



HISTORIC RESOURCES REPORTS

FOR

913 - 943 WASHINGTON AVENUE

947 WASHINGTON AVENUE

955 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

PREPARED BY:

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1800 NORTH ANDREWS AVENUE #7F

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PREPARED FOR:

LIGHTSTONE GROUP

460 PARK AVENUE

NEW YORK, NEW YORK 10002

FOR THE

CITY of MAMI BEACH HISTORIC PRESERVATION BOARD

June 15, 2016

2016 COVER PHOTOGRAPHS by ARTHUR MARCUS

TOP: 955 WASHINGTON AVENUE

TOP MIDDLE: 947 WASHINGTON AVENUE

LOWER MIDDLE: 913-943 WASHINGTON AVENUE

LOWER: 913-943 WASHINGTON AVENUE



2016 PANORAMIC PHOTOGRAPH OF 755 + 747 + 713 - 743 WASHINGTON AVENUE (3)

PROPERTY	ARCHITECT	YEAR BUILT	STATUS PER CMB HISTORIC DATABASE
913-943 Washington Avenue	Henry Hohauser	1936	Historic
947 Washington Avenue	Kiehnel & Elliott	1942	Historic
955 Washington Avenue	Robertson & Peterson	1936	Historic

TABLE of CONTENTS

NEIGHBORHOOD HISTORY	3
ARCHITECTS	9
ART DECO	14
913 - 943 WASHINGTON AVENUE	15
947 WASHINGTON AVENUE	33
955 WASHINGTON AVENUE	47
BIBLIOGRAPHY	59



AERIAL VIEW OF SOUTH BEACH CIRCA 1930 courtesy HISTORY MIAMI...THE ONLY EXISTING BUILDINGS ON THE EAST SIDE OF THE 900 BLOCK WASHINGTON AVENUE ARE RESIDENCES ALONG 9th STREET AND A MID-BLOCK RESIDENCE, BOTH OF WHICH HAVE LONG BEEN DEMOLISHED. (1)

NEIGHBORHOOD HISTORY:

In 1881 Henry B. Lum purchased all of the land in a future Miami Beach south of 14th Street. In 1912 John and James Lummus purchased all of Henry Lum's property south of Lincoln Road and formed the Ocean Development Co. and sold individual home site lots in Miami Beach.

"By 1920, with Miami Beach five years old, Washington Avenue was already a commercial street. However, its great business boom did not begin until the inauguration of streetcar service in December, 1920." (11) 1920 was also the date of the opening of the County Causeway aka the MacArthur Causeway.

The photograph above is circa 1930 and shows practically nothing had yet been built on the eastern side of the 900 block of Washington Avenue - except for a single family residence standing approximately at the location of 947 Washington Avenue and other residences along 9th Street.

These three properties are located in the following HISTORIC DISTRICTS:

- * Miami Beach Art Deco Historic District
- * Miami Beach Architectural District (National Register) District
- * Local City of Miami Beach Flamingo Park Historic District.

*



In this 1940 photograph (1) taken from (Old) City Hall tower (Courtesy History Miami) - of the completed eastern side of the 900 block of Washington Avenue can be see just past the Washington Storage Company building...A palm tree bumps into the skyline form the future site of 947 Washington built in 1942. The original 955 and 999 Washington Avenue were built as one continuous building, as can be seen above. The same architectural facade treatment stretched to the 10th Street corner - prior to the exterior renovation of the 999 building and re-construction of a new red brick facade. Across the street from 947-955 Washington can be seen the Astor Hotel (1936) with the Blackstone rising in the background.



From these earliest days Washington Avenue developed into the local shopping street for the neighborhoods which it serves. Although early historic photographs of Washington Avenue show single family homes, the growing numbers of resort visitors and the increasing commercial demands of the ever expanding neighborhoods - propelled Washington Avenue into 'downtown' Miami Beach.

Eventually a strong Jewish retail, institutional and residential presence manifested itself along Washington and Collins Avenues and Ocean Drive. In the middle decades of the twentieth century, these streets were dotted with small Jewish businesses and apartments filled with Jewish tenants.

NEIGHBORING LANDMARKS

By 1930 several local landmarks had been constructed within several blocks of this project site and which still remain to this day. This area quickly became the commercial and civic center of the City.

These neighboring landmarks include the:

- * Washington Storage Company (1927 by Robertson & Patterson Architects) at 10th & Washington;
- * Blackstone Hotel (1929 by B. Kingston Hall Architect) at 8th Street
- * William Penn Hotel at 7th & Washington..
- * One block north at 11th Street is the old Miami Beach City Hall (1927 by Martin Luther Hampton Architect) .
- * Directly across Washington Avenue is the Astor Hotel (1936 by T. Hunter Henderson Architect)



TOP PHOTO: BLACKSTONE HOTEL courtesy HISTORY MIAMI, CLAUDE MATLACK PHOTOGRAPHER

MIDDLE PHOTO: WOLFSONIAN aka WASHINGTON STORAGE COMPANY courtesy WOLFSONIAN FAU

BELOW LEFT: old MIAMI BEACH CITY HALL photo by ARTHUR MARCUS



"Washington Avenue declined in the late 1950's becoming seedy and run-down and remaining so through the 1970's." (12) The avenue mirrored the rise and fall cycle of development and growth experienced by the larger City.

The South Beach renaissance which began in the 1980's began the process of change which is now hopefully leading to substantial change in the retail marketplace as well as the resort visitor audience served by the Avenue.

As the local population of the surrounding neighborhoods has changed over the years, so too has the retail and restaurant make-up of Washington Avenue.

Butcher shops and delicatessens morphed into tattoo parlors and t-shirt shops. Today there seem to be ever more restaurants and bars and discos on the Avenue.

It is interesting that Lee Ann Pharmacy had been located at 955 Washington since 1952. This may unofficially be quite a record for retail longevity on South Beach.



UPPER PHOTO; LOOKING NORTH ON WASHINGTON AVENUE FROM 10th STREET circa 1940

MIDDLE PHOTO: POSTCARD VIEW OF WASHINGTON AVENUE LOOKING NORTH FROM 5th STREET

LOWER PHOTO: DECEMBER, 1940 VIEW LOOKING NORTH ON WASHINGTON AVENUE FROM 8th STREET. WASHINGTON STORAGE COMPANY IS AT TOP MIDDLE.





1941 AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS (2) DEPARTMENT SHOWING THAT 913-943 WASHINGTON WOULD NOT YET BEEN BUILT. THE FORMERLY EXISTING SINGLE FAMILY RESIDENCES ARE VISIBLE IN THE MIDDLE OF THE BLOCK. (2)



ABOVE: 2016 GOOGLE EARTH AERIAL PHOTOGRAPH



LEFT: 2016 PHOTOGRAPH 913-943 WASHINGTON AVE.

ARCHITECTS



KIEHNEL & ELLIOTT ARCHITECTS

designed 947 Washington Avenue

Richard Kiehnel (1870-1944) was born in Germany and studied at the University of Breslau and at the Ecole Nationale des Beaux Arts in Paris - prior to moving to Pittsburgh.. It was in Pittsburgh that the architectural firm of Kiehnel and Elliott was established in 1906.

