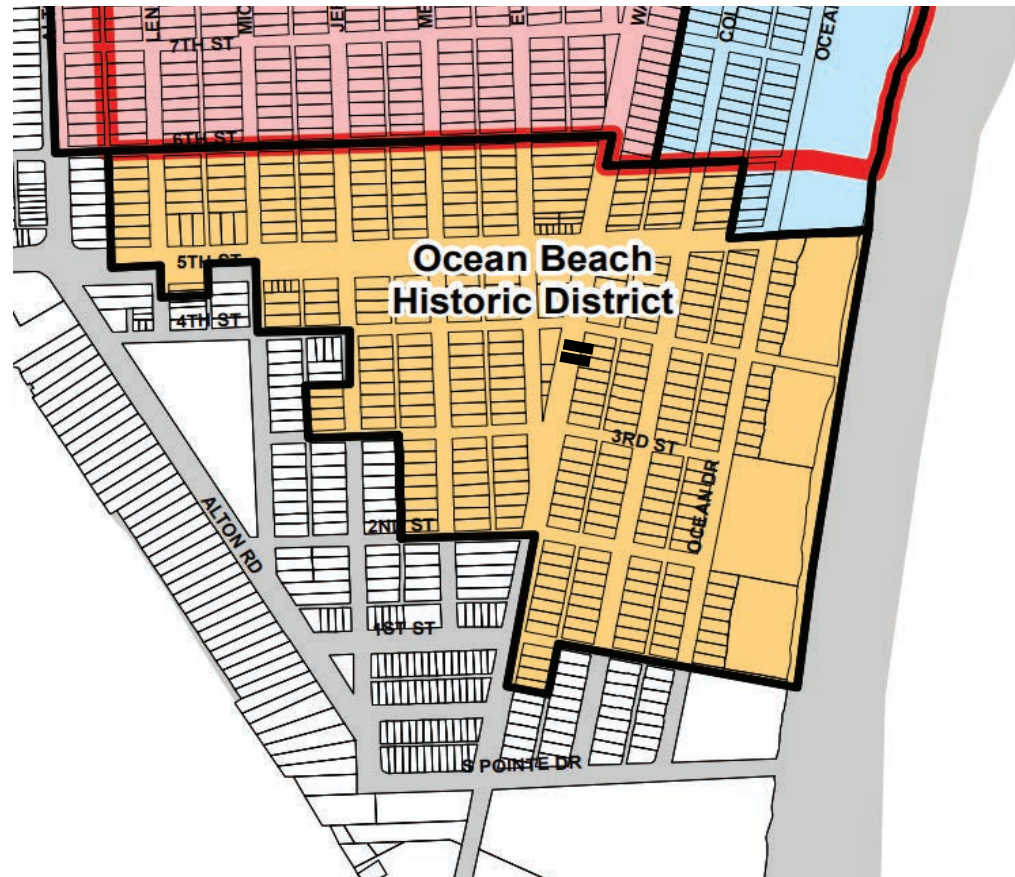




HISTORICAL RESOURCES REPORT  
FOR  
**245 / 251 WASHINGTON AVENUE**  
MIAMI BEACH, FLORIDA

PREPARED BY TOUZET STUDIO  
JULY 8, 2019

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## OCEAN BEACH HISTORIC DISTRICT

*“In 1995, after noting the potential loss of significant structures and sites in the South Pointe Redevelopment Area, the Miami Beach Historic Preservation Board designated the Ocean Beach Historic District south of Sixth Street.”<sup>3</sup>*

*The “district represents a significant part of the first settlement on Miami Beach, becoming a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century. It is also the site of the first subdivision and infrastructure on the Beach, known as the Ocean Beach subdivision platted in 1912. The first hotel (still in existence at 112 Ocean Drive) is located within that original subdivision. The first recreational bathing facility, Smith’s Casino, preceded even the original Ocean Beach subdivision. The “Ocean Beach” area was also at the site of Government Cut, which upon opening, enabled Biscayne Bay to be dredged for ocean liner use and influenced the development of the greater Miami area.”<sup>4</sup>*

*“Ocean Beach was not built for the social elite as areas further north, but as a modest resort community by the sea welcoming the common man. The small scale and simplicity of the architecture is reflective of generally modest Art Deco and Mediterranean Revival Hotels and small apartment houses within the center.”<sup>5</sup>*





- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

*Visible in the 1941 aerial are both the Pall Mall Apartments at 251 Washington Avenue and 245 Washington Avenue. Both would have been completed by 1937.*

AERIAL PHOTOGRAPH, 1941

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL  
HISTORIC RESOURCES REPORT

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251 WASHINGTON AVENUE

245 WASHINGTON AVENUE

*The 1954 aerial now includes the addition of a 4-unit, one-story apartment building at the rear of 251 Washington Avenue.*

AERIAL PHOTOGRAPH, 1954

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL  
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251 WASHINGTON AVENUE

245 WASHINGTON AVENUE

*In 1989 both of the apartment buildings on 251 Washington Avenue have been demolished, as shown in this aerial from 1994.*

AERIAL PHOTOGRAPH, 1994

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL  
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- 251 WASHINGTON AVENUE
- 245 WASHINGTON AVENUE

*An Emergency Demolition Order is issued by a City Official in 2003 for 245 Washington Avenue. In this aerial from 2004, both parcels are shown vacant.*

**AERIAL PHOTOGRAPH, 2004**

245/ 251 WASHINGTON AVENUE, MIAMI BEACH FL  
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## 245 WASHINGTON AVENUE



Demolished by Emergency Demolition Order  
of Building Official 2003



STATUS: CONTRIBUTING

ADDRESS: 245 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK 8, LOT 14

ZONING: RPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: M. STEINHARDT

CURRENT OWNER: BEATRICE KAUSTEIN  
245 WASHINGTON AVE. MIAMI  
BEACH, FL 33139.

