



HISTORIC RESOURCES REPORTS

FOR

913 - 943 WASHINGTON AVENUE

947 WASHINGTON AVENUE

955 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

PREPARED BY:

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LIGHTSTONE GROUP

460 PARK AVENUE

NEW YORK, NEW YORK 10002

FOR THE

CITY of MAMI BEACH HISTORIC PRESERVATION BOARD

June 1, 2016

2016 COVER PHOTOGRAPHS by ARTHUR MARCUS

TOP: 955 WASHINGTON AVENUE

TOP MIDDLE: 947 WASHINGTON AVENUE

LOWER MIDDLE: 913-943 WASHINGTON AVENUE

LOWER: 913-943 WASHINGTON AVENUE



2016 PANORAMIC PHOTOGRAPH OF 755 + 747 + 713 - 743 WASHINGTON AVENUE (3)

PROPERTY	ARCHITECT	YEAR BUILT	STATUS PER CMB HISTORIC DATABASE
913-943 Washington Avenue	Henry Hohauser	1936	Historic
947 Washington Avenue	Kiehnel & Elliott	1942	Historic
955 Washington Avenue	Robertson & Peterson	1936	Historic

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AERIAL VIEW OF SOUTH BEACH CIRCA 1930 courtesy HISTORY MIAMI...THE ONLY EXISTING BUILDINGS ON THE EAST SIDE OF THE 900 BLOCK WASHINGTON AVENUE ARE RESIDENCES ALONG 9th STREET AND A MID-BLOCK RESIDENCE, BOTH OF WHICH HAVE LONG BEEN DEMOLISHED. (1)

NEIGHBORHOOD HISTORY:

In 1881 Henry B. Lum purchased all of the land in a future Miami Beach south of 14th Street. In 1912 John and James Lummus purchased all of Henry Lum's property south of Lincoln Road and formed the Ocean Development Co. and sold individual home site lots in Miami Beach.

"By 1920, with Miami Beach five years old, Washington Avenue was already a commercial street. However, its great business boom did not begin until the inauguration of streetcar service in December, 1920." (11) 1920 was also the date of the opening of the County Causeway aka the MacArthur Causeway.

The photograph above is circa 1930 and shows practically nothing had yet been built on the eastern side of the 900 block of Washington Avenue - except for a single family residence standing approximately at the location of 947 Washington Avenue and other residences along 9th Street.

These three properties are located in the following HISTORIC DISTRICTS:

- * Miami Beach Art Deco Historic District
- * Miami Beach Architectural District (National Register) District
- * Local City of Miami Beach Flamingo Park Historic District.

*



In this 1940 photograph (1) taken from (Old) City Hall tower (Courtesy History Miami) - of the completed eastern side of the 900 block of Washington Avenue can be see just past the Washington Storage Company building...A palm tree bumps into the skyline form the future site of 947 Washington built in 1942. The original 955 and 999 Washington Avenue were built as one continuous building, as can be seen above. The same architectural facade treatment stretched to the 10th Street corner - prior to the exterior renovation of the 999 building and re-construction of a new red brick facade. Across the street from 947-955 Washington can be seen the Astor Hotel (1936) with the Blackstone rising in the back-ground.



From these earliest days Washington Avenue developed into the local shopping street for the neighborhoods which it serves. Although early historic photographs of Washington Avenue show single family homes, the growing numbers of resort visitors and the increasing commercial demands of the ever expanding neighborhoods - propelled Washington Avenue into 'downtown' Miami Beach.

Eventually a strong Jewish retail, institutional and residential presence manifested itself along Washington and Collins Avenues and Ocean Drive. In the middle decades of the twentieth century, these streets were dotted with small Jewish businesses and apartments filled with Jewish tenants.

NEIGHBORING LANDMARKS

By 1930 several local landmarks had been constructed within several blocks of this project site and which still remain to this day. This area quickly became the commercial and civic center of the City.

