

7835 HARDING AVENUE ORIGINAL ARCHITECTURAL FRONT ELEVATION

HISTORIC RESOURCES REPORT

FOR

7835 HARDING AVENUE

MIAMI BEACH, FLORIDA 33139

BY

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

NEW HOSCO BEACH, LLC

1313 PONCE DE LEON BOULEVARD #301

CORAL GABLES, FLORIDA 33134

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

September 3, 2020



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HISTORIC NEIGHBORHOOD CONTEXT

"The North Shore area of Miami Beach originated on a natural barrier island with sandy beaches fronting the Atlantic Ocean and mangrove wetlands spreading into Biscayne Bay on the west." (2)

"Prior to about 1918 the only development in the area was the Biscayne House of Refuge, one of five stations established in 1876 by the federal government to provide food and shelter to shipwrecked sailors and passengers along the sparsely inhabited coastline from Miami to Fort Pierce, Florida." (2)

After his visit to Miami Beach in 1921 President Warren G. Harding designated a large part of the government owned land originally established with the Biscayne House of Refuge. This enabled an entirely new city to be constructed on this land.

"With the end of World War I, the subdivision and planning of North Beach began. Subdivisions were soon platted along the Atlantic Ocean." (2). Most notably was the subdivision and now Historic District of Altos del Mar (Highlands of the Sea). (2)

"In less than a decade (1919-1929), the physical topography of North Beach had been transformed from wilderness to real estate. Its new lines were established, although the area hardly benefited from the manic development that characterized other Florida boom towns. Originally outside the Miami Beach city boundaries and remote from its concentration of amenities, the district was still characterized by its isolation." (3)

North Beach's distinct layering of elements—ocean-front hotels, retail corridors, apartment districts and neighborhoods of single family houses were already in place, if thinly populated, by 1945. (6)

ADVERTISEMENT RIGHT:
ADVERTISEMENT FOR
THE TATUM BROTHERS
COMPANY. - WITH A BIT
OF TRUMPIAN BRAVADO

PHOTO LEFT:
PRESIDENT WARREN G.
HARDING WHILE VISITING
MIAMI BEACH,
1928



A TATUM DEVELOPMENT FROM OCEAN TO BAY

6

ON OCEAN BOULEVARD NORTH OF MIAMI BEACH

A Long Time Ago Some One Said

There Are No Muscle Fortunes

Since that time a few men have achieved wealth by muscular exertion but they were prize fighters and CHAMPIONS at that.

Even then they achieved leadership only by the proper co-ordination of muscles and BRAINS

The figures in your bank book tell a story—
Of opportunities passed—
Or opportunities grasped:
INVESTMENT OPPORTUNITIES.

HERE IS OPPORTUNITY

To Be Exact Here Are 101 Opportunities

There are 74 Lots Left Between Ocean and Bay \$1,295 TO \$1,895	There Are 12 Ocean Fronts Left \$12,500.	There Are 18 Bay Fronts Left 25,000 TO 36,500
---	--	---

ALTOS DEL MAR

N. 6

No building lots ever placed on the market in either Miami or Miami Beach, have made such phenomenal records for quick and unusual profits as have all previous allotments of Altos Del Mar Nos. 1, 2, 3 and 4.

Investors in these beautiful, ocean to bay developments have made, one, two and three hundred per cent profit on money invested in less than a year. Several investors in No. 6 made one hundred per cent on their investments in 30 days.

NO. 6 IS SIX WEEKS OLD AND IS NOW 70% SOLD

One reason for the ready re-sale of Tatum properties is the certainty, universally recognized, that all improvements will be COMPLETED when and as promised.

Included in the price are these improvements: Paved, Good Water, Paved Streets, Electric Lights. The water plant with a capacity for 10,000 people is already in operation. Mains are laid as far as the Ocean Front.

Visit No. 6

Compare it with any others and see why Tatum properties are BOUGHT, not sold.

While we do not run bus or boat sight-seeing trips, our salesman will gladly show you the properties on any week day.

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Main Office E. Flagler at 2nd Ave.	Beach Office 5th St., Corner Meridian Ave.
---------------------------------------	---

"IF THE TATUMS SAY SO, IT'S SO"

In 1926 and located two blocks from 7835 Harding Avenue "...the palatial 142-room *Deauville Casino and Hotel* was built by Joseph Eisener, a former salesman for Carl Fisher. Its name may have been influenced by Levy's French-inspired projects nearby. It was heavily damaged by the hurricane within months of its construction, but survived for thirty years. (4)

Eisener built what was proclaimed as the largest swimming pool in Florida as part of the *Deauville Casino*, which opened at 67th Street and the ocean in early 1926. The ocean-fed pool was 165 feet long and 100 feet wide and located on the second floor behind the hotel rooms. It was surrounded by a gigantic pool deck and cabanas, a space that could fit over 2,000 spectators for shows choreographed in and around the pool. Planned as an entertainment capital, the *Deauville* provided dining rooms, ballroom dancing, entertainers, exhibitions by champion swimmers and divers and state-of-the-art bathing facilities. The *Deauville* had a checkered life, and eventually was sold to health faddist Bernarr MacFadden and demolished in 1956 for a new *Deauville Hotel*." (4)

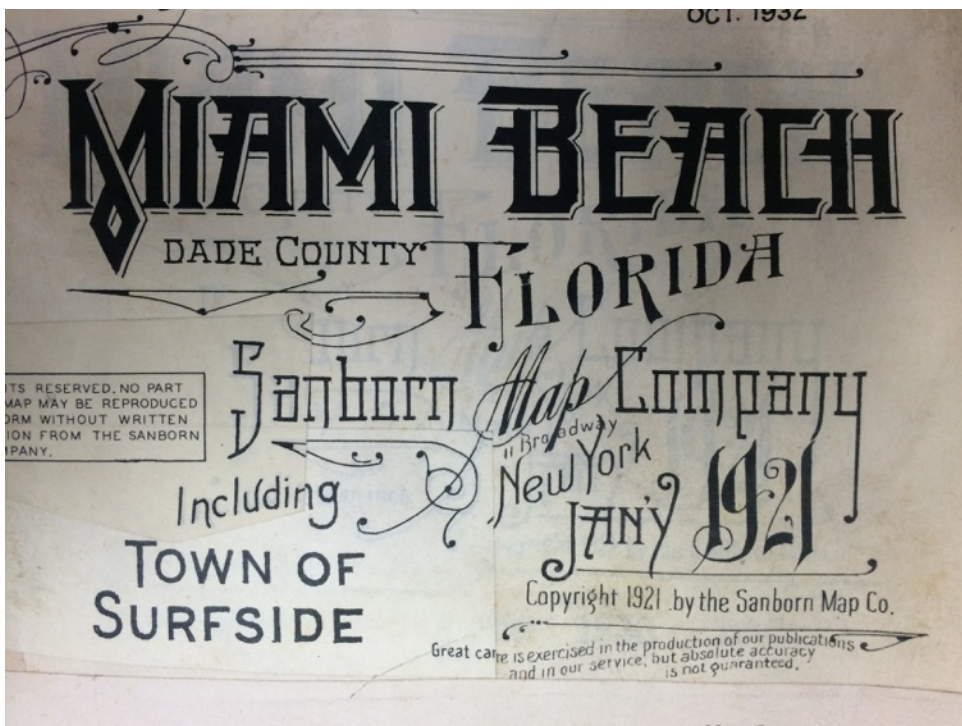
"However, in 1924 the northern boundary of Miami Beach, previously set at the midline of Section 22, near present-day 46th Street, was extended to the north line of Section 2, Township 53, Range 42E, and henceforth known as 87th Terrace. The change put most of North Beach squarely under the control of Miami Beach (and Carl Fisher, whose estate-zoned ocean front subdivisions, platted in 1924 and later known as "Millionaires Row," were just to the south, between approximately 46th & 67th streets."(3)

