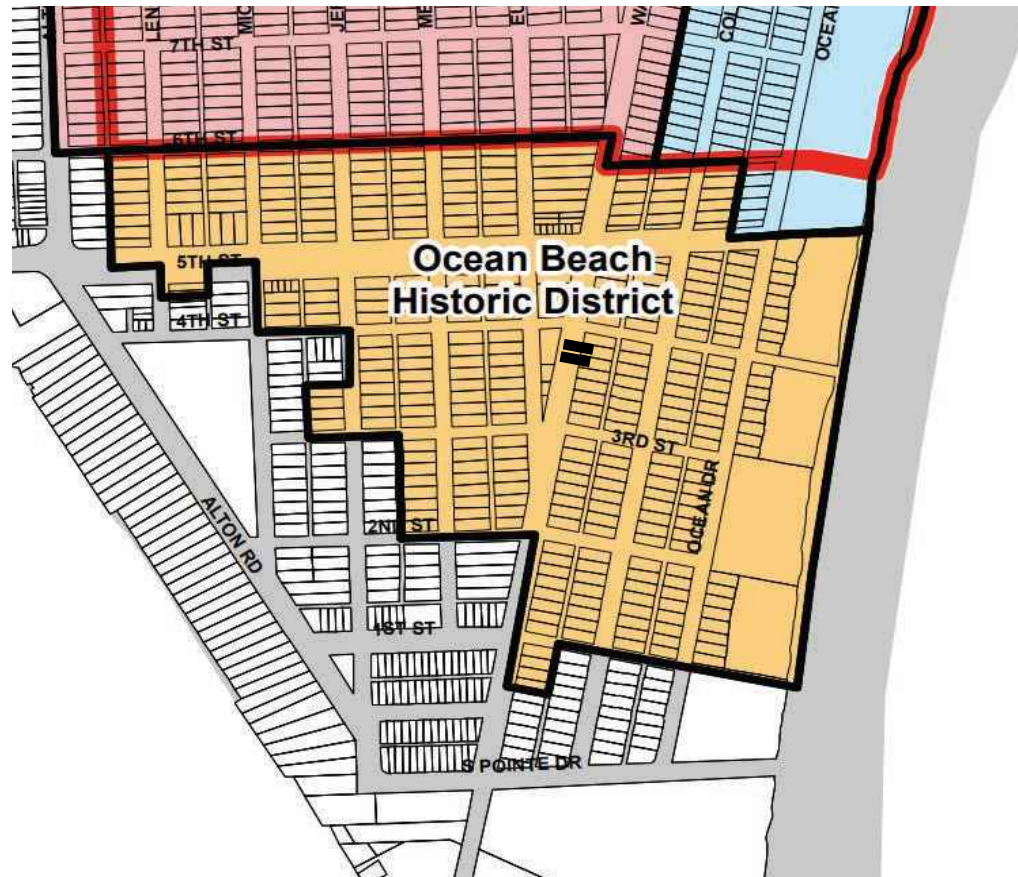




HISTORICAL RESOURCES REPORT
FOR
245 / 251 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA

PREPARED BY TOUZET STUDIO
JULY 8, 2019

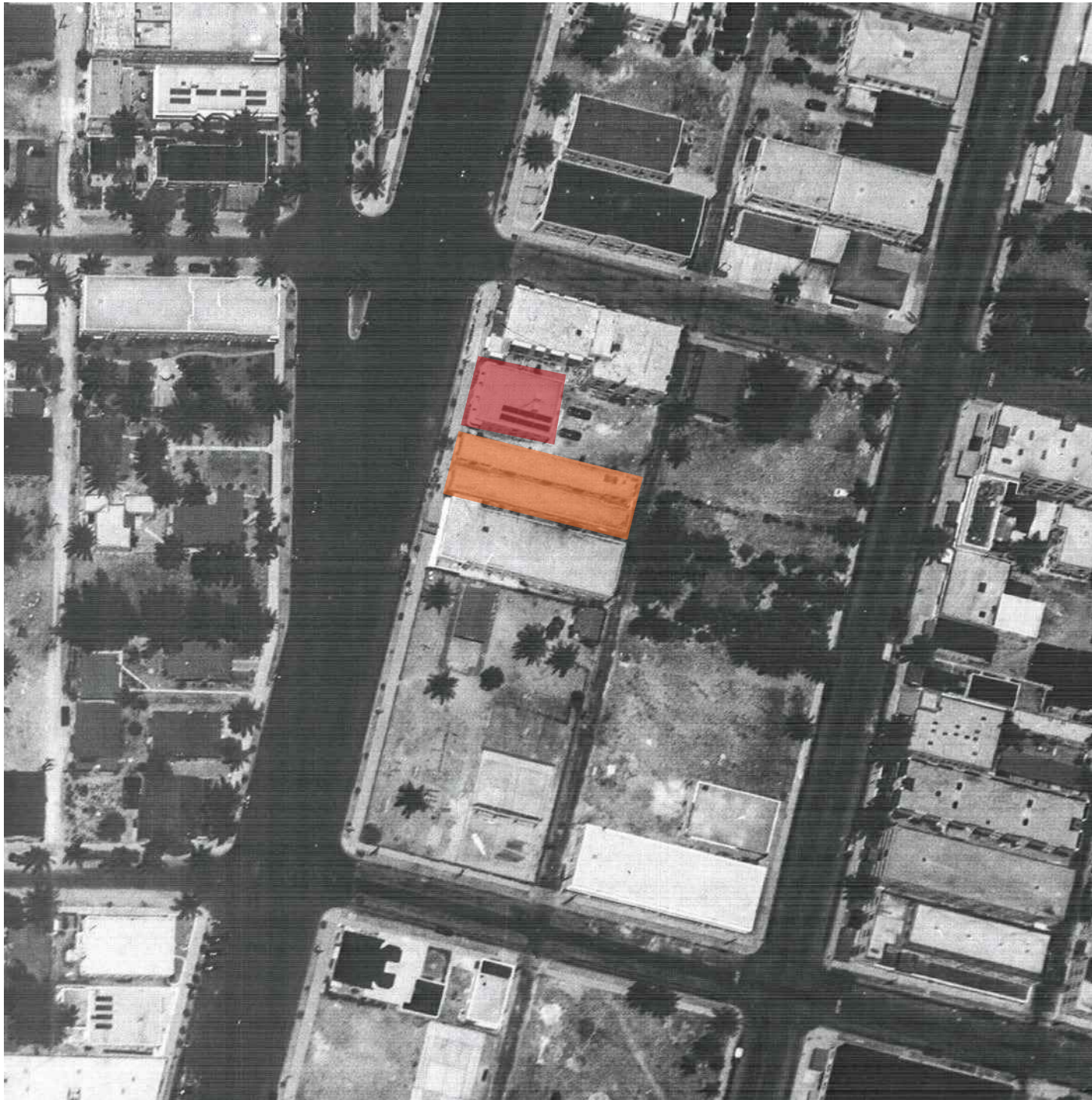


OCEAN BEACH HISTORIC DISTRICT

“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.”³

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.”⁴

“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.”⁵



- 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

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



- 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
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



- 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.



- 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
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019

