



# HISTORIC RESOURCES REPORT

For

## Hotel Belleza

Formerly CYNTHIA HOTEL APARTMENTS

2115 Washington Avenue

Miami Beach, Florida 33139

PREPARED FOR:  
THE CITY of Miami Beach HISTORIC PRESERVATION BOARD

JUNE 26, 2019

**Construction date:** 1947

**Architect:**

Martin L. Hampton

**Martin Luther Hampton** b. August 3, 1890 in Laurens, South Carolina d. 1950 in Dade County was an architect in Florida. After studying at Columbia in New York he settled in 1914 in Miami. Many of his buildings in South Florida are listed on the National Register of Historic Places.

Ocean Spray Hotel, 4130 Collins Ave., Miami Beach, FL, NRHP-listed

Arlington Square, (1925) 1330 Pennsylvania Avenue, Miami Beach. FL

**Builder:**

Taylor Construction Company

Rollins Construction for the 5<sup>th</sup> floor and open terraces

**Folio Number:**

02-3227-014-0050

**Style:**

Apartment/multi-unit complex, Art Deco.

Angular building with asymmetrical plan and facade; abstract "U" shape floor plan; use of brick veneer on primary entrance; eyebrows over entrances; glass block used in vertical strips above side entrances.

**Status of Historic Designation:**

Designated at Local level: Museum Historic District, 1985 Non Contributing status

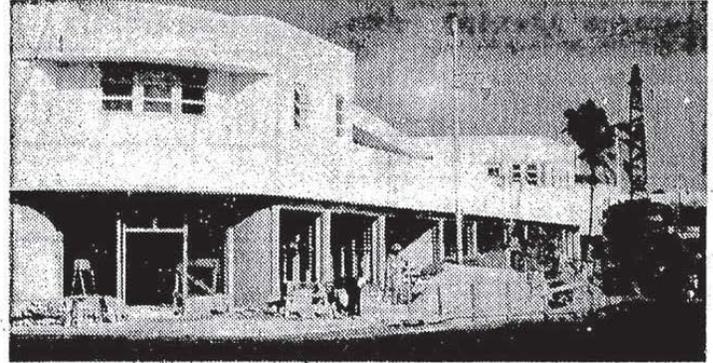
**Associated Files:**

Building Card Attached

**Architectural Description:**

This is a 5-story domestic building in the Art Deco style built in 1947. The structural system is concrete masonry block. The foundation is spread footing. Exterior walls are stucco. Use of stucco as primary exterior material with brick veneer as ornament around the primary entrance. The primary entryway is located on the west facade of the building facing Washington Avenue and is a double glass door flanked by side fixed windows. The brick veneer was likely an addition when the entrance was modified in 1952. Side entrances are glass doors with fixed sidelights and are marked by eyebrows. The doors are surmounted with vertical glass block which is framed with raised stucco squares on each side rising most of the 5 story height. The building has a flat composite roof. Windows are replacement aluminum casements.

## NEIGHBORHOOD HISTORY



**MIAMI BEACH CONSTRUCTION JOBS** pictures include (top) Jewish Community Center, 1701 Washington ave.; Stephen Foster hotel; construction scaffold, Sherry Frontenac hotel; 2115 Washington ave. apartment building (shown at left); commercial and apartment building at 1200 Washington ave.

“At the turn of the century, the expanded district was part of the coconut plantation owned by Ezra Osborn and Elnathan Field of Red Bank, New Jersey. In the 1880’s, Osborn and Field purchased a 65 mile strip of land along the ocean beginning at the Lum Plantation (approximately 14<sup>th</sup> Street) and extending north to present day Jupiter.” (1)

“When the initial attempts at coconut farming failed, John Styles Collins (a New Jersey farmer and investor in the Osborn/Field plantation) bought out Osborn for control of approximately 1,675 acres of land north of present day 14<sup>th</sup> street, ocean to bay. Collins and Field then utilized the property for the farming of avocados. In 1909 Field sold his percentage to Collins making him the sole owner of the property.”(2)

“The expanded district includes the developments of Collins and Fisher, two of the most important pioneer developers of Miami Beach. The northern portion of the district was first platted by Collins’ Miami Beach Improvement Company on February 10, 1916 (19<sup>th</sup> Street north to 27<sup>th</sup> Street).” (5)

“The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard), in 1913, paid for by Dade County, J.N. Lummus and Carl Fisher. Lummus, Fisher and Collins paid Miami Electric Company to have the first electrical lines laid across Biscayne Bay.” (2)

“Originally, in both the Fisher and Collins developments, Collins Avenue was predominantly single family. Photo aerials from 1921 and 1927 indicate the presence of large estate type residences north of 15<sup>th</sup> Street on both sides of Collins Avenues and to the west.” (3)