"The incorporation of North Beach into Miami Beach may even have been planned by Fisher to improve the development prospects for his own areas. In any case, the annexation of North Beach was opposed by local investors, notably those who had bought lots in the Harding Townsite, over the issue of raising of taxes." 31 (3)

By 1925, Miami Beach's "North Shore" area presented a nearly continuous grid of streets platted with 50-foot lots from 63rd Street to 87th Terrace. (9)



7835 HARDING AVENUE



Sanborn Real Estate Maps, 1921 updated to 1938.

Once these detailed books were printed - periodic updates would be issued regarding specific properties. The updates were handled in a very interesting manner in the days before computers.

The new property would be drawn to scale - as evidenced by the next door neighbor in blue at 7825 Harding. And then this new building would be pasted in place next to 7835 Harding. Looking closely one can see the outline of the adhered portions.

The coherent development of low-scale, multi-family residential communities just beyond the more popular and publicized oceanfront is a surprising legacy of Miami Beach's ad hoc urbanization. This pattern was set in prewar South Miami Beach, where between 1925 and 1941 a densely built neighborhood of apartment buildings and apartment-hotels rapidly and unpredictably filled platted subdivisions originally destined for single-family homes. (5)

The interwar period also witnessed the modernization of vernacular home styles in South Florida. A distinct and common vocabulary of housing emerged from meshing the bungalow style of the region's first development with the Mediterranean Revival masonry vernacular and even modern themes and features. The result was stylistically eclectic. (6)

Single-family homes were originally intended to be the principal building type in the North Shore neighborhood. Most of these were demolished and the land used to erect apartment buildings during the intense building boom of the Post-World War II period, and still vacant lots began to see the construction of the better income-producing property....The wood frame houses are examples of the styles in vogue during the 1920s and 1930s. Architect Victor Nellenbogen designed a series of wood frame residences. (8)

EXISTING SINGLE FAMILY HOUSES IN NORTH BEACH



"North Shore was conceived as a neighborhood of single family dwellings. However, starting in the 1930s, development shifted to garden apartment building types that seemed more suitable to an urban setting that required the construction of multiple family building units." (7) This also copied the urban pattern originated in South Beach.

"Single-family homes were originally intended to be the principal building type in the North Shore neighborhood. Most of these were demolished and the land used to erect apartment buildings during the intense building boom of the Post-World War II period, and still vacant lots began to see the construction of the better income-producing property." (8)

"Of the 18 single family dwellings remaining in the district, three are wood frame. The wood frame houses are examples of the styles in vogue during the 1920s and 1930s. Architect Victor Nellenbogen designed a series of wood frame residences." (8)

"The Wood Frame Vernacular house at 7611 Abbott Avenue constructed in 1936, has wood clapboard siding and simple wood window surrounds surmounted by drip-boards. The original wood sash windows have been replaced with 1/1-light metal sashes. The one-bay shed-roofed porch is supported by wooden posts, and there is a wooden louvered vent set in an octagonal frame in the gable end." (8). This residence was constructed in the same year as 7835 Harding Avenue.

"Noncontributing buildings include those constructed during one of the district's historic context periods that have suffered alterations that negatively impacts their significance. An example of this is the building at 7626 Harding Avenue ...originally a wood frame residence, which has been altered with inappropriate roof tiles, windows, porch enclosure and the addition of a two-story apartment building in the rear.

An example of an altered building from the postwar period is the building at 7717 Hawthorne Avenue; constructed in 1950 and has also undergone a number of inappropriate alterations." (2)

TOP PHOTO: 7611 ABBOTT AVENUE (11)

MIDDLE PHOTO: 7626 HARDING AVENUE (11)

LOWER PHOTO: 7717 HAWTHORNE AVENUE (11) THE GARAGE WAS LIKELY CREATED FROM A FORMER OPEN-AIR CARPORT

SINGLE FAMILY HOUSE HISTORY IN NORTH BEACH

MIAMI, FLORIDA HERALD TELEPHONE 2-7401 SUNDAY, JUNE 16, 1935

GOLDEN RULE REALTY HOUSES COMPLETED

First Two Spanish Type Residences In Beach Project Open To Public

Golden Rule Homes, Inc., reports the completion of the first two in a proposed group of 12 residences to be built on its property at Seventy-first street and Indian Creek drive, Miami Beach. The new homes are now open for public inspection.

The two Golden Rule homes are of Spanish design and have every modern convenience and appointment. The floor plans are arranged so as to afford the maximum in ventilation. Robert M. Little is the architect. He created an attractive exterior design, featuring window shelves, flower boxes and ornamental decorations. The Riley Construction Company, builders of some of the outstanding residences and apartment structures in Miami Beach, was the general contractor.

The Simpson Lumber Company and Maule-Ojus Rock Company furnished the building materials for the two homes. W. J. Brown did the plastering and Boomershine & Jackson did the painting and decorating. Kinsman's of Miami executed the landscaping work. The Hirsch-Fauth Furniture Company has furnished one of the houses, using a colorful Spanish-type furniture. Drapes were designed by the Drapery Studio.

The houses are of concrete block construction, reinforced with steel. The houses stand 20 inches above ground to give ventilation under the structure. All joists are creosoted.

The master baths and showers are tiled, a new-type tiling being supplied and installed by the Inter-State Tile and Marble Company. The bath room fixtures are of Mastercraft modern design, with chromium finish, and were furnished by Markowitz & Resnick.

Floors are of selected oak, with walnut borders of special design, and were installed by the Walton Flooring Company of Miami. Indirect lighting fixtures, built-in aerial for radio and electrical outlets were installed by the Lowery Electric Company. The roofing of old Cuban tile and the new flat tile was placed by the Giffen Roofing Company. Steel Souble casement windows were installed by the Miami Metal Sash Company.

