

# PLAN CORRECTIONS REPORT (HPB20-0380)

**PLAN ADDRESS:** 550 Washington Ave  
Miami Beach, FL 33139

**PARCEL:** 0242030004000

**APPLICATION DATE:** 02/05/2020

**SQUARE FEET:** 25,876

**DESCRIPTION:** COA for renovation and rehabilitation of existing historic building

**EXPIRATION DATE:**

**VALUATION:** \$0.00

<b>CONTACTS</b>	<b>Name</b>	<b>Company</b>	<b>Address</b>
Applicant	MICKEY MARRERO	BERCOW RADELL & FERNAN	200 South Biscayne Blvd #850 Miami, FL 33131
	Gregory Fontela		200 South Biscayne Miami, FL 33131

**Submittal Intake**

**Version: 2**

**Date Received: 04/21/2020**

**Date Completed: 04/30/2020**

1. HPB Plan Review - Fail

James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: Comments Issued: May 1, 2020

SUBJECT: HPB20-0380, 550 Washington Avenue.

1. ZONING

a. The maximum height is 50'-0". The rooftop addition appears to exceed the maximum height.

The proposed plan incorporates the full enclosure of an existing space that is shielded from visibility by the parapet to create additional storage space that is anticipated to be needed for the effective operation of the restaurant. In order to effectively utilize the space and achieve the minimum required clearance, we will need to seek a minor height variance to allow for the enclosed addition at 53 feet in height, which is level with the existing parapet height and will not be visible.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. According to the survey, there are easements on the north and south sides of the property. Please provide legal documentation indicating that these easements have been terminated.

The north easement is an FPL easement reflected in ORB 13784, Page 2484. This easement is limited to the north 8 feet of the west 10 feet of the property. As such, it will not interfere with any of the proposed development. We have provided the recorded easement in the submittal under the name "5.11.2020 FPL Easement".

We have reviewed the south easement with the applicant's title counsel and confirmed that it is actually a personal easement benefitting Henry Hohausser that would allow him to access the original apartments on the site. We have confirmed with the City Attorney's office that since the apartments no longer exist, and more importantly the easement was for the sole benefit of Mr and Mrs Hohausser for access to these apartments (and they are no longer with us), the easement is no longer valid. The applicant's title attorney will move to clear the easement from title once they close, but Nick Kallergis has confirmed that this should not impede the application. Please find the City Attorney's confirmation in the submittal under the name "5.11.2020 South Easement".

## Gregory Fontela

---

**From:** Kallergis, Nick <NickKallergis@miamibeachfl.gov>  
**Sent:** Tuesday, May 5, 2020 11:18 AM  
**To:** Mickey Marrero; Seiberling, James; Tackett, Deborah  
**Cc:** Gregory Fontela  
**Subject:** Re: HPB Submittal Comments - 550 Washington (Henry Hohausers easement)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mickey,

The only thing I would add is that the easement should not prevent the application from moving forward. In the unlikely event that a dispute were to arise between the developer and a successor in interest to the Hohausers, that dispute would likely be a private matter between the parties.

Thanks,  
Nick

---

**From:** Mickey Marrero <MMarrero@brzoninglaw.com>  
**Date:** Monday, May 4, 2020 at 6:08 PM  
**To:** "Seiberling, James" <JamesSeiberling@miamibeachfl.gov>, "Tackett, Deborah" <DeborahTackett@miamibeachfl.gov>  
**Cc:** Nick Kallergis <NickKallergis@miamibeachfl.gov>, Gregory Fontela <gfontela@brzoninglaw.com>  
**Subject:** HPB Submittal Comments - 550 Washington (Henry Hohausers easement)

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Debbie and Jake,  
Good afternoon. Hope all is well.

One of the comments on the attached relates to an easement on the south of the property. Back when we received the original comment, we reviewed this easement with the applicant's title counsel. It is actually a personal easement benefitting Henry Hohausers that would allow him access to the original apartments on the site (presumably designed for himself which he retained the right to use after selling the property).

I sent the documents and had a discussion with Nick Kallergis about the same. We both agreed that since the apartments no longer exist, and more importantly the easement was for the sole benefit of Mr and Mrs Hohausers for access to these apartments (and they are no longer with us), the easement is no longer valid. It appears to accidentally remain in title, so the applicant's title attorney will move to clear title at some point once they close. But Nick confirmed that this should not impede our application process. I have copied Nick to confirm our discussions.

Let me know if you have any questions.

Sincerely,

## Mickey Marrero

### Bercow Radell Fernandez Larkin & Tapanes

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131  
mmarrero@brzoninglaw.com | www.brzoninglaw.com  
O: (305) 377 6238 | C: (305) 498 8218 | F: (305) 377 6222

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[View Biography](#)



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OFF. REC.

13784PG2484

1988 AUG 12 PM 1:10

88R293322

45

RWO/XXXXXXXX 9186-6-840

This instrument recorded by  
LUIS A. PEREZ

Sec. 3, Twp. 54, S. Rge. 42 E.

FLORIDA POWER & LIGHT COMPANY  
P.O. Box 20000, Miami, Florida 33102

EASEMENT

Form 3722 (Stocked) Rev. 2/86

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 8 feet in width described as follows:

The North eight (8) feet of the West ten (10) feet of Lot 7, Block 48, "Ocean Beach Addition No. 3" according to the plat thereof as recorded in Plat Book 2 at page 81 of the Public Records of Dade County, Florida.

This Easement also includes the right to install, operate and maintain within and without our transformer vaults/mats and their associated duct lines certain transformers, raceways, cables and all necessary appurtenances for furnishing electric service to us and others, together with the right of ingress and egress to your employees for the purpose of installing, operating, and maintaining the above mentioned part of your distribution system.

Dated this 11th day of July 1988 \$ 55  
45 stamps collected  
by Rubene Guevara 8/13/88 DC

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on

[Signature] 1988

Signed, sealed and delivered in the presence of:

[Signature]  
Witness 1

[Signature]  
Witness 2

Variety Entertainment, Inc.

By [Signature] President

Attest [Signature] Secretary  
(Corp. Seal)

STATE OF Florida AND COUNTY OF Dade

The foregoing instrument was acknowledged before me this 1st day of July, 1988.

by Joe Sumors and George Tammitt

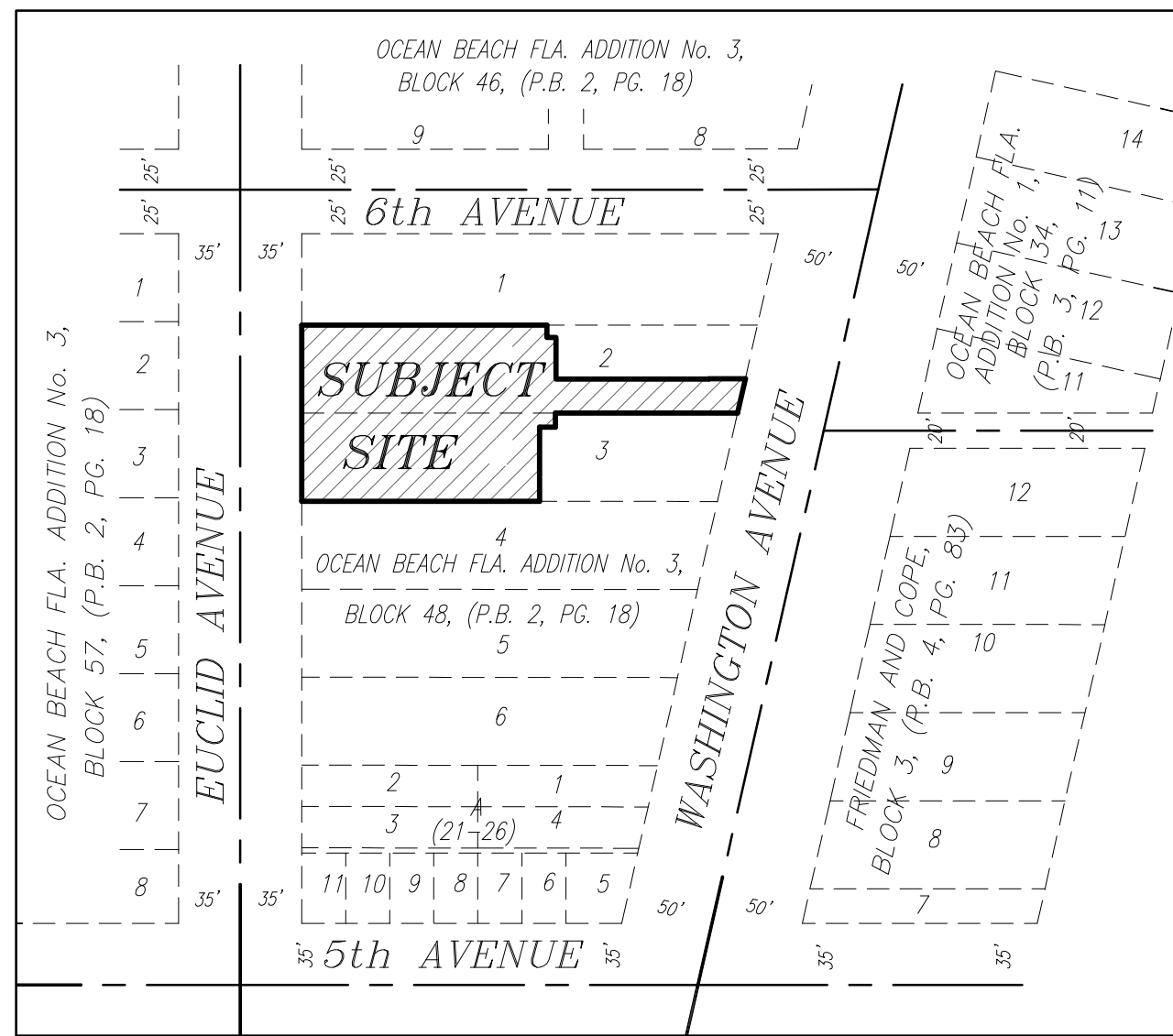
respectively the President and Secretary of Variety Entertainment, Inc.  
Florida corporation, on behalf of said corporation.

