



1975 VIEW LOOKING SOUTH TOWARDS 1234 - 1260 WASHINGTON AVENUE (7)

HISTORIC RESOURCES REPORTS

FOR

1234 WASHINGTON AVENUE

AND

1240 - 1260 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

LOCATION VENTURES

2665 SOUTH BAYSHORE DRIVE #440

COCONUT GROVE, FLORIDA 33133

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

July 15, 2019



2019 VIEW LOOKING SOUTH ON WASHINGTON AVENUE (8)

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NEIGHBORHOOD CONTEXT



CIRCA 1930'S PHOTO LOOKING NORTH ON WASHINGTON AVENUE FROM 11TH STREET. A PORTION OF OLD CITY HALL IS VISIBLE AT LEFT. NOTE THAT 1200 WEST SIDE BLOCK ON WASHINGTON AVENUE IS VACANT LAND SAVE FOR A SINGLE RESIDENCE. (11)

In 1912 the Ocean Beach Realty Company began platting the land south of present day Lincoln Road. The company was operated by brothers James Edward (J. E.)Lumms and John Newton (J.N.) Lumms had purchased these 605 acres of swamp land. (1 The operation of Ocean Beach Realty was primarily the responsibility of J. N. Lumms who also became the first Mayor fo Miami Beach upon its incorporation as a city in 1915. (1)

All of the Lumms holdings west of Washington Avenue were sold to the Miami Ocean View Company in 1916. Among others the company was composed of James Allison of Union Carbide of America and Carl Fisher and the Lumms Brothers. N.B.T. Roney bought out the Lumms interest in Miami Ocean View Company in 1921. (1)

Between 1912 and 1918 the land form and infrastructure of Miami Beach was created. .Lots were given away as a promotion, chinaware was given as an inducement to attend land auction sales as prospective buyers were brought to the island on boats departing the Miami mainland every 30 minutes. (1)

The end of World War I brought the initial land boom to Miami Beach in 1919, which continued until the bust of 1926. Although the rampant land speculation and the hurricane of 1926 are most cited as marking the end of this boom, the other reason was that railroad lines as far north as Mobile, Alabama were jammed with freight cars bringing building supplies to south Florida. (1) Because of this back-up the Florida East Cost Railway declared an embargo on shipments to Miami after 2200 freight cars accumulated unloaded in their yards. This tie-up caused more materials to be transported by ship. (1)

However the local dock facilities also had difficulty in handling the quantity of materials. Then in 1925 a Danish naval training ship turned over and sank in the Government Cut channel, completely blocking all ships from entering or leaving the shipping channel for 25 days. This meant that no building supplies were available and construction came to a complete standstill. (2)



1935 PHOTO LOOKING NORTH ON WASHINGTON AVENUE TAKEN FROM THE OLD CITY HALL TOWER. NOTE THAT THE FUTURE SITE OF 1234-1260 WASHINGTON AVENUE IS VACANT LAND SAVE FOR A SINGLE RESIDENCE. THE ORIGINAL RONEY PLAZA HOTEL CAN BE SEEN ON THE HORIZON AND THE LOCATION OF THE FUTURE POST OFFICE AT 13th STREET IS ALSO STILL VACANT LAND. (11)

During the 1930's the permanent population fo Miami Beach nearly doubled to 75,000 persons. The characteristics of the visitors shifted from the privileged to thE middle class or simply, "those who could afford to travel," Most of the buildings were constructed between 1930 to 1948. (3)

A small group of Architects (Anis, Dixon, Hohaus, Brown, Robertson, Schoppel, Pfeiffer, Ellis, France, Hall and Henderson) designed 302 (52%) of the historic buildings remaining in the district. Because so many buildings were constructed in so short a time, designed by so few architects, the southern section fo Miami Beach is highly consistent in scale, architectural style and design character. (4)

During the period from 1930 through 1948 this neighborhood was the primary multi-family residential and retail area of Miami Beach. Largely seasonal in population, the area began to decline in the 1950's and 1960's as tourist patterns changed and newer/larger hotels and apartment buildings were constructed to the north.

Evolving into a lower cost neighborhood for retirees, the neighborhood remained stable until the 1970's and 80's when increasingly poor and more transient residents occupied the area. The physical deterioration of buildings continued through the 1980's until the reduced property values combined with the availability of Federal Investment Tax Credits attracted rehabilitation oriented developers.

The Washington Avenue retail corridor historically catered to the more basic needs of area residents rather than the luxury goods which were generally sold on Lincoln Road. Washington Avenue was composed of many small shop-fronts selling every type of household product and service.

TOP PHOTO - CIRCA 1992 VIEW OF EAST SIDE OF THE 1200 BLOCK OF WASHINGTON AVENUE (8)

MIDDLE PHOTO: U.S. POST OFFICE AT 13th & WASHINGTON AVENUE ON NW CORNER (11)

LOWER PHOTO: TYPICAL STOREFRONTS ON EAST SIDE OF 900 BLOCK OF WASHINGTON AVENUE (7)



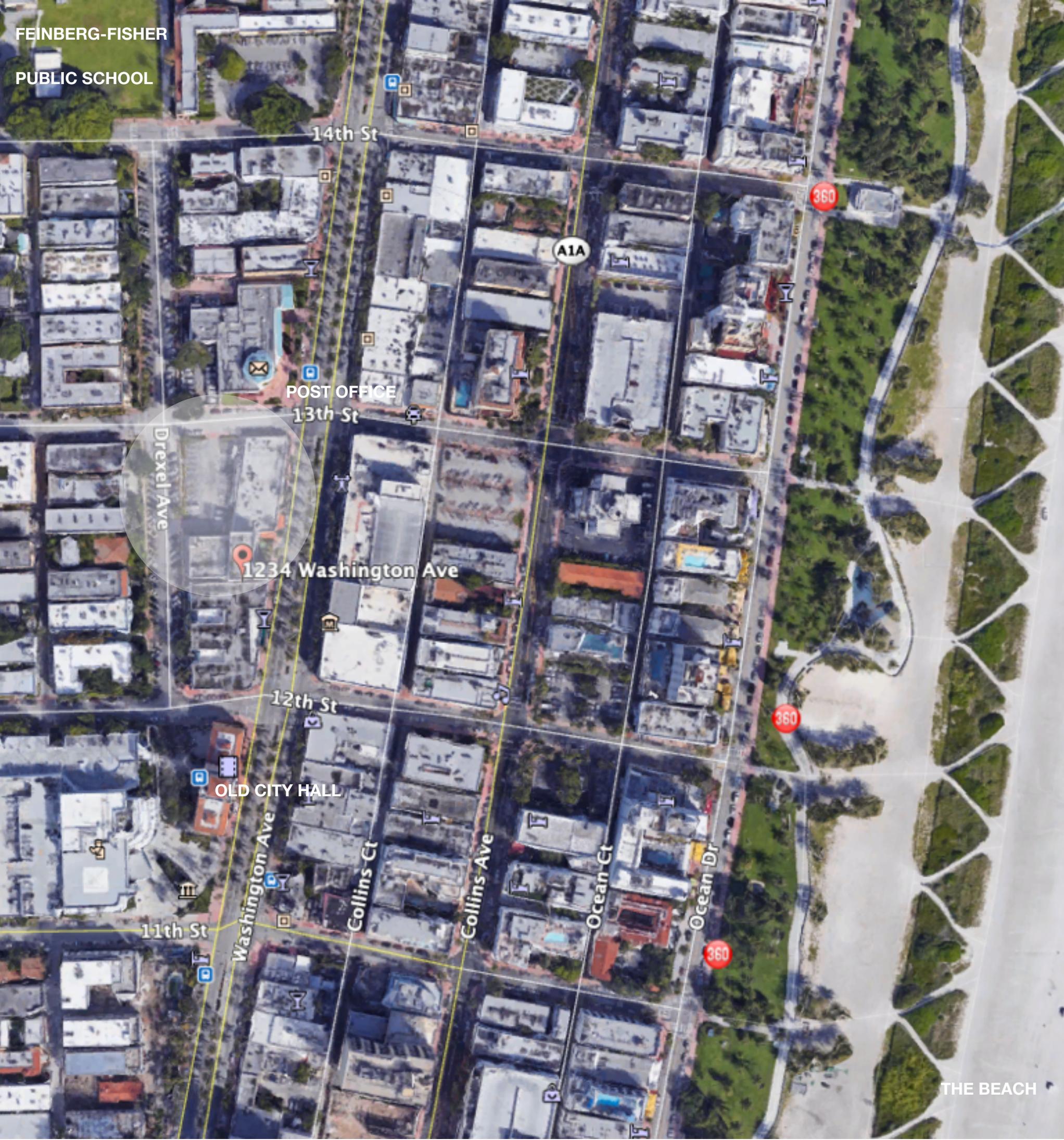


1994 VIEW LOOKING NORTH ON WASHINGTON AVENUE FROM 11th STREET WITH (OLD) CITY HALL AT LEFT. BEYOND CITY HALL IS VISIBLE 1234 WASHINGTON AVENUE WITH THE GIANT WASHINGTON FEDERAL SIGN ON THE SOUTH SIDE OF THE BUILDING. (11)



