

HISTORIC RESOURCES REPORT

SORRENTO VILLAS

7510 Harding Avenue
Miami Beach, Florida



*Postcard of Sorrento Villas, c. 1960.
(Private Postcard Collection)*

Prepared For:

7510 Harding Ave LLC
1162 NE 91st Street
Miami, Florida 33138

Compiled By:

Heritage Architectural Associates
4300 Biscayne Boulevard, Suite 203
Miami, Florida 33137
www.heritagearchitectural.com

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TABLE OF CONTENTS

INTRODUCTION..... 3

SORRENTO VILLAS..... 4

NEIGHBORHOOD CONTEXT..... 5

 Neighborhood Description..... 8

HISTORY OF SORRENTO VILLAS..... 9

 Manfred Mancusi-Ungaro..... 11

DESCRIPTION OF SORRENTO VILLAS..... 17

 Site 17

 Building 19

BIBLIOGRAPHY 23

APPENDICES

- A – PERMIT CARDS
- B – MICROFILMED ORIGINAL DRAWINGS
- C – SITE SURVEY REPORT
- D – FLORIDA SITE MASTER FILE



*Sorrento Villas Office, 1969.
(Office of the Property Appraiser, Miami-Dade County)*

INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at Sorrento Villas, located at 7510 Harding Avenue, Miami Beach. Sorrento Villas is a contributing resource in the locally-designated North Shore Historic District. Therefore, the project is subject to review by the HPB. The building is also a contributing resource in the National Register-listed North Shore Historic District.

Heritage Architectural Associates (HAA) has been commissioned by 7510 Harding Ave LLC, the owner of the Sorrento Villas (the Owner), to provide an Historic Resources Report to be included in the Certificate of Appropriateness submission packet, per the requirements of the Miami Beach Historic Preservation Ordinance.

The Owner provided some documentation regarding the building's history to HAA at the onset of the project. To prepare the report, HAA conducted research with sources that included books, magazines, newspapers and on-line resources. Additionally, on-site photography was conducted to document the building and its environs as they currently exist. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the Sorrento Villas, a biography of the architect and a current description of the property. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Gordon B. Loader of HAA.



*Fig. 1. Sorrento Villas, 1974.
(Office of the Property Appraiser, Miami-Dade County)*

SORRENTO VILLAS

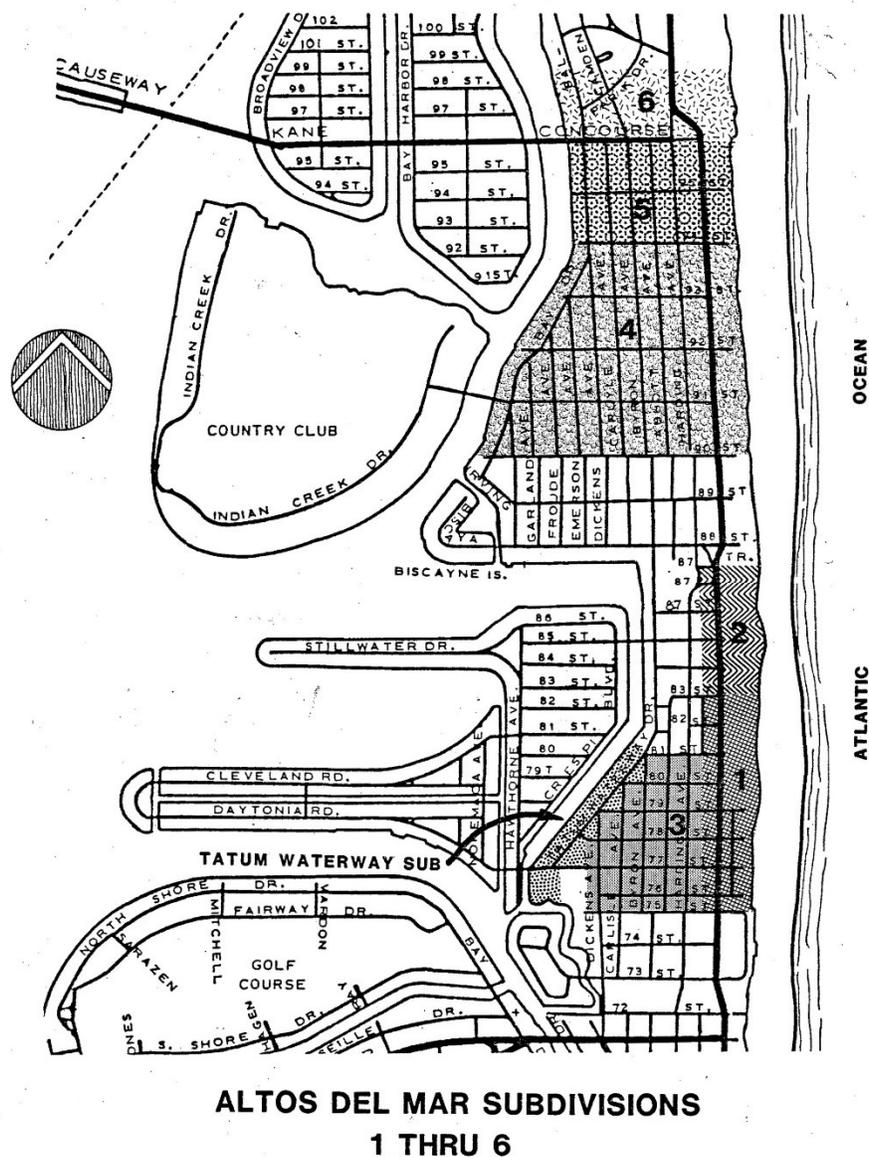


Fig. 2. Sorrento Villas, 7510 Harding Avenue, Miami Beach, March 2021.

Name:	SORRENTO VILLAS
Address:	7510 Harding Avenue
Date of Construction:	1952
Architect:	Manfred Mancusi-Ungaro
Architectural Style:	Miami Modern (MiMo)
Historic Status:	Contributing
Historic Districts:	North Shore Historic District (National Register 2009) North Shore Historic District (Local 2018)

NEIGHBORHOOD CONTEXT

Between 1875 and 1885, the United States Life-Saving Service (which later became the U.S. Coast Guard) constructed eleven houses of refuge along the Florida Coast. The purpose of the houses was to provide shelter and supplies to shipwrecked mariners. The Biscayne House of Refuge was located near present-day 72nd Street, a few blocks south of the subject property. The Tatum brothers— Johnson, Bethel and Smiley – were developers who filed plats for large subdivisions in many parts of Dade County. In 1917, they incorporated Tatum’s Ocean Park Company to develop land in North Beach. In 1919, they filed a plat for the Altos Del Mar Subdivision in the North Beach area. Within the next six years, they platted Altos Del Mar Subdivision #2 (1919), Subdivision #3 (1923), Subdivision #4 (1925), Subdivision #5 (1923), and Subdivision #6 (1924). (Fig. 3) The North Beach area was added to the City of Miami Beach in 1924.



*Fig. 3. Altos Del Mar Subdivisions, 1987.
(Altos Del Mar Historic Preservation District Designation Report)*

Although land sales (and resales) were brisk in Altos Del Mar, very few buildings were constructed, possibly due to the remote location. Although the plat for Altos Del Mar Addition #1 was filed in 1919, the first house was not completed until 1925. The 1926 opening of the Deauville Hotel and Casino at Collins Avenue and 67th Street promised to bring people to this somewhat remote area. However, that possibility was quashed by the devastating hurricane that struck Miami and severely damaged the hotel in September 1926. The hurricane and subsequent real estate crash further contributed to lack of development of the North Beach area. However, in the mid- to late-1930s, several smaller hotels were constructed along the beach and along Collins and Harding Avenues.

Sorrento Villas is located on the southern border of Altos Del Mar Subdivision #3, which is roughly bounded by 75th Street, 81st Street, the Tatum Waterway and the alley east of Harding Avenue. Before World War II, the area was sparsely developed. According to the 1935 Miami Beach Plat Book, only seven blocks (out of thirty) in the Addition had some kind of construction. The adjacent areas were also sparsely developed, even along the beach. Although there was an increased level of construction in the late 1930s, it was not until after World War II that the area began to experience extensive development. The aerial photo below shows that the area between 73rd to 78th Streets was fairly well built out by 1952, just before the construction of Sorrento Villas. (Fig. 4)



Fig. 4. Aerial photo of North Beach between 73rd and 78th Streets, Flight 5H, March 16, 1952. (University of Florida Digital Collections)

Future location of Sorrento Villas, 7510 Harding Avenue

Although North Beach was originally envisioned as a neighborhood of single-family residences, construction of apartment buildings began in the mid-1930s. After the war, development exploded in North Beach, and apartment buildings represented a large percentage of new construction. The garden apartment building was the most common type of multi-family residence on the blocks away from the beach. Many of these buildings, including Sorrento Villas, served as a combination apartment / motel and offered rooms by the week, month or season. The Lancaster Apartments (1951), located next door to Sorrento Villas at 335 75th Street, also offered weekly and longer rentals. (Fig. 5)



Fig. 5. Lancaster Apartments, 335 75th Street, adjacent Sorrento Villas, March 2021.

Other mid-century garden apartments are located in the immediate vicinity of Sorrento Villas. They include a two-story complex at 350 75th Street that was constructed in 1955 (Fig. 6) and a one-story complex at 7610-20 Harding Avenue that was constructed in 1952. (Fig. 7)



Fig. 6. Two-story garden apartment complex at 350 75th Street, March 2021.



Fig. 7. One-story garden apartment complex at 7610-20 Harding Avenue, March 2021.