Other features of the new houses include large tiled terraces, screened porches, outside hot and cold showers, cedar closets, full-length mirror and built-in garbage containers.

The two houses are on large lots, face east, and are only 200 feet from Indian creek and Biscayne bay.

BOY GIVES LIFE FOR DOG
CADIZ, Ohio, June 15. (UP)—Nine-year-old William Carrothers loved his dog so much that he died to save its life. As a Wheeling and Lake Erie railroad train bore down on William's pet, he jumped on the track to save him. The dog escaped but the train ran over the boy.

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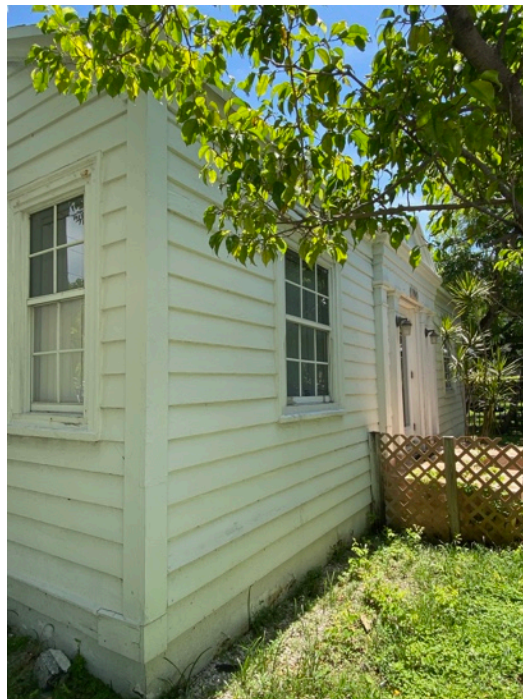
THE MAXWELL COMPANY, INC.

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WHOLESALE FURNITURE AND FURNISHINGS

GOLDEN RULE HOMES

"The interwar period also witnessed the modernization of vernacular home styles in South Florida. A distinct and common vocabulary of housing emerged from meshing the bungalow style of the region's first development with the Mediterranean Revival masonry vernacular and even modern themes and features. The result was stylistically eclectic. The Golden Rule Homes, two of which were completed in June, 1935 according to designs by Robert Little, are an example. The bungalow-like Mediterranean villas were built of concrete block sporting "Spanish design and have every modern convenience and appointment." Designed for maximum ventilation, they advertised not only major amenities like 'cathedral ceilings', built-in garages, old Spanish tiled roofs and steel casement windows, but also small features like window shelves, flower boxes, large tiled terraces, screened porches, outside hot and cold showers and built-in radio aerials." (6). According to the article above these Golden Rule homes were formerly located at 71st & Indian Creek Drive.



7945 HARDING AVENUE (11)

The photographs at right are of 7945 Harding Avenue, which is also attributed to Nellenbogen. Although the front entrance and gable roof direction are different than at 7835 Harding, there are similarities including the one story format, front entrance elevation, the chimney design and the white siding.

ADDRESS: 7835 HARDING AVENUE
 DATE OF CONSTRUCTION: 1936
 ARCHITECT: VICTOR H. NELLENBOGEN
 ARCHITECTURAL STYLE: FRAME VERNACULAR
 HISTORIC STATUS: NON-CONTRIBUTING
 LOCATED IN THE: NORTH SHORE LOCAL HISTORIC DISTRICT

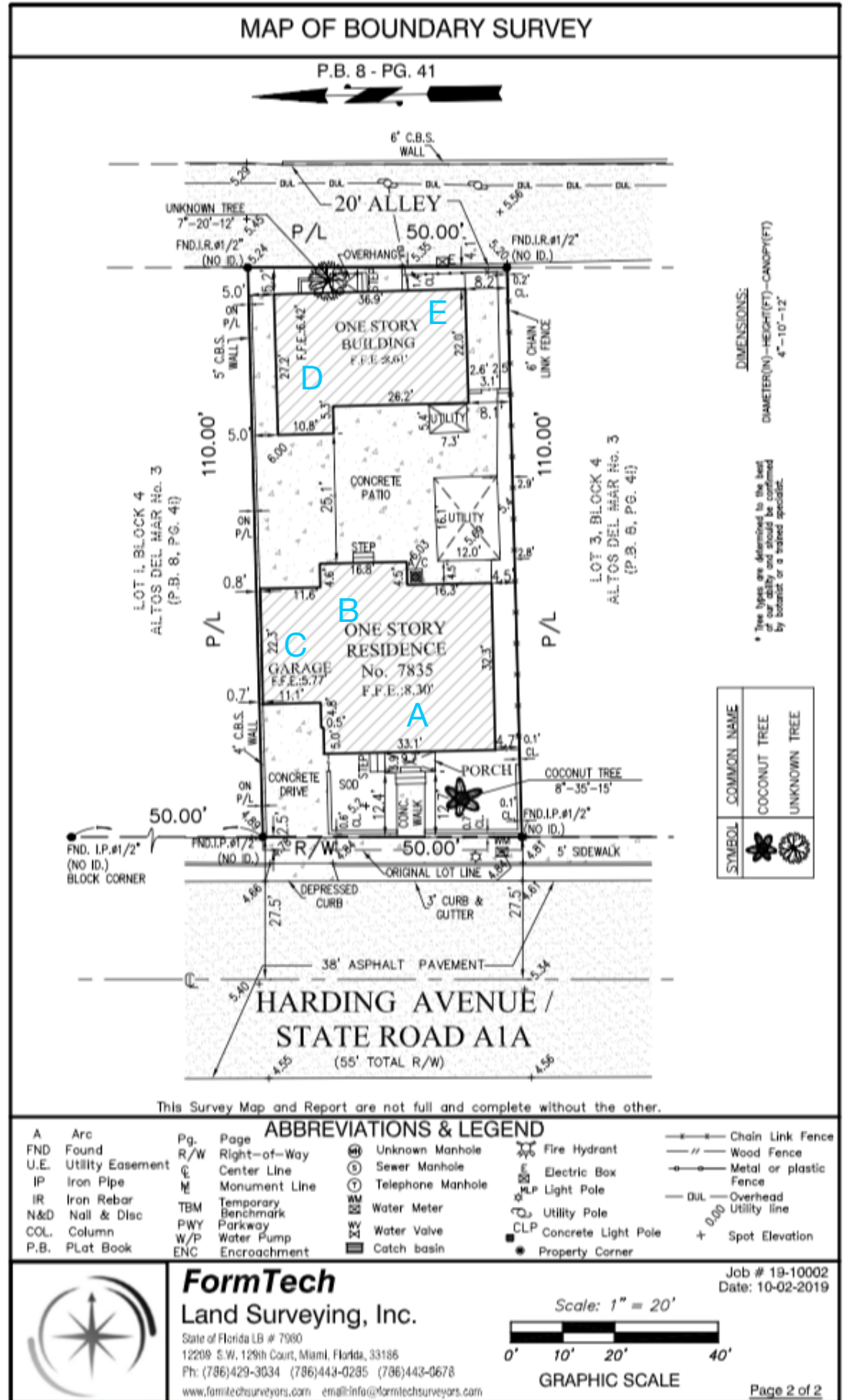
CMB STAFF REPORT for 7835 HARDING AVENUE
 for City of Miami Beach Historic Preservation Board
 Dated: May 12, 2020, p.9

