

**HISTORIC RESOURCES REPORT**  
**DIPLOMAT APARTMENTS / CASA SOBE**

**1506 Collins Avenue**  
**Miami Beach, Florida**



*Diplomat Apartments, December, 1962*  
*(Office of the Property Appraiser, Miami-Dade County)*

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*Entrance to garage at Diplomat  
Apartments, April 1963.  
(Office of the Property Appraiser,  
Miami-Dade County)*

## INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to re-classify the former Diplomat Apartments building (now known as Casa Sobe) at 1506 Collins Avenue as contributing to the locally-designated Ocean Drive / Collins Avenue Historic District. Currently, the building is listed as a non-contributing resource, likely due to the fact the building was less than 50 years old when the National Register District was designated in 1979 and when the local District was designated in 1986. Since the resource has now surpassed the 50-year age requirement, the owners are seeking to have the building re-classified as contributing to the local Historic District.

Heritage Architectural Associates (HAA) has been commissioned by The Weber Studio, architects for the project, to provide an Historic Resources Report for the property, per the requirements of the Miami Beach Historic Preservation Ordinance.

The project team provided some documentation regarding the building's history to HAA at the onset of the project. To prepare the report, HAA conducted research with sources that included books, newspapers and on-line resources. Additionally, on-site photography was conducted to document the building and its environs as they currently exist. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the Diplomat Apartments / Casa Sobe, a biography of the architect with selected works and a current description of the property. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Gordon B. Loader of HAA.



*Fig. 1. Diplomat Apartments, December 1962.  
(Office of the Property Appraiser, Miami-Dade County)*

## DIPLOMAT APARTMENTS / CASE SOBE



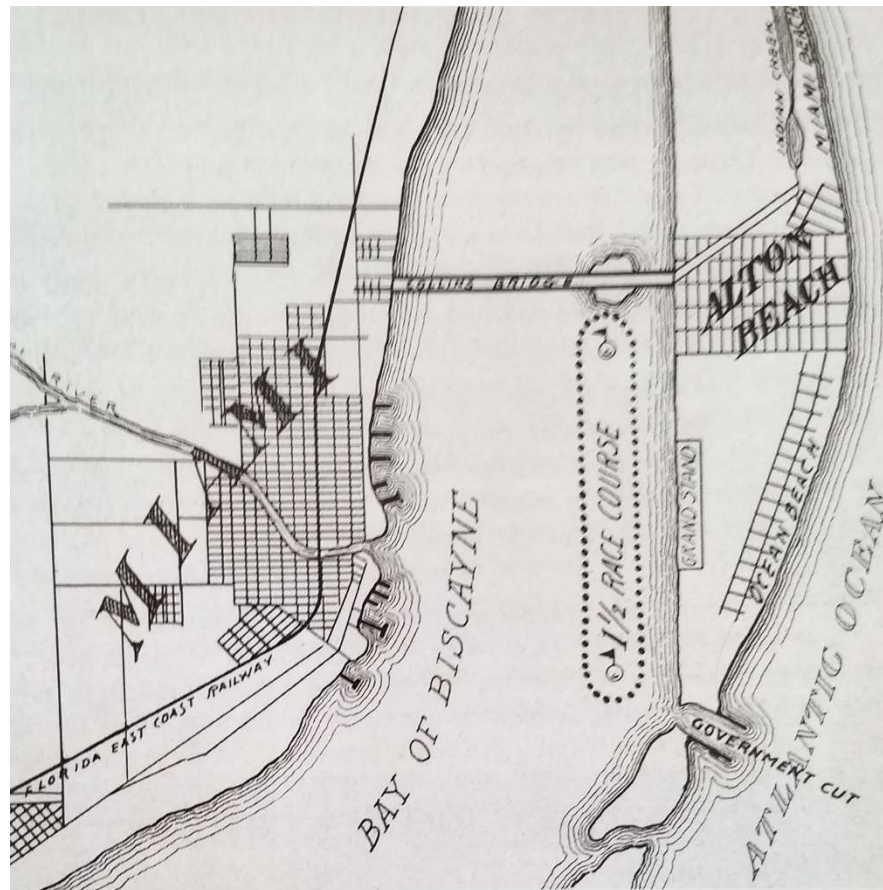
*Fig. 2. Diplomat Apartments / Casa Sobe, March 2021.*

Name:	DIPLOMAT APARTMENTS / CASA SOBE
Address:	1506 Collins Avenue, Miami Beach
Date of Construction:	1962
Architect:	Don Reiff and Associates
Architectural Style:	Miami Modern (MiMo)
Historic Status:	Currently Non-contributing; seeking re-classification as Contributing
Historic Districts:	Miami Beach Architectural District (National Register 1979) Ocean Drive / Collins Avenue Historic District (Local 1986)



## NEIGHBORHOOD CONTEXT

On January 15, 1914, the Alton Beach Realty Company, owned by Carl Fisher, platted Fisher's First Subdivision of Alton Beach, which consisted of 305 acres along the oceanfront and was located generally between 15<sup>th</sup> and 20<sup>th</sup> Streets. (Fig. 3) Fisher made his fortune when he sold his patent for gas-powered automobile headlights to the Union Carbide Company. It was his intention to develop an oceanside resort called Alton Beach on his land. When Fisher laid out the main east-west street, he named it Lincoln Road after his hero, Abraham Lincoln. Lincoln Road soon became the cultural and commercial center of Miami Beach, which was incorporated in 1915.

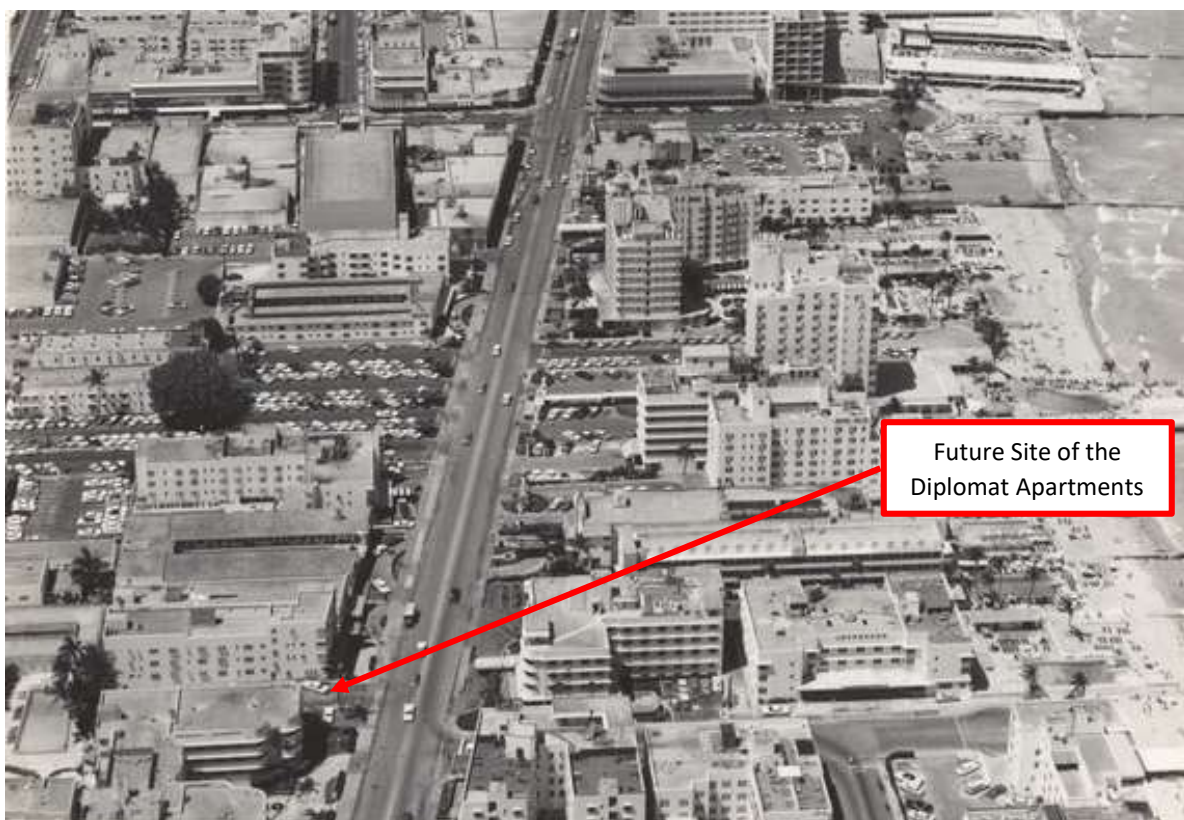


*Fig. 3. Map showing location of Carl Fisher's Alton Beach, 1944.  
(Lost Miami Beach, p. 93)*

At the time of its development, the oceanfront area around Lincoln Road was the first upscale residential neighborhood in Miami Beach. Fisher built his house there in late 1914, and other wealthy residents soon began building their own winter homes in the area. By the 1930s, this residential neighborhood had been replaced with lower-scale small hotels along Collins Avenue. As the city developed, land values increased, which increased pressure to build larger hotels along the ocean. Carl Fisher developed five hotels in Miami Beach, and several other people constructed large hotels in the early 1920s. Development was suppressed by the Great Miami Hurricane of 1926, followed by the subsequent real estate crash and later the Great Depression.

By the mid-1930s, Art Deco had become the predominant style of skyscrapers in major U.S. cities and also of gas stations, small stores, motels and diners in cities and rural areas alike. In the late 1930s, Art Deco was beginning to be replaced by Streamline Moderne. Architects in Miami Beach designed dozens of hotels in the Art Deco and Streamline Moderne styles. A number of large hotels were built in Miami Beach, especially along Collins Avenue, from the late 1930s until the U.S. entered World War II in late 1941. After the war, Modernism was the preferred style, and Miami Modern (MiMo) developed as a regional interpretation of the Modern style. The post-war buildings constructed along Collins in the vicinity of the Diplomat Apartments were fairly restrained but exhibited several Modernist features, including ribbon and corner windows, overhanging ledges or eaves and large masonry piers.

