939 SM	Dec. Mod.
	1930 AD (Art Deco)	Dec. Mod.
	1955 AD	Dec. Mod.
	1936 AD	Dec. Mod.
	1939 SM	Moderne
	1939 SM	Moderne
	1937 SM	Med. Rev.
	1934 M.R. (Med. Revival)	Dec. Mod.
	1936 AD	
	1958 International	International
	1937 International	Med. Rev.
	1923 Altered (1976)	Med. Rev.
	1930 MR	International
	1950 (-)	Med. Rev.
	1934 MR	Dec. Mod.
	1950 (-)	Dec. Mod.
	1936 SM	
	1964 (-)	
	1938 AD	
	1935 MR	Med. Rev.
	1939 SM	Dec. Mod.
	1925 Modern Vernacular	International
	1926 Gothic Revival	Med. Rev.
	1952 garden style	
	1937 SM	Moderne
	1922 Altered	Med. Rev.
	1958 (-)	Dec. Mod.
	1923 MR	Med. Rev.
	1948 (-)	
	1930 MR	Dec. Mod.
	1922 Vernacular	Med. Rev.
	1958 (-)	
	1925 Altered	International
	1952 Contemporary	International
	1950 (-)	Dec. Mod.
	1935 SM	
	1953 Contemporary	
	1936 SM	Dec. Mod.
	1944 SM	Dec. Mod.
	1940 AD	Dec. Mod.
	1939 AD (Art Deco)	Dec. Mod. (Designated Modern)
	1937 SM (Streamline Moderne)	Med. Rev.
	1931 Vernacular	Med. Rev.
	(-) Miscellaneous	
	1929 MR (Med. Revival)	MR (Med. Revival)

City of Miami Beach
Data Base

137 Conforming/^{now} shared

Conforming/gone!

1948 (Non Historic) Conforming
Non Historic Conforming
1935 (Non Historic) Altered

— / severely altered
/ slightly altered

- Non Historic Conforming

1923 Non Historic Altered

1950 (Non Historic) Conforming

1950 Non Historic Conforming
Non Historic

- Non Historic

1925 (loss of significant bldg.)

- Non Historic Conforming
- Non Historic Conforming

1923 - Non Historic Conf. (loss of significance)
1948 - Historic
Non Historic Confirming

925 Non Historic Altered (loss)

950 Non Historic Conforming

→ Non Historic Conforming

19me! — (loss of significant bldg.)

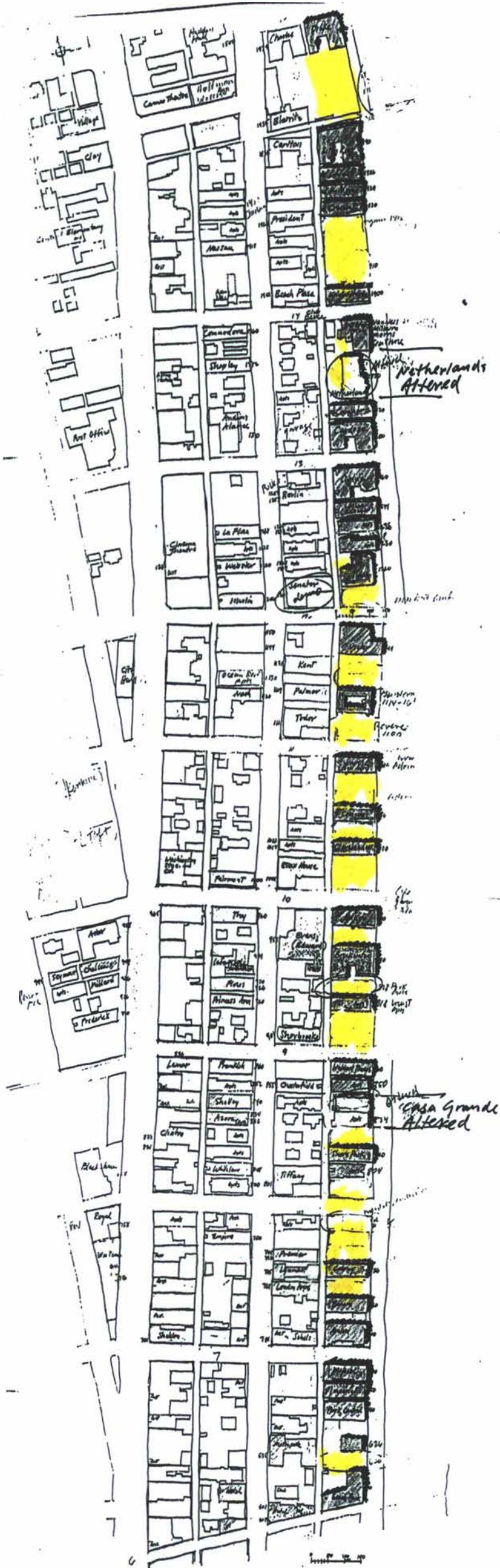
(6 buildings on Natl. Reg. as significant)
non-historic / can be demolished!
18 /

Significant 44

57 buildings

56
building

prepared by Grishales J. Millas
Prof./U.M. School of Architecture



OCEAN DRIVE

Showing 'Historic' Buildings
 shaded - (Altered not shaded)
 All other 'Non Historic' buildings
 which can be demolished, not
 shown (18) as per City's
 Data Base

1. Recommendation

If the Board finds the proposed designation meets the intent and criteria set forth in this Section, it shall transmit such recommendation to the Planning Board and the City Commission, along with the designation report, and any additional or modifications deemed appropriate. If the Historic Preservation Board finds that the proposed designation does not meet the intent and criteria set out in this Section, no further Board action shall be required.

2. Upon an affirmative recommendation by the Historic Preservation Board, the proposed designation shall be transmitted to the Planning Board who shall process the proposed designation as an amendment to the Zoning Ordinance in accordance with the procedures specified in Section 14, Changes and Amendments, of the Zoning Ordinance.

a. Historic Buildings shall be listed in the Miami Beach Historic Properties Database as it may be revised from time to time and maintained by the Historic Preservation and Urban Design Department.

b. Non-historic Buildings which are located in a locally designated historic district or site shall be listed in the Miami Beach Historic Properties Database, which may be revised from time to time and which is maintained by the Historic Preservation and Urban Design Department.

19-5 B Criteria for Designation

1. No Site or district shall be designated as an Historic Site or district except by a five-seventh (5/7) majority vote of the City Commission.

2. Mandatory Criteria

a. The designation of any individual Site or district as an Historic Site or District requires compliance with the following criteria:

(1) Integrity of location, design, setting, materials, workmanship, and association.

19.5

2. Review Criteria

a. The designation of any individual Site or district as an Historic Site or District requires compliance with at least one (1) of the following criteria:

(1) Association with events that have made a significant contribution to the broad patterns of our history;

(2) Association with the lives of persons significant in our past;

(3) Embody the distinctive characteristics of a type, period, or method of construction;

(4) Possess high artistic value;

(5) Represent the work of a master;

(6) Represent a significant and distinguishable entity whose components may lack individual distinction;

(7) Have yielded, or are likely to yield information important in pre-history or history.

V. HOW TO DETERMINE IF A PROPERTY HAS INTEGRITY

To be listed on the National Register of Historic Places, a property must meet Criterion A, B, C, or D and must possess integrity. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or people.

The National Register criteria specify that integrity is a quality that applies to historic and prehistoric resources in seven ways: location, design, setting, materials, workmanship, feeling, and association. A property will always possess at least two, and usually more than two, of these kinds of integrity, depending on what theme is identified and why the property is significant. Integrity of location, design, and so on, depend on the retention of various physical characteristics that make up a property. The analysis of integrity and identification of specific physical characteristics should be based upon technical knowledge that comes from professional training or experience in the relevant discipline, and careful research in terms of (1) documentation of the property's history and (2) physical inspection of the property.