[Signature]  
Notary Public, State of Florida

My Commission Expires  
Notary Public  
My Commission Expires 1991

600





LOCATION MAP  
PORTION OF SECTION 36, TOWNSHIP 54 S., RANGE 40 E.  
SCALE 1" = 100'

**LEGEND:**

Sq.Ft.	DENOTES SQUARE FEET
↑	DENOTES EXISTING ELEVATIONS
—	DENOTES GUY WIRE
⊕	DENOTES WATER VALVE
⊕	DENOTES WATER METER
⊕	DENOTES FIRE HYDRANT
⊕	DENOTES CATCH BASIN
⊕	DENOTES STORM DRAINAGE MANHOLE
⊕	DENOTES SANITARY SEWER MANHOLE
⊕	DENOTES TELEPHONE POWER & LIGHT MANHOLE
⊕	DENOTES FLORIDA POWER & LIGHT MANHOLE
⊕	DENOTES BELL/SOUTH MANHOLE
⊕	DENOTES GAS VALVE
⊕	DENOTES BELL/SOUTH BOX
⊕	DENOTES CONCRETE LIGHT POLE
⊕	DENOTES PULL BOX
⊕	DENOTES STREET LIGHT BOX
⊕	DENOTES WOOD POLE
—	DENOTES CHAIN LINK FENCE
—	DENOTES METAL PICKET FENCE
—	DENOTES CENTER LINE
O.H.W.	DENOTES GAS PAINT MARKS
(M)	DENOTES MEASURED
(R)	DENOTES RECORD
P.O.B.	DENOTES POINT OF BEGINNING
FND.	DENOTES FOUND
I.P.	DENOTES IRON PIPE
N & D.	DENOTES NAIL AND DISC
⊕	DENOTES EXISTING CONCRETE
⊕	DENOTES EXISTING ASPHALT
2" C&G	DENOTES CURB AND GUTTER
2" V&G	DENOTES VALLEY GUTTER
GPM	DENOTES GAS PAINT MARK
PLANT	DENOTES PLANTER
D.I.P.	DENOTES GAS DUCTILE IRON PIPE
P.V.C.	DENOTES POLYVINYL CHLORIDE PIPE

**CERTIFIED TO:**

- 550 LANDLORD LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MITCHELL SETH POLANSKY, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- IBERIABANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE FIELDWORK WAS COMPLETED ON 01/17/2020.

**Schwebke-Shiskin & Associates, Inc.**  
No. 4775  
STATE OF FLORIDA  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
DATE OF PLAT OR MAP: 02/06/2020  
MARK STEVEN JOHNSON, PRINCIPAL  
PROFESSIONAL LAND SURVEYOR No. 4775  
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION No. LB-87  
NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Date	Ord. No.	Remarks	By
7-14-11	198207	UP-DATE SURVEY, P.B. 2183, Pg. 70	DINO
12-26-12	200751	ADD URD INFO ONLY, P.B. 2183, Pg. 71	DINO
01-17-20	211376	BOUNDARY SURVEY UPDATE/DESIGN	NRC

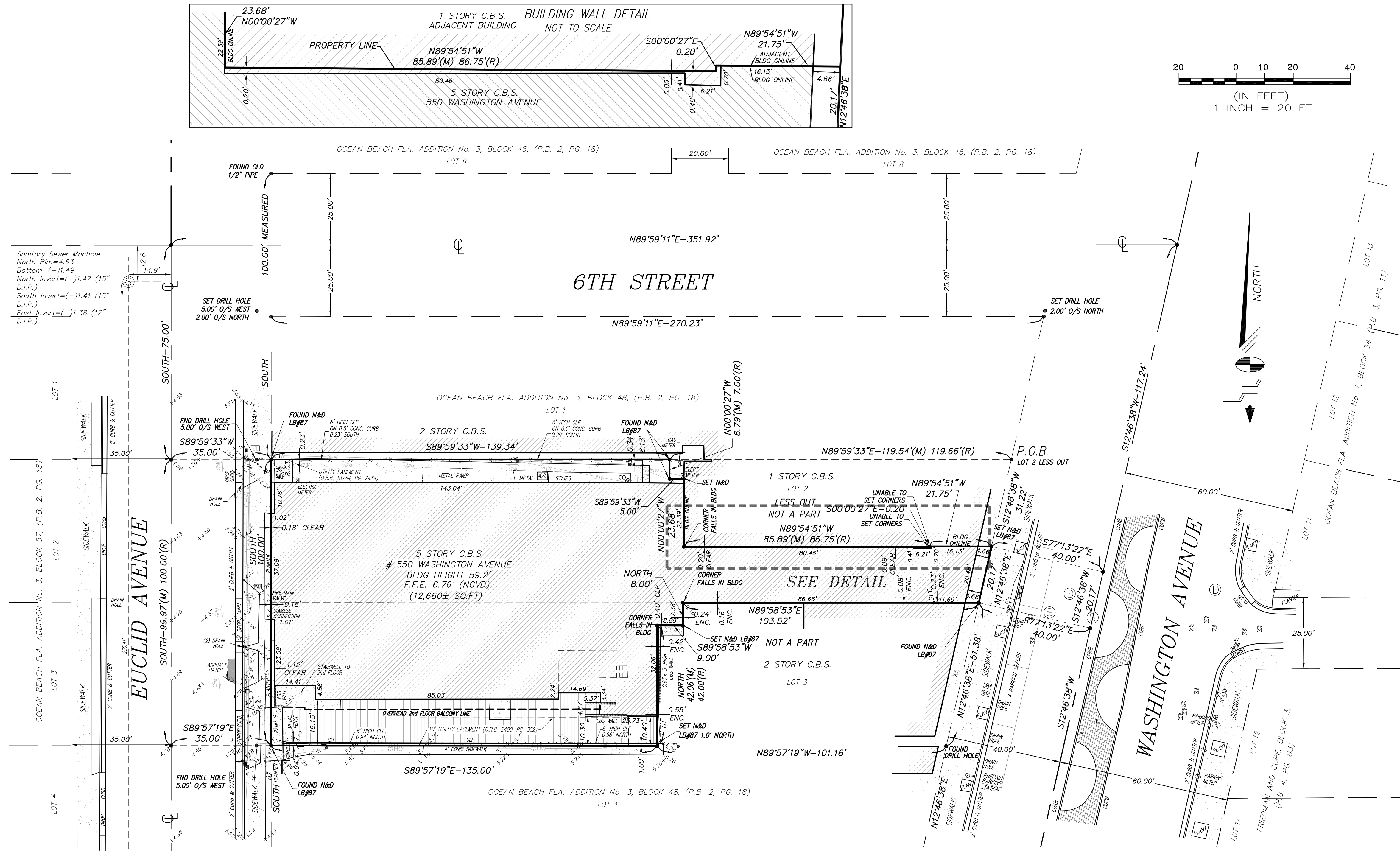
**ALTA/NSPS LAND TITLE SURVEY**  
A PORTION OF LOT 2 AND 3, BLOCK 48, OCEAN BEACH, FLORIDA, ADDITION No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LYING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
SECTION 03, TOWNSHIP 54 SOUTH, RANGE 42 EAST.

**Schwebke-Shiskin & Associates, Inc.**  
LAND PLANNERS ENGINEERS LAND SURVEYORS  
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (954)435-7010 FAX: (954)438-3288

By: \_\_\_\_\_ Date: 08/27/08  
Registered Land Surveyor No. \_\_\_\_\_ State of Florida  
Registered Engineer No. \_\_\_\_\_ State of Florida

Drawn By: J.G.H. Date: 08/27/08  
Order No. 195796 FB 2183 PG 61  
File No. AJ-4619

Checked By: M.S.J. Date: 09/05/08  
Scale: 1" = 20'  
Sheet No. 1 of 1 Sheets



**LEGAL DESCRIPTION:**

ALL OF LOT 2, BLOCK 48, OF OCEAN BEACH, FLORIDA, ADDITION No. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE RUN SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 31.22 FEET MORE OR LESS IN THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH FACE OF A C.B.S. BUILDING; THENCE RUN WESTWARDLY ALONG THE WESTERLY EXTENSION, A DISTANCE OF 21.75 FEET, MORE OR LESS TO A BREAK IN SAID C.B.S. BUILDING; THENCE RUN SOUTH ALONG A FACE OF SAID C.B.S. BUILDING A DISTANCE OF 0.2 FEET, MORE OR LESS TO THE FACE OF A NORTH WALL OF SAID C.B.S. BUILDING; THENCE RUN WESTWARDLY ALONG THE FACE OF THE NORTH WALL OF SAID C.B.S. BUILDING, A DISTANCE OF 86.75 FEET, MORE OR LESS; TO A POINT; THENCE RUN NORTHWARDLY ALONG AN EAST FACE OF SAID C.B.S. BUILDING AND ITS NORTHERLY EXTENSION A DISTANCE OF 23.68 FEET, MORE OR LESS; TO A POINT; THENCE RUN WESTWARDLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 2, FOR A DISTANCE OF 5.0 FEET TO A POINT; THENCE RUN NORTHWARDLY ALONG A LINE PARALLEL TO THE NORTHERLY EXTENSION OF SAID EAST FACE OF SAID C.B.S. BUILDING FOR A DISTANCE OF 7.0 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE RUN EASTWARDLY ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 119.66 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND  
THE WEST 135 FEET OF LOT 3 AND THE EAST 9.0 FEET OF THE WEST 144.0 FEET OF THE NORTH 8.0 FEET OF LOT 3, BLOCK 48, OF OCEAN BEACH, FLORIDA, ADDITION No. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A/K/A 550 WASHINGTON AVE., MIAMI BEACH, FL 33139

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF DUE SOUTH ALONG THE CENTER LINE OF EUCLID AVENUE.
- LEGAL DESCRIPTION IS TAKEN FROM THE TITLE COMMITMENT CITED HEREON.
- THE NET AREA OF PROPERTY SHOWN HEREON= 16,078± SQ.FT. (0.369± ACRES)
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS. NOTING ALSO, THAT THE BUILDING INTERFACE (WITH THE ADJOINER) AT THE NORTH PROPERTY LINE HAD LIMITED ACCESS AND TO SOME EXTENTS IS PHYSICALLY INTERCONNECTED.
- PREPARED FOR: 550 LANDLORD LLC
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE AE (EL 8), PER F.I.R.M. COMMUNITY PANEL NO. 120651 0319 L, OF MAP DATED 09-11-2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS, EXCEPT AS SHOWN HEREON.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED, UNLESS OTHERWISE STATED.
- THIS SURVEY REFLECTS ALL PLOTTABLE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS REFLECTED AS EXCEPTIONS IN SCHEDULE B-2 OF THAT CERTAIN TITLE COMMITMENT NUMBER 832755 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF DECEMBER 31, 2019 AT 11:00 PM.
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)
- BENCHMARKS
- CMB 5-3-12 88 TOP OF CURB OF N.E. CORNER 5th STREET AND JEFFERSON AVENUE, PK & WASHER ELEVATION=3.25' (N.G.V.D.)
- CMB 5-W-12-88 PK & WASHER ON TOP OF CURB AT N.E. END LANDSCAPE MEDIAN @ 5th STREET AND WASHINGTON AVENUE ELEVATION=5.56' (N.G.V.D.)

