

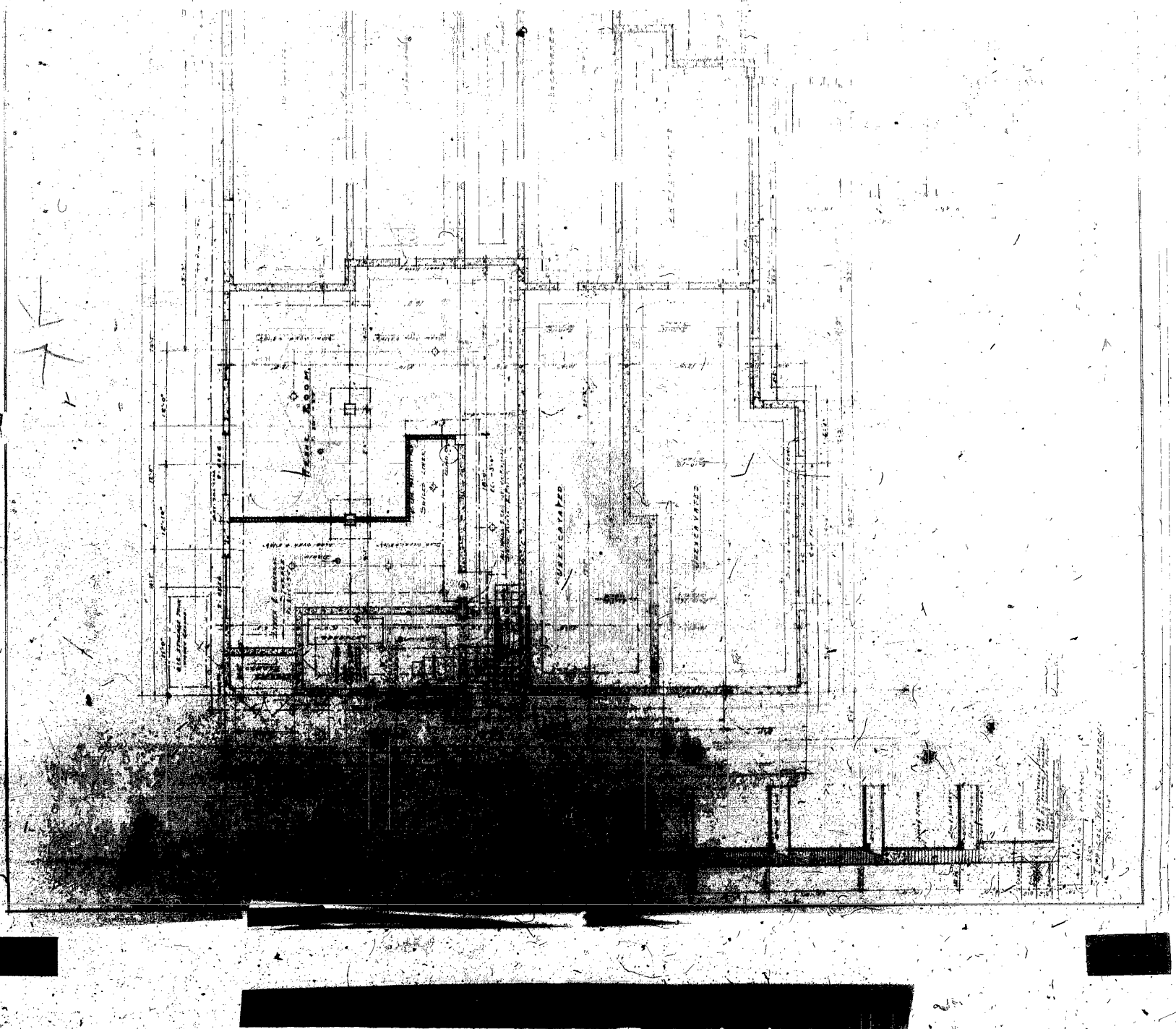
## TYLER: ORIGINAL ARCHITECTURAL DRAWINGS

ALBERT ANIS ARCHITECT

FOUNDATION PLAN - NORTHERN PORTION

FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12

[www.arthurmarcus.com](http://www.arthurmarcus.com)



TYLER: ORIGINAL ARCHITECTURAL DRAWINGS  
ALBERT ANIS ARCHITECT  
FOUNDATION PLAN - SOUTHERN PORTION  
FROM CITY OF MIAMI BEACH RECORDS SEARCH 5.17.12