1941 AERIAL PHOTOGRAPH SHOWING THE IRREGULARLY SHAPED BLOCK LATER TO HOUSE 1234 - 1260 WASHINGTON AVENUE. THE BLOCK IS BOUNDED BY WASHINGTON AVENUE, 11th STREET, 12th STREET & DREXEL AVENUE - AND AS SHOWN IN 1941 IS VACANT LAND EXCEPT FOR ONE RESIDENTIAL PROPERTY. (11)

FEINBERG-FISHER
PUBLIC SCHOOL



2018 GOOGLE EARTH VIEW OF NEIGHBORHOOD.

1234 WASHINGTON AVENUE

LOCATED IN THE:

- * 1979 National Register Miami Beach Architectural District
- * 1989 Miami Beach Local Historic District

DATE OF CONSTRUCTION: 1961

ARCHITECT: MAURICE WEINTRAUB

HISTORIC STATUS: NON-CONTRIBUTING

There were no original building drawings available for either building from the CMB Building Department Records Desk.

The three story office / retail building at 1234 Washington Avenue was designed by the Architect Maurice S. Weintraub in 1961 for the Washington Federal Savings & Loan Association. The building has a 65'-0" wide street frontage along Washington Avenue and is 57'-0" tall.

The CMB Building Card lists two street addresses for the building with entrances from both streets;

* 1232 -1234 Washington Avenue

* 1229 - 1231 Drexel Avenue.

By 1988 the building's ownership had changed to the First Nationwide Bank who housed their bank branch in the building. The building presents unique massing for the elevations along both Drexel Avenue and Washington Avenue. This is one of a select few MiMo (Mid-Century Modern Miami) style buildings on the Avenue.

Weintraub designed the building with only about one third of the Washington Avenue street frontage devoted to the three story portion that rises in line with the other buildings on the street. This closeness to the sidewalk adds to the apparent visual height as does the vertical design of the tall narrow windows on this portion of the elevation.

The rest of the building is recessed from the street with gracious semi-circular glazed full height windows at the first floor with the main door entries to both the former Bank space as well as the office building - in this semi circle. And within this gentle curve is a charming small park and fountain.

Above the semi-circle the building assumes a more standard "T" shape with two office wings - one parallel with Washington Avenue and one perpendicular to Washington Ave.. Continuous window bands on the 2nd & 3rd floors are shielded by MiMo styled metallic sunscreens.

It is also interesting to note that although the CMB Building Card notes the building as having 3 stories - it has nonetheless always contained a 4th story penthouse.



TOP PHOTO" 1962 VIEW OF COURTYARD (7)

LOWER PHOTO - 1962 VIEW LOOKING SOUTH ON WASHINGTON AVENUE. (7)



ABOVE: 1962 VIEW LOOKING SOUTH ON WASHINGTON AVENUE - NOTE ORIGINAL WINDOW-WALL AT EASTERN TOWER ELEVATION. (7)

BELOW: 2019 VIEW LOOKING SOUTH ON WASHINGTON AVENUE (8)





2019 PHOTO ABOVE: 1234 WASHINGTON AVENUE (8)



2019 PHOTO LEFT: DETAIL AT ROOFTOP CORNER (8)



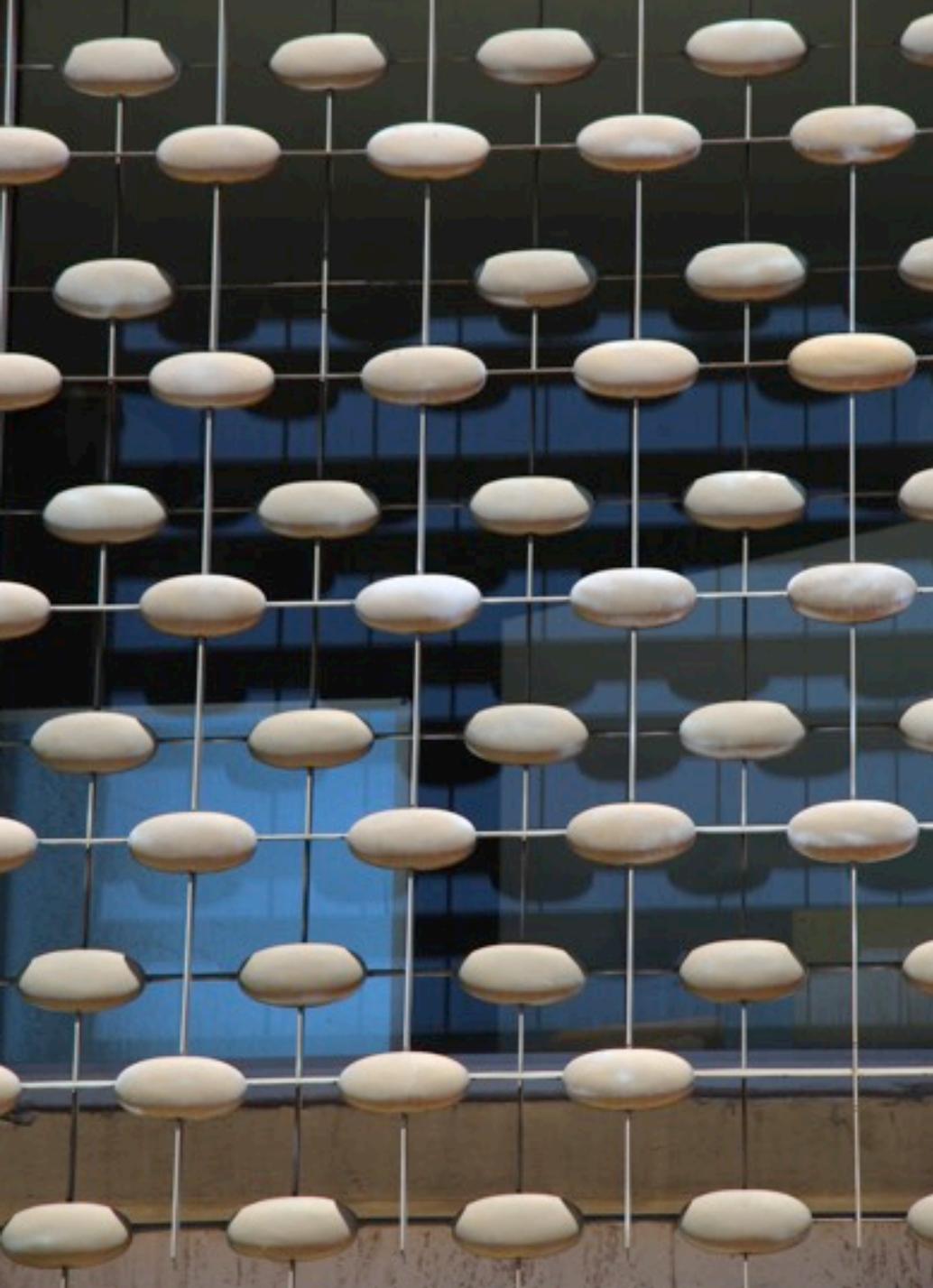
2019 VIEWS AT BUILDING DETAILS (8)

The 1989 renovations to the front portion of the tower facade including the installation of what looks to be insulated building panels set into the original window-wall system with obscured plastic glazing.

The windows at right above on the north elevation look to be the original fixed window openings.

At the photograph at right there appear to be missing some marble panels from the south elevation of the building.



