

AUGUST SWARZ ARCHITECT



Although the properties below have been verified by various sources as having been designed by the Architect August Swarz, nothing more has been learned of his life: where he was born, went to school, studied architecture and so-on.

All of the buildings noted below were designed and constructed during the 1950's. Although not in the major leagues of Miami Beach architecture in the 1950's, August Swarz designed some interesting if quirky buildings that have withstood the test of time and which continue to honor the spirit of MiMO

REPRESENTATIVE PROJECTS in MIAMI BEACH

- * 1100 Collins Avenue Del Rio Apartments 1950
- * 743 Meridian Avenue 1957
- * 1412 Ocean Drive Ocean Park Apartments 1952
- * 740 Ocean Drive Boulevard Hotel 1950
- * 1055 Pennsylvania. 1955
- * 20 Jefferson Avenue 1957
- * 1010 9th Street 1950
- * 1348 Drexel Avenue 1953
- * 745 Jefferson Avenue 1957
- * 1000 Lenox Avenue 1956
- * 1537 Washington Avenue 1952
- * 1501-1511 Michigan Avenue
- *

TOP PHOTO: THE DEL RIO APARTMENTS AT
1100 COLLINS AVENUE COURTESY PINTEREST

MIDDLE PHOTO: CIRCA 1950'S PHOTOGRAPH OF OCEAN
DRIVE HOTELS WITH THE BOULEVARD HOTEL SECOND
FROM RIGHT, AS DESIGNED BY AUGUST SWARZ ARCHITECT.

LOWER PHOTO: 1055 PENNSYLVANIA AVENUE COURTESY
PINTEREST



MiMo



UPPER RIGHT PHOTO: ZAYRE DISCOUNT DEPARTMENT STORE PROTOTYPE BY DON RIEFF ARCHITECT, CIRCA 1950'S COURTESY HISTORY MIAMI.



UPPER LEFT PHOTO: TRITON TOWERS by IGOR POLEVITZSKY ARCHITECT (8)

LOWER LEFT PHOTO: EDEN ROC LOBBY BY MORRIS LAPIDUS ARCHITECT (8)



"Between 1945 and 1965, metropolitan Miami's population swelled from 300,000 to more than 1,000,000...Miami's urbanization and embrace of modernism were leveraged on its identity as a tropical city." (4)