The Seven Ways Integrity Applies to Historic Resources

Location

Location is the place where the historic resource was constructed or the place where the historic event took place. Location involves relationships that exist between the resource and place - relationships that may be important in understanding why the property was created or why something happened. In cases such as sites of historic events, the location itself, complemented by setting, is what people can use to visualize or recall the event. Except in rare cases, the relationships between the resource and its natural and manmade surroundings are destroyed if a historic resource is moved.

Design

Design is the composition of elements that comprise the form, plan, space, structure, and style of a property. It is based upon the needs, technologies, aesthetic preferences, attitudes, and assumptions of a people or culture in each period of history. Design results from conscious decisions in the conception and planning of a property and may apply to areas of endeavor or creativity as diverse as community planning, engineering, architecture, and landscape architecture. Principal aspects of design include organization of space, proportion, scale, technology, and ornament.

The design of buildings, structures, and objects reflects historical functions and technologies as well as aesthetics, and includes considerations such as structural system; massing; arrangement of spaces; fenestration pattern; textures and colors of surface materials; and type, amount, and style of ornamental detailing. Design can also apply to districts, whether they are important primarily for historic association, architectural or engineering value, or information potential. For districts significant primarily for historic association or architectural value, design concerns more than simply the individual buildings or structures located within the boundaries. It can also apply to considerations such as spatial relationships among all features, visual rhythms of features in a streetscape or landscape, the layout and materials of passageways such as walks or roads, and other related features such as objects or archeological sites.

Setting

Setting is the physical environment of a historic property. Whereas location refers to a particular place where a resource was built or occurred, setting illustrates the character of the place in which the resource played its historical role. In some cases, setting serves to illustrate basic physical conditions and function. In other cases, the surroundings and the way in which the property is positioned or sited may be an integral part of the property itself, illustrating not only conditions or causal relationships but also concepts of nature or aesthetic preferences.

The physical features that constitute the setting of a historic property may be natural or manmade, and may include topographic features (for example a gorge or the crest of a hill); vegetation; simple manmade features (such as paths or fences); and relationships of a building to other features or to open space. For an individual building, those relationships could be the number and density of buildings or structures around the property, or the spatial relationships with parks or other open space. For a district, those relationships concern the surroundings of the district itself, as well as the natural features within the district's boundaries.

Materials

Materials are the physical elements that were combined or deposited in a particular pattern or configuration to form a district, site, building, structure, or object in a particular period in the past. The integrity of materials determines whether or not an authentic historic resource still exists. The choice and combination of materials can provide information about the preferences of those who created the property and about the availability of particular types of materials and technologies. The presence of certain materials indigenous to a particular region or place often leads to traditions of use of those materials and thereby adds to the sense of place that a property conveys. The retention of the pattern of deposited materials is important in evaluating the integrity of materials in archeological sites because often much of the important information that a site contains is based on the distribution of features and artifacts within the site.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of craftsmen's labor and skill in constructing a building, structure, or object, or altering, adapting, or embellishing a site. It can apply to an entire property or to the manufacture of components within a property such as the machinery in a mill structure or the pottery in a prehistoric site. Workmanship may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It may be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, or joinery.

Feeling

Feeling is the quality a historic resource has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling depends upon the presence of physical characteristics to convey the historic qualities that evoke feeling. It may also require that an appropriate setting for the property be present. Because it is dependent upon the perception or imagination of each individual, integrity of feeling alone will never be sufficient to support listing in the National Register.

Association

Association is the direct link between a property and an event, or person, and so on, for which the property is significant. If a property has integrity of association then the property is the place where the event or activity occurred and is sufficiently intact that it can convey that relationship.

Guidelines for Assessing Integrity in Properties

1. Integrity depends upon the survival of actual historic or prehistoric materials that today exist as they were crafted or combined into a district, site, building, structure, or object during a period in the past, or as they were deposited in a site. For properties important for their information potential, integrity depends on the presence of those parts of the property which contain the important data and which survive in a condition capable of yielding important information. For historic sites where there were no physical cultural remains, integrity depends on the authenticity of the site and the retention of the natural setting that existed at the time of the significant event.
2. The principal test to establish whether a property retains integrity is to ask whether or not the property still retains the identity or character for which it is important. For a property important for its information potential, it is necessary to determine whether the property retains enough of its original materials and their spatial relationships to be capable of yielding valuable data.

A property such as a district is eligible if it conveys overall a sense of time and place, even though some of the individual sites, buildings, structures, or objects within the district may have been altered and newer intrusions may have been added.

A district would not be eligible if it contained so many alterations or intrusions that it could no longer convey the sense of a past environment.

A buried prehistoric site rarely exists today exactly as it was deposited. There are always cultural and natural impacts that affect the deposited material, both before and after burial. A buried site eligible for its information potential has integrity if the deposits retain enough of their original content and spatial relationships to be capable of yielding valuable data.

3. All properties change over time. The retention of integrity depends upon the nature and degree of alteration or change. It is not necessary for a property to retain all the physical features or characteristics that it had during its period of significance. However, the property must retain the essential physical features that enable it to convey its past identity or character and therefore its significance.

In order for a district to have integrity as a whole, the characteristics that make the district significant must be intact. The majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. The relationships among the components must be substantially unchanged since the period of significance, and the majority of the components within the district must be historic.

An area cannot qualify as a district if it contains too many components that do not contribute to the significance of the grouping. Properties may not contribute if they were substantially altered since the period of the district's significance, if they are of very recent construction, or if they do not share the historic associations of the district. Factors to consider in evaluating the impact of intrusions upon a district's integrity include the relative size, scale, design, and location of the questionable properties or, in the case of an archeological district, the seriousness of any ground-disturbing activities.

4. The first step in assessing integrity is to identify the theme and the reason why the property is important. Once this information is identified it is possible to establish the period of time (specific date or span of time) for which the property is significant, thereby establishing whether the property is important for its original identity or for the identity it subsequently acquired.

A property important for association with the 18th century economic development of a locality should be judged by its present capacity to convey its identity during the 18th century and its role in the theme of economic development. If it has the essential physical features that it possessed at the time of the significant association, then it has integrity and qualifies for listing.

A property important for association with the early economic development of a locality is not eligible if today it primarily has the physical features of a later period of its history when it was not significant.

5. After identifying the theme, the reason the property is important, and the relevant period of time, it is possible to establish what essential physical features must be present for a property to possess integrity as a representative of its theme. These will vary depending on why the property is significant. As a result, integrity of location, design, or setting, and so on, may be particularly vital to the evaluation of some properties and less prominent in the evaluation of other properties.

a. A property important for association with an event, historical pattern, or person(s) ideally might retain some features pertaining to all seven location, design, setting, materials, workmanship, feeling, and association. However, integrity of design and workmanship might not be as relevant to the significance.

b. Evaluating a property important for its illustration of a particular architectural or engineering type, period, or method of construction means identifying the essential physical features that make the property an important example of that particular type, period, and so on. While location, setting, feeling, and association are important to the property's capacity to convey its past, integrity of design, workmanship, and materials are more important.

c. For properties eligible for important information potential, setting or feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity should focus primarily on the existence and condition of those particular features of the property that have the potential to yield important information, usually materials in their prehistoric or historic physical context.

6. For some properties, comparative information about similar properties that have survived should be considered during the evaluation of integrity. Such comparative information may be important in deciding what features are necessary for properties of that type of significance.

7. An analysis of integrity may include investigation of whether a property is physically intact even though its historic or prehistoric features may be concealed at present. Although such an investigation is especially important when applying Criterion D, it can also be relevant to the other criteria as well. Visibility is usually not necessary for an archeological property to qualify for the National Register. However, buildings, structures, and objects must have a substantial degree of integrity, visible enough for the property to convey its significance under Criterion A, B, or C only. In a few limited situations, buildings, structures, and objects may qualify even though their historic features are visually obscured.

IV. How to Identify the Type of Significance of a Property

Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history

Criterion B: Properties that are associated with the lives of persons significant in our past

Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history

V. How to Determine if a Property has Integrity

1. Recommendation

If the Board finds the proposed designation meets the intent and criteria set forth in this Section, it shall transmit such recommendation to the Planning Board and the City Commission, along with the designation report, and any additions or modifications deemed appropriate. If the Historic Preservation Board finds that the proposed designation does not meet the intent and criteria set out in this Section, no further Board action shall be required.