These neighboring landmarks include the:

- * Washington Storage Company (1927 by Robertson & Patterson Architects) at 10th & Washington;
- * Blackstone Hotel (1929 by B. Kingston Hall Architect) at 8th Street
- * William Penn Hotel at 7th & Washington..
- * One block north at 11th Street is the old Miami Beach City Hall (1927 by Martin Luther Hampton Architect) .
- * Directly across Washington Avenue is the Astor Hotel (1936 by T. Hunter Henderson Architect)



TOP PHOTO: BLACKSTONE HOTEL courtesy HISTORY MIAMI, CLAUDE MATLACK PHOTOGRAPHER

MIDDLE PHOTO: WOLFSONIAN aka WASHINGTON STORAGE COMPANY courtesy WOLFSONIAN FAU

BELOW LEFT: old MIAMI BEACH CITY HALL photo by ARTHUR MARCUS



"Washington Avenue declined in the late 1950's becoming seedy and run-down and remaining so through the 1970's." (12) The avenue mirrored the rise and fall cycle of development and growth experienced by the larger City.

The South Beach renaissance which began in the 1980's began the process of change which is now hopefully leading to substantial change in the retail marketplace as well as the resort visitor audience served by the Avenue.

As the local population of the surrounding neighborhoods has changed over the years, so too has the retail and restaurant make-up of Washington Avenue.

Butcher shops and delicatessens morphed into tattoo parlors and t-shirt shops. Today there seem to be ever more restaurants and bars and discos on the Avenue.

It is interesting that Lee Ann Pharmacy had been located at 955 Washington since 1952. This may unofficially be quite a record for retail longevity on South Beach.



UPPER PHOTO; LOOKING NORTH ON WASHINGTON AVENUE FROM 10th STREET circa 1940

MIDDLE PHOTO: POSTCARD VIEW OF WASHINGTON AVENUE LOOKING NORTH FROM 5th STREET

LOWER PHOTO: DECEMBER, 1940 VIEW LOOKING NORTH ON WASHINGTON AVENUE FROM 8th STREET. WASHINGTON STORAGE COMPANY IS AT TOP MIDDLE.





1941 AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS (2) DEPARTMENT SHOWING THAT 913-943 WASHINGTON WOULD NOT YET BEEN BUILT. THE FORMERLY EXISTING SINGLE FAMILY RESIDENCES ARE VISIBLE IN THE MIDDLE OF THE BLOCK. (2)



ABOVE: 2016 GOOGLE EARTH AERIAL PHOTOGRAPH



LEFT: 2016 PHOTOGRAPH 913-943 WASHINGTON AVE.

ARCHITECTS



KIEHNEL & ELLIOTT ARCHITECTS

designed 947 Washington Avenue

Richard Kiehnel (1870-1944) was born in Germany and studied at the University of Breslau and at the Ecole Nationale des Beaux Arts in Paris - prior to moving to Pittsburgh.. It was in Pittsburgh that the architectural firm of Kiehnel and Elliott was established in 1906.

It was the commission for the home of the President of the Pittsburgh Steel Company, the "El Jardin" residence in Coconut Grove that initially brought Kiehnel to Miami in 1917. "El Jardin" is now owned by the Carrollton School. Photo is at upper left



REPRESENTATIVE PROJECTS:

Barclay Plaza Hotel 1935

Bryan Memorial Church aka Chabad of the Grove, Coconut Grove 1928

Carlyle Hotel Miami Beach 1939

Coconut Grove Playhouse, Miami 1926

Coral Gables Congregational Church, 1925

Coral Gables Elementary School 1926

El Jardin, Coconut Grove 1918

King Cole Hotel, Miami Beach 1925

Miami Senior High School 1928

Nunnally Building 924 Lincoln Road 1936

Scottish Rite Masonic Temple, Miami 1924

Seybold Building Miami 1921

Shorecrest Hotel Miami Beach 1940



TOP PHOTO: EL JARDIN, COCONUT GROVE
MIDDLE PHOTO: BRYAN MEMORIAL CHURCH,
COCONUT GROVE
LOWER PHOTO: MIAMI SENIOR HIGH

ROBERTSON & PATERSON ARCHITECTS

designed 955 & 999 Washington Avenue

The firm of Robertson & Paterson Architects was one of the pre-eminent architectural firms in 1920's Miami. 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 is a study in the ways that architects dealt with this challenge.

Edwin L. (Ted) Robertson Architect (1888 - 1953) 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.

Laurence R. Paterson was from Portsmouth, Ohio and in 1910 was a graduate of the University of Pennsylvania. Prior to forming his own firm he worked with Walter De Garmo Architect, the first registered architect in Miami - from 1915 until 1923, except for time spent in the army during World War I. Robertson & Paterson's offices were in the Calumet Building in downtown Miami.