“The land west of the district, now occupied by the Jackie Gleason Theatre of the performing Arts and the Miami Beach Convention Center was originally the Alton Beach Golf and Country Club, a private golf course developed by Carl Fisher. The 21<sup>st</sup> Street Community Center was designated a local historical site in 1984.” (3)

“Within the district, at James Avenue north of Lincoln Road, Fisher developed an indoor tennis complex within iron trussed supporting a glass roof.” (3)

“In the 1930’s the development of the property within the expanded district reflected the character of Miami Beach in the post-depression recovery period. Numerous small hotels and apartment buildings, designed in the Moderne style, were rapidly built to attract the growing numbers of middle class tourists.” (4)

“Small investors, many of them Jewish businessmen who came south for health reasons, began their semi-retirement by building and operating small apartment houses. A nice building could be put up for \$50,000.” (4)

“Resort owners from the Catskills, whose early development predated Miami Beach, expanded south in the 1930’s. Thus the ... Plymouth (1940) and the Adams (1938) Hotels belonged to the White Roe (family).” (5)

“The basic form and layout of the expanded district was established during the early platting of property between 1912 and 1916. The uniformity of plat seen in the Lummus developments south of Lincoln Road are to some degree, absent in the neighborhood surrounding Collins Park. Although still platted at right angles, blocks vary in size and shape and tend to be wider allowing greater landscape setbacks and courtyards.” (5)

“One of the earliest centers for the development in south beach centered on the area around the original Roney Plaza Hotel at 23<sup>rd</sup> and Collins, completed in 1926. Development spread to both the north and south sides of Collins Park, especially after completion of the Bass Museum in 1935.” (5)

(1) Museum Historic District- Expanded District Designation Report, May 1992 pp. 3-4

(2) Ibid, p.4.

(3) Ibid, p.5.

(4) Ibid, pp.5-6.

(5) Ibid, p.8.









Building Card:

FOLIO 02 3227 014 0050 PROP ADDR 2115 WASHINGTON AVE

AGENDA: 18-18804 (V)

2018 Current

PROPERTY RECORD CARD  
OFFICE OF THE PROPERTY APPRAISER

Generated Date: 06/07/2019  
Roll Year: 2018

DOR CODE: 3921 HOTEL OR MOTEL : HOTEL STATUS: ACTIVE EFLG: E  
\*\* Note: values are subject to change due to tax roll corrections \*\*

| CURRENT OWNER AND MAILING:   | LEGAL DESCRIPTION:   | ACCOUNT FLAGS:         | VALUE |
|--|--|------------------------|-------|
| ITALPLAZA OF MIAMI LLC<br>65 48 GRAND AVENUE LLC<br>66 31 FRESH POND RD<br>RIDGWOOD NY 11385 | OCEAN PARK-RESUB PB 45-40<br>LOTS 5 & 6 & S5FT OF LOT 4<br>LOT SIZE 148.000 X 113<br>OR 16201-1732 1293 4<br>COC 23555-3660/62/64 0605 4 | # CAT TYPE DESCRIPTION |       |

|                                   |  |
|-----------------------------------|--|
| MCD: 0200 Miami Beach             | ZONING 1: 4000 MULTI-FAMILY - 63-100 U/A   |
| CTCASE: N % CAP: 0.00 DISTRICT: 6 | ZONING 2: 0000                             |
| HEX BASE YR: 0 PORT YR: 0 GPAR: 0 | NON-HEX BASE YR: 2013                      |
| AG: N NFC: N EEL/CONS EASMT: N    | EEL/CONS COVENANT: N NH CD: 20.00 FLAMINGO |

| ADDITIONAL PROPERTY INFORMATION |                       |                 |           |                       |  |  |  |
|---------------------------------|-----------------------|-----------------|-----------|-----------------------|--|--|--|
| LOT SIZE: 16,724 S              | BUILDING AREA: 47,158 | L/B RATIO: 0.35 | POOL: N   | AVG UNIT SIZE: 589.00 |  |  |  |
| BUILDINGS: 1                    | YEAR BLT: 1948        | EFF AGE: 1980   | UNITS: 80 |                       |  |  |  |
| BDRM: 0                         | BATH: 0               | 1/2 BTH: 0      | EFF: 0    |                       |  |  |  |
| 1BD: 0                          | 2BD: 0                | 3BD: 0          | 4BD: 0    |                       |  |  |  |

