

## HISTORIC RESOURCES REPORT

January 17<sup>th</sup>, 2020

Sun & Sand  
1438-1444 Collins Avenue,  
Miami Beach, FL 33139

Prepared for: The city of Miami Beach Historic Preservation Board



**Construction date:** 1940  
**Architect:** Henry Hohauser  
**Builder:** Masterbilt Corp.  
**Folio number:** 3234-13-003

## Architectural Description & Existing Condition Analysis

This is a two-story commercial building located in the Ocean Dr/Collins Ave Historic District developed in the 1940's. The predominant architectural styles at this time that were being developed were: Art Deco, Mediterranean Revival and Miami Modernism. This building is a great example of Miami modernism architecture.

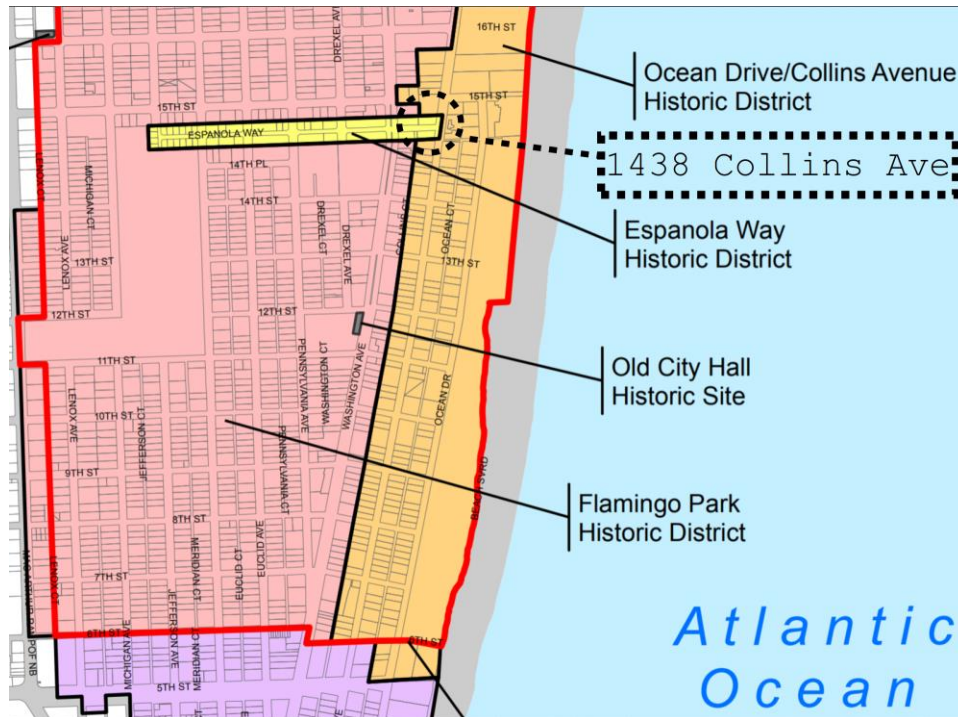
The exterior structural system consists of a shallow concrete foundation, masonry block walls and black steel mullions that frame out the store front windows. Opaque glass blocks are located above and below the windows and white marble tile surrounds the perimeter of the window openings. The primary exterior finish is white stucco; however, the building has yellow, red and blue horizontal decorative stucco relieves on the top part of the building.

The interior structural system consists of a concrete first floor slab, steel columns and beams, wood framed walls and joist for the second-floor framing. The interior walls are finished with drywall and brown, beige and yellow paint.

The primary entry is a double glass door surrounded by fixed windows. This entry is located on the corner of Collins Avenue and Espanola Way. There are two other single glass door entrances along Collins Ave, one steel door entry along Espanola Way and one steel door entry along the back alley of the building.