It was the commission for the home of the President of the Pittsburgh Steel Company, the "El Jardin" residence in Coconut Grove that initially brought Kiehnel to Miami in 1917. "El Jardin" is now owned by the Carrollton School. Photo is at upper left



REPRESENTATIVE PROJECTS:

Barclay Plaza Hotel 1935

Bryan Memorial Church aka Chabad of the Grove, Coconut Grove 1928

Carlyle Hotel Miami Beach 1939

Coconut Grove Playhouse, Miami 1926

Coral Gables Congregational Church, 1925

Coral Gables Elementary School 1926

El Jardin, Coconut Grove 1918

King Cole Hotel, Miami Beach 1925

Miami Senior High School 1928

Nunnally Building 924 Lincoln Road 1936

Scottish Rite Masonic Temple, Miami 1924

Seybold Building Miami 1921

Shorecrest Hotel Miami Beach 1940



TOP PHOTO: EL JARDIN, COCONUT GROVE
MIDDLE PHOTO: BRYAN MEMORIAL CHURCH,
COCONUT GROVE
LOWER PHOTO: MIAMI SENIOR HIGH

ROBERTSON & PATERSON ARCHITECTS

designed 955 & 999 Washington Avenue

The firm of Robertson & Paterson Architects was one of the pre-eminent architectural firms in 1920's Miami. Their commissions included both single and multifamily residential buildings, religious edifices and commercial structures. Their designs spanned the transition from Mediterranean to Art deco architecture, and is a study in the ways that architects dealt with this challenge.

Edwin L. (Ted) Robertson Architect (1888 - 1953) a native of Mobile, Alabama. He served his architectural apprenticeships with firms in Mobile and in New York City. Prior to moving to Miami Robertson designed St. Paul's Church in Augusta, Georgia. He came to Miami in 1921 and worked with August Geiger Architect until 1923 when the firm of Robertson & Paterson was formed.

Laurence R. Paterson was from Portsmouth, Ohio and in 1910 was a graduate of the University of Pennsylvania. Prior to forming his own firm he worked with Walter De Garmo Architect, the first registered architect in Miami - from 1915 until 1923, except for time spent in the army during World War I. Robertson & Paterson's offices were in the Calumet Building in downtown Miami.



TOP PHOTO:
TEMPLE ISRAEL, MIAMI (3)

LOWER PHOTO:
685 WASHINGTON AVENUE,
MIAMI BEACH (3)

ROBERTSON & PATERSON ARCHITECTS

REPRESENTATIVE PROJECTS :

- * Alcazar Hotel, Miami Burdines Department Store, Downtown Miami by E.L. Robertson & J.R. Weber Architects 1936
- * Cromer-Cassel Store downtown Miami 1926 aka Richards Department Store
- * Temple Israel of Greater Miami, Miami 1927
- * 1001 Washington Ave., Wolfsonian FIU Museum aka Washington Storage Co., Miami Beach 1927
- * 601 - 615 Washington Avenue, Miami Beach
- * 625 - 629 Washington Avenue, Miami Beach
- * 651 - 665 Washington Avenue, Miami Beach
- * 665 - 685 Washington Avenue, Miami Beach
- * Liberty Square Apartments, Miami 1937
- * Matthews Residence, Star Island
- * Miller Residence, Lemon City / Miami
- * Netherland Hotel 1330 Ocean Drive , Miami Beach 1936
- * Club Lido aka Rod & Reel Club, Hibiscus Island 1925
- * Miami Edison Middle School, Miami 1931 by George Pfeiffer & E. L. Robertson Architects
- * 1440 Drexel Avenue Miami Beach 1936
- * Rendale Hotel 3120 Collins Ave Miami Beach 1940
- * 1512 Washington Ave. Miami Beach 1925
- * 1528 Drexel Avenue Miami Beach 1925





The development of large multi-lot properties along Washington Avenue presented new stylistic design challenges.

Robertson & Peterson had previously developed their linear tropical design motifs on several continuous rows of adjacent storefronts in the early 1930's. These form part of the 600 block of Washington. Completed over a number of phases, this is where the firm perfected the linear tropical leaf motif and made these bas-reliefs into these wonderful architectural details.

Other Architects with designs of their own incorporating floral motifs into the more linear Art Deco style as it took hold on all design on the beach by the late 1930's.

In 1927 Robertson & Paterson adorned their massive Washington Storage Co. Building with linear motifs as shown in the middle photograph at left.

In 1934 the top photograph as constructed at 601-615 Washington Avenue

TOP PHOTO: DECORATIVE BANDING FROM 601 WASHINGTON AVENUE, MIAMI BEACH (3) ROBERTSON & PATERSON ARCHITECTS

MIDDLE PHOTO: WOLFSONIAN MUSEUM, MIAMI BEACH ROBERTSON & PATERSON 1927

LOWER PHOTO: PARK CENTRAL HOTEL, MIAMI BEACH (3) HENRY HOHAUSER ARCHITECT



HENRY HOHAUSER ARCHITECT

designed 913 -943 Washington Avenue

Henry Hohauser (1889-1963) was one of the principal architects designing what was to become the Miami Beach Art Deco Architectural district. He was born in New York City on May 27, 1895 and was educated at Pratt Institute of Technology in Brooklyn, NY. Hohauser moved to Miami in 1932 and practiced architecture in Miami Beach for over 20 years. He is noted as one of the area's most prolific and talented architects of the Art Deco period. His firm designed over 300 buildings in the Miami area. (14) he died in Lawrence, New York on March 31, 1963.

"Grace Hohauser, whose husband Henry came to Miami in 1932 at the age of 37 with a sophisticated architectural background, stated that he was the person who brought modernism to the beach. There is every reason to believe she is right, and that he was the great influencer of the able architects who took up the cause. Dixon in particular. "(15)

A graduate of Pratt Institute in Brooklyn, Hohauser worked in the large New York office of a cousin, William Hohauser, and became an ardent follower of the modern movement. He was stimulated, for example, by the opening in 1929 of the Museum of Modern Art at its first site... The 42nd Street skyscrapers were built while Hohauser was still in New York.. (16)

(14) MiMo on the Beach website by City of Miami Beach (15) Deco Delights by Barbara Baer Capitman, 1988 p. (16)Ibid., p.29.

