

#647 ATLANTIC PRINTERS

Owner J. C. DEVINE      Mailing Address      Permit No 1592      Cost \$ 10,000.00  
 Lot 16 Block 34      Subdivision OCEAN BEACH      Address 641, 643, 645, 647 Washington Avenue  
 General Contractor J.C. Devine (owner)      ADDN #1      Bond No. 4203-04-086  
 Architect Owner      1349      Engineer  
 Zoning Regulations:      Use BB      Area 19      Lot Size 50 x 130  
 Building Size:      Front 50'      Depth 100'      Height 12'      Stories 1  
 Certificate of Occupancy No.      Use  
 Type of Construction Fire Proof      Foundation Concrete      Roof ?      Date Nov. 17, 1925

Plumbing Contractor	Quinn	4 Fixtures and	Sewer Connection	1	-----	Date	Dec. 21, 1925
Plumbing Contractor	#11076 O. Schweitzer	-- 1 Sand Trap & 3 Gas Connections	Temporary Closet			Date	June 22, 1938
Water Closets	Bath Tubs		Floor Drains			Date	
Lavatories	Showers		Grease Traps			Date	
Urinals	Sinks		Drinking Fountains			Date	
Gas Stoves	Gas Heater		Rough Approved			Date	
Gas Radiators	Gas Turn On Approved					Date	
Septic Tank Contractor			Tank Size			Date	
Oil Burner Contractor			Tank Size			Date	
Sprinkler System						Date	

**METRO ORD. #75-34**  
**CERTIFICATION DATE: 12-22-37**

Electrical Contractor	Address	Date
Switch	Fans	Temporary Service
OUTLETS Light	Centers of Distribution	
Receptacles		
Refrigerators	Sign Outlets	
Irons		
Electrical Contractor	Ware Electric Company	-----
No. FIXTURES 13--	Date Jan. 6, 1926	

FINAL APPROVED BY      Date of Service

ALTERATIONS OR REPAIRS

**Building Permits:**

#1071 - Air Conditioning & Appliance - type 1349 - air cond wind - 2 - 14,000 4/23/70  
#13420-Owner-Exterior painting ceiling repairs-\$500-7-11-78  
#22346 6/11/82 F.F. Centurion paint front 32b \$800.  
#24937 1/17/84 owner interior paint exterior paint white only \$300.  
#91243 4/23/84 Alfaro Assoc - structure repair & remodel as per eng plans (church max 66 occupancy) \$2,000.  
(requires special inspector and certification prior to reissue of C.O.)

**Plumbing Permits:**

LOT 16 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 647 Washington Ave.

*DRY GOOD FINE*

ALTERATIONS & ADDITIONS  
*1349-C*

**Building Permits:**

MECHANICAL PERMIT# 3678- J & T Air Conditioning 1 Air Conditionog 2 $\frac{1}{2}$ hp 29,000 \$7.20 7-1-76

**Plumbing Permits:**

**Electrical Permits:**

1-13-81/#76851/4 switch outlets, 5 light outlets, 10 receptacles, 150amp/Ocean Electric Co/\$19.50

LOT 17 BLOCK 34 (for entries before 1974, see card #1350) SUBDIVISION Ocean Beach #1 ADDRESS 651 Washington Ave. *QUICKOPOLIST*

ALTERATIONS & ADDITIONS

*1350-A*

Building Permits:

Plumbing Permits:

Electrical Permits:



# 3806	Remodeling: Robertson, architect: Owner builds:	3,000.00	May 13, 1930
#11197	Remodeling for Restaurant & Juice stand:	100.00	May 26, 1938
#14591	Changing store front: Max Shlaifrock, contractor:	500.00	Sept. 10, 1940
#14882	Sign for PARADISE RESTAURANT	42.00	Oct. 23, 1940
#18202	Shelving, etc. Owner	50.00	April 7, 1944
#18972	Painting (Day labor)	50.00	Sept. 18, 1944
#21029	Painting, Shelving & Racks: Day labor:	300.00	Oct. 18, 1945
#21215	Roller Awning: A.C. Awning Co:	170.00	Nov. 5, 1945
#21044	Painting, etc: owner	200.00	Oct. 22, 1945
#26125	Painting: New Glass Blocks (approx 36 new blocks) Owner	200.00	Nov. 18, 1947
#27110	Painting & Remodeling: Owner	200.00	April 28, 1948
#27561	Remodeling for new kitchen:	1,000.00	June 16, 1948
#33359	AIR CONDITIONING: 5-tons- S.L. Hamilton, eng:		
#35202	Re-roofing: Bohnert Sheet Metal & Roofing Co:	2,000.00	Aug. 18, 1950
#36743	New Window and Misc repairs: Owner	1,000.00	Feb. 20, 1951
#645 Washington	One flat wall sign: Tropicalites:	200.00	Sept. 5, 1951
643 - 685 Wash	by owner: Painting	250.00	Nov. 15, 1951
643 Washington	A B C Neon: Painted wall sign no neon	200.00	Nov. 14, 1955
643 Washington	Owner (J. C. Devine Properties): Partial exterior painting	50.00	Max Jan. 3, 1955
#647 Wash.	67466 Syjack Construction Co.: Rework front entry - \$150. - 6/19/62 Work Comp. 12/28/62 - LML	25.00	August. 30, 1961
#647 Wash.	#67778 Owner: interior wood partitions, 3/4 ceiling height painting & minor repairs - \$500.		
#74817 Owner, J. C. Devine:	Paint exterior - \$250 - 9/23/65		
#80210 J. C. Devine, Owner:	Exterior painting - \$100 - 5/7/68 OK 5/24/68		

8/3/62 OK Saperstein 8/6/62

**Plumbing Permits:**

# 11019	Schweitzer: 2 Fixtures (no gas) May 27, 1938 Gas OK Farrey 6/24th
# 12273	Stolpmann: 1 Catch Basin, July 27, 1939
# 12472	Dulbs : 2 Water closets: 2 Lavatories : Sept. 22, 1939
# 12532	Dulbs : 1 Water closet: 1 Lavatory : October 9, 1939
# 16773	Herman March: 1 Gas range: Sept. 21, 1942
# 17532	Stolpmann: 1 Sand trap, April 1, 1944
# 17759	O. Schweitzer: 1 Gas 3-burner griddle: 1 Gas steam box: Oct. 1, 1944 PERMIT RETURNED 11/17/44
# 17849	O. Schweitzer: 2 Safe waste drains: 1 Gas range: 1 Gas water heater: Nov. 8, 1944
# 18954	Dulbs: 4 Safe waste drains: Dec. 18, 1945
# 19281	Serota: 1 Gas range: 1 Gas water heater: Reconnect 1 steam table: Feb. 12, 1946 OK
# 26633	Serota: Increasing Gas Service: to 2 inch - May 19, 1948: O'Neill-2/14/4
# 26815	Serota: 3 Sinks, 2 Safe waste drains: 4 Gas ranges: 1 Coffee urn: June 21, 1948
# 30165	Hurst Drilling & Equipment Co: One 2-inch Well: July 25, 1950

## Electrical Permits:

#1549 - 40 outlets, 3 Fans, May 13, 1930  
 #1656 10 Fixtures, July 10, 1930  
 #11699 Brill - 2 Switch outlets, 5 Light outlets, 2 Receptacles, Nov. 2, 1938  
 #13005 McLeomore - 4 Receptacles, 4 Motors, 1 Center of distribution: July 12, 1939  
 #13505 Lavigne Electric: 3 Switch outlets, 3 Light outlets, 16 Receptacles, 15 Fixtures  
 3 Centers of distribution: Oct. 10, 1939 Final-Linc. Brown 11/1/3  
 #13816 Lavigne: 6 Switch outlets, 19 Light outlets, Nov. 16, 1939  
 #15672 Max Belin: 3 Switch outlets, 1 Fan outlet: July 23, 1942  
 #18740 Lyon Electric: 1 Fan outlet: July 23, 1942  
 #25514 Tropicalites: 3 Neon transformers: Dec. 22, 1947  
 #26199 Astor Electric: 1 Center of distribution: April 28, 1948  
 #26643 Lyon Electric: 3 Switch outlets: 9 Light outlets: 9 Fixtures: 5 Motors,  
 4 Centers of distribution, 1 Service-temporary, 1 equipment service  
 Final OK--Woodmansee 12/2/48 June 29, 1948  
 #29712 Lyon Electric: 2 Centers of distribution, 2 Motors, Oct. 4, 1949 OK Meginnss 10/1  
 #31852 Hill York Corp: 3 Centers of distribution: 1 Service: July 27, 1950 OK-Rosser 10/25  
 #31853 Hill York Corp: 1 Temporary service: July 27, 1950  
 #35524 Tropicalites: 2 Neon transformers: Nov. 15, 1951  
 #38795 Lyon Electric Co: 4 Motors, Feb. 23, 1953 OK 3/2/53 Rosser  
 #40244 Lyon Electric Co: 20 Fixtures: Aug. 26, 1953 OK 8-27-53 Rpsr  
 #54317 Astor Electric: 1 motor 0-1 HP, 10/7/59 OK 10/26/59 Newbold  
 #55749 Astor Elec: 4 receptacles, 3 light outlets, 6 fixtures, 3 motors 0-1 HP, 9/12/60  
 #58367 Astor Elec Service, Inc.: 2 switch outlets; 4 receptacles; 5 fixtures - 6/20/62  
 #58487 Astor Elec Serv Inc.: 1 switch outlet; 2 receptacles; 2 fixtures; 1 motor, 0-1 hp; 1 motor, 2-5 hp - 7/17/62  
 #61775 Lyon Elec.: 1 violation - 12/1/64

LOT 16 BLOCK 34 (for entries before 1972, see card #1349)  
 SUBDIVISION Ocean Beach #1 ADDRESS 645 Washington Ave  
*NOVELTIES - FAULT*

