

HISTORIC RESOURCES REPORT

For

Hotel Belleza

Formerly CYNTHIA HOTEL APARTMENTS

2115 Washington Avenue

Miami Beach, Florida 33139

**PREPARED FOR:
THE CITY of Miami Beach HISTORIC PRESERVATION BOARD**

JUNE 26, 2019

Construction date: 1947

Architect:

Martin L. Hampton

Martin Luther Hampton b. August 3, 1890 in Laurens, South Carolina d. 1950 in Dade County was an architect in Florida. After studying at Columbia in New York he settled in 1914 in Miami. Many of his buildings in South Florida are listed on the National Register of Historic Places.

Ocean Spray Hotel, 4130 Collins Ave., Miami Beach, FL, NRHP-listed

Arlington Square, (1925) 1330 Pennsylvania Avenue, Miami Beach. FL

Builder:

Taylor Construction Company

Rollins Construction for the 5th floor and open terraces

Folio Number:

02-3227-014-0050

Style:

Apartment/multi-unit complex, Art Deco.

Angular building with asymmetrical plan and facade; abstract "U" shape floor plan; use of brick veneer on primary entrance; eyebrows over entrances; glass block used in vertical strips above side entrances.

Status of Historic Designation:

Designated at Local level: Museum Historic District, 1985 Non Contributing status

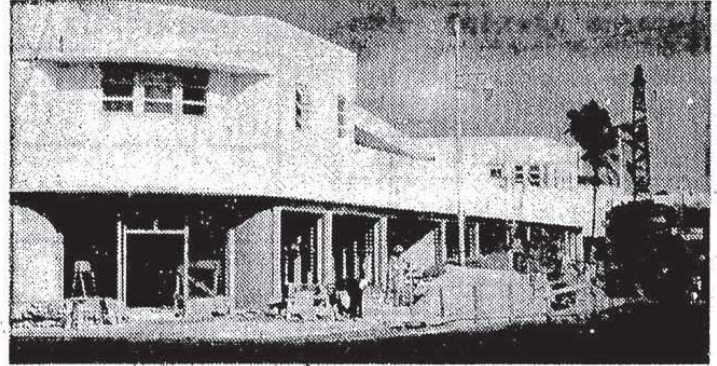
Associated Files:

Building Card Attached

Architectural Description:

This is a 5-story domestic building in the Art Deco style built in 1947. The structural system is concrete masonry block. The foundation is spread footing. Exterior walls are stucco. Use of stucco as primary exterior material with brick veneer as ornament around the primary entrance. The primary entryway is located on the west facade of the building facing Washington Avenue and is a double glass door flanked by side fixed windows. The brick veneer was likely an addition when the entrance was modified in 1952. Side entrances are glass doors with fixed sidelights and are marked by eyebrows. The doors are surmounted with vertical glass block which is framed with raised stucco squares on each side rising most of the 5 story height. The building has a flat composite roof. Windows are replacement aluminum casements.

NEIGHBORHOOD HISTORY



MIACH BEACH CONSTRUCTION JOBS pictures include (top) Jewish Community Center, 1701 Washington ave.; Stephen Foster hotel; construction scaffold, Sherry Frontenac hotel; 2115 Washington ave. apartment building (shown at left); commercial and apartment building at 1200 Washington ave.

“At the turn of the century, the expanded district was part of the coconut plantation owned by Ezra Osborn and Elnathan Field of Red Bank, New Jersey. In the 1880’s, Osborn and Field purchased a 65 mile strip of land along the ocean beginning at the Lum Plantation (approximately 14th Street) and extending north to present day Jupiter.” (1)

“When the initial attempts at coconut farming failed, John Styles Collins (a New Jersey farmer and investor in the Osborn/Field plantation) bought out Osborn for control of approximately 1,675 acres of land north of present day 14th street, ocean to bay. Collins and Field then utilized the property for the farming of avocados. In 1909 Field sold his percentage to Collins making him the sole owner of the property.”(2)

“The expanded district includes the developments of Collins and Fisher, two of the most important pioneer developers of Miami Beach. The northern portion of the district was first platted by Collins’ Miami Beach Improvement Company on February 10, 1916 (19th Street north to 27th Street).” (5)

“The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard), in 1913, paid for by Dade County, J.N. Lummus and Carl Fisher. Lummus, Fisher and Collins paid Miami Electric Company to have the first electrical lines laid across Biscayne Bay.” (2)

“Originally, in both the Fisher and Collins developments, Collins Avenue was predominantly single family. Photo aerials from 1921 and 1927 indicate the presence of large estate type residences north of 15th Street on both sides of Collins Avenues and to the west.” (3)