Most of the buildings in the blocks to the north and south along Collins were constructed before 1956. By the time of the construction of the Diplomat Apartments in 1962, there were very few vacant lots along Collins Avenue. (Fig. 4)



*Fig. 4. Aerial view of Collins Avenue north of 15th Street prior to construction of the Diplomat Apartments, June 1961.  
(1950s and 1960s Aerial views of South Beach)*

## Neighborhood Description

Diplomat Apartments / Casa Sobe is located on the west side of Collins Avenue at the intersection with 15<sup>th</sup> Street. The buildings on the west side of Collins Avenue are generally low-scale commercial buildings of one to four stories. (Fig. 5, Fig. 6) Lower-scale buildings are also located on the east side of Collins Avenue south of 15<sup>th</sup> Street. (Fig. 7) The east side of Collins north of 15<sup>th</sup> Street features several large hotels with six or more stories. (Fig. 8) About half of the buildings in the immediate area of Diplomat Apartments / Casa Sobe were constructed prior to World War II.<sup>1</sup> Of the post-war buildings, about half date from the mid-20<sup>th</sup> century (1946-1970) and half date from the late-20<sup>th</sup> /early-21<sup>st</sup> centuries.<sup>2</sup>



*Fig. 5. West side of Collins Avenue looking south from 16<sup>th</sup> Street, March 2021.*



*Fig. 6. West side of Collins Avenue looking north from 15<sup>th</sup> Street, March 2021.*



*Fig. 7. East side of Collins Avenue looking south from south of 16<sup>th</sup> Street, March 2021.*



*Fig. 8. East side of Collins Avenue looking north from 15<sup>th</sup> Street, March 2021.*

Collins Avenue features moderate landscaping, palm trees and a wide pedestrian sidewalk. On the west side of Collins, to the north of Diplomat Apartments / Casa Sobe, are the Parisian and Geneva (Fig. 9) Hotels, Sun Deck Apartments (Fig. 10), Tropics Hotel (Fig. 11), and a modern mixed used building that is located at the southwest corner of Collins Avenue and 16<sup>th</sup> Street. To the south of Diplomat Apartments / Casa Sobe are the Haddon Hall Hotel (Fig. 12) and a one-story commercial building (1940) that is located at the northwest corner of Collins Avenue and Espanola Way. Directly across Collins Avenue is the Bancroft Hotel, and further to the north are the Royal Palm and Loew's Hotels. (Fig. 8)

<sup>1</sup> Ocean Drive-Collins Avenue Historic District (Local), *Miami Beach Historic Districts*, <https://www.ruskinarc.com/mdpl/Ocean-CollinsDistrict>.

<sup>2</sup> Ibid.





*Fig. 9. Parisian (1955) and Geneva (1952) Hotels, west side of Collins Avenue, March 2021.*



*Fig. 10. Sun Deck Apartments (1953), west side of Collins Avenue, March 2021.*



*Fig. 11. Tropics Hotel (1941), west side of Collins Avenue, March 2021.*



*Fig. 12. Haddon Hall Hotel, west side of Collins Avenue, March 2021.*

## HISTORY OF DIPLOMAT APARTMENTS/ CASA SOBE

On June 8, 1962, F. B. Corporation was granted a permit to construct a 30-unit apartment building with elevator at 1506 Collins Avenue, Miami Beach, Florida. F. B. Corporation was incorporated on November 14, 1951 and appears to have involved Abram Filoso (F) and Morris Bauman (B). Morris Bauman constructed the Parisian Hotel at 1510 Collins Avenue in 1955 and the Geneva Hotel at 1520 Collins Avenue in 1952.

Don Reiff & Associates was the architect and engineer, and the general contractor was Giller & Fryd Construction Corporation. The building, known as the Diplomat Apartments, was three stories with a lower level that served as a parking garage. The original plans called for 27 efficiency apartments and three apartments with one bedroom and two baths each. The building was constructed of concrete block covered in stucco and had a spread foundation and a flat roof. The building received a final Certificate of Occupancy on December 12, 1962. A double-sided pole sign was erected during construction (Fig. 13), and a neon sign was permitted in November 1964.



*Fig. 13. Diplomat Apartments, April 1963.  
(Office of the Property Appraiser, Miami-Dade  
County)*

Filoso and Bauman signed the deed when F. B. Corporation sold the property to Ben & Rose Simon and Jacobo & Frume Gusewich in July 1965. The Simons and the Gusewichs each held a half interest in the property, but the Simons sold their interest to the Gusewichs in May 1970. The Gusewichs sold the property to Isadore & Dolores Langleiben in 1979. The Langleibens sold the property to Corporation Services Inc. in 1990, which transferred the property to Rafael & Mayra Garcia. The Garcias changed the name of the property to "Rabrinni Apartments."

In the mid-1990s, the Garcias constructed a one-story terrace addition to the front of the building. They also installed a 30-seat restaurant variously known as "Raffi's Place" or "Raffi's Cuban Café." The kitchen was installed underneath the terrace, and outdoor seating was provided at the front of the building and on the terrace above. (Fig. 14, Appendix B) During the same project, it appears that all the windows and the front railings were replaced. In 1998, permits were granted to install neon signs reading "Rabrinni" and "Raffi's Cuban Café". The architect for this project was Beilinson Architect, P.A. of Miami. A Certificate of Occupancy for the outdoor café was granted in July 1998.



*Fig. 14. View of terrace addition, 1999.  
(Office of the Property Appraiser,  
Miami-Dade County)*



By early 2002, the building was being advertised as the “Rabrinni Hotel,” offering nightly rates. In 2004, the hotel became associated with the Rodeway Inn chain, and signage was erected in 2004. (Fig. 15) The Garcias listed the building for sale in 2007. Advertising stated that the boutique hotel offered 27 studio apartments, two large one-bedroom suites, and a 30-seat ground-floor restaurant with a beer and wine license.<sup>3</sup>



*Fig. 15. Rabrinni Hotel after it became associated with the Rodeway Inn chain, 2007. (LoopNet)*



*Fig. 16. Hotel Eva, c. 2013. (Ocean Drive-Collins Avenue Historic District, Miami Beach Historic Districts)*

The building was sold to Ventura Way LLC in 2008, who changed the name to “Hotel Eva.” New signage was installed in 2009. (Fig. 16) The front railings were also replaced in 2009. The existing room doors were upgraded in 2012.

Ventura Way sold the property to J3 Collins Ave LLC in 2014. This owner converted some of rooms on the top two floors to a hostel configuration. The name was changed to “HI Miami Beach Hostel” in 2014. The next year, a permit was issued to convert some units to communal bathrooms, provide new ADA bathrooms and convert a unit to a communal kitchen. The current signage reading “HOSTEL” was installed in 2015. A taco shop operated out of the restaurant space in the mid-2010s.

The property was foreclosed in 2019, and the current owner, Villa Seis, purchased the property from the lender in January 2021. The owner has renamed the building as Casa Sobe and intends to renovate the building for use as a hotel.

<sup>3</sup> 1506 Collins Avenue. *LoopNet*, April 16, 2007, <https://www.loopnet.com/Listing/15094414/1506-Collins-Avenue-Miami-Beach-FL/>

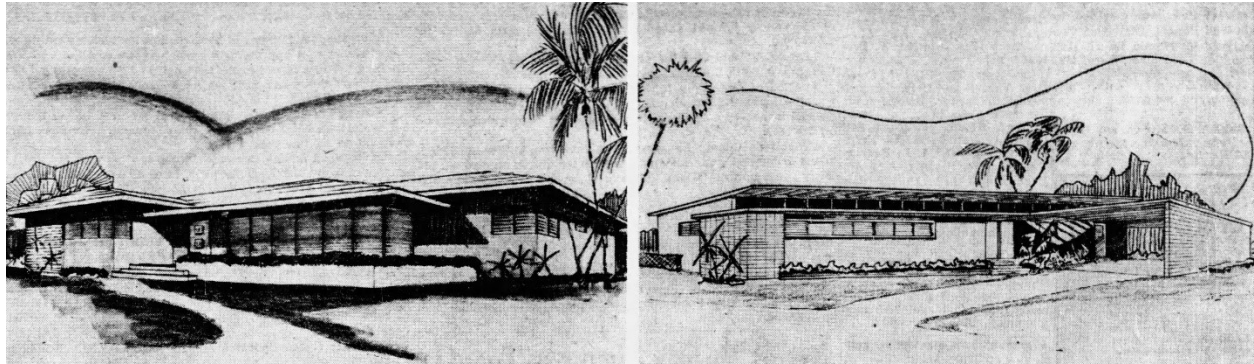
## Donald J. Reiff

Donald Joseph Reiff (Fig. 17) was born August 29, 1924 in the Bronx, but he grew up in Brooklyn, New York. At the time he registered for the draft in 1942, he was a student at City College. He enlisted in the U.S. Army on June 14, 1943 and was discharged as a sergeant on February 28, 1946. After the war, he attended Rensselaer Polytechnical Institute in Troy, New York, from which he graduated in 1948. He was a member of the Sigma Xi fraternity and was awarded an AIA Medal in 1948.

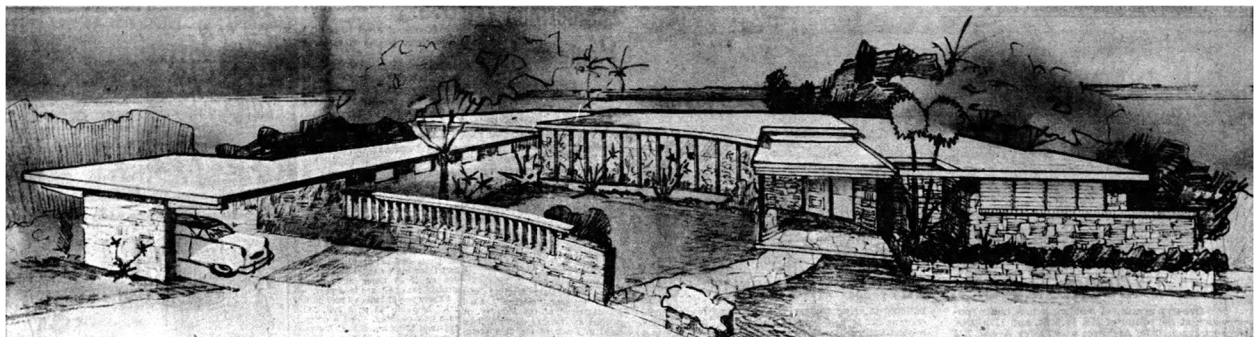
In 1950, he opened an architectural office at 5175 NE 3<sup>rd</sup> Court in Miami. By mid-1951, he had moved his office to 835 Lincoln Road in Miami Beach. In the early-1950s, most of Reiff's work was residential. His projects ran the gamut from modest homes at the Marilynnda Homes development (vicinity of NW 29<sup>th</sup> Avenue and NW 65<sup>th</sup> Street) to custom-designed homes, such as the homes at Golden Shores (Fig. 18) and a sprawling residence on North Bay Road in Miami Beach. (Fig. 19) Since he started his architectural career in the post-war era, his work was completely Modern in style.



*Fig. 17. Donald J. Reiff, 1970.  
(Miami News, 2/6/1970, p.34)*



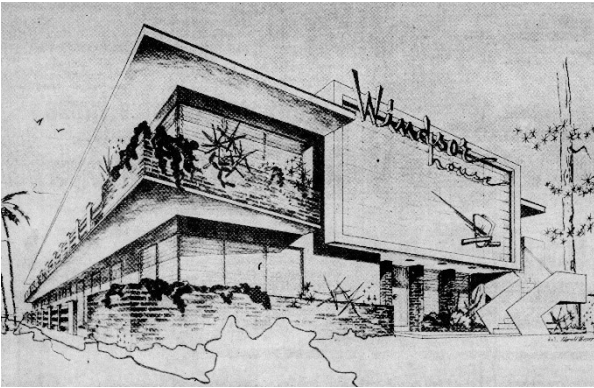
*Fig. 18. Renderings of two houses at Golden Shores, Sunny Isles, 1951.  
(Miami News, 7/15/1951, p. 40)*



*Fig. 19. Rendering of luxury residence on North Bay Road, Miami Beach, 1952.  
(Miami News, 5/4/1952, p. 45)*



By the mid-1950s, Reiff had received commissions for several apartment buildings, including the Eastbay Apartments and Harbor Island Apartments in Bay Harbor Islands, Windsor House Apartments (Fig. 20) in Surfside and Byron Court and Sun Ray Apartments (Fig. 21) in Miami Beach. By 1955, he had relocated his office to 1632 Pennsylvania Avenue in Miami Beach. In the late 1950s, he moved his office to a building of his design at 1185 71st Street in Normandy Isles.



