

STOREFRONT AT 232 FIFTH STREET  
MIAMI BEACH

The subject storefront is located on the north elevation of a one- and two-story building at the southeast corner of Washington Avenue and Fifth Street in Miami Beach. This building, with the address of 425-437 Washington Avenue, occupies Lots 11 and 12 of Block Six of the Ocean Beach Subdivision, the oldest subdivision in the city. This area was locally designated as the Ocean Beach Historic District circa 1995. While the building itself is a Contributing structure in the district, the subject storefront is not original to the building. It had an interesting evolution.

The building on Lots 11 and 12 was designed in 1935 as a one-story commercial structure in Art Deco style by architects Edwin L. Robertson and Lawrence R. Patterson. They had formed a partnership in 1923, and designed a number of notable buildings in Miami and Miami Beach.

Their building at Fifth Street, it is important to note, was not on the corner at the time it was built. Another building, a two-story commercial structure built in 1925, stood immediately north of it on Lot 13, at 445-449 Washington Avenue, with several storefronts along Fifth Street. That building, as well as many others on the south side of Fifth Street, was demolished in 1971 in order to widen the street. An aerial photograph from 1973 shows this work in progress. It was only at that time that the north side of 425-437 Washington Avenue was exposed to the street and storefronts were created there. This also explains why the building is set at an angle to Fifth Street; it originally aligned with Washington Avenue instead.

This building had evolved, though, since its construction in 1935. The Building Permit Card notes a one-story rear addition in 1940, designed by renowned Miami Beach architect Henry Hohaus. One page of his plans

(#13969) was found, together with Robertson & Patterson's mostly illegible original plans, on microfilm #6891 in the Miami Beach Building Department. This plain, rectangular addition extended 63 feet eastward behind the original building to form a T-shaped footprint, all one story in height.

The Permit Card notes another addition in 1946, by the city's other most-renowned architect, L. Murray Dixon. Plans were not found on microfilm, but the dimensions of this \$20,000 project (twice the cost of the original building a decade earlier) are given as 30 x 76 x 20 feet. In fact, there were apparently two such structures, and they are the two-story portions of the building that stand to the north and south of the Hohausser extension. This is confirmed by a comparison of the 1944 City Atlas map, which shows the T-shaped building, and the 1948 Sanborn Fire Insurance map, where the entire double lot is filled in by two rear additions, two stories in height. At that time they were used for "furniture storage" for a furniture store that occupied the center storefront on Washington Avenue.

Although designed by famous Art Deco architects, these rear additions were purely utilitarian and have no architectural detail because they were, at first, nearly invisible from the street. It was in the northern Dixon addition that the subject storefront at 232 Fifth Street was built at a much later date.

---Carolyn Klepser, researcher

March 4, 2015

COMMERCIAL BUILDING

OWNERS WASHINGTON PROPERTIES, IMMAILING ADDRESS

Lot 11 & 12 Block 6

Subdivision OCEAN BEACH

Address 425 to 437 Washington Avenue

Permit No. 6391

Cost \$ 10,000

General Contractor OWNER (Hunt; supt.)

1076

Bond No.

4203-03-083

Architect Robertson & Patterson

Engineer

Zoning Regulations: Use Lot 11-"B3"

Lot Size

Building Size: Front 100' Depth 125'8" Height 21' Stories

Use STORE ROOMS (5)

Certificate of Occupancy No. #610

Use STORE ROOMS (5)

#3 NO Type of Construction CBS

Foundation Reinforced Concrete Roof B-

Date Apr. 24, 1935

Plumbing Contractor

# 8123 McEhan

Sewer Connection 1

Date May 9, 1935

Plumbing Contractor

Fixtures - - 20

#10566 Odom & Robertson - 3 fixtures, 3 gas outlets-

Date Nov. 9, 1937

Water Closets

Bath Tubs

Floor Drains (4) 31 WASH. (over)

Lavatories

Showers

Grease Traps

Urinals

Sinks

Drinking METRO ORD. #75-34

Gas Stoves

Gas Heater

Rough REGENERATION DATE: 11/12/1937

Gas Radiators

Gas Turn On Approved J.J. FARREY 11/12/1937

Date

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor

# 5245 Hepburn Electric Company

Address

Date May 16, 1935

Switch

Range Motors

Temporary Service

OUTLETS Light 36

HEATERS Water

Receptacles 40

Space

Centers of Distribution

Refrigerators

Sign Outlets

Irons

No. FIXTURES 39

Electrical Contractor # 5374 Hepburn Electric Company

Date July 1, 1935

FINAL APPROVED BY

Date of Service

Permit # 100537

Remodeling ALTERATIONS OR REPAIRS Geo. L. Pfeiffer, Inc.