| VALUE HISTORY:        | 2016      | 2017      | 2018      | \$ UNIT OF MEASURE | \$ PER UNIT |
|-----------------------|-----------|-----------|-----------|--------------------|-------------|
| LAND VALUE            | 5,853,400 | 5,853,400 | 6,689,600 | 400.00             |             |
| BUILDING VALUE        | 216,316   | 1,000     | 142,310   | 3.02               |             |
| MARKET VALUE          | 6,069,716 | 5,854,400 | 6,831,910 | 144.87             | 85,398.88   |
| ASSESSED VALUE        | 6,069,716 | 5,854,400 | 6,581,150 |                    |             |
| TOTAL EXEMPTION VALUE | 0         | 0         | 0         |                    |             |

| SALE HISTORY |           |            |     |             |        |        |      |                                |                                |
|--------------|-----------|------------|-----|-------------|--------|--------|------|--------------------------------|--------------------------------|
| #            | AMOUNT    | DATE       | I/V | SALE TYPE   | SALECD | ORBOOK | ORPG | GRANTOR                        | GRANTEE                        |
| 01           | 5,525,000 | 11/12/2012 | I   | Unqualified | 11     | 28358  | 2075 | NORTHWEST 36TH ST PARKING CORP | ITALPLAZA OF MIAMI LLC         |
| 02           | 8,500,000 | 05/31/2012 | I   | Qualified   | 01     | 28131  | 4470 | CYNTHIA RLTY LLC               | NORTHWEST 36TH ST PARKING CORP |
| 03           | 0         | 06/01/2005 | I   | Unqualified | 01     | 23555  | 3660 |                                |                                |
| 04           | 0         | 12/01/1993 |     | Unqualified | 01     | 16201  | 1732 |                                |                                |

| PREVIOUS OWNER INFORMATION   |                                 |                         |
|------------------------------|---------------------------------|-------------------------|
| 01 LOUIS A GIDNEY & W RUTH T | 02 RUTH G WAGNER NELSA GIDNEY & | 03 OR 16201-1732 1293 4 |

| EXEMPTIONS: | 2016 | 2017 | 2018 |
|-------------|------|------|------|
|             |      |      |      |

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TOT LOT SIZE: 16,724 S USE CODE: 3921 ZONING 1: 4000 MULTI-FAMILY - 63-100 U/A  
 MKT LND VAL: 6,689,600 OVERALL RATE: 0.00 ZONING 2: 0000  
 AG MKT VAL: 0 AG VALUE: 0 AG DIFF: 0  
 ZNG ORDN: LND CHG: LND CHG DATE:

MARKET LAND

| CODE | DESCRIPTION     | ZONE TYP | FF   | DEPTH | DFAC   | %COND | UNITS     | UNITPRC | ADJUPRC | VALUE     | OVERVAL |
|------|-----------------|----------|------|-------|--------|-------|-----------|---------|---------|-----------|---------|
| 00   | GENERAL         | 4000 S   | 0.00 | 0.00  | 1.0000 | 1.00  | 16,724.00 | 400.00  | 400.00  | 6,689,600 |         |
|      | INF CODE REASON |          |      |       |        |       |           |         |         |           |         |
|      | 0               |          |      |       |        |       |           |         |         |           |         |

CLASSIFIED AG

MARKET AG

FOLIO 02 3227 014 0050 PROP ADDR 2115 WASHINGTON AVE

AGENDA: 18-18804(V)

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Roll Year: 2018

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BUILDING INFORMATION

| BLDG# | SEgid | ACTYR | EFFAGE | TYPE  | DT        | CLASS      | GRADE      | BASEPRICE | TOTADJPTS | ADJBASPRC   | ADJAREA | REPCOSTNEW |
|-------|-------|-------|--------|-------|-----------|------------|------------|-----------|-----------|-------------|---------|------------|
| 1     | 1     | 1948  | 1980   | 0040  | 02        | 1          | 2          | 63.00     | 154       | 97.02       | 10,077  | 977,671    |
| FUNC  | ECON  | PHYS  | %GOOD  | ITEMS | DEPRVALUE | OVERRVALUE | TOTALVALUE | ADJ.AREA  | STYLE     | DESCRIPTION |         |            |
| 0.00  | 0.00  | 0.00  | 65.00  | 0.00  | 635,486   | 1,000      | 0          | 10,077    | 00        | Base Area   |         |            |

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 5 UNITS: 80

SUBAREA INFORMATION

| DESCRIPTION | YEAR ON | ACTUAL AR | ADJ AREA | DEPR VAL |
|-------------|---------|-----------|----------|----------|
| Base Area   | 1948    | -1        | 10,077   | 635,486  |

