



1955 PHOTOGRAPH OF 1501 - 1511 MICHIGAN AVENUE aka ANNETTE APARTMENTS (9)

HISTORIC RESOURCES REPORT

for

1501-1511 MICHIGAN AVENUE

MIAMI BEACH, FLORIDA 33139

prepared by

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for

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for the

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

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PHOTOGRAPH ABOVE IS CIRCA 2010

HISTORY + CONTEXT

“Between 1912 and 1918 the land form and infrastructure of Miami Beach was created. The first roads were installed in 1913, the first land fill (over 6 million cubic yards) completed in 1914. Lots were given away as a promotion, chinaware was given as an inducement to attend land auction sales as prospective buyers were brought to the island on boats departing from the Miami mainland every 30. minutes. Sales were satisfactory but not outstanding.” (1)

“With the infrastructure completed, the jubilation created by the end of World War I and the completion of the County Causeway brought the initial land boom of Miami Beach in 1919. The permanent population of Miami Beach (incorporated 1915) grew from 644 persons in 1920 to 15,000 persons in 1925. The number of winter visitors increased to 30,000.” (2)

“In 1915, after the land north of 15th Street was cleared, J.N. Lummus leased to Aviation pioneer Glenn Curtiss (later developer of Miami Springs and Opa Locka) a large tract of land to be used as training grounds for future World War I flyers. This was the first airfield in Dade County⁴ and was such an effective advertisement, Curtiss was not charged any rent. This land would later be purchased by the City of Miami Beach in 1929 for \$300,000 to become Flamingo Park.” (3)

The Lincoln Subdivision of Miami Beach extends from Lincoln Road south to 15th Street and was first platted in February, 1924 as part of Carl Fisher's development of the area.

It was during the 1930's and the 1940's that the neighborhood increasingly became settled with the Art Deco buildings for which it is so well known. Yet the neighborhood remained sparsely settled with buildings until the 1950's when a significant number of MiMo or Miami Modern style buildings were designed and constructed. This is evidenced in looking at the 1941 aerial photograph elsewhere in this report.

1501-1511 Michigan Avenue is also located two blocks south of Lincoln Road, certainly the pre-eminent pedestrian promenade in the city. Carl Fisher designed Lincoln Road to be the Fifth Avenue of the South - and by the 1950's it was reaching its zenith - in its first of many lives.

By the 1960's Lincoln Road was in decline, due in part to the new American Plan at the large oceanfront hotels such as the newly opened Fontainebleau and Eden Roc. The American Plan included hotel and all meals in one price. These mega-resorts of the day included restaurants and retail stores on premises - so that guests were encouraged to never leave the hotel.

And the 1950's and 1960's and 1970's brought the MiMo or Miami Modern architectural style to the neighborhood, filling in many of those vacant properties with mainly two story modern catwalk' apartment buildings of which a representative example is 1501-1511 Michigan Avenue.



TOP PHOTO: 1955 AERIAL VIEW LOOKING NORTH ON COLLINS AVENUE WITH RONEY PLAZA HOTEL AT CENTER. COURTESY UNIVERSITY of FLORIDA / FLORIDA MEMORY PROJECT

LOWER PHOTO: DECO BUILDINGS ALONG 4th STREET IN MIAMI BEACH (BUILDINGS NOW DEMOLISHED) CIRCA 2000 (8)



THIS CIRCA 1950 PHOTOGRAPH AT LEFT FEATURES LINCOLN ROAD AND THE STERLING BUILDING, LOCATED TWO BLOCKS NORTH OF 1501 MICHIGAN AVENUE COURTESY HISTORY MIAMI.



LINCOLN ROAD FOLLY FOUNTAIN DESIGNED BY THE ARCHITECT MORRIS LAPIDUS IN 1960, WHEN THE ROAD WAS TRANSFORMED FROM A VEHICULAR ROAD INTO A PEDESTRIAN PROMENADE (8)



ESPANOLA WAY, THE MATANZAS HOTEL 2005 (8)

1501 - 1511 MICHIGAN AVENUE



1955 PHOTOGRAPH (9)

Address: 1501-1511 Michigan Avenue
aka Annette Apartments

Architect: August Swarz

Date of Construction: 1955

Architectural Style: MiMo - Miami Modern

Zoning District: RM-1

Designation: Contributing

1501-1511 Michigan Avenue was designed by the Architect August Swarz and constructed in 1955 as a two story multi-family residence. The complex is designed as two separate rectangular apartment buildings open rectangular central courtyard.

Each of the two buildings measures 40'-0" wide and 130'-0" long. The lot size is 100'-0" wide and 150'-0" in length. There are 36 apartment units in the two buildings, including 28 efficiencies and 8 one-bedroom / one-bath apartments - as described on the Building Card.