Date 27.1937

Colony Joe #10652 One sign- Neon Sign & Display Company 125... Nov. 26, 1937  
 filed with #6891 #13969 Store addition (rear)- 40' x 63' x 1 story- CBS on spread footings- Henry  
 Betty's Bar & Grill #17063 Remover, architect: Masterbilt Corporation, contr. \$5,000.. May 1, 1940  
 Betty's Bar & Grill #17057 Removing wall - Owner 100.. Nov. 27, 1942  
 Betty's Bar & Grill #17047 One sign - Acollite Sign Company 75.. Nov. 23, 1942  
 E & S Bakery Supply #17807 Alteration for restaurant - day labor 200.. Nov. 18, 1942  
 Tropical Textile Co #19349 Removing fixtures to restaurant - 50.. Nov. 23, 1942  
 #22182 Wall Sign - C. Rosenbaum, sign writer 25.. Nov. 15, 1944  
 (N/A) Addition to stores - 30 x 76 x 20 - L. Murray Dixon, architect: A. Kaplan, contr. \$20,000.. Mar. 25, 1946  
 #22305 Hanging sign 3 X 7 - Neonite Sign Company 100.. Apr. 17, 1946  
 #24086 Remodeling, new heater, vents to roof, stopcocks on gas-Owner-\$200. Feb. 25, 1947  
 #28084 Painting and adding small counter- Owner 150.. Aug. 24, 1948  
 #28126 Alterations - Republic Builders \$ 800.. Aug. 30, 1948  
 #33122 Flower boxes on owner's property not more than 4' from building-\$200..7/26/1950  
 #33410 Sign painted on wall - Reliable Sign Co: 50.. Aug. 24, 1950  
 #37681 Paint sign on wall reading "TROPIC TEXTILE AND FURNITURE CO." - Electro Neon Sign ( 65...Dec. 13, 1951  
 #38539 Air conditioning - 7 1/2 ton pad age unit-United Engineering Corp.\$300..May 22, 1952  
 #68779 Alton Painting and Roofing Co.: Reroof - \$800. - 1/31/63  
 #75314 Giffen Industries, Inc.: Reroofing, \$4,750. 11/23/65  
 #1550 - Dewey Hawkins A.C. - air cond wind I - 2 HP 4/28/71  
 #00167 - Scot Twin Const. - repair stucco north wall \$450.00 12/2/71  
 #05866- Joe Gonzalez Sing Co. Sing. \$300 7-9-74  
 Al's Auto Plumbing Permits: # 14866 M.B. Plumbing Co: 1 gas range - 1 gas plate - Dec. 27, 1940  
 # 16829 Schweitzer: 1 sink, 1 grease trap, 1 gas range, 1 gas water heater- 11/18/42  
 # 16837 O. Schweitzer: 1 water closet, 1 lavatory & Nov. 25, 1942  
 # 17138 O. Schweitzer: 1 gas range, 1 gas water heater -Oct. 9, 1943  
 # 17324 O. Schweitzer: 2 gas ranges- Dec. 23, 1943  
 # 17506 O. Schweitzer: 1 gas range - March 9, 1944  
 # 19629 Economy Plumbing Co: renew service - April 15, 1946  
 # 19675 Markowitz Bros.: 4 rain water outlets - June 1, 1946  
 # 24851 C. J. Dulbs: 1 gas oven, 1 gas water heater - March 5, 1947  
 # 27181 Serote Plumbing: 2 sinks, 1 sand trap, 2 gas ranges, 1 gas water heater-9/7/48  
 # 30235 Pates Plumbing: 1 gas range - August 4, 1950  
 # 36502 Marr Plumbing 1 electric ice maker...October 26, 1954

Electrical Permits: # 10128 Ast Electric Company: 2 receptacles, 2 motors - Dec. 10, 1937  
 # 10144 Ast Electric Company: 2 neon transformers - Dec. 13, 1937  
 # 10383 Griffin Electric: 2 switch outlets, 1 light outlets, 2 receptacles, 1 motor - Jan. 10, 1938

