



1939

THIS 1939 AERIAL PHOTOGRAPH LOOKING TOWARDS THE SOUTH-EAST SHOWS THE NEIGHBORHOOD. A CIRCULAR SHAPE HIGHLIGHTS THE PROPERTY LOCATION. 511 16th STREET IS VISIBLE INSIDE CIRCLE.

1941



AERIAL PHOTOGRAPH OF
LINCOLN ROAD FROM
January 24 1941 ISSUE OF
LIFE MAGAZINE

FROM THIS PHOTOGRAPH IT AP-
PEARS THAT BOTH 511 16 STREET
AND 1604 DREXEL AVENUE ARE
VISIBLE INSIDE CIRCLE.

Lincoln Road runs 13 blocks from ocean to bay. Lux-
ury shops are jammed into nine blocks, bounded at
one end by Liggett's and at the other by Modern-
age. The frontage along it sells for \$1,100 a foot.

change, Miami or vicinity. Price \$16,500. Box D-32, Herald.

INCOME PROPERTY in following States to exchange for Florida property. Mail in your Florida and other listings, (not exclusive) for immediate attention.

INDIANA, N. Carolina, Virginia, Mississippi, Maryland, So. Dakota, Connecticut, Pennsylvania, Tennessee, W. Virginia, Ohio, Michigan, Montana, New York, New Mexico, Georgia, Florida and others. Also Canada.

LIGHTFOOT REALTY EXCHANGE Office: Body Works, Little River Fla.

FOR SALE or exchange for 1 or 2-seated closed standard car, good condition, lot in Ya Littlewood, retired, restricted millionaire's section, 2 to 3 p. m., Pringle, 3561 N.E. 2nd Av.

CORAL GABLES—Lot 13, block 14, Granada section; will sell for \$2,500 or exchange for N. W. or N. E. Miami lot. Box L-27, Herald.

WILL exchange my home in Hollywood for close in Miami lot, 150 N. E. 13th St., Miami. Phone 9444.

SALE OR EXCHANGE—New home, 8 rooms, completely furnished, at Beach, for vacant or income property Beach or Miami. Call 1600 Drexel Ave., Beach.

TWO BEACH BUNGALOWS. FOR cheap acreage. Income \$2,500. year. W. E. Enders, 226 Columbia Bldg. Phone 8240.

WILL exchange income property in a Northern health resort for income or vacant property Beach or Miami. Will pay some cash and assume. Telephone 2107 or call 1600 Drexel Ave., Beach.

CLEVELAND OHIO

8-ROOM house in Beach Cliff, one of the best and most rapidly developing residence sections of Cleveland. Spanish architecture, stucco construction, not water heated, slate roof, 2 large fireplaces, built-in bookshelves, buffet, etc., hardwood finish throughout. Situated on a beautiful hillside surrounded with large trees, overlooking Lake Erie and Rocky River Valley, beach privileges and private bathing beach nearby. An ideal house in rare natural surroundings. Price \$25,000; will take equity of \$13,000 in good acreage, business or residence property in or near Miami.

ALBERT C. HOFRIEDER

301 Professional Bldg., Dial 3860

OCEAN FRONTAGE

WILL exchange high-class, solid brick, tile roof, twelve-room and four-bath house. All modern improvements, two-car garage with four rooms and bath apartments, on lot having one hundred feet ocean front, best of bathing beach. Located on south shore of Long Island, thirty minutes from Pennsylvania R. R. station, New York City. Valued \$100,000; free of encumbrances; for Miami or vicinity property. Owner, Box U-3, Herald, Miami Beach.

7-PASSENGER HUDSON SEDAN. PRACTICALLY new and fully equipped—for cash—a first mortgage—real estate or a diamond as part payment. See me at once, as I have too many cars and am going to sell.

HARRY TRAFFORD

Phone 3484

IF YOU ARE AFRAID YOU WILL BUY, DON'T LOOK AT THIS!

FIVE-ROOM concrete block stucco bungalow, furnished (\$1100 worth of furniture) on Baywood Drive, 150 ft. off East Dixie Highway. Price \$8,800, easy terms.