PROPERTY NAME:

PREVIOUS NAMES: MECCA APARTMENTS

ARCHITECT: B. KINGSTON HALL

DATE OF CONSTRUCTION: 1936



STYLE/PERIOD: MEDITERRANEAN / ART- DECO TRANSITIONAL  
EXTERIOR CONDITION: ~~GOOD~~ POOR (UNSECURE)  
CURRENT USE: RESIDENTIAL (VACANT)

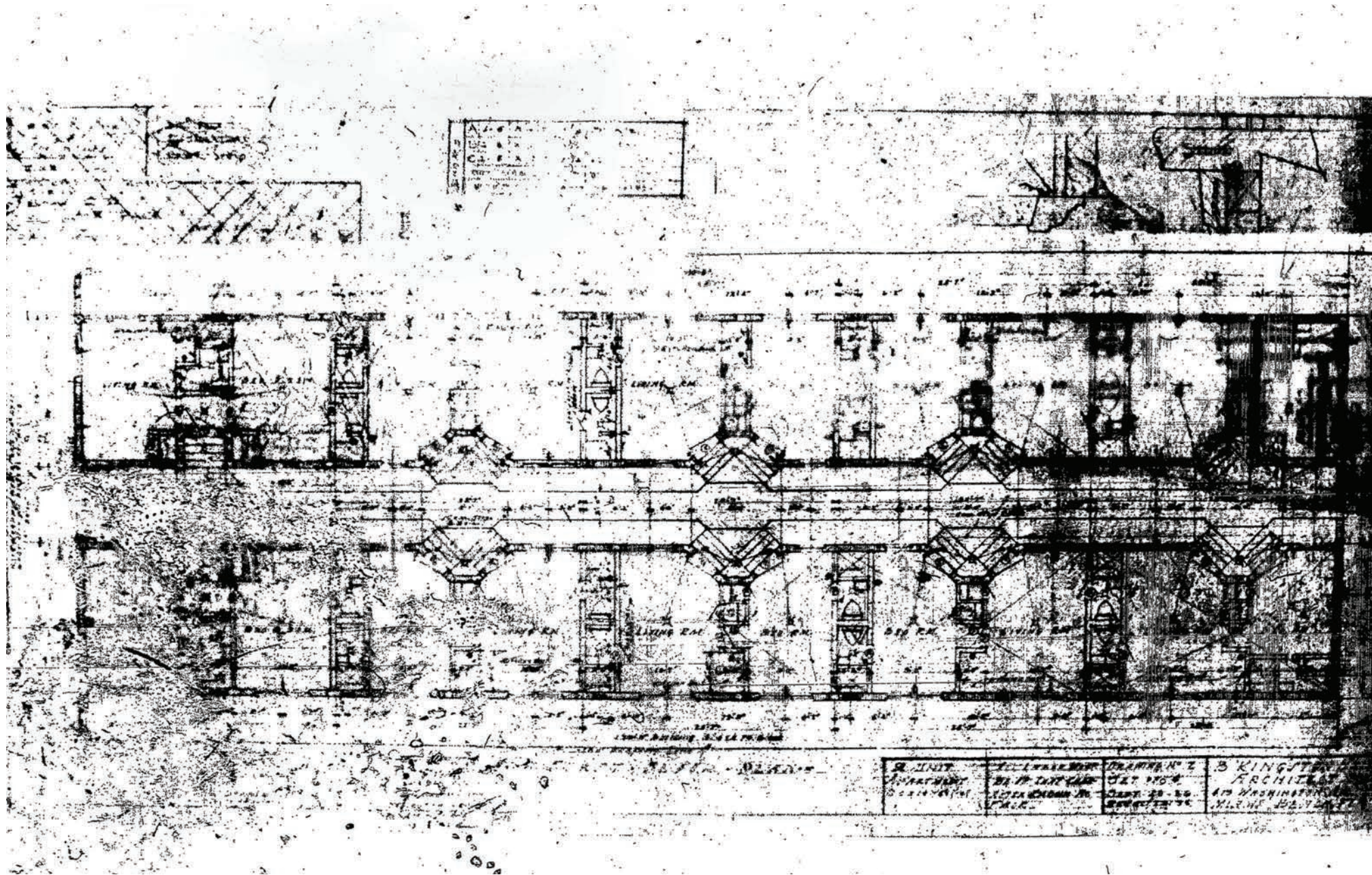
STATEMENT OF SIGNIFICANCE: MODEST FACADE (STUCCO) W/ SCORED HORIZONTAL  
BANDING ACROSS FRONT; SYMMETRICAL AXIS W/ Banded & FLUTED  
PILASTERS ENTRY WAY; TUECATED PARAPET  
PREPARED BY: J. DEL ZON  
F. DEL TORO  
DATE: 1996

## SUMMARY

On November 30th of 1936, a permit was issued to M. Steinhardt by the Building Department of the City of Miami Beach for the construction of a one-story, concrete block and stucco building. The building, named the Mecca Apartments during the ownership of O. Engelberg, would consist of eight apartments and three hotel rooms.<sup>1</sup> The modest apartment building was designed by B. Kingston Hall, a respected local architect known for his Art Deco work. From the Building Records it appears that the building exhibited minimal upkeep and improvements, other than limited roofing repairs. The building appears to have begun to fall into disrepair by the mid-80's. The continued decline in its upkeep would lead to it's demolition in 2003 under an Emergency Demolition Order issued by the Building Official.<sup>2</sup> The demolition would occur without a Certificate of Appropriateness.