Ruth's Gift Shop # 11827 Ray-C-Lite: 8 sign outlets - Nov. 16, 1938  
 Tropical Textile Co # 14881 Griffin Electric: 12 light outlets, 6 receptacles, 12 fixtures, 2 centers of distribution - May 10, 1940  
 Sun Hand Laundry # 16246 B. & W. Electric: 1 motor 5 hp - Nov. 19, 1940 Final OK- Brown  
 Washington Drug Co. # 18487 Griffing & Bauer: 3 receptacles - May 1, 1942  
 Betty's Bar & Grill # 18940 Lyon Electric: 1 switch outlet, 4 receptacles - Dec. 2, 1942  
 Betty's Bar & Grill # 19016 Lyon Electric: 2 appliance outlets - Dec. 21, 1942  
 Betty's Bar & Grill # 19465 Lyon Electric: 3 appliance outlets - May 19, 1943  
 429 Wash. A. # 22510 Astor Electric: 32 light outlets, 32 fixtures, 3 centers of distribution, 1 serv. equipment - April 29, 1946 - Ok Woodmansee - 5/2/46  
 429 Wash. A. # 22461 E.F. Lutie: 4 light outlets, 1 neon transformer - April 18, 1946  
 # 27153 Gulf Electric: 2 switch outlets, 4 light outlets, 3 receptacles, 43 fixtures, 5 motors, 1 service-equipment - Sept. 9, 1948 - Woodmansee Nov. 4th, 1948  
 435 Wash. A. # 27331 Gulf Electric: 3 light outlets, 1 receptacle, 3 fixtures - Oct. 5, 1948  
 435 Washington # 29647 Claude Southern Corp: Correct violations, Sept. 27, 1949  
 435 Washington # 31148 Neon Sign & Service: 1 neon transformer - April 20, 1950  
 435 Washington # 31639 Lyon Electric: 13 light outlets, June 29, 1950 Meginniss 7/3/50  
 435 Washington # 36556 Lyon Electric Co: 1 Service equipment, 2 motors, 1 violations - 5/19/1952 OK-Meginniss 7-23-52  
 435 Washington ave. # 38644 Lyon Electric Co: 3 Light outlets, 3 fixtures. Jan. 28, 1953 OK. H. Rosser, 2-2-53  
 429 Washington Ave. # 47519 Astor Electric Service, Inc: one motor May 21, 1956 OK. Plaag 6/18/56  
 435 Wash: #59299 S & S Elec: 1 meter change - 1/28/63  
 435 Washington Ave. #66864 Les Gline Electric - 1 Receptacle, 1 Meter Change 4/7/69