**TITLE EXCEPTIONS:**

5. DEDICATIONS AND RESERVATIONS AND OTHER MATTERS CONTAINED ON THE PLAT OF OCEAN BEACH, FLORIDA ADDITION No. 3, AS RECORDED IN PLAT BOOK 2, PAGE 81, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SHOWN HEREON)

6. EASEMENT FOR INGRESS AND EGRESS CONTAINED IN INSTRUMENT RECORDED JULY 5, 1944, IN DEED BOOK 2400, PAGE 352, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SHOWN HEREON)

7. AGREEMENT RE ENCROACHMENTS AND WAIVER OF PRESCRIPTIVE RIGHTS, AS RECORDED MARCH 16, 1966, IN O.R. BOOK 5550, PAGE 575, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS PROPERTY, NOT PLOTTABLE - ALLOWS FOR VARIOUS ENCROACHMENTS)

8. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES, RECORDED AUGUST 12, 1988, IN O.R. BOOK 13784, PAGE 2484, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (SHOWN HEREON)

9. ORDERS BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, CASE NO: 1892, RECORDED IN O.R. BOOK 13676, PAGE 3275, O.R. BOOK 13747, PAGE 298, AS AMENDED BY AMENDED ORDER RECORDED IN O.R. BOOK 13768, PAGE 3140, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ((AFFECTS PROPERTY, NOT PLOTTABLE - BLANKET IN NATURE)



## HISTORIC RESOURCES REPORT

FOR THE

PARIS aka VARIETY aka NEW PARIS THEATER

550 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

MATHIEU MASSA

MASSA INVESTMENT GROUP

999 BRICKELL AVENUE #600

MIAMI, FLORIDA 33131

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

March 9, 2020





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## NEIGHBORHOOD CONTEXT



### HISTORY

The first platting of the land in Miami Beach was completed by the Ocean Beach Realty Company owned by the Lummus brothers, who had purchased 605 acres of as swamp land south of present day Lincoln Road from the Lum Plantation for a cost ranging from \$150.00 to \$12,500.00 per acre. The platting of this land was included in the third addition of the plat in 1914 for the area between 5th and 14th Streets. (17)



'Between 1912 and 1918 the land form and infrastructure of Miami Beach was created. The first roads were installed in 1913, the first land fill completed in 1914...Lots were given away as a promotion..prospective buyers were brought to the island on boats departing from the Miami mainland every 30 minutes.' (17)

'The basic form and layout of the nominated district was established during the early platting of property between 1912 and 1916. (3) 'By 1935 Miami Beach was ranked by Dun and Bradstreet ninth in the nation for new construction.' (2)



TOP: RESIDENCES ON WASHINGTON AVENUE circa 1920 (22)

MIDDLE: WASHINGTON AVENUE LOOKING NORTH circa 1928 FROM 11 STREET WITH FRENCH CASINO AT RIGHT (22)

LOWER: AERIAL VIEW OF SOUTH BEACH CIRCA 1941



ABOVE: LOOKING NORTH ON WASHINGTON AVENUE circa 1920'S (22)



MIDDLE: INTERIOR OF SAMETS KOSHER DELICATESSEN AT 737 WASHINGTON AVENUE (15)



BELOW: COOKS BATHING CASINO, 1926 LOCATED AT FIFTH STREET AND OCEAN DRIVE. (22)



As Ocean Drive and Collins Avenue more and more became identified almost exclusively with the tourism industry - it was Washington Avenue that developed into the street serving as a bridge between the Ocean Drive / Collins tourist corridor and the local Flamingo Park neighborhood.

Washington Avenue was the street that increasingly served the local residents with grocery stores and banks and theaters and delicatessens and all types of retail establishments. These local residents were also increasingly Jewish and the neighborhood retail establishments reflected this ethnic majority.

Eventually a strong Jewish retail, institutional and residential presence manifested itself in Ocean Beach, especially 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.

"Washington Avenue..is lined with one-story stucco shop buildings on the east side, and taller hotel and bank structures on the west. The merchants of this varied and colorful neighborhood have long catered to an elderly Jewish population that is rapidly giving way to increasing numbers of Haitian and second-wave Cuban refugees." (16)

The neighborhood was also located near to the ocean-front just two blocks away, where there were several very large Bathing Casinos serving day-tourists arriving on the island.





1927: AERIAL PHOTOGRAPH COURTESY CITY OF MIAMI BEACH PUBLIC WORKS -CIRCLE REPRESENTS FUTURE LOCATION OF PARIS THEATER





1935 FRANKLIN SURVEY ATLAS - CIRCLE INDICATES FUTURE LOCATION FO PARIS THEATER



PARIS THEATER



GOOGLE MAPS 2019



550 WASHINGTON AVENUE



June 16th, 1946

ADDRESSES: 550 WASHINGTON AVENUE  
539 EUCLID AVENUE

NAME: VARIETY aka PARIS  
aka NEW PARIS THEATER

DATE OF CONSTRUCTION: THEATER in 1945  
ADJOINING STORES in 1937

ARCHITECT: HENTY HOHAUSER

ARCHITECTURAL STYLE: MiMo / MIAMI MODERN

HISTORIC STATUS: CONTRIBUTING

LOCATED IN THE:  
\* 1979 National Register Miami Beach Architectural District  
\* 1989 Miami Beach Flamingo Park Local Historic District

There were no drawings available at the City of Miami Beach Building Department / Records Desk

550 Washington Avenue was designed by the noted Miami Beach Architect Henry Hohauser and opened originally as the Variety Theater on June 20, 1946 - as a classic movie revival theater.

The opening double-featured movies were "Suspicion" starring Cary Grant and "Bedtime Story" with Joan Fontaine, Loretta Young & Fredric March as is seen at left in the photograph and the placard advertising. (1)

With a minimal length of street footage along Washington Avenue the plan of the Variety aka Paris provides a long skinny entrance space very appropriate as a smaller pre-space to the grandness of the main space.

As can be seen in the photograph above, Hohauser originally designed wide vertical stucco stripes with softened edges at both sides of the marquee sign covering the entrance facade of the theater on Washington Avenue. These vertical stripes still remain and are representative of the sensitive detailing as designed by Hohauser.

The Building Card for the stores also contains pertinent pages relating to the theater. Thus both Building Cards are included. On the 11th page of the Building Card for the stores (not the page number) in 1988 it talks about a "ticket booth which represents a unique architectural feature." Unfortunately there are no surviving drawings or photographs to show what this ticket booth looked like.

At this same April 5, 1988 meeting it was discussed to provide "three trees in grates and a facade plan to provide visual interest to the blank wall" along Euclid Avenue. It was also discussed to restore the then existing ceiling panels beneath the entry marquee

TOP PHOTO: THE VARIETY THEATER ON OPENING NIGHT

BELOW: ADVERTISING PLACARD FOR OPENING NIGHT AT THE VARIETY THEATER





HISTORIC POSTCARD ABOVE LOOKING NORTH ON WASHINGTON AVENUE FROM 5th STREET PRIOR TO THE CONSTRUCTION OF THE VARIETY THEATER.

HISTORIC POSTCARD BELOW LOOKING NORTH ON WASHINGTON AVENUE FROM 5th STREET AFTER 1946 WITH THE THE VARIETY THEATER VISIBLE AT LEFT.





## PARIS THEATER

The photograph below shows the theater when it was still named the Variety Theater. And judging from the automobiles this photo is likely from the early 1960's. The movie "Hideout in the Sun" was distributed in 1960.

The Variety Theater was run by the small Florida movie house chain of Cloughton Theaters, who ran a half dozen theaters in the Miami area. (15)

According to the CMB Building Cards, the Cloughtons were the Developers and Owners of the theater building with Henry Hohausser as the Architect, while Henry Hohausser is listed as the Owner and Architect of the stores flanking the theater.

The CMB Historic Database File card states that these buildings also housed the Architectural Studio of Henry Hohausser and that the "marquee massing is a clean geometric compilation emphasizing verticality with flutes" - referring to the original facade design at either side of the marquee which remains.

The verticality of the fluted columns at either side of the marquee sign - are the direct opposite of the horizontality of the adjoining two story retail / office block to the south of the theater. Hohausser integrates the designs of both buildings into a single unified building composition.

The Cloughton chain was cut off from running first-run movies, since these were essentially controlled by the larger Wometco and Paramount movie theater chains. However the Cloughton chain was able to run mostly RKO and Republic films. (2)



Sorry, Bob - - -  
that you can't be here  
for the opening of our  
new  
**VARIETY THEATRE**  
550 WASHINGTON AVE., MIAMI BEACH  
Ed and Lil Claughton

The Miami Herald

Page Two—B Tuesday, Sept. 8, 1942



On With The

# SHOW

By BOB FREDERICKS

### Good Pictures Never Grow Old

COMES now a fellow, who doesn't know anything about this motion picture business, to prove a thing or two that should be obvious, yet amounts to something of a discovery.

The fellow is Ed Claughton of the Royal theater. And the thing that he has discovered, without knowing anything about the motion picture business, is that the paying public wants what it likes, and will pay to get it.

That hardly sounds like a discovery, since the public has been that way ever since it was a public, or even before that, perhaps. Still it isn't always known, or too often forgotten to amount to a published precept of the business.

CUT OFF from first-run films, which are pretty well sewed up by the Wometco and Paramount chains, Claughton found himself all dressed up and no place to go when he opened his beautiful and rather extravagant theater last December. Claughton had been in the business of building theaters and leasing them to others to operate. But this time there were no takers.

First he tried to turn his worries over to a hired manager; but the end of spring found him once more walking the floor and wondering how he might feed his hungry problem child from the leavings of two powerful theater chains here. Not only had these contracts for just about everything Hollywood produced; but these contracts included second run rights for 125 days subsequent to each opening.