ALTERATIONS & ADDITIONS

1349-B

**Building Permits:**  
 12-10-80/#19410/reroof/Semino Roofing/\$3,500

**Plumbing Permits:**  
 #61593 6/12/84 Manuel Fuentes Plumb - 2 rgh, 2 set lavatory, 1 rgh, 1 set urinal, 2 rgh, 2 set water closet

#79839 11/5/84 Victoria Elect.- 42 fixtures, 4 gan paddle

**Electrical Permits:**

# 257-A.B.C

COASTAL CONTROL ZONE  
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

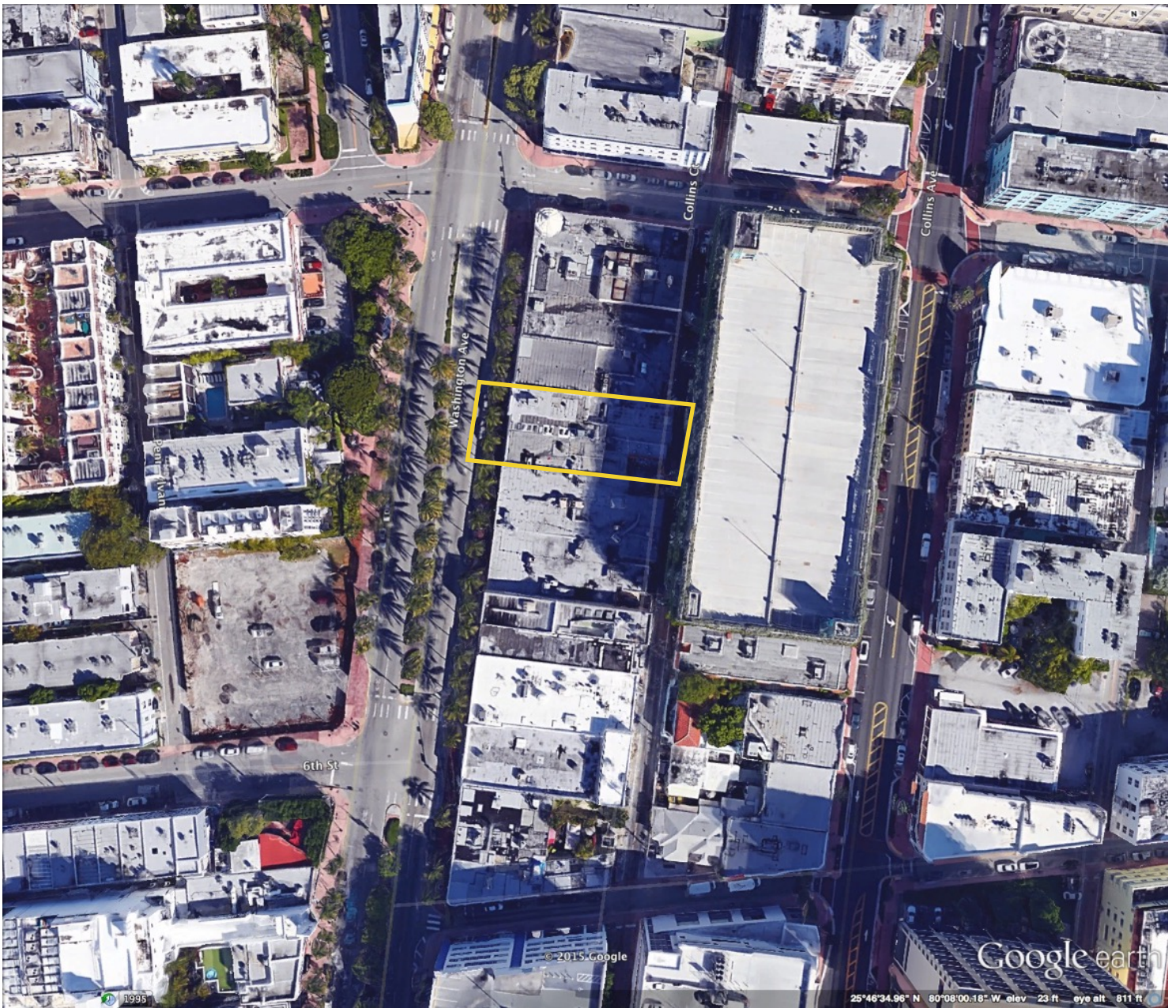
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.	COMMENTS	BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL %		PERMIT NO.
12-8-88		INTERIOR PAINTING	400.00				18880367
7-10-89		PAINT UP					18891636
		TEN FORMATION #131	279.00				

BUILDING PERMITS: #SB880361 - 12-8-88 - Miami Artworks, Inc. - Interior painting and clean up -  
\$400.00  
#BS891636 - 7-10-89 - Termite & Fumigation - Tent fumigation - \$279.00

PLUMBING PERMITS: #P8801255 - Advance Leverock - 2 Lavatory, 1 laundry tray, 1 sink, pot,  
1 water closet, 1 indirect wastes, 1 heater-new installation - 9-9-88



601 - 685 WASHINGTON AVENUE



ABOVE: AERIAL PHOTOGRAPH ABOVE courtesy GOOGLE EARTH  
 RIGHT: HISTORIC PHOTO circa 1980'S courtesy CMB

657 - 665 Washington Avenue

ARCHITECT:	E. L. ROBERTSON
YEAR BUILT:	1932
DESIGNATION:	CONTRIBUTING
STYLE:	SPANISH MEDITERRANEAN

2015 PHOTOGRAPH ABOVE







ABOVE: 2015 PHOTOGRAPH (11)

BELOW: 1988 PHOTO courtesy PROGRESSIVE ARCHITECTURE MAGAZINE 11.1

## 657 - 665 Washington Avenue

These unique commercial frontages are part of the entire northern section of the 600 block including 675 + 685 Washington Avenue. These buildings were completed in complimentary architectural styles by Architect E. L. Robertson in the late 1920's to early 1930's. . 657 - 665 was completed first in 1932 - 1933 with 675 + 685 then completed in 1934. Robertson designed a majority of the buildings on this block. .

This row of storefronts is notable for its architectural significance, as it displays a highly detailed Art Deco monumentality which crafts a presence on the street. Front elevation facades are staggered in relationship to the actual property line.

This was the first building constructed on this block in 1925 - and was designed by the prolific & noted Architect E. L. Robertson in a transitional Mediterranean Revival style with art deco lines. Beginning with his first designed building in this row - 641 - it is interesting to note in the photo above how his strong horizontal design gestures began lower on the facade and then went higher - as in the 655 portion - and then up to the top of the parapet wall in 665 - 685. And this horizontal design became more geometric in the later buildings.







The majority of this block has been custom designed by the same architects as the story of 1920's one-story commercial building architecture as it evolved from art deco and med deco towards a more International Style architecture..and as a pre-cursor to MiMo - Mid Century Architecture.... (11)

It is fascinating how the Architects have taken the themes of columns and horizontal ornamentation bands and have changed them from building to building. The later themes without bands of floral ornamentation become almost pure geometry, and as such are a bridge to the later MiMo or Mid century forms. Look at the later column capital on page 82 which makes the void-space the most important space - without any classic column capital and just containing the smaller panel.

These architects have carried consistent architectural themes throughout the block. As these themes morph from building to building the ornamentation becomes more geometric and assumes different personas. In places there is no ornamentation at all and the structure becomes the ornamentation; as in the horizontal ocean-wave motif with rounded-end bricks in the photos at left and above.

Significant architectural details include the addition of fluted vertical pilasters with intricately designed floral motif reliefs and ornamentation on column capitals, the stepped cornice above the pilasters. And uniting everything is the symmetrical architectural organization of the massing as seen from Washington Avenue.  
2015 PHOTOGRAPHS by ARTHUR MARCUS





ABOVE: 2015 PHOTOGRAPH  
LOOKING NORTH IN FRONT OF  
665 WASHINGTON (11)

RIGHT: HISTORIC PHOTO circa  
1980's courtesy CITY OF MIAMI  
BEACH PLANNING & ZONING,







In addition to its architectural features, this row played a very prominent part in the 1980's renaissance of South Beach.

The Strand Restaurant @ 661 became the new social center for South Beach, having taken over the former Famous Restaurant space. MDPL (Miami Design Preservation League) was then located a few doors down the block.

In 1982 the richly painted polygonal corner at 685 Washington was featured on the cover of Progressive Architecture magazine, headlining a piece about the district's preservation and revival. This photo is on page one of this report. This publication marked the turning point in the efforts of Barbara Capitman to preserve these Art Deco buildings and create a new 20th century Historic District.