2. Upon an affirmative recommendation by the Historic Preservation Board, the proposed designation shall be transmitted to the Planning Board who shall process the proposed designation as an amendment to the Zoning Ordinance in accordance with the procedures specified in Section 14, Changes and Amendments, of the Zoning Ordinance.

a. Historic Buildings shall be listed in the Miami Beach Historic Properties Database as it may be revised from time to time and maintained by the Historic Preservation and Urban Design Department.

b. Non-historic Buildings which are located in a locally designated Historic District or Site shall be listed in the Miami Beach Historic Properties Database, which may be revised from time to time and which is maintained by the Historic Preservation and Urban Design Department.

3. No Site or district shall be designated as an Historic Site or district except by a five-sevenths (5/7) majority vote of the City Commission.

1. Mandatory Criteria

The designation of any individual Site or district as an Historic Site or District requires compliance with the following criteria:

(1) Integrity of location, design, setting, materials, workmanship, and association.

2. Review Criteria

a. The designation of any individual Site or district as an Historic Site or District requires compliance with at least one (1) of the following criteria:

- (1) Association with events that have made a significant contribution to the broad patterns of our history;
- (2) Association with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, or method of construction;
- (4) Possess high artistic values;
- (5) Represent the work of a master;
- (6) Represent a significant and distinguishable entity whose components may lack individual distinction;
- (7) Have yielded, or are likely to yield information important in pre-history or history.

NATIONAL REGISTER BULLETIN 15

IV. How to Identify the Type of Significance of a Property

Criterion A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history

Criterion B: Properties that are associated with the lives of persons significant in our past

Criterion C: Properties that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

Criterion D: Properties that have yielded, or may be likely to yield, information important in prehistory or history

V. How to Determine if a Property has Integrity

NATIONAL REGISTER BULLETIN

Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

U.S. Department of the Interior
National Park Service
Interagency Resources Division

Guidelines for Applying the National Register Criteria for Evaluation

(06/01/82)

II. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places recognizes the following categories of significant properties: districts, sites, buildings, structures, and objects.

District

A district is a geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.

A district may be based on any one of a variety of concepts. Examples range from a close approximation of what we perceive to be historical reality (such as a district representing an industrial facility of the 1870's) to a representation of what we perceive as a valid view of a historical developmental process (such as a district showing the evolution of commercial structures and sites from 1820 to 1890 in a given locale) to a collection of properties related through being common elements of a research design (such as a district defining a prehistoric people's settlement system), even when we have only a general sense of what may have constituted historical reality at any specific time.

A district may be focused upon one principal activity, such as a mill or a ranch or it may encompass several interrelated activities, such as an area that includes industrial, residential, and commercial buildings, sites, structures, or objects.

A district's physical components may include, but are not limited to: materials combined through human activity into buildings, sites, structures, or objects; the design or spatial patterning created by buildings, sites, structures, or objects; individually or grouped, distributed in the natural environment; and a discrete environmental zone or topographic feature if utilized by a population at a specific period of time.

A district can be distinguished from surrounding properties (1) by visual changes such as building density, scale, type, age, or style; (2) by historical documentation of different associations or patterns of development; or (3) in the case of some archaeological districts, by evidence of changes in the density or type of sites, as established through testing or survey. While districts composed solely of archaeological sites may not possess visual qualities, the definition of boundaries must be based upon a shared relationship among the properties making up the district, such as cultural affiliation, period of use, or site type, or a research problem involving some aspect of inter-site relationships.

A district may contain a number of buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of nonsignificant properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties impact the district's integrity. In architectural or historic districts, factors to be considered include relative size, scale, design, and location of these nonsignificant properties. In archaeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

A district is usually a single geographical area of contiguous historic properties; however a district may also be composed of two or more definable significant areas separated by nonsignificant areas in a limited number of cases. For example, a discontinuous district may be appropriate where the elements are spatially discrete; the space between the elements is not related to the significance of the district; and visual continuity is not a factor in the significance. In addition, properties such as canals may be treated as discontinuous districts when the system of navigation consisted of man-made sections of canal interspersed with sections of river navigation.

Criterion C:

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Embodying the distinctive characteristics of a type, period, or method of construction means illustrating the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Representing the work of a master refers to illustrating the technical and/or aesthetic achievements by a craftsman. Possessing high artistic values concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement. Resources that represent a significant and distinguishable entity whose components may lack individual distinction are districts. Districts are usually historic environments that convey a sense of time and place through the survival of many different kinds of features and the survival of the relationships among those features.

While some properties may meet more than one of the four components of Criterion C it is not necessary to do so.

Guidelines for Applying Criterion C

1. The features or traits of design or construction that tended to recur in particular types, periods, or methods of construction can be said to characterize those kinds of properties or construction practices in the past. To "embody distinctive characteristics" a property must clearly represent the type, period, or method of construction. That is, it must enhance our understanding of the class of resources of which it is a part. A significant property clearly illustrates (1) the pattern of what was common to the class of resources; (2) the individuality or variation that occurred within the class; (3) the evolution of that class over a period of time; or (4) the transition between that class and others.

Characteristics may be expressed in terms such as form, structure, plan, style, or materials. They may be general, referring more to ideas of design and construction, such as basic plan or form, or they may be specific, referring to precise ways of combining particular kinds of materials. The characteristics that link properties by type, period, or method of construction may stem from shared or related cultural background, technology, needs, purpose/use, traditions of construction, workmanship, availability of materials, etc.

5. A district must be a significant entity. It must be important for historical, architectural, archaeological, engineering, or cultural values. Therefore, districts which are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

A group of buildings and structures is eligible as a district if it possesses historic significance, for example, the buildings of an 1890's college campus significant under Criterion A in the development of educational facilities in a state.

A group of buildings is not eligible as a district if it does not possess historic significance even though it may comprise a recognizable group, such as a 1950's shopping center or 1960's housing development.

6. A district must be a distinguishable entity. The district as a whole must have a character or a coherence that makes it an identifiable historic environment and differentiates it from adjacent areas.

A district is a distinguishable entity if it can be defined or bounded by natural or man made features, and may be distinguished from surrounding areas by changes in topography, land use, historical patterns of development, or sight lines.

A district is seldom defined or bounded by the limits of current parcels of ownership.

7. A district is different from the other categories of historic properties because a district may be significant as a whole even though it may be composed of components — sites, buildings, structures, and objects — that lack individual distinction. A district's identity results from the grouping of features and from the relationships among those features. These relationships convey the sense of the historic environment. A district may be a grouping of archaeological sites related primarily by their being common components in a defensible research design, and often will not visually represent a specific historic environment.

An area that is important (whether historically, architecturally, or so on) may qualify as a "significant and distinguishable entity" if it consists of both components that lack individual distinction and individually distinctive features that may serve as focal points. It may even be considered a "significant and distinguishable entity" if it is composed of components that all lack individual distinction, provided that the grouping achieves significance as a whole. In either case, the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district is not eligible if it is simply a group of buildings or structures to which no significance can be attributed.

A significant district is not eligible if the majority of its components have lost integrity, with the result that the district as a whole is no longer a distinguishable entity.

A district consisting of a pre-historic village with outlying associated sites or features remnants such as irrigation ditches, trails or fields, and granaries, could be eligible because the entire assemblage, taken together, could supply information on an area-wide settlement pattern even if most of the components, assessed as individual sites, lack sufficient important information to be considered eligible.

NATIONAL REGISTER BULLETIN Supplement

AREAS OF SIGNIFICANCE AND APPLICABLE CRITERIA

Bul. 15 ISSUE: For historic districts, should nominators only fill in areas of significance and criteria that apply to the district as a whole or should they also include areas of significance and criteria that relate to specific individual resources within the district?

DISCUSSION: Districts often contain resources that are individually eligible. The NPS encourages nominators to document the significance of these resources in the nomination of the district rather than nominate the resource individually.