Owner WILSHIRE ARMS (Wolfshire Corporation, owner) TYLER 177 HOLLYWOOD BL. PERMIT NO. 14284 Date July 6-1940

Lot The Block 4 Subdivision M.B. IMP. CO. O.F. Address 430 - 21st street  
westerly 100' of the easterly 225' lying along the southerly line of 21st street  
General Contractor P.J. Davis Construction Company Address 2453 BOND

Architect Albert Anis CO \* 4020 Height 40' 17035 Otis elevator Use Apartment - 28 units

Type of construction c/b/s/ Cost \$ 90,000.00 Foundation spread footing Roof flat

Plumbing Contractor Odom & Robertson # 13710 Address Date July 8-1940  
52 lavatories Rough approved by 50 bath tubs - 28 sinks - 1 shower -  
Plumbing fixtures FINN BELL - 9/23/40 Date  
1 drinking fountain - 3 slopsinks - 1 urinal

Gas Heaters 9 # 13856 - Belcher Industries, Inc. 1 Oil Burner & 275 gal tank - - Aug. 3-1940  
1 temporary closet Final approved by --Bell Gas --Ok - 1-14-1941 Date  
Sewer connection 1 Septic tank Make Date

Electrical Contractor Ideal Electric # 15732 Address Date 9-25-1940  
Switch 200 Range Motors 1,1,1, Fans Temporary service - 7-11-1940  
OUTLETS Light 243 HEATERS Water Sign outlets 2  
Receptacles 179 Space Centers of Distribution 7

Electrical Contractor Refrigerators 28 Address Date  
Irons 28  
No. fixtures set 243 Final approved by J.J. Farrey - Date  
Date of service January 14, 1941

Alterations or repairs Electric Permit # 16197 - IDEAL ELECTRIC - 1 Temporary Service Date Nov. 14-40  
BUILDING PERMIT # 15104- 1 Flat Wall Sign- Rlesner Neon Co. - \$ 150- Nov. 25-1940  
BUILDING PERMIT # 15378-- SIGN-- \$ 100. - Rlesner Neon - - - - Jan. 29-1941  
BUILDING PERMIT # 21727 Painting - A. Patri, painter \$ 4,000..... Jan. 2, 1946  
BUILDING PERMIT # 21870 Slate on roof..... Miami Construction Co. (Kendall) \$500.... Jan. 29, 1946

Over

TYLER: BUILDING CARD 1



# ALTERATIONS & ADDITIONS

Building Permits: # 30972 Painting - outside - Coastal Painting Co., contr. \$ 400 ... Oct. 6, 1949  
 # 38579 Block wall 5'8" with 4 columns- L.J. Blackman, contr. \$ 300... May 28, 1952  
 # 39639 Inside painting only - Owner \$ 1,000... Oct. 2, 1952  
 # 40140 Parking lot (approved by City Council, 4/2/52 - Ward Paving Co., \$880... Nov 18, 1952  
 # 47919 Kwart Sheet Metal works metal work in kitchen \$ 100 July 1, 1955  
 # 60274 Chastain Fence Co: 180 Lin. ft. chain link fence 5' high - \$276 - Oct. 14, 1959  
 # 60309 Hy Weiss: Painting exterior, \$500, 10/16/59  
 # 60314 ABC Neon: 1 neon pole sign 6'x5' - Total 30 sq. ft. - \$350 - Dec. 16, 1959  
 # 61900 Anne Air Conditioning: 1 - 5 ton pkg air conditioner with 1 - 5 ton cooling tower - \$1500- 5/17/60 OK 7/20/60 Flaag  
 # 62001 Edwin M. Green, Inc: 20x40 Concrete pool with gunite walls 8' depth at diving board- A.H. Baxter Engr- \$11,000- 5/26/60 OK 7/25/60  
 # 62871 Allstate Air Cond. Installations: 50 - 1 HP window air conditioners- \$10,000 - 7/21/60 OK 7/21/60 Flaag  
 # 87473 - Scot Twin Const. - stair enclosure per F.D. \$550.00 ~~9/1/71~~ 9/1/71  
 # 00363 - Gordon Roofing - repair roof 1 1/2 sq. \$140.00 1/6/72  
 # 3642-Boiler inspection-5-27-76 #15409-Positive Roofing-Re-roof 40 sqs-\$6500-7-30-79  
 # 42424 Paul Rhyme Flbg: Swimming Pool Water Supply - June 9, 1960 OK 7/25/60 Rothman  
 Plumbing Permits: #42462 Southern Drilling & Equipment: 4" drain well for pool - 6/29/60  
 #51076-Peoples Gas- D & C 2 ranges-5-20-74  
 #54466-Silver Plumbing-general repairs-1-4-77  
 #57942-Silver Plumbing- replace hot water heater-12-3-79  
 #58049-Peoples Gas System- 1 meter set(gas)12-31-79