Since most of North Beach was developed in the post-World War II era, the majority of resources were designed in what has since become known as Miami Modern (MiMo), which is a Modern style adapted to the local climate. MiMo has its roots in the Bauhaus Movement of the 1930s and the International Style that developed from it. However, rather than shunning details, the MiMo style embraces exuberant detailing. Features of the MiMo style include asymmetry, sweeping curves, floating staircases, boxed windows, cantilevers, catwalks, bright colors, geometric cutouts, pylons, and the use of marine imagery.

Much of the area in the neighborhood of Sorrento Villas is included in the North Beach Historic District, which was listed on the National Register of Historic Places in 2008 and was locally designated in 2019.

Neighborhood Description

Sorrento Villas is located on the northwest corner of the intersection of 75th Street and Harding Avenue, one block west of Collins Avenue. North and south of 75th Street along Collins Avenue are generally low scale commercial and public buildings along with some currently open land. The area north of 76th Street features several taller residential buildings.

The immediate area around Sorrento Villas a generally cohesive assemblage of one- and two-story residential housing that dates from the mid-20th century. (Fig. 98-12) An exception is the four-story building at 7440 Harding Avenue (1979), which is located directly across the street from Sorrento Villas. (Fig. 8)



Fig. 8. South side of 75th Street looking west from Harding Avenue, March 2021.



Fig. 9. North side of 75th Street looking west from Harding Avenue, March 2021.



Fig. 10. South side of 75th Street looking east from Harding Avenue, March 2021.



Fig. 11. West side of Harding Avenue looking north from 75th Street, March 2021.



Fig. 12. East side of Harding Avenue looking north from 75th Street, March 2021.



Fig. 13. West side of Harding Avenue looking south from 76th Street, March 2021.

HISTORY OF SORRENTO VILLAS

In January 1952, Sorrento Villas, Inc. was granted permits for the construction of a two-story apartment building at 7510 Harding Avenue, Miami Beach. Sorrento Villas, Inc. was incorporated in February 1950. The building was designed by architect Manfred Mancusi-Ungaro, and the engineer was Riley and Ross. Louis J. Biaggi was the general contractor.

The building was to contain one hotel room and 16 units, each with one bedroom and one bath. From the original plans, it appears that the building was to be U-shaped. Only eight units were constructed in the initial phase, each with one bedroom and two baths. It appears that the one-bedroom apartments may have been designed to allow for conversion to a studio apartment (with kitchen) and a hotel room, each with a bath. At some point, all of the original eight apartments were converted to studios and hotel rooms. A Certificate of Occupancy was issued on October 3, 1952. On October 2, the project was granted a variance to allow extension of two portions of the north balcony at the 2nd story. The neon pole sign was erected in 1955. In June of 1956, four additional one-bedroom units were permitted. Ungaro was the architect, and Riley was the engineer, but the contractor for this phase was County Construction Company. Also in 1956, the office was remodeled, and the stairs were enclosed.



*Fig. 14. Sorrento Villas, 1956.
(Office of the Property Appraiser, Miami-Dade County)*

In 1953, Sorrento Villas was advertised as offering luxuriously furnished one-bedroom apartments, efficiencies and hotel rooms. The next year, the property offered motel rooms and low summer rates on apartments, but the size of the apartments was not specified. It may have been that all one-bedroom apartments had been converted by this time. In 1960, advertising offered apartments by the week, month or season. The roof was cleaned and coated in 1961, and the building was featured in newspaper advertising by White-Tite, Inc.

Sorrento Villas, Inc. was dissolved in May 1976, and the property was transferred to the company's only shareholder, Angelo Rocco. Rocco sold the property to James F. and Eleanor DeRogatis and Alphonse M. and Margaret E. DeRogatis in September 1976. The DeRogatises sold the property to Oscar and Margarita Toro in 1990, and they sold it to Leopold and Beatrice E. Dominguez in 1992. The Dominguezes sold the building to Triton Villas, Inc. in 1994, and Triton sold it to Juan C. and Diana A. Cabrera in 1999. The Cabreras held the property for over 20 years and sold it to the current owner in January 2021.

Other than maintenance items, there were no substantial changes to the appearance of the building between 1956 and 2006. (Fig. 15-18) The doors were replaced in 2006, and the windows were replaced c. 2010. New railings were installed c. 2019.



*Fig. 15. Staircase at Sorrento Villas, date unknown.
(Office of the Property Appraiser, Miami-Dade County)*



*Fig. 16. Walkway at 1st Level, 1969.
(Office of the Property Appraiser, Miami-Dade County)*



*Fig. 17. Doors at northeast corner, 1969.
(Office of the Property Appraiser, Miami-Dade County)*



*Fig. 18. Courtyard, 1969.
(Office of the Property Appraiser, Miami-Dade County)*

Manfred Mancusi-Ungaro



Fig. 19. Manfred Mancusi-Ungaro, date unknown. (Obituary)

Manfredi (Manfred) Mancusi-Ungaro (Fig. 19) was born in Sarno, Italy in 1888. Around 1900, he immigrated to the United States with his mother and siblings to join his father Edmund, who had immigrated in 1897. The family settled in Newark, New Jersey. Manfred became a naturalized citizen in 1911. He was in the Class of 1911 at the Columbia University School of Engineering.¹ He practiced as an architect and civil engineer in the Newark area until the early 1920s, when he relocated to Los Angeles, California. In the 1921 Los Angeles City Directory, he is listed as a civil engineer with Pac Ready-Cut Homes Company. By 1927, he had moved back to the Newark area. He moved to Miami in 1936 and remained a South Florida resident for the remainder of his life.

Mancusi-Ungaro, who was often known as Manfred M. Ungaro or M. M. Ungaro, established an architectural and engineering practice at 7927 NE 2nd Avenue in Miami. His early work consisted primarily of single family homes and duplexes with some commercial projects, including stores and offices. His earliest homes were in the Mediterranean style, which was typical of the time and place. (Fig. 20) By the late 1930s, his work was beginning to reflect some modernist influences, with features such as corner windows and flat roofs. (Fig. 21) He had several commissions that included multiple residences. Ungaro was listed as an active member of the Florida Association of Architects in their April 1938 bulletin.



Fig. 20. 653 NE 73rd Street, Miami, 1937. (Miami News, 9/26/1937, p. 19)



Fig. 21. Duplex at NE 86th Street, Miami, 1941. (Miami News, 10/5/1941, p. 25)

During World War II, Ungaro served in the U.S. Army Corps of Engineers. By March 1945, he had been discharged by the Army and had resumed his architectural practice with an office in the Olympia Building at 174 E. Flagler Street, Miami.

Ungaro's architectural practice expanded greatly in the late 1940s. Although he designed some individual single-family residences, most of his work at this time was focused on apartment buildings (Fig. 22) and large housing developments. He designed several multi-family residences and a few single-family residences in the newly-formed community of Bay Harbor Islands. He was the architect for the 176-home Kent Estates development outside Miami Springs. Apartments in Miami, North Miami, Coral Gables,

¹ Ungaro's obituary stated that he was a graduate of Columbia University, but the University's alumni register states that he did not graduate.

Hollywood and Miami Beach were constructed from his designs. He also designed a few non-residential buildings, such as Carl's Food Center (Fig. 23) and the Italian-American Club. (Fig. 24) By this time, Ungaro had fully embraced Modernism, which was reflected in his use of flat or low-pitched roofs, boxed windows, wrap-around corner windows, prominent curved corners, slump brick, and large masonry piers.

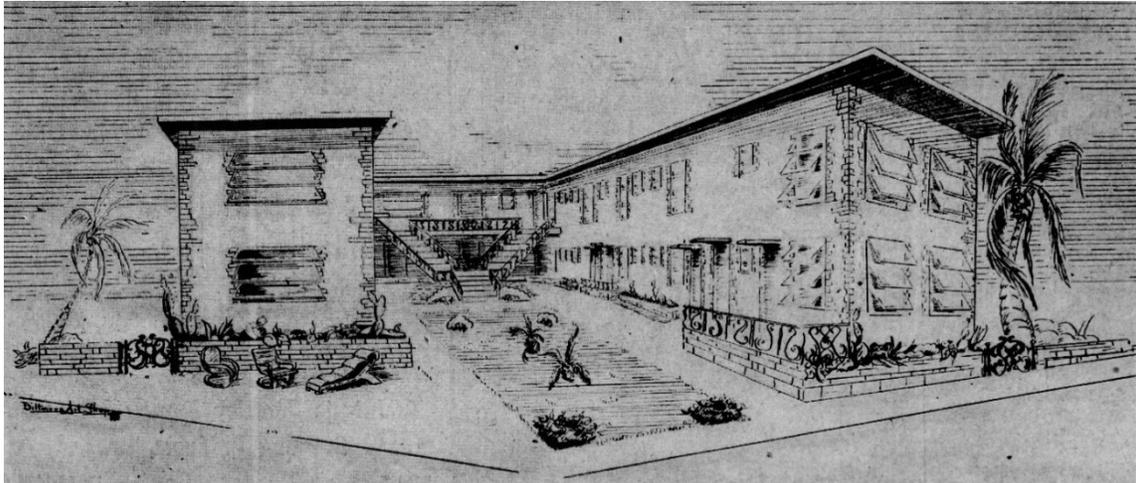


Fig. 22. Rendering of apartment building at NE 1st Place, between 83rd and 84th Streets, Miami, 1949. (Miami Herald, 8/21/1949, p.57)



Fig. 23. Rendering of Carl's Food Center, 969 Normandy Drive, Miami Beach, 1949. (Miami Herald, 11/13/1949, p. 97)