RESOLUTION: All areas and periods of significance and criteria that are chosen must be justified in the nomination. If the eligibility and significance of an individual resource is documented in the nomination for the district, then the appropriate areas and periods of significance and corresponding criteria should be indicated at the top of Section 8, as well as the areas of significance that apply to the district as a whole.

2. A property can be significant under Criterion C either for the way it was originally constructed or crafted, or for the way it was adapted at a later point in time, or for the way it illustrates changing tastes, attitudes, and uses over a period of time in the past.

An object (e.g., a totem pole) that has not been significantly altered since its original construction and is important as a good example of its type is eligible.

A building that was enlarged or altered over time is not eligible if it no longer coherently illustrates the building practices of any of the previous periods and the most recent alteration does not represent a theme of identified importance.

A site or structure is eligible if it illustrates significant historic adaptation of pre-existing features. For example, a Native American irrigation system in the Southwest modified for use by Europeans, which illustrates the technology of either or both periods of construction may be eligible.

A district can be eligible if it illustrates the historic character of a place as developed over a particular span of time, which included more than one period of growth. For example, a district may be eligible that encompasses the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras.

A district is not eligible if it so reflects evolution through the present that no identifiable historic endpoint is present. For example, a group of 19th century factory buildings is not eligible if many major buildings were added in the 1950's, 1960's and 1970's.

NATIONAL REGISTER BULLETIN

Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

U.S. Department of the Interior
National Park Service
Interagency Resources Division

GUIDELINES FOR EVALUATING AND NOMINATING PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

Properties in Historic Districts

Under the National Register Criteria there are two ways that a property which has achieved significance within the past 50 years can be eligible for the National Register. First, as discussed above, a property can be individually listed if it is exceptionally important. Properties can also qualify if they are an "integral part" of a historic district which qualifies for National Register listing.

Properties which are integral parts of a district do not need to be individually eligible for the National Register or of individual exceptional significance. An explicit explanation must, however, be given as to how they qualify as integral parts of the district. This is demonstrated by documenting that the property dates from within the district's defined period of significance and that it is associated with one or more of the district's defined areas of significance.

Properties less than 50 years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: (a) the district's period of significance is justified as a discrete period with a defined beginning and end; (b) the character of the district's historic resources is clearly defined and assessed; (c) specific resources in the district are demonstrated to date from that discrete era; and, (d) the majority of district properties are over 50 years old. In these instances it is not necessary to prove exceptional importance of either the district itself or of the less-than-50-year-old properties. Exceptional importance still must be demonstrated for districts where the majority of properties or the major period of significance is less than 50 years old, and for less-than-50-year-old properties which are nominated individually.

Historic districts with less-than-50-year-old properties which share elements of historical and architectural significance of the districts illustrate the policy discussed above. For example, some historic districts represent planned communities whose plan, layout of the streets and lots, and original construction of homes all began more than 50 years ago. Frequently, construction of buildings continued into the less-than-50-year period, with the later resources resulting from identical historical patterns as the earlier buildings and representing a continuation of the planned community design. In instances where the number of these later buildings comprises a small part of the district, and these properties reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.

While some districts have a unified historic and/or architectural development, it is important to recognize that integral does not mean that a district must have homogeneous resources or significance. Districts can also include diverse resources that represent the area's development over time. A commercial or residential area, for example, may form a unified whole, but have resources built in a variety of styles over a long period of time. In such a context, a late 1930s or 1940s movie theater or recreation facility may have increased significance because although there is often a scarcity of construction in the town during that period, these are important buildings and represent that period of the district's history. Thus such buildings often are integral parts of districts in which they are located.

MIAMI BEACH ZONING ORDINANCE

SECTION 3

DEFINITIONS

3-1 GENERAL RULES OF CONSTRUCTION

A. The following general rules of construction shall apply to the regulations of this Ordinance:

4. The word "Building" or "Structure" includes any part thereof, and the word "Building" includes the word "Structure".

3-2 TERMS DEFINED

A. For the purpose of this Ordinance, certain terms and words are hereby defined.

65. **EVALUATION GUIDELINES:** The standards applicable to Alteration, renovation, new construction for a Historic Site or Improvement within a Historic District, which standards will be used as criteria by the Historic Preservation Board and its staff in making decisions on applications for Certificates of Appropriateness.

→ 80. **HISTORIC BUILDING OR STRUCTURE:** A Building which meets the following criteria:

- a. The Building was present during a period of historical significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period; or
- b. The Building independently meets the National Register of Historic Places as defined by the U.S. Department of the Interior criteria; or
- c. The Building is listed in the Historic Data Base (as amended).

A Building is historic even if it has been altered if the alteration is reversible and the Building's key historic architectural elements are intact and repairable.

81. **HISTORIC PROPERTIES DATA BASE:** A list maintained by the City's Planning and Zoning Department containing the names, addresses and relevant historic data of those Buildings determined to be of historic significance. The data base may be updated, amended, and revised by the Planning and Zoning Director as historic properties are identified.

→ 82. **HISTORIC DISTRICT:** Two or more Sites, Buildings, Structures, Landscape Features or other Improvements that are concentrated in the same area and have been designated as an Historic District pursuant to Section 19.

→ 83. **HISTORIC SITE:** An individual Building, Structure or other Improvement which has been designated an Historic Site pursuant to Section 19.

122. **NON-HISTORIC BUILDING OR STRUCTURE:** Buildings which do not meet the Historic Building criteria for a Historic Structure or one whose alterations are not reversible and whose historic architectural elements have been substantially destroyed.

120. **NONCONFORMING BUILDING OR STRUCTURE:** A Building or Structure or portion thereof which was designed, erected or structurally Altered prior to the effective date of this Ordinance in such a manner that characteristics of the Building or Structure, other than its Use, do not comply with the restrictions of this Ordinance.

121. **NONCONFORMING USE:** A Use which exists lawfully prior to the effective date of this Ordinance and is maintained at the time of and after the effective date of this Ordinance, although it does not conform to the Use restrictions of this Ordinance.

NATIONAL REGISTER BULLETIN 15

II. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places recognizes the following categories of significant properties: districts, sites, buildings, structures, and objects.

District

A district is a geographically definable area—urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.

Site

A site is the place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupations or activities that may be marked by physical remains; or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may also be the location of a ruined building, structure, or object if the location itself possesses historic, cultural, or archeological significance.

Building

A building is a structure created to shelter human activity.

Structure

A structure is a work made up of interdependent and interrelated parts in a definite pattern of organization. Generally constructed by man, it is often an engineering project.

Object

An object is a thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

A structure should include all of its basic structural elements. Parts of structures cannot be considered for inclusion in the National Register if the whole structure remains. For example, a structure like a truss bridge is composed of the metal or wooden truss, the abutments, and any supporting piers.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it may be more appropriately considered as a site.

A district may be based on any one of a variety of concepts. Examples range from: a close approximation of what we perceive to be historical reality (such as a district representing an industrial facility of the 1870's); to a representation of what we perceive as a valid view of a historical developmental process (such as a district showing the evolution of commercial structures and sites from 1820 to 1890 in a given locale); to a collection of properties related through being common elements of a research design (such as a district defining a prehistoric people's settlement system), even when we have only a general sense of what may have constituted historical reality at any specific time.

A district may be focused upon one principal activity, such as a mill or a ranch; or it may encompass several interrelated activities, such as an area that includes industrial, residential, and commercial buildings, sites, structures, or objects.

A district's physical components may include, but are not limited to: materials combined through human activity into buildings, sites, structures, or objects; the design or spatial patterning created by buildings, sites, structures, or objects, individually or grouped, distributed in the natural environment; and a discrete environmental zone or topographic feature if utilized by a population at a specific period of time.

A district can be distinguished from surrounding properties (1) by visual changes such as building density, scale, type, age, or style; (2) by historical documentation of different associations or patterns of development; or (3) in the case of some archeological districts, by evidence of changes in the density or type of sites, as established through testing or survey. While districts composed solely of archeological sites may not possess visual qualities, the definition of boundaries must be based upon a shared relationship among the properties making up the district, such as cultural affiliation, period of use, or site type, or a research problem involving some aspect of intersite relationships.