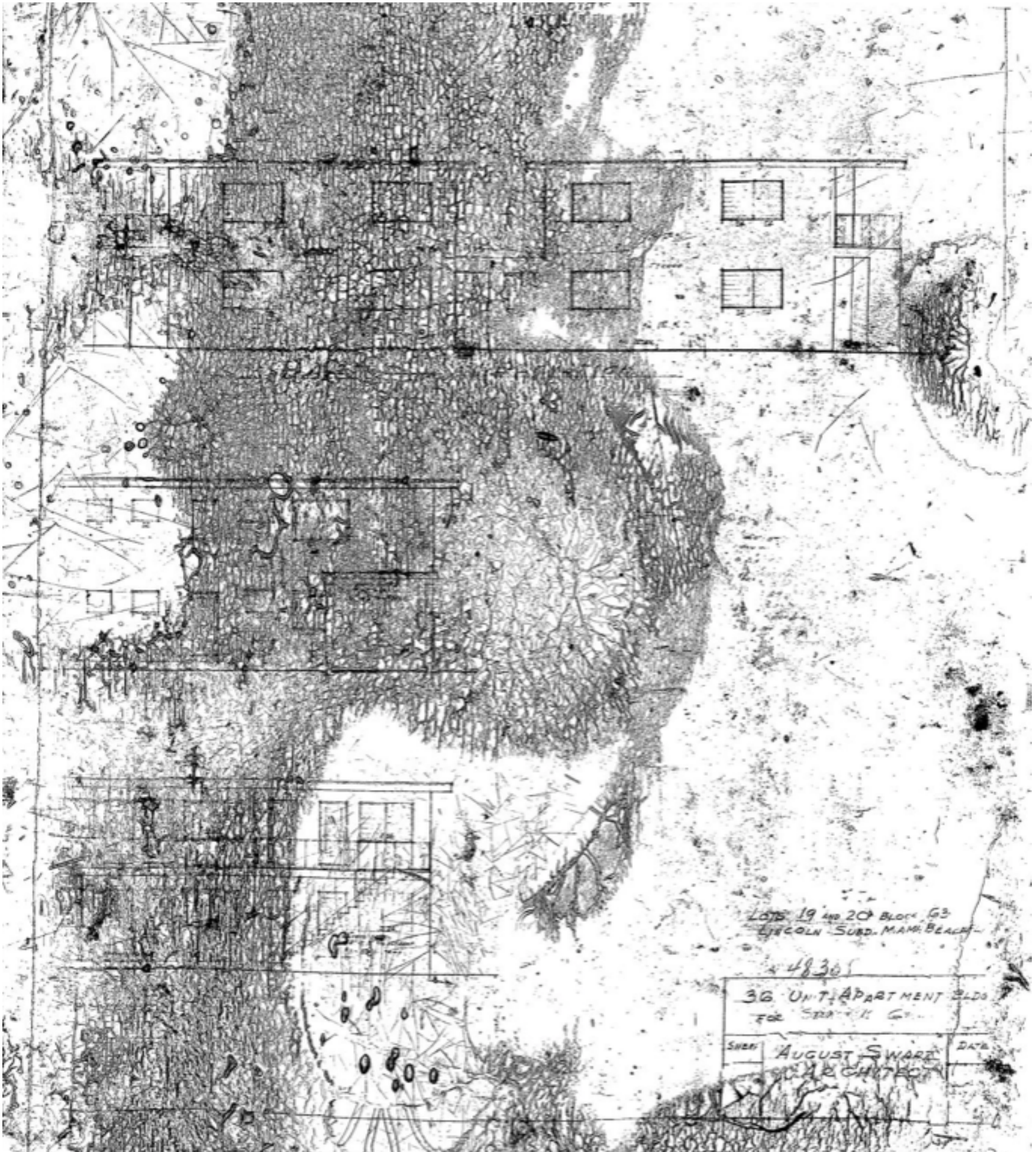
"The language of midcentury American architecture was used to define a vision of place - conventionally modern to be sure, but also situated in the torrid realms of heat and sensual gratification." (5)

"The modernism that emerged in Miami had many facets. It varied from austere to baroque, from purely functional to exuberantly joyful. One of the city's most significant legacies is the elasticity of its modern architecture. Few other American cities had such tolerance, even enthusiasm, for modern architecture, or such a range of experimental work." (6)

"Miami Modern, better known as MiMo, is a style of architecture from the Post World War II era (1945 to mid-1960s) that originated in Miami and Miami Beach as a local adaptation of the various modernist architectural movements that flourished in other parts of the world." (7)

"MiMo buildings responded to the subtropical climate and the booming resort economy, adding glamour, fun, and material excess to otherwise stark, minimalist, and efficient styles. The predominant types of MiMo buildings in Miami Beach are the glamorous resort hotels (such as the Fontainebleau, Eden Roc and Deauville) and the modest garden style apartments and tourist lodgings that housed the burgeoning middle-class population. Both types feature playful MiMo architectural features like acute angles, delta wings, sweeping curved walls, and soaring pylons." (7)

ORIGINAL DRAWINGS



BUILDING CARD

OK-COX

at Stuart K. Gray

Lot 19 & 20 Block 63 Subdivision Lincoln

General Contractor Shafer and Miller

Architect August Swarz

Zoning Regulations: Use RE Area 16 Depth 130'

Building Size: 2-bldgs - ea Front 40'