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



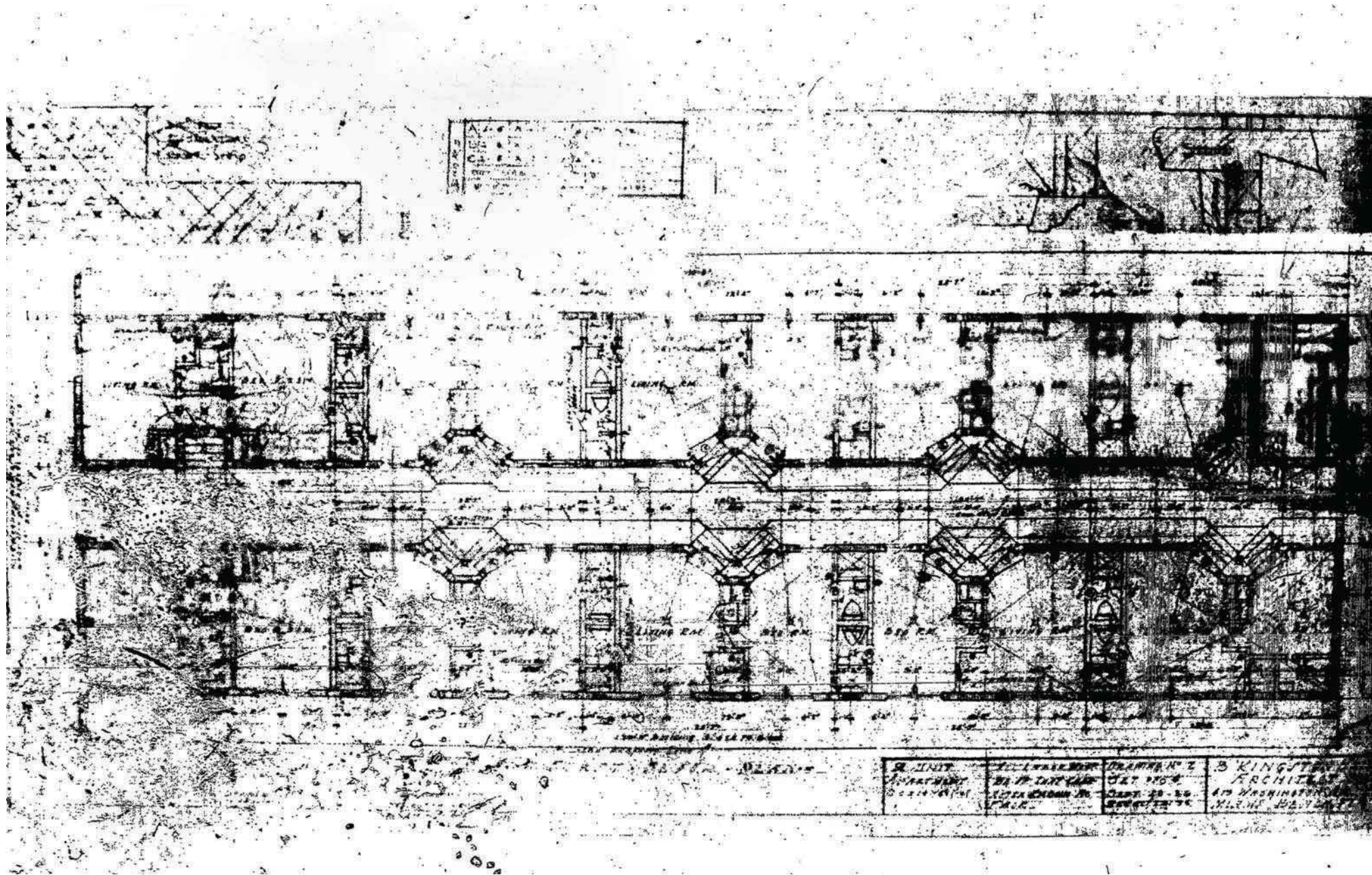
STYLE/PERIOD: MEDITERRANEAN / ART- DECO TRANSITIONAL
EXTERIOR CONDITION: ~~GOOD~~ POOR (UNSECURE)
CURRENT USE: RESIDENTIAL (VACANT)

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

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.¹ 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.² 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.⁶

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.⁷ There are over 20 remaining structures designed by Hall remaining on Miami Beach. Of these, most are designated as “contributing” structures.⁸

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.”⁹ “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.”¹⁰

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.