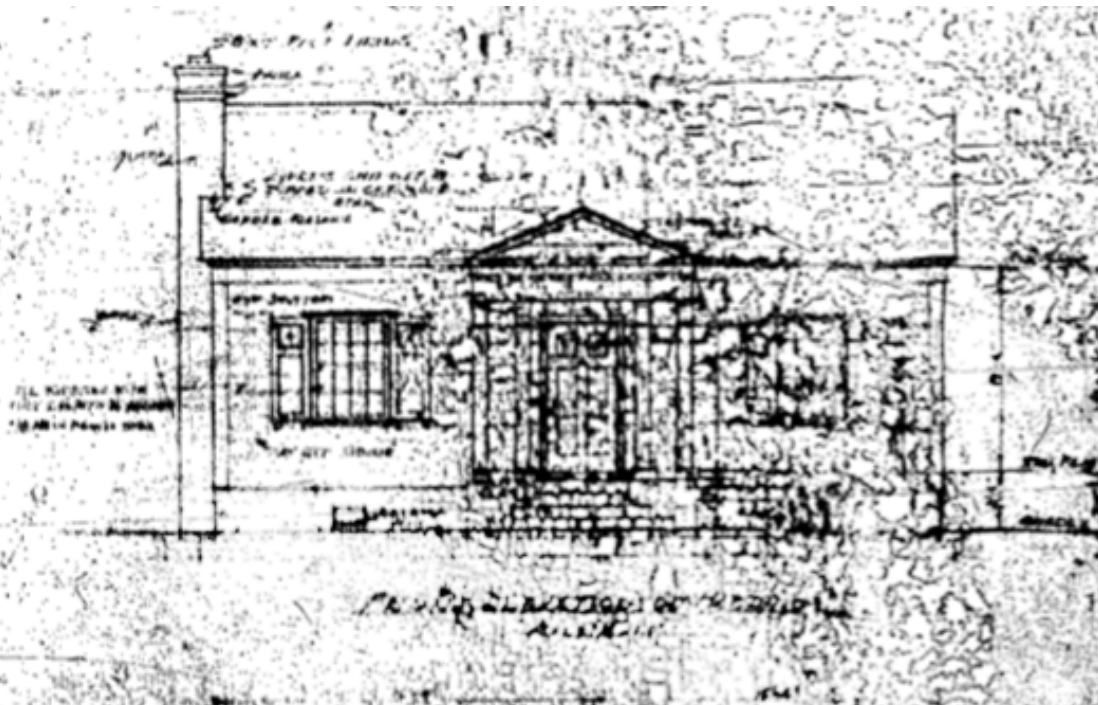
"The subject single-family house was constructed in 1936 and designed by Victor H. Nellenbogen in the frame vernacular style of architecture. Concurrently, a 1-car garage was constructed at the rear of the site. In 1938, an attached addition to the garage was constructed containing a guest suite. In 1940, a 1-story addition was constructed to the north of the home containing a maid's room and bathroom. Over time, the garage was converted to living space and the maid's quarters was converted to a garage. Staff has located the original permit plans for the home within the City's Building Department records. **Interestingly, the plans indicate that the home was designed with a gable roof in a north-south orientation and not an east-west orientation, as constructed.**"

"As outlined above, a number of additions and alterations have taken place over time. Further, all buildings within the site were classified by the Board as Non-Contributing within the North Shore Local Historic District, designated in 2018. Consequently, staff is not opposed to the proposed demolition and replacement with a new building that is consistent with the scale and character of the surrounding historic district."

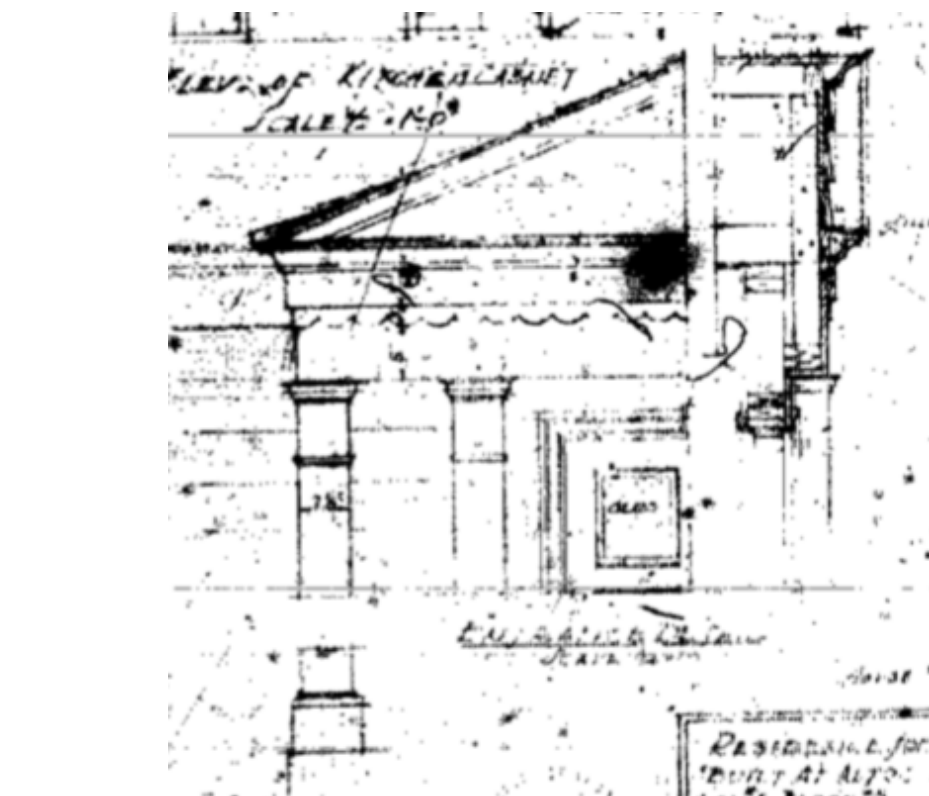
SITE SURVEY PLAN

- A - ORIGINAL RESIDENCE CONSTRUCTION 1936
- B - MAID'S ROOM + BATHROOM ADDITION 1940
- C - CARPORT CONVERTED TO GARAGE 1983
- D - ORIGINAL ONE STORY GARAGE 1938
- E - GUEST SUITE 1938





7835 HARDING AVENUE



It is quite interesting to note the difference in rooflines from the original plans to the house that exists today - as has been noted in the Staff Report, with the gable roof showing in a north-south orientation in the original plans rather than the east-west orientation in which the house is constructed. The surviving plans are difficult to read although the lines of the house elevation are legible. What is clear is that the renovated residence pictured in the 2020 photo substantially differs from the originally designed home.