Certificate of Occupancy No. 2812 December 16, 1955

Type of Construction #3 CBS Foundation spread footing 12x27 Roof flat

Use APARTMENT HOUSE: 34 Units: 28 efficiency 1 bath apartment, 1 one bedroom, 1 bath apartment

Permit No. 48308 Cost \$ 130.000

Address 1501 & 1511 Michigan Avenue

Bond No. 625-154

Engineer

Lot Size 100' x 150'

Height 22' Stories 2

3234-02-1530

OK, Cox 12/2/1955

PLUMBING Contractor #37322 Taylor Plumbing Co: Sewer Connection 1 & 1 Date 8/22/1955

#37323 Temporary Water Closet 1 & 1 8/22/1955

Water Closets 18 & 18 Swimming Pool Traps Down Spouts

Lavatories 18 & 18 ~~Hot Water Boilers~~ 1 & 1 Wells

Bath Tubs 18 & 18

Showers

Urinals 18 & 18

Sinks

Dish Washing Machine

Laundry Trays 1 & 1

Laundry Washing Machines

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

AIR CONDITIONING Contractor See Over

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

GAS Contractor 18 & 18

Gas Ranges --

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Boilers

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL OK, Cox 12/16/1955

GAS FINAL APPROVAL OK, Cox 12/2/1955

ELECTRICAL Contractor #45381 Gray Electric Co. Date August 16, 1955

Switches 216 Ranges

Lights 258 Irons 36

Receptacles 246 Refrigerators 36

Fans

Motors 44

Appliances 4

Water 1

Space 36

258

Electrical Contractor

Temporary Service 1

Neon Transformers

Sign Outlets 2

Meter Change

Centers of Distributions 76

Service 1

Violations

FINAL APPROVAL

By K. G. GOSBOD

Date 12/16/1955

ALTERATIONS & ADDITIONS

Building Permits: #49359 Tropicalites: Flat Wall Sign \$ 400.00 Dec. 5, 1955
 OK, Please 2/21/56 49384 Appliance Consumer Service: Install 4 1/4 - 3/4 tons of Air Conditioning Unit
 #71618 Holloway Construction Co.: Paint exterior, install hand rail front entry - \$1,000. - 5/15/64 Dec. 7, 1955
 #72271 Jones of Miami, Inc.: Exterior painting - \$900 - 12/22/64
 #78606 Lang Roofing & Tile Co., Inc.: Reroof - 100 squares - \$3400 - 7/19/67

#23286 1/12/83 Action Roofing - reroof \$12,000. (110 sq.ft.)

OK, Rothman 12/16/55

Plumbing Permits: #37490 Amber Fuel Oil Co: one steam water boiler, 1 oil burner, 275 gallons,
 37530 Charles M. Taylor: one hot water storage tank October 26, 1955
 39682 American Sprinkler: 38 Sprinkler Heads Lawn - July 19, 1957 Nov. 6, 1955 OK, Rothman 11/8/1955
 #698-Pitsch Plumbing- 1 heater-replace-7-8-75
 2703-Peoples Gas-meter set(gas)7-10-75

Electrical Permits: #46302 Tropicalites: two neon transformers December 5, 1955

60311 Barnes & Jaeger 2 motor 0-1 hp, 21 meter change 204/30/83
 62300 Astor Elec. Serv.: 2 motors, 0-1 hp; 17 cent. of dist. - 5/19/65

#74541-Holbert Electric- repair exit lights-1-19-78

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.
5-30-89		EXTERIOR PRESSURE WATER TIGHTENING	\$4,000.00				58891366

BUILDING PERMITS:

#SB891366 - 5-31-89 - Al Vasquez Painting - Exterior pressure clean, seal andj
paint - \$6,000.00 *EX*

ELECTRICAL PERMITS:

#BE891282 - Ocean Electric - New fire alarm and emergency lights - 7-3-89 *EX*
#BE891291 - Ocean Electric - New fire alarm and emergency lights installation -
7-5-89 *EX*