## Neighborhood History



"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 Modern 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 Permit Card & Subsequent modifications

ADDRESS : 1438 COLLINS AVE  
FULL ADDRESS : 1438-1444 COLLINS AVE SECOND ADDRESS: STATUS : HISTORIC

BUILDING NAME : VARIOUS ORIGINAL NAME : SWEDE BUILDING  
PREVIOUS NAME : ORIG. ARCH. : HOHAUSER  
BUILDER : MASTERBILT CORP CONST. DATE : 1940 FOLIO#: 3234-13-003  
LEGAL : L1,2B2-B ESP VILLAS ZONING : MXE DISTRICT : ODCA / EW  
STYLE : AD BUILDING SHAPE:  
EXT. FABRIC : ST STORIES : 1 HEIGHT : 24  
ROOF : FL WINDOWS : SP  
DOORS : CONSTR. TYPE :  
ALTERATIONS : MAJOR PHOTO : N

SPEC. FEATURES: CUT-CORNER ENTRANCE ROTUNDA AFM RELIEF WORK AT PARAPET/HORIZONTALLY FLUTED CONTINUOUS  
BAND EYEBROW/RACING STRIPES/WIDE BANDS OF GLASS BLOCK ABOVE & BELOW WINDOWS/STONE PANELS ON FACAD

INTERIOR : ALPI MARKET OCCUPIES MAJORITY OF BLDG,6-7 OTHER STOREFRONTS

SITE : TRIANGLE-MOTIF ROUNDED TERRAZZO FLOOR AT CUT CORNER W"1444"  
SIGNAGE : ADJACENT SITE :  
STAT. SIGNIF. : A VERY FINE AD BLDG WITH A STRONG GEOMETRIC COMPOSITION AND FINELY EXECUTED DETAILS

ADDITION : N ADD. ARCH. : ADD. DATE: 0  
ADD. COMMENTS :  
SURVEYED BY : CH RECORDING DATE: 08/27/85 UPDATE : 10/19/87 MHF  
ORIG. USE/COST: 10 STORES @\$30,000