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

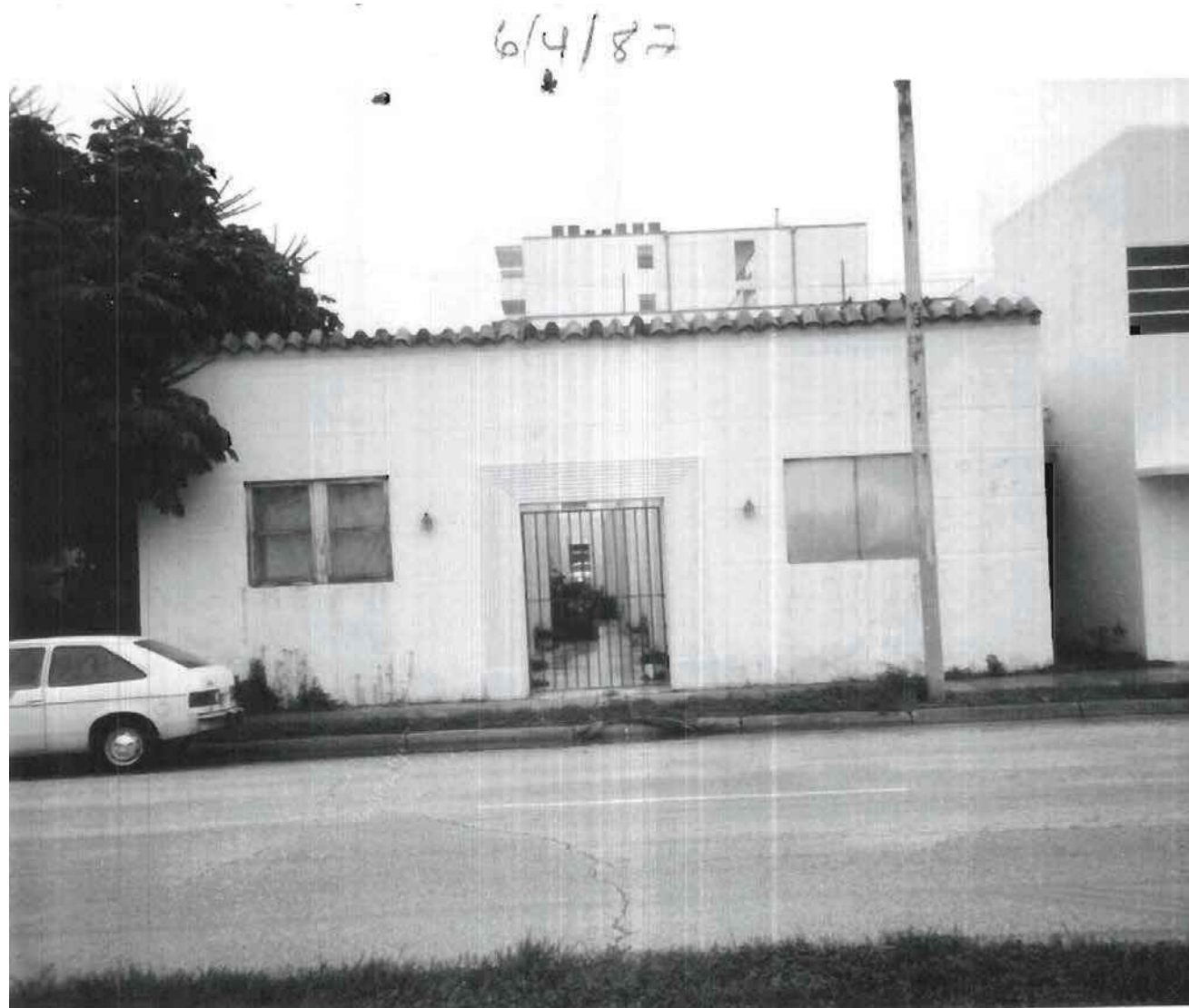
FOLIO 42 0503-108 NAME FRIEDA KALSTEIN

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

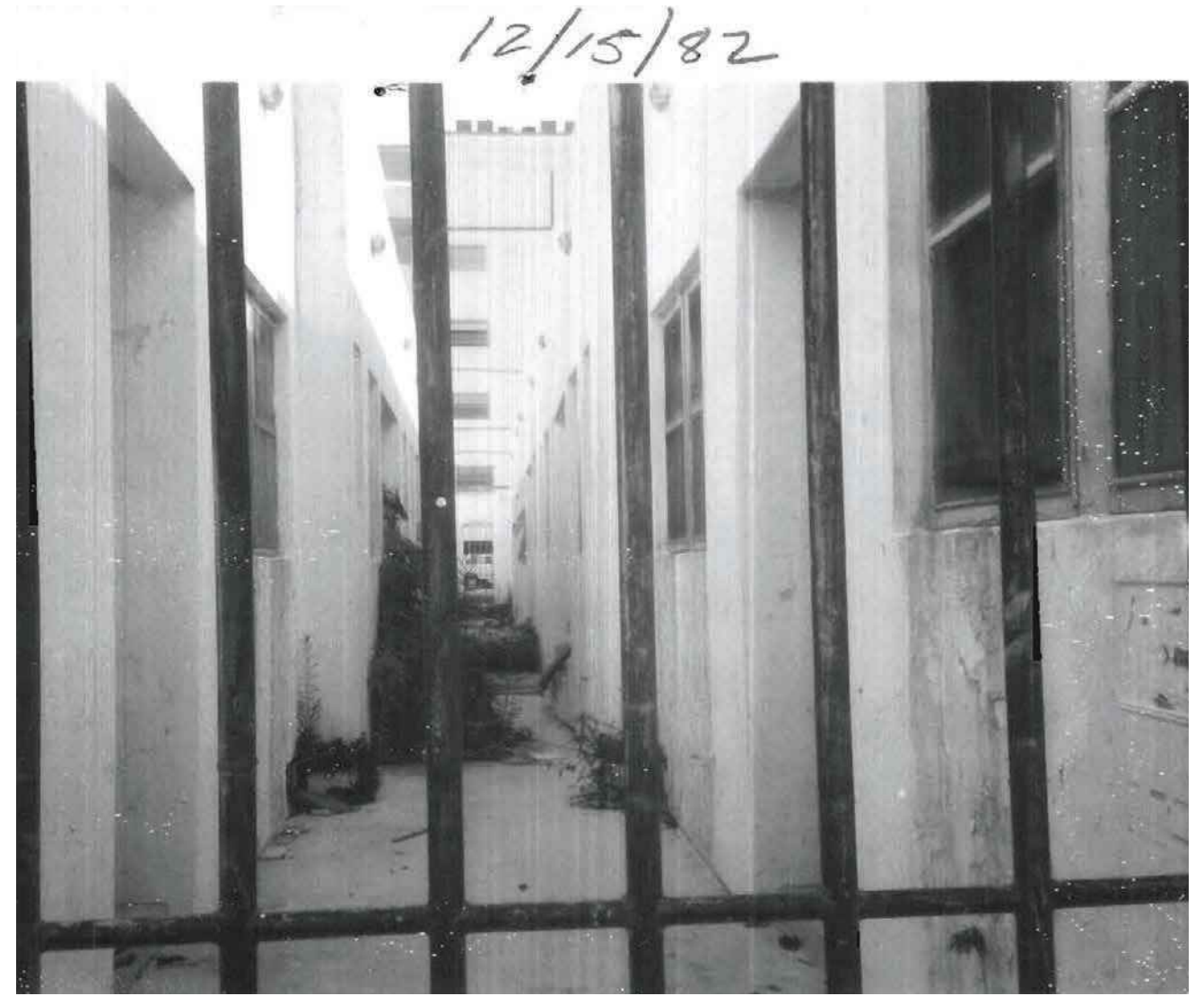
Lot 14 (99) Blk. 8 MIAMI BEACH FLA.