The new windows do not show the historic muntin pattern. The historic window shutters are also missing, and these had lent a much better sense of scale and proportion to the front elevation. The covered entrance also loses a sense of proportion with only two columns shown in the renovated scheme, rather than the four original columns. And the original details seem to show round columns at the front entry while the renovated elevation contains square columns.

When the historic data available and the existing conditions are so conflicting - as in this case especially regarding the gable roof direction - this then casts doubt upon the true nature of the original architecture. We cannot be certain of the accurate historical condition of the property, and what type and extent of a restoration might be appropriate for the property - if we do not have credible evidence. If we cannot be certain of the original architecture then we cannot accurately restore this structure.

The 2018 North Shore Historic District Application states that: *"Noncontributing buildings include those constructed during one of the district's historic context periods that have suffered alterations that negatively impacts their significance."* (2). With this understanding all buildings on site have been classified as Non-Contributing within the North Shore Local Historic District, designated in 2018.

Although these negative alterations could certainly be remedied with proper restoration information, we do not now have the requisite information required to restore this building. Given the logic stated above - I concur with Staff and am not opposed to the proposed demolition and replacement with a new building that is consistent with the scale and character of the surrounding historic district. Note also that this Report was completed prior to the review and receipt of the Structural Engineering Report.

UPPER PHOTO: ORIGINAL ARCHITECTURAL DRAWING ELEVATION

MIDDLE PHOTO: 7835 HARDING AVENUE: - 2020 PHOTOGRAPH (11)

LOWER PHOTO: ARCHITECTURAL DETAIL FROM ORIGINAL DRAWINGS SHOWING WHAT LOOK TO BE ORIGINAL ROUND COLUMNS AND SCALLOPING DETAILS. THE SCALLOP FRIEZE IS A VERY COMMON BUILDING DETAIL IN MIAMI BEACH SINCE IT REPRESENTS OCEAN WAVES.



TOP PHOTO: FRONT ELEVATION,
MAY, 1955 (10)



MIDDLE PHOTO: SIDE ELEVATION,
MAY, 1955 (10)

LOWER PHOTO: PARTIAL REAR &
SIDE ELEVATIONS (10)



509.01-249

PROPERTY APPRAISER'S OFFICE

FOLIO NUMBER 02-3202-07-0170

CONSTRUCTION COMPLETION
as of January 1, 1984

	Percentages	Percentage of Completion
1. Foundation and Fill	5%	_____ %
2. Rough Plumbing	10%	_____ %
3. Floors	10%	_____ %
4. Exterior Walls	15%	_____ %
5. Roof (Framing & Sheathing)	5%	_____ %
6. Interior, Framing & Window Frames	10%	_____ %
7. Rough Electric (In slab, Etc.)	5%	_____ %
8. Roof Cover	3%	_____ %
9. Lath, Plaster, Stucco	15%	_____ %
10. Interior Finish, Doors, Trim, Etc.	10%	_____ %
11. Finished Plumbing (Fixtures Set, Etc.)	6%	_____ %
12. Finished Electric (Switches, Plates, Etc.)	3%	_____ %
13. Finished Painting (Interior & Exterior)	3%	_____ %
TOTALS	100%	_____ %