'In late 1986 three entrepreneurs from New York's downtown 'scene' opened the Strand at 671 Washington Avenue, formerly a popular delicatessen called 'the Famous'. The Strand quickly became the social center of the Beach. For some years the Miami Design Preservation League had its headquarters next door at 661 Washington. During the late 1980's and early 1990's, the Miami Beach Development corporation (MBDC, - now the Miami Beach Community Development Corporation) held its monthly networking dinners for South Beach pioneers in the Strand's private dining room. The MBDC dinners shared space and schedule with the forums of the South Beach New Democrats and with the Acme Stage Company, an artistic and cultural pioneer of a revived entertainment scene. Later in the 1990's this block of Washington Avenue almost entirely succumbed to nightclubs and bars, rendering its storefronts dark and empty during the day.' (12)

TOP + CENTER PHOTOGRAPHS (14)







yelp.com by pea p.,  
berkeley, california 4.08.07

*'The Strand was the social center of the small and growing verbal south beach renaissance of the 1980's and 1990's. The time when South Beach was re-invented and re-designed.'* (13)

*'Ah! ....the famous Strand -- a restaurant that existed for 8 or so glorious years from 1986 - 1993(?) The one founded by Gary Farmer, Irene Giersing and Mark Benck that was like something out of (the movie) Casablanca. With Scratch, the Tropics and the Cardozo... The Strand was the only place open at night on South Beach. And since, in those days, the Cardozo was only a front for a money laundering scheme, really the Strand and Scratch were the only two places to get a nice dinner...' (13)*

*'The Strand was there in the early early days of the revival, when cops still came around asking for protection money; when there was still a Botanica next door where you could buy a live chicken to sacrifice in your Santeria ceremony; with Watergun on the corner theoretically selling leotards and aerobic clothes but which \*might have been\* a front for an arms dealership. The Strand that made it through Hurricane Andrew! The Strand that let the Yale Glee Club sing for their supper! Well, I could go on, and probably will one of these days.... my beloved ... "The Strand".'* (13)

ARCHITECTURAL DETAIL @ 665 WASHINGTON AVENUE (11)





ARCHITECTURAL DETAILS @ 665 WASHINGTON





Owner Devine Properties

Permit No. 4998

Mailing Address

Cost \$ 8,000:

Lot 18 Block 34

Subdivision OCEAN BEACH #1 Address 657 - 661 - 665 Washington ave.

General Contractor Owner bu

erintendent

Bond No.

Engineer

Architect E.L. Robertson

Area 18

Zoning Regulations: Use BB

Lot Size 50 x 140

Building Size: Front 39'6"

Depth 76'

Height 20'

Stories

Certificate of Occupancy No.

Use STORE

Type of Construction CBS

Foundation Reinforced concrete Roof ?

Date Aug. 16, 1932

Plumbing Contractor

Sewer Connection

Date

Temporary Closet

Date

Plumbing Contractor

Bath Tubs

Date

Water Closets

Showers

Date

Lavatories

Sinks

Date

Urinals

Gas Heaters

Date

Gas Stoves

Gas Turn On Approved

Date

Gas Radiators

Rough Approved

Date

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Tank Size

Date

Electrical Contractor # 3140

George LaVigne

Address

Date Oct. 5, 1932

Switch 30

Range Motors

Fans Temporary Service

OUTLETS Light 6

HEATERS Water

Centers of Distribution

Receptacles

Space

Centers of Distribution

Refrigerators

Sign Outlets

Date

Irons

Sign Outlets

Date

No. FIXTURES

Electrical Contractor

Date

FINAL APPROVED BY

Date of Service

Date

Alterations or Repairs—Or ex# 3704 - REPAIR STORE FRONT -

\$ 3,000: Mar. 5, 1930

OVER

E.L. Robertson, architect

Date

## ALTERATIONS &amp; ADDITIONS

#659 Building Permits: #14286 - 1 SIGN 3'x6'6 MARGARET ANN STORE - Claude Southern Corp. \$175..July 8, 1940  
 #16259 ADDITION TO STORE - Wm. Bordeaux, architect: \$4,000: Oct.11, 1941  
 51' x 39' O'Neill & Orr, Inc. contractor  
 #16685 SIGN - Acolite Sign Co: \$100: Jan. 2, 1942  
 #18193 Resetting front entrance - shelving - storage for oils - \$200: Apr. 2, 1944  
 Prufert Construction Co.  
 #18240 Painting wall sign - BEACH PAINT CO. "GLIDDEN PAINTS" \$50: Apr. 19, 1944  
 Acolite Sign Co.  
 #19460 SIGN 2x6 (metal sign) Max Landesman, painter Dec.4, 1944  
 #18666 Outside neon sign "GLIDDEN PAINTS" 4x5 \$25 July 10, 1944  
 #74818 Owner, J. C. Devine: Paint exterior - \$250 - 9/23/65

Plumbing Permits: # 5122 C.J. Dulbs - 4 fixtures April 3, 1930  
 #16051 C.J. Dulbs - 1 water closet, 1 lavatory, October 21, 1941  
 #76269 Bill's Sign Shop: Sign painted on wall - JOE'S ICE CREAM PARADISE - \$20 - 5/11/66

Electrical Permits: # 1493 Lyons Electric 40 outlets - April 3, 1940  
 #659- PIGGLY-WIGGLY -#8482 - 1 meter - Ingalls Electric Co: April 5, 1937  
 #15212 - Claude Southern Corp: 2 neon transformers July 8, 1940  
 #17801 Geo. LaVigne 7 switch, 43 light outlets, 9 receptacles, 43 fixtures, and  
 2 centers of distribution - October 21, 1941  
 #17901 Geo. LaVigne - 1 temporary service November 1, 1941  
 #18263 Acolite Sign Co. 1 neon transformer January 2, 1942  
 #20198 Acolite Sign Co. 2 neon transformers April 19, 1944 BEACH PAINT CO.  
 #20357 Acolite Sign Co: 2 neon transformers July 19, 1944

Lot                      Block                      Subdivision

# ALTERATIONS & ADDITIONS

Building Permits: #83437 Owner Interior Alterations No Structural Change. \$7,000.00 12/10/69  
#00022 - owner - repairs \$200.00 11/9/71

- #21937 4/1/82 Fausto Omn Hernandez - repair half of roof \$1,500.
- #22343 6/11/82 F.F. Centurion stores exterior painting 32b art deco project \$800.
- #22480 7/13/82 F.F. Centurion sign painting \$80. (657 Wash)
- #31224 - 10-29-87 - Owner - Interior Painting - \$500.00 ✓
- #31302 - 11-10-87 - Owner - Paint signage with name of gallery - \$150.00 ✓

Plumbing Permits: #47576 - Serota Plumbing Co. - 5 water closets - 6 lavatories - 2 showers  
1 urinal - 1 dish washing machine - 2 grease traps - 5 floor drains sand  
trap - 3 safe waste drains - 3 gas range - 1 steam tables - 4 broilers  
2 frylators - 2/12/70

#62734 7/21/86 Lancelot Plumb - 2 rgh, 2 set floor drain, 1 rgh, 1 set lavatory, 2 rgh, 2 set sink, pot/3 comp

Electrical Permits: #67935 - Miami Beach Elect. Exchange Serv. 5 switch outlets - 15 light outlets  
20 fixtures - 3 reffrig. outlets - 3 motors 0-1 HP - 1 motor 6-10 HP 5/13/70  
#81311 8/25/86 Toca Elec - 1 repair

#82530 - 10-30-87 - 1 Alarm control, 11 devices, double fee - United Tele. Sentinel ✓



Lot 18 Block 34 Subdivision OCEAN BEACH #1

# ALTERATIONS & ADDITIONS

## Building Permits:

#79223 Giffen Industries, Inc.: Re-roof 40 squares - \$1,795.00 - 10/31/67  
 #79443 Syjack Const., Co.: Interior Alterations no structural changes, for dental office - \$20,000 - 12/11/67 *OK 3/4/68*  
 #79462 Climate Control Contractors, Inc.: Install duct work to existing installation - \$700 - 12/14/67  
 #80212 J. C. Devine, Owner: Exterior painting - \$100 - 5/7/68 *OK 5/21/68*

## Plumbing Permits:

#46308 Hanlon Plbg. Co.: 1 water closet, 6 lavatories, 3 sinks, 5 dental chairs, 1 drinking fountains, 1 water htr (elect) 1 developing tank, 9 bunson burners - 12/12/67 OK ROTHMAN 3/4/68

## Electrical Permits:

#65324 Jonesy Elect. Co.: 20 switch & 31 light outlets, 29 receptacles, 1 water heater outlet, 34 fixtures, 2 fan outlets, 1 motor 0-1 hp, 2 appliance outlets - 12/8/67

COASTAL CONTROL ZONE  
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
7-10-89		Tent Fumigation	\$279.00				BS891642
7-10-89		Tent Fumigation	\$279.00				BS891642

BUILDING PERMITS: #BS891643 - 7-10-89 - Termite & Fumigation - Tent fumigation - \$279.00  
#BS891642 - 7-10-89 - Termite & Fumigation - Tent fumigation - \$279.00