BIBLIOGRAPHY



- (1) Flamingo Park Historic Designation Report, 1990 by City of Miami Beach, p.4.
- (2) Ibid., pp 4-5.
- (3) Ibid., p.5.
- (4) Miami Modern Metropolis / Paradise and Paradox in Mid-Century Architecture and Planning, Allan T. Shulman Editor, Bass Museum of Art, 2009, pp.21-22.
- (5) Ibid.
- (6) Ibid.
- (7) MIMO ON THE BEACH by City of Miami Beach Planning & Zoning Department,
- (8) Photograph by Arthur Marcus
- (9) Photograph courtesy Miami Dade Property Appraiser Office
- (10) Aerial Photographs courtesy City of Miami Beach Public Works Department

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FRENCH (SWING) SERIES 450 DOORS

HOME > DOOR > FRENCH (SWING) SERIES 450 DOORS



French (Swing) Series 450 Doors

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The Commercial Collection Series 450 door is perfect for projects that require an architecturally correct door, but with standard commercial hardware.

This door has been designed and fabricated with matching sidelights and transom windows giving you many design choices to create luxurious openings for your project. Our doors are available with a commercial 3-point MS deadbolt, or CGI's patented concealed three point lock system. Additionally our Commercial Collections Series 450 door is available with Jackson Series 2086 panic hardware on doors up to 8' tall. The doors are manufactured with top-of-the-line components such as solid brass or stainless steel hinges, multiple layers of weather-stripping and strong silicone sealants.

Finishes

Glass

Collections

Hardware

Features

Optional Items

Sizes

NOA/Performance

Energy Values

Photos

WHAT TYPE OF DOOR IS RIGHT FOR YOU?

Sliding Glass Doors



French Doors



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Available Finishes

We offer 3 wood grain finishes in our Aspen Collection- Mahogany Red, Walnut Brown, and Hazelnut Brown. The Aspen Collection of simulated finishes is based on a unique patented wood grain painting process from Decoral. The Decoral finish is created using a two-step process combining a powder coat base with ink sublimation, and was originally commercialized in 1996.

Our Aspen Collection of premium wood grain finished windows and doors are constructed out of the same high quality commercial-grade aluminum as our standard finishes. Every window and door is produced to our exacting, best in class standards. The Aspen Collection finishes are backed by a five year warranty.

Simulated wood grain finishes by nature are designed to imitate real wood, and therefore will exhibit color variability. This is not considered to be a defect in the product.

Note: that it is typical for anodized finishes to have color variation and dye and processing marks that occur during manufacturing. These are not considered defects or covered under the warranty.

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Toll Free 800-442-9042
10100 NW 25th Street, Miami, FL 33172 USA
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FRENCH (SWING) SERIES 450 DOORS

HOME > DOOR > **FRENCH (SWING) SERIES 450 DOORS**



French (Swing) Series 450 Doors

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The Commercial Collection Series 450 door is perfect for projects that require an architecturally correct door, but with standard commercial hardware.

This door has been designed and fabricated with matching sidelights and transom windows giving you many design choices to create luxurious openings for your project. Our doors are available with a commercial 3-point MS deadbolt, or CGI's patented concealed three point lock system. Additionally our Commercial Collections Series 450 door is available with Jackson Series 2086 panic hardware on doors up to 8' tall. The doors are manufactured with top-of-the-line components such as solid brass or stainless steel hinges, multiple layers of weather-stripping and strong silicone sealants.

Finishes

Glass

Collections

Hardware

Features

Optional Items

Sizes

NOA/Performance

Energy Values

Photos

WHAT TYPE OF DOOR IS RIGHT FOR YOU?