TOP PHOTO:
TEMPLE ISRAEL, MIAMI (3)

LOWER PHOTO:
685 WASHINGTON AVENUE,
MIAMI BEACH (3)

ROBERTSON & PATERSON ARCHITECTS

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 aka 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





The development of large multi-lot properties along Washington Avenue presented new stylistic design challenges.

Robertson & Peterson had previously developed their linear tropical design motifs on several continuous rows of adjacent storefronts in the early 1930's. These form part of the 600 block of Washington. Completed over a number of phases, this is where the firm perfected the linear tropical leaf motif and made these bas-reliefs into these wonderful architectural details.

Other Architects with designs of their own incorporating floral motifs into the more linear Art Deco style as it took hold on all design on the beach by the late 1930's.

In 1927 Robertson & Paterson adorned their massive Washington Storage Co. Building with linear motifs as shown in the middle photograph at left.

In 1934 the top photograph as constructed at 601-615 Washington Avenue

TOP PHOTO: DECORATIVE BANDING FROM 601 WASHINGTON AVENUE, MIAMI BEACH (3) ROBERTSON & PATERSON ARCHITECTS

MIDDLE PHOTO: WOLFSONIAN MUSEUM, MIAMI BEACH ROBERTSON & PATERSON 1927

LOWER PHOTO: PARK CENTRAL HOTEL, MIAMI BEACH (3) HENRY HOHAUSER ARCHITECT



HENRY HOHAUSER ARCHITECT

designed 913 -943 Washington Avenue

Henry Hohauser (1889-1963) was one of the principal architects designing what was to become the Miami Beach Art Deco Architectural district. He was born in New York City on May 27, 1895 and was educated at Pratt Institute of Technology in Brooklyn, NY. Hohauser moved to Miami in 1932 and practiced architecture in Miami Beach for over 20 years. He is noted as one of the area's most prolific and talented architects of the Art Deco period. His firm designed over 300 buildings in the Miami area. (14) he died in Lawrence, New York on March 31, 1963.

"Grace Hohauser, whose husband Henry came to Miami in 1932 at the age of 37 with a sophisticated architectural background, stated that he was the person who brought modernism to the beach. There is every reason to believe she is right, and that he was the great influencer of the able architects who took up the cause. Dixon in particular. "(15)

A graduate of Pratt Institute in Brooklyn, Hohauser worked in the large New York office of a cousin, William Hohauser, and became an ardent follower of the modern movement. He was stimulated, for example, by the opening in 1929 of the Museum of Modern Art at its first site... The 42nd Street skyscrapers were built while Hohauser was still in New York.. (16)

(14) MiMo on the Beach website by City of Miami Beach (15) Deco Delights by Barbara Baer Capitman, 1988 p. (16)Ibid., p.29.

TOP RIGHT PHOTO: NEW YORKER HOTEL (1)

LOWER RIGHT PHOTO: PALMER HOUSE HOTEL (3)

LOWER LEFT PHOTO: 1450 COLLINS AVENUE aka WARSAW BALLROOM



HENRY HOHAUSER ARCHITECT

REPRESENTATIVE ARCHITECTURAL PROJECTS in MIAMI BEACH:

Carlton Hotel
Cardozo Hotel 1300 Ocean Drive 1939
Century Hotel 140 Ocean Drive 1939
Collins Park Hotel, 2000 Park Ave. 1940
Collins Plaza Hotel 1936
Colony Hotel 1935
Commodore Hotel 1360 Collins Avenue 1939
Congress Hotel
Crescent Hotel 1939
Edison Hotel 960 Ocean Drive 1935
Essex House Hotel 1001 Collins Avenue 1938
Greystone Hotel 1920 Collins Avenue 1939
Governor Hotel 435 21st Street 1940
Hoffman's Cafeteria 1939 aka Warsaw Ballroom aka
1450 Collins Ave. 1939
Mansfield Park Apartments, 1925 Washington Ave. 1949 Miami Beach
Miami Beach Municipal Auditorium w/ L. Murray Dixon
and Lester Pancoast Architects 1952
New Yorker Hotel 1611 Collins Avenue 1940 (demolished)
Palmer House Hotel
Parc Vendome Apartments 736 13 Street, MB 1936
Park Central Hotel 1938 Park Vendome 1936
Peter Miller Hotel 1936
Sherry Frontenac Hotel 1946
Taft Hotel 1936
Webster Hotel 1936
1211 Pennsylvania Avenue 1939
5363 La Gorce Drive residence 1939

TOP PHOTO: GRACE & HENRY HOHAUSER (1)
MIDDLE PHOTO: WEBSTER HOTEL (3)
PARK CENTRAL HOTEL, (3)

A recurring theme on many of Hohauser's buildings was the decorative design band, as in the middle photo on this page of the Webster Hotel. It's meeting of the two different bands is reminiscent of 913-943 Washington Avenue as well as being reminiscent of this photograph of Henry and his wife Grace dancing. That is what Hohauser achieved in his designs - having different decorative designs dance with each other.