STRUCTURAL ELEMENTS INFORMATION

| CATEGORY          | POINTS |
|-------------------|--------|
| Exterior Wall     | 17.00  |
| Electrical        | 7.00   |
| Plumbing          | 9.00   |
| Interior Walls    | 44.00  |
| Interior Flooring | 6.00   |
| Roofing Structure | 14.00  |
| Roofing Cover     | 6.00   |
| Foundation        | 14.00  |
| Frame             | 5.00   |
| Grade             | 32.00  |
| TOTAL             | 154.00 |

EXTRA FEATURES INFORMATION

| XFGD DESCRIPTION                 | SEG | UNITS  | UNITPRC   | ACYR | EFYR | DT | NOTES | OR% | %GD | DEPRECVL | OVERRVAL |
|----------------------------------|-----|--------|-----------|------|------|----|-------|-----|-----|----------|----------|
| 0088 Patio - Terrazzo, Pebble    | 1   | 325    | 6.50      | 1948 | 1948 | 01 |       | 1   | 1   | 1,268    | 0        |
| 0097 Paving - Concrete           | 1   | 400    | 3.50      | 2010 | 2010 | 02 |       | 1   | 1   | 1,330    | 0        |
| 0118 Sprinkler System/Auto - Wet | 1   | 47,158 | 1.50      | 2014 | 2014 | 02 | EST   | 1   | 1   | 70,030   |          |
| 0026 Elevator - Passenger        | 1   | 6      | 12,000.00 | 2014 | 2014 | 02 | EST   | 1   | 1   | 71,280   |          |
| TOTAL XF VALUE BLDG 1:           |     |        |           |      |      |    |       |     |     | 141,310  |          |

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BUILDING INFORMATION

| BLDG# | SEGID | ACTYR | EFFAGE | TYPE  | DT        | CLASS      | GRADE      | BASEPRICE | TOTADJPTS | ADJBASEPRC  | ADJAREA | REPCOSTNEW |
|-------|-------|-------|--------|-------|-----------|------------|------------|-----------|-----------|-------------|---------|------------|
| 1     | 2     | 1948  | 1980   | 0040  | 02        | 1          | 2          | 63.00     | 128       | 80.64       | 37,081  | 2,990,212  |
| FUNC  | ECON  | PHYS  | %GOOD  | ITEMS | DEPRVALUE | OVERRVALUE | TOTALVALUE | ADJ.AREA  | STYLE     | DESCRIPTION |         |            |
| 0.00  | 0.00  | 0.00  | 65.00  | 0.00  | 1,943,638 | 0          | 0          | 37,081    | 00        | Base Area   |         |            |

BEDROOMS: 0 BATHROOMS: 0 HALF-BATHS: 0 FLOORS: 1 UNITS: 0

SUBAREA INFORMATION

| DESCRIPTION | YEAR ON | ACTUAL AR | ADJ AREA | DEPR VAL  |
|-------------|---------|-----------|----------|-----------|
| Base Area   | 1948    | -1        | 37,081   | 1,943,638 |

STRUCTURAL ELEMENTS INFORMATION

| CATEGORY          | POINTS |
|-------------------|--------|
| Exterior Wall     | 17.00  |
| Electrical        | 7.00   |
| Plumbing          | 9.00   |
| Interior Walls    | 44.00  |
| Interior Flooring | 14.00  |
| Frame             | 5.00   |
| Grade             | 32.00  |
| TOTAL             | 128.00 |

EXTRA FEATURES INFORMATION

| XFCD DESCRIPTION                    | SEG | UNITS     | UNITPRC | ACYR | EFYR | DT | NOTES | OR% | %GD | DEPRECVL | OVERRVAL |
|-------------------------------------|-----|-----------|---------|------|------|----|-------|-----|-----|----------|----------|
| TOTAL SEG ADJ VALUE BLDG 1:         |     | 2,579,124 |         |      |      |    |       |     |     |          |          |
| TOTAL XF ADJ VALUE BLDG 1:          |     | 143,908   |         |      |      |    |       |     |     |          |          |
| TOTAL SEG AND XF ADJ VALUE BLDG 1:  |     | 2,723,032 |         |      |      |    |       |     |     |          |          |
| TOTAL SEG AND XF SITE VALUE BLDG 1: |     | 142,310   |         |      |      |    |       |     |     |          |          |

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|  |           |
|--|-----------|
| TOTAL ADJ VALUE OF ALL BUILDINGS AND XF :  | 2,723,032 |
| TOTAL AREA (ADJ SQ FT) OF ALL BUILDINGS :  | 47,158    |
| TOTAL SITE VALUE OF ALL BUILDINGS AND XF : | 1,000     |
| TOTAL IMPROVEMENT VALUE :                  | 142,310   |