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Electrical Permits: # 21667 Army- Restoration no violation-----11-19-46  
 # 22449 Biscayne 1 light outlet-----4-12-46  
 # 36649 Astor Electric Service: 1 switch outlet, 11 light outlets, 11 fixture 11/11/52  
 OK - Meginniss - 12/8/52  
 K, Fidler 3/21/1956--- 46993 Astor Electric Service, Inc: one motor March 16, 1956  
 # 577 ABV Neon Sign Co: 1 Neon Transformer - Dec. 16, 1959  
 # 5236 Anglor Elec: 50 A.C. outlets, 4 centers of distrib, 1 meter change - 6/6/60 OK 7/5/60 Fidler  
 # 433 Ace Elec: 1 switch outlet, 2 light outlets, 2 fixtures, 1 center of distrib, 1 motor (HP) 1 motor (2-5HP)-7/11/60 OK 9/29/60  
 # 58 Ace Elec: 1 fixture, 2 centers of distrib, 1 motor (HP), 1 motor (2-5HP)- 8/1/60 OK 8/8/60 Newbold  
 # 70541-M.Berkovitz Electric- 4 switch outlets; 5 light outlets; 1 receptacles-5-14-73  
 # 722270 C J Kay Electric- Fire alarm system; 8 pull stations, 6 bells-5-7-75  
 # 73591-C J Kay Electric-1 control, 6 bells, 6 pulls-11-2-76  
 # 75677-Ocean Electric-relocate c.t. meter-8-14-79

TYLER: BUILDING CARD 2



**BUILDING PERMITS:**

#90235 CMV Construction Corporation/add office between 2 hotels/\$10,000/10-1-80 (SEE BLDG. CARD #17030  
2030 PARK AVE.)

#19108 Orkin Exterminating Co Inc/nylon tent fumigation, \$2,885/10-20-80

#21419 12/30/81 Beach Shade and Glass - spec 1/4 plate glass 160 sq ft \$960.

#23567 3/15/83 Se-go/Security Windows furnish and install 2 pictures windows \$475.

#24259 7/20/83 Se-Co Ind Security Windows mtl & 10069 Prod Cont 82-0203.5 furnish & install 62 awning type windows \$8,120.

#24365 8/15/83 Se-Go/Security Windows install 26 awning type windows in existing openings \$2,670. (D.C.P.C. letter required prior to final inspector NW

#29291 10/14/86 Eddys Paint - paint exterior white \$6,000.

#MO8598 11/18/86 Metropolitan Air - mech vent

#MO8583 11/13/86 ABA Fire Equip - fire sprinkler system pre engineered wet chem

#29578 12/17/86 Biscayne Awning & Shade 1 new canvas awning w/frame \$4,000.

#M9459 - Mr. Stainless Inc. - Restaurant-installation of hood and exhaust and supply air fans and ducts - 10-19-87

PLUMBING PERMITS: #63603 - Federico Bonilla Plumbing - 1 Gas Range - 11-16-87

**ELECTRICAL PERMITS:**

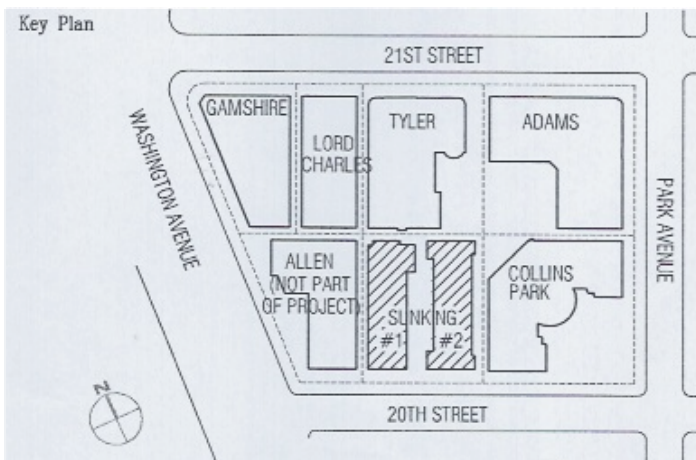
2-23-81/#76974/4 switch outlets, 10 light outlets, 15 receptacles, 60amps/Ocean Electric/\$23.50