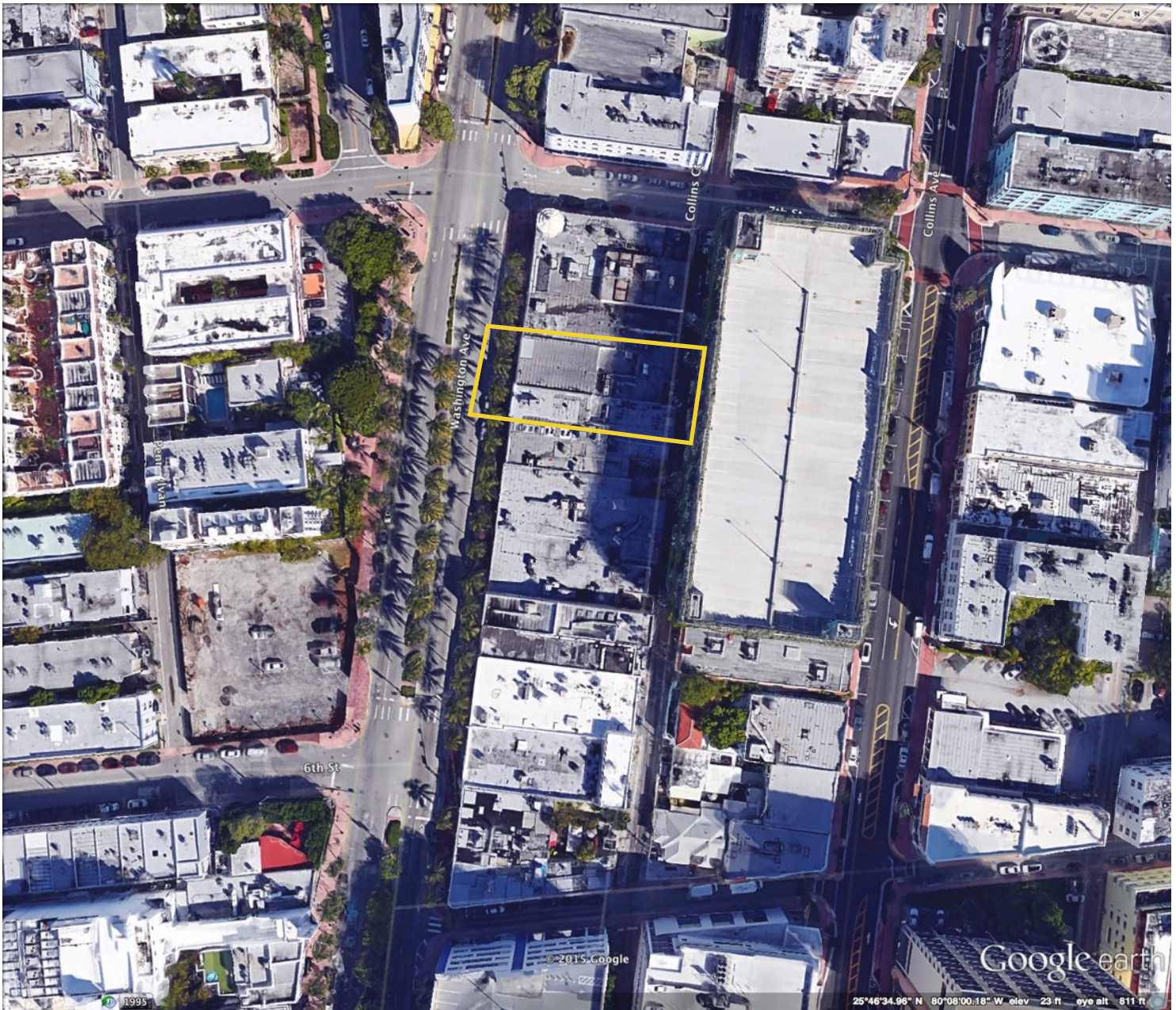
## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
10-887		INTERIOR PAINTING	\$500.00				31224
11-087		Paint signage with NAME OF GALLERY.	\$150.00				31302



601 - 685 WASHINGTON AVENUE

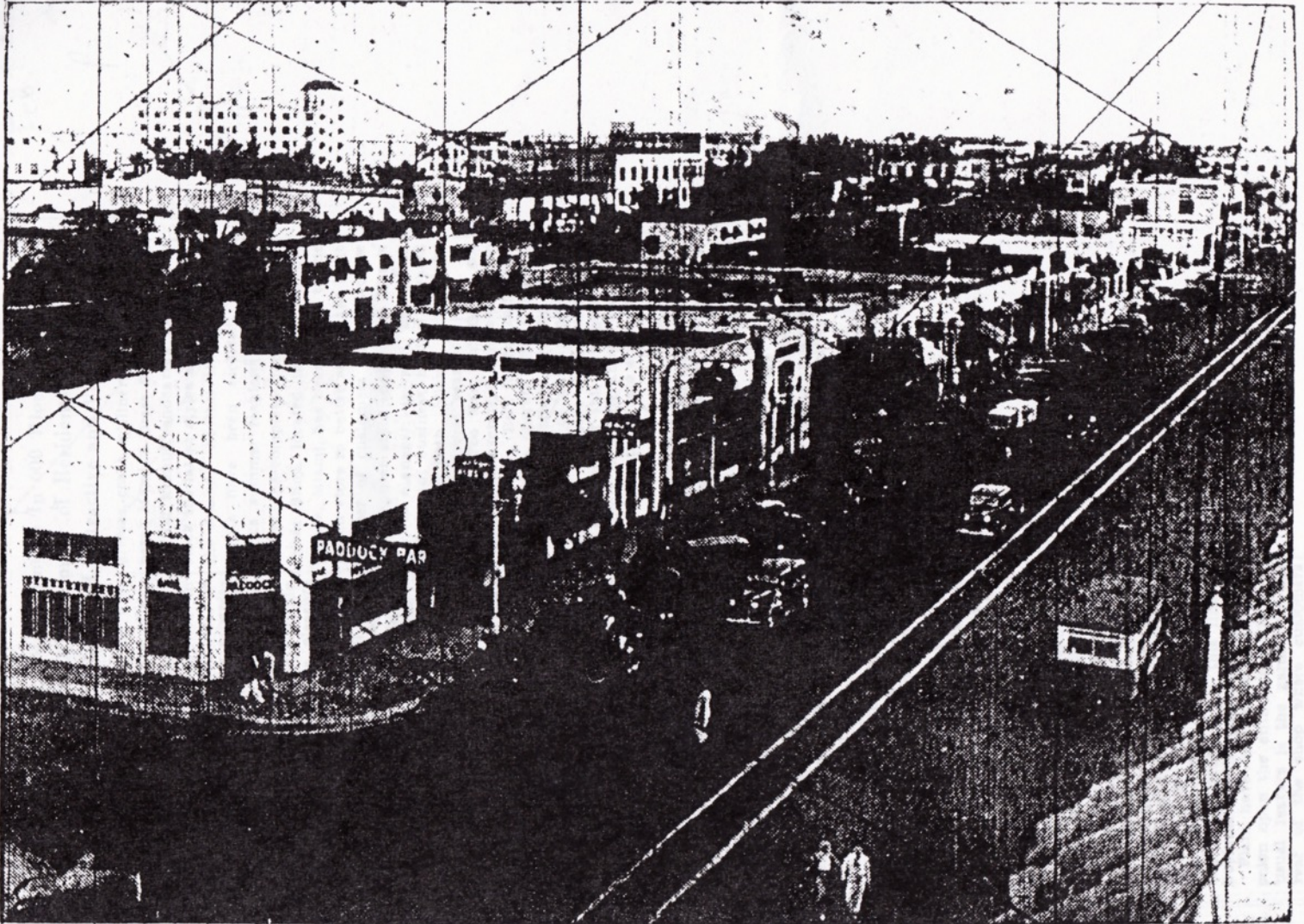


665 - 675 WASHINGTON AVENUE

ARCHITECT:	E. L. ROBERTSON
YEAR BUILT:	1933
DESIGNATION:	CONTRIBUTING
STYLE:	ART DECO



# PROGRESSIVE FIRMS FOUND IN WASHINGTON AVE., MIAMI BEACH



This view in the 600 block, Washington avenue, Miami Beach, shows the modern stores, shops and other establishments that serve the residents of the city and winter visitors. Among the firms that report an unusually active business and are widely patronized are the Capitol Dress Company, 627 Washington avenue, which also has its original store at 244 N. Miami avenue, Miami; the Jacques Beauty Salon, 677 Washington avenue; the Wolfson Realty Company, 663 Washington avenue; the Miami Beach Hardware and Paint Company, 621 Washington avenue; Mamie's Dress Shop, 653 Washington avenue; the Tip Top Bar and Grill, 663 Washington avenue, and the Miami Beach Cycle Company, 623 Washington avenue.

ABOVE ARTICLE FROM MIAMI HERALD FEBRUARY 17, 1935, P. 9-B.

This corner building and the elevations along the 600 block of Washington Avenue has always been noted as one of the most iconic pieces of architecture in South Beach. *'The prominent polygonal corner pavilion, a translation in modern styling of the city's Mediterranean revival corner towers, illustrates a local tradition of urban continuity in the face of stylistic change.'* (10)

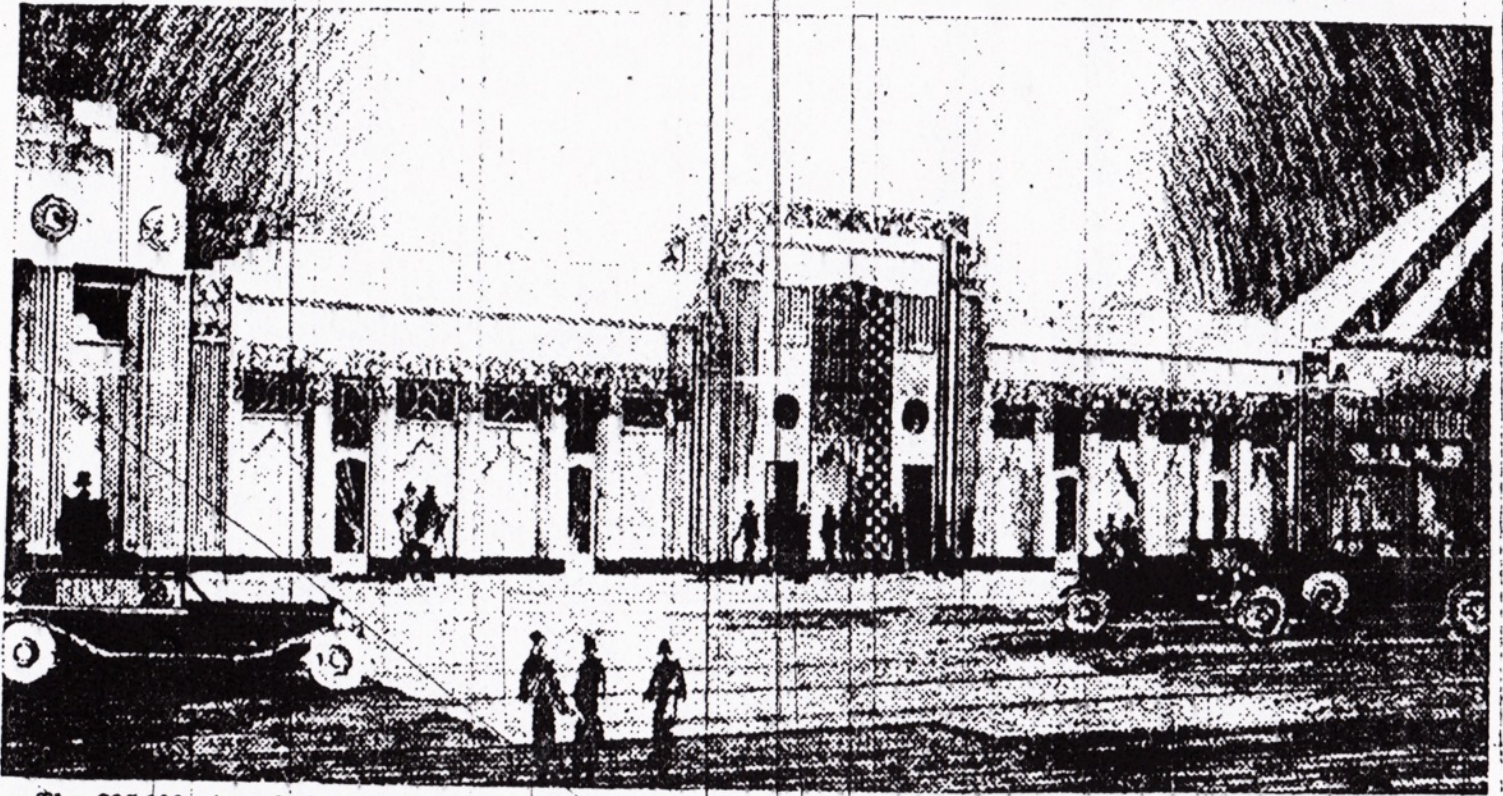
As mentioned previously the prominent cover magazine feature of this building was a prime motivation behind the designation of this Historic District.