Sliding Glass Doors

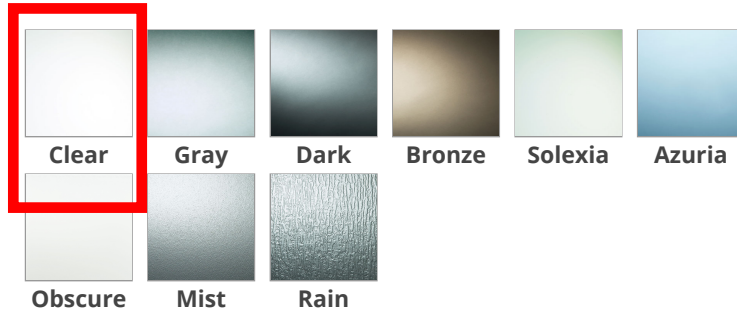


French Doors



DO YOU NEED MORE INFORMATION?

CONTACT US

Glass Colors**Glass Types**

7/16" Laminated
1" Insulated Laminated

Glass Coatings

Energy Efficient LoE Coatings

Notes:

Lo E coatings exhibit certain color characteristics depending on viewing angles, reflected light and time of day. For example, Cardinal LoE 366 exhibits a greenish hue. When Clear glass is coupled with a LoE 366 coating, during certain times of the day the reflected color can appear green from the outside. This LoE 366 coating offers an excellent combination of thermal performance, visible light transmittance, and value. When heat strengthened glass is used, roller wave distortion is an inherent possibility.