FIELDMAN'S REMARKS: Wall 100% complete
Ornamental block

Dimensions 80 X 5
24 X 3.5

Carport has been changed to a garage

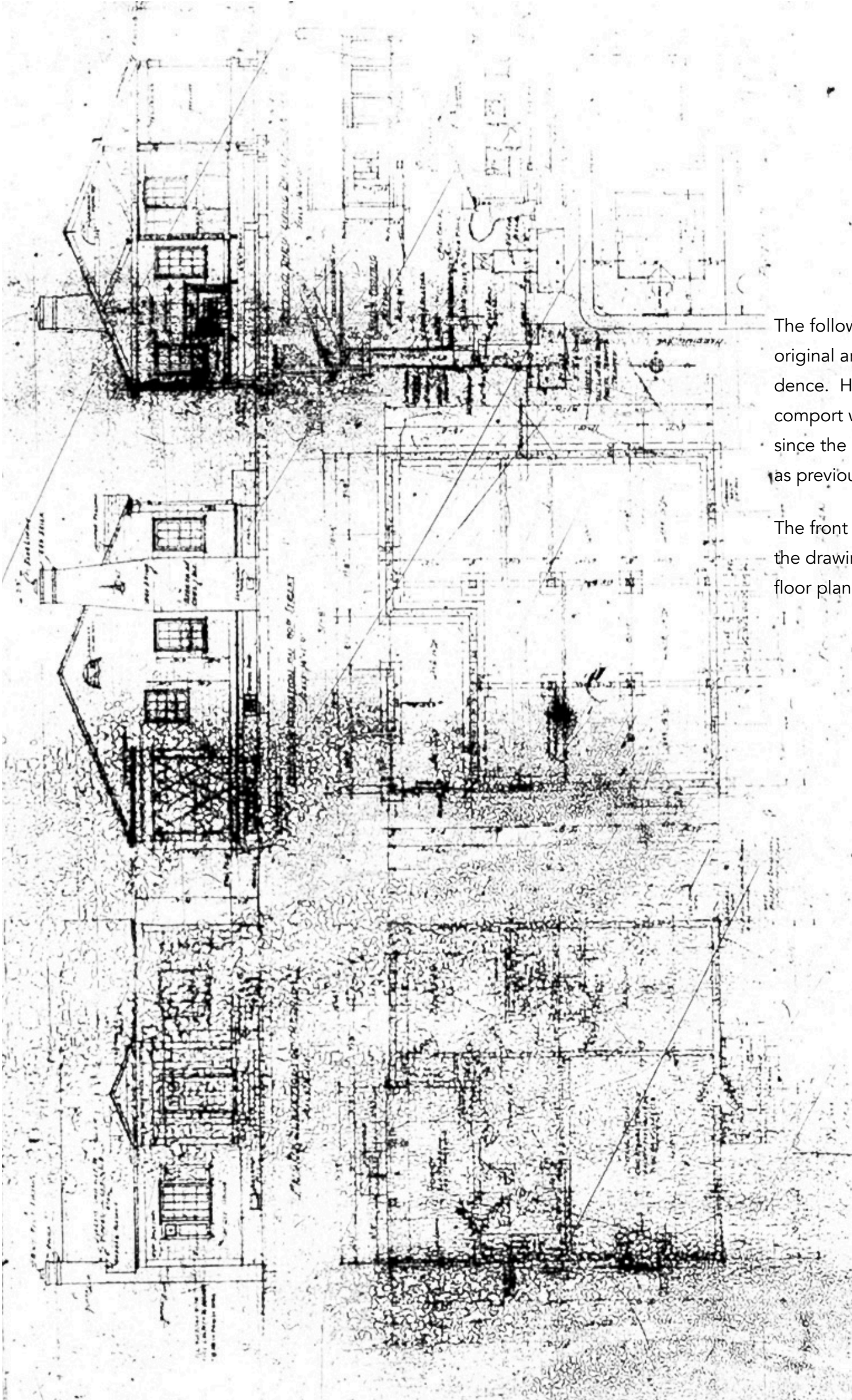
Date of Inspection 9/28, 19 83

FIELDMAN'S SIGNATURE Marie Masanotti

PROPERTY APPRAISER FORM SHOWING THAT THE GARAGE WAS ORIGINALLY A CARPORT.

ORIGINAL ARCHITECTURAL DRAWINGS

MAIN HOUSE

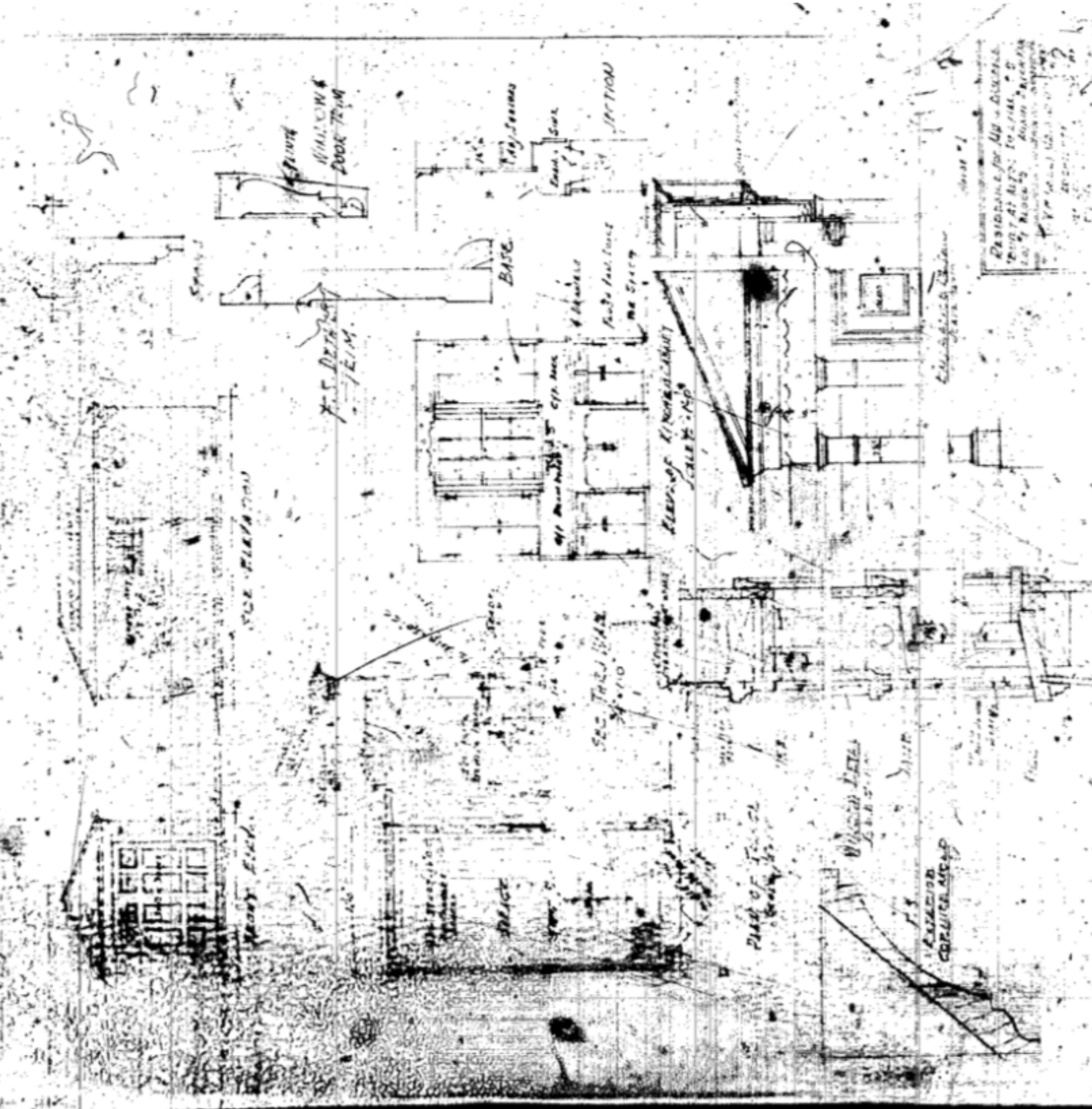


The following four pages contain supposed original architectural drawings for this residence. However these drawings do not comport with the actual house existing since the rooflines run in different directions as previously stated.

The front elevation is at the upper left in the drawing sheet on this page. The first floor plan is at the lower left.