TOP RIGHT PHOTO: NEW YORKER HOTEL (1)

LOWER RIGHT PHOTO: PALMER HOUSE HOTEL (3)

LOWER LEFT PHOTO: 1450 COLLINS AVENUE aka WARSAW BALLROOM



HENRY HOHAUSER ARCHITECT

REPRESENTATIVE ARCHITECTURAL PROJECTS in MIAMI BEACH:

Carlton Hotel
Cardozo Hotel 1300 Ocean Drive 1939
Century Hotel 140 Ocean Drive 1939
Collins Park Hotel, 2000 Park Ave. 1940
Collins Plaza Hotel 1936
Colony Hotel 1935
Commodore Hotel 1360 Collins Avenue 1939
Congress Hotel
Crescent Hotel 1939
Edison Hotel 960 Ocean Drive 1935
Essex House Hotel 1001 Collins Avenue 1938
Greystone Hotel 1920 Collins Avenue 1939
Governor Hotel 435 21st Street 1940
Hoffman's Cafeteria 1939 aka Warsaw Ballroom aka
1450 Collins Ave. 1939
Mansfield Park Apartments, 1925 Washington Ave. 1949 Miami Beach
Miami Beach Municipal Auditorium w/ L. Murray Dixon
and Lester Pancoast Architects 1952
New Yorker Hotel 1611 Collins Avenue 1940 (demolished)
Palmer House Hotel
Parc Vendome Apartments 736 13 Street, MB 1936
Park Central Hotel 1938 Park Vendome 1936
Peter Miller Hotel 1936
Sherry Frontenac Hotel 1946
Taft Hotel 1936
Webster Hotel 1936
1211 Pennsylvania Avenue 1939
5363 La Gorce Drive residence 1939

TOP PHOTO: GRACE & HENRY HOHAUSER (1)
MIDDLE PHOTO: WEBSTER HOTEL (3)
PARK CENTRAL HOTEL, (3)

A recurring theme on many of Hohauser's buildings was the decorative design band, as in the middle photo on this page of the Webster Hotel. It's meeting of the two different bands is reminiscent of 913-943 Washington Avenue as well as being reminiscent of this photograph of Henry and his wife Grace dancing. That is what Hohauser achieved in his designs - having different decorative designs dance with each other.

In 1936 the decorative bands on both the Webster as well as 913-943 Washington Avenue were being designed by Hohauser's office and constructed in that year. There are direct design derivations shared by both buildings. The decorative banding is more completely designed at the Webster as opposed to 913-943 Washington Avenue where the upper banding is just chopped off. The resolution of the design interaction between the horizontal and vertical elements was not fully resolved on 913-943 Washington and was resolved beautifully at the Webster Hotel.





ART DECO

"In Miami Beach, Deco came to a climax in the last years of the thirties yet it was...already in development of fantasy buildings that had their genesis in Hollywood. ...Art Deco meant a definite break with the past....It was a new style to accompany new tastes: Big Band and Jazz in music, new streamlined trains bringing visitors down to Florida....Moderne facades erected over Spanish fronts similar to those on Worth Avenue in Palm Beach." (10)

The Art Deco style of architecture burst on to the Miami Beach scene in 1930's. Unlike the rest of the country, Miami Beach was still absorbing record levels of construction even during the years of the Depression.

"In the 1930's the move was towards austerity....The New Modernism designs were based on simplicity in ornamentation rather than excessive detail." (6) These lower construction costs were certainly favored by property owners and greatly contributed towards popularity of the style.

"Local architects adopted the Art Deco stylings and blended them with native materials and tropical motifs. Building facades were artfully decorated, putting up a front of culture and class. Inside the accommodations were modest." (7)

"Modernism resonated strongly in this tolerant new city, and its use spread to hotels, apartment buildings and even houses. The fullest expression of the period is found in Miami Beach, where L. Murray Dixon, Henry Hohaus and a small group of like-minded architects designed most of the resort district of South Beach, and in the process defined a truly regional urban architecture. The integrity of their vision is at the heart of today's Miami Beach Architectural District." (9)

"By 1935, Ocean Drive was becoming a mecca for the young and stylish. ...Tony Goldman, a New York restaurateur, bought two hotels, the Park Central and the Imperial, and opened them to night life. South Beach became a destination not only for stateside tourists and for locals, but for the European crowd as well." (8)

TOP: CENTURY HOTEL 1939

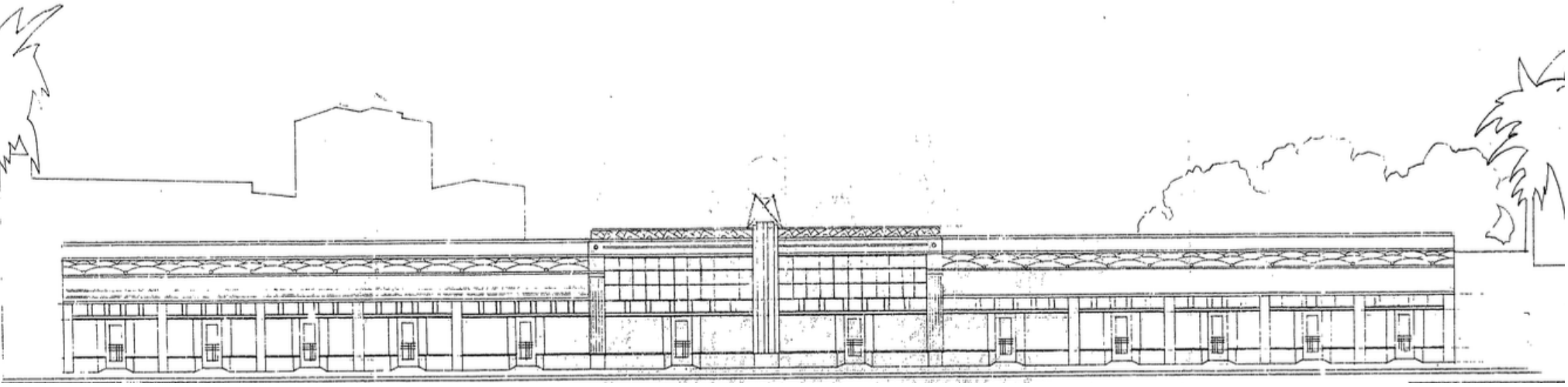
by HENRY HOHAUSER ARCHITECT (3)

MIDDLE: BANCROFT HOTEL 1939

by ALBERT ANIS ARCHITECT (3)

MARLIN HOTEL 1939 by L. MURRAY DIXON ARCHITECT (3)

913-943 WASHINGTON AVENUE



ABOVE: ARCHITECTURAL ELEVATION / RENOVATION PLANS CIRCA 1980

913-943 WASHINGTON AVENUE

ADDRESSES as entered on the original City of Miami Beach Building Card include 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941 + 943.

ARCHITECT:	HENRY HOHAUSER
YEAR BUILT:	1936
DESIGNATION:	HISTORIC
LEVELS:	1
FOLIO:	02-3234-008-1400



This one story retail building was designed by noted and prolific Miami Beach Architect Henry Hohauser originally with 12 separate storefronts.

Borrowing from the tradition of decorative bandings - as developed on earlier buildings along Washington Avenue by other Architects, Hohauser interpreted these bands in the then emerging Art Deco style and began to fuse these bands with tropical Miami Beach designs.

In a broader architectural sense, the building is divided into a tripartite design with one band design at the north and south building wings. The central section displays a second band design.

913-943 WASHINGTON AVENUE



THE BUILDING CERTAINLY HAS MORPHED INTO DIFFERENT PERSONAS OVER THE COURSE OF ITS YEARS. FOR MUCH OF THE 1950's THROUGH 1980's THIS EXQUISITE BUILDING LAY HIDDEN IN PLAIN SIGHT. IT WAS OFTEN PAINTED WHITE TO BLEND THE DECORATIVE BAND INTO THE BACKGROUND AND MAKE IT DISAPPEAR. OR OFTEN A LARGE SIGNBOARD OR EVEN FABRIC WOULD BE PLACED OVER THE BAND .