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CGI NEWS LETTER

Name

Email

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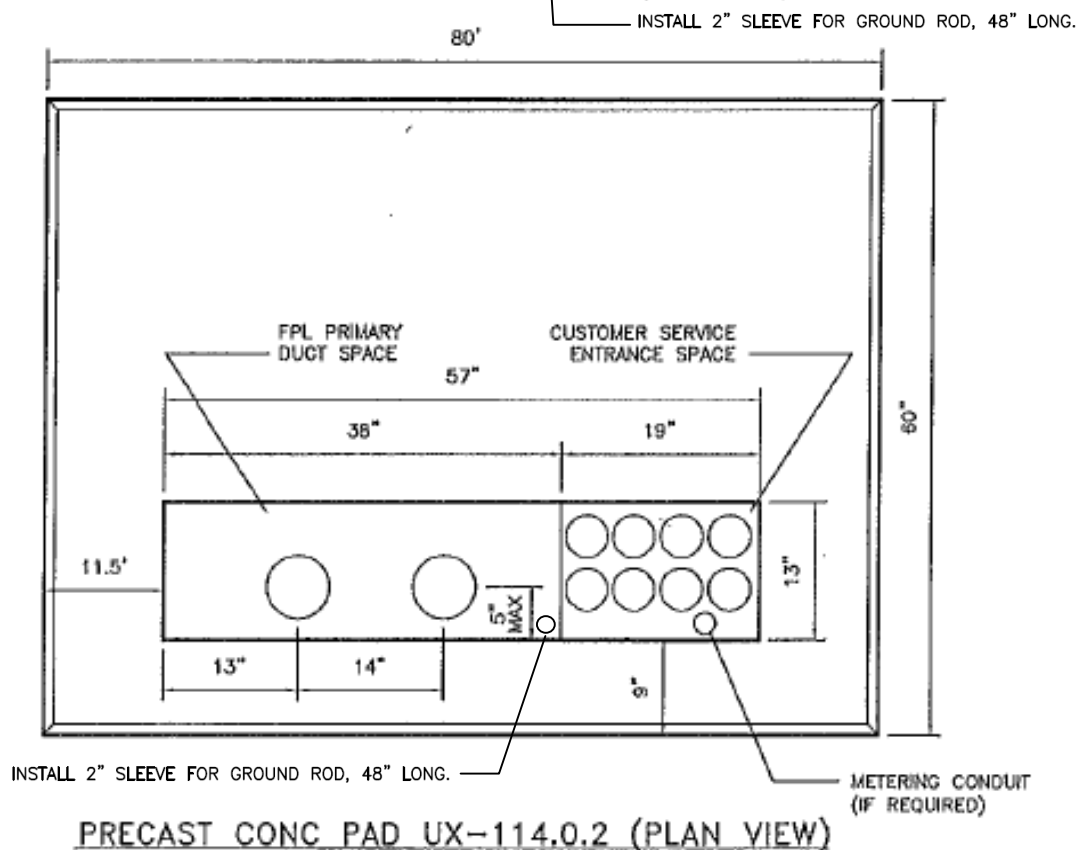
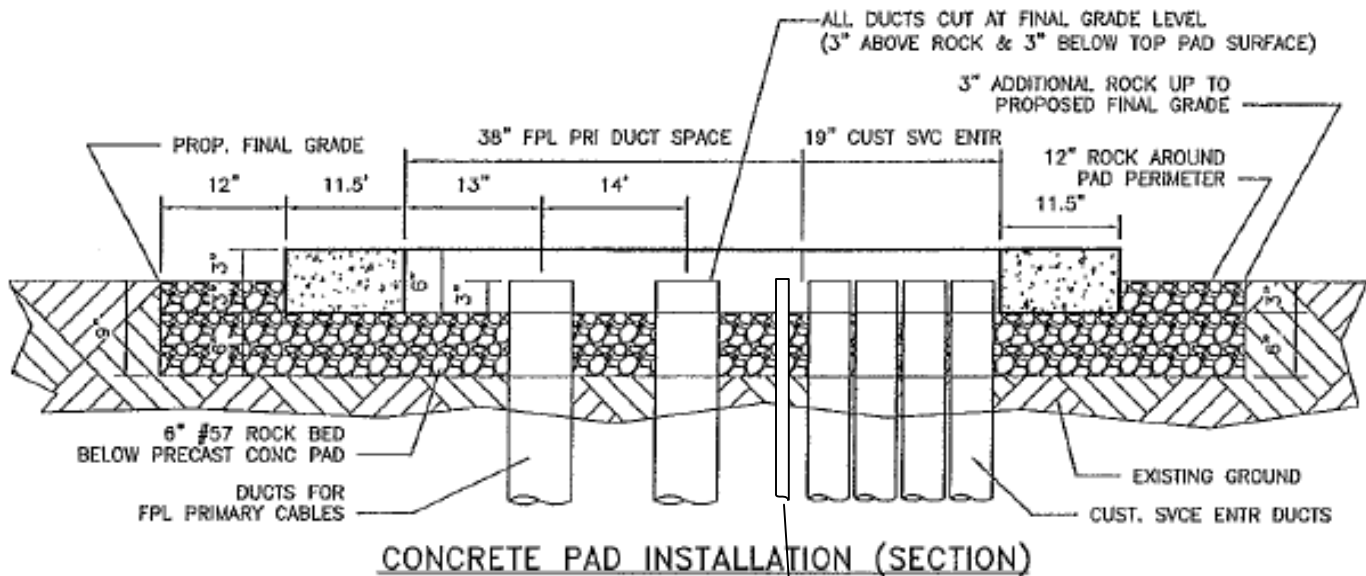
CONTACT

Toll Free 800-442-9042
10100 NW 25th Street, Miami, FL 33172 USA
Directions

PAD INSTALLATION DETAILS

NOTES:

1. THE 80" X 60" CONCRETE PAD FOR 3 PHASE TRANSFORMERS, SHALL BE SET WITHIN A 104" WIDE X 84" LONG X 9" DEEP ROCK PIT.
2. A 6" OF #57 ROCK BED SHALL BE PROVIDED BEFORE SETTING THE PRECAST PAD. ROCK BED SHALL BE UNIFORM, FLAT AND LEVELED TO WITHIN 1/2". THE BALANCE 3" ROCK SHALL BE ADDED (UP TO FINAL GRADE) AFTER PAD IS SET.
3. SEE FPL STD'S UX-114.0.1, UN-6.0.0, UN-7.0.0, UN-21.0.0 FOR MORE INFORMATION