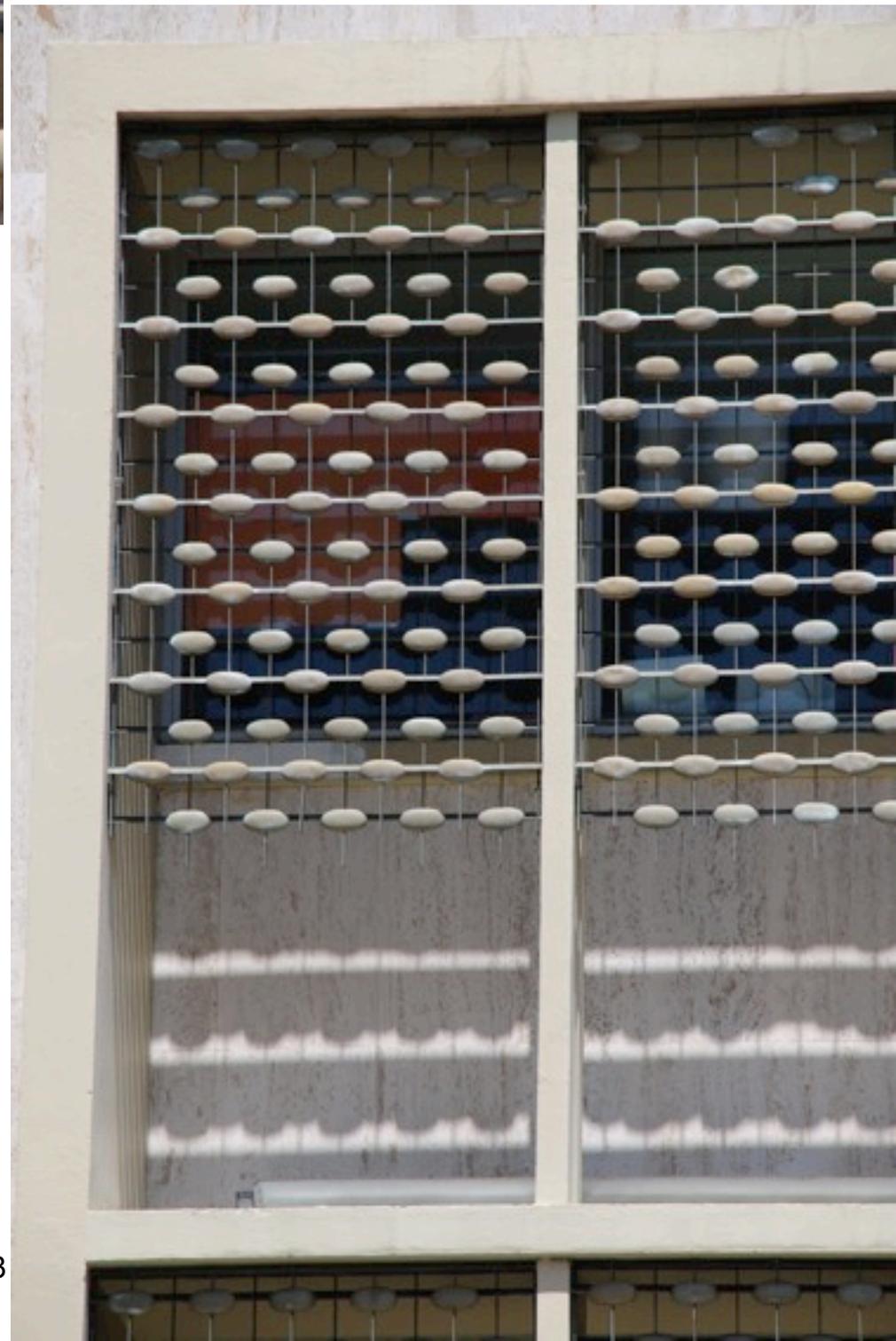


2019 PHOTOS ABOVE & AT RIGHT: DETAIL VIEWS OF BRISE-SOLEIL SCREEN (8)

1962 PHOTO @ TOP RIGHT (7)

The intricately detailed architectural screen or brise-soleil is designed with MiMo motifs. The Architect also took into consideration the designs of the shadows created by those screens.

These screens are integrated into the designs on both the east (Washington Avenue) elevation as well as the West (Drexel Avenue) elevation.



The north and west elevations also feature concrete frames highlighting and/or disguising selected elevation features such as irregularly placed windows and blank walls..

On the west elevation an otherwise blank wall with awkwardly placed windows has been transformed with a geometric concrete frame enclosing a system of metallic screens which lend an 'heroic' scale to this elevation.

There is one entrance to the office building and one entrance to the first floor retail space on Washington Avenue. , There is certainly much design packed into this unique building.

The western elevation along Drexel Avenue as pictured on this page has remarkably remained the same through the years.

1962 PHOTO ABOVE (7)

1989 MIDDLE PHOTO (9)

2019 LOWER PHOTO (8)



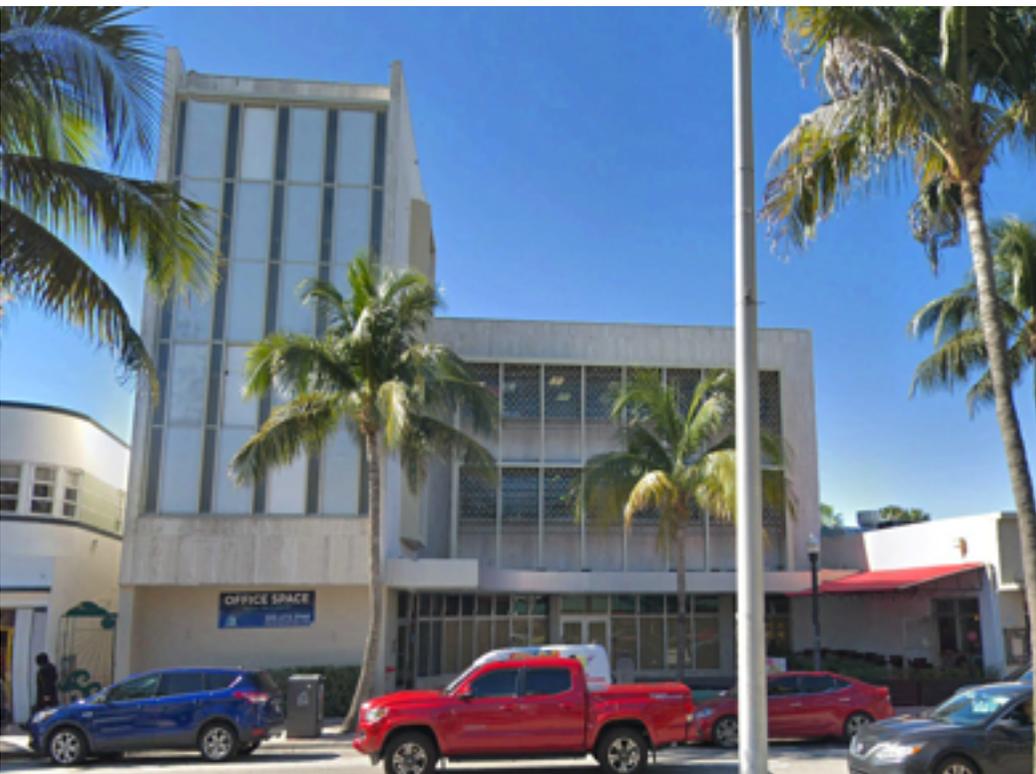


HOWEVER a closer examination of the 1234 Washington building shows that there have been selected exterior alterations made to the building over the years, as follows:

1) The taller building mass close to the sidewalk shows that this front elevation has been altered over the years.

In the photograph from 1962 at top-left, the front of this tower appears to be composed of a curtainwall glazing system.

It is interesting to note that the photograph in the middle at left is from 1989 and shows that the delicately detailed original curtainwall has now been replaced with tall narrow windows with solid wall between. This photograph is dated 9.21.89 and appears in the City of Miami Beach Historic Database for 1234 Washington Avenue.



It is further interesting to note that the CMB Building Card also notes that on 4.19.89 the General Contractor - Groden Stamp - obtained a Permit for *'Facade Renovation to bank and retail store totaling \$120,000.00.'* This permit included changes to the facade.

In 1989 buildings such as these were not then old enough to be considered as 'historic.' In fact at that time there was no label existing for the architectural style which later came to be known as MiMo or Mid-Century Modern.

The 2019 photograph below at left shows that this elevation has not been changed since the 1989 renovation.