ARCHITECTURAL PLAN FROM MICROFICHE, 1936

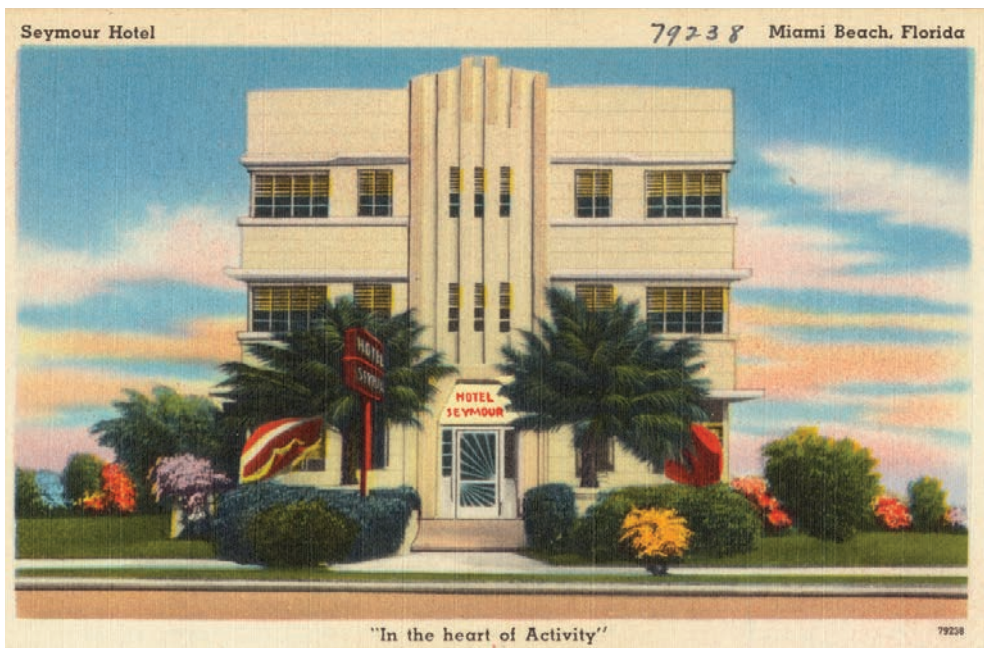
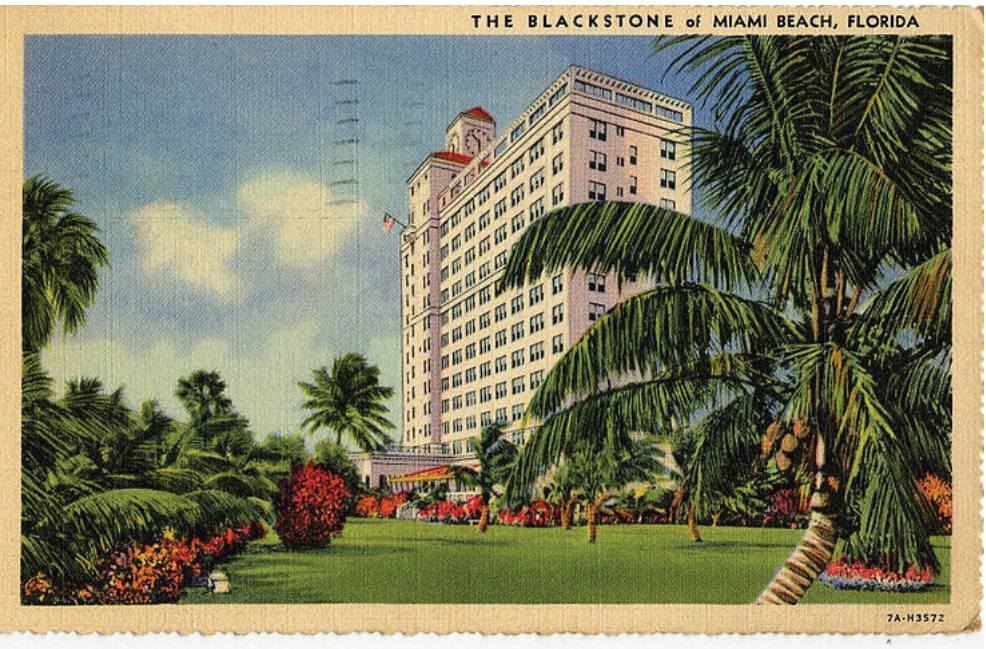
### 245 WASHINGTON AVENUE

The one-story structure is classified as “contributing” in the Historic District Designation Report and as being designed in a Mediterranean Revival – Art Deco Transitional (“Med-Deco”) style.<sup>6</sup>

The front façade is symmetrical about a central portal that decoratively edged by a rectangular frame consisting of convex fluting. The front wall is composed of a series of horizontal bands with wide, shallow recesses marking the bands. Two rectangular, horizontal windows flank the portal. The top of the parapet is capped by a single row of barrel tiles.

The plan is arranged as two 16 ft wide bars set apart by a 6 ft wide passageway. An interesting detail is the articulation of the apartment entries. Each apartment appeared to have a central entry feature consisting of two, 3 riser steps stairs meeting at 45° and leading to two door openings – one leading to the bedroom and one to the living room.





### B. KINGSTON HALL

A local Miami Beach architect with offices during the 1930's on Washington Avenue.<sup>7</sup> There are over 20 remaining structures designed by Hall remaining on Miami Beach. Of these, most are designated as “contributing” structures.<sup>8</sup>

### THE BLACKSTONE HOTEL

In 1929 Kingston Hall designed the Blackstone Hotel. It was the tallest structure in Miami Beach, which at that time was still “a resort town of low-rise structures.”<sup>9</sup> “In 1934, V.H Nellenbogen remodeled the hotel. Originally the structure had 246 hotel rooms but in 1953, Henry Hohausser did the remodeling of 88 apartment units with one bedroom and two baths. In 1988, there were also some renovations but overall the structure has remained essentially unchanged over the years.”<sup>10</sup>

### THE SEYMOUR HOTEL

The Seymour Hotel, located at 945 Pennsylvania Avenue, was built in 1936. It has been recently acquired by a boutique hotel brand and will be renovated.

B. KINGSTON HALL, ARCHITECT

245 WASHINGTON AVENUE, MIAMI BEACH FL  
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019







RECOR APARTMENTS \*

Owner # STEINHARDT

U. Engelberg

Mailing Address

Permit No. 9233

No. 245 Street Washington Av

Date Nov. 30-1936

Lot 14 Block 8 Subdivision O.B.

1099

Address

General Contractor A. Kaplan

Address

Architect B. Kingston Hall

Address

Front 39-10 Depth 129-9 Height

Stories 1

Use Apartment house 8 units & 3 hotel rooms

Type of construction c-b-s-

Cost \$ 20,000.00

Foundation Spread footing

Roof flat

Plumbing Contractor Fixzit

# 9658

Address

Date Dec. 3-1936

No. fixtures 82

Rough approved by gas ok JJ Farrey- June 1937

Date

No. Receptacles

Plumbing Contractor People's Gas Co. #10144

Address

Date June 14-1937

No. fixtures set 1 gas stove - 9 gas heater

Final approved by

Date

Sewer connection -- 1 --

Septic tank

Make

Date

Electrical Contractor Goddard

# 7910

Address

Date Dec. 18-1936

No. outlets 61

Heaters

Stoves

Motors

Fans

Temporary service

Rough approved by

Receptacles 55

Refrigerators 8

Date

Electrical Contractor Goddard

# 8137

Address

Date Jan. 12-1937

No. fixtures set 92

Final approved by H.C. Inman

Date

Date of service Jan. 13- 1937

Alterations or repairs # 12186-

Alteration for Boiler room

\$ 500.00-

Date Jan 18-1939

Giller Contracting Company

Building Permit # 12196-

1 Oil Burner & tank (275 gals) Merritt Oil Burner Mfg. Co. \$170-

Jan. 23-1939

# 34920 Painting - Owner

\$ 200.... Jan. 19, 1951

# 35609 Roof repairs - Guaranty Roofing Co. Inc.

\$ 82.....April 18, 1951

# 37871 Roofing - Pearce Nu-Roof Coating Co. Inc.

\$ 840.... Jan. 21, 1952

#14877-Gordon Roofing-Re-roof 35 sqs-\$2000-4-10-79

#21848 3/22/82 Levv Gray Roof - reroof \$4,900.