ABOVE: WEST FACADE 913-943 WASHINGTON AVENUE circa 1962 (4)

BELOW: LOOKING SOUTH @ 913-943 WASHINGTON AVENUE CIRCA 1973 (4)





AND YET ANOTHER TENANT MAKES ITS MARK UPON THE BLOCK. ACCORDING TO THE BUILDING CARD THE BANK OF MIAMI BEACH RENOVATED SEVERAL STOREFRONTS IN 1955. IT APPEARS AS IF THE BANK HAS BUILT OVER THE EXISTING FRONT FACADE.

ABOVE: LOOKING SOUTH @ 913-943 WASHINGTON AVENUE circa 1962 (4)

BELOW: LOOKING NORTH @ 913-943 WASHINGTON AVENUE CIRCA 1973 (4)





2016 PHOTOGRAPH 913 - 943 WASHINGTON AVENUE (3)



2016 PHOTOGRAPHS 913 - 943
WASHINGTON AVENUE (3)

DIFFERENT VIEWS OF THE BAND-
ING.

This retail building was designed by Hohauser's architectural studio in the same year - 1936 - that the Studio also designed the Webster Hotel on Collins Avenue.

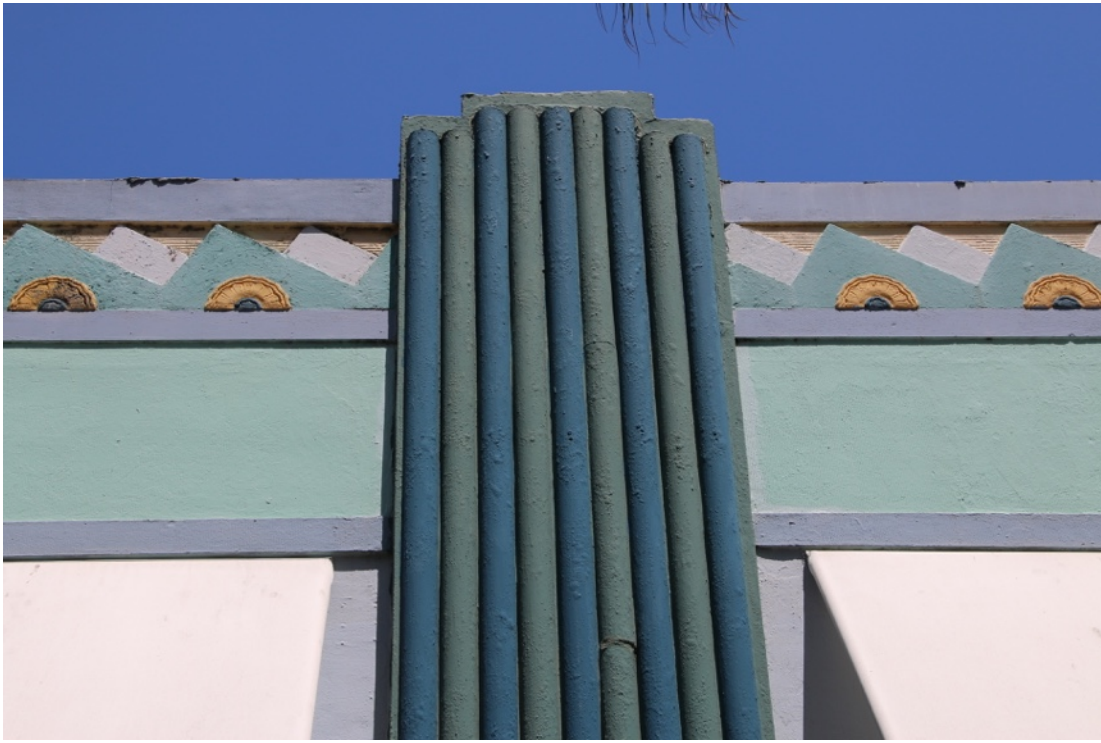
It is evident that the design of the decorative banding designs on 715-743 Washington were not given sufficient time to develop for the Architect. This is especially evident in looking how the bands interact with the change in parapet height. It can be seen that the upper banding is just cut off at the edges of the middle section - as seen in the photographs left-below and at left-middle.

At the Webster the design solution for the transition between parapet heights is much better integrated with the structure - as illustrated in the photograph below.

It is also interesting to note that similar design constraints are also evident in the banding on both buildings. The Webster is obviously the later design since besides being a more finished design, it also begins to integrate the entire Florida tropical experience with the reliefs of palm trees inside the banding.

LEFT: 2016 PHOTOGRAPH 913 - 943 WASHINGTON AVENUE (3) ARCHITECTURAL DETAILS (3)

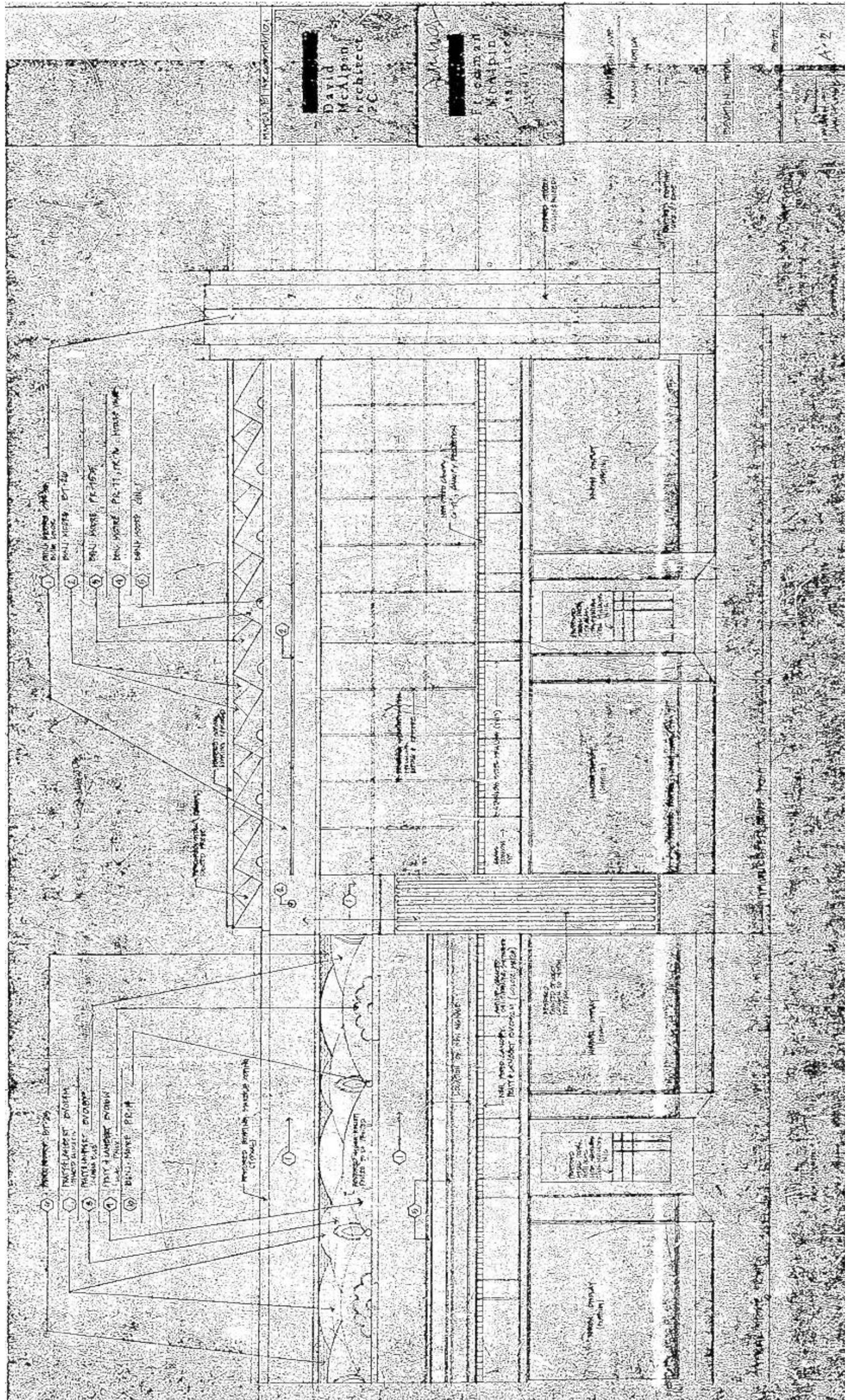
BELOW: WEBSTER HOTEL DECORATIVE BANDING (3)