## SUNKING I: HISTORY 1938

L. MURRAY DIXON ARCHITECT

The Copley Terrace Apartments, now called the Sun King Apartments #1 at 435 20th Street, was constructed in 1938. as a 12-unit, 2-story apartment house costing \$25,000.00. The master site file from the late 1970's finds it noteworthy as "masonry vernacular architecture" It is shown in a photograph above from the Dixon Archive which predates the 1940 construction of its neighbor, the Allen. This photo above shows the eastward orientation of the building when its two triple-door entrances (topped by arched eyebrows) probably had a view of the ocean until the Collins Park was built the next year in 1939.. Apparently the Copley Terrace was not used by the military during WWII. (1)



(1) HISTORIC RESOURCES REPORT by CAROLYN KLEPSEY / 5.25.2000





## SUNKING 1: HISTORY 1999

PHOTOGRAPH ABOVE: FRONT ELEVATION AT 21st STREET 1999

COLORED RENDERING BELOW by SWANKE HAYDEN CONNELL ARCHITECTS 2002







## SUNKING 1: HISTORY 1999

TOP PHOTO: 1999 VIEW FROM STREET ENTRANCE TO COURTYARD BETWEEN SUNKING 1 (LEFT) AND SUNKING 2 (RIGHT). AT THE REAR OF THE COURTYARD ATTACHED TO SUNKING 1 IS A ONE STORY NON HISTORIC ADDITION WHICH IS PROPOSED FOR DEMOLITION. THIS ADDITION WAS FORMERLY UTILIZED AS AN OFFICE.

RIGHT PHOTO: 1999 VIEW OF TYPICAL TRIPLE DOOR ENTRANCE TOPPED WITH ARCHED EYEBROW.









# BUILDING PERMITS

#57710 Owner: Paint exterior of building - \$400 - Oct. 28, 1958  
 #60212: North Miami Home Imp't Co. replace 50 windows. \$ 3000.00 10/7/59  
 #65407 Al Harris: Buffing and painting; use necessary precautions as per City Ord. - 7/19/61 - \$1,000.  
 #67084 Appliance Consumer Service Co., Inc.: Install 1 - 1 ton air cond., wall unit - \$200. - 4/12/62  
 #84460 - Gordon Roofing - Roof repairs 6 sq. \$200.00 6/18/70

#00931 - Gordon Roofing Roofing - roof repair, \$200.00 - 4 squares - April 26/72

#00931-Gordon Roofing-Roof repair-\$200-4-26-72

#01055-Peters Professional Painters- Outside Painting-\$1100-5-15-72  
 #15590-Owner- Paint exterior- \$800= 8-30-79

#2015 - ~~Henry Construction~~ Const., Inc. - Install shuffleboard court - \$1,500 - 4/16/81

Plumbing 56943-Dependable Plumbing- gas leak-2-8-79  
 #63038 12/29/86 Federico Bonilla gas piping test

#42129 Astor Electric: 12 centers, 1 service, 12 motors...June 3, 1954  
 #42286 Miller Electric: 2 centers of distribution, 1 service, 12 motors...June 22, 1954 OK,  
 Ridler 10/28/1955

SUNKING I (nee COPLEY TERRACE) BUILDING CARD - PAGE 2



FLORIDA MASTER SITE FILE  
HISTORIC SITE DATA SHEET

		FDAHRM	802==
	Site No.		1009==
	Site Name	435 20th Street	830==
Other Name(s) for Site	Copley Terrace		930==
Other Nos. for Site			906==
NR Classification Category:	Building		916==
County	Dade		808==
Instruction for locating (or address)	435 20th Street		
	Miami, Beach, FL 33139		
			813==
Location: M.B. Imp. Co. Ocean Front	/	G	S 125' of WLY 50' of
	subdivision name	block no.	lot no.
			E 125' of WLY 50' of
Owner of Site: Name:	Muchnik, Zelig		868==
Address:	227 13th Street		902==
	s-Miami Beach, FL 33139		902==

Statement of Significance (use continuation sheet if necessary)

This masonry construction apartment building represents a typical example of Masonry Vernacular architecture in Miami Beach in the 1930's and 1940's. It is noteworthy for its details and cohesiveness within the neighborhood. It was built in 1938 at a cost of \$25,000. The owner was Melvin Goldstrom. The architect, L. Murry Dixon, was one of the most prolific architects on Miami Beach during the 1930's and 1940's.