WHICH called for a bit of figuring on the part of Claughton, who knew nothing about the picture business except that, in all things, the paying public wants what it likes, and it will pay to get it.

That he knew, and he also figured it out that a second or a third run picture was still a first run picture for those who hadn't seen it. Good entertainment never gets old; and though a picture that "Wuthering Heights" may complete the rounds of downtown and neighborhood theaters here, it still may provide entertainment for additional tens of thousands.

OFTEN such pictures are not fully discovered by the public

at large until after they have gone. Other thousands miss them for various other seasons. Which leaves the slag piles and dross heaps of Hollywood glittering with more real gems than may be found on the current schedule of new pictures.

So, at least figured Mr. Claughton, the fellow who knew nothing about the picture business. And, leaving the choice pretty much up to his patrons, his conclusions have been more than sustained.

CLAUGHTON also is convinced that the oft maligned double-feature is muchly to be desired from the public-point-of-view, if not by the producers and some exhibitors. By carefully selected comedies and dramas, and youthful and mature films the double feature can be made to underwrite a good time for all, he says. And on that score it is pretty hard to disagree with him, though I've always regarded it as a waste of celluloid to match a good picture with a Grade B meller or smeller to produce a double feature; which is a thing that happens all too often, particularly in other cities, where 70 to 80 per cent of theaters offer twin-bill entertainment.



On With The

# SHOW

By BOB FREDERICKS

### Good Pictures Never Grow Old

COMES now a fellow, who doesn't know anything about this motion picture business, to prove a thing or two that should be obvious, yet amounts to something of a discovery.

The fellow is Ed Claughton of the Royal theater. And the thing that he has discovered, without knowing anything about the motion picture business, is that the paying public wants what it likes, and will pay to get it.

That hardly sounds like a discovery, since the public has been that way ever since it was a public, or even before that, perhaps. Still it isn't always known, or too often forgotten to amount to a published precept of the business.

CUT OFF from first-run films, which are pretty well sewed up by the Wometco and Paramount chains, Claughton found himself all dressed up and no place to go when he opened his beautiful and rather extravagant Royal theater last December. Claughton had been in the business of building theaters, and then leasing them to others to operate. But this time there were no takers.

First he tried to turn his worries over to a hired manager; but the end of spring found him once more walking the floor and wondering how he might feed his hungry problem child from the leavings of two powerful theater chains here. Not only had these contracts for just about everything Hollywood produced; but these contracts included second run rights for 125 days subsequent to each opening.

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So, at least figured Mr. Claughton, the fellow who knew nothing about the picture business. And, leaving the choice pretty much up to his patrons, his conclusions have been more than sustained.

BY BRINGING back such pictures as "Of Human Bondage," "Wuthering Heights," "Count of Monte Cristo," "Bittersweet," "Lost Horizon," "Prisoner of Zenda," and other real hits of yesteryear, his downtown Royal theater has attracted more patrons in the past three summer months than it aggregated in five months during the more lush fall, winter and spring seasons.

For the past 17 weekends he has had the standing-room-only signs up. And all with pictures that have been shown here before. I think he has had two or three first-run films; but his biggest crowds have been attracted by hits of the past, pictures which never grow old and remain good entertainment until you have seen them.

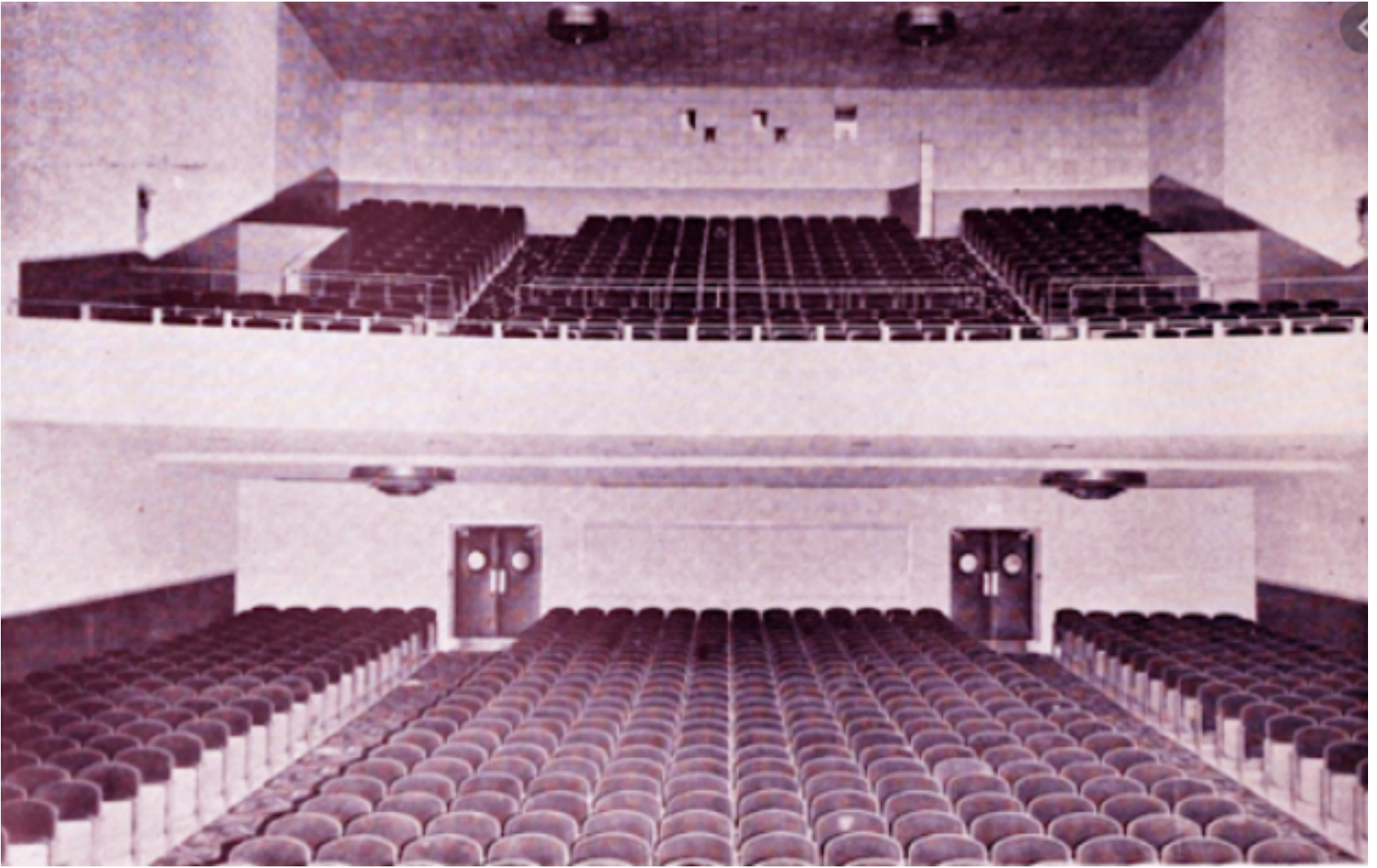
CLAUGHTON also is convinced that the oft maligned double-feature is muchly to be desired from the public-point-of-view, if not by the producers and some exhibitors. By carefully selected comedies and dramas, and youthful and mature films the double feature can be made to underwrite a good time for all, he says. And on that score it is pretty hard to disagree with him; though I've always regarded it as a waste of celluloid to match a good picture with a Grade B meller or smeller to produce a double feature; which is a thing that happens all too often, particularly in other cities, where 70 to 80 per cent of theaters offer twin-bill entertainment.

June 20th, 1946 Clipping to zoom in:

LEFT: Miami Herald column: On With the Show by Bob Fredericks, September 8, 1942. This article pre-dates the Variety Theater. Rather it describes the foresight and luck of Ed Claughton in opening their Royal Theater in downtown Miami which began the double-bill movie attractions - which soon became very popular.