The original facade displayed a more monolithic appearance whereas the renovated 1989 vertical windows totally changed the architectural intent of the original designs.

1962 TOP PHOTO (7)

1989 MIDDLE PHOTO (9)

2019 LOWER PHOTO (8)



2) The curving front glass walled facade of the first floor around the courtyard has been altered over the years, as evidenced by the photographs on the following pages.

Now there is a continuous full height glass facade in place of the structural building columns which were originally part of this curving facade.

The front facade of 1234 Washington Avenue is unique among storefronts on the Avenue in having this charming courtyard featuring an amoeba shaped pond framed by the curving facade of the first floor.

The author can remember moving to South Beach in 1992 and first coming upon this tropical garden in this courtyard with koi fish in the pond and a red wooden Japanese bridge over the pond. A pocket park before there was such a label.

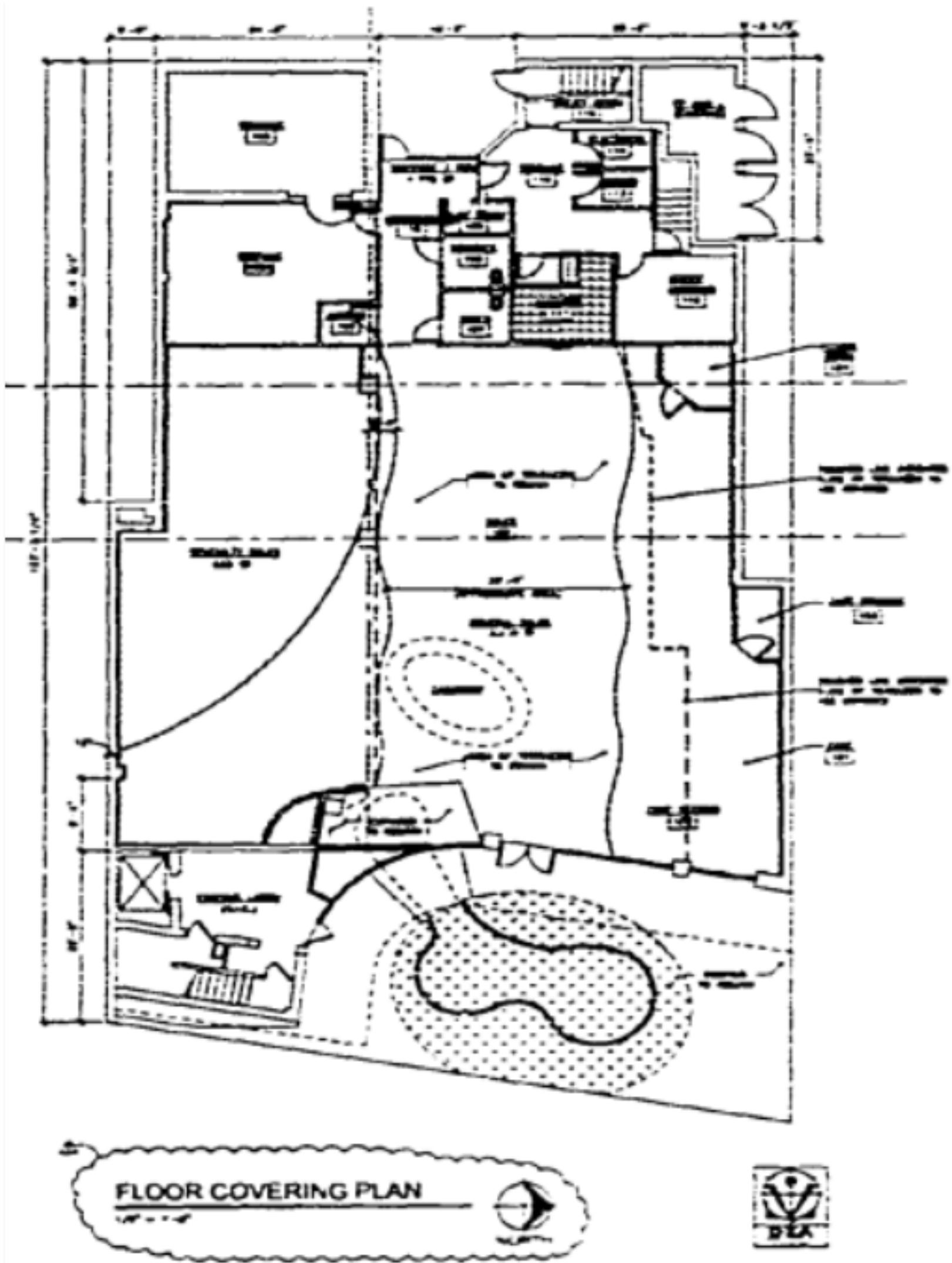
However as can be seen in the two photographs on this page - the black and white photo from circa 1970 shows a curving facade having many more vertical building elements than is currently shown in the 2019 color photograph.

3) The amoeba shaped pond is very typical of MiMo and of the stylistic period. It lends a playful quality to this exterior space and is to be restored.



TOP PHOTO: 1970 PHOTO (7)

LOWER PHOTO: 2019 PHOTOGRAPH (8)



1234 WASHINGTON AVENUE SCHEMATIC FIRST FLOOR PLAN PER TENANT, UNDATED



2019 VIEW ABOVE LOOKING TOWARDS SOUTHEAST AT COURTYARD (8)
2019 VIEW BELOW LOOKING NORTHWEST AT COURTYARD (8)





CIRCA 1970 VIEW OF 1234 WASHINGTON AVENUE COURTYARD (7)

MAURICE S. WEINTRAUB ARCHITECT

MAURICE WEINTRAUB (1920-2007)

Maurice was a native Floridian and after serving in the U. S. Army during World War II he earned his architecture degree at the University of Florida in 1942. (6)

Returning to Miami in 1951 to begin his architectural career, he eventually opened his own practice on Lincoln Road where he remained for many years. During his career he designed many prominent residential and commercial projects. (6)

“The most distinguished of the Biscayne motels was the 1957 Admiral Vee Motel, which was named after a celebrated racehorse of the time. This motel managed to make a spectacle of itself while staying within a restrained vocabulary of materials and modernist form. With its corner site flanked on both sides by the two story storefronts of the Biscayne Plaza Shopping Center at 79th and Biscayne Boulevard.. This accounts for the motel’s unusual - and unusually successful - massing. A swimming pool on the second story level acted as a welcome mat for a double height reception area, also located on the second floor, and built in the form of a gigantic glazed lantern with outward-canted window walls. When illuminated at night, the glowing volume of the Admiral Vee’s lounge functioned as a beacon for drivers. ...an immense vertical fin projected into the street corridor to beckon motorists blocks in advance of their arrival. Pedestrians were welcomed by the plate glass vitrines of shopfronts that partially wrapped the building at sidewalk level.” (5)

REPRESENTATIVE PROJECTS:

1234 Washington Avenue

Admiral Vee Motel, 8000 Biscayne Blvd. 1957

Stardust Motel 6730 Biscayne Blvd 1956

David William Hotel, Coral Gables

Forge Restaurant, Miami Beach

Golden Strand Hotel, Miami Beach

Oceanview Plaza 2924 Collins Avenue 1978

Royal Biscayne Hotel, Key Biscayne

Woolworths aka Walgreens 7332 Collins Ave 1963

TOP PHOTO: ADMIRAL VEE MOTEL 2019 (8)

MIDDLE PHOTO: WALGREENS 2019 (8)

LOWER PHOTO: DAVID WILLIAM HOTEL



South Florida Building Code.)