TWO adjoining lots each 50x143 feet, located near R. E. Lee School on 21st street, between 6th and 7th avenues N. W. Price \$2,500 each, if you are quick enough.

BE REASONABLE

AND accept this sure coin, we offer a beautiful 6-room bungalow in Shadowlawn on Miami Ave. for \$12,500, terms; lot worth close to the price. See Mr. Wagstaff at Rondel.

BUENA VISTA OFFICE,

3624 N. E. 2nd Ave.

BAY FRONT HOME

UNUSUAL bargain. Completely furnished, three bedrooms, living room, dining room, two sleeping porches, two baths, all oak floors. \$25,000, \$8,500 cash, balance 1, 2 and 3 years.

See J. J. Eriel,

with

PHIL J. FORAN,

209 Congress Bldg.,

Phone 3846.

A PROFITABLE BUY.

NEW HOUSE, S. W. 9th Ave., near Tamiami Trail, has 6 bedroom; \$5,500. P. O. Box 8783.

FOR SALE—One of the most attractive homes at Beach, near Lincoln Rd.; 8 rooms, 4 bedrooms, 3 baths, stair hall, screened loggia, canopied terrace, soft water to kitchen and laundry and 2-car garage; lot beautiful, with coconut trees, red bougainvillea and plants; house attractively furnished throughout. 1600 Drexel Ave., Beach.

WHAT can you find better than this? I have to sell, you have to buy. Block stucco, 5-room and bath, partly furnished. In West End Park between 13th and 14th Aves., on 30th St.; \$5,975; cash \$1,415, balance \$4,560 a month, includes interest until paid, waiting. Party going North. This is a snap; it won't last. Come and see for yourself. Owner on premises, 1336 N. W. 30th St.

LITTLE RIVER.

5-ROOM HOUSE, lot 50x150, flowers, lawn; \$4,000, half cash, balance easy.

4-ROOM HOUSE, corner lot, 57x160, flowers, fruit, beautiful lawn, garden, chicken yard, garage; \$4,500, all cash. Only one. Must go. By owner, W. F. Wright, N. W. corner Posey Ave. and Parrish St., Little River, Fla.

FURNISHED HOME BARGAIN

BEAUTIFUL C. B. stucco home, completely furnished, 3 bedrooms, living room, dining room, kitchen and bath. This is a real home. Plenty of flowers, lovely lawns. Owner is compelled to go North; will take \$7,500 for this \$9,000 home. Cash payment of \$2,500.

E. J. C. Perkins

137 N. E. 2nd St.

MUST SELL

GOING back North April 1st. Must sell my beautiful stone bungalow for \$8,500, 6 rooms, all improvements, 2 enclosed screened porches. Sodded lawn, shrubbery. Portico enclosure. 1/2 block Jr. High School; 2

CORAL GABLES SACRIF

BEAUTIFUL Spanish block 6 rooms and bath; garage; beautiful shrubbery. All newly furnished. \$12,000; \$5,000 cash, or will be furnished, \$10,000.

O'NEIL & DEWITT.

205 W. FLAGLER.

PHONE 5772.

FOR QUICK SALE.

COMPLETELY FURNISHED

NEW SPANISH BUNGALOW

SPANISH HOME
NEW 2-story house at 1637 11th St., for sale at sacrifice. See owner at 1720 S. W. 11th St.

CONCRETE BLOCK STUCCO, walls; 6 rooms and bath, porte cochere, patio and large porch; concrete driveway and built-in features, including fireplaces, cupboards, ironing etc.; "Standard" plumbing, tile bath, built-in-tub with attractive electric fixtures, finished complete; everything twin beds, Westinghouse aut range, hot and cold water, one from school, grocery stores a new line. Price, completely finished, \$9,500; \$2,500 cash, balance purchaser. See owner, W. 6th St.

ON CORNER.

8 APARTMENTS for sale by, paying over 20% on investment. Will increase wonderfully in next few months. Come and see it over. 301 N. W. 10th Ave.