CIRCA 1980'S
RENOVATION DRAWINGS
OF FRONT (WEST)
ELEVATION SHOWING
DECORATIVE BANDING
AND SQUARE GRID AT
THE RAISED CENTER
AREA OF THE
WEST ELEVATION

THE ARCHITECTS FOR
THIS RENOVATION WERE
DAVID McALPIN AND
YOSSI FRIEDMAN. UN-
FORTUNATELY THE
DATES OF THIS
RENOVATION ARE NOT
READABLE ON THE
DRAWINGS.

IN ADDITION TO THE
COLORING OF THE
BANDING ON
913-943 WASHINGTON -
FRIEDMAN ALSO
DESIGNED THE COLORS
OF THE EXTERIOR OF
THE HELEN MAR
APARTMENTS ON
LAKE PANCOAST AND
FOR SEVERAL BUILDINGS
ON LINCOLN ROAD.



Permit No 8343 (all plans) Cost \$ 33

Subdivision OCEAN BEACH #2 Address 913, 15, 17, 19, 21, 25, 27, 29, 31, 33
 Bond No. 1389: 37, 39, 41, 43 Washington Ave.

1310

Architect Henry Hohausen
 Engineer

Contractor Henry W. Gabbe

Use 1310

Area 19

Depth 130'

Height 1

Stories 1

Building Size: Front 200'

Certificate of Occupancy No.

Type of Construction CBS

Foundation Design

Reinforced concrete Roof Flat Date June 5, 1936

Plumbing Contractor #8106 Joe Leinecker

Sewer Connection 3, Date June 16, 1936

Temporary Closet

Plumbing Contractor

Water Closets

Floor Drains

Lavatories

Grease Traps

Urinals

Drinking Fountains

Gas Stoves 1,

Gas Radiators

Rough Approved

Septic Tank Contractor Merritt Oil Co.

Oil Burner Contractor #12029 Oil Burner & Stack

Tank Size 110 gallons

Sprinkler System

Electrical Contractor #6940 Goddard Electric

Range Motors

HEATERS Water

Refrigerators

Irons

Electrical Contractor #7294 Goddard

Receptacles 104

Space

Centers of Distribution

#7291 Goddard: Oct. 12, 1936

12 outlets, 10 receptacles,

Sign Outlets

No. FIXTURES 80

Electrical Contractor #7294 Goddard

Date Oct. 12, 1936

FINAL APPROVED BY

Date of Service

ALTERATIONS OR REPAIRS

Building Permits: # 8649 (Millard's Grill, 935 Washington Ave)

\$ 2,000: Aug. 24, 1936

#935	#21438	New store front: cement blocks & glass: General Building
#935	#21500	Show cases and racks - 2x4 partitions: General Building
#929	#23221	Painting - Dave Stone, painter:
#943	#23305	Painting - Dave Stone, painter:
#933	#23364	Painting - Dave Stone, painter:
#935	#23726	Flat wall sign York Sign Co:
#917	#25284	Shelving & painting - day labor
Miller's Mens	#25528	Painting - inside - A. S. T. Painting
#929 Wash. Ave.	#25545	Awning - 21 ft. long - Double Protection Awning Co.
#937 Wash. Ave.	#26259	Painting - Starlight Painting Co.
#925 Wash. Ave.	#28310	Painting inside store - moving fixtures - Day Labor
#931 Wash. Ave.	#28362	Change front door to side of old location - Owner
#925 Wash. Ave.	#28650	Flat sign - Tropicalites, Inc.
#943 Wash. Ave.	#28987	Flat wall sign - 12 sq. ft. - Claude Southern Corp
#929 Wash. Ave.	#29343	One Roller Awning Complete - Page Awning Co., contr.
#941	#29804	Painting, interior - Owner
#939 "	#30958	Flat wall sign - 32 sq. ft. - Colorescent Neon Sign Co
#929 Wash. Ave.	#31147	Flat wall sign - 13 sq. ft. - Tropicalites
#931 Washington #	32258	Remodeling for new store front: Owner -
#931 Washington #	32442	Awning - no upright in sidewalk - Quality Shade & Bl
#931 Washington #	32450	New shelves & counter - Owner
#927 Washington #	33292	Repairs, painting, new doors for front of store -
#917 Washington #	37283	Remodeling store front - Norman Rubinson, contr.
#939 Washington #	37920	Shelves, cabinets & booths - Beach Cabinet Shop, cor
#915 Washington #	38398	Cutting new door way and remodeling store front -
#931 Wash. Ave.	#42491	Flat Wall Sign, 24" x 8', w. neon: York Sign Co:
#925 Wash. Ave.	#42601	Shelving: owner:
943 Wash. Ave #	46035	Dabell Construction Co... New show window and bul
BANK OF MIAMI BEACH		
#46336	#46336	REMODELING EXISTING STORES... ADDITION 37 1/2 x 55'
		rear of #943 Washington Avenue: Dimensions 60'
		Edwin T. Reeder, architect: Arkin Construction
bank of M. B.	#46626	Tropicalites... Flat wall sign
Bank of M. B.	#46946	Harry C. Higgins Install one - 25 ton A. C. Un
Plumbing Permits:		
#17825	#17825	Stolpman Plumbing: 1 shower, 1 gas water heater:
#18279	#18279	George Pitsch: 1 safe waste drain, reset; 1 gas