Site No. \_\_\_\_\_

Site Name 435 20 Street

Copley Terrace

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT Dixon, L. Murray 872==

BUILDER Masterbilt Corp. 874==

STYLE AND/OR MODE masonry vernacular 964==

PLAN TYPE L-shape 966==

EXTERIOR FABRIC(S) stucco 854==

STRUCTURAL SYSTEM(S) masonry 856==

FEATURE OF STRUCTURE (942):

FOUNDATION: spread footing 942==

ROOF TYPE: flat 942==

SECONDARY ROOF STRUCTURE(S): parapet 942==

CHIMNEY LOCATION: 942==

WINDOW TYPE: DHS, 2/2, metal 942==

MATERIALS (882):

CHIMNEY: 882==

ROOF SURFACING: 882==

INTERIOR WALLS: 882==

ORNAMENT INTERIOR: 882==

ORNAMENT EXTERIOR: stucco 882==

QUANTITATIVE DATA (950-960):

NO. OF STOREYS 2 950==

NO. OF CHIMNEYS 952==

OTHER (SPECIFY) 954==

956==



OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM:

865==

865==

MAIN ENTRANCE: east; at various locations; wood and glass; wood frame door with glass lights; wood frame screen door with louvers at bottom half

865==

865==

WINDOW PLACEMENT: 3 bays

865==

865==

WINDOW SURROUNDS AND DECORATION: slightly protruding sills. Plain, broad, slightly low relief surrounds at center 1st and 2nd floor windows

865==

865==

PORCHES, VERANDAS, GALLERIES AND BALCONIES: portico; stucco, plain; 1 story; 1 bay; 2, wood, square posts; plain, metal balustrade; deck, concrete with 4 steps up; curvilinear overhang above porticoes

865==

865==

EXTERIOR ORNAMENT AND COLOR: white with brown trim. Small, pointed projection at parapet. Broad, fluted vertical bands; flank center 1st and 2nd floor windows and lead from planter at street level to parapet. Moulded trim at parapet

865==

865==

INTERIOR COMMENTS:

865==

865==

865==

OTHER (SPECIFY): terrace at right side of building; quoins at projecting mass of right side  
Part of contextual area

865==

865==

MAJOR ALTERATIONS (FREE TEXT) (857==):

857==

857==

857==

OUTBUILDINGS (FEATURES OF SITE) (876==):

876==

876==

876==

SURROUNDINGS (CLASSIFICATION) residential, apartments

864==

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): 2nd building east from northeast corner of 20th Street and Washington Avenue

859==

859==

859==



**CITY OF MIAMI BEACH  
BUILDING DEPARTMENT  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139**

**TO: DIVISION OF PLANNING, DESIGN AND HISTORIC  
PRESERVATION.**

**FROM: MICROFILM DEPARTMENT.**

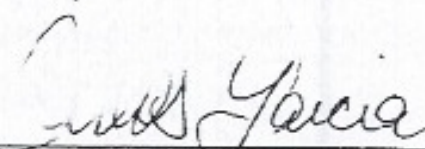
**DATE:** 2/24/2000

**RE: BUILDING RECORDS FOR:** 435 20th Street

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**PERSUANT TO REQUEST BY:**  
**THE BUILDING DEPARTMENT HAS RESEARCHED THE  
ABOVE MENTIONED ADDRESS AND FOUND THAT NO  
MICROFILM EXISTS FOR THIS PROPERTY.**

**SIGNED,**

  
**MICROFILM DEPARTMENT**





SUNKING 2: FRONT ELEVATION 1999



SUNKING 2: FRONT ENTRANCE DETAILS

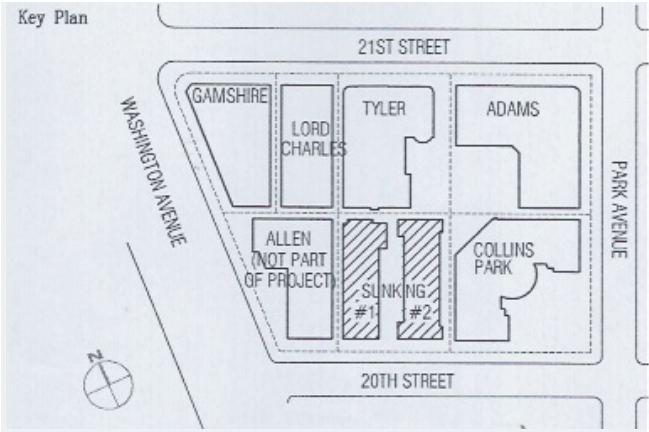
COURTYARD BETWEEN SUNKING 1 (LEFT) AND SUNKING 2 (RIGHT)