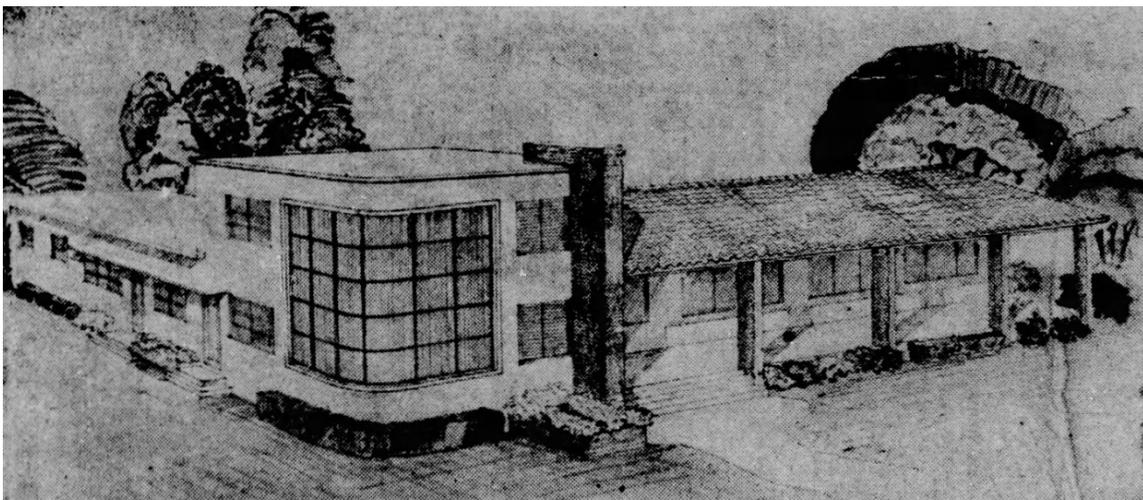


Fig. 24. Rendering of the Italian-American Club, South Bayshore Drive and Aviation Avenue, Miami, 1949. (Miami Herald, 7/12/1949, p. 40)

Ungaro served as the architect for Green Oaks Homes, a North Miami development of 87 single-family homes and 43 duplexes built for and marketed to returning veterans. (Fig. 25 Fig. 26)

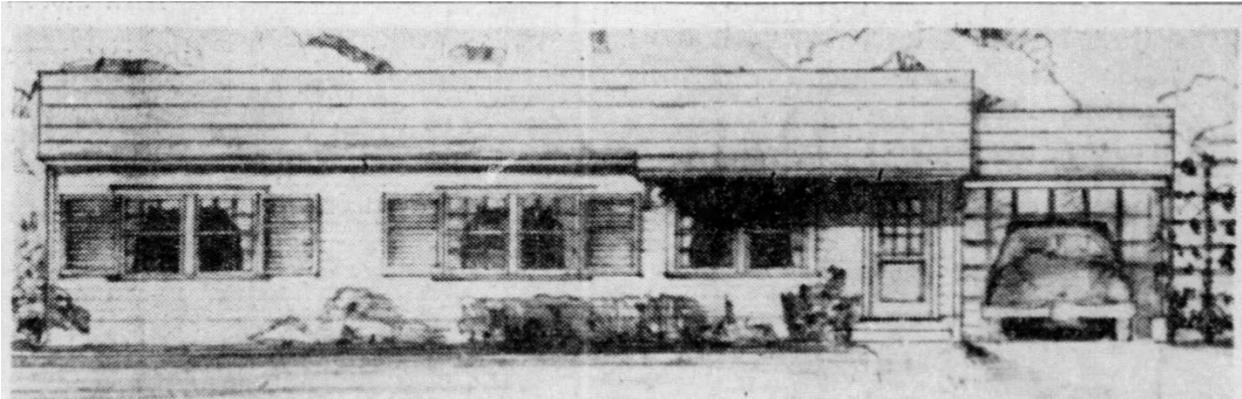


Fig. 25. Rendering of a home in Green Oaks housing development, North Miami, 1948.
(Miami News, 1/18/1948, p. 54)

GREEN OAKS
A New, Unique Housing Development
FOR VETERANS
NOW UNDER CONSTRUCTION
IN NORTH MIAMI
N. E. 131st St. to N. E. 135th St., Between N. E. 14th Ave. and N. E. 16th Ave.
172 UNITS

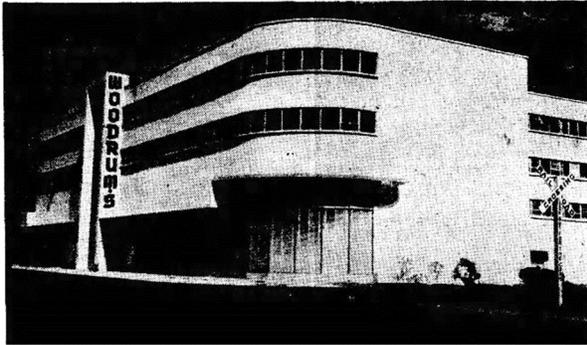
34--2-Bedroom Homes . . \$7,750 to \$8,295
52--3-Bedroom Homes . . \$8,950 to \$9,795
43--2-Bedroom Duplexes \$12,250 to \$13,795
100% FINANCING, FHA and VA
IF QUALIFIED
DRIVE OUT TODAY TO SELECT YOUR SITE WHILE STILL AVAILABLE

A Currier-Bilt Project	SUBDIVISION LAYOUT DESIGNED BY FHA LAND PLANNING DEPT. MANFRED M. UNGARO, ARCHITECT
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GREEN OAKS HOMES, Inc.
PHONE 48-8203 AND 48-3337

Fig. 26. Newspaper advertisement for Green Oaks, 1948.
(Miami Herald, 1/18/1948, p. 103)

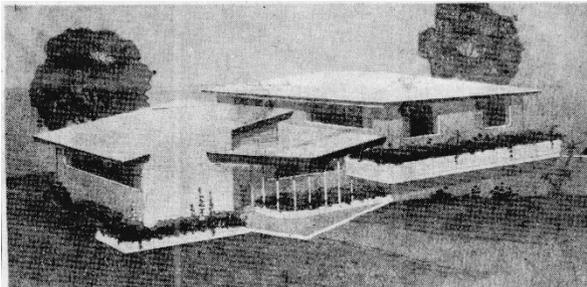
During the 1950s, Ungaro designed many apartment buildings and motels, including the Harding Village Motel in Miami Beach (Fig. 28), Hirbess Apartments in Miami Beach (Fig. 30), and the Miami Heights Motel in Miami. (Fig. 31) He also designed some single family residences, such as a home on W. Broadview Drive in Bay Harbor Islands (Fig. 29) and some commercial buildings, including Woodrum's Furniture Store in Miami. (Fig. 27)



*Fig. 27. Woodrum's Furniture Store, 7321 NE 2nd Avenue, Miami, 1950.
(Miami Herald, 1/8/1950, p. 101)*



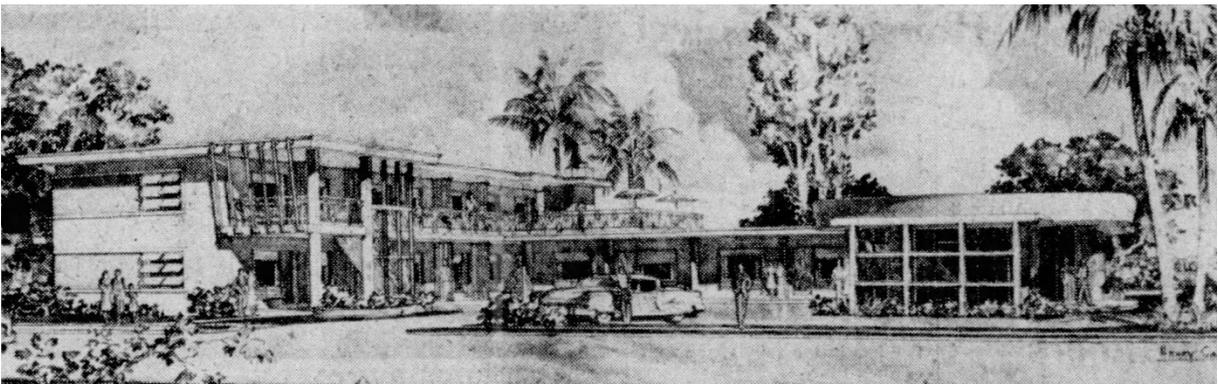
Fig. 28. Harding Village Motel, 8500-40 Harding Avenue, Miami Beach, March 2021.



*Fig. 29. Rendering of home on W Broadview Drive, Bay Harbor Islands, 1950.
(Miami Herald, 11/12/1950, p. 69)*



Fig. 30. Hirbess Apartments, 7344-7350 Byron Avenue, Miami Beach, March 2021.



*Fig. 31. Rendering of Miami Heights Motel, NW 79th Street and 34th Avenue, Miami, 1954.
(Miami Herald, 10/24/1954, p. 85)*

In 1956, Ungaro was the architect for the 119-unit Atchley Village development in Hollywood. The development featured low-priced 2- and 3-bedroom homes with carports. (Fig. 32)

MIAMI SUNDAY NEWS, May 6, 1956 9E

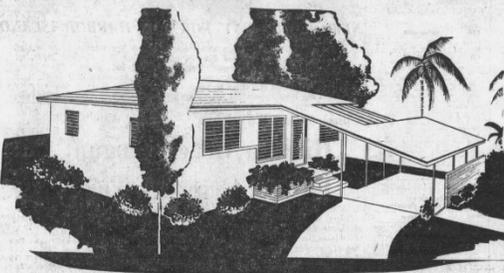
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WEST HOLLYWOOD, FLORIDA**

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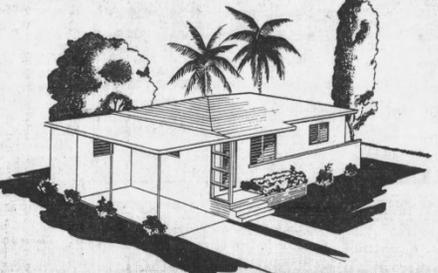
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in Mind...*





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the "NONA-T." 2 Bedrooms 1 Bath



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TO FIT YOUR BUDGET**

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All homes SOLID SODDED front and sides—PLUS—two Ficus trees on each lot—PLUS—beautiful shrubs in outside planters!