MIAMI BEACH—New house with muck land \$1,500, \$300 down, monthly. Freeman, J. Apts., Miami Beach.

BEAUTIFUL home, south of Miami; three bedrooms, C. B., \$18,500; double garage, brokers, Box L-83, Herald.

ATTRACTIVE five-room bungalow with screened sleeping porch, block from good school, half from bus; near proposed street by owner; bargain at \$6,000. 38th St.

A NEW modern 5-room bungalow near High School and bus, electric light, water, fireplace. \$4,500; \$1,000 down and \$1,000 a month or \$4,000 for cash. A

ASHBURN, REALTORS
Blvd. Ph. 78-4778.

32ND AVE.—5 room cot-
monthly, 1 or 2 chil-
me. Ph. 78-6970.

ELY furn. 3 bedroom
entrally located to stores.
c. Suitable 3, 4, or 5
seasonable season rental.
Brokers protected. Ph.

MS. living room, dining.
kitchen. 1035 N. W. 25th St.
P. 2-8893.

WEST

2ND AVE.—Very desir-
able 2 bedroom Seasonal.

rentals ready now, some
Also apts. Rudisill. 1069
St. Ph. 3-3208.

ESTATES—Beautifully
furnished 2 bedroom home. Reasonable.
V. 2nd Ave. Ph. 2-0652.

rent a house or an apt.?
alter Williams 1857 S. W.
h. 2-5231.

Way near 17th Ave. 2 1/2
home, every comfort. Sea-
Ph. 83-3411.

n. 2 bedroom home. 2450
19th Ave. Ph. 4-6469.

decorated 6 room house.
o ppts 1643 S. W. 3rd St.

RICKLI ESTATES
HOME 2 baths, port
fully furn. season. \$2,000
Brokers protected.

SERVICE—UTILITIES
HOME 2 baths with porch,
decorated, close in. 5
season \$1,500. Ph. 2-3702.
3rd St.

S 2 BEDROOM, NICELY
HOME. LARGE LOT. TWIN
EAR 19TH AVE., CORAL
LASON.

L BOYER REALTOR
V 3rd Ave. Ph. 82-7013

LOVELY 2 AND 3 BED-
FURN. HOMES. ALSO
DUPLEXES. SEASON. BRIC-
VD NFW SHENANDOAH.
L BOYER. REALTOR
W 3rd Ave. Ph. 82-7013

ables. 2 bedroom, modern.
season Ph. 48-9152.

(near Coral Way) newly
ed 4 bedroom home un-
replace. solar. garage. Ph.

E RENTAL SERVICE
TO TENANTS

W them houses, duplexes,
urn, or unfurn. All prices.
ns. Rental Dept.

TREETER, REAL ESTATE
Flagler St. Ph. 48-6501

room C334 cottage, nicely
season or yearly. 3276 S.W.

ION track personnel. 1 bed-
house, completely furn. in
location, near Matheson
Beach. Season. Adults.

baths; but in a pinch, you can
accommodate 6.
THE equal of this house has not
appeared. You should see it if
you are in the market; but please
do not come if the price of this
kind of living is beyond you.
Call 82-3977 for appointment

GUEST HOUSE—FACES OCEAN
OCEAN DRIVE, 1204. Ph. 58-2932.

BEAUTIFUL 3-bedroom, 3-bath home
To Jan. 1st. 5780 Alton Rd. Ph.
86-3805.

NORTH of Lincoln Rd., comfortable
3 bedroom 2 bath home, servants
quarters, sun deck. Ph. 5-6265.

"WIMBISH FOR WATERFRONT"
114 W. SAN MARINO
CHARMING 4 bedroom cheer-
fully furn. home, immediate
occupancy. Just redecorated and
freshly painted; dock. OTHERS.

PAUL WIMBISH REALTOR
456 41st St. M. B. Ph. 5-7626.

