

601 - 685 WASHINGTON AVENUE



685 WASHINGTON AVENUE on the PROGRESSIVE ARCHITECTURE MAGAZINE COVER
NOVEMBER, 1982 courtesy COLLECTION of ARTHUR MARCUS

HISTORIC RESOURCES REPORT

for

601 - 685 WASHINGTON AVENUE

MIAMI BEACH, FLORIDA 33139

prepared by

ARTHUR J. MARCUS ARCHITECT P.A. / HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

for

WASHINGTON SQUARED OWNER LLC.

for the

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

OCTOBER 15, 2015



655 - 685 WASHINGTON AVENUE circa 1950 courtesy HISTORY MIAMI

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for

WASHINGTON SQUARED OWNER LLC
1691 Michigan Avenue
Miami Beach, Florida 33139

for the

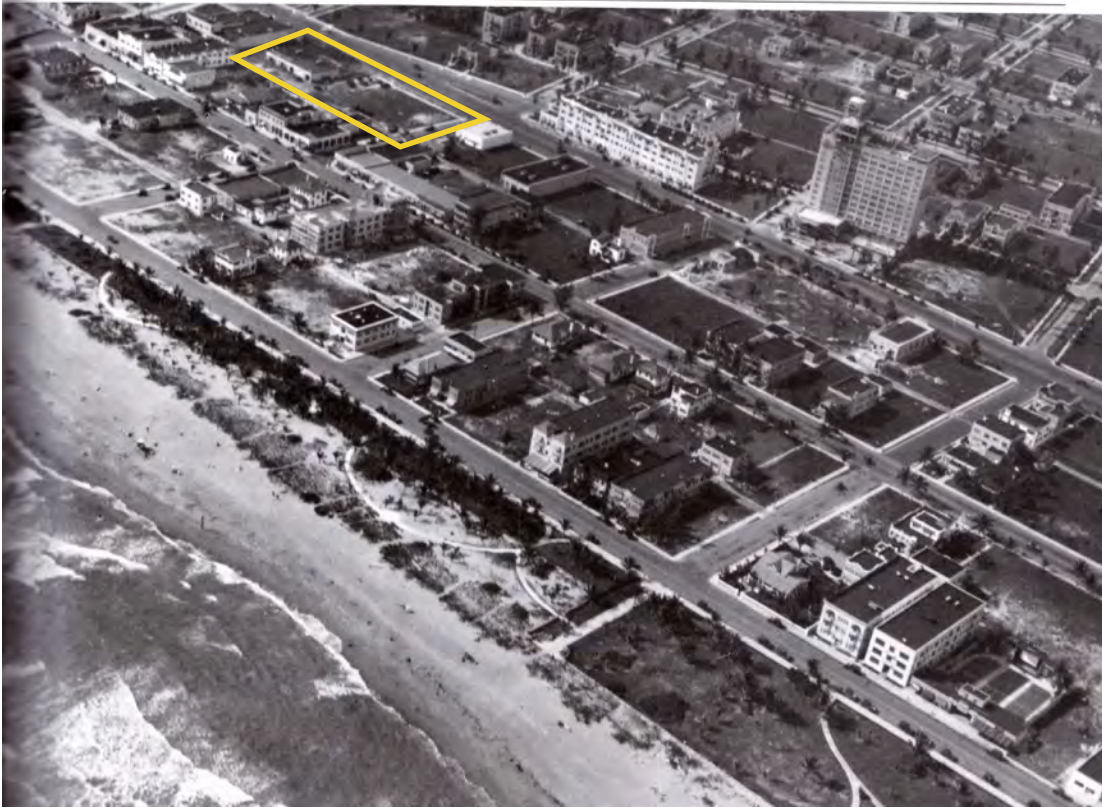
CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD



601 WASHINGTON AVENUE DETAIL 2015 PHOTOGRAPH by ARTHUR MARCUS (11)

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NEIGHBORHOOD AERIAL PHOTOGRAPH ABOVE COURTESY HISTORY MIAMI circa 1928.

SUMMARY of BUILDINGS

ARCHITECT	DESIGNATION	ARCHITECT	YR BUILT	STYLE
<u>601 - 615</u> (1)	Contributing	E. L. Robertson	1934	Art Deco
<u>619 - 621</u> (1)	Non-Contributing	by Owner: J. Monfils	1925	Other
<u>623 - 625</u> (2) (5)	Contributing	John A. Bradley	1926	Other
<u>633 - 637</u> (1)	Contributing	Alexander Lewis	1930	Vernacular
<u>641 - 647</u>	Contributing	by owner: J.C.DeVine	1925	Med Revival
<u>657 - 665</u> (1)	Contributing	E. L. Robertson	1932	Art Deco
<u>669 - 675</u>	Contributing	E. L. Robertson	1933	Art Deco
<u>675 - 685</u> (1)	Contributing	E. L. Robertson	1934	Art Deco

Note that addresses sometimes vary regarding specific properties and between the City of Miami Beach Building Card and Miami Dade County Property Records.

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. to \$12,500. 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. (1)

'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.' (1)

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

'The Mediterranean style flourished in Miami Beach during the boom period between 1919 and 1926. Art Deco (was) the earliest of the moderne styles, constructed primarily between 1930 and 1936.

The Mediterranean architecture that so dominated Florida in the early part of the twentieth century was at once picturesque - and yet well adapted to time and place". ...it was ... an artists pastiche of Spanish, Italian, French, Venetian, Moorish, Byzantine and Central American architectural elements transformed. (6)

TOP: RESIDENCES ON WASHINGTON AVENUE circa 1920
MIDDLE: WASHINGTON AVENUE LOOKING NORTH circa 1928 FROM 11 STREET WITH FRENCH CASINO AT RIGHT
LOWER: WASHINGTON AVENUE LOOKING SOUTH FROM 13 STREET circa 1935



The other major influence in architectural style on these buildings was Art Deco. "In the Art Deco style - the earliest of the moderne styles, constructed primarily between 1930 and 1936. The Art Deco structures incorporated classical themes, such as Egyptian and Mayan, in a modern context. (4)

'The building forms are angular, simpler than earlier Mediterranean structures, with elaborate surface ornamentation. The most striking form of ornamentation is the use of bas-relief panels. Some panels utilize geometric patterns, others incorporated stylized forms of tropical birds and plants. In this way, the buildings reinforced the seaside environment promoted to visitors.' (4)

This transitioning from Mediterranean towards Art Deco style architecture is quite evident in the buildings on this block since many incorporate details from the different styles.

'Curiously one of the best examples of Mediterranean Revival style within the nominated district is the "old" City Hall building (a few blocks north on Washington Avenue) which was constructed in 1927, after the boom period. Again, the use of traditional architectural style was used to bolster a community; this time, to demonstrate that Miami Beach had quickly recovered from the devastating results of the 1926 hurricane. (3)

ABOVE: LOOKING NORTH ON WASHINGTON AVENUE circa 1920'S

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

BELOW: TYPICAL WASHINGTON AVENUE STORES, 1988 PHOTOGRAPH by ARTHUR MARCUS





LOOKING SOUTH ON WASHINGTON AVENUE FROM OLD CITY HALL TOWER @ 11TH & WASHINGTON AVENUE.

'Miami Beach is a layering of consecutive urban visions, built one on top of the other and compacted in time and space.' (5)



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.

At first glance this block of mostly one story retail and restaurant storefronts may seem a bit unassuming. Yet these particular storefronts are among the most significant in Miami Beach - in terms of both their architecture and because of what happened here.

Significantly over 50% of this 600 block was designed by Architect E. L. Robertson, a prominent local Architect in the 1920's, whose brief biography appears elsewhere in this report.



ABOVE: EASTSIDE 600 BLOCK WASHINGTON AVENUE
1982 courtesy PROGRESSIVE ARCHITECTURE
BEFORE LEONARD HOROWITZ COLOR SCHEMES
RIGHT: NEW LEONARD HOROWITZ COLOR SCHEME FOR
NEARBY PARK CENTRAL HOTEL (1)

"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." (8)

HISTORIC DESIGNATION

During the 1980's the designation efforts by Barbara Capitman and her band of activists began to make progress in designating an historic district for this neighborhood. A major challenge was getting people to understand and see the beauty in Art Deco architecture. A beauty not then yet understood by many. The organization leading the effort was the Miami Design Preservation League (MDPL).



During the 1980's MDPL was headquartered at 637 Washington Avenue - near to the Strand Restaurant (@ 661) which served as the social center for the fledgling South Beach renaissance in the 1980's as well as the unofficial MDPL cafeteria. However it was the local South Beach designer Leonard Horowitz who gave the image to the movement. Leonard was working with MDPL and was commissioned to design a new color palette for the wonderful Art Deco buildings and to trumpet their presence.