*Fig. 20. Rendering of Windsor House Apartments, Surfside, 1953.  
(Miami Herald, 1/04/1953, p. 73)*

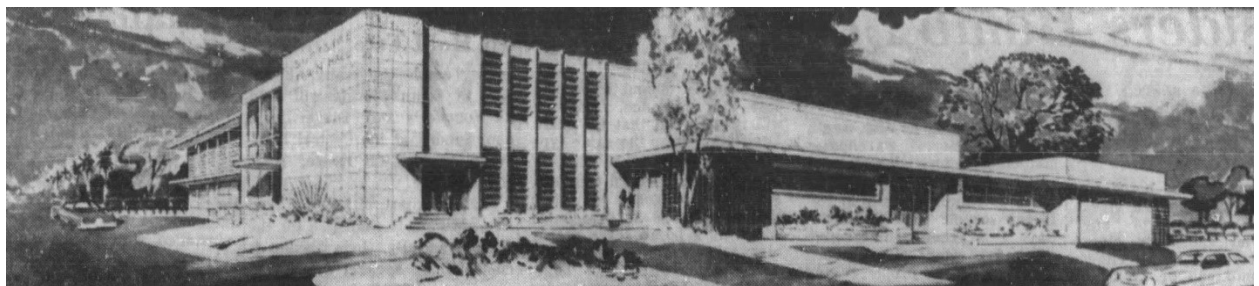


*Fig. 21. Former Sun Ray Apartments (1953), Miami Beach, March 2021.*

Commercial and municipal commissions included the Ankara Motel (Fig. 22) in Miami Beach, the Surfside Town Hall (Fig. 23), and the Concourse Building (Fig. 24) in Bay Harbor Islands.



*Fig. 22. Rendering of the Ankara Motel, Miami Beach, 1954.  
(Miami News, 9/19/1954, p. 77)*



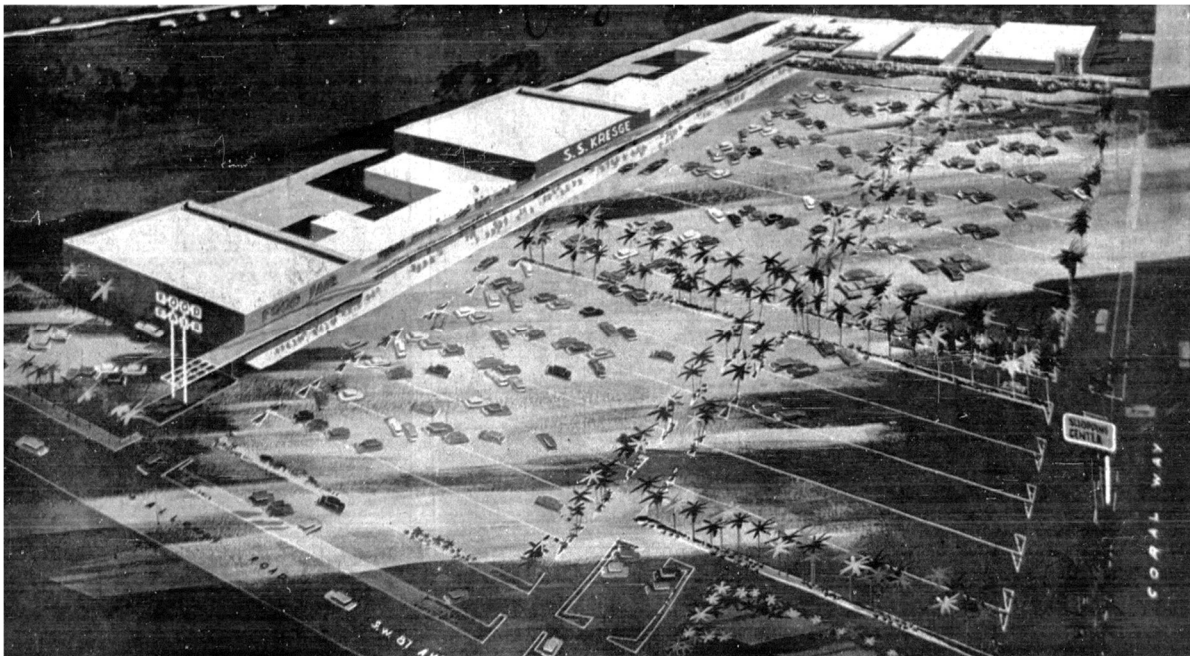
*Fig. 23. Rendering of the Surfside Town Hall, 1957.  
(Miami News, 6/2/1957, p. 19)*





*Fig. 24. Concourse Building (1958), Bay Harbor Islands, 2019.  
(© Google Earth, Imagery 4/2019)*

During the late 1950s, Reiff received several commissions to design shopping centers. This work included the Gainesville Shopping Plaza in Gainesville, the Orange Blossom Shopping Center near Orlando, and the Westchester Plaza Shopping Center (Fig. 25) on Coral Way in Miami.



*Fig. 25. Rendering of Westchester Plaza Shopping Center, Miami, 1958.  
(Miami News, 6/1/1968, p. 57)*

In the late 1950s and early 1960s, Reiff was the architect for a number of housing developments, including Southernaire Homes and Mansil Homes in North Miami Beach, Snapper Creek Estates in South Miami, Pacemaker Homes, Hyde Park Homes (Fig. 26), Parkchester Homes and Westchester Homes in Miami, Lake Cecile Estates in Hialeah, and Sunswept Homes in Miramar. In 1960, the firm was listed in the Miami Beach City Directory as Don Reiff and Associates at 1185 71st Street in Normandy Isles.

**Hyde Park's Models Open**

SOMETHING NEW has been added in the southwest section. It's Hyde Park, a community of 148 homes at SW 52nd St. and SW 57th Ave. (Galloway Road).

There are six models by Gale Builders, ranging in price from \$17,990 to \$20,990. All are three-bedroom-two-bath homes except for the \$19,990 Commodore which is pictured at left in color. This model has a room to serve as a fourth bedroom or a family room.

Donald J. Reiff of Miami Beach designed these homes that feature built-in range and even for either gas or electric, breakfast space in the kitchens and family rooms, central heating, thermo roof.

Some of the models have a pantry, a welcome holdover from the past. The community offers water system, storm and sanitary sewers, paved streets and sidewalks.

Interesting design is the \$20,500 Brigadier. The kitchen divides the house. On one side are family room and two bedrooms and connecting bath. On the other side are living room, master bedroom and bath.

It's conventional financing with 30 per cent down plus about \$420 for closing costs. Monthly payments range from \$90 to \$105, plus taxes and insurance.

**This Is the \$19,990 Commodore Model Open Today in Southwest's Hyde Park**

**Floor Plan of Commodore**

**The \$20,990 Split-Level Franklin Has Wood Floors in Bedroom Area**

**Floor Plan of Franklin**

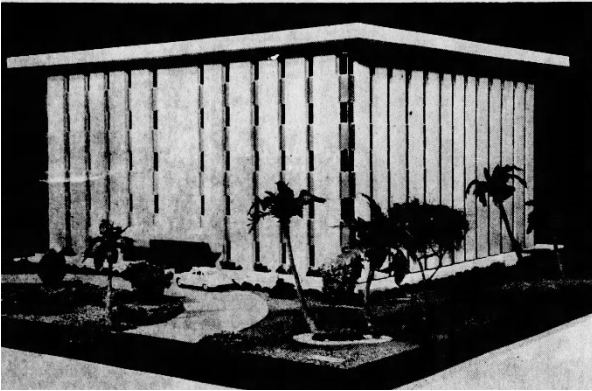
Fig. 26. Newspaper advertisement for Hyde Park Homes, Miami, 1957. (Miami Herald, 7/28/1957, p. 111)

Don Reiff and Associates was located at 600 Lincoln Road in 1965. By January 1966, Reiff had joined with his cousin Joseph to create Don & Joseph Reiff Associates, architects and engineers. The office was located at 1854 NE 164th Street in North Miami Beach. By mid-1968, the cousins had gone their separate ways, and Don Reiff partnered with structural engineer Morton Fellman to create Reiff-Fellman (sometimes listed as Fellman-Reiff). The two men had worked on projects together since the 1950s.

In the 1960s, Reiff's firm received several commissions for shopping centers, including the Concord Shopping Center and Midway Mall in Miami, University Shopping Plaza in Boca Raton, Palm Aire Shopping Center in Deerfield Beach, Pirtle Plaza Shopping Center in Titusville, College Plaza Shopping Center in Deland, Northgate Shopping Center in North Dade County and Causeway Shopping Plaza in North Miami. Other commissions include several recreational facilities, including the Westbrooke County Club in Miami, South Miami Heights Cabana Club and the Victory Park Civic Center in North Miami Beach.



Commercial buildings included several buildings for Zayre Department Stores, the Palm-Aire Village Motel in Pompano Beach, the Victor Building on Treasure Island, and the Dadeland Professional Building in North Kendall. (Fig. 27) Apartment buildings included the Diplomat, Plaza 800, and White House Garden Apartments (Fig. 28) in Miami Beach, Rexleigh Apartments in Bay Harbor Islands, The Villas in Pinecrest, and the Club Apartments in Miami Lakes.



*Fig. 27. Rendering of Dadeland Professional Building, North Kendall, 1966.  
(Miami Herald, 5/1/1966, p. 190)*



*Fig. 28. White House Garden Apartments (1960), Miami Beach, March 2021.*



*Fig. 29. Rendering of 5660 Collins Avenue, Miami Beach, 1969.  
(Miami Herald, 8/17/1969, p. 87)*



*Fig. 30. Rendering of Gateway House, North Miami, 1969.  
(Miami Herald, 8/10/1969, p. 200)*



*Fig. 31. Rendering of Towers of Key Biscayne, 1970.  
(Miami Herald, 12/13/1970, p. 280)*

In the 1960s, Reiff became less involved with housing developments and more involved with co-op apartments and condominiums. He was the architect for Golden Bay Manor and Ambassador South, both co-op apartment buildings in Hallandale Beach. In the mid-1960s to early-1970s, he served as architect for the London Tower condo in Bay Harbor Islands, 5660 Collins (Fig. 29) and the Towers condos, both in Miami Beach, Gateway House (Fig. 30) and Gateway South condos in North Miami Beach, and the Towers of Key Biscayne. (Fig. 31) At 22 stories, the building at 5660 Collins was the first high-rise constructed in Miami Beach after the City Code was amended to raise the height limit for new construction from 16 stories to 225 feet.<sup>4</sup>

In the 1970s and early 1980s, Reiff's work was focused on apartments, condominiums, and shopping centers. Shopping centers included the Kendall Lakes Mall and Market Place Galleria in Palm Beach County. In addition, he designed condos and apartments in Hialeah, Miami, Miami Lakes, North Miami Beach, Lauderhill, Boca Raton and others.