OWNER : \_\_\_\_\_



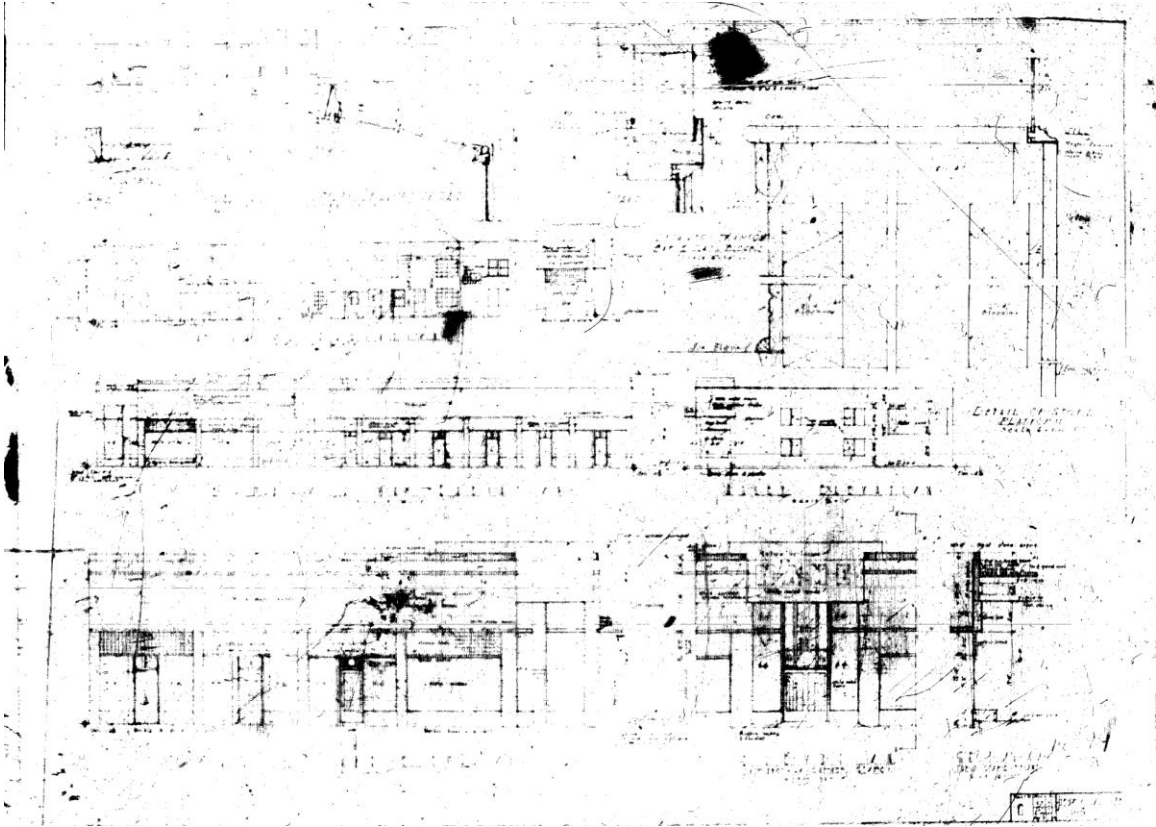
## Building Permit History

PERMIT #	COMP. TYPE	SUB. TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	STREET NO	TREET DIRECTIO	STREET NAME	PARCEL NO
BA910154	AUTOPROJ	OTH	10-Jul-89	10-Jul-89	06-Jan-90	CLOSED	EXTERIOR PAINT-CODE ENFR CASE #33657 PM	1438		COLLINS AV	32340130030
BA908029	AUTOPROJ	OTH	01-Jun-90			CLOSED	BLDG. RECENT. 10 YR. SHOPS AND STORES	1438		COLLINS AV	32340130030
BCC0100122	BCCOMP		08-Feb-01	14-Feb-01		VOID	Cert. of Comp. for Interior Remdl(kitch/bath/add)	1438		COLLINS AV	32340130030
BCC0100139	BCCOMP		05-Mar-01			VOID	OCCUPANT CONTENT FOR RESTAURANT	1438		COLLINS AV	32340130030
BCO97226	BCOCC	OTH	20-Jun-97	08-Jul-97		APPROVED	CO FOR LIQUOR STORE (RETAIL) B9701531	1438		COLLINS AV	32340130030
BCO011255	BCOCC		21-Sep-01	11-Jun-14		APPROVED	CO for New Grocery Store.	1438		COLLINS AV	32340130030
BCO011113	BCOCC		20-Mar-01	20-Mar-01		APPROVED	C.O. FOR EXPANSION OF EXISTING RESTAURANT & BAR- GRILL FISH.	1438		COLLINS AV	32340130030
BE012373	BELEC		31-Aug-01	31-Aug-01	05-Jun-02	FINAL	NEW OUTLETS AND FIXTURES	1438		COLLINS AV	32340130030
BE911492	BELEC	OTH	26-Sep-91	26-Sep-91	06-Jan-93	FINAL	OUTLETS,MOTORS,APPLS	1438		COLLINS AV	32340130030
BE020614	BELEC	ALTRMDL	14-Dec-01	14-Dec-01	15-Jun-02	FINAL	NEW SMOKE DETECTOR FOR A/C EXHAUST FAN	1438		COLLINS AV	32340130030
BE971396	BELEC	OTH	10-Jun-97	10-Jun-97	13-Apr-98	FINAL	ELECTRIC SIGN	1438		COLLINS AV	32340130030
BE071142	BELEC	SIGNAGE	30-Jan-07	30-Jan-07	29-Jul-07	CLOSED	Connect extst ele	1438		COLLINS AV	32340130030
BE910474	BELEC	ALT	22-Jan-91	22-Jan-91	21-Jul-91	CLOSED	AIR COND. AND STRIP HEATER (MF)	1438		COLLINS AV	32340130030
BE010441	BELEC		06-Dec-00	11-Dec-00	01-Aug-01	FINAL	ADD TO EXISTING F/A SYSTEM	1438		COLLINS AV	32340130030
BE910438	BELEC	OTH	16-Jan-91	16-Jan-91	15-Jul-91	CLOSED	OUTLETS,SERVICE,PANELS	1438		COLLINS AV	32340130030
BE002049	BELEC		30-Aug-00	31-Aug-00	28-Jul-01	FINAL	ELECTRICAL DEMOLITION -80004603=	1438		COLLINS AV	32340130030
BE010313	BELEC		14-Nov-00	14-Nov-00	11-Aug-01	FINAL	SERVICE,OUTLETS,LIGHT FIXTURES(REST)	1438		COLLINS AV	32340130030
BM111422	BMECH	A/C	06-Sep-11	06-Sep-11	04-Mar-12	FINAL	Replacement of 1-Stons 1-10tons package unit 15kw heat.	1438		COLLINS AV	32340130030
BM141682	BMECH	A/C	04-Aug-14	04-Aug-14	04-May-15	FINAL	Replacement of one 5 ton oackage 10kw and two 10 ton package 10 kw to existing roof curbs	1438		COLLINS AV	32340130030