No Flood Problems
All homes on a high, dry ridge, with elevations to 14 feet! You'll find perfect Florida living at Atchley Village in Hollywood Heights.

- ★ Painted inside and out
- ★ Jalousied windows and doors
- ★ Dining area
- ★ Lifetime CBS construction
- ★ Many large closets
- ★ Select oak hardwood floors (tarrazzo if desired)
- ★ Abundant kitchen cabinets
- ★ Large utility room with laundry connections (DRAIN PROVIDED!)
- ★ Paved streets
- ★ Lot as large as 75x106
- ★ Breezy cross ventilation
- ★ Sliding glass patio doors separate living area from outside patio on 3 bedroom model.

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Each purchaser of a home in Atchley Village in Hollywood Heights during our Grand Opening Week will receive absolutely free a gift of a lifetime—brand new stove and refrigerator!!!

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Hollywood Furniture Company
2031 Harrison Phone 2-3603
"24 YEARS FURNISHING SOUTH FLORIDA"

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TODAY!

BE SURE TO SEE

Atchley Village
in
HOLLYWOOD HEIGHTS

Built by
ATCHLEY CONSTRUCTION CO.
PHONE HOLLYWOOD 2-0627

Entire Subdivision Under Personal Supervision
Of Architect **MANFRED M. UNGARO**

HOMES AVAILABLE COMPLETELY FURNISHED IF DESIRED

Fig. 32. Newspaper advertisement for Atchley Village in Hollywood, 1956. (Miami News, May 6, 1956, p. 65)

In the mid-1950s, Ungaro moved his office to 7021 Biscayne Boulevard. His practice was listed in the 1958 City Directory as Manfred M. Ungaro & Associates, located at 4100 N. Miami Avenue. In the later 1950s, he designed the Assumption of the Blessed Virgin Mary Ukrainian Catholic Church, a wallpaper store, and numerous apartment buildings.

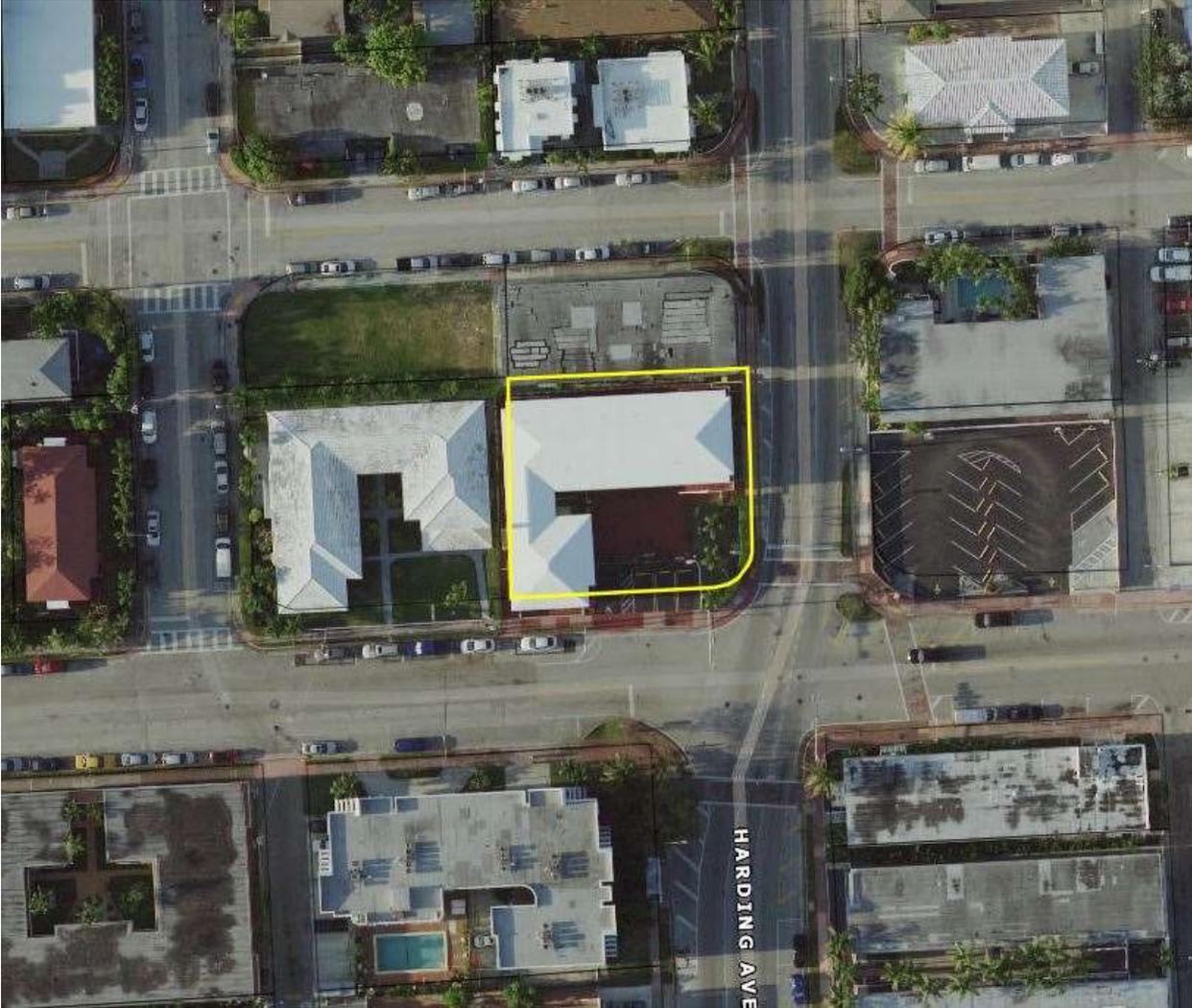
In the 1960s, Ungaro continued to focus on apartment buildings, and his designs were constructed in Miami, North Miami, Miami Beach, North Miami Beach, Coral Gables, Hialeah and Hollywood. He also had a commission for a non-human residence – a 52-stall horse barn at Tropical Park in Coral Gables. Additionally, he worked with Nuway Construction Company to produce the first all concrete house in Greater Miami in 1963. Ungaro retired from practice in 1971. He died in 1978, at the age of 89.

Manfred Mancusi-Ungaro was a prolific architect who designed single family homes, commercial buildings and religious buildings, but his main focus was on apartments and small motels. In the post-war period, he embraced Modernism and produced a number of buildings in the vernacular MiMo style. The post-war MiMo style is especially evident in the northern areas of Miami Beach. Approximately 16 of Ungaro's works are listed as contributing buildings in the North Shore and Normandy Isles Historic Districts. Although not as famous as some of his contemporaries, he was part of the group of architects who defined a new direction of design in the mid-20th century in South Florida.

DESCRIPTION OF SORRENTO VILLAS

Site

Sorrento Villas, located at 7510 Harding Avenue, is situated on the northwest corner of 75th Street and Harding Avenue in Miami Beach, Florida. (Fig. 33) Directly to the north and east of the site are mid-20th century two-story apartment buildings. A parking lot is situated directly to the east across Harding Avenue, and a four-story apartment building (1979) is located to the south across 75th Street.



*Fig. 33. Tax parcel map showing Sorrento Villas property lines, 2021.
(Miami-Dade County Property Appraiser)*

The ell-shaped building has a small setback from the pedestrian sidewalk along Harding Avenue and is fronted by a curbed grass lawn with shrubs and two small palm trees. (Fig. 34) At 75th Street, the building has a small setback and is separated from the pedestrian sidewalk by a breeze-block wall. (Fig. 35) Within the ell formed by the two wings of the building is a courtyard with a concrete patio, a small grass lawn with shrubs and palm trees, and five parking slots that are accessed from 75th Street. (Fig. 36-Fig. 37)



Fig. 34. Curbed lawn at Harding Avenue facade, March 2021.



Fig. 35. Breeze-block wall at 75th street façade, March 2021.



Fig. 36. Patio and grass lawn at courtyard, March 2021.



Fig. 37. Parking slots accessed from 75th Street, March 2021.

A hedgerow runs along the property line on Harding Avenue and gently curves around the corner at 75th Street. An original neon pole sign is located on the grass lawn adjacent the hedge. (Fig. 38) A stucco-clad concrete block wall lines the eastern and northern borders of the property.



Fig. 38. Curved hedgerow and neon pole sign, March 2021.

Building

Sorrento Villas is a two-story ell-shaped building with a courtyard/parking area within the ell. The building is comprised of two blocks. A long block (1952) is oriented east-west and is situated near the northern border of the property (North Block). The east elevation of the block faces Harding Avenue. A shorter block (1956) is oriented north-south and is connected to the western end of the North Block. It is situated near the western border of the property (West Block). The south elevation of this block faces 75th Street.

The Modern-style building features overhanging upper walkways, (Fig. 39Fig. 40) overhanging roof eaves, (Fig. 41Fig. 42) and decorative stone veneer. (Fig. 39, Fig. 50) The hip-roofed building is constructed of concrete and clad with stucco. It retains most of its original materials, with the exception of the windows, doors and railings.