In 1936 the decorative bands on both the Webster as well as 913-943 Washington Avenue were being designed by Hohauser's office and constructed in that year. There are direct design derivations shared by both buildings. The decorative banding is more completely designed at the Webster as opposed to 913-943 Washington Avenue where the upper banding is just chopped off. The resolution of the design interaction between the horizontal and vertical elements was not fully resolved on 913-943 Washington and was resolved beautifully at the Webster Hotel.





ART DECO

"In Miami Beach, Deco came to a climax in the last years of the thirties yet it was...already in development of fantasy buildings that had their genesis in Hollywood. ...Art Deco meant a definite break with the past....It was a new style to accompany new tastes: Big Band and Jazz in music, new streamlined trains bringing visitors down to Florida....Moderne facades erected over Spanish fronts similar to those on Worth Avenue in Palm Beach." (10)

The Art Deco style of architecture burst on to the Miami Beach scene in 1930's. Unlike the rest of the country, Miami Beach was still absorbing record levels of construction even during the years of the Depression.

"In the 1930's the move was towards austerity....The New Modernism designs were based on simplicity in ornamentation rather than excessive detail." (6) These lower construction costs were certainly favored by property owners and greatly contributed towards popularity of the style.

"Local architects adopted the Art Deco stylings and blended them with native materials and tropical motifs. Building facades were artfully decorated, putting up a front of culture and class. Inside the accommodations were modest." (7)

"Modernism resonated strongly in this tolerant new city, and its use spread to hotels, apartment buildings and even houses. The fullest expression of the period is found in Miami Beach, where L. Murray Dixon, Henry Hohaus and a small group of like-minded architects designed most of the resort district of South Beach, and in the process defined a truly regional urban architecture. The integrity of their vision is at the heart of today's Miami Beach Architectural District." (9)

"By 1935, Ocean Drive was becoming a mecca for the young and stylish. ...Tony Goldman, a New York restaurateur, bought two hotels, the Park Central and the Imperial, and opened them to night life. South Beach became a destination not only for stateside tourists and for locals, but for the European crowd as well." (8)

TOP: CENTURY HOTEL 1939

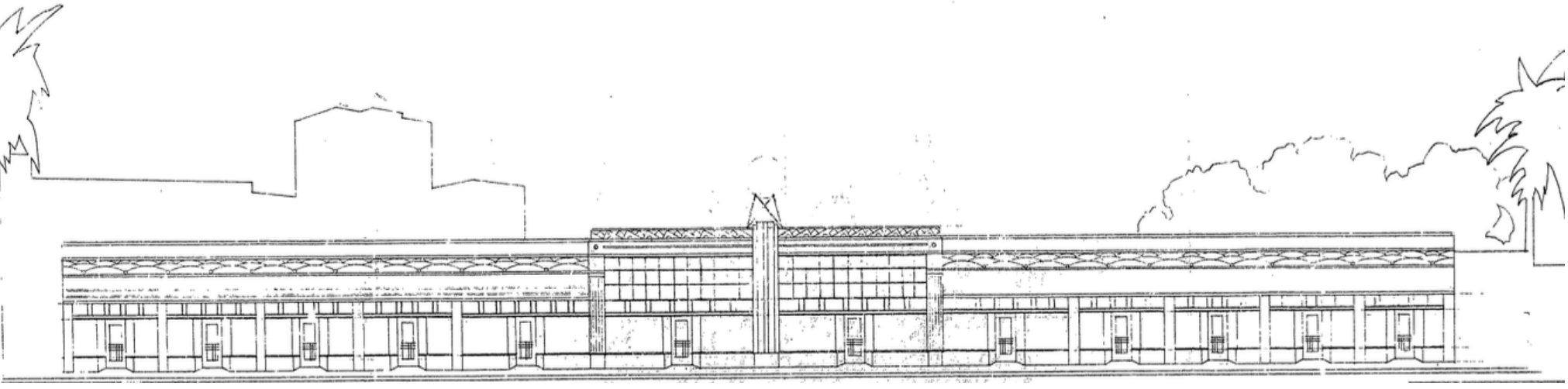
by HENRY HOHAUSER ARCHITECT (3)