THE HERALD, MIAMI, FLORIDA

HERALD TELEPHONE

## PLANS OF \$25,000 STORE BUILDING OF MODERN DESIGN



The \$25,000 store building, which is being erected by J. C. Devine Properties in the 600 block in Washington avenue, Miami Beach, will feature the modern architectural design as illustrated by the above drawing by E. L. Robertson, architect. This is the third business building to be erected this year in the 600 block by the Devine company, which recently completed a building containing three stores, and another is under construction adjoining the new store. The company has extensive holdings in Miami and Miami Beach and is planning further improvements this year, J. P. Caldwell, property manager reported.—Photograph by W. A. Fishbaugh.

FROM THE MIAMI HERALD MAY 18, 1930

"The \$25,000. store building, which is being erected by J. C. Devine Properties in the 600 block of Washington Avenue, miami Beach, will feature the modern architectural design as illustrated by the above drawing by E. L. Robertson, architect. This is the third business building erected this year in the 600 block by the devine company, which recently completed a building containing three stores, and anoretic is under construction adjoining the new store. The company has extensive holdings in Miami and Miami Beach and is planning further improvements this year..."





The Architect E. L. Robertson expertly wove the different phases of construction into a cohesive whole.

There is a rhythm to the designs. At 655 - 665 there is more of a preponderance of floral motifs. By the time the designs morph towards 7th Street they become more geometric.

Left; Column capitals become substituted by blank spaces which lend the suggestion of column capitals. (11)

Above: Panoramic photo with 685 Washington at left and 665 Washington at right. (11)



# MIAMI BEACH BLOCK IS BUSINESS CENTER

Many Modern Retail Establishments In 600 Block, Washington Avenue, Serve Increasing Number of Residents and Visitors; Buildings Are Well Equipped, Attractive and Ventilated.

The 600 block in Washington avenue, Miami Beach, just south of the William Penn Hotel, is one of the most popular shopping centers in Miami Beach. Centrally located, the block is solidly occupied by progressive merchants and service specialists in many different types of business. Here the customer may find practically everything he may desire within easy distance, making it a pleasure and economical, as well as time-saving, to shop in this block. Ample parking space is available at all times. The establishments are housed in well-equipped, adequately ventilated and otherwise attractive buildings.

Among the many popular establishments that are located in the 600 block of Washington avenue are the following:

Known as one of Miami Beach's smartest men's shops, the Beach Toggery Shop, 601 Washington avenue, under the management of I. Aronovitz, is now showing the advance style trends that will be featured in the North this summer. Only the nationally known brands of men's wear and accessories are stocked at all times. This firm, which was formerly located at 512 Collins avenue, is operated the year around. A feature is sportswear for men of discriminating taste.

While the Miami Beach Capitol Dress Company, located at 627 Washington avenue, is but little more than a year old, its parent store, the Capitol Dress Company at 244 North Miami avenue, is one of Miami's pioneer dress shops.

It has been the policy of Mr. and Mrs. H. L. Greene, who own and operate these stores, to make frequent buying trips to New York in order that their shops would be first with the newest creations from the important style centers. They also prefer to sell for less, depending on larger volume for profits. That their policy has been successful is evidenced by the popularity of both their stores.

More than 20 expert beauticians, under the personal direction of M. Jacques, comprise the staff of the Jacques Beauty Salon, 677 Washington avenue. Mr. Jacques, who was trained under Antoine of Paris, and has operated beauty salons in some of the largest centers in the country, is widely known in Miami Beach, having been identified in this line of business for the past eight years.

Plans have been made to keep the salon open the entire year. An unusual feature is the garden in the rear of the shop where customers may have their beauty treatments if desired.

In an effort to better satisfy the growing demands made upon them, the Wolfson Realty Company, Inc., maintain two offices in Miami Beach. A large staff of salesmen and realty experts work out of both offices, located at 2214 Collins avenue and 664 Washington avenue. O. Philip Wolfson, whose past business experience in South Florida covers

dress, coats, millinery and beach apparel, Mamie's Dress Shop, 685 Washington avenue, endeavors to keep in stock the latest styles and fashions of the season. At this time new shipments have been received of advance summer fashions and, in addition, the complete stock of Mamie's Dress Shop, located in the Seybold arcade, Miami, has been added to the Beach store to better satisfy the large number of customers who patronize this popular style shop. Mrs. Mamie Ferris, manager, is well known in this line of business, having operated stores in both Miami and Miami Beach for several years.

The Tip Toe Bar and Grill, 663 Washington avenue, is a new addition in the block. Bert Harris and Alvin Jacobs, who operate the Columbus Coffee Shop in Miami, are the owners and operators of this popular restaurant. Dinners and sandwiches are a feature of this new grill which is rapidly becoming known as one of the more popular late spots in Miami Beach.

The growing popularity for bicycle riding has caused an unusual demand for bikes this season, according to Humbert Morantonio, owner of the Miami Beach Cycle Company, 623 Washington avenue.

Over 50 bicycles are kept rented daily. In addition to rentals, a sales and service department is maintained. Toys, games and novelties are also handled.

LEFT: ARTICLE FROM MIAMI HERALD  
FEBRUARY 17, 1935, P. 9-B).

BELOW: PHOTO OF MIAMI BEACH FEDERAL SAVINGS circa 1930's courtesy HISTORY MIAMI







ABOVE: 665 WASHINGTON  
AT CENTER (11)

LEFT: 685 WASHINGTON IN  
FOREGROAUND WITH 665  
WASHINGTON IN  
BACKGROUND. (11)

Owner J.C. DEVINE PROPS.	Mailing Address	Permit No.	5007 & 556	Date	8.25-1932 Oct. 9-1933
Lot 18-19 19	Block 34	Subdivision Ocean Beach #1	Address	665 Washington avenue	
General Contractor	Owner with supt.	1352	Address	669 - 671 & 675 Washington ave.	
Architect E.L. Robertson	Owner with supt.		Address		
Front 22-6	Depth 61'2"	Height 17'2"	Stories	Use	store STORES
Type of construction 8/8/8/	Cost \$3,000.00	Cost \$10,000.00	Foundation	Reinf. concrete	Roof Composition
Plumbing Contractor	C.J. Dulbs # 6770	Address	Date	Oct/13-1933	
Plumbing Fixtures 10	Rough approved by	Address	Date		
Gas Stoves		Address	Date		
Gas Heaters		Address	Date		
Sewer connection — one —	Final approved by	Make	Date		
	Septic tank		Date		
Electrical Contractor	Geo. LaVigne # 3709	Address	Date	Oct. 23-1933	
Switch	Range	Fans	Temporary service		
OUTLETS Light 48	HEATERS Water	Centers of Distribution			
Receptacles	Space	Address	Date	Dec. 7-1933	
Electrical Contractor	Geo. LaVigne #3831-	Address	Date		
No. fixtures set 30	Final approved by		Date		
Date of service					
Alterations or repairs # 8947: REMODELING FOR RESTAURANT (C.E. Lehman) \$ 1,000.00 Date Oct. 27-1936					
#9929 - Bernstein's Restaurant (671 Washington)	REMODELING-	\$ 500.00-	June 4-	1937	
A. Kaplan, contractor --- E.L. Robertson, architect					
# 13190- REMODELING (Sam Levine, contractor)		\$ 100.00 -	Oct. 31-	1939	
# 13370- ADDITION (Waldorf Cafeteria) owner builds		\$ 200.00-	Nov. 29-	1939	
					Over



# ALTERATIONS & ADDITIONS

## Building Permits:

#16930- Remodeling- Front counter to be 18" from building line - \$100: 7-20-42  
671-675 Washington ave:

"# 16941 - Remodeling old restaurant (day labor) Gerard Pitt, architect: \$ 500: July 29, 1942  
" # 16966 - 1 Sign - Claude Neon Southern Corp:  
" # 17265 - Repairs- owner- \$ 250.00 May 3, 1943  
" # 17312 - Concrete slab for garbage cans - Giller Contracting Co. \$ 50.00 June 11, 1943