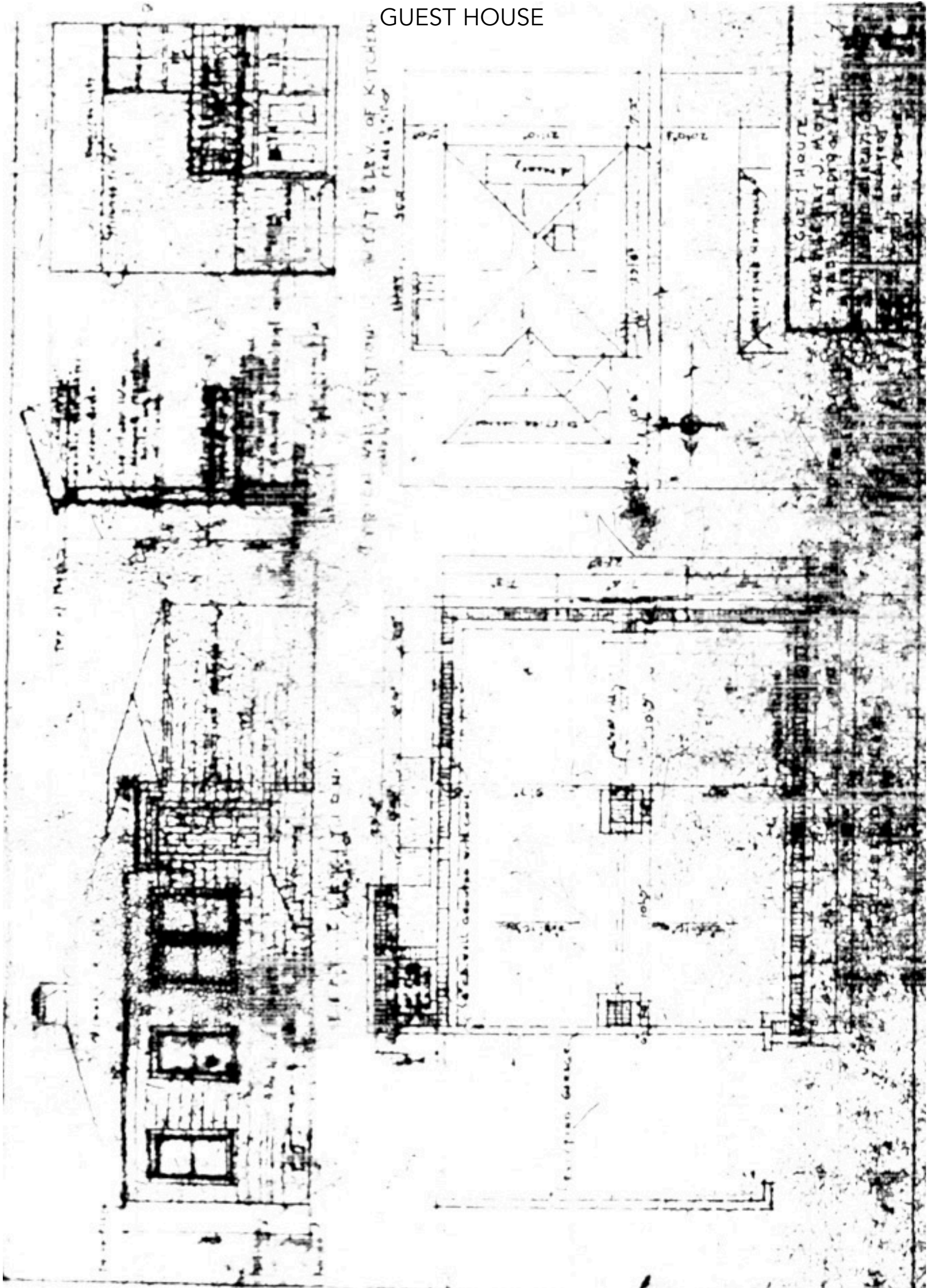
ORIGINAL ARCHITECTURAL DRAWINGS

MAIN HOUSE



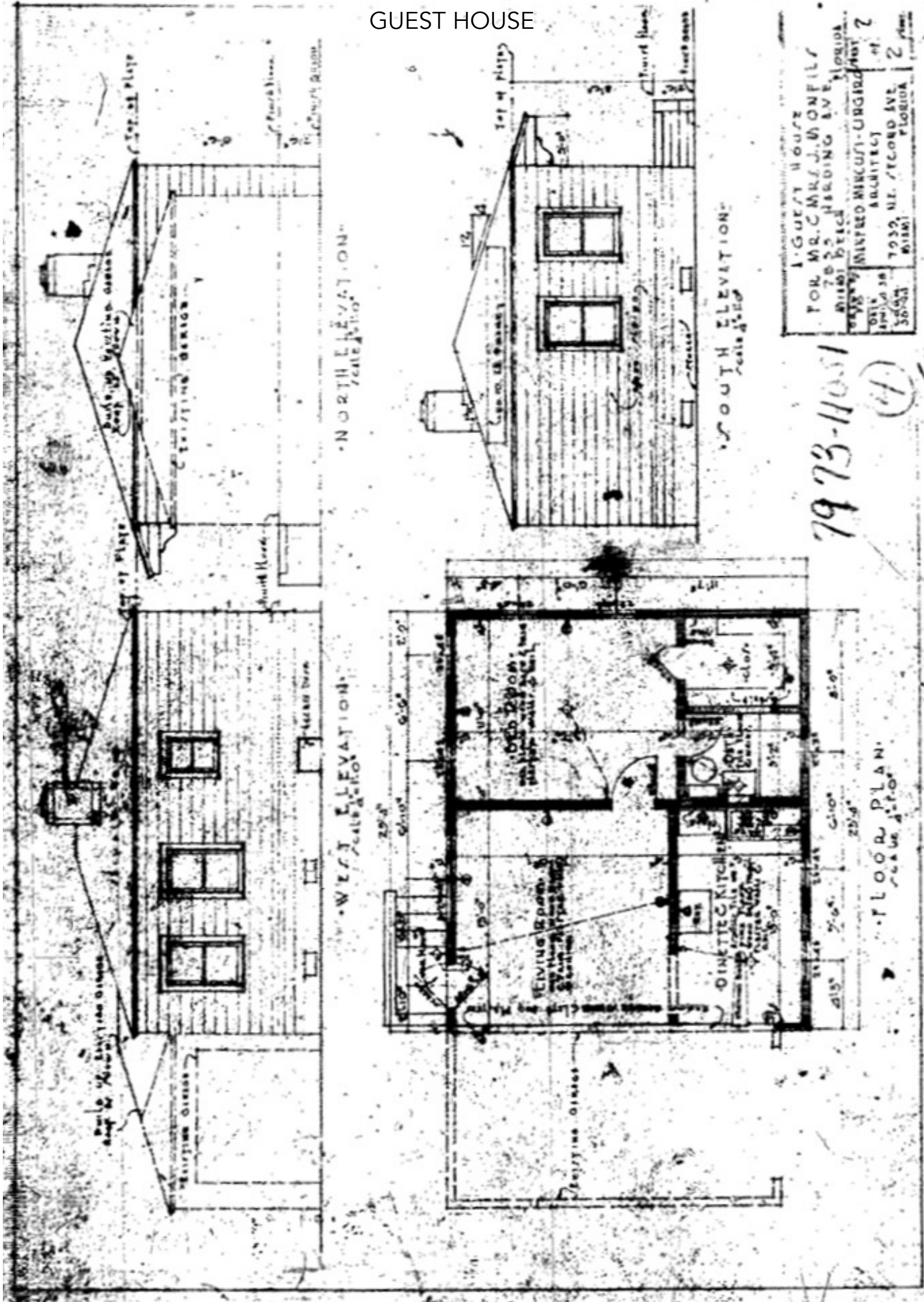
ORIGINAL ARCHITECTURAL DRAWINGS

GUEST HOUSE



ORIGINAL ARCHITECTURAL DRAWINGS

GUEST HOUSE



FOR MR. C. MARY J. MONFILS
 7835 HARDING AVE.
 MIAMI BEACH, FLORIDA

DATE APRIL 28 1933
 30-33

MINNED MINGOULI-URGARD ARCHT.
 1733 N. SECOND AVE.
 MIAMI, FLORIDA

7973-11051

(14)

2020 PHOTOGRAPHS



FRONT ENTRANCE (11)



TOP PHOTO: FRONT YARD (11)



LOWER PHOTO: FRONT ENTRANCE (11)



VIEW OF GUEST HOUSE ADDITION AT LEFT FROM REAR ALLEY WITH ORIGINAL CONVERTED GARAGE AT RIGHT (11)



LOWER PHOTO: VIEW OF BACK YARD WITH GUEST HOUSE AND ADDITION AT LEFT AND THE MAON HOUSE AT RIGHT. APOLOGIES FOR THE HANDS IN THE PHOTO. (11)

VICTOR H. NELLENBOGEN ARCHITECT

Victor Hugo Nellenbogen (1888-1959) was born in Budapest, Hungary and came to the U.S. When he was two years old. He received a degree from the Cooper Union in New York City in 1908 in Architecture, and in his early career (1911) designed hotels for the Canadian Pacific Railway.