The building first selected to showcase this renaissance in color was 685 Washington Avenue as shown on the cover of 'Progressive Architecture' magazine at right, a respected monthly professional journal. Every aspiring Architect typically began subscribing while in school or before.

The colors of Leonard Horowitz were "the result of a program funded by the Dade County Community Economic Development Office. Designer Leonard Horowitz, IDSA, carrying out a plan originally developed along with architect Charles H. Pawley, drew up a program of 40 colors to be chosen in cooperation with local owners and merchants....the candy-box palette may be better suited to the area than the subdued range of whites and pale pastels favored by the the Venturi firm.." (9)

Leonard's designs totally changed the manner in which people viewed this architecture. Leonard's brash pastel color schemes caught everyones attention, including the producers of the hit TV show 'Miami Vice' which was to be filmed in and around South Beach. This show presented South Beach and Leonard's visionary and colorful designs to a much more appreciative and international audience.



ABOVE: COVER OF PROGRESSIVE ARCHITECTURE MAGAZINE NOVEMBER 1982 FEATURING 685 WASHINGTON AVENUE with NEW LEONARD HOROWITZ COLOR SCHEME.

BELOW: LEONARD HOROWITZ STANDING IN FRONT OF THE 1200 BLOCK WASHINGTON AVENUE circa 1980's



Interiors in all of the buildings in this report have been renovated many times since these buildings were constructed. The 600 block suffered especially during the 1990's when this block of Washington Avenue was almost solely bars and

The Sanborn map of 1932 above shows that the

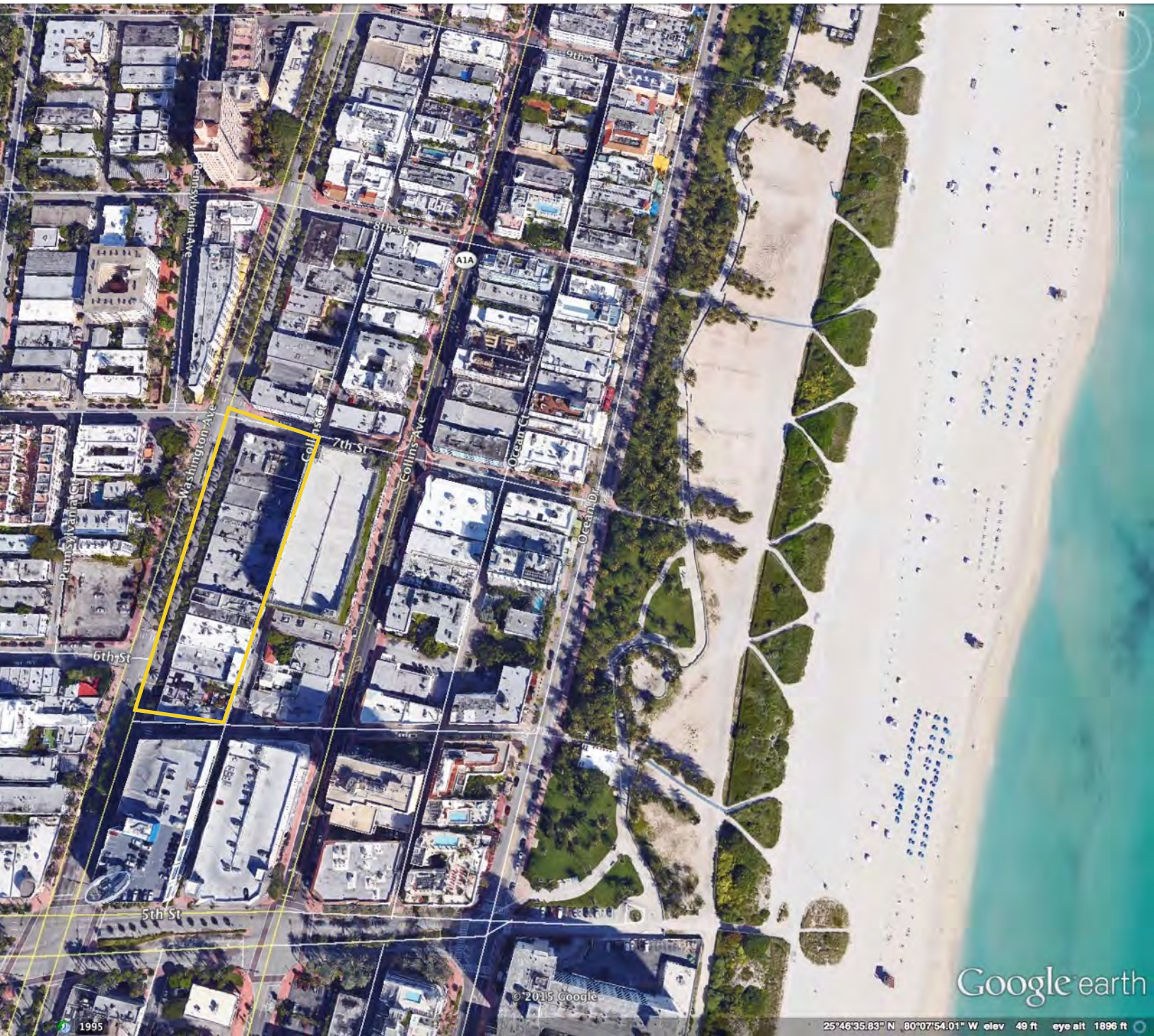
District.

at that time

22

This 1965 aerial photograph courtesy of the City of Miami Beach Public Works Department shows the 600 block full built out.

The triangular building is the former William Penn Hotel (still existing in a very renovated state) above which can be seen the taller Blackstone Hotel with the building's shadow.



2015 AERIAL PHOTOGRAPH courtesy GOOGLE EARTH

ROBERTSON & PATERSON ARCHITECTS

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

E. L. ROBERTSON ARCHITECT

(1888 - 1953)

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

L. R. PATERSON ARCHITECT

(circa 1922-

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

TOP PHOTO: WOLFSONIAN FIU MUSEUM 1927
1001 WASHINGTON AVENUE MIAMI BEACH
MIDDLE PHOTO: NETHERLAND HOTEL,
1330 OCEAN DRIVE MIAMI BEACH
LOWER PHOTO: TEMPLE ISRAEL of GREATER MIAMI
137 N.E. 19th STREET MIAMI 1927 (11)



ROBERTSON & PATERSON ARCHITECTS

REPRESENTATIVE PROJECTS:

Alcazar Hotel, Miami
 Burdines Department Store, Downtown Miami
 by E.L. Robertson & J.R. Weber Architects 1936
 Cromer-Cassel Store downtown Miami 1926
 later converted to Richards Department Store
 Temple Israel of Greater Miami, Miami 1927
 1001 Washington Ave., Wolfsonian FIU Museum
 aka Washington Storage Co.,
 Miami Beach 1927
 601 - 615 Washington Avenue, Miami Beach
 625 - 629 Washington Avenue, Miami Beach
 651 - 665 Washington Avenue, Miami Beach
 665 - 685 Washington Avenue, Miami Beach
 Liberty Square Apartments, Miami 1937
 Matthews Residence, Star Island
 Miller Residence, Lemon City / Miami
 Netherland Hotel 1330 Ocean Drive ,
 Miami Beach 1936
 Club Lido aka Rod & Reel Club,
 Hibiscus Island 1925
 Miami Edison Middle School, Miami 1931
 by George Pfeiffer & E. L. Robertson Architects
 1440 Drexel Avenue Miami Beach 1936
 Rendale Hotel 3120 Collins Ave
 Miami Beach 1940
 1512 Washington Ave. Miami Beach 1925
 1528 Drexel Avenue Miami Beach 1925
 801 Washington Ave., Miami Beach 1929

ALEXANDER LEWIS ARCHITECT

Alexander Lewis was a practicing architect in the Miami area during the 1920's and designed his buildings in the Mediterranean style. His office was in the Sterling Building he had designed.

REPRESENTATIVE PROJECTS:

Wolpert Apartments, 1924
 2500-2512 Biscayne Boulevard., Miami
 Sterling Building (original building - 1928)
 921 -939 Lincoln Road, Miami Beach
 633-637 Washington Avenue, Miami Beach 1930
 ARTICLE in the MIAMI DAILY NEWS AND METROPOLIS
 JULY 19, 1924

FRIDAY, MAY 28, 1926.

ARCHITECTS ARE BUSY

Designers of Cromer-Cassel Store
 Structure Plan Many Other
 Buildings.