BM010179	BMECH		01-Dec-00	01-Dec-00	11-Aug-01	FINAL	INSTALLATION OF 16 FT OF EXHAUST HOOD/20 TONS ROOF TOP A/C	1438		COLLINS AV	32340130030
BM920102	BMECH	NEW	05-Nov-91	05-Nov-91	04-Jul-92	CLOSED	REPL DUCT WORK	1438		COLLINS AV	32340130030
BM021199	BMECH	ELEVATOR	20-Sep-02	23-Sep-02	22-Mar-03	FINAL	INSTALL A HYDRAULIC ELEVATOR MB-2037	1438		COLLINS AV	32340130030
BM010295	BMECH		11-Jan-01	16-Jan-01	25-Jul-01	FINAL	INST FIRE SUPP SYS	1438		COLLINS AV	32340130030
BM50101572	BMISC		05-Mar-01			VOID	GRILL FISH RESTAURANT & BAR-168 PERSONS	1438		COLLINS AV	32340130030
BM50100940	BMISC		10-Jan-01	16-Jan-01		FINAL	REVISION/FRAMING #B0100036	1438		COLLINS AV	32340130030
BM5030929	BMISC		18-Mar-93			VOID	OCCUPANT CONTENT 57 PERSONS	1438		COLLINS AV	32340130030
BM50100412	BMISC	OTH	14-Nov-00	20-Nov-00		FINAL	REVISION TO PERMIT #B0100036	1438		COLLINS AV	32340130030
BM530769	BMISC	OTH	19-Feb-93	19-Feb-93		CLOSED	BUILDING CARD PHOTOCOPIES (8)	1438		COLLINS AV	32340130030
BM50203894	BMISC		26-Sep-02	26-Sep-02		FINAL	Violation 1107A unlawfully failed to maintain struc in a safe condition.	1438		COLLINS AV	32340130030
BM50003695	BMISC		19-Sep-00	19-Sep-00		CLOSED	EIGHT PHOTOCOPIES OF ORG BLDG CARD	1438		COLLINS AV	32340130030
BM50403001	BMISC	DOC HIST	03-Jun-04	03-Jun-04	30-Nov-04	CLOSED	2 PHOTOCOPIES	1438		COLLINS AV	32340130030
BM50002554	BMISC		02-Jun-00	02-Jun-00		CLOSED	1 MICROFILM	1438		COLLINS AV	32340130030
BM50003676	BMISC		18-Sep-00	18-Sep-00		CLOSED	ONE MICROFILM COPY	1438		COLLINS AV	32340130030
BP001396	BPLUM		30-Aug-00	30-Aug-00	28-Jul-01	CLOSED	DEMO	1438		COLLINS AV	32340130030
BP010209	BPLUM		14-Nov-00	14-Nov-00	11-Aug-01	FINAL	30R,25SETS,2 WTR LINES,Int Rmdl (kitch/bath/add bar). see comments.	1438		COLLINS AV	32340130030
BP970897	BPLUM	OTH	25-Jun-97	25-Jun-97	11-Jan-98	FINAL	REPL PLUMBING FIXTURES,CAP FLR DRNS	1438		COLLINS AV	32340130030
BP911202	BPLUM	OTH	26-Sep-91	26-Sep-91	06-Jan-93	FINAL	RENEW PL SYSTEM	1438		COLLINS AV	32340130030
BR030118	BREC		28-Jul-03	07-Oct-03	07-Oct-13	CLOSED	Ten Years Re-Certification.	1438		COLLINS AV	32340130030
BR900297	BREC	OTH	01-Jun-90	24-Sep-90	28-May-01	CLOSED	BLDG. RECENT. 10 YR. SHOPS AND STORES	1438		COLLINS AV	32340130030
BR140007	BREC		08-Oct-13	10-Jun-10	10-Jun-20	APPROVED	RE-CERTIFICATION OF BUILDING 40 YEAR OLD - MIAMI DADE COUNTY CODE Ordinance Section 8-11(f).	1438		COLLINS AV	32340130030