Permit #	Address	Description	Owner	Contractor	Amount	Due Date
#927	Derby Bar	Shelving and painting	Owner		\$50.	Nov. 1, 1944
#921		Changing shelving	Owner		\$200.	Nov. 1, 1944
#935		Remodeling for small restaurant	Owner		\$25.	Nov. 1, 1944
#935		Painting sign on wall - BRILL'S BONDED FRUIT SHIPPER	Owner		\$600.	Nov. 1, 1944
#929		New store front: cement blocks & glass: General Building Reps	General Building Reps		\$350.	Dec. 1, 1944
#943		Show cases and racks - 2x4 partitions: General Building Reps	General Building Reps		\$130.	Oct. 1, 1944
#933		Painting - Dave Stone, painter	Dave Stone		\$225.	Oct. 14, 1944
#935		Painting - Dave Stone, painter	Dave Stone		\$80.	Oct. 21, 1944
#917		Flat wall sign York Sign Co.	York Sign Co.		\$95.	Dec. 2, 1944
"Miller's Mens		Shelving & painting - day labor	Owner		\$400.	Sept. 4, 1944
#929 Wash. Ave.		Painting - inside - A. S. T. Painting	A. S. T. Painting		\$200.	Oct. 6, 1944
#937 Wash. Ave.		Awning - 21 ft. long - Double Protection Awning Co.	Double Protection Awning Co.		\$165.	Oct. 7, 1944
#925 Wash. Ave.		Painting - Starlight Painting Co.	Starlight Painting Co.		\$100.	Dec. 2, 1944
#931 Wash. Ave.		Painting inside store - moving fixtures - Day Labor	Day Labor		\$200.	Sept. 27, 1944
#943 Wash. Ave.		Change front door to side of old location - Owner	Owner		\$250.	Oct. 4, 1944
#925 Wash. Ave.		Flat sign - Tropicalites, Inc.	Tropicalites		\$225.	Nov. 1, 1944
#943 Wash. Ave.		Flat wall sign - 12 sq. ft. - Claude Southern Corp	Claude Southern Corp		\$65.	Dec. 2, 1944
#929 Wash. Ave.		One Roller Awning Complete - Page Awning Co., contr.	Page Awning Co., contr.		\$145.	Jan. 24, 1945
#941 "		Painting, interior - Owner	Owner		\$100.	May 2, 1945
#939 "		Flat wall sign - 32 sq. ft. - Colorescent Neon Sign Co.	Colorescent Neon Sign Co.		\$300.	Oct. 5, 1945
#929 Wash. Ave.		Flat wall sign - 13 sq. ft. - Tropicalites	Tropicalites		\$150.	Oct. 20, 1945
#931 Washington		Remodeling for new store front: Owner	Owner		\$600.	Apr. 4, 1950
#931 Washington		Awning - no upright in sidewalk - Quality Shade & Blind Co.	Quality Shade & Blind Co.		\$75.	May 2, 1950
#931 Washington		New shelves & counter - Owner	Owner		\$200.	May 2, 1950
#927 Washington		Repairs, painting, new doors for front of store - only - Owner	Owner		\$100.	Aug. 11, 1950
#917 Washington		Remodeling store front - Norman Rubinson, contr.	Norman Rubinson, contr.		\$950.	Oct. 29, 1950
#939 Washington		Shelves, cabinets & booths - Beach Cabinet Shop, contr.	Beach Cabinet Shop, contr.		\$600.	Jan. 30, 1951
#915 Washington		Cutting new door way and remodeling store front - Owner	Owner		\$200.	May 2, 1951
#931 Wash. Ave.		Flat Wall Sign, 24" x 8', w. neon: York Sign Co.	York Sign Co.		\$95.	Aug 21, 1951
#925 Wash. Ave.		Shelving: owner:	owner:		\$200.	Sept 3, 1951
943 Wash. Ave		Dabell Construction Co. New show window and bulkhead:	Dabell Construction Co.		\$200.	Oct. 11, 1951

BANK OF MIAMI BEACH

# 46336	REMODELING EXISTING STORES.... ADDITION 37 1/2 x 55' in rear and remove 12 feet in rear of #943 Washington Avenue: Dimensions 60' x 118'... Subject to survey: Edwin T. Reeder, architect: Arkin Construction Co., contractor:	\$ 42,000	Nov. 8, 1951
bank of M. B.	Tropicalites..... Flat wall sign	\$ 600.00	Dec. 16, 1951
Bank of M. B.	Harry C. Higgins Install one - 25 ton A. C. Unit	\$ 7 000	Feb. 17, 1954
Plumbing Permits:		OK, Flaag 2/17/1955	

#931 Stolpman Plumbing: 1 shower, 1 gas water heater: November 1, 1944
 George Pitsch: 1 safe waste drain, reset; 1 gas range, 1 coffee urn.

BUILDING CARD # 2 - SEE ORIGINAL CARD IN SURVEY FILE

Owner Jaykay Realty Corp.

Lot 11-12-13 Block 31

Subdivision OCEAN BEACH #2

Permit No. 8343 (all plans)

Cost \$33,000

Address 913, 15, 17, 19, 21, 25, 27, 29, 31, 35, 37, 39,
41, 43 Washington Avenue

Bond No. 1389

General Contractor Henry W. Gabbe

Architect Henry Hohauser

Zoning Regulations: Use BB

Area 19

Building Size: Front 200'

Depth 130'

Height 1

Stories 1

Certificate of Occupancy No.

Use 12 STORES

Type of Construction C.B.S.

Foundation Reinforced concrete
designed for one story

Date June 5, 1956

PLUMBING Contractor Pitsch Plumbing #48170

Sewer Connection

Date 1/5/71

1 repairs to house drain 4"

Temporary Water Closet

Water Closets

Lavatories

Bath Tubs

Showers

Urinals

Sinks

Dish Washing Machine

Laundry Trays

Laundry Washing Machines

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL

FINAL APPROVAL

GAS Contractor

Gas Ranges

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL

GAS FINAL APPROVAL

ELECTRICAL Contractor

E & E Elect. #67906

Date 5/4/70

Switches

Lights

2 Receptacles

Ranges

Irons

Refrigerators

Fans

Motors

Appliances

Water

Space

Centers of Distributions

Service

Violations

FIXTURES

Electrical Contractor

Date

By

Date

FINAL APPROVAL

BUILDING PERMITS:

935, 37, 39, 41, 43 Wash. Ave. #79117 Yoya Land Corp.: Convert Bank Bldg. to Five Stores - \$5,000.00 - 10/17/67 OK WHITE 1/19/68
 931 Washington Ave. #79411 Edvito Signs: Paint sign - \$60 - 12/6/67
 915-943 Washington Ave. #79685 Giffen Industries, Inc.: re-roof 200 squares \$7,950 - 2/5/68
 937 Washinton Ave. #80039 Albo Refrigeration Service Co.: One 3 ton window unit - \$500 - 4/8/68
 933 Wash. Ave. #80053 Rudy Glass: Change glass & door - \$840 - 4/9/68 OK HP 5/7/68
 939 Washington Ave. #80129 Albo Refrigeration: Install 3 ton air conditioner - \$985 - 4/23/68 OK SHAWNEY 4/24/68
 929 Washington Ave. #80499 Alterations to store front - Metro Products Control Approv. June 14, 1968
 915 Washington Ave. #242 Air Conditioning & Appliance Center: 2 (wind) air conditioning 22,500 B.T.U. \$500.00 5/14/68
 929 Wash. #82064 El Bisel, Inc. Repairs to damage of store front \$800.00 3/17/69
 #687 New Era Ref. - 1 - 1 H.P. - 1 - 3 H.P. 6/23/69
 #1352 - Dewey Hawkins - air cond wind 1-2 HP 10/6/70
 #01390-Jalco, Inc.-Aluminum storm panels installed on store front-\$142-7-6-72
 #01596-State Mens Stores-Jalco, Inc.-Install aluminum storm panels on store front-\$152-8-15-72
 #09782-Miami Sign Co.-Sign-The Eyeglass Factory-\$125-9-20-76
 #10155-Perfect Construction-Partitions and Interior remodeling-\$2500-11-3-76
 #12001-Owner-Interior remodeling for retail florist-\$2000-9-1-77
 #14297 - Leonard Martin Realty Corp. - painting & plastering - \$290. - 12/5/78
 #15034 - Rudys Glass Const - remove partition & patch floor \$900.00 5/22/79
 #90807 2/22/83 owner interior and exterior remodeling as per plans \$5,000.
 #M06451 10/28/83 Pan Am Air Cond - bath room vents vent only 5 units project cost 707.80
 #M06776 6/21/84 Jerrys Air Cond - mechanical ventilation, hood chairs \$5,000.
 #91301 6/22/84 owner interior remodeling restaurant (no chairs) \$5,000.
 #26299 12/12/84 owner 2 flat signs (25 sq ft & 7.20 sq ft) and 2 window signs total 39 sq ft "Insurance" \$200.
 #30425 - 6-1-87 - CRF Inc. - Remove & repair stucco back to original form & paint - \$52,000.00
 #M09123 - Aviair - 5kw Central Heating, 2 ton A/C (Central) - 7-13-87
 #M09225 - Avi Air - 3ton A/C central - 8-11-87
 #M9441 AVI-AIR Air Conditioning Central 2 1/2 ton
 #M9589 - AVI-Air - 7.5kw Central heating, 21/2ton A/C central, duct work only - 12-4-87

Plumbing Permits:

#50034-Peoples Gas- 1 fire valve-7-12-73

Electrical Permits:

#66055 Brothers Elect. Co. 4 Switch Outlets, 6 Appliance Outlets, 1 Service 8/9/68
#67041 C. J. Kay: 2 motors 2-5 HP 5/29/69

#67072 Dick Williams Elect. Serv. 2 Ref. Outlets 6/11/69

#69613-Ocean Electric Co.- 1 Fixtures-4-24-72

Electrical Permits:

Miller's "	# 7292	22 outlets, 3 receptacles, 18 fixtures,	October 12, 1936
Beauty Salon	# 7293	17 outlets, 12 receptacles, 15 fixtures,	October 12, 1936
#939 "	# 7293	2 switch outlets, 15 light outlets, 12 receptacles, 15 fixtures, Nov. 20, 1936	OK
	# 7291	Goddard: 1 switch, 11 light outlets, 10 receptacles, 11 fixtures, Nov. 28, 1936	OK
erby Bar	# 8280	Triangle Electric: 1 neon transformer, February 9, 1937	
Millard's	# 9306	Triangle Electric: 2 neon transformers, September 13, 1937	
Millard's	# 9490	Lyon Electric: 4 light outlets, 1 fan, 1 center of distribution, October 6, 1937	
	# 9504	Lyon Electric: 1 motor -- October 7, 1937	
	# 9563	Griffin Electric: 6 light outlets, 6 refrigerators, October 14, 1937	
	# 9537	Goddard: 5 switch outlets, 11 light outlets, 1 receptacle, 11 fixtures, 2 centers,	
	# 9722	Goddard: 7 light outlets, 7 fixtures, October 30, 1937	Oct. 12, 1937
	# 9780	Ellis: 2 neon transformers, November 4, 1937	
Miller's	#10538	Reisner Neon Co: 2 neon transformers - February 1, 1938	
Carroll's	#10539	Reisner Neon Co: 3 neon transformer - February 1, 1938	
	#12421	La Vigne Electric: 6 light outlets, 4 receptacles, 6 fixtures, 1 iron, 1 center of distribution, January 28, 1939	
	#13607	Unity Electric: 4 switch outlets, 18 light outlets, 8 receptacles, 2 centers, 10/24/3	
Sauls	#13702	F. C. Ast Electric: 1 motor, November 2, 1939	
Sauls	#13855	Unity Electric: 4 receptacles, 1 refrigerator, 3 appliances, 1 center, 11/20/1939	
Boderman	#14119	Unity Electric: 7 fixtures, 2 motors, 1 center, December 13, 1939	
Boderman	#14120	Unity Electric: 7 fixtures, December 13, 1939	
Joe Scher	#14433	Reisner Neon Co: 2 neon transformers, January 23, 1940	
	#14553	F. C. Ast: 5 light outlets, 2 receptacles, February 21, 1940	
	#15194	Neon Sign & Display - 1 neon transformer, July 2, 1940	
Fay's Dress Shop	#16040	Triangle Electric: 12 fixtures, October 30, 1940	
	#16379	L. H. Wessels: 12 fixtures, December 3, 1940	
Al's Beauty	#16879	Abbott Electric: 2 fixtures, February 14, 1941	Final OK Brown 2/19th
Needy's	#18138	Morgan Neon Sign & Co: 1 neon transformer - December 17, 1941	
	#19049	Lyon Electric: 3 appliances - January 1, 1943	
	#19832	Lyon Electric: 5 receptacles, November 30, 1943	
Sandwich Shop	#20077	Ace Electric: 1 light outlet, 3 receptacles, 1 fan, February 10, 1944	
Air Flight Bar	#20094	Ace Electric: 11 receptacles, February 19, 1944	
L & U Sports Wr	#20112	Lyon Electric: 1 light outlet, 6 fixtures, March 1, 1944	
Air Flight Bar	#20145	Acolite Sign Co: 1 neon transformer, March 13, 1944	
Air Flight Bar	#20161	Ace Electric: 1 switch outlet, 11 receptacles, March 23, 1944	
L&H Sports Wear	#20235	F. C. Ast Electric: 4 motors, 1 center of distribution, May 4, 1944	
Derby Bar	#20278	F. C. Ast Electric: 4 light outlets, 4 fixtures, May 27, 1944	
935 Washington	#31327	Emanuel Electric: 1 Temporary service, 1 Meter change, May 19 1950	OK - 7-7-50