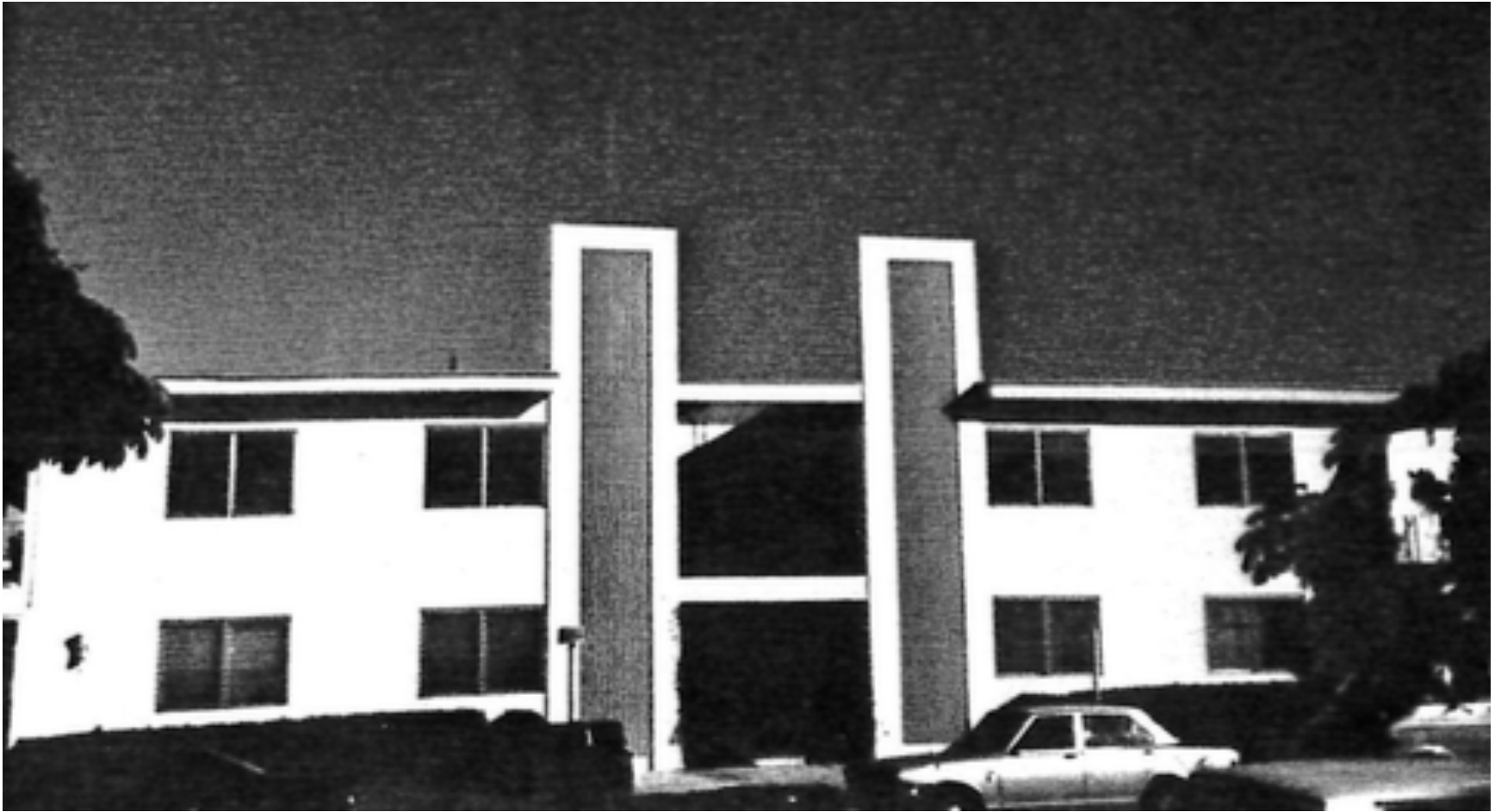
On the historic photograph above dated December, 1955 the building is shown with the name "Annette Apartments" emblazoned upon the two front entrance pillars - with one word shown diagonally on each column.

The buildings feature two three story high concrete signboard walls at the front elevation facing Michigan Avenue, as was typical in MiMo architecture. It is unfortunate that no special design attention was paid to the 16th Street elevation.

These two signboards tower over the remainder of the buildings which are typical symmetrical two story MiMo catwalk apartment buildings. The three story signboards consist of a wide smooth concrete frame with inset vertical fluting over concrete and concrete block.

The building also features a flat roof with overhanging roof plates. This was also a typical architectural detail of MiMo architecture.

It should be noted that the photograph above is the only instance showing signage on the two vertical entrance elements. So it is not known how long this signage was visible.



UNDATED PHOTOGRAPH OF 1501 MICHIGAN AVENUE
FROM CITY OF MIAMI BEACH PLANNING & ZONING /
HISTORIC DATA BASE FILE BOOK.