ROBERTSON & PATTERSON, the company which prepared plans and co-operated in the construction of the Cromer-Cassel store building, is a firm that is now about two and one-half years old. E. L. Robertson is a native of Mobile, Ala., and received final training in New York City. He has been a resident of Miami seven years and was formerly associated with August Geiger of this city. L. R. Patterson comes from Portsmouth, Ohio. Mr. Patterson is a graduate of the University of Pennsylvania, class of 1910, and has been a resident of Miami for the past 11 years. Before forming the present organization he was connected with the architectural firm of W. C. De Garmo.

Outstanding examples of architecture conceived by this firm are the Dallas Park Apartments, Alhambra Hotel and the recently-completed Alcazar Hotel on the bay front. Individuality and artistic touch is reflected in the newly-built home for James F. Matthews on Star Island, and the residence of Fred Miller at Lemon City, designed by this firm. Numerous apartments and store buildings have been planned by the firm, among which is a 16-family apartment facing City Park and a seven-story building on N. Miami avenue in the 800 block. Plans are now being prepared for a 12-story hotel building that will cost over half a million dollars and will be announced shortly. Plans are also being drawn for a school building to be erected at Arch Creek. Under construction now is a theater in South Miami for Dorn Brothers, also a two-story bank building, for which Robertson & Patterson are the architects.

Mr. Robertson expressed himself recently as being pleased with the building situation, which he said was getting better daily, the trend being toward commercial buildings.

MIAMI DAILY NEWS AND NEWS AND METROPOLIS

E. L. ROBERTSON



E. L. ROBERTSON

Born in Alabama and educated in Mobile, Mr. Robertson served his apprenticeship with George B. Rogers in that city. Completed his studies in New York and worked in several cities as head draughtsman and superintendent of construction. Was supervising architect for the Savannah hotel at Savannah, Ga., and for the Hotel Dempsey in Macon. Practiced as architect in Augusta, Ga., where his design of St. Paul's church gained him recognition. He came to Miami in 1919 and was associated with August Geiger until 1923 when the firm of Robertson & Patterson was formed. Mr. Robertson is a member of the Shrine Patrol, the Civitan club and the Miami Chamber of Commerce.

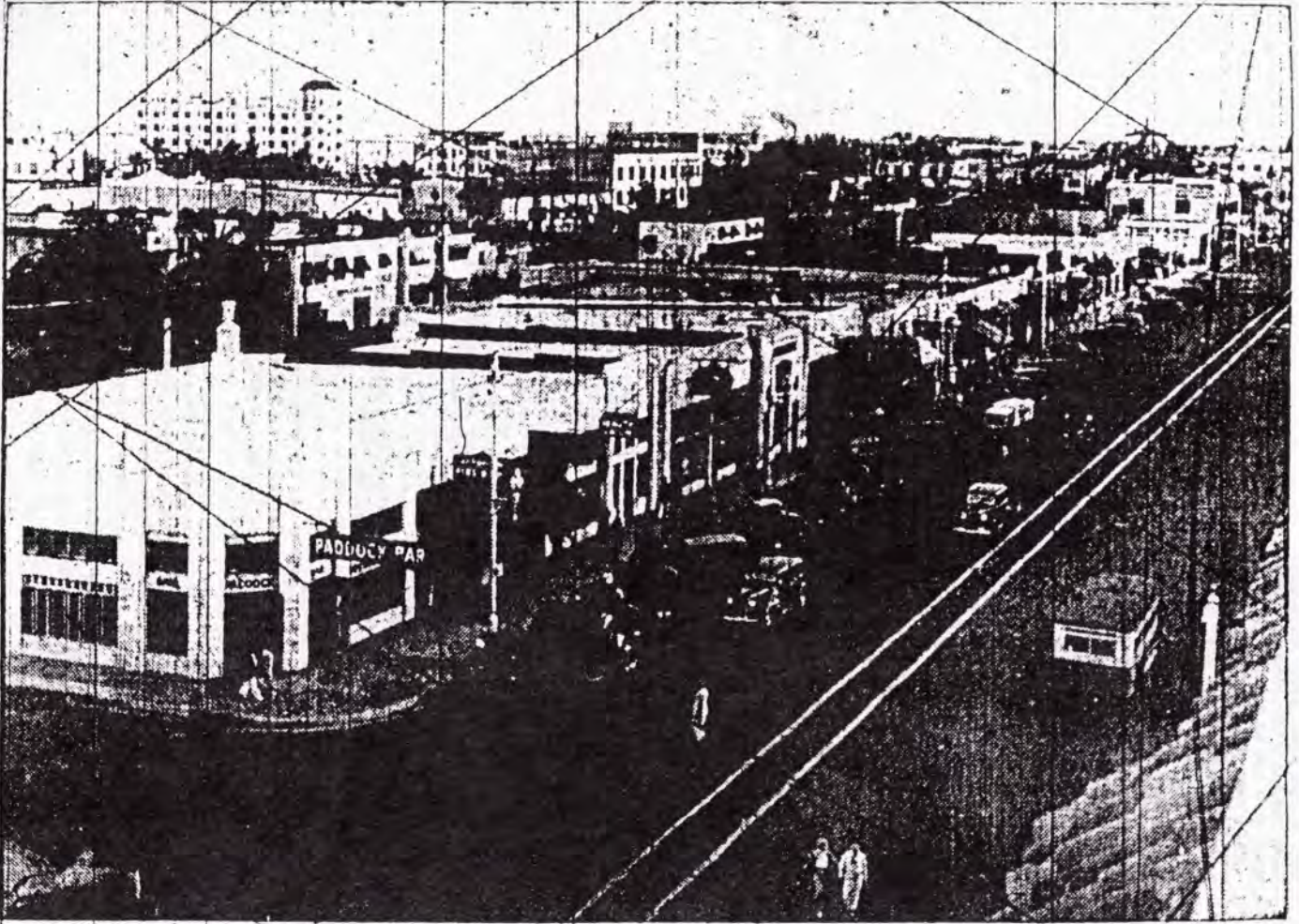
L. R. PATTERSON



L. R. PATTERSON

A native of Portsmouth, O., Mr. Patterson is a graduate of the University of Pennsylvania. His early experience was gained in Ohio, after which he was connected with the U. S. Reclamation Service in New Mexico, as engineer. He came to Miami in 1915 when he was associated with W. C. DeGarmo until 1923 except for such time spent in the service of the United States during the war, emerging with the rank of lieutenant after active service in Haiti and in France. Mr. Patterson is a member of the D. K. E. fraternity, the Masons, the Elks, the American Legion, the Exchange Club, the F. A. A. and the Miami Chamber of Commerce. He is a member of the firm of Robertson & Patterson with offices in the Calumet building, Miami.