ELECTRICAL PERMITS: #79578 7/27/84 Victoria Elect - 20 light outlets, 20 fixtures, 1 repair



DATE PERMIT 1936 AMT. PERMIT \_\_\_\_\_ PERMIT NO. \_\_\_\_\_ DATE CK'D. 6-2-59 DEPUTY Sewer

FOLIO 42 0303-108 NAME FRIEDA KALSTEIN

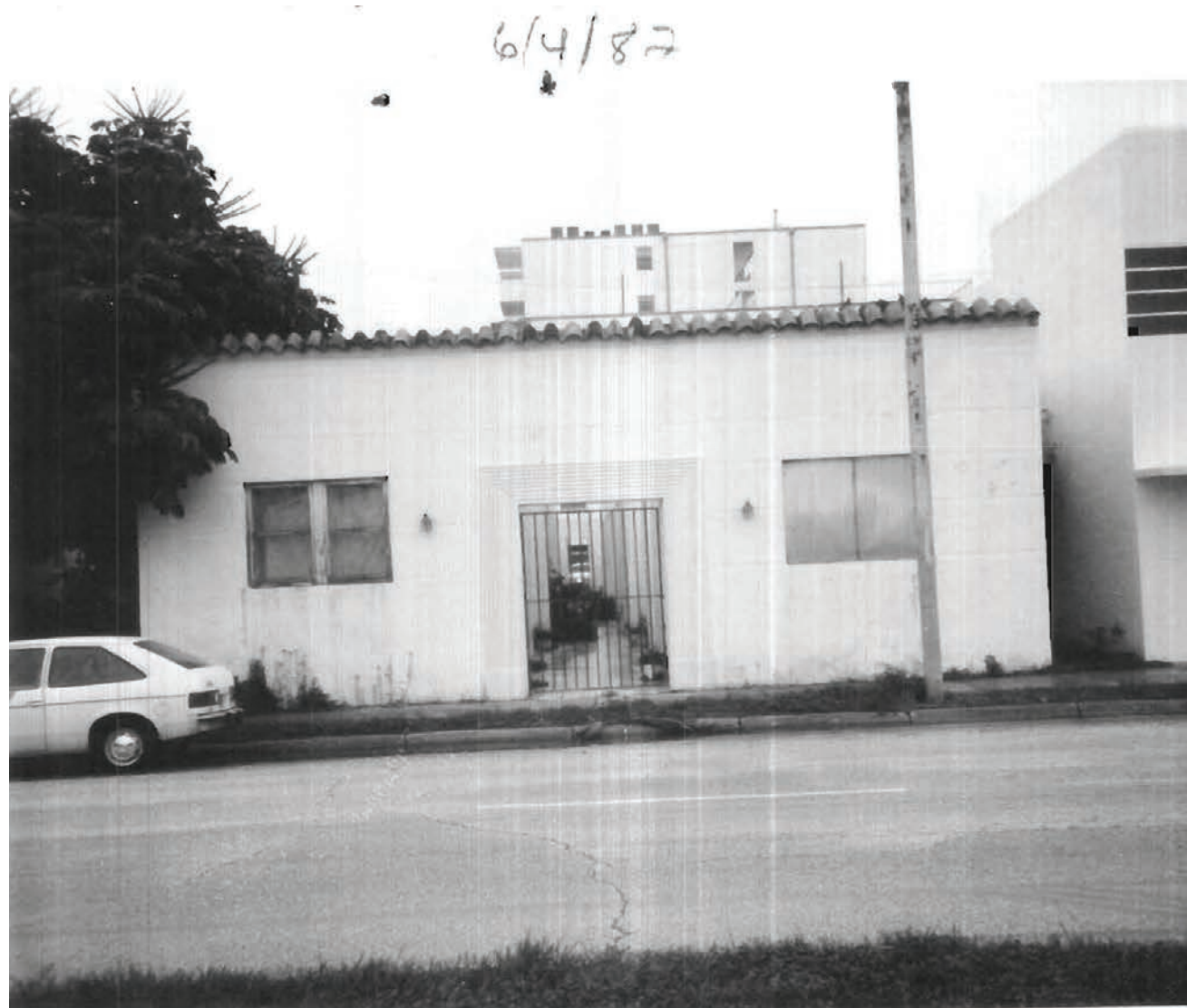
LEGAL DESC'T. Ocean Beach Fla. ADDRESS OF PROP. 245 Washington Ave

Lot 14 (99) Blk. 8 MIAMI BEACH FLA.