Reiff also designed the Michael-Ann Russell Jewish Community Center and the Jewish Community Center in Miami Beach. He served as president of the Jewish Community Centers of South Florida. He was also a member of B'nai B'rith and the American Institute of Architects. He died at his home on May 16, 1982, at the age of 57.

Donald J. Reiff was a prolific architect who designed single family homes, multi-family residences and commercial buildings. His earlier work included designs for housing developments, custom homes and individual commercial buildings, but he eventually specialized in shopping centers and condominiums. Since he began his career in 1950, all of his designs were in post-war MiMo style. Although not as well-known as some of his Modernist contemporaries, he designed a number of significant buildings and contributed to the new direction of design in South Florida in the middle of the 20<sup>th</sup> century.

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<sup>4</sup> Bill von Maurer, "22 Story Beach Apartment Going UP!" *Miami News*, June 13, 1969.



## DESCRIPTION OF DIPLOMAT APARTMENTS / CASE SOBE

### Site

Diplomat Apartments / Case Sobe, located at 1506 Collins Avenue, is situated on the west side of Collins Avenue at 15<sup>th</sup> Street in Miami Beach, Florida. (Fig. 32) Directly to the south is the Haddon Hall Hotel (1940) and to the north is the Parisian Hotel (1955). East of the site across Collins Avenue is the Hotel Bancroft (1939), and directly west of the site is the Haddon Hall swimming pool.



*Fig. 32. Tax parcel map showing property lines of 1506 Collins Avenue.  
(Miami-Dade County Property Appraiser)*

The building has a small setback from the pedestrian sidewalk along Collins Avenue and is fronted by curbed planting beds and planters with dense vegetation. (Fig. 33) A small courtyard is situated between the sidewalk and the building. (Fig. 34) A driveway from Collins Avenue is located near the south end of the lot and provides access to the parking garage at the lower level. (Fig. 35)





*Fig. 33. Densely-planted vegetation along front façade of building, March 2021*



*Fig. 34. Courtyard between sidewalk and front façade of building, March 2021.*



*Fig. 35. Entrance to parking garage at south end of site adjacent courtyard, March 2021.*

## Building

Diplomat Apartments / Case Sobe (Fig. 2) is a three-story building (with lower level) that features MiMo styling. It is generally rectangular in plan, with dimensions of 40' wide by 142' deep. A one-story triangular terrace addition (approximately 32'x24'x32') is located at the front façade and shelters part of a courtyard. (Fig. 14) The lower level houses a small garage that is accessed from Collins Avenue (Fig. 35) A kitchen area that served the former restaurant is located at the northeastern corner of the lower level, and a take-out counter is accessible from the courtyard. (Fig. 36) Stairs lead from the courtyard to the upper level of the terrace. (Fig. 37) The courtyard and the upper level of the terrace are bordered by non-original metal railing and balustrade. (Fig. 35, Fig. 37, Fig. 42)



*Fig. 36. Courtyard and restaurant take-out counter at front façade of building, March 2021.*



*Fig. 37. Stairs leading to upper level terrace at front façade, March 2021.*

The three upper levels house hotel rooms. The façade at each of the levels is recessed from the front plane and is fronted by full-width overhanging balconies that return at the northeast corner. (Fig. 38) The balcony railings feature solid stuccoed walls and non-original metal grilles. (Fig. 39) The balcony at the top level is sheltered by a continuous projecting ledge that returns at the northeast corner. (Fig. 38, Fig. 39) A large pier that houses the elevator tower is located at the northern elevation, near the northeastern corner of the building. (Fig. 39)





*Fig. 38. Full-width walkways at upper levels of front facade, March 2021.*



*Fig. 39. Overhanging walkways, continuous overhanging ledge and stair tower, March 2021.*

The north elevation features continuous walkways (Fig. 40) and stairs at the west end. (Fig. 41) The walkway railings on this elevation feature original breeze block. (Fig. 43) Original breeze block is also featured in the elevator tower. (Fig. 40) The west and south elevations are not visible.



*Fig. 40. Continuous walkways and stair tower at north elevation, March 2021.*



*Fig. 41. Stairs at west end of north elevation, March 2021.*



*Fig. 42. Detail of replacement metal railings at front façade, March 2021.*



*Fig. 43. Detail of original breeze block at northern elevation, March 2021.*

The MiMo features of the building include overhanging balconies and projecting top ledge, all with returns, large masonry pier which houses the elevator, stucco cladding and breeze block. Although it has undergone some of the modifications that are typical for a building of this age, including replacement of windows, doors and part of the railings, the building retains many of its original features including massing, fenestration pattern at the upper stories, overhanging balconies and breeze block at the side elevation. The mid-1990s terrace addition is compatible with the building and does not detract from its historic character. Generally, the building displays a moderate degree of historic architectural integrity. Since it has now surpassed the 50-year age requirement, the building is a candidate for inclusion as a contributing building in the Ocean Drive / Collins Avenue Historic District.

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## **APPENDIX A**

### **PERMIT CARDS**

**DIPLOMAT APARTMENTS / CASA SOBE, MIAMI BEACH**



BUILDING.

Owner F &amp; B CORP.

Lot 1 Block 57 Subdivision FISHER'S FIRST

General Contractor Giller &amp; Fryd Construction Corp.

Architect Don Reif &amp; Associates

5104

OK BLDG.,  
Saperstein  
12/6/62

Zoning Regulations: Use RE Area 13

Building Size: Front 40' Depth 147'

Certificate of Occupancy No. Temp. C.O. #3908 - 10/31/62  
Final C.O. #3915 - 12/12/62

Type of Construction CBS II Foundation Spread

Permit No. 67416

Cost \$190,000.00

Address 1506 Collins Avenue

Bond No. 6895

Engineer Don Reiff &amp; Associates

Lot Size 50 x 172

Height 52'

Stories 3

Use APARTMENT BUILDING consisting of: 27 Efficiencies  
and 3 1-bedroom, 2 bath apts. Total of 30 units.

Roof Flat

Date June 8, 1962

PLUMBING Contractor #43393 T &amp; N Plumbing &amp; Heating

Sewer Connection 1 - 6"

Date July 12, 1962

Temporary Water Closet 2

Water Closets 33

Lavatories 33

Bath Tubs 30

Showers 3

Urinals

Sinks 30

Dish Washing Machine

Laundry Trays 3

Laundry Washing Machines

Drinking Fountains

Floor Drains Sand Traps: 6

Grease Traps 1 Roof Drains: 5

Safe Wastes Sump: 1

AIR CONDITIONING Contractor #68569 Giller &amp; Fryd - Install 30 1-hp air conditioners - \$6,000. - 12/12/62

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps Fire Stand Pipe: 1

Down Spouts

Steam or Hot Water Boilers

Wells

Gas &amp; Oil Interceptor: 1

ROUGH APPROVAL OK Jenks 9/6/62

FINAL APPROVAL OK Jenks 12/12/62

GAS Contractor

Date

Gas Ranges 30

Gas Frylators

Gas Water Heaters

Gas Pressing Machine

Gas Space Heaters

Gas Vents for Stove

Gas Refrigerators

Gas Steam Tables

Gas Broilers

GAS Rough APPROVAL OK Jenks 9/7/62

GAS FINAL APPROVAL OK Jenks 12/12/62

OK Plaag 12/12/62

ELECTRICAL Contractor Gates Elec. Co., Inc. #58371

Date June 21, 1962

Switches 201 Ranges

OUTLETS Lights 199 Irons 30

Receptacles 271 Refrigerators 30

Fans

Motors 33 (0-1 hp)

Appliances 2

HEATERS Water

Space (Bath) 30

FIXTURES 199

Electrical Contractor

Temporary Service 1 OK Scarborough 6/21/62

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 32

Service Equip. - 1

Violations

Date

FINAL APPROVAL

By J. Fidler

Date 10/29/62

ALTERATIONS OR REPAIRS

OK Spot Survey - LML - 12/6/62

Note: letter from  
Giller & Fryd, 8/3/62,  
re removal of  
blow, + answer  
of 9/4/62, in violation of

BUILDING.

Owner F &amp; B CORP.

Lot 1 Block 57 Subdivision FISHER'S FIRST

General Contractor Giller &amp; Fryd Construction Corp.

Architect Don Reiff &amp; Associates

5104

OK PLDG.,  
Saperstein  
12/6/62

Zoning Regulations: Use RE Area 13

Building Size: Front 40' Depth 147'

Certificate of Occupancy No. Temp. C.O. #3908 - 10/31/62  
Final C.O. #3915 - 12/12/62

Type of Construction CBS II Foundation Spread

Permit No. 67416

Cost \$190,000.00

Address 1506 Collins Avenue

Bond No. 6895

Engineer Don Reiff &amp; Associates

Lot Size 50 x 172

Height 52'

Stories 3

Use APARTMENT BUILDING consisting of: 27 Efficiencies  
and 3 1-bedroom, 2 bath apts. Total of 30 units.

Roof Flat

Date June 8, 1962

PLUMBING Contractor #43393 T &amp; N Plumbing &amp; Heating

Sewer Connection 1 - 6"

Date July 12, 1962

Temporary Water Closet 2

Water Closets 33

Lavatories 33

Bath Tubs 30

Showers 3

Urinals

Sinks 30

Dish Washing Machine

Laundry Trays 3

Laundry Washing Machines

Drinking Fountains

Floor Drains Sand Traps: 6

Grease Traps 1 Roof Drains: 5

Safe Wastes Sump: 1

AIR CONDITIONING Contractor #68569 Giller &amp; Fryd - Install 30 1-hp air conditioners - \$6,000. - 12/12/62

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

Swimming Pool Traps Fire Stand Pipe: 1

Down Spouts

Steam or Hot Water Boilers

Wells

Gas & Oil Interceptor: 1  
ROUGH APPROVAL OK Jenks 9/6/62

FINAL APPROVAL OK Jenks 12/12/62

GAS Contractor

Date

Gas Ranges 30

Gas Frylators

Gas Water Heaters

Gas Pressing Machine

Gas Space Heaters

Gas Vents for Stove

Gas Refrigerators

Gas Steam Tables

Gas Broilers

GAS Rough APPROVAL OK Jenks 9/7/62

GAS FINAL APPROVAL OK Jenks 12/12/62

OK Flaag 12/12/62

ELECTRICAL Contractor Gates Elec. Co., Inc. #58371

Date June 21, 1962

OUTLETS Switches 201 Ranges  
Lights 199 Irons 30  
Receptacles 271 Refrigerators 30

Temporary Service 1 OK Scarborough 6/21/62

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 32

Service Equip. - 1

Violations

HEATERS Water  
Space (Bath) 30

FIXTURES 199 Electrical Contractor

Date

FINAL APPROVAL

By J. Fidler

Date 10/29/62

ALTERATIONS OR REPAIRS

OK Spot Survey - LML - 12/6/62

### Building Permits:

#27070 6/27/85 Fumigation Dept tent fumigation \$500.  
#30028 3/19/87 owner paint bldg white