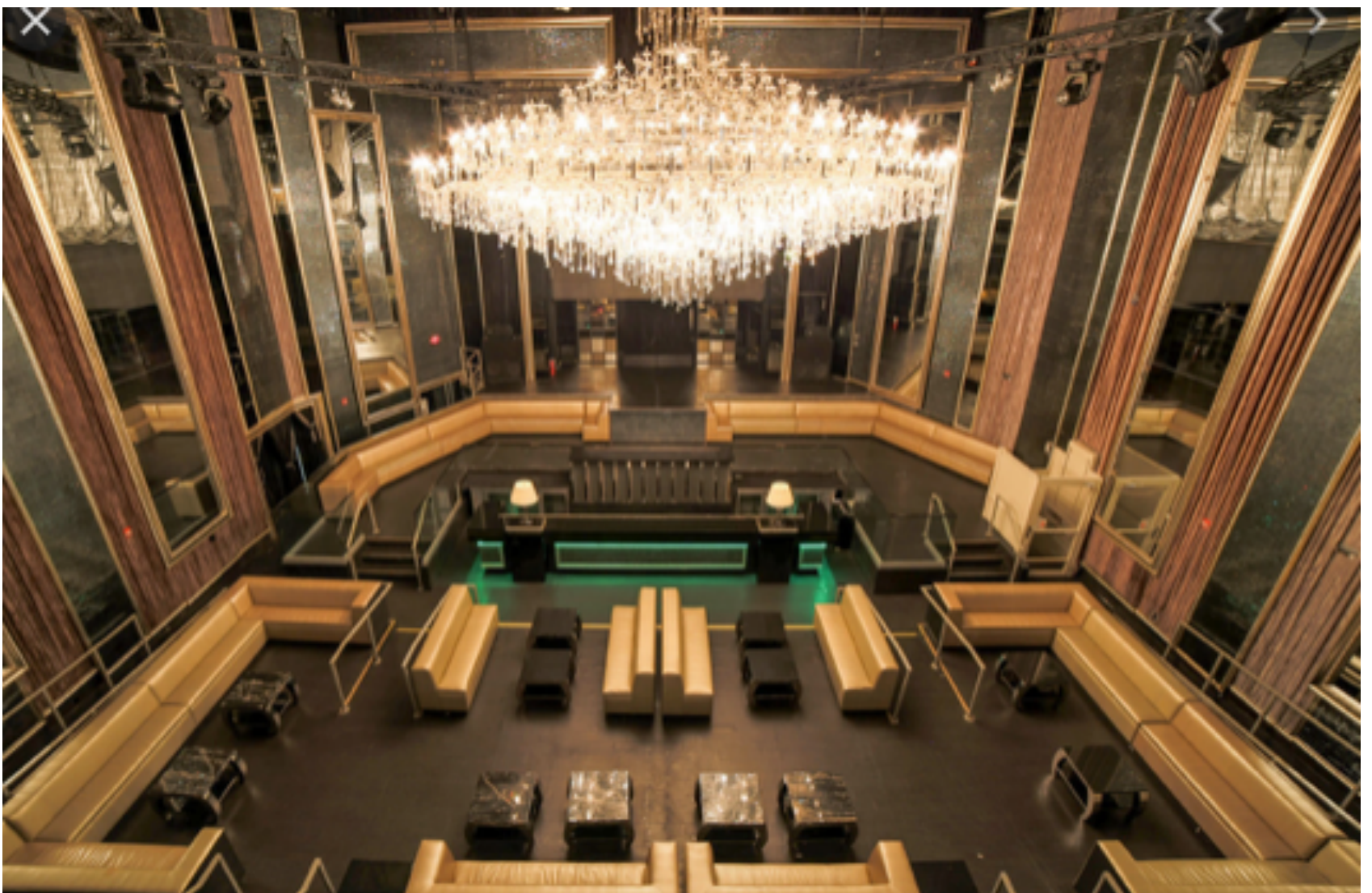


## PARIS THEATER

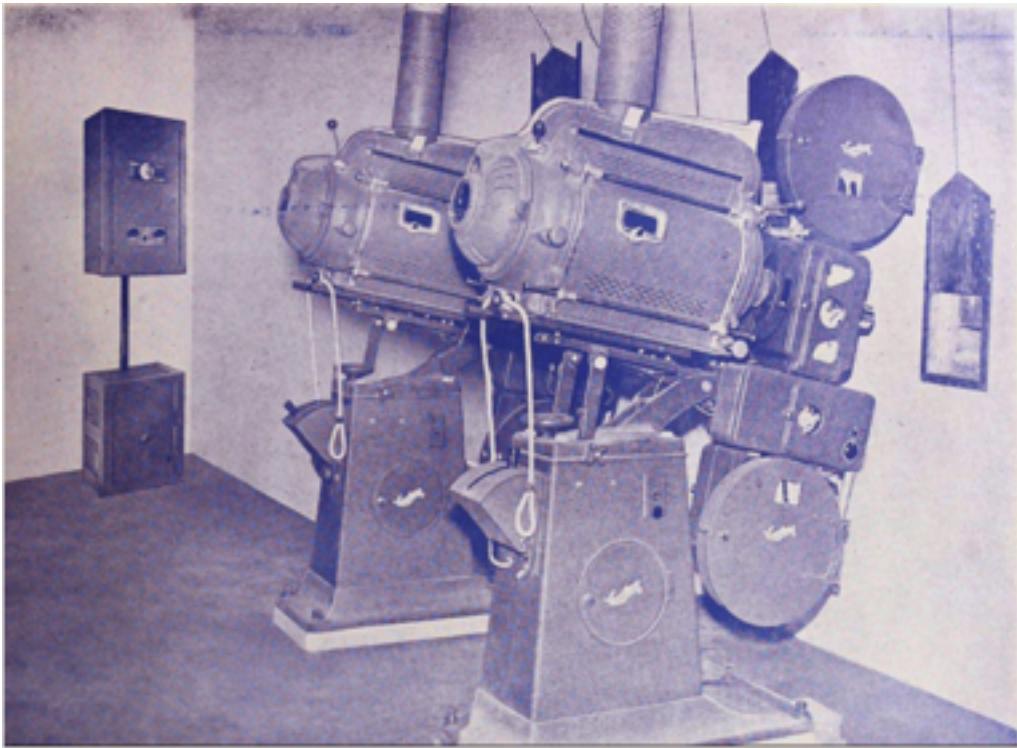


ABOVE: Variety Theater at opening in 1946 with original seating configuration..

BELOW is the renamed Paris Theater circa later 1990's with an event set-up inside the space. The balcony remains - with the seating removed. (Courtesy Bill Hansen Event Productions). This visual juxtaposition is instructive as to the true volume of this enormous space.







Projection booth at the 1946 opening of the theater and is said to be Century Projection's first domestic installation of this particular Model CC double-shutter Westerex Western Electric-designed pair of units. Alec Lansing Voice of the Theaters speakers provided the sound.

The Claughtons had initially discovered with their recently opened and very successful Royal Theater in downtown Miami, that audiences enjoyed viewing previously released classic movies and also liked double features. (3)

The 1,200-seat entertainment hall, at 550 Washington Ave., has been adaptively re-used for most of its history. Beginning with the Variety Theatre showing movies in the 1940s through the 1960s and then later re-purposed by various owners into an adult movie house, a nightclub, and a photography and film studio. (7)

LEFT PHOTO: State-of-the-Art projection booth at 1946 Variety Theater opening.

**THE NEW Paris** 850 WASHINGTON AVE. OPEN MIAMI BEACH 1:45

**GALA OPENING!**

**THREE SHOCKERS!**

**FIRST SHOWING IN GREATER MIAMI**

**You'll NEVER See This on TV!**  
AN INTIMATELY SHOCKING FUN FEST  
BY THE PRODUCERS OF "THE IMMORAL MR. TEAS"

**eve and the HANDYMAN**



STARRING  
**GORGEOUS EVE MEYER**  
AND  
**ANTHONY JAMES RYAN**

FOR THE BROADMINDED **ADULTS ONLY!**

**SHOCKER No. 2!**

**ED THE NAKED Camera** IN COLOR

**SHOCKER No. 3!**  
**"WHY MUST I DIE"**

**NO ONE UNDER 18 ADMITTED**

By the 1960's things were changing. The Variety aka Paris Theater was again re-purposed into the New Paris Theater as an adult movie house. It later became a nightclub, and later morphed into a photography and film studio as well as part-time disco..

On October 13, 1961 the theater was renamed the New Paris Theater, re-opening with a triple-bill Adult program.

This later became the Paris Theater. After sitting vacant for nearly a decade it became a video / film production studio for Big Time Productions. (4)

The exterior sign was noted as being changed on the Building Card in 1961 to read : "Remodel existing sign by replacing two letters..to read 'New Paris.'

"Owner Eugene Rodriguez bought the 25,589-square-foot structure in 1992 for less than \$1 million and transformed it into a studio for the film and photo industry (5).

The historic Paris Theater in Miami Beach was recently on the market in 2015 for \$23 million." (6)

"When Rodriguez took over the building, it had been empty for several years. Before that, it was used as a nightclub called the Paris Moderne and as a blue movie house. A photo from 1981 shows the Paris' marquee offering two films, one with a female cast and another all male." (14)





## PARIS THEATER

PHOTO BELOW: Aerial view of building with marquee on Washington Avenue at lower right hand corner.

TOP LEFT: Marquee close-up (9)

TOP RIGHT: STREET SCENE (10)

In the early 2000's the theater became a high-end nightclub called Bamboo. The space holds 350 persons at a seated dining event and 1,200 persons legally.

The venue still features rooftop studios for photoshoots and production. Brands such as Polo Ralph Lauren, Vogue, Armani and Abercrombie and Fitch shoot here regularly







THE THEATER ROOFTOP CONTAINS MANY STRUCTURES AND STAIRS ESPECIALLY SUITABLE FOR PHOTOSHOOTS.. (23)



When the theater opened in 1946 the name 'Variety' was highlighted on the marquee.

As the name was changed from the original 'Variety' Theater to the 'Paris' Theater, some of the existing letters were re-used in the new sign. And a symbolic Eiffel Tower was later added below the theater name.

*"In the '90s, when Miami's fashion and film industries were riding high, artists such as Madonna, U2, J. Lo, Christina Aguilera and Ricky Martin shot album covers and music videos there. Major photographers such as Helmut Newton, Herb Ritz, Patrick Demarchelier, and Bruce Weber shot campaigns for major fashion magazines and world renowned fashion designers using supermodels of the era to create their content."* (8)

*"The Paris was a hot location in the '90s when Miami's fashion and film industries were riding high. Madonna, U2 and the Red Hot Chili Peppers shot album covers and music videos there. As those businesses died down, Rodriguez rented out the space for events and parties. On the weekends, it became a go-to night-spot called Club Bamboo."* (13)

The Paris Theater marquee sign is typical of many Miami Beach theaters, as can be seen through photographs of other theaters elsewhere in this report. Having been designed in 1946 it is much more streamlined in style than previous marquee signs on other theaters.

On the CMB Historic Database File card it states that these buildings also housed the Architectural Studio of Henry Hohausser and that the *"marquee massing is a clean geometric compilation emphasizing verticality with flutes"* - referring to the original facade design at either side of the marquee.

The file also states that the original Eiffel Tower signage is missing from the Paris marquee and also that *"the horizontal bands evoke tropical motif of water with geometric zig-zags."* (20). These bands can be seen in the photograph from 1996 at left at the very top of the retail building. The wavy bands below are the awnings.

There is a long history in Miami Beach featuring these types of decorative bands on buildings. Beginning as stone bands like 601 Washington - these designs evolved during the 1930's into raised wavy patterns such as these designed by Hohausser.

The file also states that the original Eiffel Tower signage is missing from the Paris marquee and that *"the horizontal bands evoke tropical motif of water with geometric zig-zags."* (20). This can be seen in the photograph at left from 1996. And it is not definite whether the Eiffel Tower was original to the Paris sign or was added at a later date.







PARIS THEATER (UNDATED)



# HENRY HOHAUSER ARCHITECT



Henry Hohauser was born on May 27, 1895 in New York, New York and died on March 31, 1963 in Lawrence, New York. Hohauser was one of the three major Architects in Miami Beach during the 1930's - 1940's who gave form and spirit to Art Deco architecture along with the Architects L. Murray Dixon and Albert Anis.

Hohauser studied at the Pratt Institute in Brooklyn, New York before coming to Florida in 1932. Features of his work include symmetry on the front elevation, Art Deco stylings such as a zig-zag or stepped roofline, glass bricks, curved edges, and neon lighting.[19] plus a great sense of architectural style.

He designed more than 300 homes, apartment buildings, hotels, stores, restaurants and theaters.[5] Many are now protected by the Miami Art Deco Preservation Society's efforts, particularly the late Barbara Baer Capitman.