Fig. 39. Detail of overhanging upper walkway and stone veneer, March 2021.



Fig. 40. Detail of overhanging upper walkway, March 2021.



Fig. 41. Detail of overhanging eaves, March 2021.



Fig. 42. South elevation of North Block and east elevation of West Block, March 2021.

North Block – East Elevation (facing Harding Avenue)

The east elevation of the North Block faces Harding Avenue. (Fig. 43) The 1st Level features a cut corner at the southwest, which contains the entrance to the office. (Fig. 44) A built-in planter is situated next to the office door.



Fig. 43. East elevation of North Block, facing Harding Avenue, March 2021.



Fig. 44. Detail of entrance door, March 2021.

North Block – South Elevation (facing courtyard)

The south elevation faces the courtyard. (Fig. 45) Windows and doors are situated at both levels. Access to the 2nd level is provided via a staircase at the eastern end of the elevation. (Fig. 46)



Fig. 45. South elevation of North Block, facing courtyard, March 2021.



Fig. 46. Detail of staircase at South elevation of North Block, March 2021.

West Block – East Elevation (facing courtyard)

The West Block, which faces the courtyard, is connected to the western end of the North Block. (Fig. 47) Windows and doors are located at both levels. A recessed connector between the blocks features a staircase to the 2nd level. (Fig. 48)



Fig. 47. East elevation of the West Block, facing courtyard, March 2021.



Fig. 48. Detail of staircase at West Block, March 2021.

West Block – South Elevation (facing 75th Street)

The south elevation of the West Block faces 75th Street and features stone detailing between the windows. (Fig. 49) There are no doors on this elevation.



Fig. 49. South elevation of the West Block, March 2021.



Fig. 50. Detail of stone around window openings, March 2021.

West Block – West Elevation

The west elevation features a set of stairs at the southern end that provide access to two apartments at the 2nd level. (Fig. 51) The 1st level at this elevation appears to be utilitarian. (Fig. 52)



Fig. 51. Detail of stairs to 2nd Level at west elevation of West Block, March 2021.



Fig. 52. Detail of utilitarian space at west elevation of West Block, March 2021.

North Block – North Elevation

The north elevation of the North Block has windows and doors at each level. (Fig. 53) A staircase is located at the eastern end of the elevation. (Fig. 54)



Fig. 53. North elevation of North Block, March 2021.



Fig. 54. Detail of stairs at north elevation of North Block, March 2021.

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APPENDIX A

PERMIT CARDS

SORRENTO VILLAS, MIAMI BEACH

OK-E. BROWN
10-3-52

Owner **SORRENTO VILLAS, INC.** Permit No. **37854** Cost **\$91,000.00**

Lot **4 & 5** Block **12** Subdivision **ALTOS DEL MAR #3** Address **7510 Harding Avenue**

General Contractor **Louis J. Biaggi** Bond No. **5255**

Architect **M. M. Ungaro** Engineer **Riley & Ross**

Zoning Regulations: Use **RE** Area **17** Lot Size **100 X 112'6"** (half of building built at this time 10-3-52)

Building Size: Front **81'** Depth **97'** Height **23'** **8 Stories 2 SEE OVER for**

Certificate of Occupancy No. **1876 (10-3-52)** As per Zoning Variance granted Use **APARTMENT-16 Units-16 one bedrm & 2 baths ea**

Type of Construction **#3 CBS** Foundation **Spread Footing 12x30** Roof **Tile** Date **Jan. 16, 1952**

PLUMBING Contractor **#33149 Miami Plumbing Co: OK 3/26** Sewer Connection **1 (4")** Date **Mar. 25, 1952**

Temporary Water Closet **1**

Water Closets **17**

Swimming Pool Traps

Down Spouts

Lavatories **17**

Steam or Hot Water Boilers

Wells

Bath Tubs **17**

ROUGH APPROVAL LR **4/4/52**

Showers

FINAL APPROVAL **8/12/1952 LR - 8/22/52 LR**

Urinals

Sinks **8 & 1 slop sink**

GAS Contractor

Date

Dish Washing Machine

Gas Ranges

Gas Frylators

Laundry Trays

Gas Water Heaters

Gas Pressing Machine

Laundry Washing Machines

Gas Space Heaters

Gas Vents for Stove

Drinking Fountains

Gas Refrigerators

Floor Drains

Gas Steam Tables

Grease Traps

Gas Broilers

GAS Rough APPROVAL

Safe Wastes

GAS FINAL APPROVAL

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor # **36368 Tri City Elec. Co.** Date **April 14, 1952**

OUTLETS Switches **89** Ranges **8**

Temporary Service # **36295**

Tri-City Electric: **4-1-1952**

Lights **102** Irons **8**

Neon Transformers

Receptacles **108** Refrigerators **8**

Sign Outlets **----** **1**

Fans

Meter Change

Motors

Centers of Distributions **8**

HEATERS Water Appliances **1**

Service - Equipment **1**

Space **17(bath)**

Violations

FIXTURES **102** **17(other)** Electrical Contractor

Date

FINAL APPROVAL

By **P. McGinniss**

Date **8-18-52**

12-1-52

See letter from Mr. Henshaw (10-3-52) attached to application

10/2/52-ZBA granted variance so as to permit extension of 2 portions of the N. balcony on the 2nd story of the existing apt. bldg. as shown on plans filed with Bd., a distance of approx. 1' beyond the limit prescribed by ordinance.

ALTERATIONS & ADDITIONS

spot survey ns

Building Permits: #49036 Claude Southern Corp: One Pole Sign \$ 475.00 Oct. 31, 1955

50809 ADDITION OF FOUR UNIT APARTMENTS consisting of Four - one bedroom, one bath apartments: 33' x 30' x 24' - two story: #3 CBS construction, spread footing

Bond #6196

and tile roof: M. M. Ungaro, architect: Riley, engineer: County Construction Company, contractor \$ 22 000 June 20, 1956

50856 New 8" block wall, five feet high; Enclose stairwell and keystone patio County Construction Co., contractor \$ 1 000 June 27, 1956

51279 REMODELING OFFICE - Enclose concrete stairs: County Construction Co., contractor \$ 450 Aug. 21, 1956

#58222 Aaron Goldman: 50' masonry fence 5' high at north property line- \$150- 1/6/59

OK, Plaag 10/5/56 51551 INSTALL 4 - 1 1/2 ton Units and 2 - 1 ton Units Watson Tanner \$ 1 600 9/18/56

Plumbing Permits: #38189 Paul Rhyne: 4 water closets, 4 lavatories, 4 bath tubs, 4 sinks, 1 laundry Rough OK - 6/29/56 Cox tray June 21, 1956 OK -Final - 8/17/56 COX



Electrical Permits: #46037 Claude Southern Corp: four neon transformers October 31, 1955

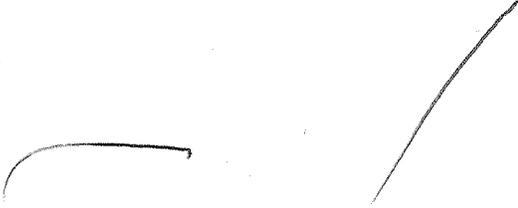
OK, Meginniss 2/20/56 46665 Astor Electric: one switch outlet, 1 center of distribution, 1 sign outlet January 26, 1956

OK, Meginniss 6/7/56 47645 Jones Electric Service: connect one telephone booth June 4, 1956

47901

OK, Meginniss 9/10/1956 Veterans Electric: 32 switch outlets, 25 receptacles, 32 light outlets, 32 fixtures, 4 iron outlets, 4 space heaters, 4 space heaters (other), 4 range outlets, 4 centers of distribution, 1 service-equipment, 2 sign outlets 4 motors, 2-5hp July 5, 1956

OK, Meginniss 9/10/1956 48031 Veterans Electric: 1 receptacle, 1 range outlet, 2 appliance outlets, 2 motors added to permit #47901 July 23, 1956



Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#11285-Owner-Minor repairs and painting-\$300-5-9-77

Plumbing Permits:

#61925 1/9/85 Factory Service - gas piping to water heater at 20 ft 3/4' also installing large meter and conversion burner in oil water tank

Electrical Permits:

#73493-County Wide Electric- 1 telephone booth-9-27-76

#74139-County Wide Electric- telephone booth-6-14-77

Lot 4 & 5 Block 12

Subdivision ALTOS DEL MAR #3

(7510 Harding Ave.)