# 17658 ... Rehang sign (flat on wall) American Sign Co: \$ 100: Oct. 8, 1943  
# 17800... Painting interior, of barber shop - Griner Painting Co: \$ 150: Nov. 22, 1943  
# 17945 ... Addition to bar .. Gerard Pitt, architect: \$ 200: Jan. 1, 1944

669(Groot)#19509... Counters and partitions... Sam Ravits, contractor: \$ 850... Dec. 14, 1944

71 Wash. #21046...Installing partition in center of large store..Owner...\$500....Oct. 22, 1945

71 Wash. # 21197 Remodeling for restaurant - owner  
\$ 400..... Nov. 2, 1945  
75 Wash. # 21201 Shelving & painting day labor  
\$ 300: Nov. 2, 1945

## Plumbing Permits:

#10048 - Dulbs- 1 lavatory May 8- 1937  
#12630- Leo Hohauser - 1 sink Nov. 1- 1939 --

"# 16727 - Charles Pates- 3 sinks, 2 floor drains, 1 gas range: July 20, 1942

"#16731- Charles Pates- 1 SEWER connection and 2 gas ranges: (671 Wash. ave) July 29, 1942

# 17012- C.J. Dulbs - 2 water closets - 1 lavatory - May 1, 1943

#17045 - C. Dulbs- 1 sand trap - June 9, 1943

# 17850... C.R. Martin... Removing 6 lavatories, Nov. 8, 1944 (Marty's Barber Shop - 669 Washington

root) # 17991.. Nathan Serota: 1 sink, 1 sand trap, 1 gas (boiler), 1 gas griddle Dec. 22, 1944

root) # 18025 Nathan Serota.. 1 safe waste drain.... Jan. 16, 1945

## Electrical Permits:

# 5604- S & L Restaurant- 3 outlets - 1 stove - 1 fan - Sept. 28-1935  
7180 - (Lehman- 671 Wash) FC AST- 3 stoves - Sept. 28-1936

#9037- Rafael Electric- 4 light outlets - alteration - July 28- 1937

# 18753- Lyon Electric- 2 switch, 16 light outlets, 11 receptacles, 16 fixtures,

3 appliances, 9 motors, 1 center of distribution August, 1, 1942

# 19666 Lyon Electric - 1 switch outlet, 1 light outlet, 1 receptacle, 1 fan outlet, 1 motor,

Sept. 24, 1943.....

root .. # 20883 Ace Electric: 5 switch outlets, 5 receptacles, 1 refrigerator, 1 appliance,

5 motors, 1 center of distribution Jan. 23, 1945

" # 20972.. Ace Electric: 2 fan outlets (ceiling) April 11, 1945

Lot 17 + 78 x Block 34 Subdivision OCEAN BEACH NO. 1  
ALTERATIONS & ADDITIONS

**Building Permits:**

- 655 Washington: 56012 Owner: Devine Properties: Installing plate glass window 16' x 7' in front (Washington Avenue) April 30, 1958. OKAY MS 8/4/58
- 671 Washington: 64736 Owner: Install bar counter and bar fixtures - \$200. - May 3, 1961
- 651 Washington: 64843 Air Cond. & Appliance Center: 1 - 2 h.p. pkg. unit air cond. - replacement - \$600. - May 12, 1961  
OK PLAAAG 5/29/61
- 655 Washington: Exterior Painting - \$100. - 8/30/61
- 671 Wash. Ave.: exterior front painting by owner - \$50 - 11/13/61
- 645-51 Wash. Ave.: Exterior Painting - \$100. - 11/20/61
- 671 Wash. Ave.: 67191 Owner: Famous Rest.: General refurbishing to care care of fire damage; no structural work - \$5,000. - 5/3/62
- 661 Wash. Ave.: 67209 Owner, J. C. Devine: Stud partition lath and plaster both sides and entrance door for 661 Wash. - \$600. - 5/4/62 WC 1/3/63 Le Grand
- 661 Wash. Ave.: 67338 Miami Air Condition Co.: Install 1 - 3 ton air cond., pkg. unit - \$900. - 5/28/62 OK PLAAAG 7/9/62
- 671 Wash. Ave.: Owner, J. C. Devine, Famous Rest.: Paint front of bldg. - \$250. - 10/21/63
- 671 Wash. Ave.: #76136 - GIFFEN INDUST., INC.: Re-Roofing - \$375.00 - 4/15/66 Work compl., per McLaughlin, 1/23/67
- 673 Wash. #77372 Air Cond. Serv. Inc.: Install 1 - 10 ton A.C. system and 1 kitchen ventilating hood - \$3500 - 11/15/66 OK PLAAAG 11/18/66
- 665 Wash. #77375 Giffen Industries, Inc.: Reroofing - 16 squares - \$750 - 11/15/66

**PLUMBING PERMITS:**

- 655 Wash Electrical Permits: #57251 Gray & Co.: Violation - 8/31/61 OK Meginniss 8/31/61
- 671 Wash: #58185 E & E Electric Co., Inc.: 2 switch outlets; 6 receptacles; 13 light outlets; 24 fixtures - 5/14/62
- 661 Washington Ave #58215 Tri-City Electric Co., Inc.: 1 meter change - 5/18/62 OK Scarborough 5/18/62
- 651 Wash. #58321 S & S Elec. Co.: 1 serv. equip. - 6/8/62 OK Meginniss 6/13/62
- 671 Wash. #64987 Kammer and Wood, Inc.: 1 serv. equipment, 200 A - 8/24/67



Lot	Block	Subdivision	ALTERATIONS & ADDITIONS
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## Building Permits:

#82840 Famous Restaurant - owner New decorative front on building \$1,500.00 8/19/69

#876 Airko Air Conditioning: 1 central air conditioning 10 ton 10/24/69

#83614 - Tirone - Patelsky - Construct addition as per plan. Permit for new addition and bathrooms in locker room. \$25,000.00 1/19/70

#84162 - Carruth Roofing Co. - New Roof job. 24 squares \$950.00 5/8/70

#84752 - Tirone &amp; Patelsky - Addition and alterations as per plans \$14,000.00 8/6/70

#06626-Owner-Exterior painting-\$375-12-16-74

#11653-Famous Restaurant-671 Washington-Replace existing doors-\$650-7-6-77

#17042-Jalco, Inc.-Replacemnt riviera aluminum awning-\$1400-11-12-79

## Plumbing Permits:

#48881 - Peoples Gas - 2 rgh 2 set dryers gas outlet 1/12/72

#48954-Serota Plumbing Co.-1 Floor drain, 1 Lavatory, 1 clothes washer, 1 sink slop, 1 uninal, conn. for 2 gas dryers-2-17-72

#49048-People Gas System-Nat Meter set-3-27-72

#49963-Peoples Gas- 1 grill-6-5-73

## Electrical Permits:

#67594 Miami Beach Elect. Ex. Service - 58 light outlets - 19 receptacles 12/30/69

#67779 - Miami Beach Elect. Ex. Service - 27 light outlets - 6 receptacles - 2 water heater outlets 1 range outlets - 3 refrigerator outlets - 1 fan outlets - 7 motors 0-1 H<sub>u</sub> - 3 motors 2-5 HP - 1 motor 6-10 HP - 1 service equip. 3/18/70#69516-Griffin Electrical Contractors- 30 Ton A/C-3-15-72  
As per owners request he has changed contractors from Miami Beach Elect. to Ocean Elect. 10/15/70

671 Washington-#75396-Wells Fargo Alarm- Alarm BA , 2-3-22-79

LOT: 18-19

BLOCK: 34

SUBDIVISION: 051

ADDRESS: Washington Ave

665-669-671-675

**ALTERATIONS & ADDITIONS****BUILDING PERMITS**

- #22343 6/11/82 F.F. Centurion exterior painting 32 b art deco project \$800.  
 #M06015 12/27/82 Atco Conditioning Serv - 1-10 ton air cond central (existing 20 tons splirghe  
 replace for 1-10 tons same place same position same ducts resturat  
 #28569 5/28/86 Contemporary Restoration stucco repair & pressure cleaning only, no repainting  
 painting, no struct repairs \$1,000.  
 #91812 6/30/86 Miami Storefront Corp - reopen storefront openings & install new store front  
 fronts as per plans \$10,000.  
 #28875 7/17/86 Abracadabra Neon sign installation 24 sq ft "The Stand" \$2,600.  
 #M08378 8/21/86 Imperial Air Cond air cond central 20 ton, duct work only  
 #91874 5/8/86 owner general maintenance and repair 263 seats as per plans \$3,500.  
 #29098 9/5/86 Contemporary Restoration exterior painting \$800.  
 TEMPORARY CERTIFICATE OF OCCUPANCY #5135 dated 11/18/86 (see C.O. for conditions)  
 #29779 2/3/87 Miami Beach Awning 1 canopy as per plans \$1,900.  
 CERTIFICATE OF OCCUPANCY #5179 2/4/87



#M9205 - Imperial Air Cond. - Cooling towers, No permit, Mandatory 303.3 - 8-5-87

**PLUMBING PERMITS**

- #62854 9/26/86 Florida Gas 4 water heater gas, 1 steam table, 4bavens, 2 dishwasher  
 2 fryers, 6 gas range, 1 broiler  
 #62960 11/18/86 Lopez Fraxedas Corp 2 catch basin, french drain 184 cu. ft.