Owner **WASHINGTON FEDERAL SAVINGS & LOAN ASSN.** Permit No. **66356** Cost **\$300,000.00**

OK-BLDG. Lot 4 & 5 Block 22 Subdivision **OCEAN BEACH** Address **1229-31 Drexel Avenue**
 Saperstein 6/8/62 General Contractor **Basker Building Corp.** Bond No. **1234** **1234** Washington Avenue
 Architect **Maurice S. Weintraub** Engineer **Bliss Associates** **420309-005**

Zoning Regulations: Use **BAA-RE** Area **19-24** Lot Size **75 x 142** Stories **3**
 Building Size: Front **65'** Depth **106'** Height **57'** Use **Savings & Loan Association**

Certificate of Occupancy No. **3879** dated **6/7/62**

Type of Construction **CBS I** Foundation **Concrete pads & spread** Roof **flat, built up** Date **NOVEMBER 14, 1961**

PLUMBING Contractor #43171 McCormick-Boyet Plumbing Co. Sewer Connection **1 - 4"** Date **Nov. 29, 1961**
 Temporary Water Closet **1**

Water Closets **9** Swimming Pool Traps
 Lavatories **?** Steam or Hot Water Boilers **3**
 Bath Tubs
 Showers
 Urinals **3** ROUGH APPROVAL OK Rothman **4/16/62**
 Sinks **1** Slop Sinks: **3** FINAL APPROVAL OK Rothman **6/7/62**
 Dish Washing Machine
 Laundry Trays
 Laundry Washing Machines
 Drinking Fountains **4**
 Floor Drains **4**
 Grease Traps Sill Cocks-Fire Standpipe: **2**
 Safe Wastes

GAS Contractor
 Gas Ranges
 Gas Water Heaters **1**
 Gas Space Heaters
 Gas Refrigerators
 Gas Steam Tables
 Gas Broilers

AIR CONDITIONING Contractor #66667 McDonald Air Cond. Inc.: **2 - 40 hp** air cond. systems; gas fired boiler, 420
 SEPTIC TANK Contractor
 OIL BURNER Contractor
 SPRINKLER Contractor

ELECTRICAL Contractor **Kammer & Wood, Inc. #57726** Date **December 13, 1961**
 Temporary Service **1 - #57724** Kammer & Wood, Inc. - **12/13/61**
 Neon Transformers
 Sign Outlets
 Meter Change
 Centers of Distributions **10**
 Service Equip. - **1**
 Violations

OUTLETS
 Switches **54** Ranges
 Lights **340** Irons
 Receptacles **188** Refrigerators
 Fans **(3(0-1 hp))**
 Motors **9(2-5 hp)**
 Appliances **5 (6-10 hp)**
2 (over 25 hp)

HEATERS
 Water
 Space
 Fixtures **601** Electrical Contractor

By **Scarborough** Date **6/7/62**
 FINAL APPROVAL

SPOT SURVEY - MZR - 6/5/62

Engr
 Sub-
 6/4/62

ALTERATIONS OR REPAIRS

Building Permits:

- #06178-Atlantic Building-Interior painting and mica counters-refacing existing counters-\$2000-9-11-74
- #06568-Lang Roofng-Reflash inside of parapet walls with a 30# felt and a 90 # sate flashing, sealing top with membrane and plastic cement-\$1670-12-2-74
- #06997- A B C Neon-Sign-\$450-3-14-75
- #89273-Atlantic Building-Interior alterations for offices 3rd floor-\$10,000-3-14-77

- Plumbing Permits:**
- #50876-Sunset Plumbing- 1 drinking fountain-4-1-74

CITY OF MIAMI BEACH

BUILDING DEPARTMENT
555 HANK MEYER BLVD. (17th ST)
MIAMI BEACH, FLORIDA 33139

(305)673-7612

CERTIFICATE OF COMPLETION

NO: 88009

BUILDING PERMIT NO: B8801142 (Interior remodeling & repairs)

JOB ADDRESS: 1234 WASHINGTON AVE (FIRST NATIONWIDE BANK)
Miami Beach, Fla. 33139

Owners Name: FIRST NATIONWIDE BANK

Owners Address: 1234 Washington Ave
Miami Beach, Fla. 33139

Contractors Name: Lotspeich Co.

Contractors Address: 275 N.E. 59th St.
Miami, Fla.

This is to certify that all work done in reference to the above mentioned permit have been completed according to the SOUTH FLORIDA BUILDING CODE and has been given final approval.

Building by: OFFICE OKRM

Date: *11-2-88* (H.C. Only)

Zoning by: *[Signature]*

Date: *11-4-88*

Electrical by: *[Signature]*

Date: *11-3-88*

Plumbing by: *[Signature]*

Date: *11-2-88*

Mechanical by: *[Signature]*

Date: *11-2-88*

Fire Prevention by: *[Signature]*

Date: *11-3-88*

Engineering by: *[Signature]*

Date: *11-3-88*

PAUL A. GIOIA, BUILDING OFFICIAL

Date Signed:

[Signature of Paul A. Gioia]

11/4/88



MS 880182

FEE: \$10⁰⁰

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	COMMENTS	BUILDING PERMIT NO.
4-19-89		FACADE RENOVATION TO BANK + RETAIL STORE	\$120,000.00				68900239
7-28-89		RMD 950 sq. ft. - FRM BK TO RETAIL STORES	\$4,000.00				68900367
9-1-89		NEW 350 sq. ft. DECORATIVE AWNINGS	\$3,500.00				65891998

BUILDING PERMITS: #M8801385 - Sea-Air Mechanical - 1-2ton A/C central, duct work, mechanical ventilation - 9-1-88 ✓

#B8900239 - 4-19-89 - Groden Stamp - Facade renovation to bank and retail store - \$120,000.00 ✓

#BM890757 - Igloo A/C - 7kw Central heating, 3 1/2 a/c central - 6-8-89 ✓

#B8900367 - 7-28-89 - Owner - RMD 950 sq. ft.-FRM BK to retail stores - \$4,000.00 ✓

#BS891998 - 9-1-89 - Valrose Awnings - New 350 sq. ft. decorative awnings - \$3,500.00 ✓

ELECTRICAL PERMITS: #E8801424 - B&F Electric - 35 Switch outlets, 1 service size in amp's, 1 A/C 1ton, 9-7-88 ✓

#E8900960 - P&M Electric - New electrical installation - 4-27-89 ✓

#BE891581 - P M Electric - New receptacles, fixtures 3 floor only - 8-25-89 ✓

PLUMBING PERMITS: #BP891156 - Great Atlantic Plumbing - Remolding new fixtures - 9-11-89 ✓

#BP890036 - Stronghorst Plumbing - New fixtures set - 10-6-89 ✓

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
11-2-87		RE ROOF 6 sq.	\$1,600.00				31313
6-24-88		REPAIR ROOF	\$14,800.00				B8881133
8-19-88		INTERIOR IMPROVEMENTS ALTERATIONS + REPAIRS	\$50,000.00				B8801142

BUILDING PERMITS:

#SB881133 - 6-24-88 - J. Valiente Roofing - Built up roof 400 sqs. - \$4,800.00 ✓
#B8801142 - 8-19-88 - Lotspeich Co. - Interior improvements-alterations and
repairs - \$50,000.00 ✓

PLUMBING PERMITS:

#P8801226 - Ringermann Plumbing - 2 Floor drain, 4 lavatory, 1 sink, residence,
4 water closet - 8-30-88 ✓

Electrical Permits: #57986 Acolite Sign Co.: 10 Neon transformers - 3/9/62

- #72016-Yankee Electric- 1 wiring for Xray equipment- 3-26-75
- #73871-Branam Electric- 4 switch outlets; 23 light outlets; 32 receptacles; 47 fixtures-2-18-77
- *#77923 4/22/82 Signs of All Kinds sign tubes 2x12 - 6 sign transformers
- #81604 12/9/86 Acolite Sign Co - 16/4 lamps, 8/2 ballasts repair only

Building Permits: #66719 Westinghouse Elec Corp.: Install 1 - elevator 2500# capacity, 20 hp motor, \$20,000. - 1/23/62
#66922 Acolite Neon Sign Co.: Flat wall neon sign on south wall, 172 sq. ft.; same on north wall, 226 sq. ft.; same on west wall, 36 sq. ft., same on east wall, 36 sq. ft. - \$5,000. - 3/9/62
#66946 Westinghouse Elec. Corp.: Install 1 - passenger elevator automatic, 2500# cap. with 20 hp motor, \$30,000, 3/15/62
#79702 John L. Stewart: Exterior Painting - \$1250 - 2/8/68 c/k HW 3/14/68
#86113 - Rowell-Van Atta Inc. - Install new partitions and remove old install new acoustical ceilings and vinyl asbestos floors. all partitions 1 hour fire \$3,223.00 2/11/71
#01638 - Lang Roofing & Tile Co.: - re-roof, 97 squares - \$6,495.00 - 8-22-72
#07011-Riguberto Frometa-Two partitions and install lead in three walls-\$1200-3-18-75 -Dr.Wigoda MD
#10990-County Wide Painting Corp. of Miami-Repaint exterior of building-\$3910-3-21-77
#13942-Atlantic Building Industries- Interior partitions-\$3000-9-28-78
#17391-Acolite Sign-Washington Savings-Sign-\$300-1-17-80
#22005 4/13/82 Signs of All Kinds - change of copy on tower signs \$20,000.
#22051 4/22/82 Signs of All Kinds sign erection \$10,000.
#M05746 5/20/82 owner central heating, air cond central, duct work only
#29524 12/1/86 Acolite Sign - change work "Savings" to "Bank" change of fab & install new logo "1st Nationwide" \$1,500.
#31313 - 11-12-87 - J. Valiente Roofing Inc. - Reroof 1/2 insulation-1 #30-2 #15--;
1 #90, in the parapet, finish with aluminum paint - \$1,600.00