### Plumbing Permits:

#51041-Pro Plumbing- 1 heater-replace; 1 gas connection-5-13-74



# **Building Permits:** #68105 Claude Southern Corp.: 4'x6' double faced pole sign, 48 sq. ft. - \$600. - 9/24/62  
#68254 Amber Fuel Oil Co.: Install 1-275 Gal. fuel oil Tank underground - Fire Department  
permit # 871 \$350.00 10/17/62  
#68340 Otis Elevator Co.: Install 1 passenger elevator cap. 1200 pounds with 4 hp motor - \$15,000. - 10/30/62  
#73083 Claude Southern Corp.: Neon sign in accordance with the City Code - \$400 - 11/27/64  
#83094 - G & G Painting Co. Exterior painting pressure cleaning must comply with Ord. #1060 - \$1,900.00  
10/9/69  
#1671 - Miles Sargent Air Cond. - air cond wind 20 8,000 btu 6/28/71

**Plumbing Permits:**

**Electrical Permits:**

#81779 2/19/87 B & F Elec - 1 fire alarm system, 7 pull stations, 7 horns

**Electrical Permits:** #58805 Claude Southern Corp.: 6 sign outlets - 9/24/62  
#78128 King Fence of Miami, Inc.: Install 3 chain link gates - \$140 - 4/18/67

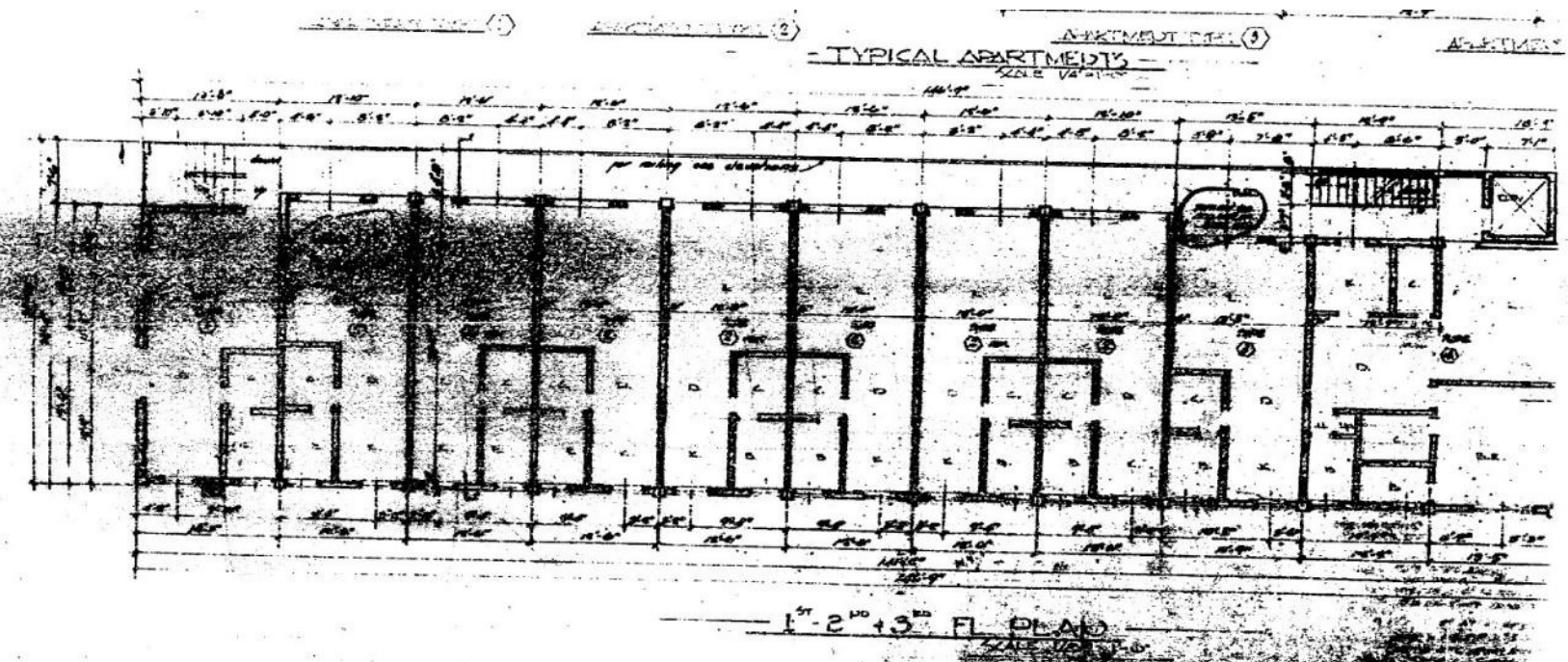
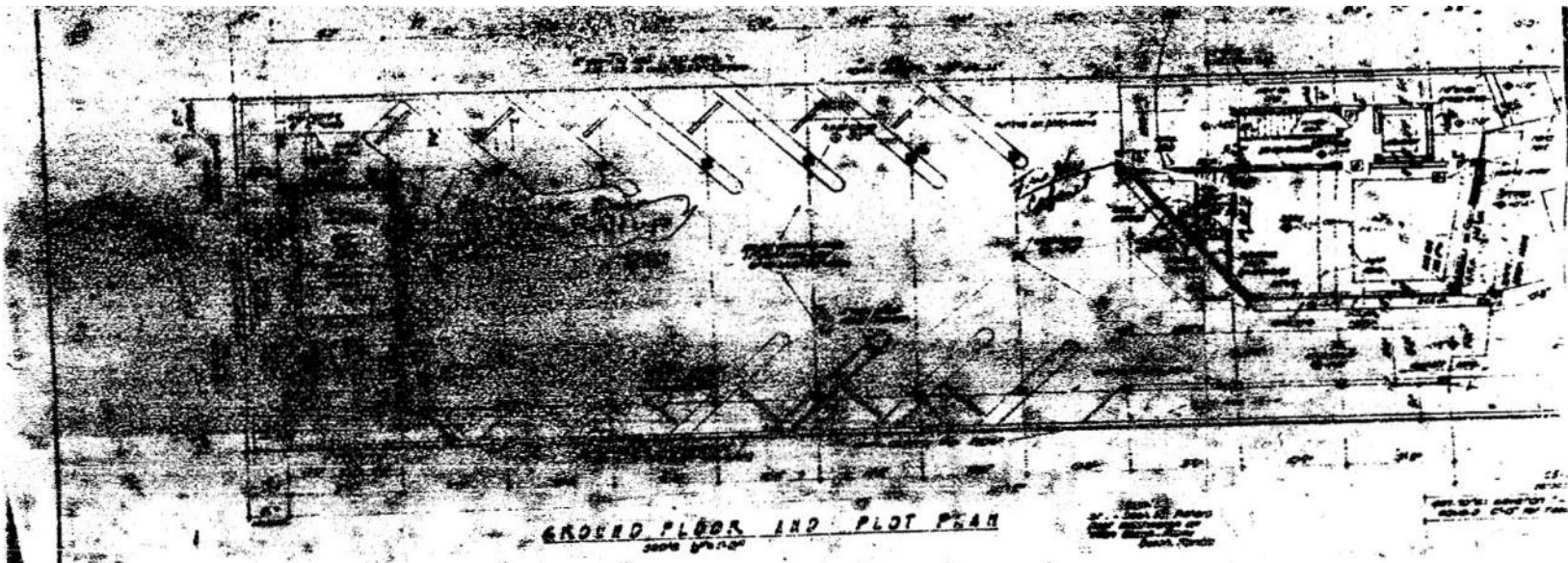


PLUMBING PERMITS: #65317 - Pitsch Plumbing - Gas leak repair - 5-2-88

## **APPENDIX B**

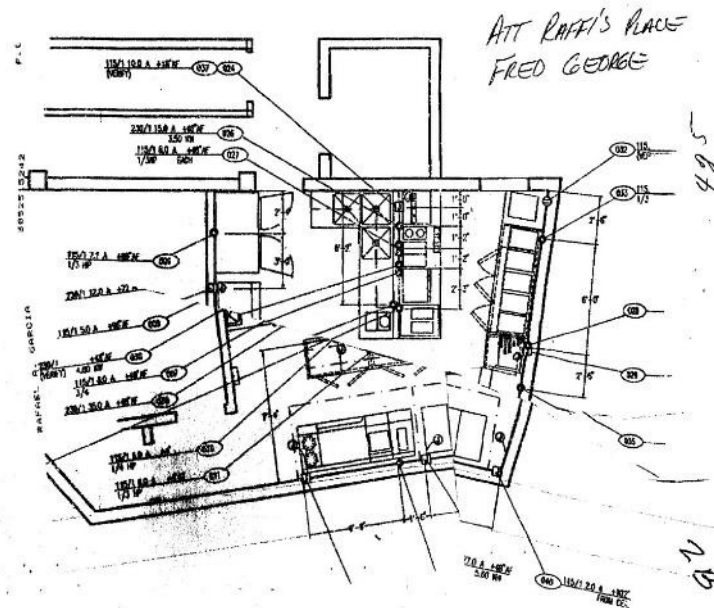
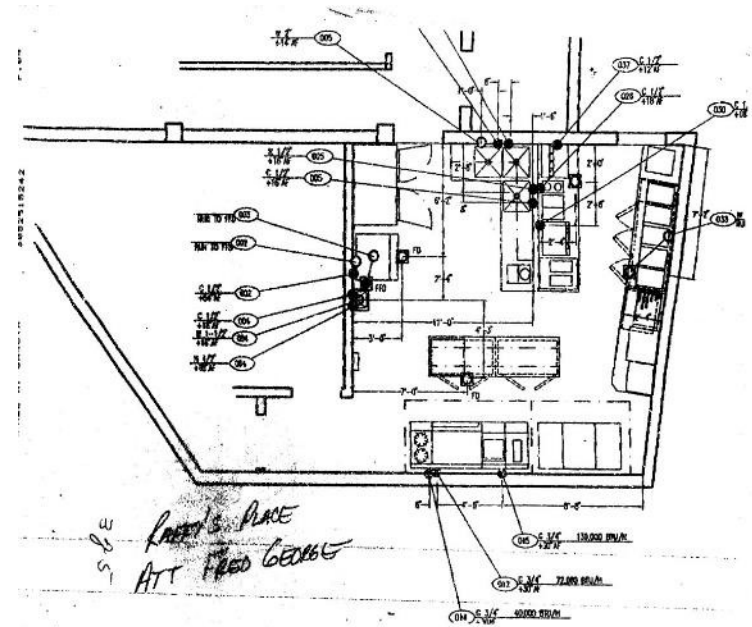
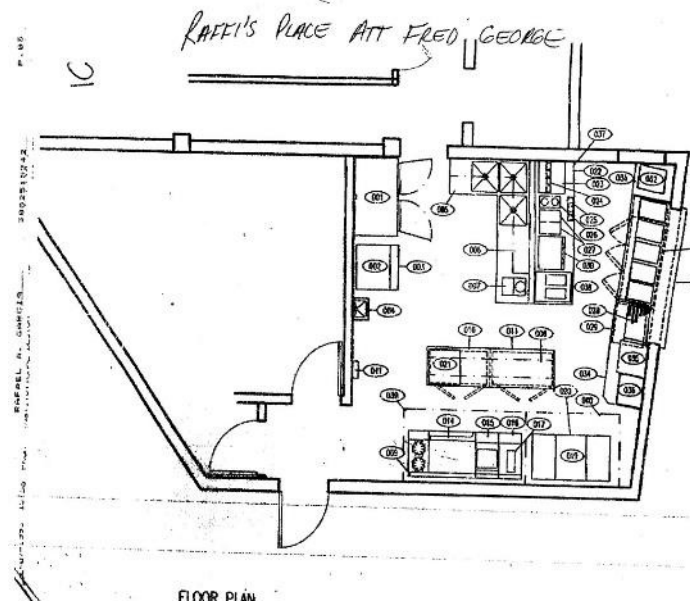
MICROFILMED ARCHITECTURAL DRAWINGS  
DIPLOMAT APARTMENTS / CASA SOBE, MIAMI BEACH