By 1914 he was working in New York City as a draftsman for noted New York Architect Thomas Lamb. By around 1920 he was working with Architects Martin L. Hampton and August Geiger in Miami and by 1928 had opened his own private practice of Architecture.

Nellenbogen maintained his architectural offices on the second floor of the East structure of the future Sterling Building. This dated back to 1931 prior to the Lincoln Road facade renovation for which Nellenbogen was the Architect..

He took a sketching trip to Spain with local noted Architect Martin Hampton in 1923 to study architecture. He is known as one of Miami Beach's best transitional architects, designing noteworthy building forms such as the Sterling Building and the Crown Hotel Tower. Nellenbogen comfortably worked in the Art Deco style and the emerging Streamline Modern style, as well as working in the Mediterranean Revival style.



UPPER PHOTO: SUNRISE COURT (11)

MIDDLE PHOTO: STERLING BUILDING (11)

LOWER PHOTO: SAVOY PLAZA HOTEL (11)

VICTOR H. NELLENBOGEN ARCHITECT

REPRESENTATIVE PROJECTS IN MIAMI BEACH:

- Alamac Hotel 1300 Collins Avenue
- Chelsea Hotel 944 Washington Avenue.
- Franklin Hotel 860 Collins Avenue 1934
- Lord Tarleton aka Crown aka Waldman's 4041 Collins Ave. 1940
- Olsen Hotel 7300 Ocean Terrace
- Primrose Hotel 1120 Collins Avenue 1935
- Rivoli Apts. (Banana Republic) 800 Collins Avenue 1934
- Savoy Plaza 425 Ocean Drive 1935
- Shep Davis Plaza aka Bowman Hotel 220 23rd Street 1929
- Sterling Building Renovations 1941
- Sunrise Court 700 Lenox Avenue 1937



V. Nellenbogen, Architect, 71

Victor H. Nellenbogen, 71-year-old architect who came to Miami 40 years ago from New York City, died yesterday at North Shore Hospital.

He lived at 695 NE 85th St., and was a veteran of World War I, and a member of the American Legion, the Optimist Club and the American Institute of Architects.

Surviving are two daughters, a brother and a sister. Services will

BUILDING CARD

Molinar
 Owner J. Monfills
 Lot 2 Block 4
 Mailing Address [redacted] Permit No. 7973
 Subdivision Altos del Mar #3 No. 7835 Street Harding av. Date Feb. 10-1936
 General Contractor Owner* Supt by McCann #3 Address
 Architect V.H. Nellenbogen Address
 Front Depth Height Stories Use Residence
 Type of construction Frame Cost \$4,500.00 Foundation reinf. concrete Roof Shingles

Plumbing Contractor Address Date
 No. fixtures Rough approved by Date
 No. Receptacles
 Plumbing Contractor Address Date
 No. fixtures set Final approved by Date
 Hildebrandt - permit # 8835 - - - - - Feb. 24-1936
 Sewer connection Septic tank 1 (300 gal) Make Date

Electrical Contractor L. Wessels #6355 Address Date Mar. 5-1936
 No. outlets 10 Heaters Stoves Motors Fans Temporary service
 Receptacles 10
 Rough approved by Date
 Electrical Contractor Address Date
 No. fixtures set 10 Final approved by Date
 Date of service March 5-1936

Alterations or repairs Frame- #11051- ADDITION- Chris Reier, contractor- Date Apr. 18-1938
 Manfred- Mancusi-Ungaro, architect: \$ 1,500.00
 Plumbing permit # 10949 - Stolpman - 4 Gas - Apr. 27-1938
 Electrical permit # 10825 11 outlets- 8 receptacles- 6 fixtures- 1 range- 2 centers- 5/4/1938---
 #10916 1 range connection - AST - May 28-1938 -----
 BUILDING PERMIT # 13910- Addition of maid's room and bath- (owner with day labor) \$500.00-Apr. 19-1940
 Electrical # 14790-- Bankier Bros: 3 switch, 2 light outlets; 4 receptacles; 2 fixtures; 1 iron;
 1 water heater - 4 centers of distribution

BUILDING CARD

BUILDING PERMIT # 40963 Concrete Driveway: F.S. Henson [redacted] 190.00 March 19, 1953

#04363-Obenour Roofing Co.-Re-roof 13 sqs-\$1250-10-18-73

#90873 4/4/83 owner - erect cb wall 105 lf (5 feet high north lot line \$1,800.

Plumbing Permit # 13329- Stolpman- 1 water closet - 1 lavatory - 1 laundry tub - 1 shower - 4/25/40

ELECTRICAL PERMIT # 27748 Lyon Electric: 3 centers of distribution, 1 meter change- Nov. 29, 1948
39033 Astor Elec Serv: 1 Water Heater Outlet: Mar 30, 1953 OK, Merinmiss, 3/31/53
#56779 Jonesey Elec. Co.: 1 switch outlet; 3 receptacles; 1 cent. of dist.; 1 service-equip.; 4 motors, 0-1 h.p. - May 25, 1961
OK Scarborough 9/22/61

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Tatum Brothers

REALTORS

Tatum Building

Miami, Fla.

Reference: Any Bank or Individual.

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BIBLIOGRAPHY

- (1)North Shore Historic District designation Re-
port. P. 12
- (2)U.S. Department of the Interior National Park
Service, National Register of Historic Places,
North Shore Historic District Application, by
Joyce Meyers Principal Planner with the City of
Miami Beach with final approval granted on
November 18, 2009 when the District was en-
tered into the National Register. P. 12.
- (3)Ibid., p.9
- (4)Ibid., p.8
- (5)Ibid., p.11
- (6)Ibid., p.12
- (7)Ibid., p.6
- (8)Ibid., p.7
- (9)Ibid., p.2
- (10) Courtesy Miami Dade Property Appraiser
- (11) Photograph by Arthur Marcus
- (12)