REPRESENTATIVE PROJECTS IN MIAMI BEACH:

- Cardozo Hotel (1939), 1300 Ocean Drive
- Colony Hotel (1935) 736 Ocean Drive.
- Century Hotel (1939) 140 Ocean Drive
- Collins Plaza (1936) 318 20th Street, Miami Beach FL
- Collins Park Hotel (1939), 2000 Park Ave
- Crescent Apartments (1941) 1420 Ocean Drive
- Davis Hotel (1941)
- Edison Hotel (1935) 960 Ocean Dr
- Essex House Hotel (1938) 1001 Collins Avenue
- Governor Hotel (1939) 435 21st Street
- Neron Hotel, (1940) 1110 Drexel Ave.
- Novick (1937), 610 Jefferson Avenue
- Parc Vendome Apartments (1936) 736 13th Street
- Park Central Hotel (1937) 640 Ocean Drive,
- Park Washington Resort
- 1020 6th Street Apartments
- 5363 LaGorce Drive in Miami Beach
- 1610-1612 Pennsylvania Avenue, Miami Beach
- Beth Jacob Social Hall and Congregation w/H. Fraser Rose at 301 + 311 Washington Avenue; Jewish Museum of FL/ FIU

TOP LEFT:  
COLLINS PARK HOTEL

MIDDLE LEFT:  
CENTURY HOTEL

LOWER LEFT:  
PARC VENDOME (23)

LOWER RIGHT:  
GRACE & HENRY  
HOHAUSER



2020 PHOTOGRAPHS

FRONT FACADE AND MARQUEE TOWER  
ALONG WASHINGTON AVENUE (23)







ABOVE: LOBBY ENTRANCE CORRIDOR (23)

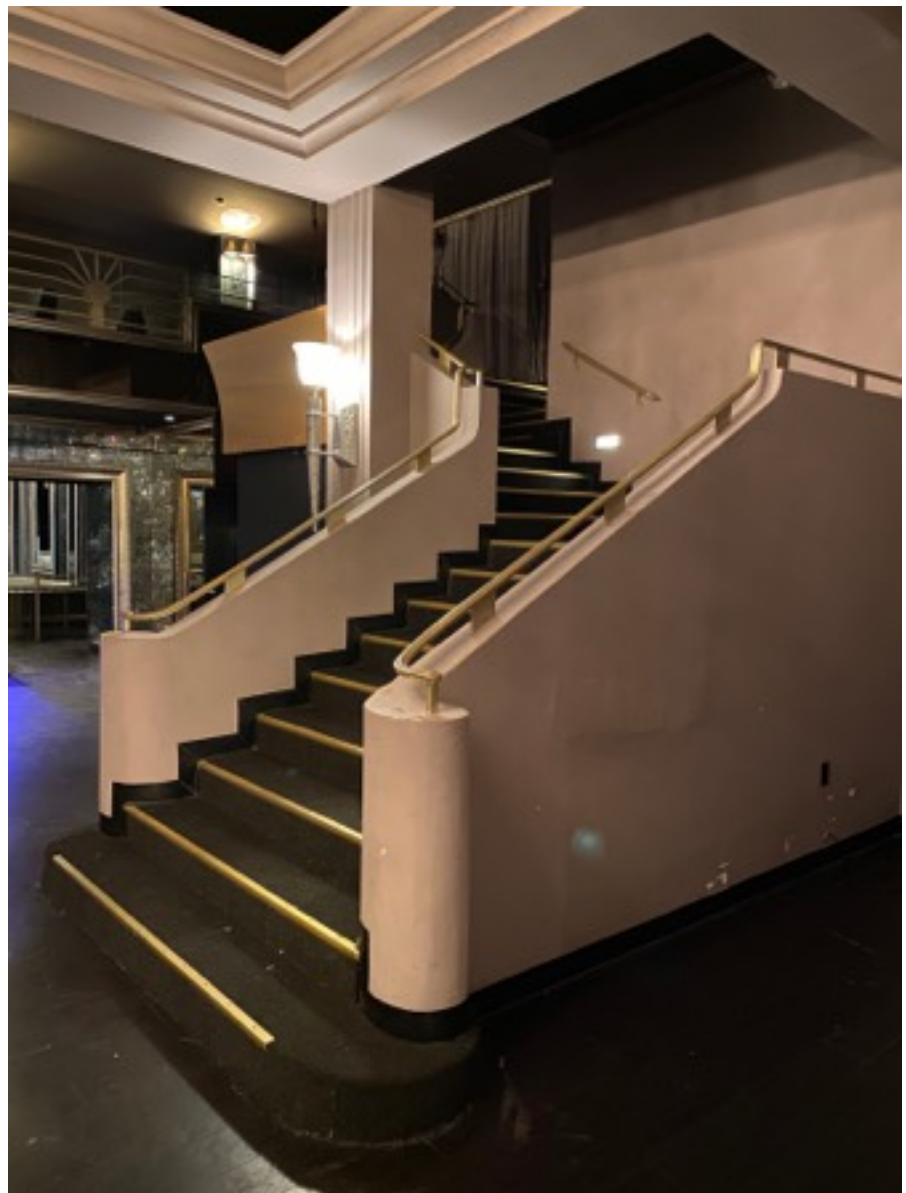
RIGHT: HOLDING BACK THE DRAPERIES TO VIEW ONE OF THE EIGHT HISTORIC MOVIE POSTER FRAMES SPACED ALONG THE SOUTH ELEVATION WALL OF THE ENTRANCE CORRIDOR (23)

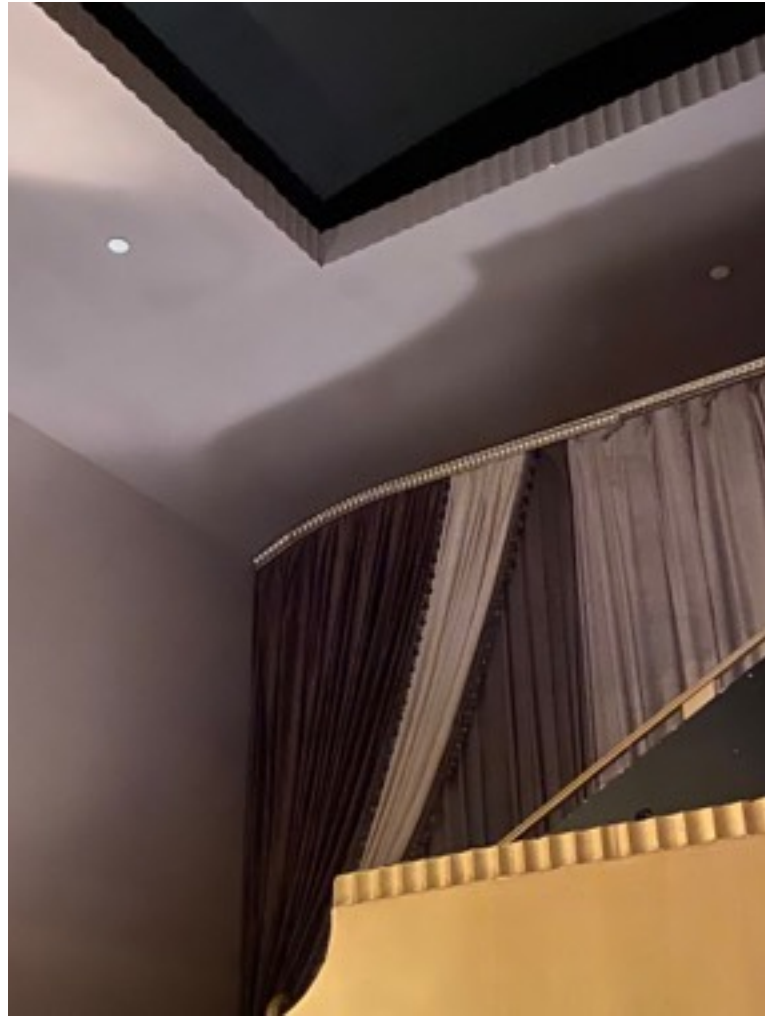






LOBBY LOUNGE PRE-SPACE WITH ORIGINAL DETAILING  
AT HANDRAILS AND FLUTED COLUMNS. (23)





HISTORIC INTERIOR DETAILING AT THE LOBBY LOUNGE PRE-SPACE  
ALSO LIKELY INCLUDES:

TOP LEFT: WALL COLUMN FLUTING AND HANDRAIL DETAILING (23)

TOP RIGHT: CEILING SOFFIT FLUTING WHICH MATCHES THE FLUTING AT  
HANDRAILS.(23)

LOWER RIGHT: LIKELY NON-ORIGINAL HANDRAILS ABOVE LOBBY  
LOUNGE PRE SPACE BAR. (23)

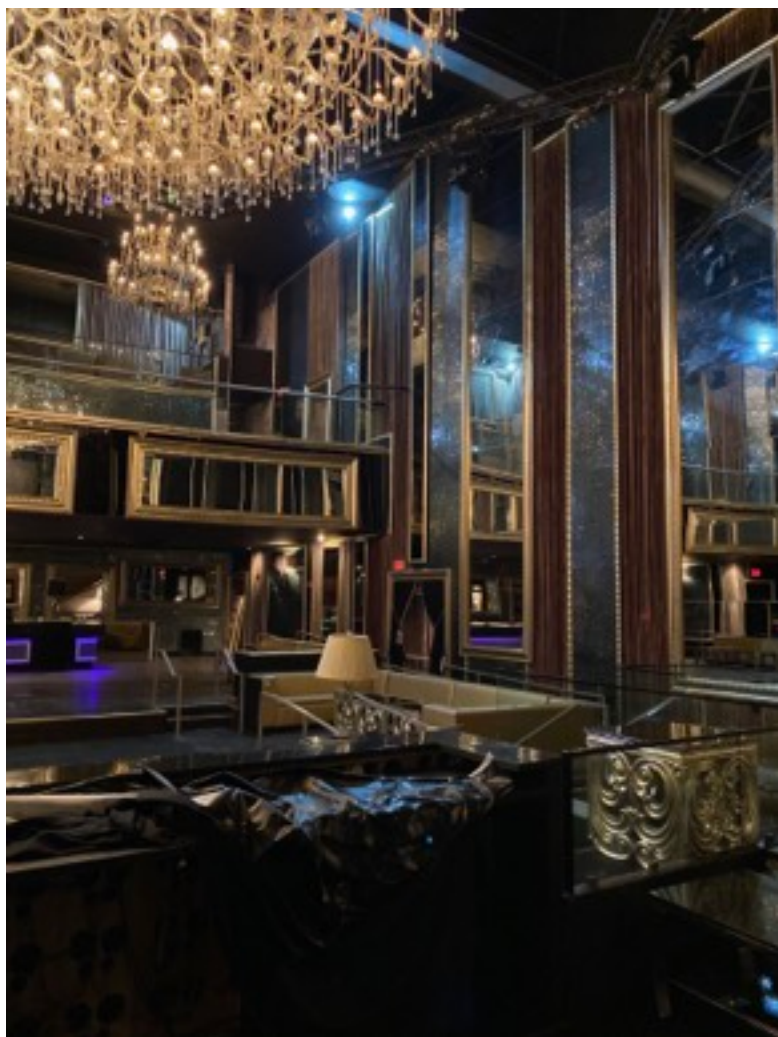
LOWER LEFT: CARVED GEOMETRIC DOORWAY ARCH. (23)