## 1962 – Overall Plans



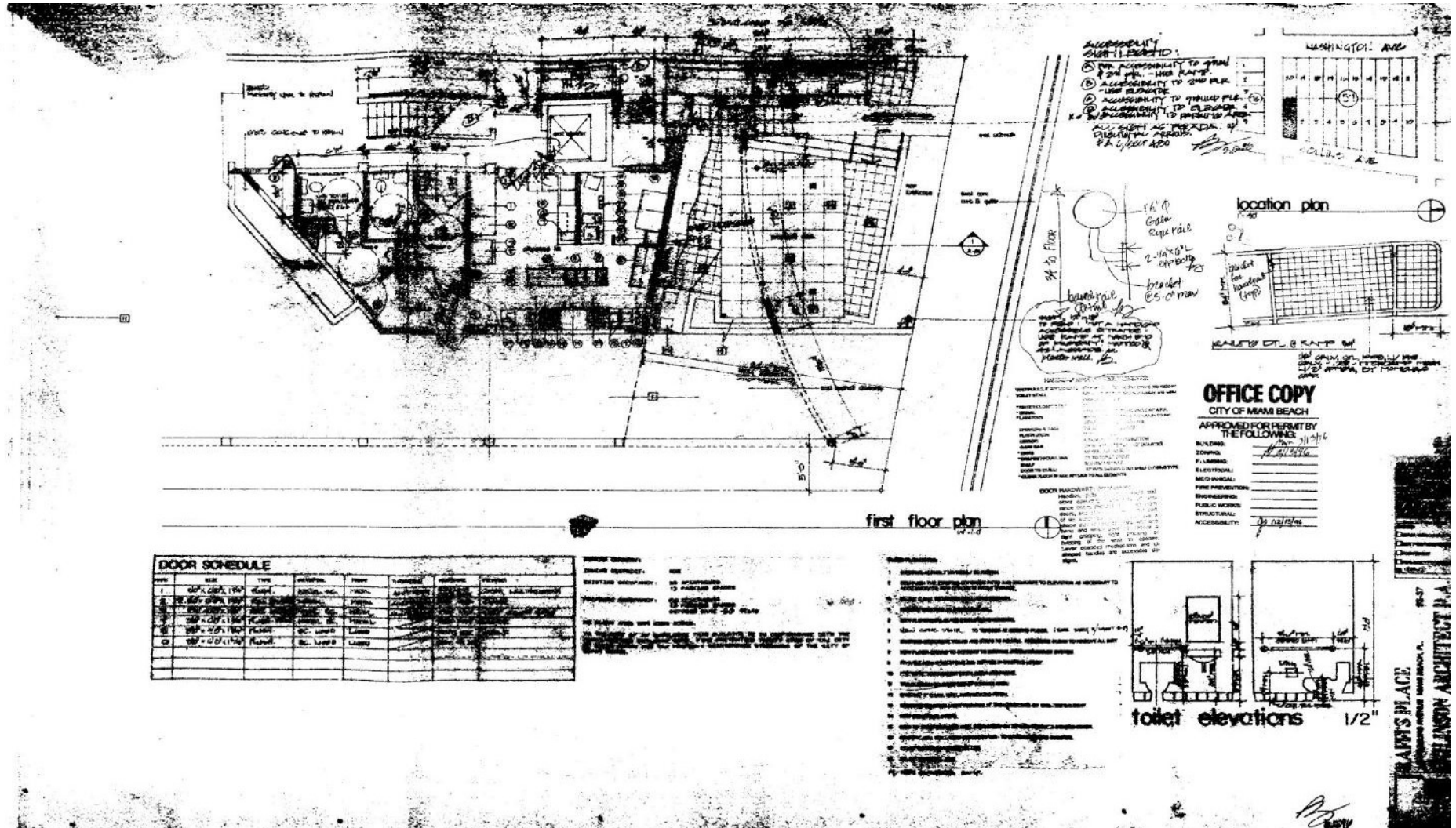


# 1995 – Addition Details



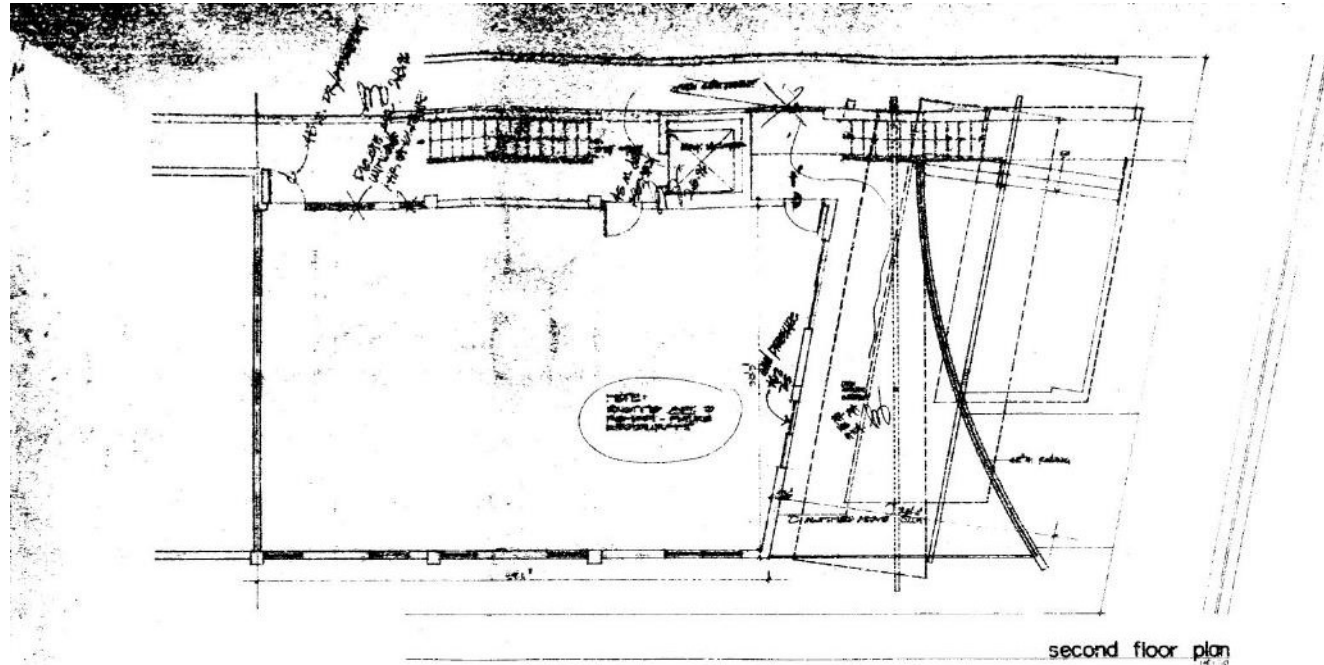


# 1995 – First Floor Plan





# 1995 – Second Floor Plan



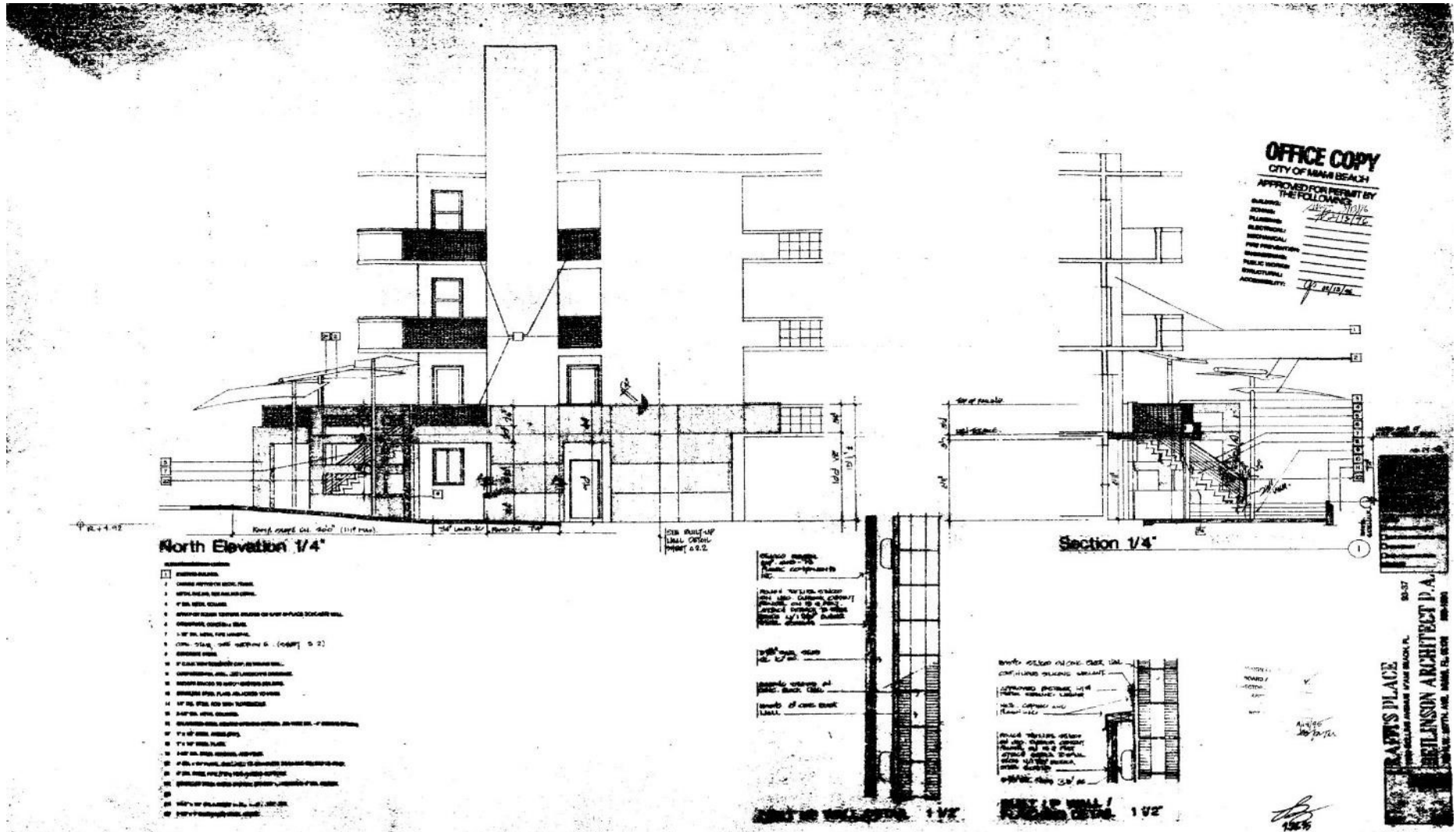
**OFFICE COPY**  
CITY OF MIAMI BEACH  
APPROVED FOR PERMIT BY  
THE FOLLOWING:

BUILDING	10/17/95
ENGINEER	10/17/95
PLUMBING	
ELECTRICAL	
MECHANICAL	
FIRE PROTECTION	
ENVIRONMENTAL	
PUBLIC WORKS	
STRUCTURAL	
SCHEMATIC	

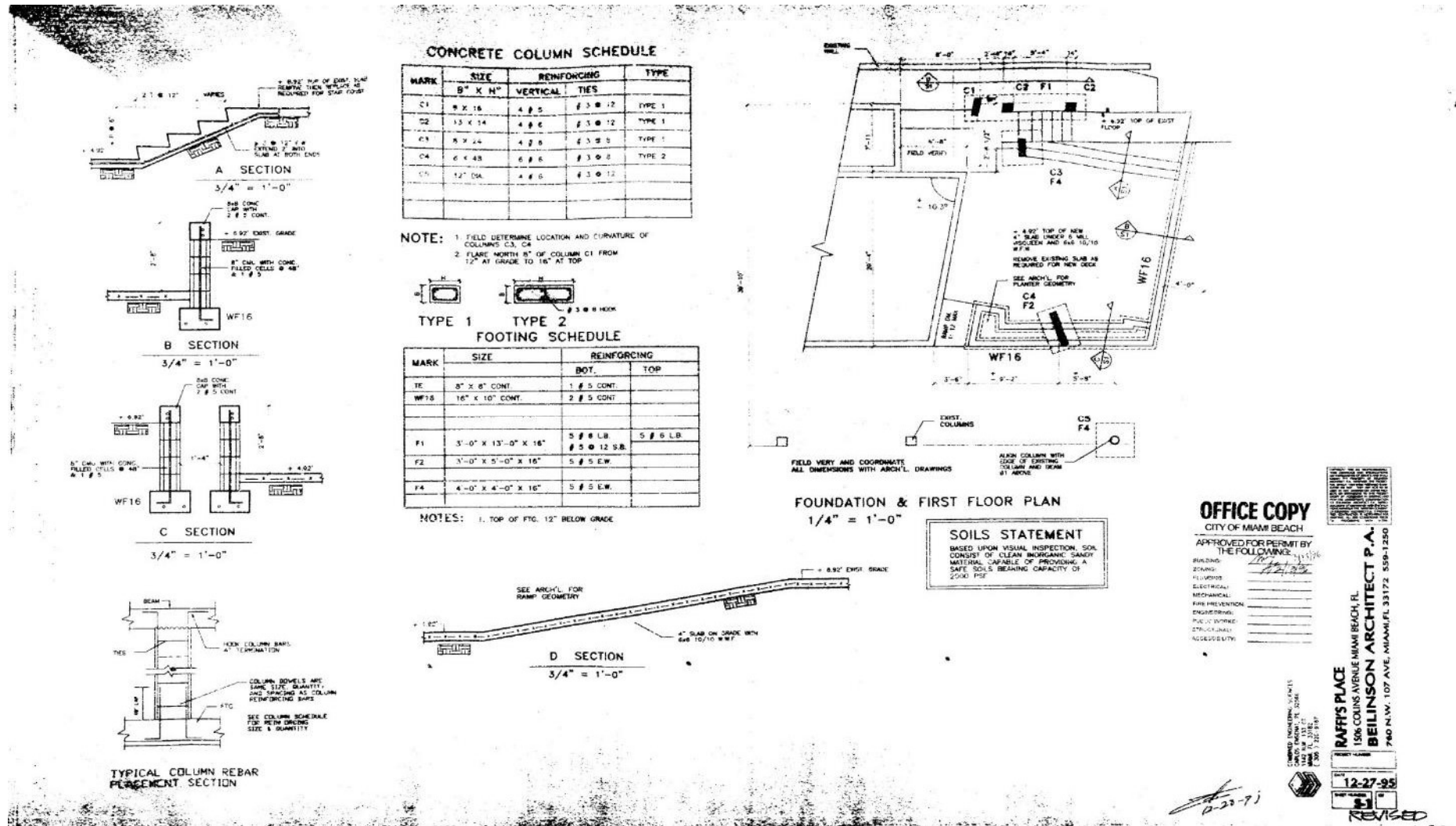




## 1995 – Elevations

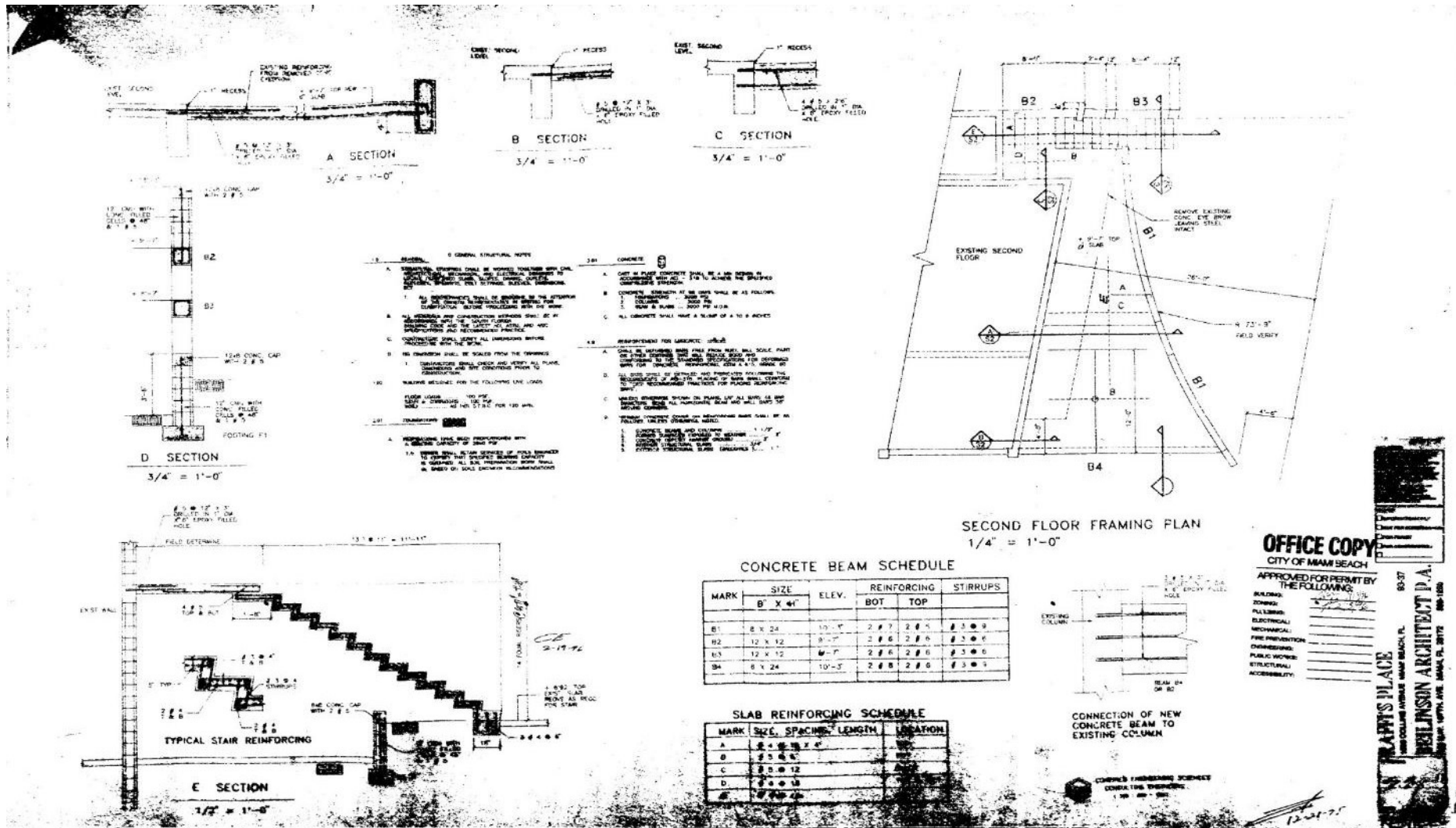


# 1995 – Sections and Schedules

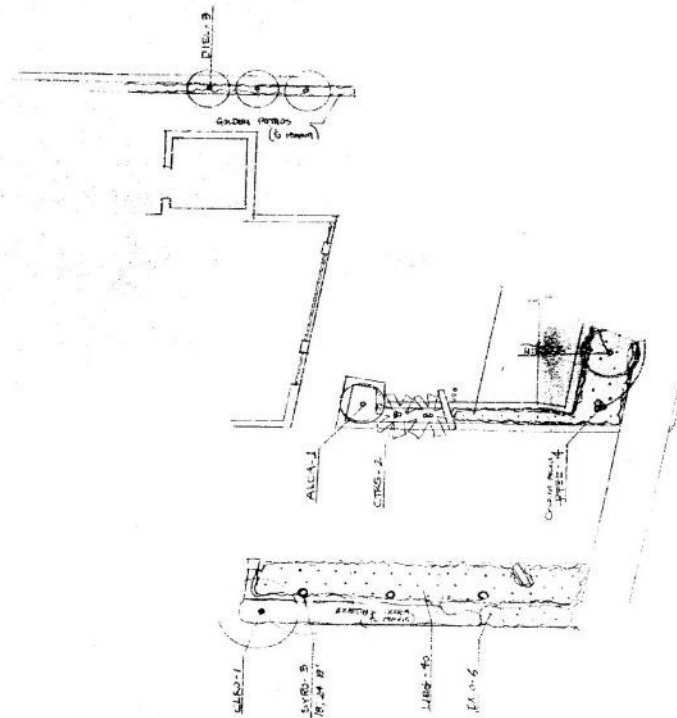




# 1995 – Sections and Schedules



## 1995 – Landscaping Plan

[illegible]