#71431 Jorman Vazquez Inc. Sing transformer \$5. 7-9-74

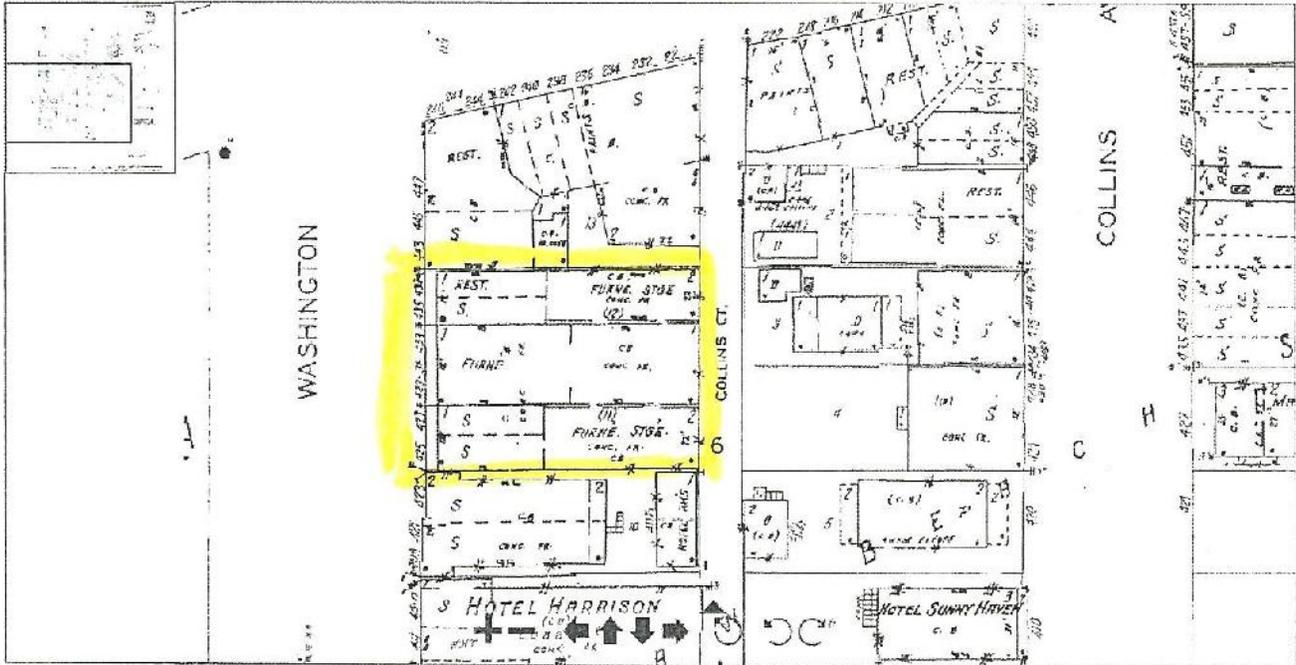




Home >

Sheet 00042  
Miami Beach, Dade County, Florida  
1948

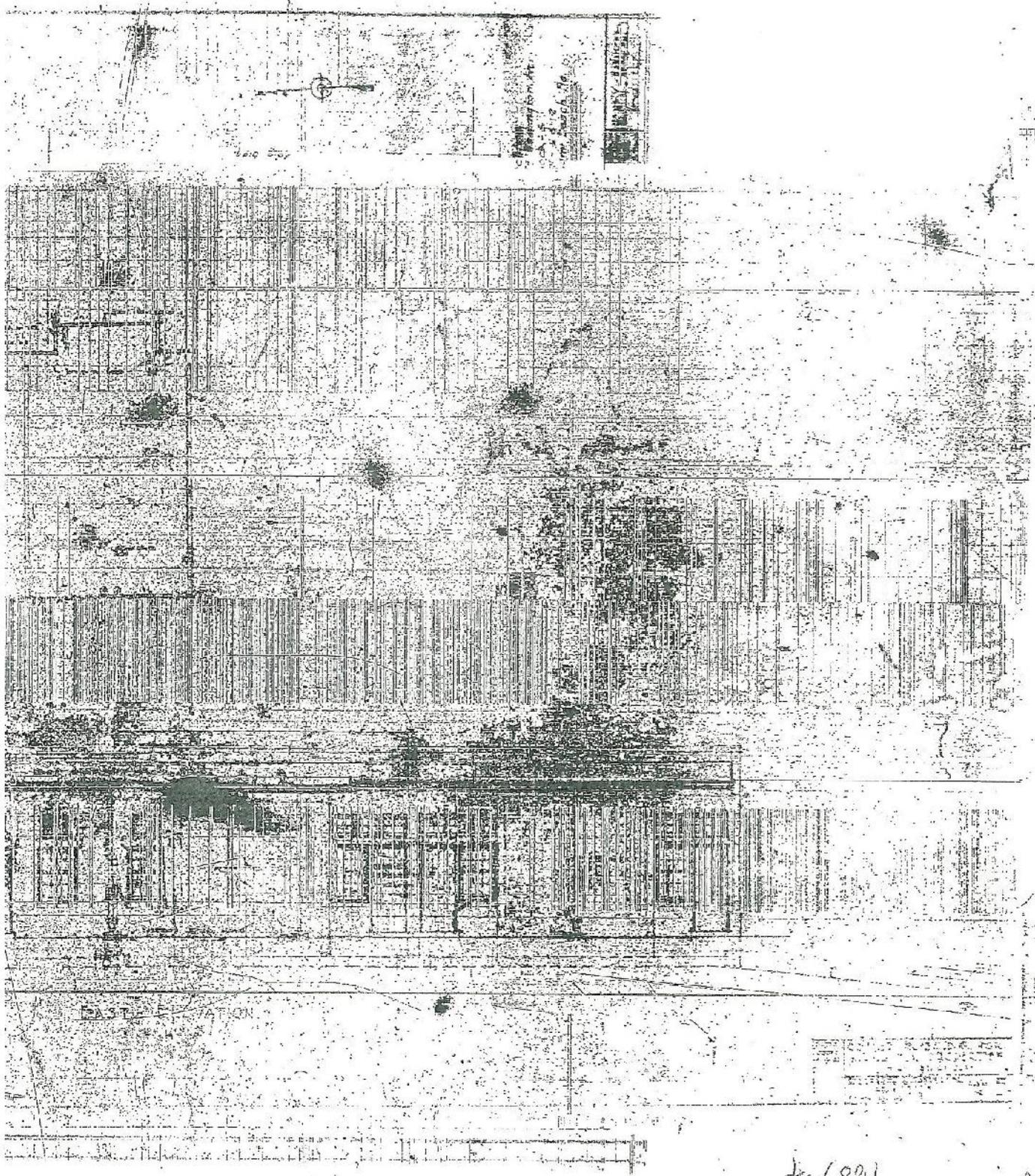
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