PROGRESSIVE FIRMS FOUND IN WASHINGTON AVE., MIAMI BEACH

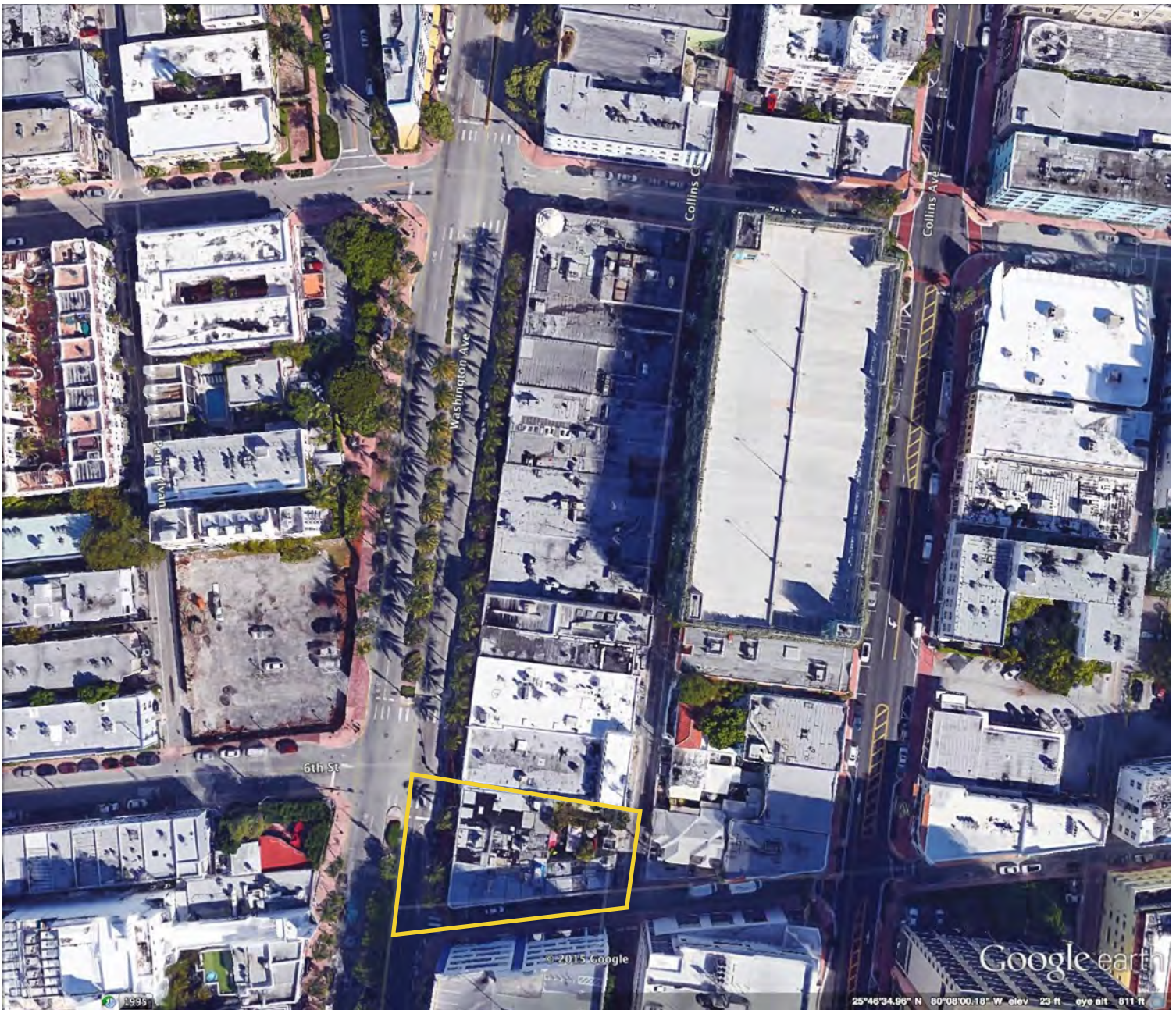


This view in the 600 block, Washington avenue, Miami Beach, shows the modern stores, shops and other establishments that serve the residents of the city and winter visitors. Among the firms that report an unusually active business and are widely patronized are the Capitol Dress Company, 627 Washington avenue, which also has its original store at 244 N. Miami avenue, Miami; the Jacques Beauty Salon, 677 Washington avenue; the Wolfson Realty Company, 663 Washington avenue; the Miami Beach Hardware and Paint Company, 621 Washington avenue; Mamie's Dress Shop, 655 Washington avenue; the Tip Top Bar and Grill, 663 Washington avenue, and the Miami Beach Cycle Company, 623 Washington avenue.

"PROGRESSIVE FIRMS FOUND IN WASHINGTON AVE., MIAMI BEACH

This view of the 600 block, Washington Avenue, Miami Beach, shows the modern stores, shops and other establishments that serve the residents of the city and their winter visitors. Among the firms that report an unusually active business and are widely patronized are the Capitol Dress Company @ 627... the Jacques Beauty Salon @ 677...the Wolfson Realty Co., @ 665...the Miami Beach Hardware and Paint Co., @ 621...Mamie's Dress Shop @ 655...Tip-Top Bar @and Grill @ 663...and the Miami Beach Cycle Company @ 623 Washington."

601 - 685 WASHINGTON AVENUE



601+603+607+611+615 Washington Ave.

RIGHT: ARCHITECTURAL FRIEZE DETAIL @601 WASHINGTON
PHOTOGRAPH by ARTHUR MARCUS (11)





601 - 615 Washington Avenue

ARCHITECT: E. L. ROBERTSON

YEAR BUILT: 1934

DESIGNATION: 'CONTRIBUTING'

This is a very early example of Art Deco monumentality with a careful attention to detail. This highly ornamented early Art Deco corner building was constructed roughly at the same time as addresses 657 - 685 Washington at the northern end of this same block on Washington Avenue with both being designed by the same architect E. L. Robertson. His designs provide very different design directions for buildings that remain related and act as a set of unified bookends for this block. Along with other infill buildings on this block which continue the architectural design quality of the corners this block is among themes noteworthy on Washington Avenue.

TOP PHOTOGRAPH: 2015 CORNER PANORAMA (11)

LEFT: 2015 PHOTOGRAPH ALONG WASHINGTON AVENUE (11)





ABOVE: WALL DETAIL ALONG SIXTH STREET from DECO DELIGHTS by BARBARA CAPITMAN 1988

RIGHT: PROGRESSIVE ARCHITECTURE MAGAZINE, NOVEMBER 1982 by STEVEN BROOKE

Locally noted Architect E. L. Robertson designed these buildings in the early 1930's and which comprise over 50% of the total building frontage on this block. This building is noted in the Miami Beach database as 'Contributing'. Photographs of this building have consistently been lauded as prime examples of the Art Deco style and have been featured in the book 'Deco Delights' by Barbara Capitman, published in 1988 and in the seminal article "Deco Rating" in Progressive Architecture Magazine in November, 1982.

"The Art Deco structures incorporated classical themes, such as Egyptian and Mayan, in a modern context.(4) 'The building forms are angular, simpler than earlier Mediterranean structures, with elaborate surface ornamentation.





The most striking form of ornamentation is the use of bas-relief panels. Some panels utilize geometric patterns, others incorporated stylized forms of tropical birds and plants. In this way, the buildings reinforced the seaside environment promoted to visitors.'

In the 1920's and 1930's this was a stylish neighborhood, with the Blackstone and William Penn Hotels just across the street. The development of these 'stylish' stores was an early attempt to cater to the guests of these higher end hotels. As the newspaper articles which follow state, these efforts by one developer - J.C. Devine - to build out most of this entire city block, was an early version of the shopping center as later developed.

Along Sixth Street above a shorter concrete building is visible behind the original structure. This separate structure occupies a portion of the property behind the original 601-615 building. The window and door openings to this building have been altered over the years. Compare the Sixth Street elevation photograph from 1988 on page 19 with the photograph above. This addition is not historic as can also clearly be verified on the Sanborn Map on page 11 of this report.

The two bays in the original building which currently contain blank concrete block walls and clerestory windows along Sixth Street may be opened up with discussions and approvals from the City of Miami Beach Planning & Zoning Department. These clerestory windows have also been added to this elevation subsequent to the 1988 photograph on page 19. This non-original rear building also has a separate address of 217 6th Street. The photograph below shows the rear (east) elevation along the alley. At the far left is the open-air patio behind part of the 601-615 building.

2015 PHOTOGRAPHS by ARTHUR MARCUS



For entries before 7-1-75, see card #1345)
LOT K1-12 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 615 Washington Ave.
1345-D E.A.R.

ALTERATIONS & ADDITIONS

Building Permits:

METRO ORD. #75-34

RECERTIFICATION DATE 7-14-87

Plumbing Permits:

Electrical Permits:

(For entries before 7-1-75, see card #1345)

LOT 11-12 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 601 Washington Ave.

ALTERATIONS & ADDITIONS

#08287 Acolite Sign 1201-75 / *345-A*

Building Permits:

#22561 7/29/82 F.F. Centurion sign painting 50 sq ft \$150.