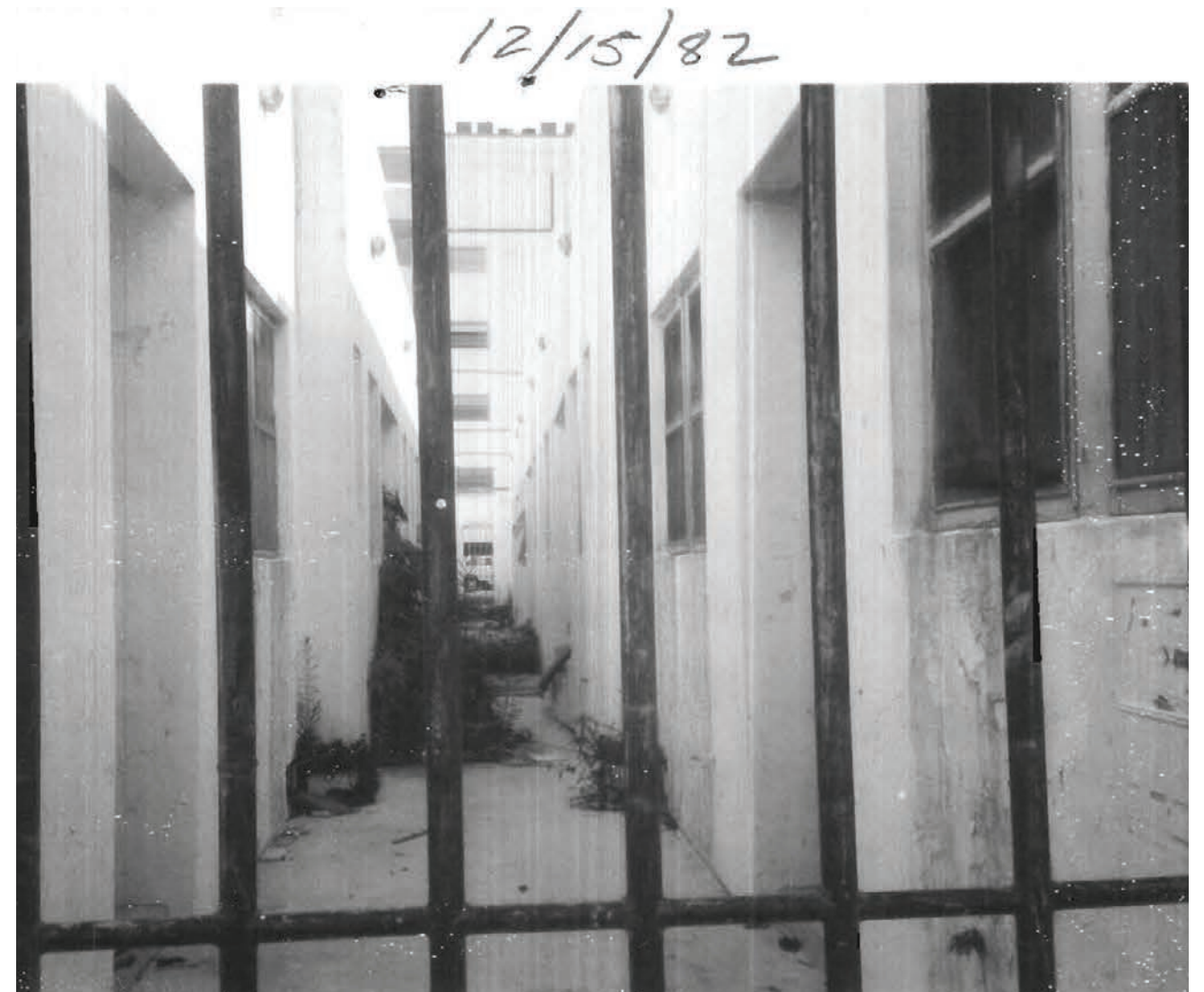
SCHOOL DIST. 14 PB 2/38 MAIL ADDRESS \_\_\_\_\_

BUILDINGS	A	B	C	OPERATORS		YR.	LAND	IMPR.	TOTAL	REMARKS
				FOLIO	PLATES					
QUEST FOR RECHECK			<u>6-1-59</u>							
		<u>ARBY</u>	<u>103</u>			<u>55-58</u>	<u>3960</u>	<u>16,540</u>	<u>20,500</u>	
			<u>8.24</u>	<u>6/30-59</u>	<u>500</u>	<u>59</u>	<u>3960</u>	<u>14540</u>	<u>18500</u>	<u>X13000</u>
TYPE BLDG.	<u>Apt. HSE</u>									
MATERIAL	<u>CBS.</u>	<u>31</u>								
STORIES	<u>1</u>									
FOUND.	<u>Spn.</u>									
FLOORS	<u>OAK</u>	<u>12</u>								
BED ROOMS	<u>19</u>									
BATHS	<u>19</u>									
ROOF	<u>TAR</u>	<u>10</u>								
CASH	<u>W/DH</u>									
PLUMBING	<u>AVER</u>	<u>11</u>								
ELECTRIC	<u>AVER</u>	<u>5</u>								
A/C - HEAT	<u>-</u>									
PROJ./CUST.	<u>Cust.</u>	<u>30</u>								
MISC'L										





02-4203-03-1080 \_ FRONT  
JUNE 4, 1982



02-4203-03-1080 \_ SIGNED J. CHAY  
DECEMBER 15, 1982

**HISTORIC POLAROIDS  
1982-2000**

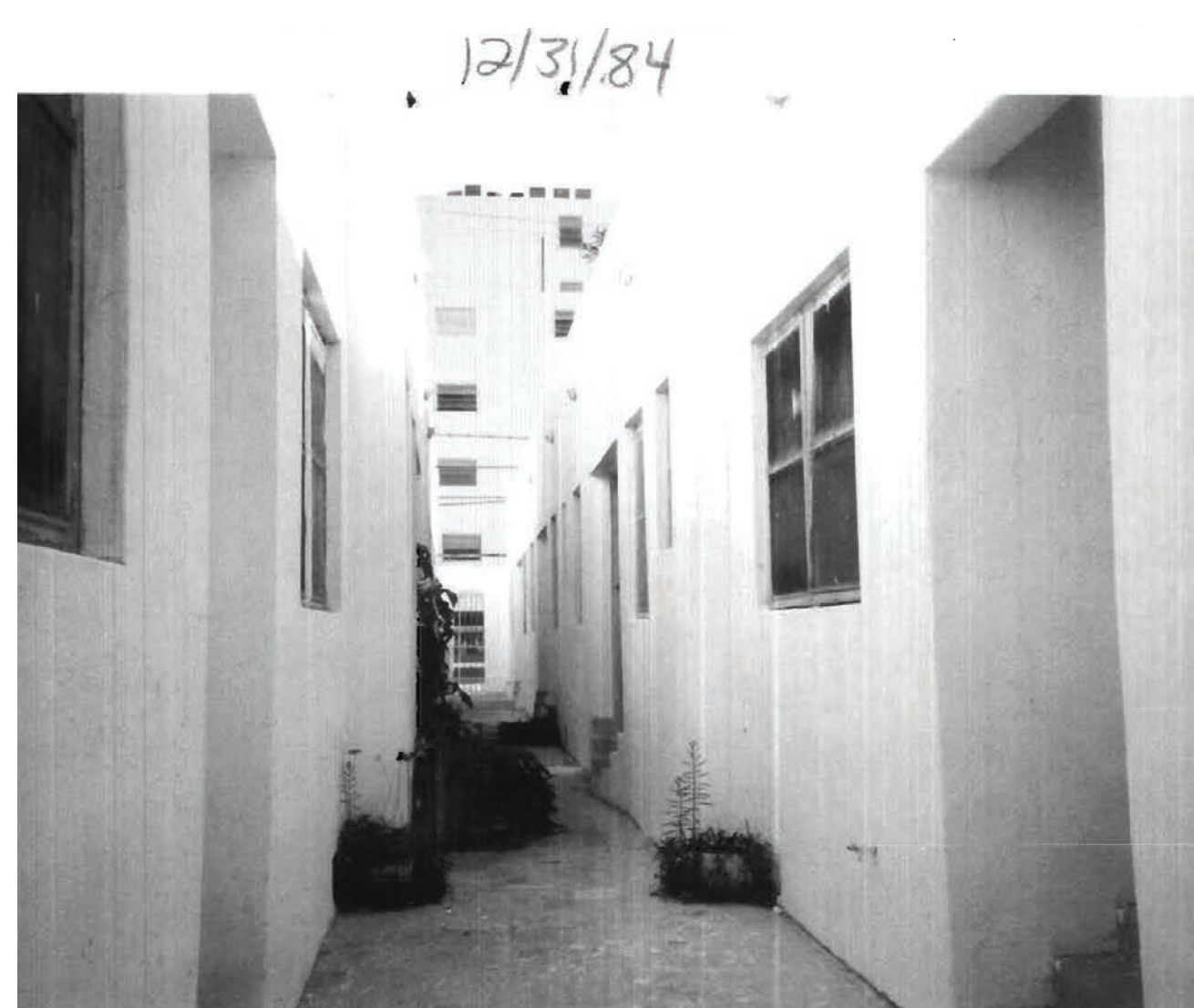
245 WASHINGTON AVENUE, MIAMI BEACH FL  
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02-4203-03-108 \_ FRONT  
NOVEMBER 3, 1983