Plumbing Permits:

#50981-Peoples Gas System- nat meter set-4-25-74

#51259-Sunset Plumbing- tower fire connection on roof-6-27-74

Electrical Permits: #70639-Aston Electric- 1 generator 170KW-6-27-73



1989 VIEW LOOKING SOUTHWEST (9)

LOCATED IN THE:

- * National Miami Beach Art Deco Architectural District
- * Miami Beach Local Flamingo Park Historic District

DATE OF CONSTRUCTION: 1948

ARCHITECT: E. L. ROBERTSON

HISTORIC STATUS: CONTRIBUTING

1260 Washington Avenue was designed by the Architect E. L. Robertson and constructed in 1948. Robertson had been half of the noted architectural firm of Robertson & Patterson which designed many prominent buildings in Miami and Miami Beach beginning in the mid-1920's.

The original Owner and developer of this property Devine Properties was a long standing client of Robertson's for whom he had designed several city blocks of retail properties along Washington Avenue beginning in the late 1920's..

This one story commercial building is 17'-0" high constructed with a street frontage along Washington Avenue of 149'-0" and a flat roof. There were originally 10 stores as part of the building. The portion of the property along Drexel Avenue is a parking lot.

The structural system is composed of concrete / concrete block construction on spread footings. Exterior walls are clad with stucco with an original marble stone signboard parapet running the length of the building along both Washington Avenue and 13th Street.

The building features a rounded corner at 13th Street with a larger continuous concrete eyebrow above the storefronts and a smaller continuous concrete eyebrow at the top of the roof parapet on the east and north elevations. The building is designed in a stripped down version of mid-century modern architecture.

Original design of the storefronts featured a unique sawtooth design, which formerly gave each store its own identity. At some point over the years these sawtooth designs were replaced by a uniform front window wall.

These storefronts formerly housed the Social Security office for the area as well as a bank branch for the Washington Federal Savings and Loan.

There were no original drawings of the building available at the CMB Building Department Records Desk.



TOP PHOTO: 2019 VIEW OF CORNER WITH NORTH ELEVATION ALONG 13th STREET (8)



1963 PHOTO: 13th & WASHINGTON CORNER (7)



TOP PHOTO: 2019 (8)

LOWER PHOTO: 1965 VIEW WITH VERTICALLY MOUNTED ROOFTOP SIGN (8)

MAR • 56



1956 PHOTO BELOW: 1340-1360 WASHINGTON AVENUE (7)



TOP PHOTO: 1956 VIEW OF STOREFRONTS WITH ORIGINAL SAW-TOOTH DESIGN (7)

2019 PHOTO AT RIGHT SHOWS THAT THE ORIGINAL SAWTOOTH DESIGN SHOP FRONTS HAVE BEEN REPLACED WITH UNIFORM PROPERTY LINE STOREFRONTS. (8)





2019 PARTIAL WASHINGTON AVENUE ELEVATION OF 1240-1260 WASHINGTON AVENUE (8)



1240-1260 WASHINGTON AVENUE REAR ELEVATION 1970 ABOVE (7)
1240-1260 WASHINGTON AVENUE REAR ELEVATION 2019 BELOW (8)





ROBERTSON & PATERSON ARCHITECTS

The firm of Robertson & Paterson Architects was one of the pre-eminent architectural firms in 1920's Miami and Miami Beach. Their commissions included both single and multifamily residential buildings, religious edifices and commercial structures. Their designs spanned the transition from Mediterranean to Art Deco architecture and then to MiMo, and is a study in the ways that architects deal with these stylistic challenge.

E. L. ROBERTSON ARCHITECT

(1888 - 1953)

Edwin L. (Ted) Robertson Architect was a native of Mobile, Alabama. He served his architectural apprenticeships with firms in Mobile and in New York City. Prior to moving to Miami Robertson designed St. Paul's Church in Augusta, Georgia. He came to Miami in 1921 and worked with August Geiger Architect until 1923 when the firm of Robertson & Paterson was formed.

TOP PHOTO: WOLFSONIAN FIU MUSEUM 1927
1001 WASHINGTON AVENUE MIAMI BEACH

LOWER PHOTO: 685 WASHINGTON AVENUE,
MIAMI BEACH (8)

REPRESENTATIVE PROJECTS:

Alcazar Hotel, Miami

Burdines Department Store, Downtown Miami

by E.L. Robertson & J.R. Weber Architects 1936

Cromer-Cassel Store downtown Miami 1926

later converted to Richards Department Store

Temple Israel of Greater Miami, Miami 1927

1001 Washington Ave., Wolfsonian FIU Museum

aka Washington Storage Co., Miami Beach 1927

601 - 615 Washington Avenue, Miami Beach

625 - 629 Washington Avenue, Miami Beach

651 - 665 Washington Avenue, Miami Beach

665 - 685 Washington Avenue, Miami Beach

Liberty Square Apartments, Miami 1937

Matthews Residence, Star Island

Miller Residence, Lemon City / Miami

Netherland Hotel 1330 Ocean Drive , Miami Beach 1936

Club Lido aka Rod & Reel Club, Hibiscus Island 1925

Miami Edison Middle School, Miami 1931

by George Pfeiffer & E. L. Robertson Architects

1440 Drexel Avenue Miami Beach 1936

Rendale Hotel 3120 Collins Ave Miami Beach 1940

1512 Washington Ave. Miami Beach 1925

1528 Drexel Avenue Miami Beach 1925

801 Washington Ave., Miami Beach 1929



WASH. FED. SAVINGS & LOAN

Permit No. 26923 Cost \$ 71,000:

Mailing Address

Subdivision OCEAN BEACH

Owner DEVINE PROPERTIES

Address 1240 - 1260 Washington Avenue

Block 22

Lot 1, 2, 3, Block 22

Bond No. 3766 1238

General Contractor Goll & Posey

1244

Engineer Jorgensen & Schreffler

Use BAA and RE Area

Architect E. L. Robertson

Lot Size 19 and 24

Use BAA and RE Area

Zoning Regulations: Use BAA and RE

Height 17' Stories 1

Depth 65'

Building Size: Front 149'

Use STORES - 10 -

Foundation Spread footing

Certificate of Occupancy No.

Type of Construction #1 CBS Roof Flat Date April 1, 1948

Plumbing Contractor # 26422 Alex Orr Sewer Connection 1 Date April 2, 1948

Temporary Closet 2

Plumbing Contractor # 26601 Alex Orr Date May 14, 1948

Water Closets 10 Bath Tubs

Floor Drains Electric Water Heaters 9

Lavatories 10 Showers 9

Grease Traps #26630 May 18, 1948-Alex. Orr-

Urinals Sinks

Drinking Fountains 6 Down Spouts

Gas Stoves Gas Heaters

Rough Approved Date

Gas Radiators Gas Turn On Approved

Septic Tank Contractor

Tank Size

Oil Burner Contractor

Tank Size

Sprinkler System METRO ORD. #75-34

RECERTIFICATION DATE: 3-17-89

Electrical Contractor # 27423 Flamingo Electric Co. (1260 Wash) Address

26331 La Vigne Electric

Address (Coronet) 10/29th Date May 20, 1948

Switch 63, 1 Range Motors 2 Fans Temporary Service #26044, March 27, 1948

LaVigne Electric Co

OUTLETS Light 122, 2 HEATERS Water

Receptacles 70 Space

Centers of Distribution 20, 1

Refrigerators

Irons Sign Outlets 11

No. FIXTURES 55 Electrical Contractor

FINAL APPROVED BY Date of Service

ELECTRICAL PERMIT # 26879 Lyon Electric: 8 light outlets - August 1, 1948

Alterations or Repairs - Over

ALTERATIONS & ADDITIONS

Building Permits: # 27963 One 3 ton AIR CONDITIONING- waste water not over one(1) gallon a day-
 Astor Equipment Company - \$ 3,000... Aug. 5, 1948
 # 28218 Roll-up awning 14'6" long - City Awning Company \$ 135....Sept. 13, 1948
 # 28360 Shelving & partition - Day Labor \$ 225: Oct. 1, 1948
 # 28426 Installing partitions - Owner, day labor - \$ 500....Oct. 11, 1948
 # 28444 Awning - no uprights - Dade Awning Company \$ 100....Oct. 13, 1948
 # 28462 Repairs - shelves, etc. no addition: Owner \$ 200....Oct. 14, 1948
 # 28510 Roll up awning - Page Awning Company \$ 80....Oct. 18, 1948
 # 28857 Flat wall sign - Claude Neon \$ 400....Nov. 17, 1948
 # 28921 One roll-up Awning 30" back from curb-Aluminum Roll Up Awning Co. \$ 287 Nov. 24, 1948