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>103</u>	<u>8.24</u>	<u>6/30-59</u>	<u>1/11/50</u>	<u>55-58</u>	<u>3960</u>	<u>16,540</u>	<u>20,500</u>	
						<u>59</u>	<u>3960</u>	<u>14,540</u>	<u>18,500</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

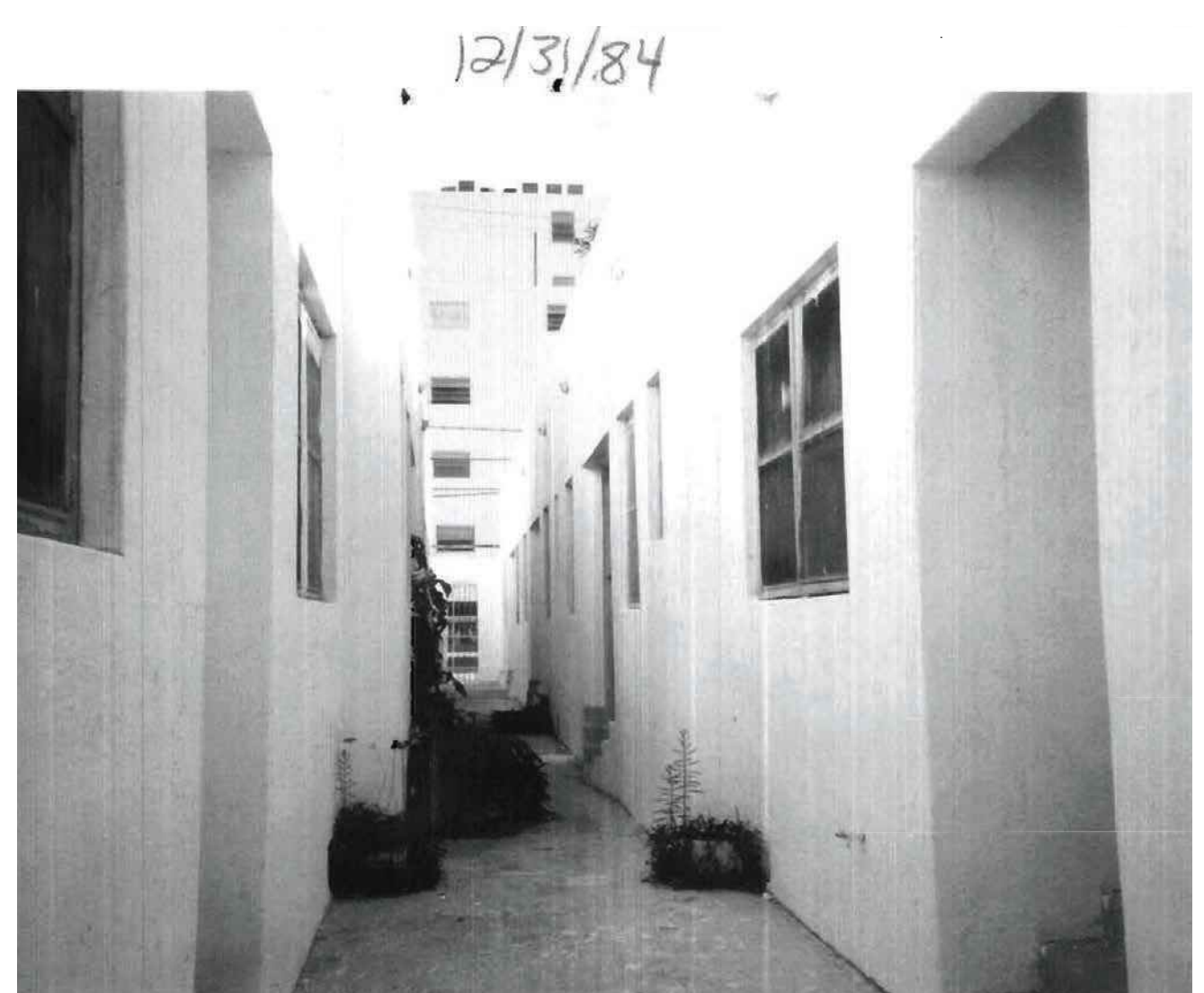
HISTORIC POLAROIDS
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