## **APPENDIX C**

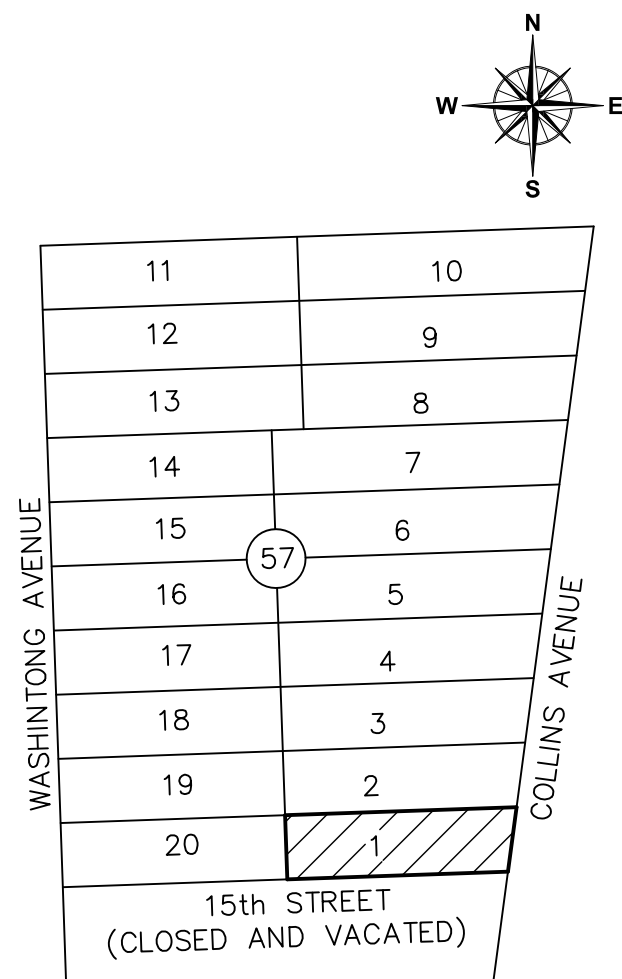
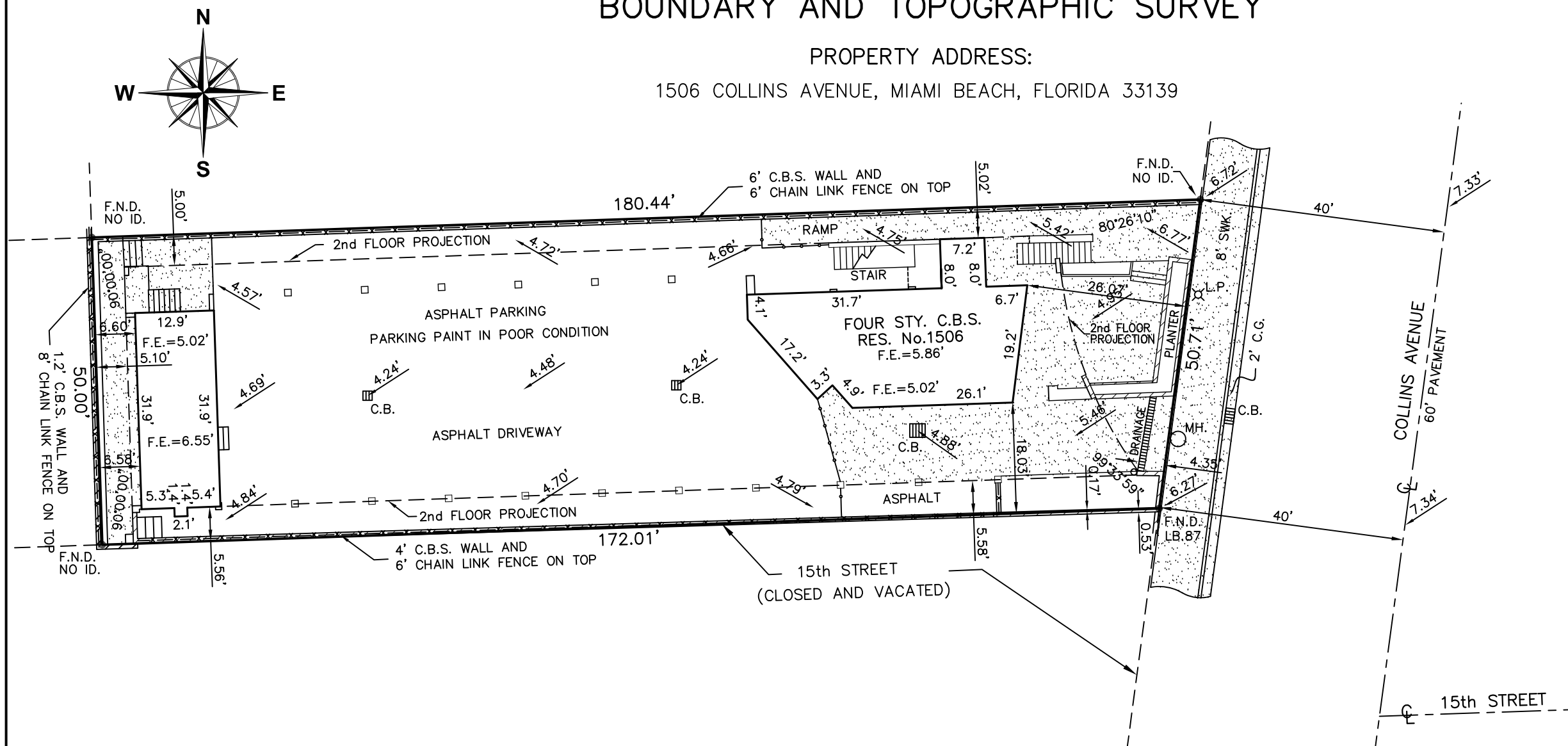
### **SITE SURVEY REPORT**

**DIPLOMAT APARTMENTS / CASE SOBE, MIAMI BEACH**

# BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS:

1506 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33139



LOCATION SKETCH  
N.T.S.

## NOTES:

- THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17 FAC), IS "COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
- NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929)
- MIAMI-DADE COUNTY BENCHMARK No.D-148-R; ELEVATION=6.35'
- NET LOT AREA= 8,811 SQUARE FEET

Digitally signed by Antonio Fiore  
Date: 2021.03.24 08:52:59 -04'00'

FLOOD ELEVATION INFORMATION (NGVD 1929):  
DATE OF FIRM: 09-11-09  
COMMUNITY No: 120651  
PANEL: 0317 SUFFIX: L  
ZONE: AE BASE FLOOD ELEVATION: 8'

## LEGAL DESCRIPTION

LOT 1, IN BLOCK 57, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD	E.T.P. = ELECTRIC TRANSFORMER PAD	MEAS. = MEASURED	PL. = PLANTER	V.G. = VALLEY GUTTER
A = ARC DISTANCE	F.E. = FLOOR ELEVATION	M.S. = METAL SHED ON CONCRETE	R. = RADIUS	CL = CENTER LINE
BLDG. = BUILDING	F.H. = FIRE HYDRANT	N.T.S. = NOT TO SCALE	RES. = RESIDENCE	ML = MONUMENT LINE
C.B. = CATCH BASIN	F.I.P. = FOUND IRON PIPE	NO ID. = NO IDENTIFICATION NUMBER	S.I.P. = SET IRON PIPE No. LS. 5184	CL = CENTRAL ANGLE
C.B.S. = CONCRETE BLOCK STRUCTURE	F.N. = FOUND NAIL	O.E.L. = OVERHEAD ELECTRIC LINE	S.R. = SET ROD No. LS. 5184	WF = WOOD FENCE
C.G. = CURB & GUTTER	F.N.D. = FOUND NAIL & DISK	P.B. = PLAT BOOK	STY. = STORY	CLF = CHAIN LINK FENCE
CH. = CHORD DISTANCE	F.R. = FOUND REBAR	PG. = PAGE	SWK. = SIDEWALK	C.B.S. WALL
CONC. = CONCRETE	L.P. = LIGHT POLE	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT	EE = EXISTING ELEVATION
C.S. = CONCRETE SLAB	M.D.E. = MAINTENANCE & DRAINAGE EASEMENT	P.O.C. = POINT OF COMMENCEMENT	U.P. = UTILITY POLE	D = DIAMETER

NOSTER, LLC

LAND SURVEYORS LAND PLANNERS

1842 S.W. 124th Place, Miami, Florida 33175

Phone: (305) 221-3040 Fax: (305) 221-9040

nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

SCALE: 1"=20'

DRAWN BY: F.A.L.

REFERENCE:

FIELD BOOK: 20-0196

DATE: 03-10-21

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE MIAMI-DADE COUNTY SURVEYOR

ANTONIO FIORE

No. 5184

STATE OF FLORIDA

Professional Surveyor & Mapper

LB. 8251



## **APPENDIX D**

FLORIDA MASTER SITE FILE

DIPLOMAT APARTMENTS / CASA SOBE, MIAMI BEACH

☐ Original  
☒ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8  
 Field Date 3-6-2013  
 Form Date 3-16-2021  
 Recorder #

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1506 Collins Ave Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name Search for 'reif' in Miami Beach Historic Distri Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☒ unknown

### LOCATION & MAPPING

Street Number 1506 Direction \_\_\_\_\_ Street Name Collins Street Type Avenue Suffix Direction \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name \_\_\_\_\_ USGS Date \_\_\_\_\_ Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) Miami Beach In City Limits? ☐ yes ☐ no ☐ unknown County Dade  
 Township 53S Range 42E Section 34 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 02-3234-019-1040 Landgrant \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 587167 Northing 2852469  
 Other Coordinates: X: 25.7877769 Y: -80.130578849 Coordinate System & Datum WGS84  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1962 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Apartment From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Current Use Hotel From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Additions: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Architect (last name first): Don Reif & Associates Builder (last name first): Giller & Fryd Construction Cor  
 Ownership History (especially original owner, dates, profession, etc.) \_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe 1985

### DESCRIPTION

Style Moderne Exterior Plan Rectangular Number of Stories 3  
 Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s) 1. Flat 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. Unspecified 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Windows (types, materials, etc.) Windows are replacement aluminum single-hung sashes.

Distinguishing Architectural Features (exterior or interior ornaments) Open-air catwalks along the north elevation provide access to hotel rooms; Unusual angle of second floor level porch; "Hotel Eva" signage at parapet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) \_\_\_\_\_

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	_____	Init.	_____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date	_____		
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)				

## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Other 2. \_\_\_\_\_  
 Foundation Material(s): 1. Other 2. \_\_\_\_\_

Main Entrance (stylistic details) Primary entryway for the hotel is located at the second floor level, up a flight of stairs on the north end of the east

Porch Descriptions (types, locations, roof types, etc.) \_\_\_\_\_

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource \_\_\_\_\_

Archaeological Remains \_\_\_\_\_ ☐ Check if Archaeological Form Completed

## RESEARCH METHODS (check all that apply)

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory   | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input type="checkbox"/> property appraiser / tax records   | <input type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)    | <input type="checkbox"/> historic photos  | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) _____     |   |   |  |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Miami-Dade County Property Appraiser; Miami-Dade County Property Appraiser; City of Miami Beach Planning Department records; Miami Design Preservation League records

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) \_\_\_\_\_

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. Community planning & development 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- |                            |                                |
|----------------------------|--------------------------------|
| 1) Document type _____     | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____    |
| 2) Document type _____     | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____    |

## RECORDER INFORMATION

Recorder Name Carolina Richardson Affiliation \_\_\_\_\_

Recorder Contact Information Melinda Agron  
 (address / phone / fax / e-mail)

## Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.