METRO ORD. #75-34

RE-CERTIFICATION DATE: 7-14-87

Plumbing Permits:

#72768 - Acolite Sign - Reconnect 12-1-75

Electrical Permits:

#75479-True Electric-2 receptacles, 9 fixtures-5-8-79

LOT 11-12 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 605 Washington Ave. *HEP 11-12 5200 1-1-75*
 (for entries before 7-1-75, see card #1345)
 ALTERATIONS & ADDITIONS *1345-B*
 Building Permits: #19218 Semino Roof/reroof/\$4,500/11-7-80
 Plumbing Permits:
 Electrical Permits:

LOT 11-12 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 609 Washington Ave.
(for entries before 7-1-75, see card #1345)
Air Cond REPAID

ALTERATIONS & ADDITIONS

1345-C

Building Permits:

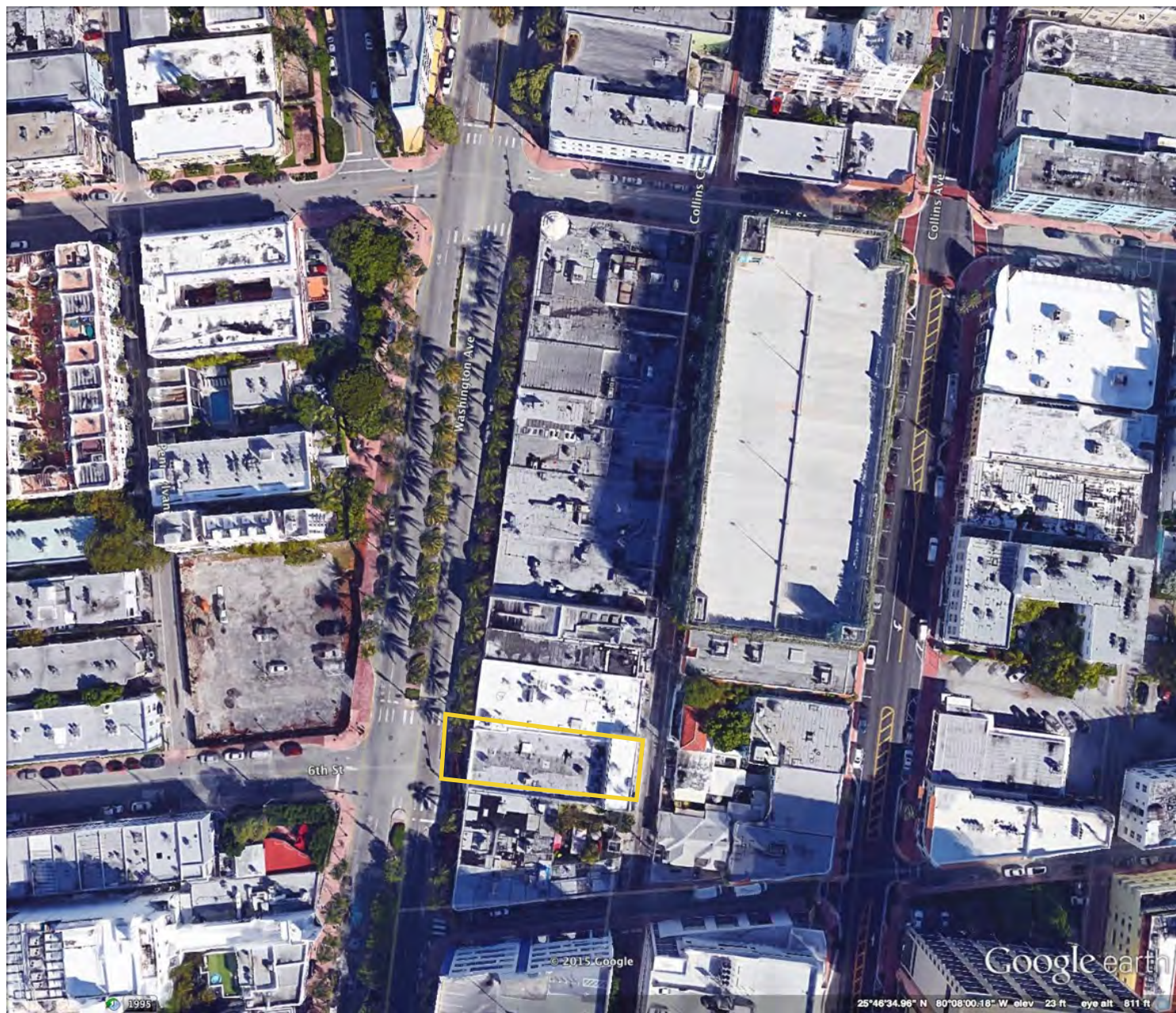
#MO6392 9/14/83 Air cond & Appl - 1½ ton air cond central

Plumbing Permits:

Electrical Permits:

#253

601 - 685 WASHINGTON AVENUE



617 + 619 + 621 Washington Avenue





2) 617 + 619 + 621 Washington Avenue

ARCHITECT: J. Monfils (the Owner)

YEAR BUILT: 1939

DESIGNATION: 'Non-Contributing'

This building has the Owner - J. Monfils listed as the Architect on the Building Card. The building is noted as having been constructed in 1939. Above is a 2015 photograph (1) showing the two storefronts above with knee-walls and door entrances. Below is a photograph of the building from 1995 courtesy the City of Miami Beach Planning & Zoning Department. Note that the building had no decoration on the front elevation at that time. The building is noted as having been rebuilt after a fire in 1948.



Owner J, MONFILS **Permit No. 2049** **Date Dec. 20-1925**

Lot 13 Block 34 **Subdivision OCEAN BEACH #1** **Address 617 - 619 & 621 Washington ave.**

General Contractor Owner **1346** **Address 4203-04-082** **Use STORES**

Architect Owner **Address**

Front 50'0" Depth 105'0" Height

Type of construction C/B/S/ Cost \$ 10,000.00 Foundation Reinf. concrete Roof Comp-

P.V. Plumbing Contractor **Address** **Date**

Plumbing Fixtures **Address** **Date**

Gas Stoves **#12334 - Geo. Wilbraham; 1 water closet and 1 lavatory - Aug. 11-1939**

Gas Heaters **Address** **Date**

Sewer connection **Final approved by** **Septic tank** **Address** **Date**

Electrical Contractor E. Marshall **Address** **Date**

Switch 9 **Range 1 Motors** **Fans** **Temporary service**

OUTLETS Light **HEATERS Water 1** **Centers of Distribution**

Receptacles **Space**

Electrical Contractor E Marshall - 14 light outlets **Address** **Date**

No. fixtures set 10 **Final approved by** **Date**

Date of service

Elec. # 14068: Lyon Electric- 2 switch, 2 light outlets; 2 fixtures - 1 center - Dec. 11-1939

Alterations or repairs **BUILDING PERMIT # 14441- 1 SIGN- 7'6 X 3'4 - (Kodak finishing - #621 Washington ave- August 10 - 1940**

B.L. Riesner Neon Co- **\$ 100.** **August 10 - 1940**

ELECTRICAL PERMIT # 15413- B.L. Riesner- 1 neon transformer- - - - -

PLUMBING PERMIT # 14524 - Leo Hohausner- 1 gas range Rough --OK --Bell-- 11-13-40 - Nov. 12-1940

ELECTRICAL # 17912- State Electric- 1 receptacle - 4 fixtures- Nov. 5, 1941

ORD. #75-34 **DATE: 11-4-87** **24-76**

#254-#255

ALTERATIONS & ADDITIONS

Building Permits:

28411 DEMOLITION --cleaning up after fire-Marks Bros., Corp. - \$1,500..Oct. 8, 1948
 # 28690 Sand blasting - gunite - -R.J. Walters Co. \$ 1,600..Nov. 3, 1948
 BOND #3995
 Arthur's, Inc.
 619-621 Washington: Rebuilding after fire: L. Murray Dixon, architect: Nov. 15, 1948
 621 Wash. P.J. Davis-Smith, contractor: #2 CBS 50' x 100' \$ 15,000.
 619 Washington Flat wall sign - Tropicalites, contr. \$ 300... Jan. 10, 1949
 # 31423 Shelving, bins, booths & Partitions - Owner \$ 500...Nov. 16, 1949
 Painting & wall paper
 # 31531 One roller awning - A. C. Awning Company, contr. \$ 155....Nov. 28, 1949
 # 34408 Rear of store - repair to roof - Peayce Nu-Roof Co. \$ 220... Dec. 1, 1950

Plumbing Permits: # 18307 O. Schweitzer - 1 floor drain, 1 safe waste drain - June 13, 1945

621 Washington # 18325 O. Schweitzer 1 gas range (2 burner) June 22, 1945
 619 Washington # 27537 Levi Plumbing: 2 water closet, 2 lavatory, 2 roof drains - Nov. 24, 1948
 619-21 Wash. # 27567 Levi Plumbing: 1 sand trap additional to permit #27537 --- Nov. 30, 1948
 621 Washington # 33431 Herman March: 1 Sink, 2 Floor drains, 2 Safe waste drains, June 3, 1952
 621 Washington # 33481 Alex. Orr, Assoc. 3 Floor drains, 7 Safe waste drains, June 16, 1952-LR 8-5-52
 621 Wash #42150 Peoples Gas: 1 gas water heater - 2/12/60

Electrical Permits:

Marty's Photos # 20140... Lyon Electric.... 2 motors... March 9, 1944
 621 Washington # 25525 Angler Electric: 7 switch outlets, 3 light outlets, 3 receptacles, 3 fixtures,
 7 space heaters, 3 motors, 1 center of distribution- Dec. 26, 1947
 621 Washington # 26923 Flamingo Electric: 2 motors, 2 centers of distribution August 6, 1948
 617 Wash. Ave. # 27372 Toby Electric: 1 temporary service- Oct. 12, 1948
 619-21 Wash. # 27794 Lowry Electric: 2 switch outlets, 37 light outlets, 12 receptacles, 37 fixtures,
 6 centers of distribution, 1 service equipment Dec. 2, 1948
 619-21 Wash. # 28008 Lowry Electric: 1 temporary service- Jan. 3, 1948
 621 Wash. # 28058 Hill York: 3 motors, 3 centers of distribution - Jan. 10, 1949
 621 Wash. # 28061 Tropicalites: 2 neon transformers - Jan. 10, 1949
 621 Washington # 29332 Angler Electric: 3 Receptacles, 1 Motor, 1 Meter change, August 10, 1949 OK Meginni
 621 Washington # 36731 York Sign Co: 2 neon transformers- June 12, 1952
 621 Wash. # 37662 W.I. Austin Electric: 2 Motors, Oct. 1, 1952

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #03501-Jorge Valdez-Cleaning and paint exterior-\$600-7-3-73

#2814-New Era Refrigeration- 3hp refrigeration-12-3-73-\$4200

#06996-Magnetized Sign-Paint sign on building-\$200-3-14-75

#09126-Snapp Industries-Gunite repair to 1 beam at first floor level-\$1600-5-20-76

#14438-Crown Neon-Washington Produce- Sign 3 x 14-\$805-1-2-79

12-18-80/#90293/remodel to make medical clinic offices upstairs/Grant J. Ostlund/\$20,000

#24252 7/19/83 RLS Steven - reroof 20 sqs to work from alley \$2,100.

Plumbing Permits:

#56706 - Pitsch Plumbing - 1 rgh, 1 set grease trap - 1 rgh, 1 set lavatory - 1 rgh, 1 set sink, 1 pot/2 comp - 1 rgh, 1 set sink 1 comp - 1 heater new installation 11/30/78

#56742-All Star Plumbing- 2 lavatory, 1 laundry tray-12-13-78

1-2-81/#59123/lavatories, 1 residence sink, 1 water closet, 1 new heater installation/Wenzel Plumbing/\$23

Electrical Permits:

#71455-Ocean Electric- 230 amps service-7-22-74

#75248-Crown Neon-Washington Produce- 6 sign tubes, 2 sign transformers-12-79

12-17-80/#76812/40 switch & light outlets, 40 receptacles, 125a amp, 1 range top, 1 water heater, 3.5t air conditioner, 80 fixtures/Viking Electric Inc/\$59

Lot 13 Block 34 Subdivision OCEAN BEACH #1 617, 619, 621 WASHINGTON AVE.

ALTERATIONS & ADDITIONS

Building Permits: #38688 Neon flat wall sign reading "KAPLANS KOSHER FOOD MARKET": York Sign Co: \$ 195: June 12, 1952

619 Washington ave: #51358 Air Conditioning (One 1-ton Unit) Owner (Charlet) \$ 200: Sept. 4, 1956

621 Wash. #54203 Sam Magazine: 1-3 HP & 1-2 HP Built-Up Systems - \$2000.00- 8/14/57 OK 1/9/58 Flaag

619 Wash. #74569 Palmers Roofing Co.: Reroofing - \$1400 - 8/10/65 OK Brown 9/2/65

#1372 - Cool Town - air cond central 1-8 $\frac{1}{2}$ ton 10/15/70

619 Washington

Plumbing Permits: #36430 Service Plumbing: 1 gas range..... 1 gas range..... October 4, 1954 OK, Rothman 10-4-54

621 Wash. #46089 Serota Plumbing: 1 down spout-roof drain. 9/1/67.

#621 Electrical Permits: # 36792 Austin Electric: 20 Fixtures, 6 Appliance Outlets, 2 Fan Outlets, 4 Centers Kaplan Meat Mkt. of Distribution, 2 Motors (1 HP), 4 Motors (1-5 HP): 6/18/52 OK, H. Rosser, Feb 13, 1953

#621 Kaplan Meat Mkt. #37663 W.L. Austin Electric: 2 Motors: Oct 1, 1952 OK, H. Rosser, Feb. 13, 1953

#621 " " #38375 W.L. Austin Electric: 1 Switch Outlet, 1 Receptacle, 1 Light Outlet, 8 Fixtures, 1 Motor (1 HP): Dec 23, 1952 OK, H. Rosser, Feb 13, 1953

#621 # 39964 Hart Electric: 1 Motor, July 22, 1953 - OK, Al Flaag, 10-22-53

43353 Elder Electric: .8 fixtures in show case.... 11-5-54 OK, Rosser 11-5-54

621 Washington Ave #XX333X #46469 Emanuel Electric: 1 appliance outlet, 1 motor January 3, 1956 - OK, Fidler 1/9/1956

621 Wash. #50784 E & E Elec: 2 switch outlets, 2 light outlets, 2 fixtures, 3 motors (1HP), 2 motors (2-5HP September 3, 1957 OK 11-14-57 Fidler

LOT: 13 BLOCK: 34 SUBDIVISION: 1346 ADDRESS: 617-619 & 621 Washington

ALTERATIONS & ADDITIONS

BUILDING PERMITS

#29849 2/11/87 Melvin S. Rosenberg remove 18" wide overhang across front of bldg \$1,200.
 1) special inspect required 2) engineers cert required prior to final inspect and approval
 #M08873 - International Equipment Co. - Duck Work Only - 4-21-87

PLUMBING PERMITS # 63207 4/2/87 Fla Gas Service -1 gas piping (no baking)

ELECTRICAL PERMITS

BUILDING PERMITS: #SB881364 - 8-9-88 - Owner - Interior minor repairs only - \$500.00

617 - 619 - 621 BUILDING CARD 6

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.
8-9-88		INTERIOR MINOR REPAIR ONLY	\$1500.00				SB 88136

(For entries before 7-1-75, see card #1346)

LOT 13 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 621 Washington Ave.

ALTERATIONS & ADDITIONS

Building Permits:

#89687-Domingo E. Gidi-Remodel existing store-\$3,000-9-15-78
 #89739 - Schlesinger & Assoc - interior remodeling - \$25,000. - 11/30/78
 12-24-80/#M04989/1-10kw central heating, 1-4 central air/Igloo Air Conditioning/\$45
 #23701. 4/14/83 Pasko Painting patching, painting white color only \$1,000.

Plumbing Permits:

#56541-All Star Plumbing-1 floor drain, 8 lavatory, 3 water closet, 1 indirect wastes, 1 heater-new installation-10-13-78

Electrical Permits:

LOT 13 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 617 Washington Ave.
 (for entries before 7-1-75, see card #1346)

ALTERATIONS & ADDITIONS

1346-A

Building Permits: #MO7215 3/22/85 Polar Refrigeration 2 units 5 ton refrigeration (1-3 hp, ref. unit, 1-1,1½ hp

Plumbing Permits:

Electrical Permits:

(for entries before 1-1-75, see card #1340)
 LOT 13 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 617 Washington Ave.
FLOOR ONE