02-4203-03-1080 \_ SIGNED MARQUEZ  
DECEMBER 13, 1984

**HISTORIC POLAROIDS  
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL  
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02-4203-03-1080 \_ SIGNED MARQUEZ  
DECEMBER 31, 1984



02-3227-08-1190 \_ SIGNED RDARITY  
AUGUST 1, 1985

HISTORIC POLAROID  
1982-2000

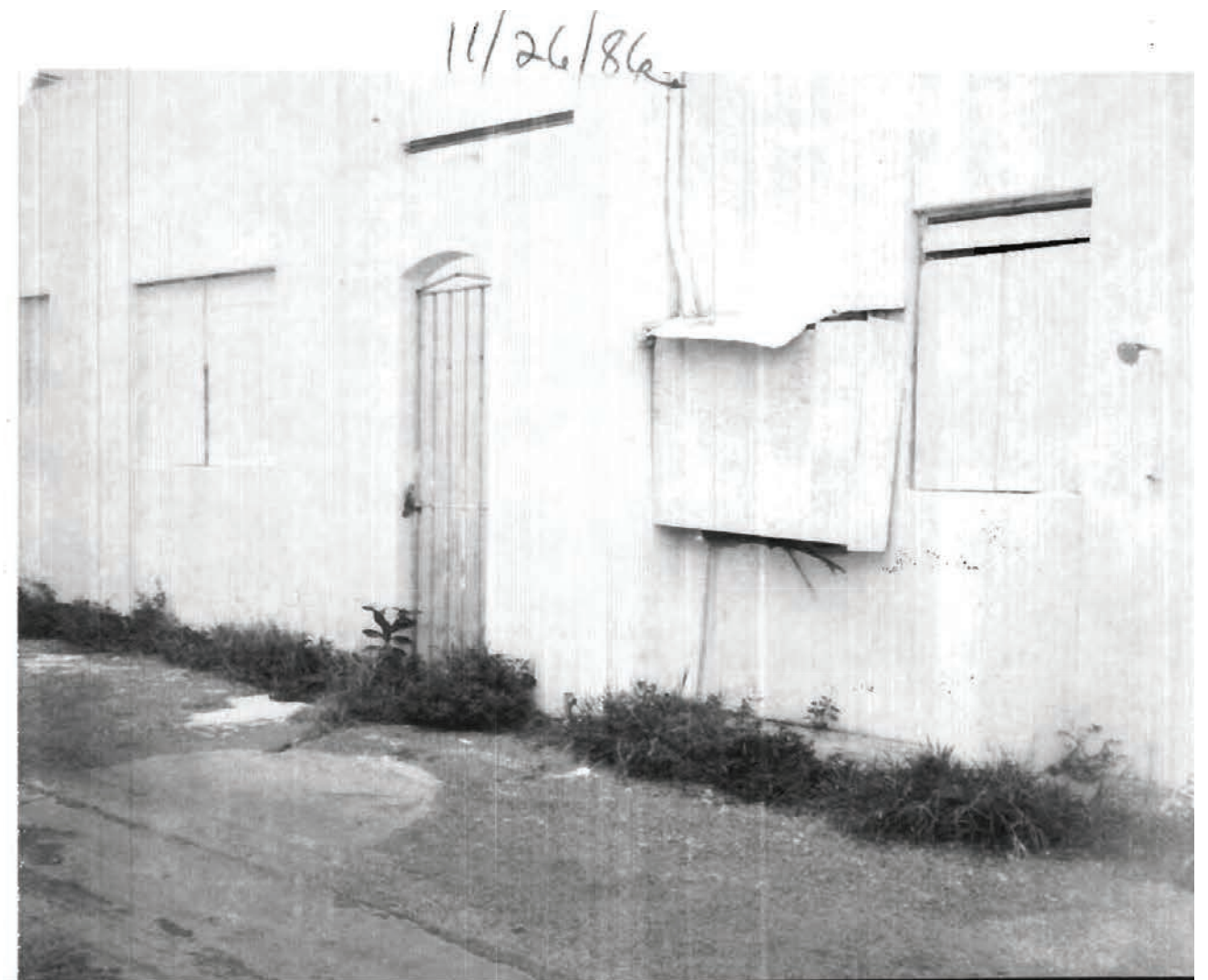
245 WASHINGTON AVENUE, MIAMI BEACH FL  
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02-4203-03-1080 \_ SIGNED RDARITY  
DECEMBER 1, 1985