MIDDLE: BANCROFT HOTEL 1939

by ALBERT ANIS ARCHITECT (3)

MARLIN HOTEL 1939 by L. MURRAY DIXON ARCHITECT (3)

913-943 WASHINGTON AVENUE



ABOVE: ARCHITECTURAL ELEVATION / RENOVATION PLANS CIRCA 1980

913 - 943 WASHINGTON AVENUE

ADDRESSES as entered on the original City of Miami Beach Building Card include 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941 + 943.

ARCHITECT:	HENRY HOHAUSER
YEAR BUILT:	1936
DESIGNATION:	HISTORIC
LEVELS:	1
FOLIO:	02-3234-008-1400



This one story retail building was designed by noted and prolific Miami Beach Architect Henry Hohauser originally with 12 separate storefronts.

Borrowing from the tradition of decorative bandings - as developed on earlier buildings along Washington Avenue by other Architects, Hohauser interpreted these bands in the then emerging Art Deco style and began to fuse these bands with tropical Miami Beach designs.

In a broader architectural sense, the building is divided into a tripartite design with one band design at the north and south building wings. The central section displays a second band design.

913-943 WASHINGTON AVENUE



THE BUILDING CERTAINLY HAS MORPHED INTO DIFFERENT PERSONAS OVER THE COURSE OF ITS YEARS. FOR MUCH OF THE 1950's THROUGH 1980's THIS EXQUISITE BUILDING LAY HIDDEN IN PLAIN SIGHT. IT WAS OFTEN PAINTED WHITE TO BLEND THE DECORATIVE BAND INTO THE BACKGROUND AND MAKE IT DISAPPEAR. OR OFTEN A LARGE SIGNBOARD OR EVEN FABRIC WOULD BE PLACED OVER THE BAND .

ABOVE: WEST FACADE 913-943 WASHINGTON AVENUE circa 1962 (4)

BELOW: LOOKING SOUTH @ 913-943 WASHINGTON AVENUE CIRCA 1973 (4)





AND YET ANOTHER TENANT MAKES ITS MARK UPON THE BLOCK. ACCORDING TO THE BUILDING CARD THE BANK OF MIAMI BEACH RENOVATED SEVERAL STOREFRONTS IN 1955. IT APPEARS AS IF THE BANK HAS BUILT OVER THE EXISTING FRONT FACADE.

ABOVE: LOOKING SOUTH @ 913-943 WASHINGTON AVENUE circa 1962 (4)

BELOW: LOOKING NORTH @ 913-943 WASHINGTON AVENUE CIRCA 1973 (4)





2016 PHOTOGRAPH 913 - 943 WASHINGTON AVENUE (3)



2016 PHOTOGRAPHS 913 - 943
WASHINGTON AVENUE (3)

DIFFERENT VIEWS OF THE BAND-
ING.

This retail building was designed by Hohauser's architectural studio in the same year - 1936 - that the Studio also designed the Webster Hotel on Collins Avenue.

It is evident that the design of the decorative banding designs on 715-743 Washington were not given sufficient time to develop for the Architect. This is especially evident in looking how the bands interact with the change in parapet height. It can be seen that the upper banding is just cut off at the edges of the middle section - as seen in the photographs left-below and at left-middle.

At the Webster the design solution for the transition between parapet heights is much better integrated with the structure - as illustrated in the photograph below.

It is also interesting to note that similar design constraints are also evident in the banding on both buildings. The Webster is obviously the later design since besides being a more finished design, it also begins to integrate the entire Florida tropical experience with the reliefs of palm trees inside the banding.