02-4203-03-108 _ FRONT
NOVEMBER 3, 1983

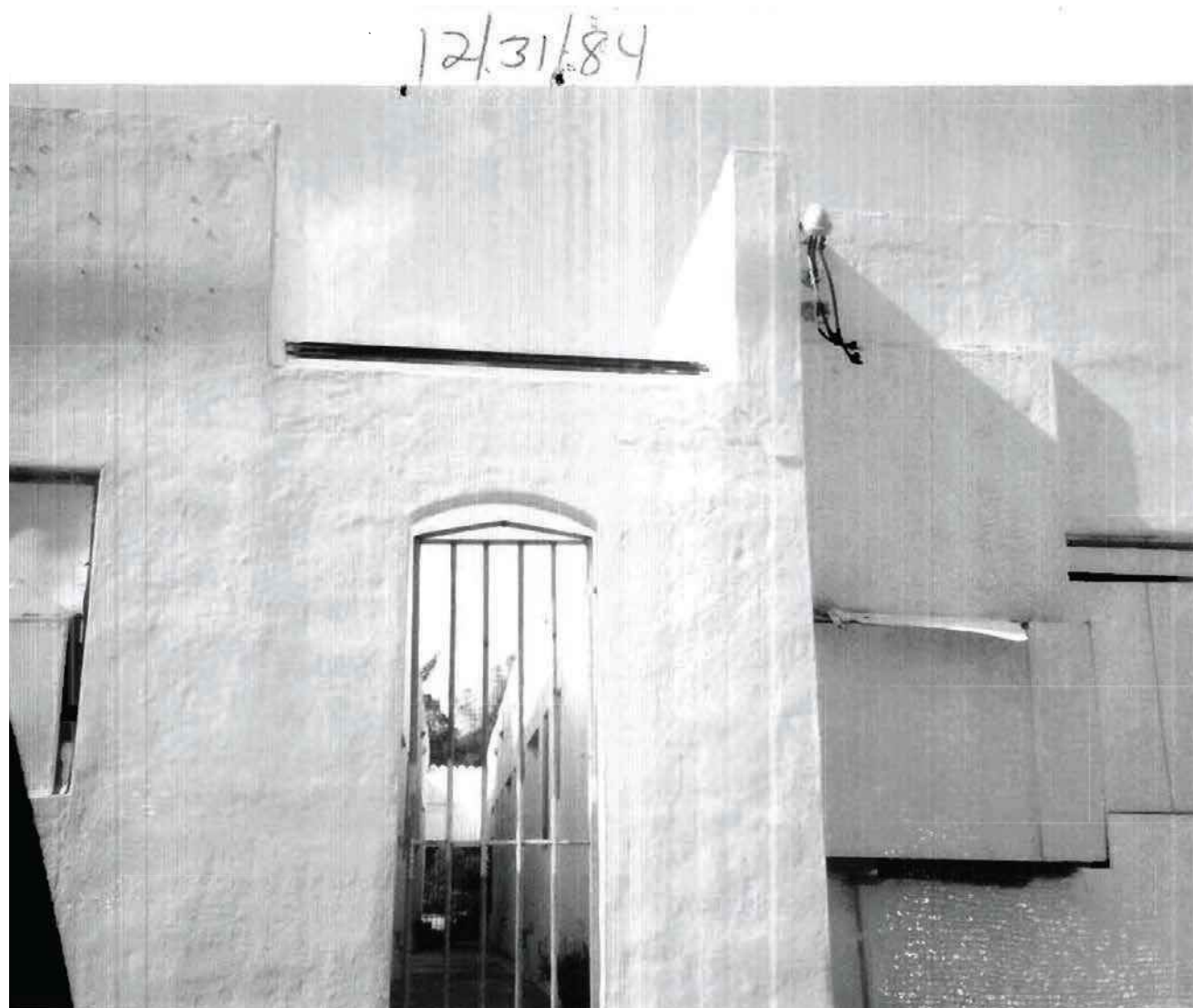


02-4203-03-1080 _ SIGNED MARQUEZ
DECEMBER 13, 1984