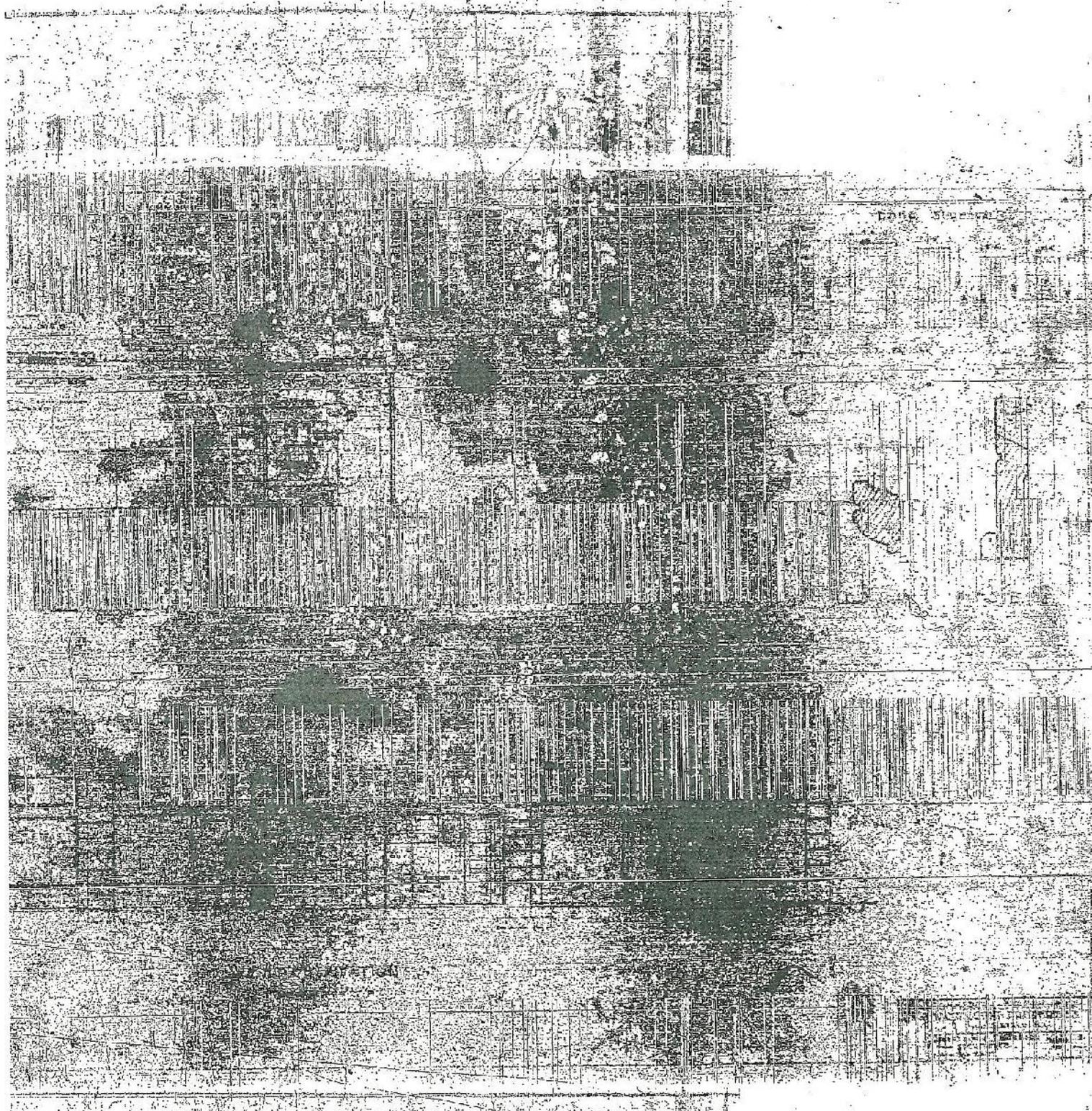




Washington, D.C.  
March 16, 1935

(East elevation)

# 6891  
425-437 Wash Ave  
Robertson + Patterson, 1935



West elevation  
& section

at 6887 Robinson + Patterson 1935  
425-437 Wick Ave.