ALTERATIONS & ADDITIONS

Building Permits: #65144 White Tite, Inc.: Cleaning and coating roof - \$450. - June 19, 1961
#67991 Owner, Sorrento Villas: Paving parking lot area; approved by City Council on 9/5/62; including leveling curb area between driveways - \$200. - 9/6/62

Plumbing Permits: #44725 Florida Fuel Oil Co.: 1 hot water boiler - 4/13/65

Electrical Permits:
#66896 Jones Elect. Emerg. Serv. - 1 telephone booth outlet 4/17/69

ELECTRICAL PERMITS: #BE891149 - R. Lorenzo Electric - Fire alarm and smoke detectors - 6-7-89

OK

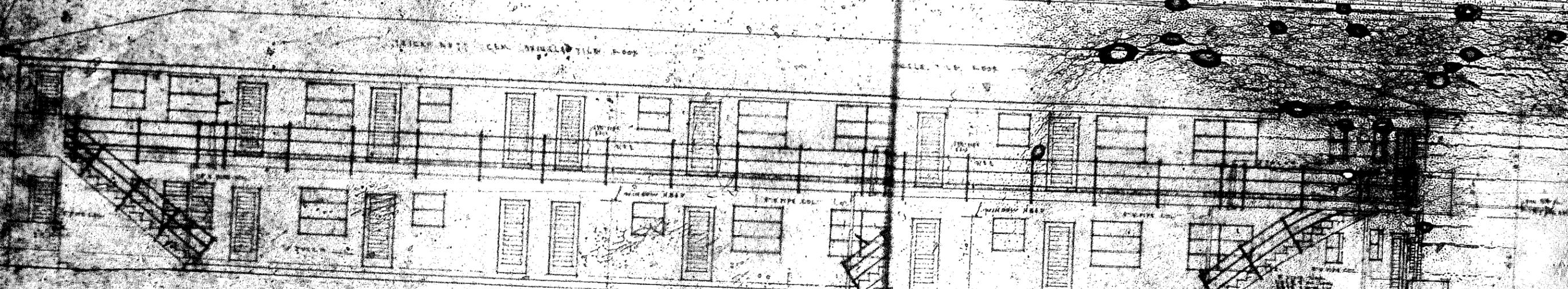
APPENDIX B

MICROFILMED ORIGINAL DRAWINGS
SORRENTO VILLAS, MIAMI BEACH



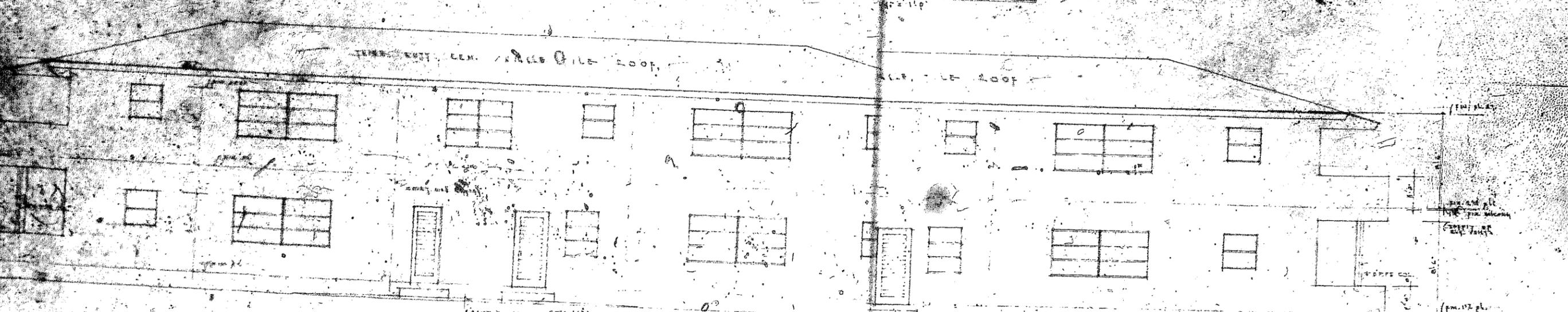
FRONT ELEVATION

ELEVATION



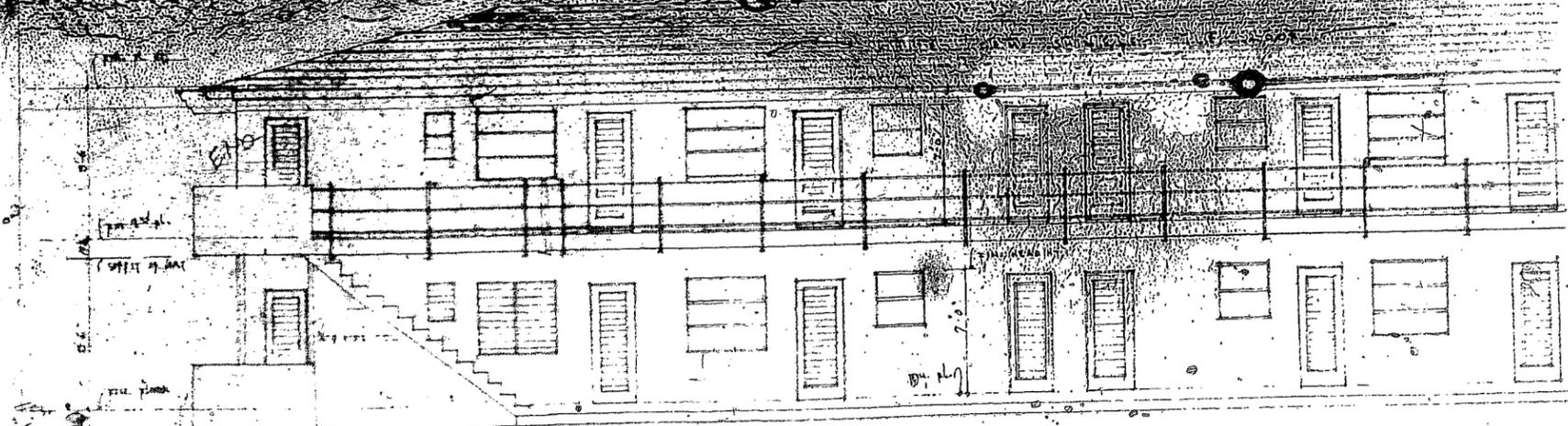
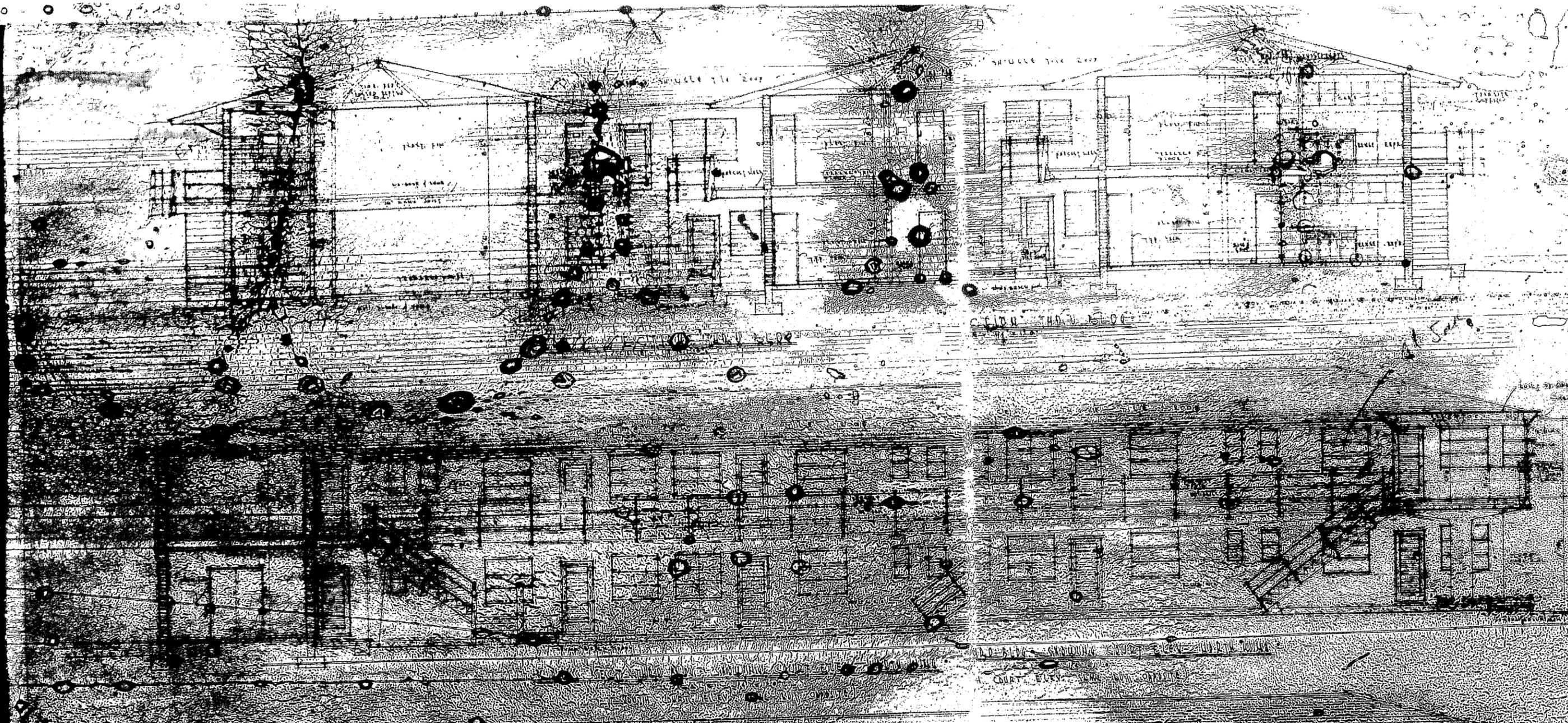
LEFT SIDE ELEVATION