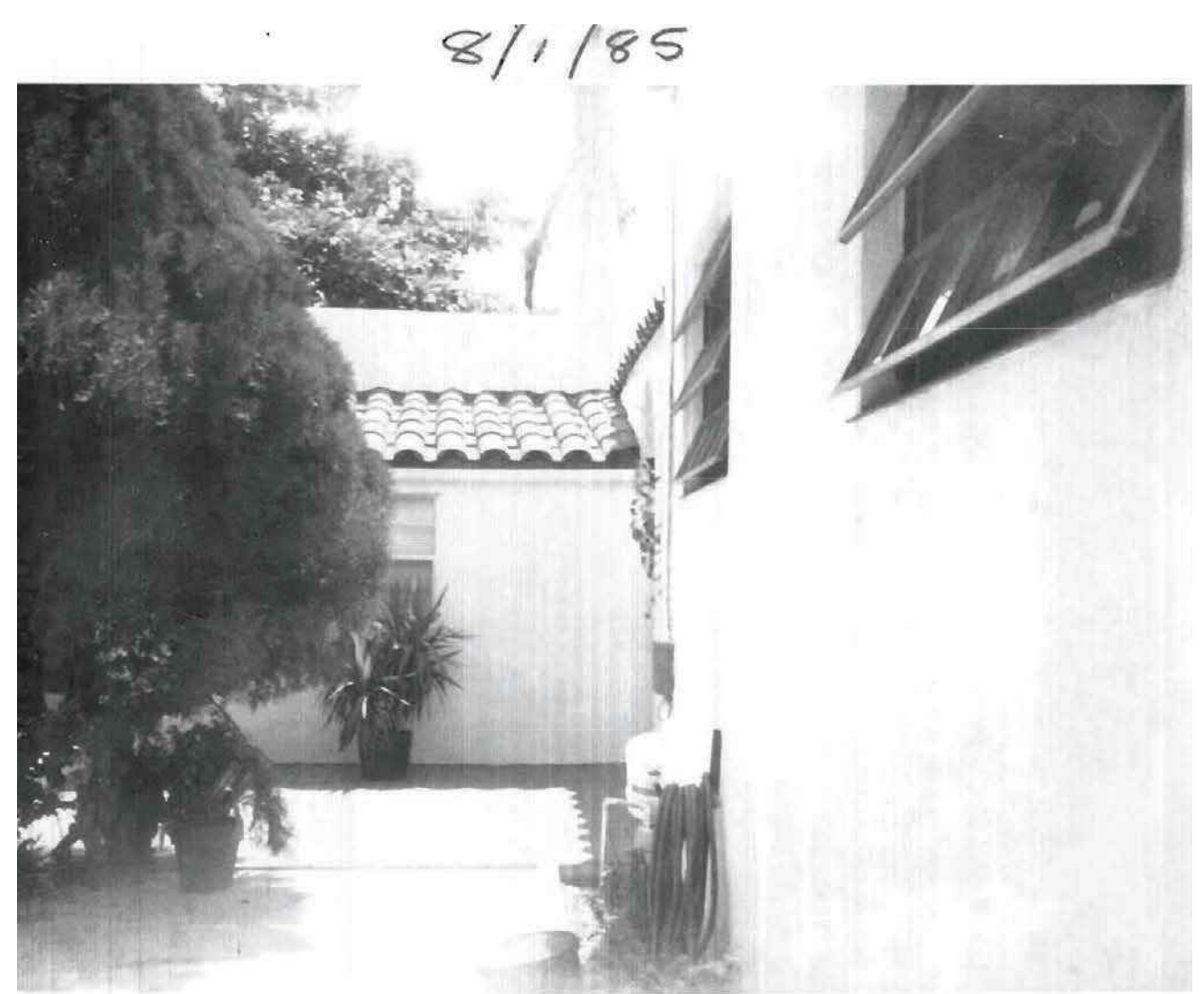
**HISTORIC POLAROIDS
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