**ELECTRICAL PERMITS**

- #78425 2/10/83 Seaboard Elect - repair fire damage, 1-400A service 2-200 A panels  
 #81326 8/27/86 Vern Griffith Elec - repairs  
 #81382 9/16/86 El Al Elec - 1 service temp  
 #81427 9/30/86 El-Al elec - 6 switch, 15 light outlets, 10 recept, 10 fixtures

Lot 18 &amp; 19 Block 34

Subdivision OCEAN BEACH #1 - 669 - 671 - 675 Washington Avenue

## ALTERATIONS &amp; ADDITIONS

#671 Building Permits: # 21386 Awning Deering Awning Company \$ 125.... Nov. 21, 1945  
 Famous Restaurant: # 21902 - Three 6" galvanized vent stacks - Earl Linder, contractor: \$175.. 2/5/1946

#665 # 22508- Partitions.... Sam Revitz.... \$175.00..... May 25, 1946  
 #661 #22845 - Addition for Storage \$800. Arkin July 27, 1946  
 #665 # 25130 Flat wall sign - York Sign Co: \$ 50. August 8, 1947  
 #671 # 25397 Painting-inside - Sailor Jim - \$ 300..... Sept. 19, 1947  
 #671 Washington A. # 28320 Painting - touch-up - Owner \$ 50.... Sept. 28, 1948  
 #671 (Famous Restr.) # 30792 Remodeling and enlarging dining room - 40 seats - Gerard Pitt, architect: Owner \$1,000..... Sept. 19, 1949

#661-665 wash. #50230 endure-A-lifetime awning: 2 Aluminum Awning Shutters- \$400- May 22, 1958  
 #661-665 wash. #50300 ABC Neon: Flat wall neon sign- 14'x3'-42 sq ft- \$350 June 2, 1958  
 #657 Wash. #50400 Miami Air Cond: 1-5 ton built-up air cooled air conditioner- \$1500-6/17/58

671 Washington - Gas OK 12/12/45 O'Neil

#18956 Dulbi-2 water closets, 1 lavatory, 2 sinks, 1 dish washing machine  
 2 floor drains, 3 safe waste drains, 3 gas range, 1 gas water heater 1 coffee urn.  
 1 steam table, -----12-18-45

Electrical Permits: # 21560 Frank Straw- 2 switch outlets, 8 receptacles- 8 fixtures. -11-2-45

# 21734 Tropicalite Co, 1 neon transformer-----Dec. 1, 1945

# 23094 STRAW: 3 motors and 3 centers of distribution: 9/25/1946 - Famous Restr. #671 Washington

#671 # 24869 Lyon Electric: 5 light outlets, 14 fixtures, 2 centers of distribution . . . Sept 1 25, 1947  
 #669 # 25598 Wellman: 5 light outlets, - Jan. 9, 1948

#657 # 28407 Washington Radio: 1 television antenna - March 10, 1949

#661-665 Wash. #52019 ABC Neon: 1 Neon Transformer - June 2, 1958

#657 Wash. #52187 Lyon Elec: 1 motor (LHP), 1 motor (2-5HP)- 6/30/58 OK 9/11/58 Newbold

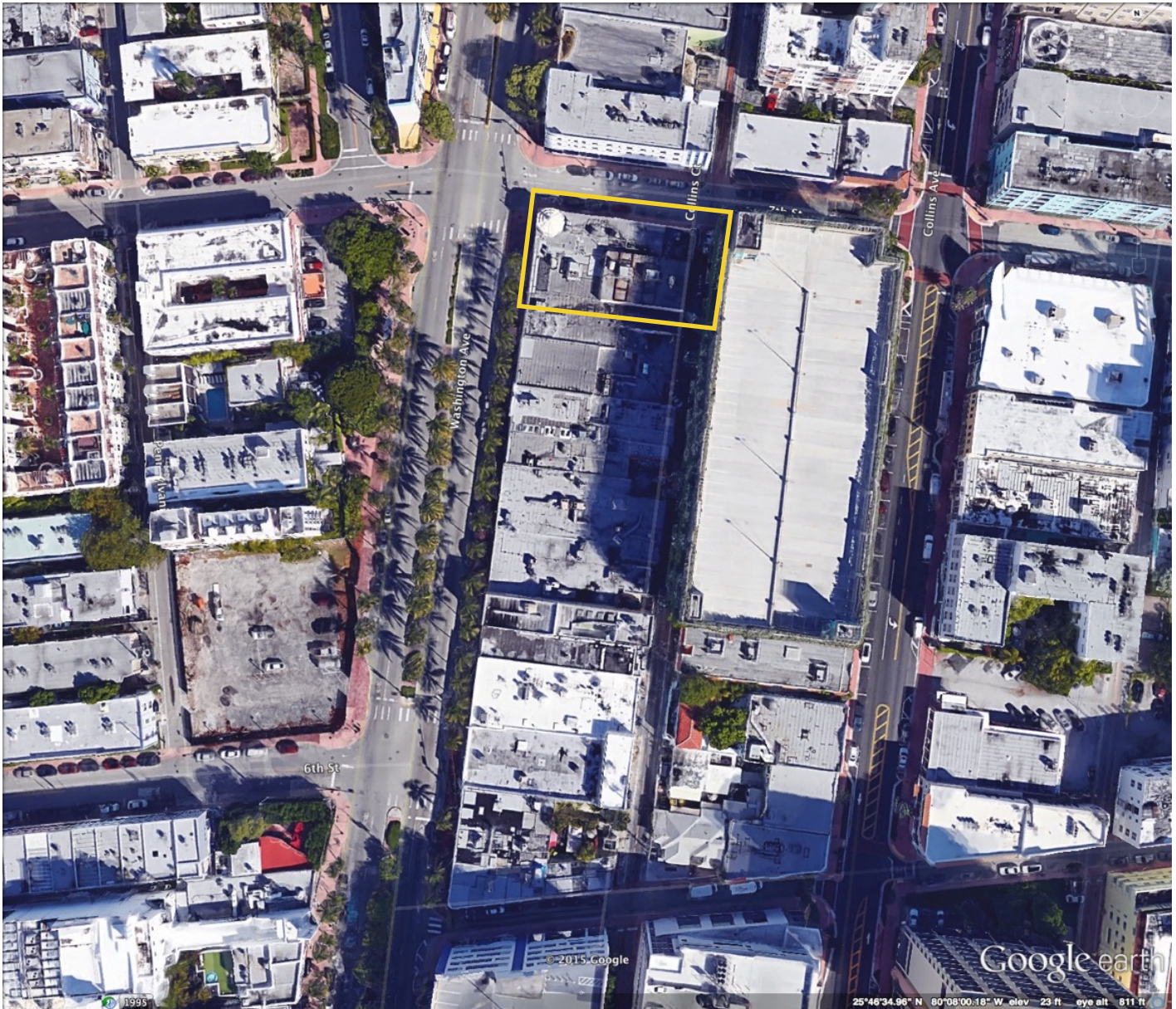


Lot	Block	Subdivision	
ALTERATIONS & ADDITIONS			
			Furr down ceiling - Owner
Building Permits: # 30900			\$ 800....Sept. 29, 1949
671 Washington # 31101			15ton Air conditioning - Norton R. Ganger, contr. \$5,000.... Oct. 17, 1949
669 Washington # 31111			Acoustic ceiling - Rowell Flooring Co. \$ 850.... Oct. 18, 1949
671 Washington # 31143			Painted wall sign 12 sq.ft.-Tropicalites \$ 150..... Oct. 20, 1949
665 Washington # 37818			Air conditioning - 7 1/2 tons - S.L.Hamilton engr. & contr. \$3,600..Jan. 9, 1952
665 Washington # 37857			Flat wall sign-63 sq.ft.reading "MIAMI BEACH FEDERAL South Shore Branch
659 Washington # 37879			2 1/2 Insured Savings 2 1/2% Claude Southern Corp. \$ 500.....Jan. 17, 1952
665 Washington # 37891			Flat wall sign-(neon)-"FOXES LUGGAGE LEATHER GOODS"-York Sign Co.\$60..1/22/52
			Installing bank fixtures, remove & replace front & rear doors, and wax floor
			Owner \$ 2,400....Jan. 24, 1952
Plumbing Permits: #30898 Service Plumbing Co: 2 Sand traps, 4 Safe waste drains, Dec.15,1950			
Electrical Permits: # 29713 Lyon Electric: 4 switch outlets, 6 receptacles, 16 light outlets, 16 fixtures, 2 centers of distribution - Oct. 4, 1949			
#669 Wash. # 29870			Tropicalites: 2 Neon transformers, Oct.20,1949
Various Restr # 29941			Lyon Electric: 1 center of distribution, 1 Service equipment, 3 motors, 10-27-49
#665 Washington # 33027			W.L. Austin: 2 switch outlets, 7 light outlets, 28 fixtures- Jan. 2, 1951
#667 Washington # 35089			Lyon Electric Co: violations - Sept. 26, 1951
Various Restr: # 35583			1 Switch outlet, 1 Receptacle, 1 Light outlet, 1 Fixture, 2 Centers of distribution, 3 Motors, 11-26-51 ok 12-4-51 HOR
#665 Washington # 35886			Astor Elec.Service: 10 switch outlets, 12 receptacles, 6 light outlets, 72 fixture
#665 Washington # 35988			6 centers of distribution, 1 service-equipment, 1 sign outlet, 3 motors-1/7/52
#659 Wash. Ave. # 36009			Claude Southern Corp: 4 neon transformers- Jan. 17, 1952
			York Sign Co: 1 neon transformers- Jan. 22, 1952

COASTAL CONTROL ZONE  
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
7-10-89		Tent fumigation	\$279.00				BS891649





### 675 - 685 WASHINGTON AVENUE

Designed by the noted architect E. L. Robertson in 1934 this very notable building turns the corner into a geometrically proportioned tower. The building also provides the northern frame for a remarkable block of architecture, with over one half of the total building frontage designed by this same architect. This has long been an iconic city corner as can be seen in historic photographs through the years.