WORK ORDER NO. XXXX ER NO. XXX LOC. N CODE XXX
 DATE 01/26/10 DRAWN BY J.E. ROIZ
 ENGINEER J.E. ROIZ CH. JER
 APPROVED JER COR. JER

FPL PAD MTD TX SPECIFICATIONS
**PRECAST CONC PAD
 INSTALLATION DETAIL**
 NEW PROJECT NAME
 CENTRAL DADE SVC CENTER

EXHIBIT "A"
 SHEET NO. OF
 SECTION VIEW
 REV. NO. 0

Greicyn Sierra

From: Stegelmann, Seth <Seth.Stegelmann@fpl.com>
Sent: Thursday, March 1, 2018 8:52 AM
To: Greicyn Sierra; Sterling Velazquez
Cc: Yoel Ortiz
Subject: RE: 1501 Michigan TX

Greicyn,

All of our transformers vary depending on the vendor. Typically they are between 66" and 78" tall. Below is a screenshot from google street view of one on Indian Creek. The link is also below so you can get a couple different views.

<https://www.google.com/maps/@25.8245851,-80.1223063,3a,50.1y,212.29h,86.24t/data=!3m6!1e1!3m4!1szCKDhZQ1Y9tOzMZ-JI5muQ!2e0!7i13312!8i6656?hl=en>



Thank you,

Seth Stegelmann
Engineer II – Dsbn, Central Dade Service Center
122 SW 3rd St Miami, FL
Office # (305) 377-6147
Fax # (305) 377-6010



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From: Greicyn Sierra [mailto:grey@jd-miami.com]
Sent: Wednesday, February 28, 2018 5:22 PM
To: Stegelmann, Seth; Sterling Velazquez
Cc: Yoel Ortiz
Subject: RE: 1501 Michigan TX

Hi Seth,

About transformer specs (length, depth & height), any information you can send me?

Thank you!!!

From: Greicyn Sierra
Sent: Monday, February 26, 2018 2:07 PM
To: 'Stegelmann, Seth' <Seth.Stegelmann@fpl.com>; Sterling Velazquez <sterling@turnpikeelectric.com>
Cc: Yoel Ortiz <yoel@jd-miami.com>
Subject: RE: 1501 Michigan TX

Thank you Seth. Could you please send me vault specs as well? What I need to show on plans is vault length, depth and height.

Kindly regards,



Greicyn Sierra, Project Coordinator.
Office: [\(305\) 209-3636](tel:(305)209-3636)
Cell: [\(786\) 838-1699](tel:(786)838-1699)
Website: www.jd-miami.com
Address: 1400 Alton Road, Suite 101
Miami Beach, Fl. 33139.

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From: Stegelmann, Seth [mailto:Seth.Stegelmann@fpl.com]
Sent: Monday, February 26, 2018 1:58 PM
To: Greicyn Sierra <grey@jd-miami.com>; Sterling Velazquez <sterling@turnpikeelectric.com>
Cc: Yoel Ortiz <yoel@jd-miami.com>
Subject: RE: 1501 Michigan TX

Greicyn,

OK. Thank you for the clarification. Also, per our discussions earlier in the project, we will be installing a 120/208V, not a 120/240V. I will work on getting you the pad specs shortly.

Thank you,

Seth Stegelmann
Engineer II – Dsbn, Central Dade Service Center
122 SW 3rd St Miami, FL
Office # (305) 377-6147
Fax # (305) 377-6010



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From: Greicyn Sierra [<mailto:grey@jd-miami.com>]
Sent: Monday, February 26, 2018 1:45 PM
To: Stegelmann, Seth; Sterling Velazquez
Cc: Yoel Ortiz
Subject: RE: 1501 Michigan TX

Hi,

The riser on sheet E1.05 is typical for both buildings, so there will be two of them.