ELEVATION

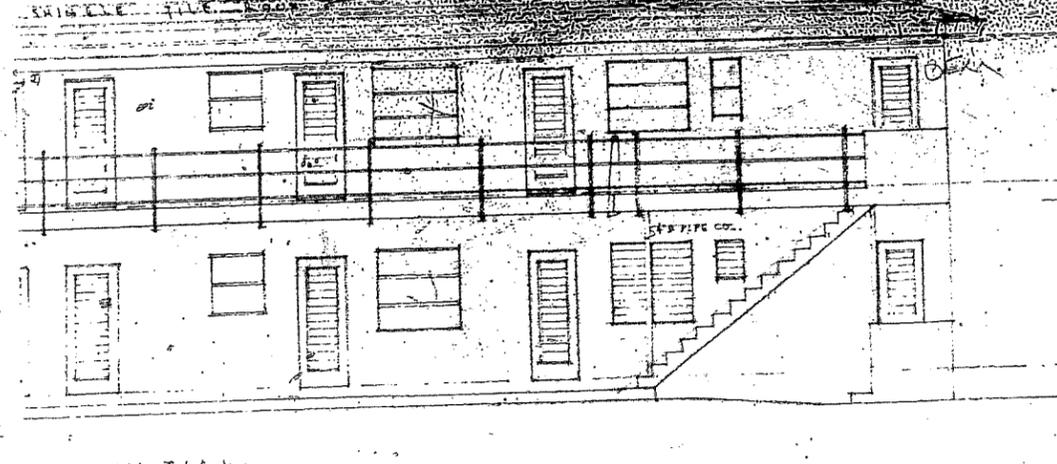


REAR ELEVATION

ELEVATION

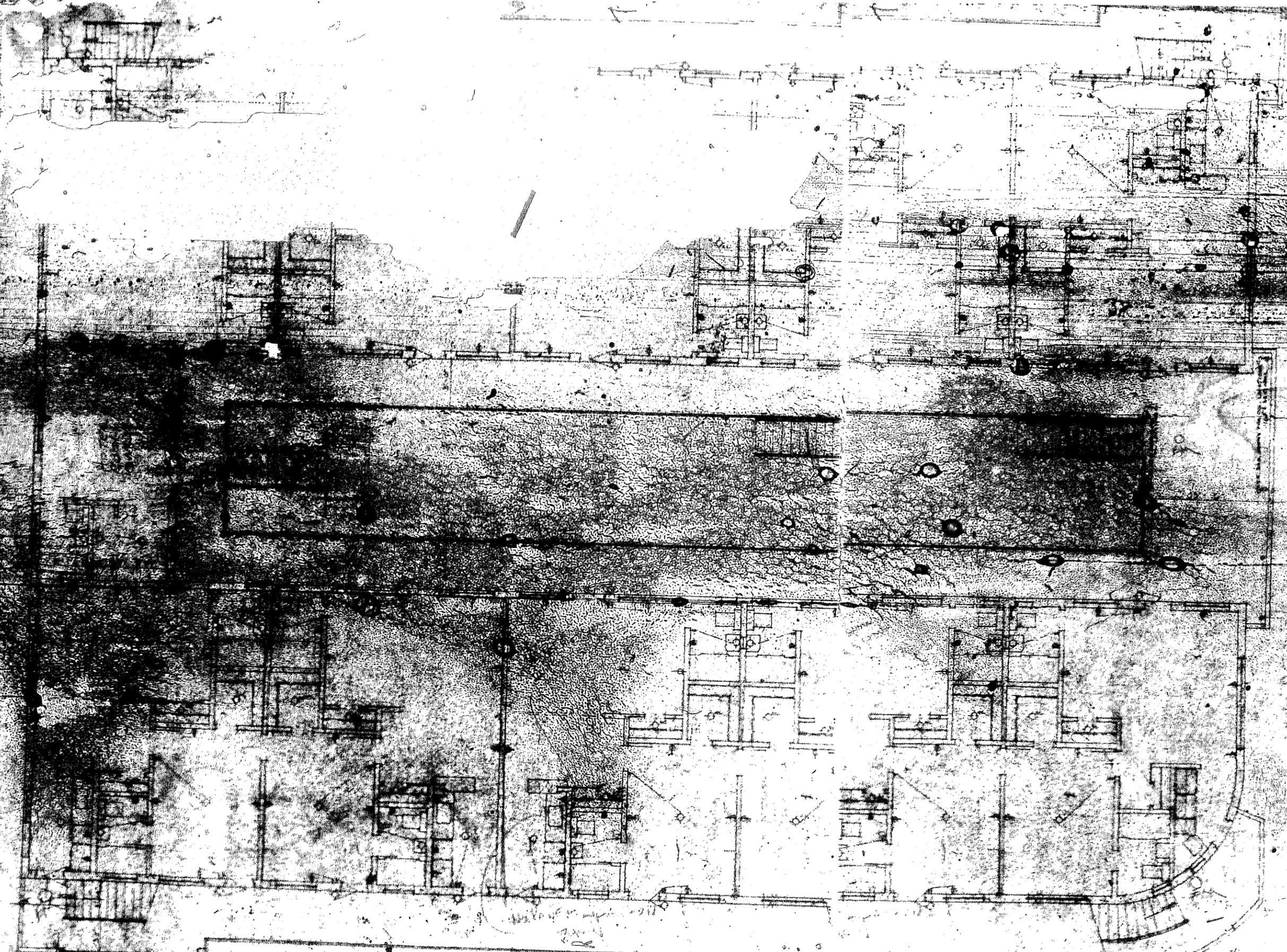


RIGHT SIDE ELEVATION
SCALE - 1/4" = 1'-0"



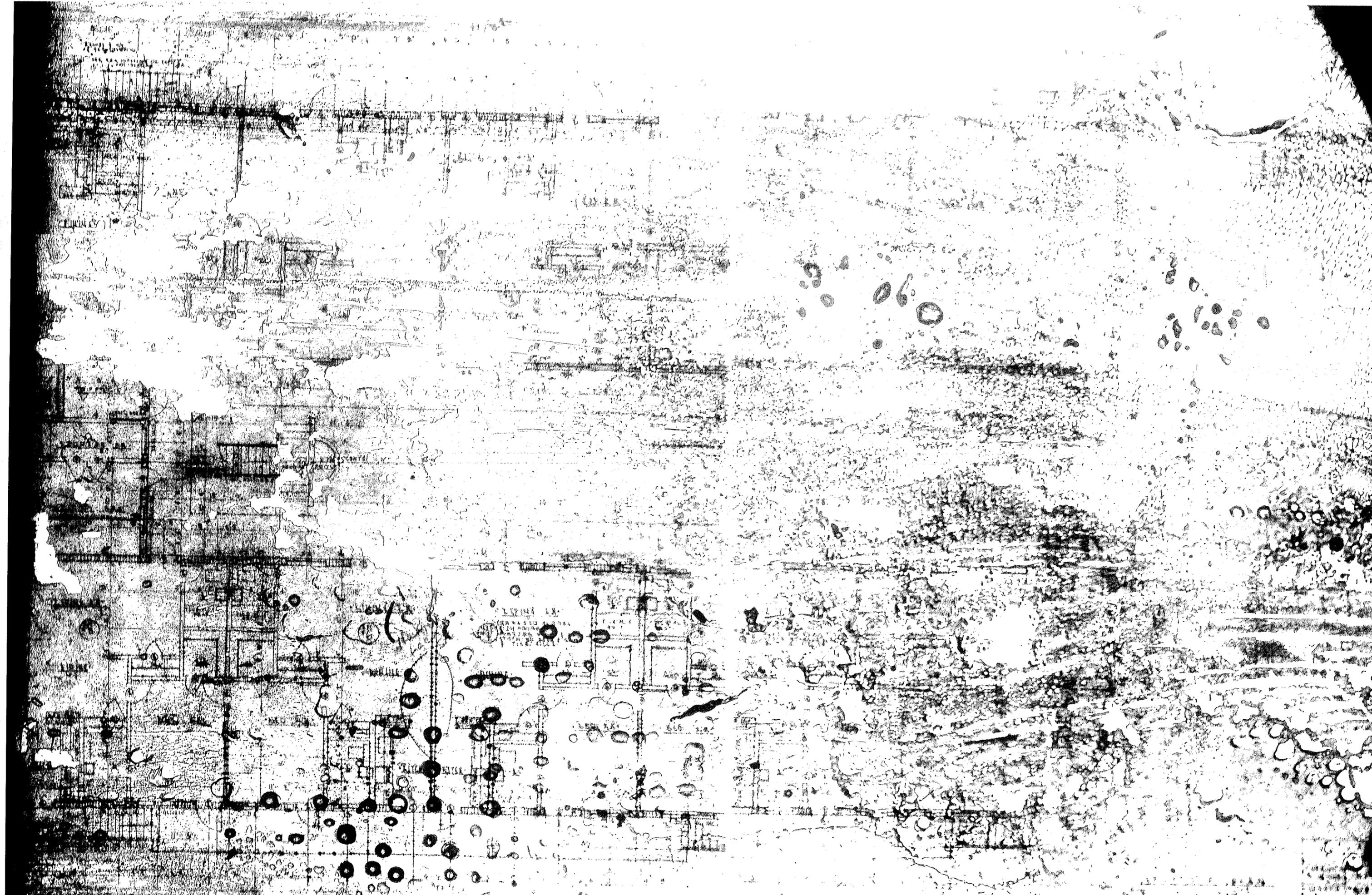
ELEVATION
1/4" = 1'-0"