# SUNKING #2: HISTORY 1999 MILTON SHERMAN ARCHITECT

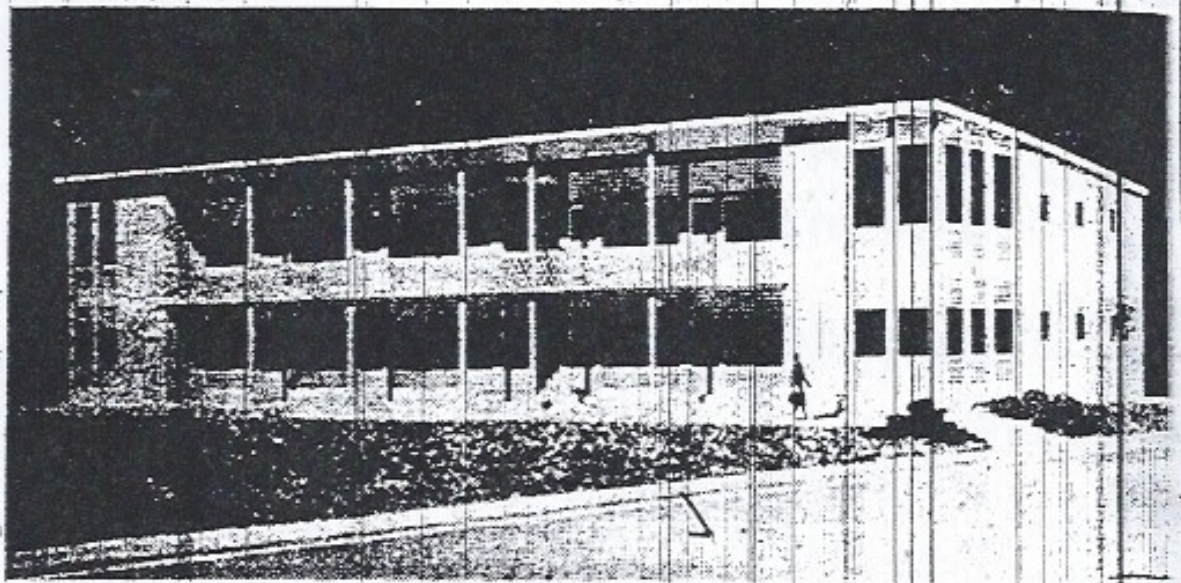
Originally known as the S&M Apartments and located at 425 20th Street, it was listed in the 1953 and 1959 Polk's City Directories. It is now known as the Sun King #2. It was built in 1948 as a two story apartment house in the Postwar Modern style, designed by the Architect Milton Sherman. Initially it had 14 one-bedroom apartments.

The earliest known photograph is as appears on the next page, from the Miami Herald dated May 16, 1948.





Gables, for Mr. and Mrs. Don Reed, have southeastern exposures. Cost was put at \$60,000.



**CROSS-VENTILATION** and central service area distinguish this two-story apartment house which S-P-R Corp. is erecting on the north side of 20th st., east of Washington ave., Miami Beach, from plans by Milton Sherman, AIA.

## I. J. Berlin Sets \$86,000 Sale

The Catherine Apartments, located at Jefferson ave. and Eighth st., and consisting of 16 efficiency units, have been purchased by Abraham Weltzer from Hyman and Tillie Laibson.

Sale was negotiated by I. J. Berlin, associate of Tobin & Tobin, at a purchase price of \$86,000.

## 14-Unit Apartment House Planned For Miami Beach

Modernistic design and glass shutters on each of the 14 units contained will feature a new apartment building planned for the north side of 20th st., 100 feet

east of Washington ave., Miami Beach.

The two-story structure, planned by the S-P-R Corp., headed by Sam E. Schwartz, president, will contain 10 efficiency and four one-bedroom apartments.

The building was designed to combine efficiency with charm, reports Milton Sherman, AIA, architect for the structure.

Each of the apartments will have cross ventilation. A service center in the basement area will contain a hot water heating plant, washing and drying machines, and a garbage refrigerator room, the last planned to eliminate odors.

Entrance to the first floor apartments will be gained directly from a loggia. Covered balconies will contain stairways for the second story.