ALTERATIONS & ADDITIONS

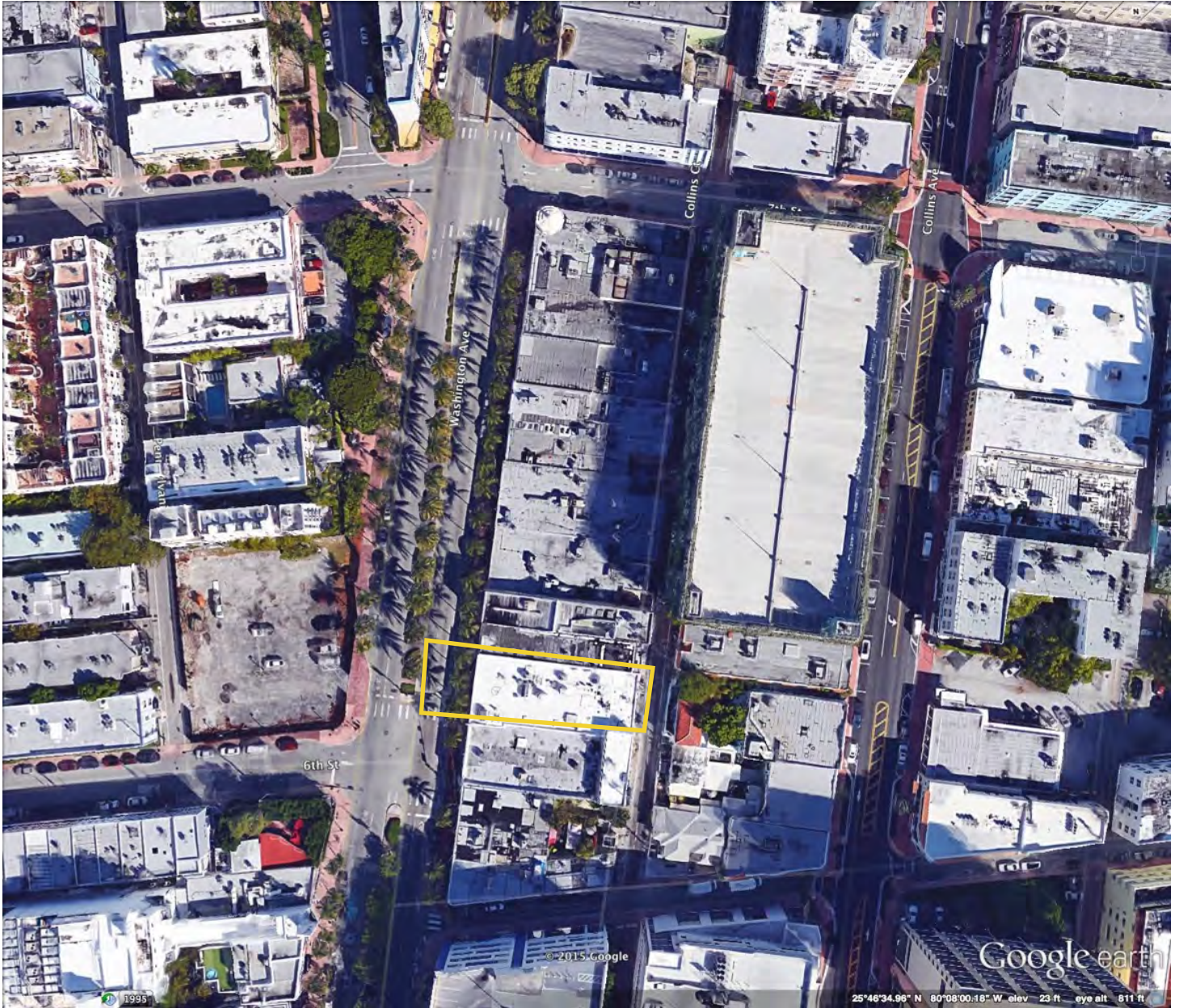
1346-A

Building Permits: #MO7215 3/22/85 Polar Refrigeration 2 units 5 ton refrigeration (1-3 hp, ref. unit, 1-1, 1½ hp)

Plumbing Permits:

Electrical Permits:

601 - 685 WASHINGTON AVENUE



623 - 625 Washington Avenue

ADDRESSES: 655 - 669 641-647 633-637 623-625 617-621 601-615





ABOVE: 1995 courtesy CITY of MIAMI BEACH PLANNING & ZONING DEPARTMENT
BELOW: 2015 by ARTHUR MARCUS

623 - 625 Washington Avenue

ARCHITECT. JOHN A. BRADLEY
YEAR BUILT: 1926
DESIGNATION: 'CONTRIBUTING

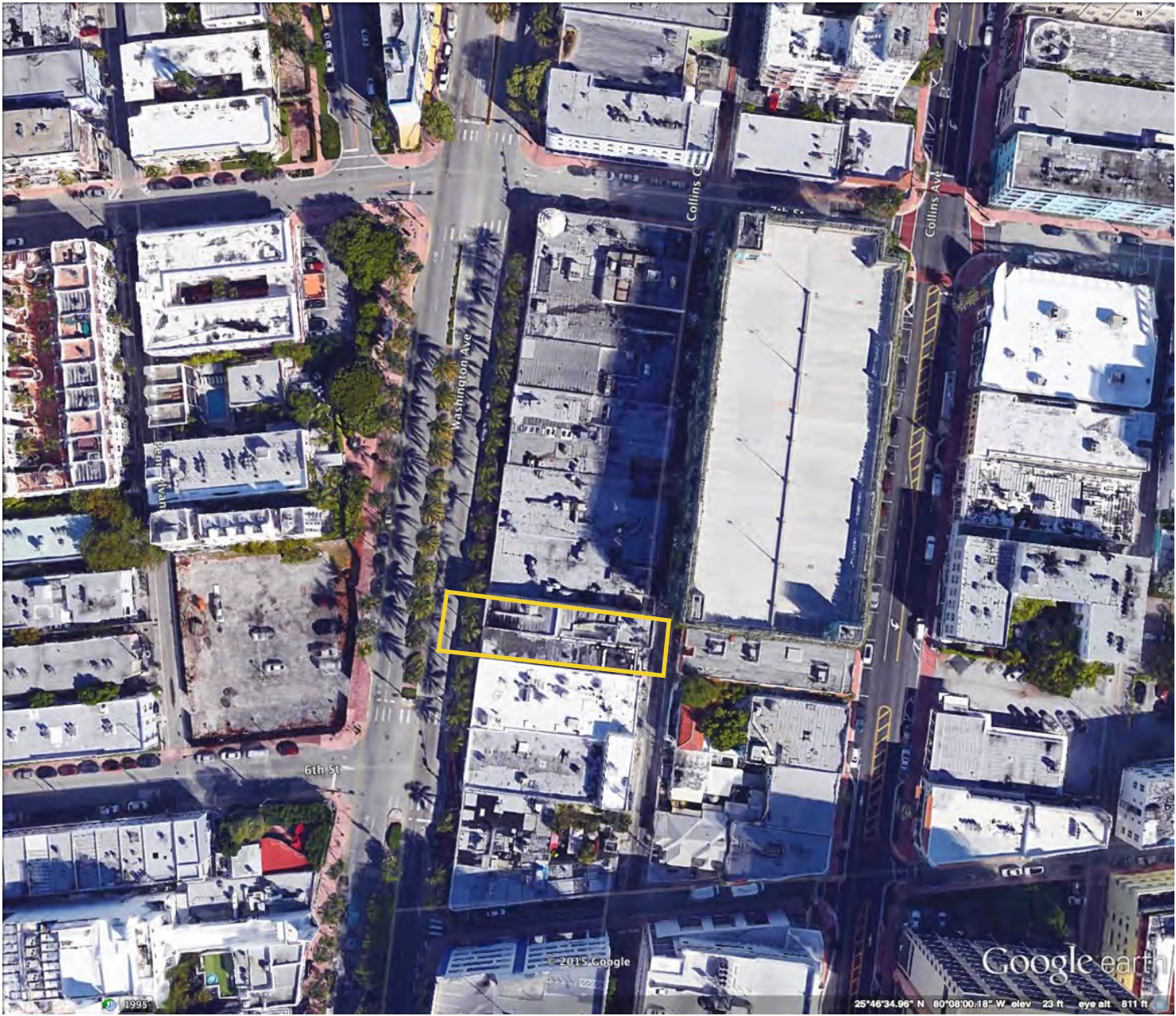
This building is listed on the Building Card as being designed by the Architect John A. Bradley, who practiced architecture from the 1920's through the 1940's with several completed buildings on Miami Beach. Bradley is noted to have designed five buildings in the Historic Data Base from 1926 to 1958, as compiled by Richard Rickels in 1992 for the City of Miami Beach. He seemed neither noted nor prolific.

A detail which helps to identify the building is the horizontally-protruding vertical concrete divider between the 621 building and the 623 building on the Washington Avenue elevation. This is visible in the circa 1960 photo above as well as in the 2015 photograph below.

There was no Building Card available for this building from the City of Miami Beach Building Department / Records Desk or from the RuskinArc / MDPL Database website



601 - 685 WASHINGTON AVENUE



633 - 637 Washington Avenue



633 - 637 Washington Avenue

ARCHITECT. ALEXANDER LEWIS
YEAR BUILT: 1930
DESIGNATION: 'CONTRIBUTING
STYLE: VERNACULAR

Despite appearances, this one story commercial building was constructed as a single one story structure in 1930 for a total cost of \$12,000.00..

The second floor was added to the 637 portion in 1955 according to the Building Card to provide living quarters above the store.

This building was designed by the the Architect Alexander Lewis in 1930 according to the Building Card. Lewis practiced as an Architect during the 1920's and 1930's in Miami Beach and Miami. His completed buildings include the first generation of the Sterling Building on Lincoln Road (also originally owned by Taradash Properties as is 633-637) and the Wolpert Apartments in Miami.

The most distinguishing architectural characteristics of 633 Washington are the vertical fluted pilaster columns currently painted turquoise color and which frame a symmetrical recessed storefront entrance designs. The second story above the 637 building is not original to the building and was added in 1959 according to the Building Card. This second level was originally built to contain residential quarters. Refer to page 3 of the Building Card.