Kindly regards,



Greicyn Sierra, Project Coordinator.
Office: [\(305\) 209-3636](tel:(305)209-3636)
Cell: [\(786\) 838-1699](tel:(786)838-1699)
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From: Stegelmann, Seth [<mailto:Seth.Stegelmann@fpl.com>]
Sent: Monday, February 26, 2018 1:38 PM
To: Greicyn Sierra <grey@jd-miami.com>; Sterling Velazquez <sterling@turnpikeelectric.com>
Cc: Yoel Ortiz <yoel@jd-miami.com>
Subject: RE: 1501 Michigan TX

Greicyn,

So there is only one, 1200A main that feeds both buildings, correct?

Thank you,

Seth Stegelmann
Engineer II – Dsbn, Central Dade Service Center
122 SW 3rd St Miami, FL
Office # (305) 377-6147
Fax # (305) 377-6010



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From: Greicyn Sierra [<mailto:grey@jd-miami.com>]
Sent: Monday, February 26, 2018 1:30 PM
To: Stegelmann, Seth; Sterling Velazquez
Cc: Yoel Ortiz
Subject: RE: 1501 Michigan TX

Hello Mr. Stegelman,

Please, find attached approved electrical plans for 1501-1511 Michigan Ave. We usually refer to it as 1501, but the project is for both buildings within property 1501 and 1511.

Please, let me know if you need any other information from us.

Thank you for your support.

Kindly regards,



Greicyn Sierra, Project Coordinator.
Office: [\(305\) 209-3636](tel:(305)209-3636)
Cell: [\(786\) 838-1699](tel:(786)838-1699)
Website: www.jd-miami.com
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From: Stegelmann, Seth [<mailto:Seth.Stegelman@fpl.com>]
Sent: Monday, February 26, 2018 1:15 PM
To: Sterling Velazquez <sterling@turnpikeelectric.com>; Greicyn Sierra <grey@jd-miami.com>
Subject: RE: 1501 Michigan TX

Sterling,

Can you send me the electrical plans for 1511? I can only find the ones for 1501.

Thank you,

Seth Stegelmann
Engineer II – Dsbn, Central Dade Service Center
122 SW 3rd St Miami, FL
Office # (305) 377-6147
Fax # (305) 377-6010



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From: Sterling Velazquez [<mailto:sterling@turnpikeelectric.com>]
Sent: Monday, February 26, 2018 12:42 PM
To: Stegelmann, Seth; Greicyn Sierra
Subject: 1501 Michigan TX

CAUTION - EXTERNAL EMAIL

Seth, cc'd in this email is the design professional working on documentation for new Transformer at above mentioned address. She need specifications for the TX that will be installed by your company. Please send this info as soon as possible as she has a deadline to present plans to AHJ.

--

Best regards
Sterling Velazquez
Turnpike Electric Corp
EC13004836
7275 NW 68 St Suite 9
Miami FL 33166
Tel 786.483.8660 / 786.712.1024 Fax 305.424.9493

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WWW.JD-MIAMI.COM

Date: March 2, 2018

To: Historic Preservation Board.
1700 Convention Center Drive,
Miami Beach, FL 33139

Project: New canopy, building main entrance and FPL vault for existing apartment building.

Located at: 1501 Michigan Ave. Miami Beach, FL 33139

Dear HPB members:

I, Jose Luis Guzman, as the engineer of record for current renovation work on this property, (Master Permit # BC1703540) and based on my best knowledge, was asked to certify proposed location for new FPL vault pad and pad itself. After receiving FPL pad specs and analyzing existing field conditions, I've determined that vault pad and vault itself cannot be located in other place within property than the one proposed without obstructing current means of egress, due to pad size and clearance required and necessary accessibility. Attached sketch (received from FPL, showing more convenient location for pad and vault.

Should you have any questions regarding this matter do not hesitate to call me.

Sincerely,

JOSE L. GUZMAN, P.E. NO. 56138

JD ENGINEERING SERVICES, INC.
CA 29200

T: (305) 209-3636
E: architecture@jd-miami.com
A: 1231 W 14th St. Suite 101
Miami Beach, FL. 33139