M. W. Deutschman is engineer on the project.

**RANCH TYPE HOMES**

**HOLLYWOOD RIDGE**

**\$16,150.00 1 ACRE—\$16,500.00 1 1/2 ACRES**

All new roads, electricity, 5 miles to beach, 2 1/2 miles to Biscayne Blvd. 20 minutes to Miami

### DIRECTION

Drive east N. W. 7th Ave. (Route No. 7) to DADE-BROWARD COUNTY LINE. Turn East to entrance to Hollywood Ridge Farms and field office and you will see the beautiful, long, Ranch Homes open for inspection.

OR

Turn West on Hallandale Road from Beach Road, Route 111, or Route 1 at Hallandale traffic light to Hollywood Ridge Farms. New direct road now open. (Formerly Hallandale Road—now called Beach Blvd.)

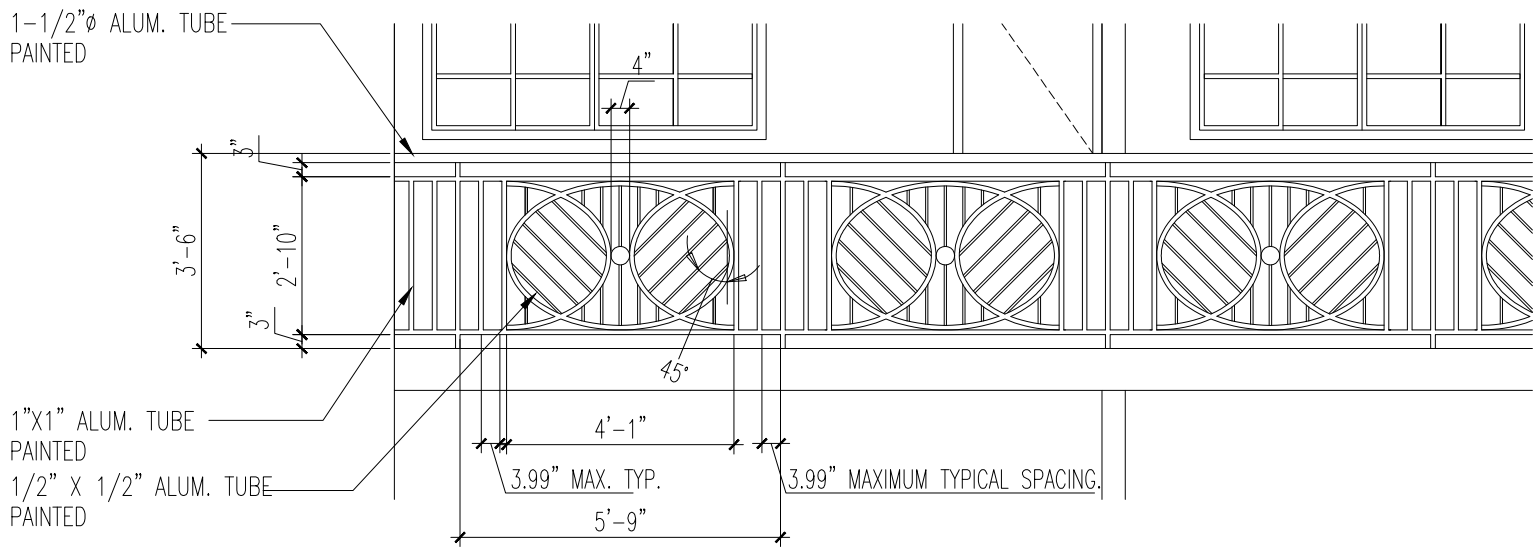
**Ranch Construction Co., Inc.**

70 S. E. FIRST ST., MIAMI, FLA.  
PHONE 3-5932

HOLLYWOOD.  
PHONE 1858

**PLASTIC TILES**





## SUNKING 2: HISTORY

DRAWING ABOVE by: ARTHUR MARCUS ARCHITECTS 2003

TO BRING EXISTING HISTORIC RAILINGS INTO COMPLIANCE WITH CURRENT CODES.