A district may contain a number of buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of nonsignificant properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties impact the district's integrity. In architectural or historic districts, factors to be considered include relative size, scale, design, and location of these nonsignificant properties. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

A district is usually a single geographical area of contiguous historic properties; however a district may also be composed of two or more definable significant areas separated by nonsignificant areas in a limited number of cases. For example, a discontinuous district may be appropriate where the elements are spatially discrete; the space between the elements is not related to the significance of the district; and visual continuity is not a factor in the significance. In addition, properties such as canals may be treated as discontinuous districts when the system of navigation consisted of man-made sections of canal interspersed with sections of river navigation.

A site may possess associative significance or information potential, or both, and can be significant under any or all of the four criteria.

A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events.

When the location of a prehistoric or historic event or events cannot be conclusively determined because no structures or other cultural materials were present or remain, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research.

A site must include cultural material if it is significant only for the important information it contains.

The site of a demolished historic building is generally not eligible unless it possesses important information potential.

A building should include all its basic structural elements. Parts of buildings like interiors, facades, or wings cannot be considered for inclusion in the National Register independently of the rest of the building. The whole building must be considered, and its significant features must be identified.

If a building has lost its historic configuration or pattern of organization, it may be more appropriately considered as a site.

The designation "buildings" may be used for a group of related buildings such as a house and barn, or courthouse and jail, when all of the individual buildings contribute to the significance of the whole and when no other types of properties (structures, sites, or objects) are present. If other types of properties are present, as in the case of several buildings facing a historic, landscaped square, then the property is termed a district.

Revere Hotel 1100 Ocean Dr.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

DEPARTMENT OF PLANNING

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

TO: Design Review/Historic Preservation Board
FROM: Dean J. Grandin, Jr., Deputy Director
Department of Development, Design and Historic Preservation Services
DATE: May 11, 1993 Meeting
RE: Design Review File No. 38643
1100 Ocean Drive - Casa Casuarina Addition

The applicant is requesting a Certificate of Appropriateness and Design Review approval to construct a two-story addition and a walled garden/pool for Casa Casuarina at 1116 Ocean Drive. This site is presently occupied by the Revere Hotel. This project is contingent upon the applicant obtaining a Certificate of Appropriateness for Demolition from the Historic Preservation Board for the demolition of the Revere Hotel. The Revere is a non-historic, conforming structure, constructed in 1950.

The new addition, located in the rear of the property, consists of a two-car garage accessible from the alley, a garden salon and an exercise room on the ground level. The second floor will include a bedroom, office, sauna and spa. The proposed Mediterranean Revival architecture is distinguishable in form and compatible with the existing building.

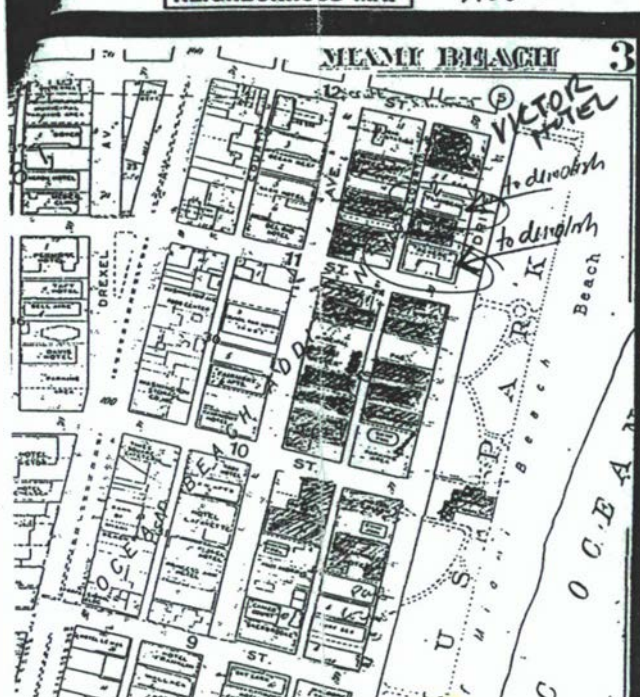
The majority of the Revere Hotel property will be used for formal gardens and a pool, with rounded pavilions and stairwells incorporated in the wall design on the south side. These pavilions will require setback variances.

Staff has met with the applicant previously on this project and has requested that the front wall along Ocean Drive be set back from the property line to provide more green space. This has been done. Staff believes that the additional landscaped area will help compensate for the creation of a "passive area" along Ocean Drive where the Revere Hotel now stands. On balance, this is important since the Victor Hotel to the north of the Amsterdam Palace is applying for a permit to demolish the Flambeau in order to accommodate the proposed expansion and renovation of this hotel on the corner of 12th Street and Ocean Drive.

Staff recommends approval of the project, as submitted.

- A. ATTENDANCE
E. OLD BUSINESS
F. NEW BUSINESS
G. DESIGN REVIEW/HISTORIC PRESERVATION BOARD: APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS AND DESIGN REVIEW APPROVAL
- File No. 38643, Revere Hotel, 1100 Ocean Drive - Request for a Certificate of Appropriateness and Design Review approval to build a pool/garden/garage for the Amsterdam Palace at 1116 Ocean Drive. Granting of this Certificate of Appropriateness requires a Certificate of Appropriateness for Demolition from the Historic Preservation Board to demolish an existing non-historic conforming structure.
 - File No. 38633, Flambeau/Victor Hotel, 1126-44 Ocean Drive - Request for a Certificate of Appropriateness and Design Review approval to substantially rehabilitate a historic hotel building, demolish a non-historic altered structure (Flambeau) and construct a new building on the parcel of land after demolition.

NEIGHBORHOOD MAP - 1950



CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

DEPARTMENT OF PLANNING AND HISTORIC PRESERVATION SERVICES

TO: Historic Preservation Board
FROM: Dean J. Grandin, Deputy Director
Planning, Design and Historic Preservation
DATE: May 24, 1993
RE: Historic Preservation File No. 1012
1100 Ocean Drive (Casa Casuarina)

THE REQUEST

The applicant, Jeffery Reichenbacher, is requesting a Certificate of Appropriateness to demolish the Revere Hotel Building at 1100 Ocean Drive.

The project includes the construction of a two (2) story rear building and walled garden/pool area as an addition to the existing Amsterdam Palace (Casa Casuarina) to the north.

HISTORIC STATUS

The property is located in the National Register District and the Ocean Drive/Collins Avenue Local Historic District. Consideration of this request has already included a hearing before the Joint Design Review Board/Historic Preservation Board which approved a request for a Certificate of Appropriateness for Design Review for the proposed new construction. The City's Historic Properties Data Base lists the subject building as "non-historic".

ANALYSIS OF THE EXISTING STRUCTURE

Constructed in 1950, the Revere Building is conforming as to size, mass and with the architectural style associated with other buildings in the National Register District and the Ocean Drive/Collins Avenue Local Historic District. The structure is relatively simple with little architectural detail or significance. Other than a projecting flat sign tower with vertical bands and the window areas accented by horizontal bands on the east elevation, the structure is quite basic with little other adornment.

EVALUATION CRITERIA

Section 19-6(C)(5)(d) of the Zoning Ordinance provides criteria by which the Historic Preservation Board and City Commission to evaluate requests of a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- National, state or local designation.
The property is located in the National Register District and the Ocean Drive/Collins Avenue Local Historic District.
- Design, craftsmanship or material that would be difficult or expensive to reproduce today.
The simplistic design of the subject building is not difficult or expensive to reproduce.
- Last remaining examples.
The simplistic design of the subject building is represented in numerous other structures throughout the district.
- Contributes to historic character of district.
The subject building does not significantly contribute to the historic character of the District, although it is consistent with the scale and character associated with many buildings in the National Register District and the Ocean Drive/Collins Avenue Local Historic Districts.
- Retention promotes general welfare and opportunity to study local history.
The subject building provides little information pertaining to local history, culture and design, nor does it significantly add to the understanding of the culture and heritage of the City.
- Parking garage.
The subject building is not being demolished for a parking garage.
- Plans for re-use.
The project includes the construction of a two (2) story rear building and walled garden/pool area as an addition to the existing Amsterdam Palace (Casa Casuarina) to the north. This phase of the project received Joint Design Review/Historic Preservation Board approval on May 11, 1993.
- Unsafe structure/financial feasibility.
The Dade County Unsafe Structures Board has not ordered a demolition of the property, nor has the developer, in the attached feasibility report, indicated that the retention of the structure would deny the owner all economically viable uses of the property.