LEFT: 2016 PHOTOGRAPH 913 - 943 WASHINGTON AVENUE (3) ARCHITECTURAL DETAILS (3)

BELOW: WEBSTER HOTEL DECORATIVE BANDING (3)





2016 PHOTOGRAPH 913 - 943 WASHINGTON AVENUE (3) FROM THE SIDEWALK

Permit No 8343 (all plans) Cost \$ 33
 Subdivision OCEAN BEACH #2 Address 913, 15, 17, 19, 21, 25, 27, 29, 31, 33
 Bond No. 1389: 37, 39, 41, 43 Washington Ave.
 1310
 Architect Henry Hohausen
 Engineer Henry W. Gabbe
 Zoning Regulations: Use B3
 Building Size: Front 200' Depth 130' Height 1
 Area 19
 Lot Size
 Certificate of Occupancy No. Use 12 STORES
 Type of Construction CBS Foundation Reinforced concrete Roof Flat Date June 5, 1936
 Plumbing Contractor #8106 Joe Leinecker
 Sewer Connection 3, Date June 16, 1936
 Temporary Closet
 Plumbing Contractor
 Water Closets Bath Tubs
 Lavatories Showers
 Urinals Sinks
 Gas Stoves 1, Gas Heater 11,
 Gas Radiators Gas Turn On Approved
 Septic Tank Contractor Merritt Oil Co:
 Oil Burner Contractor #12029 Oil Burner & Stack
 Date Dec. 8, 1938
 Sprinkler System
 Electrical Contractor #6940 Goddard Electric
 Date Aug. 10, 1936
 Switch Range Motors
 OUTLETS Light 154 HEATERS Water
 Receptacles 104 Space
 Refrigerators
 Irons
 Electrical Contractor #7294 Goddard
 Date Oct. 12, 1936
 No. FIXTURES 80
 FINAL APPROVED BY Date of Service
 ALTERATIONS OR REPAIRS
 Building Permits: # 8649 (Millard's Grill, 935 Washington Ave) \$ 2,000: Aug. 24, 1936

#935	#21438	New store front: cement blocks & glass: General Building
#935	#21500	Show cases and racks - 2x4 partitions: General Building
#929	#23221	Painting - Dave Stone, painter:
#943	#23305	Painting - Dave Stone, painter:
#933	#23364	Painting - Dave Stone, painter:
#935	#23726	Flat wall sign York Sign Co:
#917	#25284	Shelving & painting - day labor
Miller's Mens	#25528	Painting - inside - A. S. T. Painting
#929 Wash. Ave.	#25545	Awning - 21 ft. long - Double Protection Awning Co.
#937 Wash. Ave.	#26259	Painting - Starlight Painting Co.
#925 Wash. Ave.	#28310	Painting inside store - moving fixtures - Day Labor
#931 Wash. Ave.	#28362	Change front door to side of old location - Owner
#925 Wash. Ave.	#28650	Flat sign - Tropicalites, Inc.
#943 Wash. Ave.	#28987	Flat wall sign - 12 sq. ft. - Claude Southern Corp
#929 Wash. Ave.	#29343	One Roller Awning Complete - Page Awning Co., contr.
#941	#29804	Painting, interior - Owner
#939 "	#30958	Flat wall sign - 32 sq. ft. - Colorescent Neon Sign Co
#929 Wash. Ave.	#31147	Flat wall sign - 13 sq. ft. - Tropicalites
#931 Washington	#32258	Remodeling for new store front: Owner -
#931 Washington	#32442	Awning - no upright in sidewalk - Quality Shade & Bl
#931 Washington	#32450	New shelves & counter - Owner
#927 Washington	#33292	Repairs, painting, new doors for front of store -
#917 Washington	#37283	Remodeling store front - Norman Rubinson, contr.
#939 Washington	#37920	Shelves, cabinets & booths - Beach Cabinet Shop, cor
#915 Washington	#38398	Cutting new door way and remodeling store front -
#931 Wash. Ave.	#42491	Flat Wall Sign, 24" x 8', w. neon: York Sign Co:
#925 Wash. Ave.	#42601	Shelving: owner:
943 Wash. Ave	#46035	Dabell Construction Co... New show window and bul
BANK OF MIAMI BEACH		
#46336	#46336	REMODELING EXISTING STORES... ADDITION 37 1/2 x 55'
		rear of #943 Washington Avenue: Dimensions 60'
		Edwin T. Reeder, architect: Arkin Construction
bank of M. B.	#46626	Tropicalites... Flat wall sign
Bank of M. B.	#46946	Harry C. Higgins Install one - 25 ton A. C. Un
Plumbing Permits:		
#931	#17825	Stolpman Plumbing: 1 shower, 1 gas water heater:
	#18279	George Pitsch: 1 safe waste drain, reset; 1 gas