ENTERING THE FORMER THEATER SPACE WITH CURVED FRONT BALCONY AT RIGHT (23)





ABOVE: STANDING AT THE CENTER OF THE FORMER STAGE AREA LOOKING BACK TOWARDS THE BALCONY WHICH IS STILL EXISTING AND NOW CLAD WITH MIRRORS AND MOLDINGS. (23)

LEFT: LOOKING TOWARDS THE SOUTH WALL OF THE FORMER THEATER. THIS IS THE ELEVATION PROPOSED FOR NEW OPENINGS INTO THE KITCHEN AREAS.(23)





THE FORMER SECOND LEVEL MEZZANINE SPACE NOW LEVELED (23)



ONE OF THE ROOFTOP STRUCTURES FOR PHOTOSHOOTS. (23)





ABOVE: VIEW LOOKING WEST AT SECOND LEVEL PORTICO SPACE. (23)



BELOW: ACCESSIBLE AUTOMOBILE DRIVEWAY FROM EUCLID AVENUE LOOKING EAST. (23)



ABOVE: LOOKING NW FROM EUCLID AVENUE WITH SOUTH ELEVATION AT RIGHT AND WEST ELEVATION AT LEFT. (23)

BELOW: LOOKING SW FROM EUCLID AVENUE WITH NORTH ELEVATION AT LEFT AND WEST ELEVATION AT RIGHT. (23)



MIAMI BEACH CINEMA THEATERS



TOP LEFT: CAMEO THEATER, (1938). NE corner Espanola Way & Collins Avenue, (Adaptively re-used as nightclub)

TOP MIDDLE: CARIBE THEATER (1950) South side of Lincoln Road between Collins & Washington Avenues. (Demolished)

TOP RIGHT: REGAL CINEMA at LINCOLN CENTER THEATERS - 18 screen Multiplex built in 1998. Lincoln Road at Alton Rd

MIDDLE LEFT: FRENCH CASINO SUPPER CLUB: (1935) (Originally the Cinema Theater and adaptively re-used as nightclub) East side Washington Avenue between 12th & 13th Streets. The landmark marquee sign tower was never replaced after it toppled over in 1984.

MIDDLE RIGHT: COLONY THEATER (1935) Lincoln Road at Lenox Avenue (Historic photo during World War II.)

NEAR LEFT: PARIS THEATER (1946)

FAR LEFT: FLAMINGO THEATER (1946) 320 Lincoln Road (demolished)



MIAMI BEACH CINEMA THEATERS



TOP LEFT PHOTO: COMMUNITY THEATER (1924) formerly located at NW corner Lincoln Road & Michigan Avenue (Demolished) This was the first movie cinema in Miami Beach. The awnings are located at the retail stores with the entrance to the theater at center.

MIDDLE LEFT PHOTO: BISCAYNE PLAZA THEATER (1926) formerly located at SW corner of Collins Ave & Biscayne Street. (Demolished) The second movie theater in Miami Beach. Formerly located on SW corner of Collins Avenue & Biscayne Street. (Demolished) seated 1,500 people

LOWER LEFT PHOTO: LINCOLN THEATER (1936) at Lincoln Road & Pennsylvania Avenue, Grand opening featuring the movie 'Backstreet'. The theater has been renovated into retail stores. However the sloped seating remains intact beneath the new flat floors installed.

UPPER RIGHT PHOTO: ROXY THEATER (1967). (now an adult movie theater)

LOWER RIGHT PHOTO: BEACH THEATER (1941) Formerly located at 420 Lincoln Road. (Demolished for retail stores)



MIAMI BEACH CINEMA THEATERS



CINEMA THEATER aka FRENCH CASINO SUPPER CLUB

1988 interior photographs by Steven Brooke from 'Deco Delights' showing the re-constructed details from the original Casino Theater. When the nightclub 'Club 1235' was installed within the former French Casino theater in the 1980's - they 'sought to bring back some of the craftsmanship and glamour of the original French Casino of 1936.' The chandelier is noted as being original as is the staircase and railings. (21)



CMB BUILDING CARD / STORES

Owner HENRY HOHAUSER Mailing Address Permit No. 10399 Cost \$ 8,000.  
Lot 2 Block 48 Subdivision OCEAN BEACH #3 Address 542.44 550 - 552 - 554 Washington Avenue

General Contractor Henry Hohauser Bond No. 4203-09-191  
Architect Henry Hohauser Engineer  
Zoning Regulations: Use BB Area 19 Lot Size  
Building Size: Front 50' Depth 75' Height  
Certificate of Occupancy No. Use STORES (3) Stories

Type of Construction C B S Foundation Spread footing Roof Flat Date Oct.9,1937

Plumbing Contractor Sewer Connection Date  
Temporary Closet Date

Plumbing Contractor ? Bath Tubs  
Water Closets Showers  
Lavatories Sinks  
Urinals Gas Heater  
Gas Stoves Gas Turn On Approved  
Gas Radiators

Septic Tank Contractor Tank Size Date  
Oil Burner Contractor Tank Size Date  
Sprinkler System

Electrical Contractor #9837 Greater Miami Electric Co: Address Date Nov.10,1937  
Switch 12, Range Motors Temporary Service  
OUTLETS Light 23, HEATERS Water  
Receptacles 4, Space Centers of Distribution 3,

Refrigerators 2, Sign Outlets  
Irons Electrical Contractor #10104 Greater Miami Electric Co Date Dec. 6,1937  
No. FIXTURES 24, H. C. Inman Date of Service December 6, 1937  
FINAL APPROVED BY

ALTERATIONS OR REPAIRS \$ 110...November 24. 1937

#625



**Building Permits:**

#87172 - Folddown Awning Co. - awning \$452.00 7/15/71

#22976 10/27/82 owner painting and repairing walls interior and exterior painting and patching cracks ---  
white paint only \$450.

#25376 5/24/84 Levy Gray Roof - reroof 42 sqs \$8,000.

**Plumbing Permits:**

Electrical Permits:

# 12163 Greater Miami Electric Co: 17 Fixtures, 1 motor, December 9, 1937  
 MARY & MACK # 10198 Ace Electric: 3 Neon transformers December 17, 1937  
 # 10261 1 Switch outlet, 5 Light outlets, 2 Receptacles, December 22, 1937  
 Grocery Store # 10481 Hodges: 1 Burglar alarm, January 21, 1938  
 Letterway Cleaners--10525-- Neon transformer, January 31, 1938  
 # 10884 L. S. Martin: - Claude Neon - 1 neon transformer: May 20, 1938  
 # 15423 G & H Electric: 1 Switch outlet, 5 light outlets, 6 fixtures, 1 center, Aug. 12, 1941  
 Mammy's Waffles # 17830 Lyon Electric: 3 Light outlets, 2 motors, 1 service, October 24, 1941  
 # 19046 B & W Electric: 1 Receptacle (coin machine) December 29, 1942  
 # 19558 Lyon Electric: 1 Fixture, July 22, 1943  
 # 19604 Lyon Electric: 1 Iron outlet, August 26, 1943  
 # 20183 Lyon Electric: 1 Motor, April 4, 1944  
 # 21584 Lowry Electric: 2 Switch outlets, 2 light outlets, 1 receptacle, Nov. 8, 1945  
 # 21585 Lowry Electric: 4 Centers of distribution, 1 Service, November 8, 1945  
 # 27326 Toby Electric: 16 switch outlets, 20 light outlets, 5 receptacles, 34 fixtures, 3 fan outlets, 12 motors, 3 centers of distribution, 1 service-equipment -10/4/48  
 Fish Market # 27894 Astor Electric: 1 receptacle - Dec. 14, 1948  
 # 41048 Astor Elec Serv: 8 Light Outlets, 20 Fixtures: Nov 4, 1953 OK Rosser 1-7-54  
 544 Wash. # 41612 Ace Electric Co.. 3 receptacles, 2 refrigerator outlets, 1 space heater..3/30/54  
 544 Washington # 46848 A B C Neon Sign Company: one neon transformer February 24, 1956  
 554 Wash. #53258 Lyon Elec: 2 Fan Outlets - Feb. 2, 1959 OK 2/13/59 Newbold  
 554 Wash #61234 Owner: 2 Wood partitions 8' high, 3/4 partitions - \$300 - Feb. 15, 1960  
 554 Wash #54807 L. R. Goddard Elec: 1 switch outlet, 1 receptacle, 2 fixtures, 1 center of distrib, 4 motors(LHP)-2/18/60OK2/25/60  
 544 Washington Ave. #59827 C. J. Kay Elec. Co.: 1 violation - 7/10/63 - OK FIDLER 8/14/63  
 554 Wash #60852 C. J. Kay Elec Co.: 32 fixtures, lamps - 4/22/64  
 554 Wash. Ave. C.J.Kay Elec. Co. #61118: 2 motors, 2-5 hp; 1 cent. of dist.; 1 serv. equip. - 7/6/64



MARY & MACK # 10775 2--Signs Neon Sign & Display Mfgs: \$ 250... December 16, 1936  
 # 10903 SIGN -- Neon Sign & Display Company \$ 75... January 30, 1938