1240-60 Wash. #63075 A. S. Greene Const: Addition of front door, rear door, interior partition floor to ceiling lathed & plastered both sides - \$1000 - 9/30/60

Plumbing Permits:

1260 Washington # 27332 Hurst. One 2" well, October 14, 1948
 1242 Washington # 27339 V. A. Dean: 1 water closet, 2 lavatories, 1 shower, 1 gas water heater -10-18-48
 Rough OK-O'Neill, 10-27-48-Final Gas OK-O'Neill 11-9-48

1256 Wash. Electrical Permits: # 27033 Astor Electric: 3 motors, 4 centers of distribution, 1 service-temporary August 19, 1948
 # 27157 Kenny Electric: 1 switch outlet, 8 fixtures - - Sept, 9, 1948 10/20/48 RBW
 # 27442 Lyon Electric: 12 fixtures - Oct. 19, 1948 10/20/1948 RBW Marilian's Dress Shop
 # 27583 Astor Electric: 2 switch outlets, 1 light outlet, 6 receptacles, 20 fixtures, 4 appliance outlets, 1 center of distribution - Nov. 5, 1948 11-9-48 RBW
 # 27642 Kenny Electric: 1 switch outlets (time clock) - Nov. 15, 1948
 # 27702 Claude Southern Neon: 5 neon transformers - Nov. 19, 1948
 # 27933 Astor Electric: 20 fixtures - Dec. 17, 1948

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

ON JUNE 10, 1966, ZONING BD. OF ADJUSTMENT GRANTED VARIANCE TO PERMIT EXTENSION OF EXISTING SOCIAL SECURITY OFFICE WESTERLY INTO THE "RE" USE DISTRICT FOR DISTANCE OF 35'2" TO REAR OF OFFICE, FOR LENGTH OF 43'. ON JUNE 22, 1966, city council APPROVED. FILE #438.

#1374 - Airko Air Cond. Co. - cooling others replacement 10/16/70

#05998-E. R. Welsh-Partition of store into office-\$2000-8-2-74 *for 5-5-74 OK JP*

#3183-Airko A/C- 1 3ton packg central a/c-\$1600-1-17-75

#09368-Owner-For Rent Sign #2012-7-13-76

#M09140 - Industrial A/C & Refrigeration - 1 A/C central - 7-16-87
Plumbing Permits:

#57063-Silver Plumbing- 2 lavatory, 2 water closet-3-12-79

6/3/71

Electrical Permits: #68842 - Holbert Elect. - 1 temporary service

#68854 - Holbert Elect. - violations 6/7/71

#71500-Mack Electric- 12 receptacles-8-8-74

ALTERATIONS & ADDITIONS

Building Permits: #68511 Acolite Neon Sign Co.: Series of vertical projecting signs to form "WASHINGTON FEDERAL SAVINGS & LOAN BLDG." - \$1,000. - 11/29/62

#68566 Acolite Neon Sign Co.: 8 single face plastic signs 285 sq. ft. - names of occupants - \$2800. - 12/11/62
 #68574 Basker Bldg. Co.: 229' precast fence 3' high on west section of Lots 1,2,3 - \$1,000. - 12/12/62 OK Saperstein 9/4/62
 #68647 Airko Air Conditioning Co.: Install 1 - 5 ton air conditioner, pkg. unit - \$1500. - 1/7/63 OK Flaag 2/20/63
 #68880 Endure LifeTime Awning: Repair and repaint awnings - \$400. - 2/14/63

#63075 A.S. Greene Construction: Addt. of front and rear doors, interior partition floor to ceiling lathed & plastered both sides - \$1,000 - 9/30/60 WC 2/18/63 LWL

#72472 Hill York: One 5-ton a.c. system - \$1500. - 9/21/64 OK Flaag 10/16/64
 #72632 Endure Awning: Replace awning - \$1900. - 10/12/64

#72788 Airko Air Cond. Co.: One - 3-ton pkg. unit - \$1,000 - 10/26/64 (1240 Wash.) OK FLAAG 10/27/64
 #72787 Airko Air Cond. Co.: One - 3-ton pkg. unit - \$1500. - 10/26/64 (1254 Wash.) OK FLAAG 10/27/64

Plumbing Permits: #43572 Service Plumbing Co.: 1 water closet; 3 lavatories - 12/14/62 OK JPKs 2/13/63
 #45070 Service Plumbing Co.: 1 water closet; 1 lavatory - 12/9/65

BUILDING PERMITS - continued: #73782 AAA Central Air Cond. Co.: One 5-hp compressor--AC unit - \$1500 - 3/30/65 OK Flaag 5/21/65
 #75362 Fryd Construction Co.: 11 x 43 one sty addn, spr ftg., \$12,000. - 11/29/65 OK Brown 2/8/66
 #75433 AIRKO AIR CONDITIONING CO. INSTALL 2-5 TON A/C SYSTEMS * \$3000,00 - 12/8/65 OK FLAAG 1/3/66

Electrical Permits: #59095 Acolite: 12 neon transformers - 11/29/62
 #59140 Acolite Neon: 16 fluor. tubes transformers - 12/11/62 (Bldg Permit #68566)
 #59208 Ben's Electric: 6 switch outlets, 34 receptacles, 6 light outlets, 6 fixtures - 1/7/63
 #59223 Tri-City Elec. Co., Inc.: 1 cent. of dist.; 1 service equip.; 4 sign outlets; - 1/10/63 OK Fidler 1/14/63
 #59250 Ben's Elec: 1 motor 2-5 HP - 1/17/63
 #61466 Jonesey Elec. Co.: 3 receptacles; 1 water heater outlet; 23 fixtures; 1 motor, 0-1 hp; 1 motor, 2-5 hp; 9/24/64
 #61601 Angler Elec Inc.: 1 meter change - 10/20/64 (1254 Wash. Ave.)
 #62158 Lyon Elec. Co.: 2 receptacles; 2 motors, 0-1 hp; 1 motor, 2-5 hp - 4/8/65 OK Scarborough 4/8/65
 #63020 Kammer & Wood Inc.: 7 switch outlets; 28 light outlets; 21 receptacles; 28 fixtures; 2 cent. of dist. - 12/7/65
 #63122 Kammer & Wood, Inc.: 12 switch outlets; 4 light outlets; 5 receptacles; 4 fan outlets; 1 motor, 6-10 hp; 1 cent. of dist.; 1 serv. equip. - 1/6/66

Lot Block 22 Subdivision OCEAN BEACH

ALTERATIONS & ADDITIONS

244 Wash Building Permits: #40167 AIR CONDITIONING, 7½ ton - Airko Air Cond. - \$2,300.. Nov 20, 1952 ok, Plaag, 12/1952
 244 Wash. #40306 Flat wall sign, 50 sq ft: Tropicalites: \$800.. Dec 2, 1952
 244 Wash. #40307 Roof sign, 152 sq ft: Tropicalites: \$1400.. Dec 2, 1952
 248 Wash. #40643 Flat Wall Sign: Van Dyke Signs: \$ 75: Jan 21, 1953
 252 Wash. #41551 Storage shelf, 6'x35': owner: \$ 200: May 18, 1953
 256 Wash. #42757 Remodeling (installing partition 8-ft high & window platform): owner: \$ 800: Sept 24, 1953
 256 Wash. Plaag, 10-28-53 #43058 Install one 3-ton Air Cond. Unit: Airko: \$ 900: Oct. 26, 1953
 250 Wash. #43059 Install one 3-ton Air Cond. Unit: Airko: \$ 900: Oct. 26, 1953 Plaag, 12/3/53