02-4203-03-1080 _ SIGNED MARQUEZ
DECEMBER 31, 1984



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

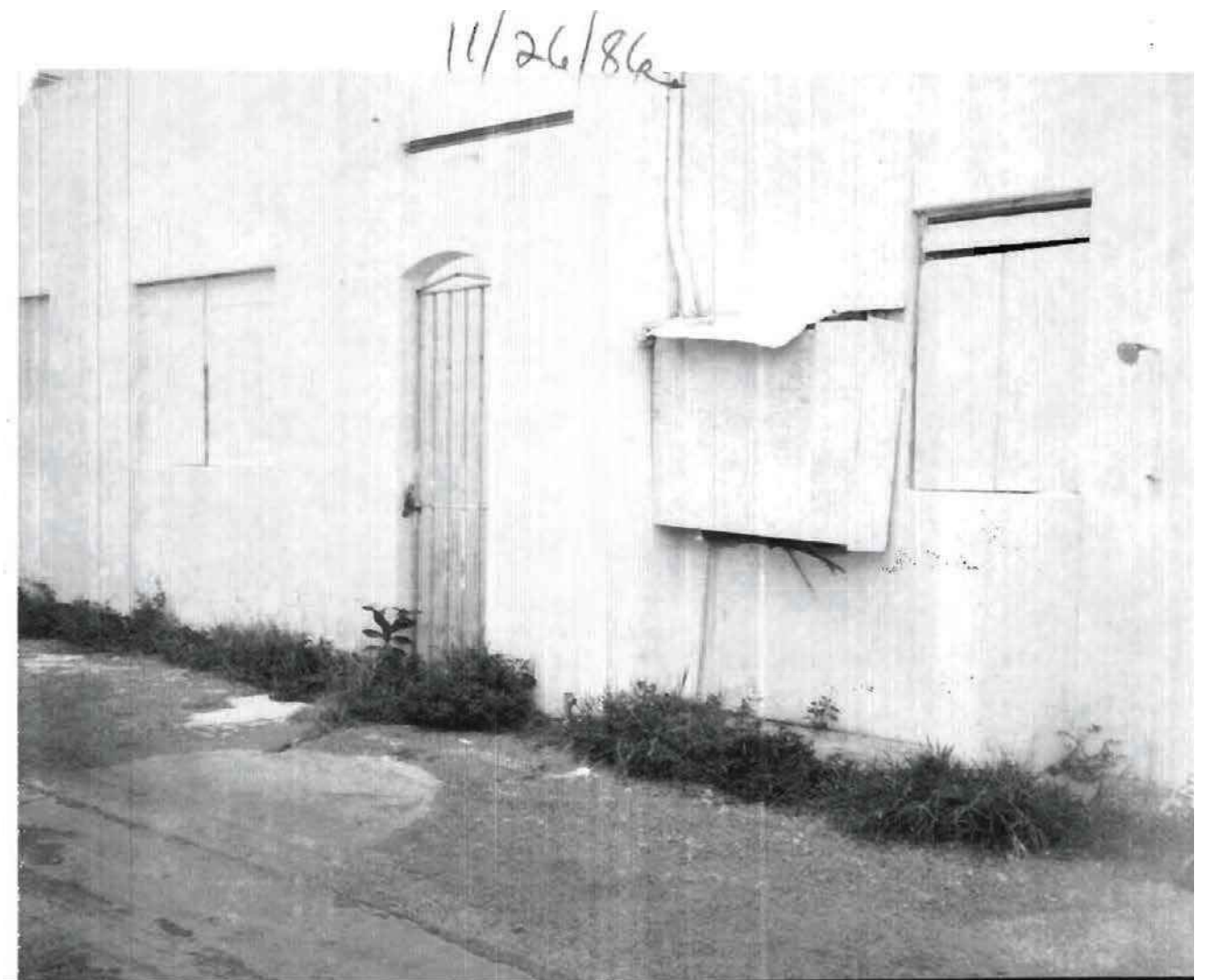
HISTORIC POLAROIDS
1982-2000

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



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
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019

11/26/86



02-4203-03-1080 _ SIGNED R.LOUIE
"BETWEEN THE BUILDINGS FROM REAR
(NOTE BOUBLE 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
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019



UNTITLED



UNTITLED
DECEMBER 16, 1988

**HISTORIC POLAROIDS
1982-2000**

245 WASHINGTON AVENUE, MIAMI BEACH FL
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019

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
HISTORIC RESOURCES REPORT

HISTORIC PRESERVATION BOARD SUBMITTAL | 08 JULY 2019

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 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.