FEASIBILITY STUDY

The City's Zoning Ordinance requires that applications for Certificates of Appropriateness for Demolition include a Feasibility Study as part of their supporting documentation. The Feasibility Study is required to address the following:

- The possibility of substantially renovating or operating the existing historic structures;
- Consideration of parking needs, demands and alternative methods of providing parking;
- A determination as to whether the retention of the building would deny the owner of all economically viable uses of the property.

The Feasibility Study submitted by the applicant finds that the renovation or reuse of the subject building is incompatible with the overall site plan and the proposed re-use of the property has a provision for on-site parking.

However, the feasibility study fails to clearly demonstrate that the retention of the subject building would deny the owner all economically viable uses of the property.

STAFF FINDINGS

- The subject building does not have historical architectural significance and the design of the structure is simple with no distinguishing features.
- The placement of 2 parking spaces in the garage portion of the proposed addition will help alleviate the parking needs of the entire site.
- The removal of the subject building will expose the south elevation of the Amsterdam Palace, which is rich in architectural features and detail.

RECOMMENDATION

Staff recommends that the Historic Preservation Board find that the subject building is not historic and issue a Certificate of Appropriateness for Demolition.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

DEPARTMENT OF PLANNING AND HISTORIC PRESERVATION SERVICES

TO: Historic Preservation Board
FROM: Dean J. Grandin, Deputy Director
Planning, Design and Historic Preservation
DATE: May 24, 1993
RE: Historic Preservation File No. 1012
1126 Ocean Drive (Flambeau Building)

THE REQUEST

The applicant, Ocean Drive Development Corporation, is requesting a Certificate of Appropriateness to demolish the Flambeau Building at 1126 Ocean Drive.

The project includes the proposed rehabilitation and expansion of the adjacent Victor Hotel. This project is contemplating the construction of two buildings on this site, one for retail/office use and the other as an additional wing of the Victor Hotel.

The applicant had submitted an application and was placed on the agenda for the Design Review Board meeting of May 11, 1993. However, this application was deferred by the applicant and to date, plans for the re-use of the Flambeau Building property have yet to be submitted.

Therefore, consideration of the overall project is still required to go before the Joint Design Review Board/Historic Preservation Board for a Certificate of Appropriateness for Design Review approval.

HISTORIC STATUS

The property is located in the National Register District and the Ocean Drive/Collins Avenue Local Historic District and the City's Historic Properties Data Base lists the subject building as "non-historic".

ANALYSIS OF THE EXISTING STRUCTURE

Constructed in 1923, the subject building has been altered to such an extent that its original architectural features are indistinguishable. The existing design is bland and completely out of context with other buildings in the National Register District and the Ocean Drive/Collins Avenue Local Historic District. The building is also lacking any significant architectural detail or significance and detracts substantially from the adjacent structures on the 1100 block of Ocean Drive.

The Department cannot verify what architectural features, if any, were removed or shrouded from the original style of the building because the Building Department does not have microfilm of the structure when it was constructed in 1923.

EVALUATION CRITERIA

Section 19-6(C)(5)(d) of the Zoning Ordinance provides criteria by which the Historic Preservation Board and City Commission to evaluate requests of a Certificate of Appropriateness for Demolition. The following is an analysis of the request based upon these criteria:

- National, state or local designation.
The property is located in the National Register District and the Ocean Drive/Collins Avenue Local Historic District.
- Design, craftsmanship or material that would be difficult or expensive to reproduce today.
The altered design of the subject building is not difficult or expensive to reproduce.
- Last remaining examples.
The altered design of the subject building is not one of the last remaining examples of its kind in the City or the region.
- Contributes to historic character of district.
The subject building, as altered, does not contribute anything to the historic character of the District; neither is it consistent with the character associated with many buildings in the National Register District and the Ocean Drive/Collins Avenue Local Historic District.
- Retention promotes general welfare and opportunity to study local history.
The subject building provides little information pertaining to local history, culture and design, nor does it significantly add to the understanding of the culture and heritage of the City.
- Parking garage.
The subject building is not being demolished for a parking garage.
- Plans for re-use.
The overall project includes the proposed rehabilitation and expansion of the adjacent Victor Hotel. This project is contemplating the construction of two buildings on the Flambeau site, one for retail/office use and the other as an additional wing of the Victor Hotel.

The applicant had submitted an application and was placed on the agenda of the Design Review Board for May 11, 1993. However, this application was deferred by the applicant for the purpose of making additional design changes and no revised plans for the re-use of the Flambeau Building property have been submitted since that deferral. Consideration of the overall project is still required to go before the Joint Design Review Board/Historic Preservation Board for a Certificate of Appropriateness for Design Review approval.

The Dade County Unsafe Structures Board has not ordered a demolition of the property and the attached feasibility report delineates the applicant's position that renovating the structure would render the entire project cost prohibitive.

The applicant had submitted an application and was placed on the agenda of the Design Review Board for May 11, 1993. However, this application was deferred by the applicant for the purpose of making additional design changes and no revised plans for the re-use of the Flambeau Building property have been submitted since that deferral. Consideration of the overall project is still required to go before the Joint Design Review Board/Historic Preservation Board for a Certificate of Appropriateness for Design Review approval.

The Dade County Unsafe Structures Board has not ordered a demolition of the property and the attached feasibility report delineates the applicant's position that renovating the structure would render the entire project cost prohibitive.

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FEASIBILITY STUDY

The City's Zoning Ordinance requires that applications for Certificates of Appropriateness for Demolition include a Feasibility Study as part of their supporting documentation. The Feasibility Study is required to address the following:

- The possibility of substantially renovating or operating the existing historic structures;
- Consideration of parking needs, demands and alternative methods of providing parking;
- A determination as to whether the retention of the building would deny the owner of all economically viable uses of the property.

The Feasibility Study submitted by the applicant finds that the cost to rehabilitate the subject building, which could exceed \$700,000.00, would make the entire project cost prohibitive. The high cost of renovation is attributable to structural damage in the tie beams and columns.

STAFF FINDINGS

- The subject building, as altered, does not have historical architectural significance. The design of the structure is bland with no distinguishing features.
- The issue of off-street parking spaces was not addressed in the original application. It is assumed that the revised application to go before the Joint Design Review/Historic Preservation Board will not include parking spaces and therefore a parking impact fee will be required.
- The feasibility report gives a fairly complete analysis of how the costs of renovating the subject building would make the entire project cost prohibitive.

RECOMMENDATION

Staff recommends that the Historic Preservation Board find that the subject building is not historic and issue a Certificate of Appropriateness for Demolition.

City of MB has benefit

" As the addit may be larger than the orig bldg, this is often a difficult task - In most cases the addit should be set back behind the orig str, allowing the orig bldg to maintain its orig posit w/in the streetscape -
usually separated -
No part destroyed

BASS MUSEUM - early adaptive reuse of hist str.