244 Wash Plumbing Permits: #43576 L. B. Reynolds. 1 8" storm drain, 2 area drains - 12/11/62 OK Jenks 12/12/62

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Continued →

Electrical Permits:

1244 Washington # 38230 Tropicalites: 8 Neon transformers: Dec. 2, 1952
 #38231 Tropicalites: 4 Neon transformers: Dec. 2, 1952
 1246 #38280 Pan Electric: 2 switch outlets, 2 motors (LHP), 1 motor (6-10 HP): 12/8/52 OK
 #1252 #36680 Emanuel Electric: Violations: June 5, 1952 - OK, H. Rosser, 12-18-52, 1-15-53
 #1256 #40700 Emanuel Elec Co: 6 Switch Outlets, 7 Receptacles, 5 Light Outlets, 5 Fixtures: OK, Meginniss, 11-6-53... October 22, 1953
 #41072 Emanuel Elec Co: 2 Switch Outlets, 10 Receptacles, 2 Light Outlets, 2 Fixtures, 1 Serv. Equipment, 1 Motor (2-5 HP): Dec 18, 1953 Rosser, 12-21-53

Continued →

ALTERATIONS & ADDITIONS

- 1244 Wash. Building Permits: # 29153 Shelving & partitions - Owner - day labor - \$ 200... Dec. 20, 1948
- 1246 Wash. # 31149 Flat metal panel 36 sq. ft. - Tropicalites \$ 250... Oct. 20, 1949
- 1248 Wash. Ave. # 36578 Partition for doctor's office - Owner \$ 350... Aug. 13, 1951
- 1252-1254 Wash. Ave. # 38570 Remove partition & old shelves - re-building new shelves - Owner \$ 300... May 27, 1952
- 1252 Washington Ave. # 38825 Roller awning - Durable Awning Co. \$ 160... July 1, 1952
- 1252-54 Wash. # 38833 Two flat wall signs "BEACH PAINT & HARDWARE CO. HARDWARE-PAINT electrical & Plumbing appliances" - 60 sq. ft. - York Sign Co. \$ 240... July 2, 1952
- 1244 & 1246 Wash. Ave. # 39769 Remodeling for bank & new air condition room on rear of building & 38" bl wall, & new block granite on front of building - Norman Giller & Assoc, arch OK, BROWN, 12-10-52 Ben Giller Contracting Co. Inc. \$ 5,000... Oct. 14, 1952

Rough - L.R. 7/16/51

#1256 Plumbing Permits: # 31991 Nathan Serota: 2 lavatories, 1 sink, 1 electric water heater - July 16, 1951

Electrical Permits:

- #1246-Beach Slack Shop: # 28600 Lyon Electric: 7 Light outlets, 4 Receptacles, 25 Fixtures, 2 Irons, 3 Mo 2 centers of distribution, April 12, 1949 OK Woodmansee 4-18-49
- #1248 - Louis Shaftkin # 28664 Astor Electric: 7 fixtures (temp. lighting) April 26, 1949 OK Meginniss 4/
- #1246 - Beach Slack Shop # 29871 Tropicalites: 2 Neon transformers, Oct. 20, 1949
- #1256 Randell # 34465 Angler Electric: 3 fixtures, 1 water heater, 6 appliances - July 16, 1951
- #1248 Dr. S.J. Goldstein # 34775 Flamingo Electric: 3 Receptacles, Aug. 23, 1951 8-28-51 Meginniss
- #1252 # 36920 York Sign Co: 2 neon transformers - July 2, 1952
- #1244 # 37802 Bon Electric Co: 3 switch outlets, 8 receptacles, 5 light outlets, 5 fixtures OK, H. Rosser, 1/15/53 . . . Oct. 10, 1951

BUILDING PERMITS: #M8900479 - 7600 A/C - 4ton A/C CENTRAL-3-10-89 C.Y.
 #58890956-3-28-89 - GARDEN/STAMP CONSTRUCTION - CONVERT EXISTING
 BATHROOM TO HANDICAP BATHROOM - \$4000.00 C.Y.
 #B891206 - A/D A/C + APPLIANCE - 5 ton A/C REPLACEMENT - 9-18-89 C.Y.

Plumbing Permits - #P8900608 - Ringeman Plumbing - New fixtures - 4-3-89 C.Y.
 #B890003 - Stronkhorst Plumbing - WATER SERVICE REPLACE - 10-2-89 C.Y.

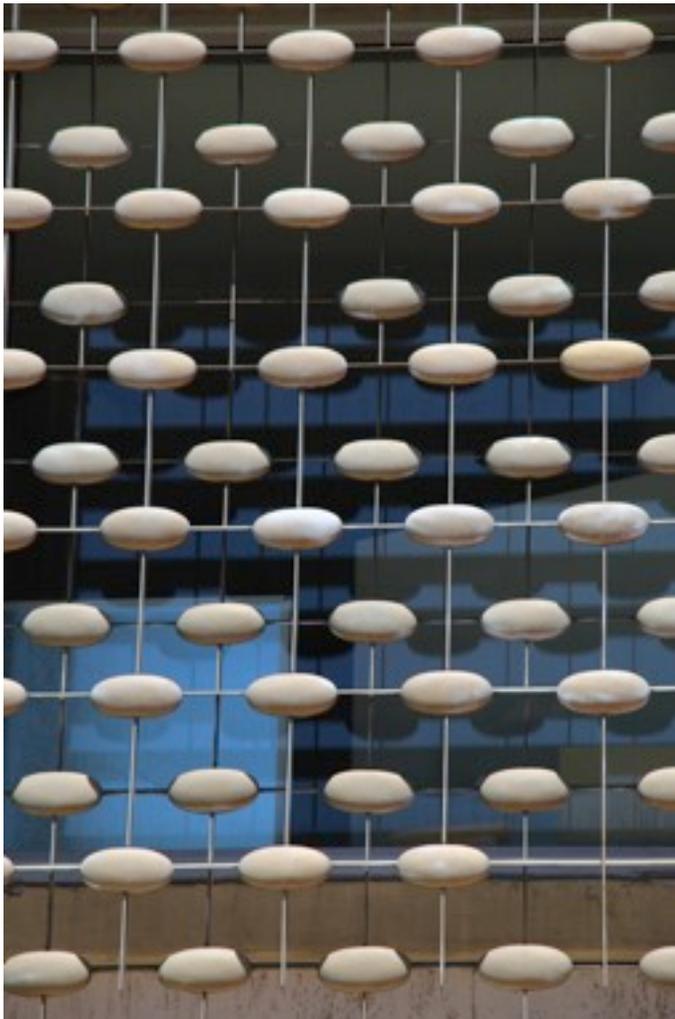
Electrical Permits - #E8900825 - Pam Electric - Relocate switch - 4-3-89 C.Y.
 #B891467 - Ocean Electric - RECEPTACLES OUTLETS LIGHTS - 8-3-89 C.Y.
 #B891608 - AMERICAN DISTRICT TELEGRAPH - NEW BURGALAR ALARM
 INSTALLATION - 8-3-89 C.Y.

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
3-28-89		CONVERT EXISTING BATHROOM TO HANDICAP BATHROOM	\$1,000.00				58890956

BIBLIOGRAPHY



- (1) Flamingo Historic Preservation District Designation Report, by the City of Miami Beach Planning and Zoning Department in 1990, page 5.
- (2) Ibid., page 6.
- (3) Ibid., page 6.
- (4) Ibid., page 8
- (5) 'Speed-reading Biscayne Boulevard' by Greg Castillo appearing in 'Miami Modern Metropolis - Paradise and Paradox in Mid-century Architecture and Planning,' Allan T. Shulman Editor 2009, pp. 220-221
- (6) Miami Herald obituary for Maurice Weintraub published August 12, 2007
- (7) Photograph courtesy Miami Dade Property Appraiser office,
- (8) Photography by Arthur Marcus
- (9) Courtesy of City of Miami Beach Historic Data Base
- (10) Aerial Photograph courtesy City of Miami Beach Public Works Department
- (11) Courtesy History Miam