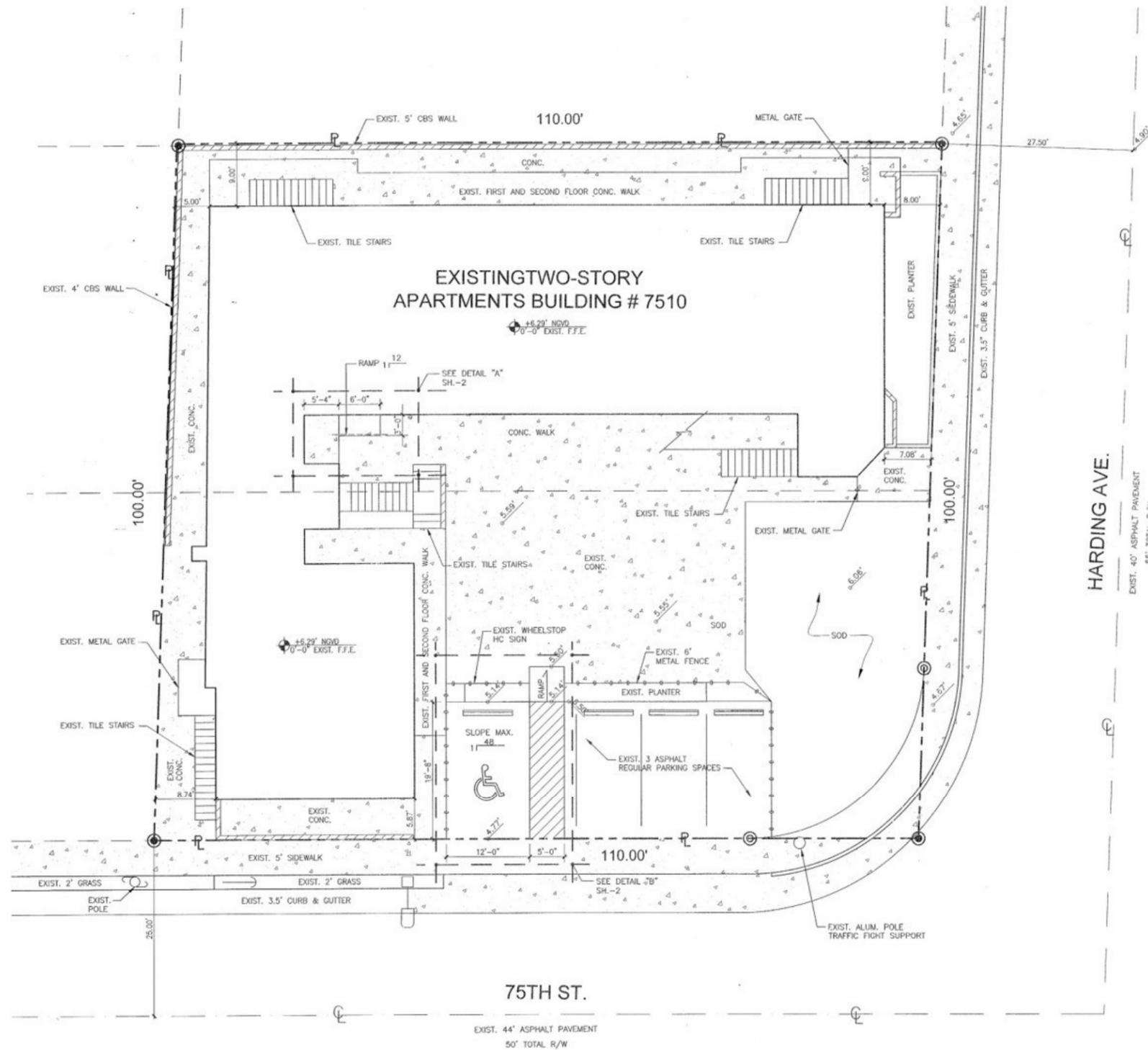
SECOND FLOOR ELECTRICAL LAYOUT
ELECTRICAL LAYOUT
ELECTRICAL LAYOUT





APPENDIX C

SITE SURVEY REPORT
SORRENTO VILLAS, MIAMI BEACH



SITE PLAN

SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION: **BC1910889**

LOT 4 AND 5 LESS THE EAST 2.5 FEET, BLOCK 12, OF ALTOS DEL MAR No. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

SCOPE OF WORK:

1. NEW HC ACCESS FOR MAIN OFFICE
2. NEW HC PARKING SPACES

GENERAL NOTES:

1. ALL WORKS MUST BE ACCORDING TO THE F.B.C. 2017 AND ANY OTHER APPLICABLE FEDERAL, LOCAL OR UTILITY ORDINANCES
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS, CHECK AND VERIFY ALL DIMENSIONS AND ANY OTHER EXISTING CONDITIONS IN THE FIELD BEFORE COMMENCING WORK. IN CASE OF ANY DISCREPANCY THE ENGINEER OR ARCHITECT MUST BE NOTIFIED IN WRITING BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR MUST OBTAIN AND PAY FOR ALL REQUIRED INSPECTION, PERMITS AND FEES
4. THE CONTRACTOR IS TO BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, PROCEDURES AND SAFETY REGULATIONS IN CONNECTION WITH THE WORK
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES AND UTILITY LINES FROM ALL DAMAGES
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE
7. THE CONTRACTORS SHALL REMOVE ALL DEBRIS AND WASTE TO ASSURE MINIMUM INTERFERENCE WITH STREETS AND WALKS
8. SUBSTITUTIONS TO SPECIFIED PRODUCTS AND OR MATERIALS BY WRITTEN REQUEST TO AND SUBJECT TO APPROVAL BY ENGINEER OR ARCHITECT
9. MANUFACTURERS TO PROVIDE SHOP DRAWING TO BE APPROVED BY THE ENGINEER OR ARCHITECT. A SEPARATED PERMIT AND PRODUCT CONTROL APPROVAL, WHEN APPLICABLE, IS REQUIRED FOR THE FOLLOWING ITEMS: STORM SHUTTERS, WOOD TRUSS, HANDRAILS, GUARDRAIL, ROOFING, WINDOWS/MULLION AND DOORS

Alberto J. Corrales, PE
CONSULTING ENGINEER
14301 SW 133 Court
Miami, Florida 33186
t. 305 321-4673
email: acor124@gmail.com
Lic. # 51895



DRAWING: **SITE PLAN**
PROJECT: **NEW H.C. PARKING AND OFFICE ACCESS**
7510 HARDING AVE.
MIAMI BEACH, FL 33141

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7029 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.
All construction and/or use of equipment in the right-of-way and/or encroachment, requires a separate Public Works Department permit prior to start of construction.
Permit Requirements: Proof of existing sidewalk/curb area conditions (pictures) and/or posting of sidewalk/roadway bands (Public Works irrespective of the right-of-way will be required prior to final sign-off on the C.C. / C.O., or the release of bonds.)
Approved/Reviewed By: *[Signature]* Date: 5-7-19

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: *[Signature]* 5-7-19
ZONING: *[Signature]*
PLUMBING: *[Signature]*
ELECTRICAL: *[Signature]*
MECHANICAL: *[Signature]*
FIRE PREVENTION: *[Signature]* 5/7/19
FLOOD: *[Signature]*
PUBLIC WORKS: *[Signature]* 5-7-19
STRUCTURAL: *[Signature]*
ELEVATOR: *[Signature]*
ROOFING: *[Signature]*
5-30-19



DESIGNED BY: R. SILVA
DRAWN BY: J. C.
CHECKED BY: A. CORRALES
SCALE: AS NOTED
DATE:
JOB No.:

Δ	DATE	REVISION

SHEET No.: 1 OF: 2
FILE NAME:

APPENDIX D

FLORIDA MASTER SITE FILE
SORRENTO VILLAS, MIAMI BEACH

Original
 Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 _____
Field Date May 17 2018
Form Date 3-26-2021
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 7510 Harding Ave Multiple Listing (DHR only) _____
Survey Project Name North Shore Historic District (National) Survey # (DHR only) _____
National Register Category (please check one) building structure district site object
Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Street Number 7510 Direction _____ Street Name Harding Street Type Avenue Suffix Direction _____
Address: _____
Cross Streets (nearest / between) _____
USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
City / Town (within 3 miles) Miami Beach In City Limits? yes no unknown County _____
Township 53S Range 42E Section 02 1/4 section: NW SW SE NE Irregular-name: _____
Tax Parcel # 02-3202-007-0790 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone 16 17 Easting 587936 Northing 2860573
Other Coordinates: X: 25.8609 Y: -80.1223739 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1953 approximately year listed or earlier year listed or later
Original Use _____ From (year): _____ To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: yes no unknown Date: _____ Original address _____
Alterations: yes no unknown Date: _____ Nature roof altered, originally tile
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): Manfred M. Ungaro Builder (last name first): Louis J. Biaggi
Ownership History (especially original owner, dates, profession, etc.) ; JUAN C CABRERA LE C/O JUAN C & DIANA A CABRERA DIANA A CABRERA LE REM YOHANA CABRERA
Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style Other Exterior Plan L-shaped Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip on hip 2. _____ 3. _____
Roof Material(s) 1. Unspecified 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Windows are sliding.

Distinguishing Architectural Features (exterior or interior ornaments) Open walkways with decorative railings. Painted Stone Veneer

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) _____

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____		
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. 2.
Structural System(s): 1. Other 2. 3.
Foundation Type(s): 1. Other 2.
Foundation Material(s): 1. Other 2.
Main Entrance (stylistic details)

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): []excellent [x]good []fair []deteriorated []ruinous

Narrative Description of Resource

Archaeological Remains []Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- [] FMSF record search (sites/surveys) [] library research [] building permits [] Sanborn maps
[] FL State Archives/photo collection [] city directory [] occupant/owner interview [] plat maps
[] property appraiser / tax records [] newspaper files [] neighbor interview [] Public Lands Survey (DEP)
[] cultural resource survey (CRAS) [] historic photos [] interior inspection [] HABS/HAER record search
[] other methods (describe)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) City of Miami Beach Building Department records; Miami-Dade County Property Appraiser; City of Miami Beach Planning Department records; Miami Design Preservation League records

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? [x]yes []no []insufficient information
Appears to meet the criteria for National Register listing as part of a district? []yes []no []insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. 3. 5.
2. 4. 6.

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type Maintaining organization
Document description File or accession #'s
2) Document type Maintaining organization
Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Kaitie Fuson Affiliation
Recorder Contact Information Kaitlyn Fuson
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.