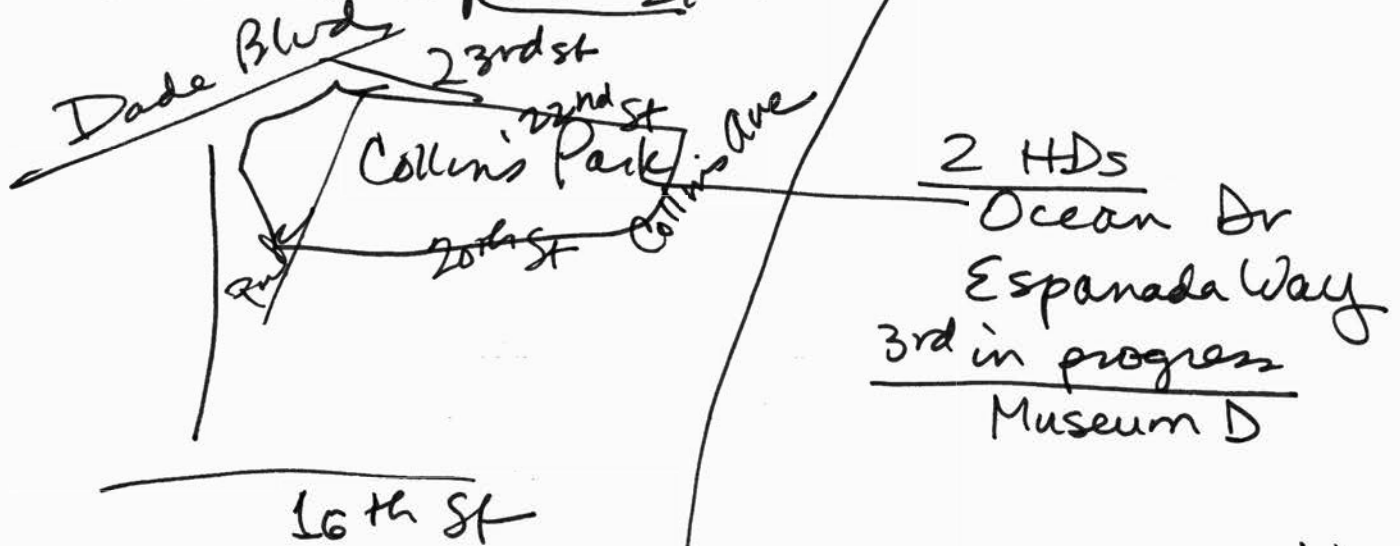
- integrity of setting
- interrelationships of various bldgs

Quote { new bldgs fit in
bldg-pedistr

est. new set of design & new construct
separate from Sec. Standards
dealing w/ height + setback +
landscape, lty, parking

{ major pt - bldgs on convention center
prospectus of 1980, 1982
convention hotel concept - must be huge
arrangements.

Richard Rickles, Principal Planner



Public Meeting vs. HD

BOUNDARY QUESTION

how NR boundary ~~is~~ has been determined
- numbers decreasing → % ↓ bc they enlarged
boundaries to make % of less historic bldgs
make % of hist bldgs lower
before → 1941 → ? ^{WW2} post WW2

21st Street

Beyond demolition

new construction is totally out of scale
tacked on hist bldgs of 3-7 stories
Such as Riviera + Plymouth House

Concept of HD - Streetscape will be gone
curvilinear sculptural element with
large box behind

*Compatibility is obtained thru several means
included use of like materials
+ archit elements, repeat of forms.

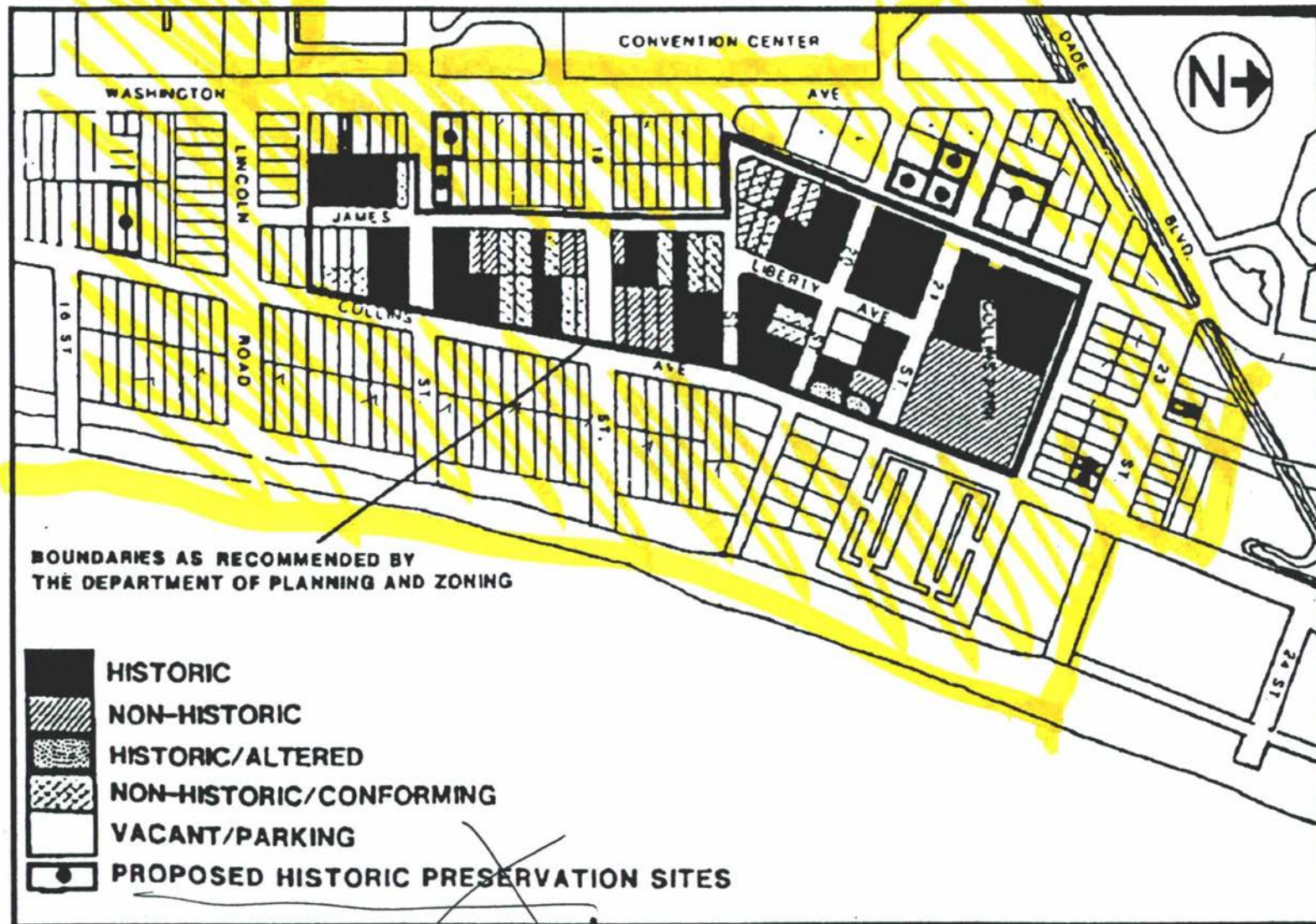
HD

- 1) 800 blogs in HD → vs. other
in terms of #s
 - 2) - first 20th c. HD? prob not
 - 3) ART DECO - any more, others -
WAS the first ART DECO ~~HD~~ in nation
 - 4) 10th anniversary → time to review
-

proposed by the City and fall short of including beachfront landmarks such

Yorker Hotel (which was demolished ten years ago). The landmark hotel site has

proposed larger district than we had before," Preservation Board c Nancy Liebman ob-



The Ant

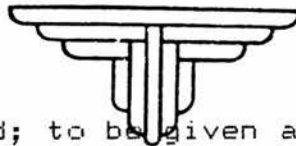
— Skin Care —
— Nail

Nails

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Specializing in finger
acrylic nails, nail
extensions, manicu
pedicures, Swedish
massages & Facials

ART DECO SOCIETIES OF AMERICA



Awards for 1990 Deco Weekend; to be given at organizing conference, Bass Museum, Jan. 11. These awards continue a tradition started in 1980 by the Art Deco Societies of America.