LEFT: PHOTOGRAPH circa 1960's courtesy CMB  
ABOVE: AERIAL PHOTOGRAPH courtesy GOOGLE EARTH





ABOVE: PHOTOGRAPH circa 1950 courtesy  
HISTORY MIAMI

BELOW: PHOTOGRAPH circa 1950 courtesy  
HISTORY MIAMI

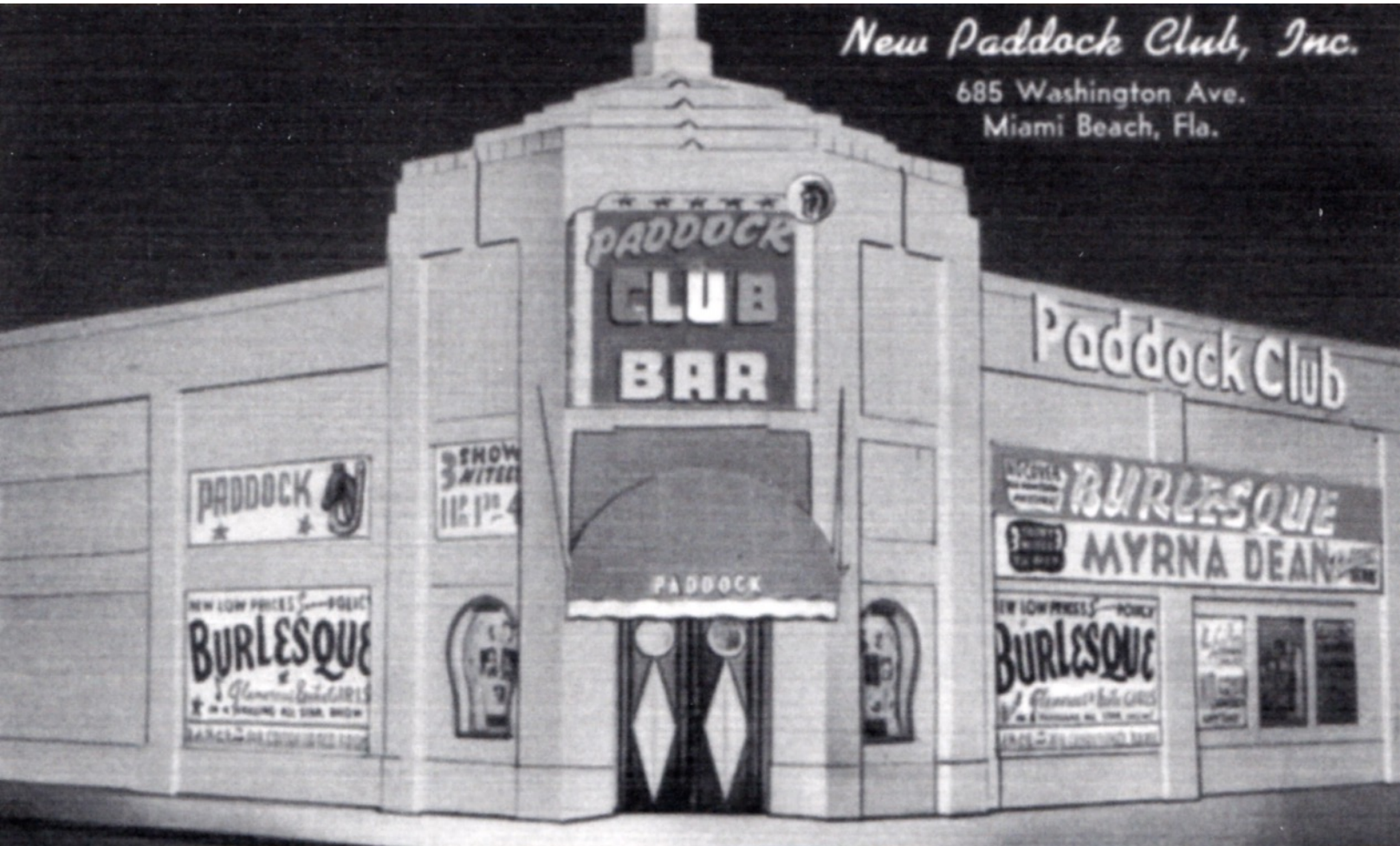


## 675 - 685 WASHINGTON AVENUE

ARCHITECT. E. L. ROBERTSON  
YEAR BUILT: 1933  
DESIGNATION: CONTRIBUTING  
STYLE: ART DECO

'Among the first modern commercial structures in Miami Beach, this row of storefronts was built in the period of near-dormancy between the Hurricane of 1926 and the boom of a decade later. Its Art Deco monumentality and careful attention to detail are rare for a modest single-story commercial block. The prominent polygonal corner pavilion, a translation in modern styling of the city's Mediterranean revival corner towers, illustrates a local tradition of urban continuity in the face of stylistic





change.' (12)

685 WASHINGTON AVENUE POSTCARD circa 1950's

## 675 - 685 WASHINGTON AVENUE

ARCHITECT:	E. L. ROBERTSON
YEAR BUILT:	1933
DESIGNATION:	CONTRIBUTING
STYLE:	ART DECO

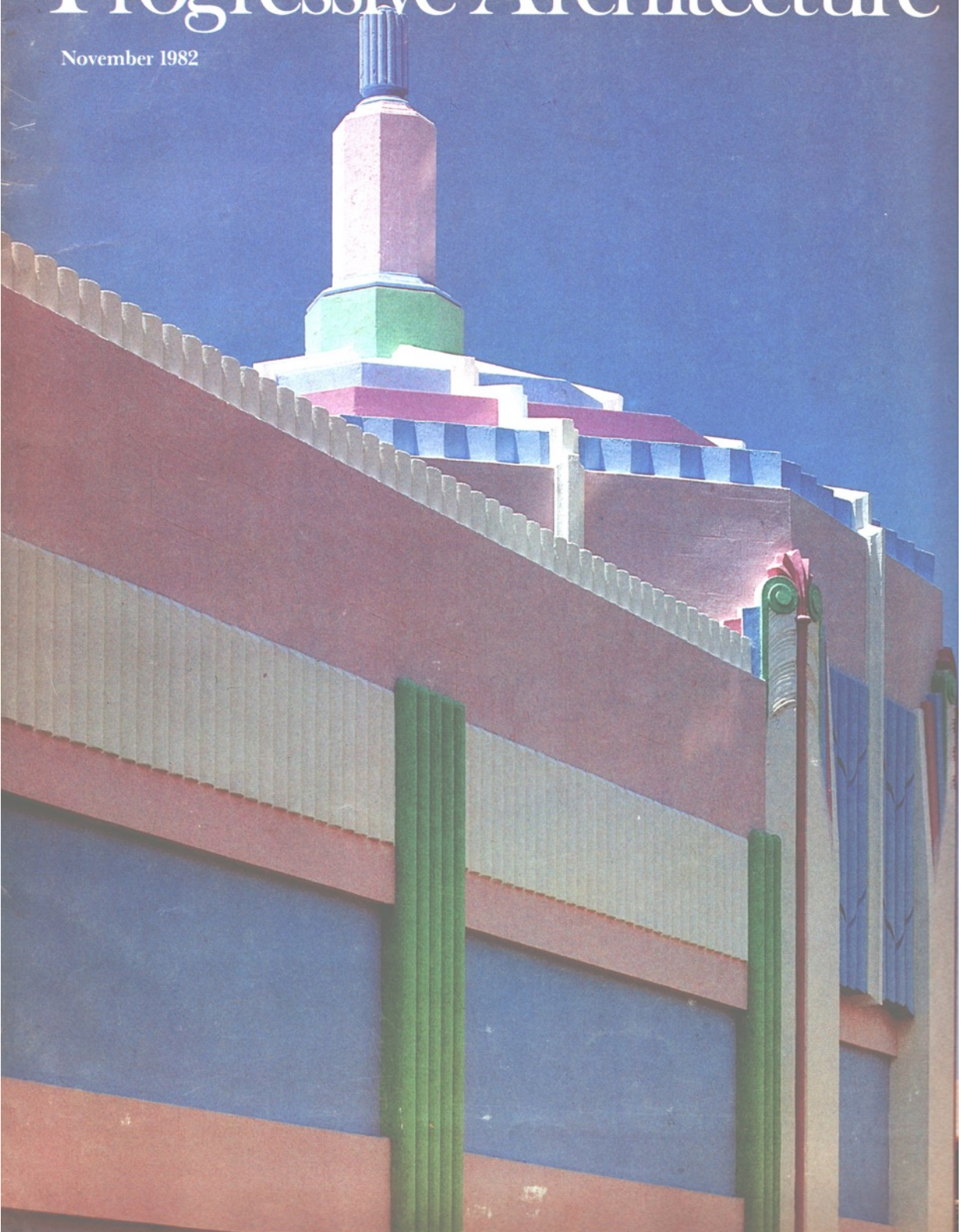
In the postcard view above of the Paddock Club - the 7th street elevation contains no lower windows. For comparative purposes look at the 2015 photograph on pages 97 and 101.



601 - 685 WASHINGTON AVENUE

# Progressive Architecture

November 1982



COVER PHOTOGRAPH: FRIEDMAN'S BAKERY courtesy PROGRESSIVE ARCHITECTURE, November 1982





Because of its uniqueness in architectural style, it may also be considered to increase any setback distances away from this polygonal corner for any new building blocks. This polygonal tower should not feel too crowded by new construction in order to retain its historic context. It already has a great green backdrop in the adjacent Ballet-Valet garage aka locally as the Chia-Pet garage shown in photograph at left..



ABOVE LEFT: 1994 by ARTHUR MARCUS  
BELOW LEFT AND ABOVE: 2015 PHOTOGRAPHS by  
ARTHUR MARCUS PHOTOGRAPHY (11)







2015 PHOTOGRAPH OF 685 WASHINGTON TOWER (11)





685 WASHINGTON AVENUE in 1988 PHOTOGRAPH from DECO DELIGHTS by BARBARA CAPITMAN and PHOTOGRAPH by STEVEN BROOKE