\$1,750 SEASON
LOVELY FURN. HOME

2 BLOCKS TO OCEAN. WITH 3
BEDROOMS, 2 BATHS.
MANY other choice small and large
homes and estates at greatly re-
duced seasonal and yearly rates.
PENTHOUSES AND APTS. ALSO
L. W. PATTON, Realty
913 Normandy Dr. Ph. 86-2411
OVER 25 YEARS SERVICE

Private Beach \$3,250

3 bedrooms, 2 baths
2661 Collins Avenue

SPACIOUS 9 room house, 4 bed-
rooms, 4 baths. Season or year.
Convenient location. 511 16th St.

DESIRABLE homes and apartments.
Season or yearly leases.
LEE & WILLIAMS CO., Ph. 5-6427

1710 MICHIGAN AVE.—Block Lin-
coln Road. Furn. 3 bedroom 2
baths. Near markets. Season.
Ph. 58-7295

"Justice for seller and buyer"
SURFSIDE
VERY CLOSE TO OCEAN
3-BEDROOM, 2 bath, 2 porches,
patio, exceptionally low for sea-
son. \$2500. Many others. Furn. bun-
galow.

JACK JUSTICE, REALTOR
9513 Harding Ave. Ph. 86-1466

OCEANFRONT

PRIVATE BEACH—One of the most
attractive furnished, modern
homes on the ocean, 3 bedrooms—
3 baths, one of which is on ground
floor, also 2 servants' rooms with
shower—garage for 2 cars—2 out-
side cabanas for bathing—attrac-
tively priced for season until May.

CLARENCE C. HALL

2329 Collins Ave. Roney Plaza Bldg.
Phone 5-3391

1931 PARK AVE.

DUPLEX 2-bedroom and 1-bath up;
1 bedroom and bath (with private
entrance) down. \$2,750 yearly.
H. E. WRIGHT & SON, REALTORS
1436 Alton Road Ph. 5-3483

Deluxe Bungalow

3 BEDROOMS, 2 baths. Season or
year. 1443 West 21st St. Close to
shopping.

520 WEST 46th St. Nice section. 3
bedrooms, 2 baths, sleeping porch,
sundeck, laundry \$2,200 season.

WATERFRONT
Pine-tree Drive
Beautiful Tropical Home
3 master bedrooms, 3 baths
Servants room. Season
Call Florence Green with
Marion Butler, Realtor
1616 Alton Rd. Phs. 5-6407; 78-4237.

SURFSIDE HOME
BEAUTIFUL Corner Lot. Modern.
2 bedrooms, 2 baths upstairs. Ex-
tra large living room and jalousied
porch. 2 car garage. Maid's room.
Long season. \$3,000. C. W. De Poor
porch. 2 car garage, maid's room.
with W. STANLEY DODD CO. Ph.
3-6208. Evenings 48-8534.

VERY DESIRABLE

CORNER, S. E. exposure. 4 bed-
rooms, 3 baths. 2 car garage.
Newly furnished. Priced reasonable.
Season.

5800 PINE TREE DR.

4514 ROYAL PALM AVE.—4 bedroom
modern house, \$2,250 season. Chil-
dren welcome. Ph. 58-6779.

3 BEDROOMS, 2 baths, 1 enclosed
porch, 1 open porch. Beautifully
furn. Reasonable rent. Season. 1669
Jefferson Ave.

849 DOUGLAS RD.—Big house, 7
rooms or bungalow—3 rooms.

HOMES FOR RENT

BEAUTIFULLY FURNISHED HOME
WITH TWO BEDROOMS, TWO
BATHS UP, MASTER BEDROOM
AND BATH DOWN. GORGEOUS
LIVING AND DINING ROOM
PORCH AND BAR. SERVANTS
ROOM AND BATH IN GARAGE.
NEAR 41ST ST. \$3,500 FOR SEASON.
NEW BUNGALOW BEAUTIFULLY
FURNISHED BY MODERNAE. 3
BEDROOMS, 2 BATHS, FACED
GOLF COURSE. \$5,000 SEASON.
SEE FLORENCE K. JACOBS.
CHESTER W. KRONE
350 Lincoln Road—Realtor—Ph. 58-5781

CORAL GABLES

NEW—2 bedroom, grand piano, sea-
son. 4022 S. W. 10th St.