B0104561	BSBUILD		30-Aug-01	31-Aug-01	05-Jun-02	CLOSED	Int painting & tile. (214 Espanola Wy).	1438		COLLINS AV	32340130030
B0701673	BSBUILD	SIGNAGE	27-Dec-06	30-Jan-07	29-Jul-07	CLOSED	Install rvs chnl ltrs, illuminated "GRILLFISH CRUST GILLED PIZZA". 18.26sf	1438		COLLINS AV	32340130030
B5910457	BSBUILD	OTH	04-Dec-90	04-Dec-90	15-Jul-91	CLOSED	REPLACE WINDOW(1 OPENING) CE#35785	1438		COLLINS AV	32340130030
B5920412	BSBUILD	OTH	20-Nov-91	21-Nov-91	04-Aug-06	CLOSED	REPLACE BLOCK WALL & GLASS FRONT	1438		COLLINS AV	32340130030
B0403774	BSBUILD	PAINT	03-Jun-04	03-Jun-04	30-Nov-04	VOID	EXTERIOR PAINTING.	1438		COLLINS AV	32340130030
B9701186	BSBUILD	OTH	28-Jan-97	28-Jan-97	27-Jul-97	CLOSED	EXTERIOR CLEANING, SEALING & PAINTING	1438		COLLINS AV	32340130030
B1302296	BSBUILD	PAINT	11-Feb-13	12-Feb-13	31-Oct-13	FINAL	Exterior painting	1438		COLLINS AV	32340130030
B0203022	BSBUILD	SIGNAGE	02-May-02	03-May-02	28-Apr-03	CLOSED	inst raised plastic letters on facade "mini marts wine & cigars "	1438		COLLINS AV	32340130030
B5910707	BSBUILD	OTH	18-Jan-91	18-Jan-91	17-Jul-91	CLOSED	REMOVAL OF WALL	1438		COLLINS AV	32340130030
B5911961	BSBUILD	OTH	23-Jul-91	23-Jul-91	16-Feb-92	FINAL	RE-ROOF GRAVEL TO GRAVEL 97 SQUARES	1438		COLLINS AV	32340130030
B0403533	BSBUILD	ALTRMD	18-May-04	25-May-04	14-Dec-04	FINAL	REPAIR OVERHANG (EYE-DROW) (CANTILEVER)	1438		COLLINS AV	32340130030
B9702477	BSBUILD	OTH	30-May-97	02-Jun-97	13-Apr-98	FINAL	ALUMNM CHANNEL LETTERS SIGN-NEON STRIPES	1438		COLLINS AV	32340130030
B5933483	BSBUILD	OTH	30-Aug-93	02-Sep-93	01-Mar-94	CLOSED	EXTERIOR PRESSURE CLEAN, PAINT & STUCCO	1438		COLLINS AV	32340130030
B5910953	BSBUILD	OTH	28-Feb-91	28-Feb-91	16-Sep-91	CLOSED	REPLACE STOREFRONT WINDOW & DOOR	1438		COLLINS AV	32340130030
B0004603	BSBUILD		18-Aug-00	01-Sep-00	28-Jul-01	CLOSED	PARTIAL INTERIOR DEMOLITION	1438		COLLINS AV	32340130030
B5920897	BSBUILD	OTH	06-Feb-92	06-Mar-92	02-Sep-92	CLOSED	SKELETON NEON SIGN FOR TUTO'S RESTRN LNG	1438		COLLINS AV	32340130030
B9701531	BSBUILD	OTH	04-Mar-97	04-Mar-97	11-Jan-98	FINAL	INTERIOR CABINET & SHELF WORK /SEE COMM	1438		COLLINS AV	32340130030
B9100392	BUILD	ALT	27-Aug-91	03-Sep-91	06-Jan-93	FINAL	RMDL RSTRT-NEW BTHRMS,ACUSTICAL CLNGS-CM	1438		COLLINS AV	32340130030
B0204276	BUILD	SIGNAGE	19-Jul-02	19-Jul-02	15-Jan-03	CLOSED	INSTALL CHANNEL LETTER SIGN "GRILLFISH"	1438		COLLINS AV	32340130030