02-4203-03-1080 \_ SIGNED R.LOUIE  
"REAR - NO ELECTRIC CONNECTION.  
METERS ARE RUSTED AND BROKEN."  
NOVEMBER 26, 1986

**HISTORIC POLAROIDS  
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL  
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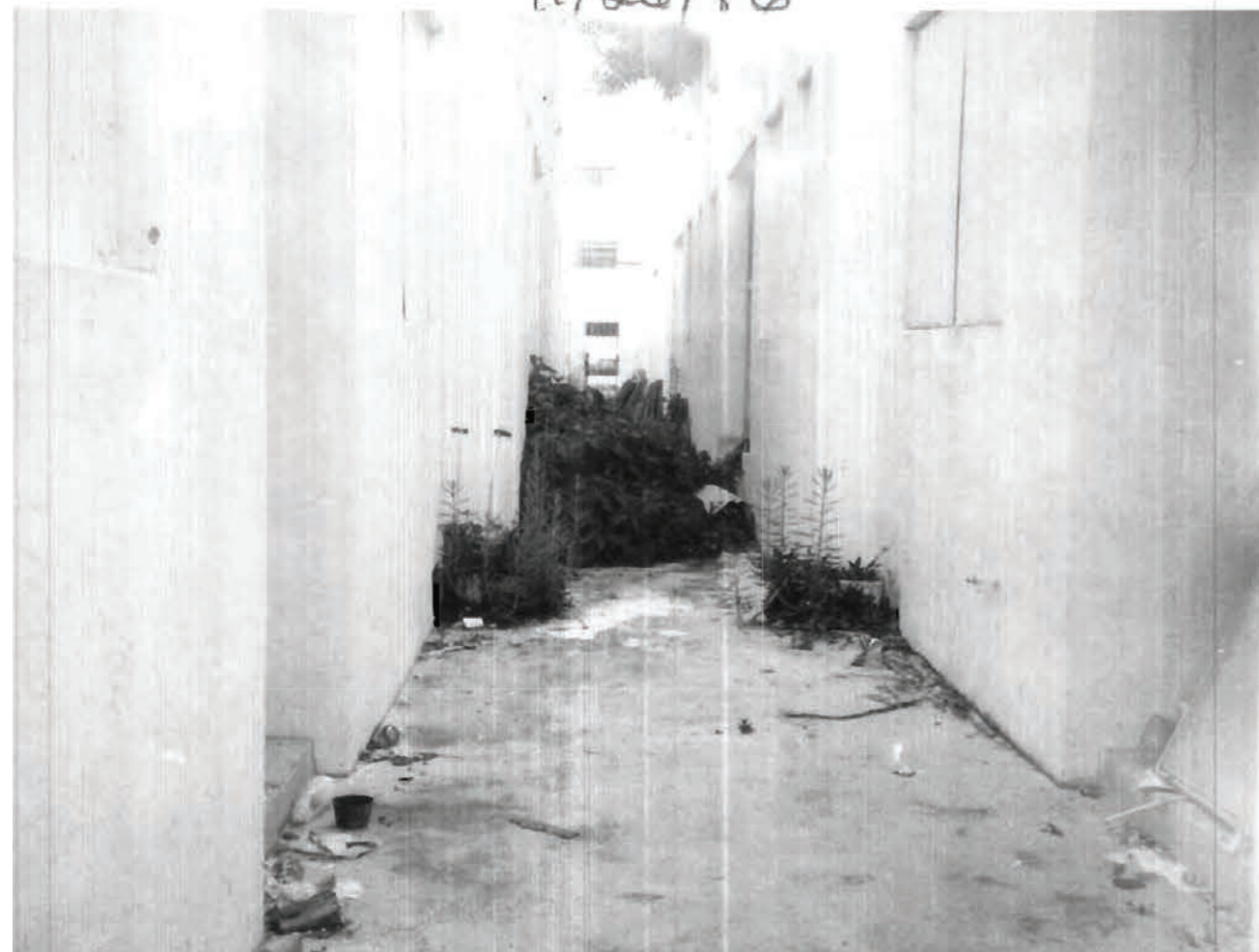


11/26/86



02-4203-03-1080 \_ SIGNED R.LOUIE  
"BETWEEN THE BUILDINGS FROM REAR  
(NOTE DOUBLE PADLOCK)"  
NOVEMBER 26, 1986

11/26/86



02-4203-03-1080 \_ SIGNED R.LOUIE  
"BETWEEN THE BUILDINGS FROM THE FRONT"  
NOVEMBER 26, 1986

HISTORIC POLAROIDS  
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL  
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UNTITLED



UNTITLED  
DECEMBER 16, 1988

**HISTORIC POLAROIDS  
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL  
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5-17-00



02-4203-003-1080 \_ SIGNED W.S  
MAY 17, 2000

5/17/00



02-4203-003-1080 \_ SIGNED W.S  
MAY 17, 2000

HISTORIC POLAROIDS  
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL  
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## 251 WASHINGTON AVENUE





Aerial c. 1941

## 251 WASHINGTON AVENUE

The original structure on 251 Washington Avenue was designed by Edward A. Nolan and built in 1937. It was a two-story, concrete block and stucco apartment building, The Pall Mall Apartments, which was designed for Louis Pall. The building contained four apartments and had a relatively small footprint – 40 feet in width by a depth of 55 feet.

The small footprint of the Pall Mall allowed the construction of a separate, smaller structure in 1952 for Lina Pascual. The second structure was designed by Leonard Glasser and it consisted of a one-story, flat roof, concrete block and stucco apartment building of four units. The footprint of this second structure on the site was 30 feet in width by a depth of 58 feet.

A building permit was issued on September 22nd of 1989 for an Unsafe Structure Demolition. The Building Permit record appears to show that the Unsafe Structure Demolition permit was possibly issued first for the 1937 structure and that a subsequent Demolition permit was then issued for the building at the rear, the 1952 structure.

We are unable to find any images of 251 Washington Avenue.





*The Chatham Apartments.*



## EDWARD A. NOLAN

*The first structure to be built at 251 Washington Avenue was designed by Edward A. Nolan, a well-known, local architect that worked in South Florida between the 1910's through the 1940's. One of his earlier projects in 1916 was The Chamberlain Apartments. He also designed The Chatham Apartments. Noted in the Historic report for the Chatham: "Symmetric tripartite front facade; ziggurat roofline; eyebrows above windows; horizontal striping on parapet wall; marquee "Chatam Apts" sign above primary entryway; applied wrought iron ornamentation above roofline in the center of the facade; rounded southeast corner of the building."*





Owner MRS. LINA PASCAL  
Lot 15 Block 8 Subdivision OCEAN BEACH  
General Contractor Val Sokoloff  
Architect Leonard Glasser  
Zoning Regulations: Use BB Area 19  
Building Size: Front 30' Depth 58'  
Certificate of Occupancy No.  
Type of Construction #2 CBS Foundation Spread Footing 12 x 24 Roof Flat Date Sept. 24, 1952  
PLUMBING Contractor #34003 M. H. Robertson Sewer Connection Date Oct. 6, 1952  
Water Closets 4 Swimming Pool Traps Down Spouts  
Lavatories 4 Steam or Hot Water Boilers Wells  
Bath Tubs 4  
Showers  
Urinals  
Sinks 4  
Dish Washing Machine  
Laundry Trays  
Laundry Washing Machines  
Drinking Fountains  
Floor Drains  
Grease Traps  
Safe Wastes  
AIR CONDITIONING Contractor  
SEPTIC TANK Contractor  
OIL BURNER Contractor  
SPRINKLER Contractor  
ELECTRICAL Contractor #37989 Kenny Electric Co: Date Nov. 6, 1952  
OUTLETS Switches 28 Ranges Temporary Service  
Lights 28 Irons 4 Neon Transformers  
Receptacles 32 Refrigerators 4 Sign Outlets  
Fans  
Motors  
Centers of Distributions 8  
HEATERS Water 4 Appliances Service 1  
Space 4 Violations  
FIXTURES 28 Electrical Contractor Date  
FINAL APPROVAL By H. Rosser Date 12-29-52  
Alterations or Repairs—Over