REDUCED rent yearly basis or sea-
sonal. Furn. or unfurn. 2 bed-
room, large duplex S. E. exposure
sunken living room with picture
window. Large dining room, kitchen
with large deluxe electric stove
and 9' refrigerator with deep freeze,
large jalousied porch, can be used
as third bedroom. 341 Bird Rd. Ph
83-1387.

MODERN 3 bedrooms, 1 bath with 20'
porch, including stove and Frigid-
aire. \$100 month. Hessen. Realtor.
Ph. 441629

CATHEDRAL ceiling porch furn

35 Wee

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bay.

Main Office-Surfside
9513 Harding Ave.
Tel. UN 6-7646
Golden Beach Branch
Golden Gate Hotel
19400 Collins Ave.
Golden Beach
Tel. WI 7-5697

JACK JUSTICE
Realtor

REAL ESTATE - RENTALS - INVESTMENTS
Surfside
Miami Beach, Fla.

North Miami Branch
1947 NE 163rd St.
North Miami Beach
Tel. WI 7-8631

Normandy Isle Branch
930 71st St.
Tel. UN 6-8041

15TH TER—Contd

- 1311 Goldberg Israel @ AJE 1-1765
Waterman John
1312 Miller Herbert R @ AJE 8-3743
rear Herbert Alice Y Mrs
1320 Daniell Ethel P Mrs @ AJE 4-2551
1337 Fox Ida R Mrs @ AJE 1-0207
1341 Gregory Ernest J
1344 Lasky Dorothy J Mrs @
AJE 1-7224
Bay rd intersects

B-8

16TH ST—From Atlantic Ocean west, intersecting 1600 Collins av Collins av intersects (Not open bet Collins av and Washington av) Washington av intersects

400 Western Union Teleg Co (br)
AJE 8-1945

404 Vacant
406 New York Clns AJE 8-2678
408 Cavendish Bridge Studio
AJE 1-3282

414 Lyon Eug
421 Vacant
423 Club Sixteen beer AJE 1-9465
425-29 Laurel Apartments

- 1 Grant Harry AJE 8-0306
2 Conroy Wm J O AJE 8-2674
3 Menaker Harry AJE 1-8940
4 Sauber Rose Mrs AJE 8-0954
5 Transients
6 Weitzman Jos AJE 8-6459
7 Vacant
8 Levy Rose E AJE 8-5105
9 Kahn Herman AJE 1-3630
10 Vacant

Street continued

430-40 Hill Manor Apts AJE 8-9805
Nelson Ida S Mrs mgr
Nelson Joe

B-12

Drexel av intersects

500 Apartments

- 1 Goldman Morris AJE 2-2920
2 Sene Morris AJE 1-5041
3 Sene Paul AJE 2-9840
4 Melvis Joseph H AJE 8-1725
5 Schwartz Aaron AJE 1-7297
6 Shapiro Max D AJE 1-8555
7 Blopsky Charlotte Mrs
AJE 8-7235
8 Drucker Joseph AJE 4-2140
9 Schrader Effie L AJE 8-3685

511-15 Eglo Apts AJE 1-1505

- 1 Mendelssohn Benj J AJE 1-5834
2 Fuhreh Joshua
3 Cohen Alice
4 Cohen Alice
515 Apartments
1 Weiler Rubin
2 Weil Sol AJE 2-2993
3 Labran Max
4 Gitter Martha Mrs AJE 8-8176
5 Deutschman Richd AJE 8-8749
6 Vacant
7 Transients
8 Barshop Wm H

520 Sherdon Abr @ AJE 4-4663
Lefkowitz Adolph AJE 8-2002

531-41 Penn Arms Apts AJE 5-9566

- 1 Weinblatt Abr AJE 2-2968
2 Mozart Sarah Mrs AJE 8-5088
3 Schlechter Ben
4 Wolff Kate Mrs
5 Jablon Henry AJE 8-2211