“The land west of the district, now occupied by the Jackie Gleason Theatre of the performing Arts and the Miami Beach Convention Center was originally the Alton Beach Golf and Country Club, a private golf course developed by Carl Fisher. The 21st Street Community Center was designated a local historical site in 1984.” (3)

“Within the district, at James Avenue north of Lincoln Road, Fisher developed an indoor tennis complex within iron trussed supporting a glass roof.” (3)

“In the 1930’s the development of the property within the expanded district reflected the character of Miami Beach in the post-depression recovery period. Numerous small hotels and apartment buildings, designed in the Moderne style, were rapidly built to attract the growing numbers of middle class tourists.” (4)

“Small investors, many of them Jewish businessmen who came south for health reasons, began their semi-retirement by building and operating small apartment houses. A nice building could be put up for \$50,000.” (4)

“Resort owners from the Catskills, whose early development predated Miami Beach, expanded south in the 1930’s. Thus the ... Plymouth (1940) and the Adams (1938) Hotels belonged to the White Roe (family).” (5)

“The basic form and layout of the expanded district was established during the early platting of property between 1912 and 1916. The uniformity of plat seen in the Lummus developments south of Lincoln Road are to some degree, absent in the neighborhood surrounding Collins Park. Although still platted at right angles, blocks vary in size and shape and tend to be wider allowing greater landscape setbacks and courtyards.” (5)

“One of the earliest centers for the development in south beach centered on the area around the original Roney Plaza Hotel at 23rd and Collins, completed in 1926. Development spread to both the north and south sides of Collins Park, especially after completion of the Bass Museum in 1935.” (5)

(1) Museum Historic District- Expanded District Designation Report, May 1992 pp. 3-4

(2) Ibid, p.4.

(3) Ibid, p.5.

(4) Ibid, pp.5-6.

(5) Ibid, p.8.









Building Card:

FOLIO 02 3227 014 0050

PROP ADDR 2115 WASHINGTON AVE

PROPERTY RECORD CARD

OFFICE OF THE PROPERTY APPRAISER

AGENDA: 18-18804(V)

Generated Date: 06/07/2019

Roll Year: 2018

2018 Current

DOR CODE: 3921 HOTEL OR MOTEL : HOTEL

STATUS: ACTIVE EFLG: E

** Note: values are subject to change due to tax roll corrections **

CURRENT OWNER AND MAILING:

LEGAL DESCRIPTION:

ACCOUNT FLAGS:

ITALPLAZA OF MIAMI LLC

OCEAN PARK-RESUB PB 45-40

CAT TYPE DESCRIPTION

VALUE

65 48 GRAND AVENUE LLC

LOTS 5 & 6 & S5FT OF LOT 4

LOT SIZE 148.000 X 113

OR 16201-1732 1293 4

COC 23555-3660/62/64 0605 4

MCD: 0200 Miami Beach

CTCASE: N % CAP: 0.00 DISTRICT: 6 ZONING 1: 4000 MULTI-FAMILY - 63-100 U/A

HEX BASE YR: 0 PORT YR: 0 GPAR: 0 ZONING 2: 0000

AG: N NFC: N EEL/CONS EASMNT: N EEL/CONS COVENANT: N NH CD: 20.00 FLAMINGO

ADDITIONAL PROPERTY INFORMATION

LOT SIZE: 16,724 S BUILDING AREA: 47,158 L/B RATIO: 0.35 POOL: N AVG UNIT SIZE: 589.00

BUILDINGS: 1 YEAR BLT: 1948 EFF AGE: 1980 UNITS: 80

BDRM: 0 BATH: 0 1/2 BTH: 0 EFF: 0

1BD: 0 2BD: 0 3BD: 0 4BD: 0

VALUE HISTORY:

2016 2017 2018 \$ UNIT OF MEASURE \$ PER UNIT

LAND VALUE 5,853,400 5,853,400 6,689,600 400.00

BUILDING VALUE 216,316 1,000 142,310 3.02

MARKET VALUE 6,069,716 5,854,400 6,831,910 144.87 85,398.88

ASSESSED VALUE 6,069,716 5,854,400 6,581,150

TOTAL EXEMPTION VALUE 0 0 0

SALE HISTORY

AMOUNT DATE I/V SALE TYPE SALECD ORBOOK ORPG GRANTOR GRANTEE

01 5,525,000 11/12/2012 I Unqualified 11 28358 2075 NORTHWEST 36TH ST PARKING CORP ITALPLAZA OF MIAMI LLC

02 8,500,000 05/31/2012 I Qualified 01 28131 4470 CYNTHIA RLTY LLC NORTHWEST 36TH ST PARKING CORP

03 0 06/01/2005 I Unqualified 01 23555 3660

04 0 12/01/1993 Unqualified 01 16201 1732

PREVIOUS OWNER INFORMATION

01 LOUIS A GIDNEY & W RUTH T 02 RUTH G WAGNER NELSA GIDNEY & 03 OR 16201-1732 1293 4

EXEMPTIONS:

2016 2017 2018

FOLIO 02 3227 014 0050 PROP ADDR 2115 WASHINGTON AVE

AGENDA: 18-18804(V)

2018 Current

LAND RECORD CARD
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Roll Year: 2018

DOR CODE: 3921 HOTEL OR MOTEL : HOTEL STATUS: ACTIVE EPLG: E

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TOT LOT SIZE: 16,724 S USE CODE: 3921 ZONING 1: 4000 MULTI-FAMILY - 63-100 U/A
MKT LND VAL: 6,689,600 OVERALL RATE: 0.00 ZONING 2: 0000
AG MKT VAL: 0 AG VALUE: 0 AG DIFF: 0
ZNG ORDN: LND CHG: LND CHG DATE:

MARKET LAND

CODE DESCRIPTION	ZONE TYP	FF	DEPTH	DFAC	%COND	UNITS	UNITPRC	ADJUPRC	VALUE	OVERVAL
00 GENERAL	4000 S	0.00	0.00	1.0000	1.00	16,724.00	400.00	400.00	6,689,600	
INF CODE REASON										
0										

CLASSIFIED AG

MARKET AG

FOLIO 02 3227 014 0050 PROP ADDR 2115 WASHINGTON AVE

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BUILDING RECORD CARD
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DOR CODE: 3921 HOTEL OR MOTEL : HOTEL STATUS: ACTIVE EPLG: E

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASPRC	ADJAREA	REPCOSTNEW
1	1	1948	1980	0040	02	1	2	63.00	154	97.02	10,077	977,671

FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION
0.00	0.00	0.00	65.00	0.00	635,486	1,000	0	10,077	00	Base Area

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 5 UNITS: 80

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Base Area	1948	-1	10,077	635,486

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior Wall	17.00
Electrical	7.00
Plumbing	9.00
Interior Walls	44.00
Interior Flooring	6.00
Roofing Structure	14.00
Roofing Cover	6.00
Foundation	14.00
Frame	5.00
Grade	32.00
TOTAL	154.00

EXTRA FEATURES INFORMATION

XFGD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
0088 Patio - Terrazzo, Pebble	1	325	6.50	1948	1948	01		1	1	1,268	0
0097 Paving - Concrete	1	400	3.50	2010	2010	02		1	1	1,330	0
0118 Sprinkler System/Auto - Wet	1	47,158	1.50	2014	2014	02	EST	1	1	70,030	
0026 Elevator - Passenger	1	6	12,000.00	2014	2014	02	EST	1	1	71,280	
TOTAL XF VALUE BLDG 1:										141,310	

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BUILDING INFORMATION

BLDG#	SEGID	ACTYR	EFFAGE	TYPE	DT	CLASS	GRADE	BASEPRICE	TOTADJPTS	ADJBASPRC	ADJAREA	REPCOSTNEW
1	2	1948	1980	0040	02	1	2	63.00	128	80.64	37,081	2,990,212
FUNC	ECON	PHYS	%GOOD	ITEMS	DEPRVALUE	OVERRVALUE	TOTALVALUE	ADJ.AREA	STYLE	DESCRIPTION		
0.00	0.00	0.00	65.00	0.00	1,943,638	0	0	37,081	00	Base Area		

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 1 UNITS: 0

SUBAREA INFORMATION

DESCRIPTION	YEAR ON	ACTUAL AR	ADJ AREA	DEPR VAL
Base Area	1948	-1	37,081	1,943,638

STRUCTURAL ELEMENTS INFORMATION

CATEGORY	POINTS
Exterior Wall	17.00
Electrical	7.00
Plumbing	9.00
Interior Walls	44.00
Interior Flooring	14.00
Frame	5.00
Grade	32.00
TOTAL	128.00

EXTRA FEATURES INFORMATION

XFCD DESCRIPTION	SEG	UNITS	UNITPRC	ACYR	EFYR	DT	NOTES	OR%	%GD	DEPRECVL	OVERRVAL
TOTAL SEG ADJ VALUE BLDG 1:		2,579,124									
TOTAL XF ADJ VALUE BLDG 1:		143,908									
TOTAL SEG AND XF ADJ VALUE BLDG 1:		2,723,032									
TOTAL SEG AND XF SITE VALUE BLDG 1:		142,310									

TOTAL ADJ VALUE OF ALL BUILDINGS AND XF :	2,723,032
TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS :	47,158
TOTAL SITE VALUE OF ALL BUILDINGS AND XF :	1,000
TOTAL IMPROVEMENT VALUE :	142,310