SUNKING 2: REAR ENTRANCE WALKWAYS 1999



SUNKING 2: FRONT ENTRANCE WALKWAYS 1999

S.P.R., Inc. (over)

Owner DAVE ROSENBLUM		Mailing Address	Permit No. 27308	Cost \$ 80,000:
Easterly 50' of the Westerly 100' of the		Subdivision M.B.IMP.CO.O.F.	Address 425 20th Street	
Easterly Lot 225' lying block "G" along the southerly line of 21st St.		General Contractor General Building (Fred Arnold)	Bond No. 3822	3234-16-005
Architect Milton Sherman		17031	Engineer Meyer Deutschmann	
Zoning Regulations:	Use RE	Area 17	Lot Size 50 x 125	
Building Size:	Front 40'	Depth 110'	Height 25'	Stories
Certificate of Occupancy No. 980 (12-23-48)			Use APARTMENT HOUSE- 14 Units- 1 bedroom each	
Type of Construction #3 CBS	Foundation Spread Footing 12 x 30		Roof built-up	Date May 21, 1948
Plumbing Contractor		Sewer Connection	Date	
# 26609 Pitsch & Morgen		Temporary Closet 1	May 17, 1948	
Plumbing Contractor # 27340	Pitsch & Morgen:		Date Oct. 18, 1948	
Water Closets 15	Bath Tubs 14	Floor Drains	Laundry Tray 1	
Lavatories 14	Showers	Grease Traps		
Urinals	Sinks 14	Drinking Fountains		
Gas Stoves 14	Gas Heaters	Rough Approved	Date	
Gas Radiators	Gas Turn On Approved	T. A. O'NEILL 10-21-48		
Septic Tank Contractor		Tank Size	Date	
Oil Burner Contractor #27153	Belcher Industries Inc. - 1	Tank Size 250 gals (underground)	1948	
Sprinkler System				
Electrical Contractor # 26406	Kenny Electric	Address	METRO ORD. #75-34 Date June 1, 1948	
Switch 86	Range Motors 1	Fans	RECERTIFICATION DATE: 1/19/82	
OUTLETS Light 104	HEATERS Water	Centers of Distribution 29		
Receptacles 98	Space 14 (bath)	Bell Transformer 1		
	Refrigerators 14	Service-Equipment 1		
	Irons 14	Sign Outlets		
No. FIXTURES 104	Electrical Contractor		Date	
FINAL APPROVED BY Woodmansee	Date of Service	October 8, 1948		
Alterations or Repairs—Over				

SUNKING 2: BUILDING CARD PAGE 1



## ALTERATIONS & ADDITIONS

**Building Permits:** #74762 Adams & Beagles Roofing Co. Inc.: Reroofing - \$1495 - 9/15/65  
#740 Dewey Hawkins: wind air conditioning 2-1 HP 7/25/69

#1238 - N. Air Cond. & Appliance - type 17031 - air cond wind 1-14,500 MB 1- 11,500 7/27/70

#1520 - Air Cond. & Appliance Center - air cond wind 1- 28,000 3/29/71

#1521 - Air Cond. & Appliance Center - air cond wind - 1-11500 - 1 - 14500 3/29/71

#09057-Gordon Roofing-Re-roof 35 sqs-\$2000-5-11-76

#09091-Continental Painting Co.-Paint interior and exterior-\$950-4-14-76

#13286-Owner-Painting and minor repairs-\$1200-6-19-78

#15589-Owner-Paint Exterior- \$800-8-30-79

6/3/81 - #20355 - Se-Go Security Windows - Replace jalousies, furnish & install 32 single hung windows & 14 picture windows - \$6,500.00

### Plumbing Permits:

#51752-Silver Plumbing- gas line-11-13-74

#57482-Pitsch Plumbing- 1 heater-replace, 1 gas piping-7-24-79

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### Electrical Permits:

#67194 C. J. Kay: 7 motors 0-1 HP 1/23/69

#68234 - Holbert Elect. - 1 motor 0-1 HP 9/2/70

SUNKING 2: BUILDING CARD PAGE 2

**CITY OF MIAMI BEACH  
BUILDING DEPARTMENT  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139**

**TO: DIVISION OF PLANNING, DESIGN AND HISTORIC  
PRESERVATION.**

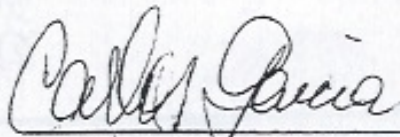
**FROM: MICROFILM DEPARTMENT.**

**DATE:** 2/24/2000

**RE: BUILDING RECORDS FOR:** 425 20<sup>th</sup> Street

**PERSUANT TO REQUEST BY: \_\_\_\_\_  
THE BUILDING DEPARTMENT HAS RESEARCHED THE  
ABOVE MENTIONED ADDRESS AND FOUND THAT NO  
MICROFILM EXISTS FOR THE PROPERTY.**

**SIGNED,**



**MICROFILM DEPARTMENT**

**SUNKING 2:**

LETTER FROM CITY of MIAMI BEACH 2.24.2000 STATING THAT NO MICROFILM  
RECORDS EXIST FOR THIS PROPERTY.