Owner LOUIS PALL  
Lot 15 Block 8 Subdivision Ocean Beach  
General Contractor Jess E. Marcoux  
Architect Edw. A. Nolan  
Front 40' Depth 55' Height  
Type of construction c/b/s/ Cost \$ 18,000.00  
Plumbing Contractor Fixzit # 10503 Address Date Oct. 21-1937  
No. fixtures 42 Rough approved by Gas OK JJ Farrey- Nov. 5-1937 Date  
NO RECEPTACLES GAS - 12 - Gas OK JJ Farrey- Nov. 10-1937  
Plumbing Contractor Address Date  
No. fixtures set Final approved by Date  
Sewer connection - 1 -- Septic tank Make Date  
Electrical Contractor Harold E. Dare # 9814 Address Date Nov. 8-1937  
No. outlets 40 Heaters Stoves Motors Fans Temporary service  
10-receptacles- Refrigerators 4  
Rough approved by Centers 4 Date  
Electrical Contractor Harold E. Dare # 10218 Address Date Dec. 20-1937  
No. fixtures set 49 Final approved by H. C. Inman Date  
Date of service December 28th-1937  
Alterations or repairs 1933. Painting - Fein, painter \$ 190..... Date Apr. 4, 1945  
BUILDING PERMIT # 27025 Awning- no uprights on City property- \$ 100..... April 16, 1948  
BUILDING PERMIT # 30359 Remodeling - changing four apartment units into eight units -(8)- No outside  
work: Each apartment unit must contain at least 400 sq. ft. - Joseph  
J. Foos, contractor \$ 3,000..... July 18, 1949  
OVER



BUILDING PERMIT # 32366 Four new kitchen windows - no plans- Owner, day labor \$ 400...April 24, 1950  
# 33192 Painting, outside - Owner \$ 100...July 27, 1950  
#44839 by owner, day labor: Installing new windows: \$ 500: June 7, 1954  
#60978 The Cornell Co. of Fla: Reroof 24 1/2 squares - \$1082.00 - Jan. 7, 1960  
#75620 Cornell Roofing Co.: Reroof - \$415 - 1/10/66  
#75671 Carruth Roofing Co., Inc.: Reroof - \$600 -1/19/66  
#75691 Adams & Beagle Roofing Co., Inc.: Reroof rear 1-story apt. - \$550 - 1/24/66  
#85144 - Orkin Exterminating - Tent Fumigation \$758.00 9/26/70  
#26480 1/31/85 owner water blast, seal and apint \$1,500.

PLUMBING PERMIT # 28522 J.B. Forbes - 4 sinks, August 1, 1949  
38039 Dixie Bell Oil Company: one hot water booster May 7, 1956  
#47079 G J. Pitsch, 1 Gas Water Heater 2/20/69  
#20898 9/17/81 Palmotto Roof - reroof 17 sq \$3,200.  
#62244 9/9/85 Vega & Son Plumbing 1 replace gas range, repair gas piping

ELECTRICAL PERMIT # 29213 Baird Electric: 3 switch outlets, 4 receptacles - July 25, 1949 OK-Meginniss 7/26/49  
# 29246 Baird Electric: 8 Light outlets, 2 Receptacles, 8 Fixtures, 1 Refrigerator,  
1 iron, August 1, 1949  
251 Washington # 47367 Astor Electric: one receptacle May 4, 1956 OK, Fidler 5/9/1956

BUILDING PERMITS: #BD890055 - 9-22-89 - Juelle Inc. - Demo Unsafe Structure - \$7,000.00



PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET_NO	STREET_DIRECTION	STREET_NAME	PARCEL_NO
BA905557	AUTOPROJ	OTH	32997	32903	32918	CLOSED	GARBAGE AND DIRT ON ROOF	251		WASHINGTON AV	42030031090
BA910018	AUTOPROJ	DMO	32692		33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BA913280	AUTOPROJ	OTH	32786	32792	32792	CLOSED	GARBAGE - TRASH ON ROOF IN REAR	251		WASHINGTON AV	42030031090
BA913558	AUTOPROJ	OTH	32797	32804	32804	CLOSED	VACANT - TRASH - GARBAGE OF ALL KINDS	251		WASHINGTON AV	42030031090
BA914243	AUTOPROJ	OTH	32811	32827	32827	CLOSED	PM - GARBAGE & JUNK ON ROOF	251		WASHINGTON AV	42030031090
BC930548	BCOMPL	OTH	34214			CLOSED	BLDG FENCE W/O PERMIT/INCL 259 WASH AV	251		WASHINGTON AV	42030031090
BMS0402052	BMISC	RESEARCH	38064			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0404715	BMISC	RESEARCH	38251			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS0701008	BMISC	RESEARCH	39087			CLOSED	RESEARCH	251		WASHINGTON AV	42030031090
BMS92302	BMISC	OTH	36297	36297		CLOSED	MICROFILM	251		WASHINGTON AV	42030031090
BSL93011	BSECLIEN	OTH	33983	32680	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93012	BSECLIEN	OTH	33983	32428	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93013	BSECLIEN	OTH	33983	32442	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BSL93014	BSECLIEN	OTH	33983	32447	34366	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251		WASHINGTON AV	42030031090
BD890055	DEMO	DMO	32692	32773	33253	CLOSED	DEMO UNSAFE STRUCTURE	251		WASHINGTON AV	42030031090
BD900010	DEMO	DMO	32938	33073	33253	CLOSED	TOTAL DEMO OF REAR BUILDING PO#D316-74	251		WASHINGTON AV	42030031090



FOOTNOTES/REFERENCES

- 1 245 Washington Avenue Building Card, City of Miami Beach Building Department
- 2 Ibid.
- 3 Miami Design Preservation League website
- 4 Ocean Beach Historic District Designation Report, Revised 12/10/95, pages 3, 4
- 5 MDPL website
- 6 Ocean Beach Historic District Designation Report, page 27
- 7 Microfiche of Architectural Plan for 245 Washington Avenue, City of Miami Beach Building Department
- 8 MDPL website
- 9 Ibid.
- 10 Ibid.