B0100036	BUILD		04-Oct-00	13-Nov-00	11-Aug-01	FINAL	Int Rmdl (kitch/bath/add bar). see comments.	1438		COLLINS AV	32340130030
B0702202	BUILD	SIGNAGE	30-Jan-07			VOID	Connect to ext ele.	1438		COLLINS AV	32340130030
							NOTICE OF VIOLATION ISSUED. Process BR140007 not in compliance, therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6) the property is deemed unsafe if a 40 Year Recertification report is not completed. You must have the 40 Year Rec. processes completed within thirty calendar days from the posting of this notice.				
BV14000308	BVIO	ENGINEER	10-Jan-14	10-Jan-14	18-Jul-14	CLOSED	Sec. 8-5. - Unsafe Structures (6) Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the deadline specified in the Code or any written extension granted by the Building Official will be demolished NO PERMIT POSTED OR SHOWN IN SYSTEM. NEW ELECTRICAL, MECHANICAL, PLUMBING WORK WITHOUT PLANS OR SPECIFICATIONS. SUBMIT PLANS AND SPECIFICATIONS FOR NEW AND PROPOSED WORK. DOUBLE FEE & 100.00 FINE.	1438		COLLINS AV	32340130030
							AKA 214 ESPANOLA WY				
BV02000513	BVIO	BVIO	07-Aug-01	07-Aug-01	25-Apr-02	CLOSED	04/25/2002-CLOSED COMPLIANCE BCO 01113 APPROVED IN COMPUTER SYSTEM FOR EXPANSION. FAILURE TO MAINTAIN SAFE STRUCTURE NOV & CITATION ISSUED.	1438		COLLINS AV	32340130030
BV01000087	BVIO	BVIO	06-Nov-00	06-Nov-00	27-Mar-01	CLOSED	03/27/2001-CLOSED, COMPLIANCE PERMIT APPROVED B0100036 WITH LAST APPROVED INSPECTION ON 01/17/2001.	1438		COLLINS AV	32340130030
B5891629	SBUIL	OTH	10-Jul-89	10-Jul-89	06-Jan-90	CLOSED	EXTERIOR PAINT-CODE ENFR CASE #33657 PM	1438		COLLINS AV	32340130030



## Micro Films Records & Original Plans

The original plans and microfilm records found in the city are not completely legible; however, there is enough evidence of the original architecture features on this building as shown on the elevation below. Some of these include storefront windows, glass block and horizontal stucco relieves in the front facades.



## Historic Photographs & Description of The History & Evolution of the Original Building



The original building was designed to house commercial tenant spaces such as food markets, restaurants and pharmacies. These were the type of occupancies until the 1990's. In 1993, the Grill Fish Restaurant occupied 1438 Collins Ave for next 25 years. The restaurant opened their doors back in 1993 and operated until 2018. The zoning of the building has been predominately commercial due to the location.