See other side

				APRIL 16, 1950
				June 27, 1950 -7/7/50 PM.
#917	# 31606	Emanuel Electric:	13 centers of distribution -	
	# 33522	Emanuel Electric:	6 fixtures- Feb. 26, 1951	
	# 35501	Unity Electric Co:	2 switch outlets, 2 receptacles, 18 light outlets, 18 fixtures- Final OK-P.Meginniss 6-23-52	Nov. 14, 1951
#939	# 36119	Handsel Electric:	20 fix tures, 1 water heater outlet - Feb. 14, 1952 OK 3-5-52	
#917	# 37025	Astor Electric Service:	1 fan outlet- July 16, 1952 -OK,H.Rosser,11/25/52	
# 931	# 40228	York Sign Co:	1 Neon transformer, Aug.21,1953	
#929	# 40665	Foerster Elec Co:	4 Switch Outlets, 6 Receptacles, 8 Light Outlet, 13 Fixtures, 4 Refrigerator Outlets, 4 Fan Outlets, 1 Center of Distribution, 4 Motors (1 HP), 1 Motor (2-5 HP): Oct 19, 1953 OK, Rosser, 2/5/54	
	939 Bank of Amer # 43508	Kammer and Wood....	35 switch outlets, 66 receptacles, 62 light outlets, 62 fixtures, one appliance outlet, 2 motors(0-1hp, 3 motors, 2-5hp, 1 motor 11-25hp Nov. 26, 1954	
	OK, Rosser 1/31/56			
911	#36614	Economy Plumbing....one gas pressing machine	December 1, 1954 OK, Rothman 12-8	
911	#43593	Kenny Electric....one motor....December 7, 1954		1954
Bank of America	#43654	Tropicalites.....two neon transformers....December 16, 1954 OK, Plaag 1/3/55		
Bank of M. B.	#46489	Edison Neon: four neon transformers	January 3, 1956	
Bank of M. B.	#48788	Kammer & Wood: 10 switch outlets, 10 receptacles, 10 light outlets, 10 fixtures 1 center of distribution, 1 motor, 0-1hp, 1 motor, 2-5hp	October 23, 1956	

Loys 10-11-12-13-13604 31- ALTERATIONS OR REPAIRS 913 to 943 Washington Avenue
Ocean Beach Address

Building Permits:

937 Washington Ave: #47773 Aluminum Awning: Endure Products, Inc. \$ 750.00 June 13, 1955
Bank of Miami Beach #49532 Edison Neon: Roof Sign 135 square feet \$ 1500 January 3, 1956
937 Washington Ave: 50154 Gordon Roofing Company: Re Roofing \$ 250.00 April 16, 1956
Bank of Miami Beach 51019 Remodeling front of bank building ---by owner \$ 900.00 July 19, 1956
C. O. #3130 9/14/1956 OK, Cox 9/12/56
Bank of Miami Beach 51723 REMODELING adjacent Restaurant to banking Quarters - Put in new partitions and doors, etc: Anis and David, architect: W. J. Brown, contractor \$ 4 000.00 October 8, 1956
Bank of Miami Beach 51770 Install one - 5 ton A. C. System -- Watson Tanner, contractor -----
Bank of Miami Beach 52305 Installation of one 5 Ton A.C. Unit: Watson Tanner: \$ 1 500.00 October 11, 1956
OK A. Flaag 11/20/56
929 Washington Avenue #52321 Repairs to front of Building: Walter J. Brown: \$1500.00:
December 15, 1956
\$500.00:
December 17, 1956
929 Wash. Ave. #57482 Owner: Remodeling front of store, enclosing part & replacing some glass, no structural work involved - \$200.00 - October 2, 1958
915 Wash #61094 ABC Neon: Flat wall neon sign 15 sq.ft. using existing transformer - \$200 - Jan. 25, 1960
913 Wash. #68236 Syjack Construction Co.: Walk up teller window to be installed on owners property - \$200. - 10/16/62
Work Comp. LNL 1/3/63
943 Wash. #70655 Rudy Glass Service: Replace two doors - \$550. - 11/26/63 OKx Work Comp. CB 10/29/64
929 Washington Ave. #71119 Sam Deutsch, owner: Install used refrigeration and minor repairs - \$2500. - 2/20/64 OK Flaag 3/9/64
929 Wash. #73006 Shannon's Inc: One 5-ton a.c. pkg. unit - \$850. - 11/19/64 OK Flaag 12/9/64
929 Wash. #77151 Air Condition Appliance Center: 2 - 28,000 BTU window units - \$800 - 10/12/66 OK Flaag 10/13/66
929 Wash. #77860 Belex Inc.: Install refrigerated display cases and walk-in cooler with refrigerating machines - \$1350, 2/24/67
OK Flaag 3/1/67
929 Wash. #78458 Albo Refrigeration Service Co.: Install two 3-ton a.c. wall units - \$1200 - 6/21/67
X# 931 Wash. #79411 Edvito Signs: Paint sign - 12/6/68 - \$60

Plumbing Permits: #42052 M. S. Plumbing: 1 Urinal - Dec. 30, 1959 (915 Wash)

929 Wash. Ave. #44175 Morgen Plumbing: 2 sinks; 1 grease traps; 5 safe waste drains; 1 water heater; 2 gas ranges, 2/27/64
OK Jenks 2/27/64

929 Wash. Ave. #44268 Morgen Plumbing: 1 sink; 2 safe waste drains; 1 gas griddle - 5/15/64

929 Wash. Ave. #45768 George J. Pitsch: 1 sink; 1 water heater, elec. - 2/10/67

931-41 Wash. Ave. #46172 R. S. Ringemann: 2 lavatories, 1 bath tub, 2 water service - 10/13/67

Electrical Permits:

915 Wash. #51424 Lyon Elec: 2 Motors (1HP) - Dec. 26, 1957 OK 12/26/57 Fidler

917 Wash. #52205 Astor Elec: 1 Motor (1HP) - July 1, 1958 OK 7/2/58 Newbold

929 Wash. #52882 Gray & Co: 1 service equipment, 1 meter change, 1 motor (6-10HP) - Oct. 23, 1958 OK 11/7/58 Fidler

925 Wash. #54418 Kenny Elec: 1 water heater, 1 fan outlet - Nov. 4, 1959 OK 11/13/59 Newbold

911 Wash. #54437 Jonesey Elec: 1 center of distrib, 1 service equip, 3 motors (1HP) - 11/6/59 OK 11/13/59 Newbold

925 Wash. #54872 Kenny Elec: 5 switch outlets - March 7, 1960 OK 4/22/60 Newbold

929 Wash. #60563 C.J. Kay Elec: 26 fixtures - 1/16/64

929 Wash. #60751 C. J. Kay Elect. Co.: 4 receptacles; 9 motors, 0-1 hp; 2 motors, 2-5 hp; 5 appliance outlets; 2 centers of distribution; 1 serv. equipment - 3/16/64

937 Wash. #60891 Astor Elec. Serv: 1 range outlet - 4/30/64

943 Wash. #61687 C. J. Kay Elec. Co.: 1 motor, 2-5 hp; 1 meter change; 1 serv. equip. - 11/12/64

927 B Washington Ave. Ben's Elec. Corp.: 3 fixtures; 1 motor, 0-1 hp - 1/19/65

947 WASHINGTON AVENUE



947 WASHINGTON AVENUE

ARCHITECT: KIEHNEL & ELLIOT

YEAR BUILT: 1942

DESIGNATION: HISTORIC

LEVELS: 1

FOLIO: 02-3234-008-1410

LOT SIZE: 6,500 SQUARE FEET





As illustrated in these photographs from the early 1970's it can be seen that these store fronts have undergone many transformations with over-abundant signage through the years.

TOP PHOTO: 1971 VIEW OF 947 WASHINGTON AVENUE (4)

LOWER PHOTO: 1971 VIEW OF 955 (LEFT) AND 947 WASHINGTON AVENUE (RIGHT) (4)