AWARDS TO THE TEN BEST DECO DEFENDERS: 1990

1. Helen Halmay, Pres. Art Deco Society of San Diego, for her work in identifying and fighting for the Egyptian Revival District.
2. Nat Green, president of the Coolidge Corner Theatre Foundation of Brookline, Mass., for saving an Art Deco theatre and creating strong public awareness; also to 1981 Deco District planners, Notter, Finegold & Alexander of Boston for projecting use of the theater as a community performing arts center.
3. Jacquelyn Yde, ASID, interior designer, for Dade County Auditorium's redesign, transforming its dull, drab interior into a dazzling, Deco-inspired setting. Also to Barry Steinman, Dade County Auditorium's general manager.
4. Claridge's, London, for an ongoing refurbishing of this nearly century-old stellar hotel in Mayfair. In 1925, Basil Ionides transformed the restaurant into Deco style. In 1930, Oswald Milne designed the grille. Since 1987, David Laws has led a redesign program called "keeping the best of the old" which includes furniture by Gordon Russell and carpeting by Marion Dorn. The work continues under the design direction of Tessie Kennedy of Britain and Tricia Wilson of Texas.
5. Vyonne Geneve, President of Art Deco Society of Western Australia, in Perth, for promotion, tours, and events leading to widespread recognition of Western Australian Deco. Also for her research on Australia movie palace designers.
6. The Rainbow Room, which since its debut in 1934, has epitomized New York style, glamour, sophistication and Art Deco. Floating 65 stories above mid-town Manhattan, with counterparts of the Rainbow Grille and the Rockefeller Center Luncheon Club, the restaurant's encompassing reconstruction is perhaps the most dramatic component of Rockefeller Center's \$200 million capital enhancement program. The Rainbow Arts Program brings back fine arts including sculpture by Paul Manship and a ship's model by Norman Bel Geddes. Also to Hugh Hardy, architect, of Hardy, Holzman Pfeiffer Associates; architects for proposed expansion of the Bass Museum; and to designer Milton Glaser of Milton Glaser, Inc.

7. Davis Cone, for restoration of his 1930's Streamlined Moderne residence in Miami Beach, and for his hyper-realist paintings of small-town movie houses and drive-ins featured in his Hollywood on Mainstreet. His book has more than 50 color acrylics and watercolors of "whimsical Art Deco structures".
8. Mark Hampton, architect, and Mitchell Wolfson Jr. for saving a Southern Bell switching station in the Art Deco District and recycling it as office and storage facilities for a large collection of early 20th-century artifacts. Originally designed by Samuel P. Marye, distinguished Deco architect of Atlanta, GA, the facade features large terra cotta abstracted flowers.
9. Richard G. Rowan, president of the Savannah College of Art and Design, for restoring two 1930's diners for fast food restaurants for students. President Rowan has used his interest in preservation to create a campus for 14 restored buildings in Savannah's historic district including Romanesque, Georgian, and Federal styles, as well as the most recent purchase of an Art Deco movie house on Savannah's neglected main shopping street. These buildings represent the influence of retail chainstores in spreading the Deco idea across the country.
10. Sherry Muss, Carlyle Suites Hotel, for restoration of lobby and use of hotel as Art Deco Societies' headquarters in Washington, D.C. (saved). The Carlyle Suites were originally a Deco apartment building built like many in Washington during the Roosevelt period.

Paul-Rik Apts.

730-744 10th St.

Miami Beach

NAME AND ADDRESS OF PROPERTY

HISTORIC DISTRICT

APRIL 11 ECTURAL
Miami Beach Historic District 1979

STATUTE

STATE

Florida

COUNTY

Dade

NAME OF OWNER

Barry S. Goldmeier, General Partner
Key 744 10th St., Ltd.

ADDRESS OF OWNER

1460 Brickell Ave.
Miami, FL 33131

DATE CERTIFIED AS:

NOV 10 1979



CONTRIBUTING



NON-CONTRIBUTING

DATE OF REQUEST

11/5/79

SHPO OPINION:



CONTRIBUTING



NON-CONTRIBUTING



NO COMMENT

REHABILITATION CERTIFICATION

REMARKS:

USDI - NATIONAL PARK SERVICE

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)

Robin Apts. **1355-57 Drexel Ave.**
NAME AND ADDRESS OF PROPERTY **440-14th Street** **Miami Beach**

HISTORIC DISTRICT

0 Miami Beach Architectural District 1979

STATUTE

STATE

Florida

COUNTY

Dade

NAME OF OWNER

Managing Director Tibor Lucas
Robit Investment N.V. Inc.

ADDRESS OF OWNER

1355-57 Drexel Ave. #1
Miami Beach, FL 33139

DATE CERTIFIED AS:

DEC 20 1979



CONTRIBUTING



NON-CONTRIBUTING

REMARKS:

DATE OF REQUEST

11/26/79

SHPO OPINION:



CONTRIBUTING



NON-CONTRIBUTING



NO COMMENT

REHABILITATION CERTIFICATION

USDI - NATIONAL PARK SERVICE

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)

FL Washington Storage Company, Inc., 1001-1025 Wash. Ave.

NAME AND ADDRESS OF PROPERTY Miami Beach

HISTORIC DISTRICT

Miami Beach Arch. District

STATUTE

STATE

FLORIDA

COUNTY

DADE

NAME OF OWNER

Washington Storage Co., Inc. James F. Matthews, President

ADDRESS OF OWNER

1005 Washington, Avenue

Miami Beach, FL 33139

305-531-3448

DATE CERTIFIED AS:

MAY 23 1979



CONTRIBUTING



NON-CONTRIBUTING

REMARKS:

DATE OF REQUEST 5-9-79

SHPO OPINION:



CONTRIBUTING



NON-CONTRIBUTING



NO COMMENT

REHABILITATION CERTIFICATION

USDI - NATIONAL PARK SERVICE

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)

1211 Pennsylvania Ave.

Miami Beach

1/22/80
11/30/79

NAME AND ADDRESS OF PROPERTY

HISTORIC DISTRICT

STATUTE

Miami Beach Architectural District

STATE

Florida

COUNTY

Dade

NAME OF OWNER

Alan Eson

ADDRESS OF OWNER

1211 Pennsylvania Ave.
Miami Beach, FL 33139

DATE CERTIFIED AS

FEB 12 1980



CONTRIBUTING



NON-CONTRIBUTING

DATE OF REQUEST

SHPO OPINION:



CONTRIBUTING



NON-CONTRIBUTING



NO COMMENT

REHABILITATION CERTIFICATION

REMARKS:

APPLICATION RE DENIED 1/22/80

USDI - NATIONAL PARK SERVICE

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)

~~Arvilla Apartments~~ 251K10000

NAME AND ADDRESS OF PROPERTY **1127 Euclid Ave. Miami Beach**

HISTORIC DISTRICT **ARCHITECTURAL**
~~Old Miami Beach Historic District 1979~~

STATUTE

STATE **Florida**

COUNTY **Dade**

NAME OF OWNER **Key 1127 Euclid Ave. LTD**
Barry S. Goldmeier, General Partner

ADDRESS OF OWNER **1460 Brickell Ave. Suite 212**
Miami, FL 33131

DATE CERTIFIED AS: **NOV 10 1979**

☐ CONTRIBUTING

☐ NON-CONTRIBUTING

REMARKS:

~~APT 4 ANNEX~~

DATE OF REQUEST **11/2/79**

SHPO OPINION:

☒ CONTRIBUTING

☐ NON-CONTRIBUTING

☐ NO COMMENT

REHABILITATION CERTIFICATION

USDI - NATIONAL PARK SERVICE

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)

Lynne-Diane Apts. 818 Pennsylvania Ave. Miami Beach
NAME AND ADDRESS OF PROPERTY

HISTORIC DISTRICT **Miami Beach Historic District 1979**

STATUTE

ARCHITECTURAL

STATE **Florida**

COUNTY **Dade**

NAME OF OWNER **Barry S. Goldmaier, General Partner
Key 818 Pennsylvania #8 Ave., LTD.**

ADDRESS OF OWNER **1460 Brickell Avenue Suite 212
Miami, FL 33131**

DATE CERTIFIED AS: **NOV 10 1979**



CONTRIBUTING



NON-CONTRIBUTING

REMARKS:

DATE OF REQUEST

11/5/79

SHPO OPINION:



CONTRIBUTING



NON-CONTRIBUTING



NO COMMENT

REHABILITATION CERTIFICATION

USDI - NATIONAL PARK SERVICE

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)