- 6 Castle Anne Mrs
7 Simmons Louis
8 Vacant
9 Friedwald Abe mgr
10 Kohn Lillian Mrs
11 Cohen Ivan
12 Seligsohn Edw AJE 8-5751
14 Silver Ruth AJE 1-3165
15 Bragar Morris D AJE 8-0248
Pennsylvania av intersects

610-12 Jean Sandra Apartments

- 1 Katz Jeannette Mrs @
AJE 1-3753

- 2 Lenzner Wm
3 Miller Louis AJE 1-6329
4 Gold Rae Mrs AJE 4-4183
5 Kaplan Lee Mrs AJE 1-7758
6 Jaskowitz Sam
7 Liphoff Louis
8 Hirsch Gabriel
9 Levy Louis
10 Winn Martin
10 1/2 Bookford Dora Mrs

Euclid av intersects

700 Byla Apartments The

- AJE 8-1127
Flink Barney @ AJE 8-9350
711a Rubin Morris
711b Godlove Elias

Meridian av intersects

Jefferson av intersects

827-31 Faulkner Apartments

- 9 Markette Mary K AJE 8-1793
10 Chamberlain Hugh
11 Korte Verda
12 Hall Rose Mrs AJE 4-2807
14 Lieber Clara AJE 2-2021
15 Singer Rose Mrs AJE 8-8048
16 Schwetz Dorothy AJE 8-7001
17 Gottlieb Nath AJE 8-8329
18 Blum Anne C
19 Schoenfeld Herman AJE 4-2358
20 London David AJE 1-9992
21 Remeny Regina Mrs AJE 1-6990
840 Jefferson Terrace Apts
AJE 1-7893

- 1 Spalding Aline AJE 8-4846
2 Santolla June Mrs AJE 1-8118
3 Milliron Rayson AJE 8-3269
4 Bernstein Flora
5 Stoller Rose
6 Goldstein Wm
12 Davison Kitty R Mrs
AJE 8-3105

- 13 Present Lou mgr
14 Friedman Morris
15 Leibow Rosita AJE 4-2886
16 Gerber Harry AJE 8-2213

900 Esplanade Apt Hotel

- AJE 4-4735
Matz Saml L mgr AJE 1-5932
Marks Celia M Mrs AJE 1-5932

901-09 Ridge Terrace Apts

- 1 Tobin Saml H @ AJE 4-4102
2 Winograd Jacob AJE 1-5744
3 Cohen Otto Mrs AJE 8-3247
4 Stutz Sally AJE 8-3621
5 Transients
6 Cohen Harry
7 Bernstein Melvin AJE 8-5824
8 Transients
9 Nathan Walter AJE 8-4783
10-11 Vacant
12 Berman Walter AJE 4-4615
14 Hammer Helen AJE 1-5263
15 Tobin Harry
925 Exotic Villas Apts AJE 1-3916
927 Rosenfeld Simon AJE 4-2668

CENTRAL HARDWARE CO.

In The Center
of
Miami Beach

GLIDDEN
PAINTS

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WAX

WE MAKE
KEYS

STANLEY
TOOLS

APPLIANCES

BAR-B-Q
GRILLS

GARDENERS'
SUPPLIES

545
Arthur Godfrey
Hd.

(W. 41st St.)

TEL.

JE 1-0836

BUSINESS TRAVEL

see our advertisement on page 109

ALLIED
Travel
Service



4

HISTORIC PHOTOGRAPHS



511 16TH STREET (8)
1963



511 16TH STREET (8)
1967



511 16 STREET
(COURTESY CITY OF MIAMI BEACH PLANNING DEPARTMENT)
1986



515 16TH STREET (8)
1963



515 16TH STREET (8)
CIRCA 1954



CONTEMPORARY
PHOTOGRAPHS

515 15TH STREET



511 16TH STREET (9)



511 16TH STREET (9)







511 16TH STREET (9)



PHOTO ABOVE: EAST ELEVATION (9)

PHOTO LEFT: REAR (NORTH) ELEVATION (9)



515 16TH STREET



515@ LEFT & 511 @ RIGHT (9)



515 16TH STREET (9)



515 16TH STREET (9)



515 16TH STREET