TABLE SUPPLY # 14371 Addition on rear of store: 39'6 x 25' x one story: \$ 1,000... July 29, 1940  
 # 15190 Henry Hohauser, arch: Masterbilt Corp. contractor \$ 150... December 9, 1940  
 # 16047 Sign: Claude Neon Southern Corp: \$ 100... August 20, 1941  
 # 17095 Wire Fence: 4 ft high: W.J. Carlson, contractor-- \$ 50... December 17, 1942  
 # 17502 Remodeling office space for apartment use: Owner \$ 150... August 23, 1943  
 # 17941 Garbage Room: Day labor \$ 200... 1/1/1944-----  
 # 28324 Interior alterations for restaurant: Gerard Pitt, Architect:\$ 200... Sept. 28, 1948

Table Supply Co: # 43210 Painted sign only (no neon): Van Dyke Signs: \$ 50: Nov 5, 1953  
 # 49838 A. B. C. Neon Sign Co: Flat wall-neon sign \$ 100.00 Feb. 24, 1956

552 Wash. #54928 A.B.C. Neon: Flat wall sign, plastic letters - \$250.00 - Nov. 8, 1957  
 544 Washington # 58074 Painting Exterior of Building \$150.00 December 10, 1950  
 542 Washington Ave. #68815: Witters Constr. Co.; Rework front of store at 542; painting & minor repairs - \$700. - 2/6/63  
 544-Washington-Ave--# OK Saperstein 9/4/63

554 Wash. #71428 Miami Beach Awning Co.: 29 x 5 roller awning - \$131.00 - 4/21/64  
 554 Wash. #71431 Owner, Guilliant: 26 ft wood partition, 2/3 to ceiling, replace front doors, paint, - \$200. - 4/21/64 OK BROWN 1/20/65  
 554 Wash. #76208 Owner, Guilliant: Ext. and int. painting; non structural general repairs - \$500 - 4/29/66 OK D. McLaughlin 5/20/66

Plumbing Permits:

Table Supply Co: # 13898 Fixzit System: 1 water closet, 1 lavatory, August 12, 1940  
 Mary & Mack # 16881 Economy Plumbing Co: 1 Sink, December 21, 1942  
 # 16895 Economy Plumbing Co: 1 Gas range, January 4, 1943  
 # 17227 Leo Hohauser: 1 Gas range: November 18, 1943  
 # 17345 Leo Hohauser: 1 Sink, 1 Glass sink, 1 floor drain, 1 gas water heater, 1-1-44  
 # 18133 C. Ray Martin: Relocate 1 water closet, 1 lavatory; 1 new sand trap, 3-15-45  
 Gas OK - 550 Washington - O'Neill June 28, 1946

552 Washington # 27175 Pitsch & Morgen: 1 sink, 2 floor drains, 1 safe waste drain, Sept. 3, 1948  
 Final Gas-T.A. O'Neill 10-21-48

t 554 Wash. #41297 Hohauser Flbg: 1 water closet - Jan. 29, 1959

Electrical Permits: #67863 - C.J. Kay Elect. - Motors 0-1 HP 4/20/70

, #73932-Mesa Brothers- 1 compreser(5ton)-3-23-77

#74115-Ocean Electric- service repair-6-3-77





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.
1-26-87		SECURE AND CLEANOUT STRUCTURE.	\$1000	\$ 1000			29728



DEFERRED BY THE APPLICANT TO THE MEETING OF FEBRUARY 13, 1989.

16. FILE NO. 1892 VARIETY ENTERTAINMENT, INC  
(PARIS THEATER)  
550 WASHINGTON AVENUE  
PORTION OF LOT 2, AND THE WEST 135 FT. OF LOT  
3; BLOCK 48; OCEAN BEACH FL ADDITION NO. 3  
PB 2/81

1523

"THIS CASE WAS DEFERRED BY THE BOARD AT ITS MEETING OF DECEMBER 2, 1988."

APPLICANT HAS BEEN REQUESTED TO APPEAR BEFORE THE BOARD TO SHOW CAUSE WHY VARIANCES GRANTED ON APRIL 7, 1988 SHALL NOT BE REVOKED FOR FAILURE TO MEET CONDITIONS (PAYMENT OF PARKING IMPACT FEE).

DEFERRED BY THE BOARD TO THE MEETING OF FEBRUARY 13, 1989

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.
6-6-88	171	INTERIOR + EXTERIOR RESTORATION	\$250,000.00				188801018
7-25-88		ROOF REPAIRS 3/6556	\$900.00				188801018



BUILDING PERMITS: #B8801018 - 6-6-88 - Rafferty Construction - Removal of interior and exterior restoration - \$250,000.00 ✓  
 #M8801025 - Igloo Air Conditioning - A/C wind 7 units, 35ton A/C central, duct work, mechanical ventilation - 6-7-88 ✓  
 #SB881292 - 7-25-88 - Miami Roofing and Insulation - Roof repairs 31/2 sqs. - \$900.00 ✓  
 #M8801257 - Ever Cool Air Conditioning - 2-2ton Refrigeration - 7-27-88 ✓  
 #5377 - Certificate of Occupancy - Variety Entertainment, Inc. - 8-11-88 ✓

PLUMBING PERMITS: #65365 - Fire Sprinklers Inc. - 1 Riser, 71 fire sprinkler, inspector test - 5-13-88 ✓

ELECTRICAL PERMITS: #E8801064 - Aztect Electric - 5 Switch outlets, 55 light outlets, 40 receptacles, 1200 service size in amp's, 2 water heater, 2-2ton A/C, double fee + \$100.00 - 6-16-88 ✓  
 #E8801107 - Holmes Protection - 1 Burglar alarm control, 15 devices - 6-24-88 ✓  
 #E8900952 - Victory Electric Inc. - Service temporary - 4-26-89 ✓

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

**ALTERATIONS & ADDITIONS**  
APRIL 7, 1988

TO: PAUL GIOIA  
BUILDING SERVICES DIRECTOR  
FROM: JUD KURLANCHEEK  
PLANNING & ZONING DIRECTOR  
SUBJECT: DESIGN REVIEW FILE NO. 1226  
PARIS THEATER  
550 WASHINGTON AVENUE

*JDK* 1523

**BUILDING PERMITS**

At its April 5, 1988 meeting, the Miami Beach Design Review Board granted final approval for the above noted project subject to the following conditions:

1. The applicant shall restore the ticket booth either in its present location or incorporate it within the structure. The Board suggests that the ticket booth represents a unique architectural feature and should be incorporated within the project. If the existing booth is not restorable, the applicant shall construct a replica;
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the Euclid Avenue right-of-way. These improvements shall include three trees in grates and a facade plan to provide visual interest to the blank wall. The plans shall be approved by the Planning and Zoning Department prior to the issuance of a building permit and the installed material prior to the issuance of an Occupational License;

**PLUMBING PERMITS**

3. Plans shall specify the retention/restoration of ceiling panels beneath the entry marquee; and,
4. Plans shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit.

In order to ensure that the appropriate staff is aware of these requirements, please record these actions on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (April 5, 1988), the Design Review Board approval will become void.

Thank you for your assistance in this matter.

80 APR 11 AM 9:26  
CITY OF MIAMI BEACH

**ELECTRICAL PERMITS**



LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

**ALTERATIONS & ADDITIONS**

**BUILDING PERMITS**

FILE NO. 1892      VARIETY ENTERTAINMENT INC.  
1523      550 WASHINGTON AVENUE  
Oct. 7, 1988

Board scheduled this case for a progress report at the November 4, 1988 meeting.

PC/ah  
Z XXI

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**PLUMBING P**

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**ELECTRICAL**

PAGE EIGHT OF EIGHT

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CITY OF MIAMI BEACH  
CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



51344-1025  
BOARD OF ADJUSTMENT

88 JUL -5 AM 8:52  
CITY OF MIAMI BEACH

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 873-7860

ZONING BOARD OF ADJUSTMENT — AMENDED SUMMARY  
REFLECTING CHANGES FOR FILE NO. 1892  
HEARD AT THE MEETING OF JUNE 3, 1988

1523

FILE NO. 1892 VARIETY ENTERTAINMENT, INC.  
550 WASHINGTON AVENUE

Applicant requests that the impact fee be due prior to the issuance of a Certificate of Occupancy instead of prior to the issuance of a building permit.

APPROVED with the following conditions as previously agreed by the applicant and that no request for a temporary C.O. be issued, and that the second payment shall be due 18 months after the first payment, and then annually (These changes represent an amendment to conditions #3 and #10 below, as imposed by the Board on April 7, 1988).

1. The applicant shall restore the ticket booth either in its present location or incorporate it within the structure. The Department suggests that the ticket booth represents a unique architectural feature and should be incorporated within the project;
2. The applicant shall submit a landscape plan to the Department which indicates landscaping on the applicant's property and on the Euclid Avenue right-of-way. These improvements shall include three trees in grates and a facade plan to provide visual interest to the blank wall. The plans shall be approved by the Planning & Zoning Department prior to the issuance of a building permit and the installed material prior to the issuance of an Occupational License;
3. The applicant and his successors shall contribute an amount of money equivalent to the purchase of seventy-eight parking decals (cash in lieu of parking decal program) on an annual basis. The first payment shall be received by the City prior to the issuance of a building permit and subsequent payments shall be received annually on the anniversary date that the Certificate of Occupancy for the nightclub was issued. Funds generated through the receipt of the cash in lieu of parking decal program shall be placed in a City account entitled, "South Pointe Improvement Fund", which is dedicated towards the construction of improvements in the vicinity of the site and which are consistent with the Department's neighborhood plan for this area. The amount of funds may be reduced in the event that the applicant leases parking facilities within the neighborhood. However, the return of funds will occur at the end of each year. In this manner, the Department is ensured that properties have been leased for the previous year. Should the lease be terminated and no other facilities provided, then the impact fee program shall be automatically reinstated;
4. The project shall include construction materials which mitigate the impact of noise on surrounding properties and an engineer's report indicating that sound levels outside of the building will be within the standards listed in the City's regulations. The engineer's report shall be approved by the City prior to the issuance of a building permit; and,
5. The entire building shall be restored as part of this building permit.
6. Owner to provide proper garbage facilities approved by the Building Department, and grease interceptor, if food is prepared on site;
7. Owner to also remove and replace all necessary sections of sidewalk and curb and gutter;
8. All City liens shall be satisfied by April 11, 1988;
9. The ramp on south side shall be a minimum 8 ft. wide;
10. The first payment of the impact fee shall be received at issuance of building permit and the following payment will be one year from the date of the Certificate of Occupancy.

PC/ah  
Z XVIII