CIRCA 2010 PHOTOGRAPHS FROM MIAMI DESIGN PRESERVATION LEAGUE / ARC HISTORIC FLAMINGO PARK DATABASE



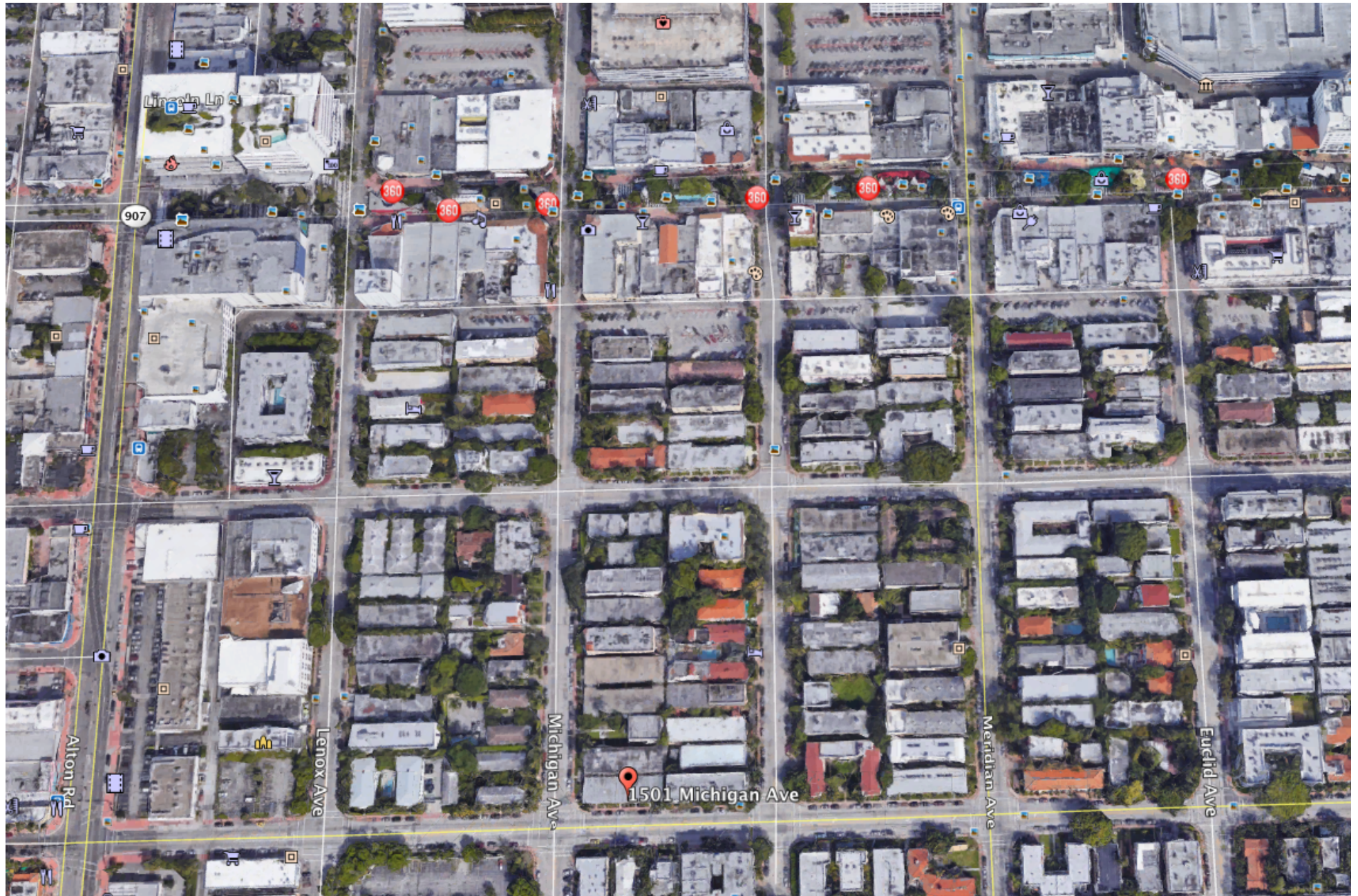
AERIAL PHOTOGRAPHS



1941 AERIAL PHOTOGRAPH SHOWING UNDEVELOPED LAND AT
THE FUTURE SITE OF 1501 MICHIGAN AVENUE (10)



1969 AERIAL PHOTOGRAPH (10)



2018 GOOGLE EARTH MAP OF SURROUNDING NEIGHBORHOOD

CONTEMPORARY PHOTOGRAPHS



TOP PHOTO: VIEW OF SOUTH (@RIGHT) AND WESTERN (FRONT) ELEVATIONS OF 1501 MICHIGAN AVENUE
FEBRUARY, 2018 (8)



LEFT PHOTO: DETAIL AT MAIN ENTRANCE COURTYARD
SHOWING VERTICAL FLUTING AT VERTICAL WALLS.
FEBRUARY, 2018 (8) CONTEMPORARY PHOTOGRAPHS

CONTEMPORARY PHOTOGRAPHS



TOP PHOTO: SOUTH ELEVATION FACING 16th STREET,
FEBRUARY, 2018 (8)



LEFT PHOTO: EAST ELEVATION, FEBRUARY, 2018 (8)

CONTEMPORARY PHOTOGRAPHS



NORTH ELEVATION OF 1501 MICHIGAN AVENUE OVERLOOKING
NEIGHBORING FRONT YARD. FEBRUARY, 2018 (8)



RENDERING OF PROPOSED DESGNS COURTESY OF
BERENBLUM BUSCH ARCHITECTS