637 Washington Avenue was also the home for many years of the Art Deco Welcome Center of the Miami Design Preservation League. These historic photographs are circa 1960's.



[illegible]

Building Permits:

#81870 Bohnert Roofing & Supply Co. re-roof 33½ square's \$1865.00 2/5/69

ZONING BOARD OF ADJUSTMENT-FILE NO: 736 - PERMISSION TO CONVERT A PORTION OF THE SECOND FLOOR OF BUILDING INTO AN APARTMENT OF 1 BEDROOM AND TO WAIVE THE REQUIRED 1 PARKING SPACE. GRANTED - SEPT. 3, 1971

#04557-Daniels and Associates-Electric wall sign-\$300-11-12-73

#07857-~~1~~ 637 Washington Ave-Openings for 3 windows-\$100-8-26-75

#3361-633 Washington Ave-Stein Hardware-Air Cond. & Appl. Center- 10 ton central a/c-\$3400-8-26-75

673 Washington Ave-#15018-Art Craft, Inc.-Painted sign on front wall of building-\$100-5-17-79

#19034 C.V. Roofing/roof repair/\$2,000/10-8-80

#29024 Andrews Roof - reroof 37 sq \$6,325.

Plumbing Permits:

#10125 Remodelling old Cafeteria for Nathan Rosenthal
Sam Levine, contractor
Sign - Neon Sign & Display Mfgs:
Ventilating Hoods - Robbins Sheet Metal Co:
Remodelling: Master Bilt Corp: Henry Hohenauer, arch:
Addition of Garbage Room: Masterbilt Corp:
Awning: Acme Awning Company
SIGN E.L. Reilsner
Roofing: Giffen Roofing Co:
Repair Front: Wm. S. Green, contractor:
Refrigeration installation: Emergency Refrigeration Serv
Erecting wall signs: Van Dyk Sign Co:
Repairs to Roof: Ideal Roofing Co:
Remodeling store front: Owner builds
Flat wall sign: Tropicalites
Twin City Glass Co: remodel front
637 Wash. Ave #48673 Levine Construction Co: Rework present building to create a store room & 1-2 bedroom, 2 bath apt on the 2nd floor
Alexander Lewis, Architect, Gerald Spolter, Eng- \$12,000.00 - July 17, 1959 OK 12/11/59 Cox
637 Wash. #65470 Electro Neon Sign Co., Inc.: 6'x7' roof sign, GLENN PAINTS, SILVER PAINT CO. - \$1200. - 7/27/61
633 Wash. #74323 Airko-Air Conditioning Co.: One 5-ton a.c. unit - \$1500 - 6/28/65 OK APLAag 7/12/65
633 Wash. #74868 Foldown Awings: 8 x 8 alum awning - \$160 - 9/29/65
637 Wash. #74942 Airko Air Cond. Co.: Two 4-ton pkg. AC units - \$1400 - 10/7/65 O.K. A Plaag 11/16/65
637 Wash. #75295 Twin City Glass Co: Replace two doors with tempered glass, alum frames, \$500. - 11/19/65 OK BROWN 12/17/65

Plumbing Permits:

#10257 Herman March: 6 Fixtures (no gas) July 29, 1937
#10330 Herman March: 6 Fixtures, 1 Gas stove: 5 Gas Heaters, August 25, 1937
#10362 Herman March: 3 Fixtures, 1 Gas: September 10, 1937
#12574 Joe Belnecker: 4 Water closets: 2 Lavatories, 2 urinals, 3 floor drains: 10-18-1939
#17848 Dick Crawford: 3 Sinks, 3 Grease traps, 1 floor drain 4 Safe waste drains,
2 steam tables, 1 coffee urn, 1 potato peeler, Aug. 18, 1942
#18080 O. Schweitzer: 1 Sink, 1 Safe waste drain: Feb. 8, 1945
#18107 O. Schweitzer: 1 outside shower, 3 floor drains, 1 gas water heater, Feb. 23, 1945
#31960 Service Plumbing Co: 1 Gas photo dryer: July 9, 1951 Rough & final OK 7/9/51 Rotman
#37663 Leo Mohauer Plumbing: 1 water closet, 1 lavatory December 19, 1955
#37 Washington #41763 Bell Plumbing: 2 water closets, 2 lavatories, 2 bathtubs, 1 sink, 1 laundry washing machine,
1 gas range, 1 gas water heater, 8/24/59 OK 12/5/59

Electrical Permits:

#69218 - Ocean Elect. - 4 switch, 6 ligh outlets - 1 space heaters bath - 1 rang
outlets - 2 refrigerator outlets - 4 appliance outlets - service 100A
1 time clock 10/28/71

#70957-Daniels & Assoc- 12 sign tubes-11-12-73

#81609 12/9/86 Network Security 1 burg masters, 7 devices

DATE ISSUED	PROCESS NO.	PROPOSITION	WORK	CUMULATIVE	APPRAISED BLDG.	BUILDING PERMIT NO.
<p style="text-align: center;">COASTAL CONTROL ZONE CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED</p>						
<p>CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139</p> <p style="text-align: center;">DEPARTMENT OF PLANNING</p> <p style="text-align: center;"><i>P.G. - Eng. for Bldg. Card</i> JAM June 22 1989</p> <p>TO: PAUL GIOIA BUILDING DIRECTOR</p> <p>FROM: JUD KURLANCHEK PLANNING AND ZONING DIRECTOR</p> <p>SUBJECT: FILE NO. 1531J ART DECO WELCOME CENTER 637 WASHINGTON AVENUE</p> <p>At the June 13, 1989 meeting, the Design Review Board and Historic Preservation Board granted final approval of the above noted project subject to the following conditions:</p> <ol style="list-style-type: none"> 1. The design of the building entry shall meet the South Florida Building Code, provide handicapped accessibility, and be constructed in a manner which preserves the symmetrical configuration of the front facade. 2. Plans shall note the use of architectural lighting and lighting at the rear of the property. <p>In order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for the subject property. If the building permit is not issued within one (1) year of the meeting date (June 13, 1989) Design Review Board approval will become void.</p> <p>Thank you for your assistance in this matter.</p> <p>JK/JD drblct\ardcpg</p> <p style="text-align: right;">BUILDING DEPARTMENT 89 JUN 22 1989 CITY OF MIAMI BEACH</p>						

DEPARTMENT OF PLANNING

TO:

PAUL GIOIA
BUILDING DIRECTOR

FROM:

JUD KURLANCHEK
PLANNING AND ZONING DIRECTOR

SUBJECT:

FILE NO. 1531J
ART DECO WELCOME CENTER
637 WASHINGTON AVENUE

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JK/JD
drblet\ardcpg

P.G. - Eng. for Bldg. Card
JAM
CITY HALL
1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7650

JUN 22 1989

June 20, 1989

BUILDING DEPARTMENT
JUN 22 1989
CITY OF MIAMI

BUILDING PERMITS: #32048 - 3-28-88 - Gabriel Dominguez - Interior painting - \$2,200.00 ✓
 #31940 - 3-30-88 - Jomaco of Miami Inc. - Exterior painting - \$800.00 ✓
 #M8801072 - Chanin Air - 1 10kw Central heating, 1-4ton A/C central - 6-20-88 ✓
 #SB881528 - 9-7-88 - Gabriel Dominguez - Fire damage repair - \$1,000.00 ✓
 #M8800069 - Chanin Air - 1-10kw Central heating, 1-4ton A/C central - 10-17-88 ✓
 #5430-Certificate of Occupancy - Dennis Wiss (Photo Studio) - 12-9-88 ✓
 #BS891591 - 7-25-89 - I.M.B.D.C. - 20 SF neon sign "White Light Images" - \$4,920.00 ✓
 #B8900338 - 7-25-89 - I.M.B.D.C. - 4 Windows, awnings, see comments - \$14,734.00 ✓

ELECTRICAL PERMITS: #83190 - Accord Electric - 4 Switch outlets, 4 light outlets, 24 fixtures track - 5-2-88 ✓
 #83210 - Electronic Control Eng. - Burglar alarm, 6 devices - 5-4-88 ✓

BUILDING PERMITS: #31858 - 2-22-88 - Dean Perkins - Reroof 32 sqs. - \$8,400.00 ✓

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.
2-28-88		REBOOT 32 SPS	\$8,400.00				31858
3-28-88		INTERIOR PAINTING	\$2,200.00				32048
3-31-88		EXTERIOR PAINTING	\$800.00				31940
9-7-88		FIRE DAMAGE REPAIR	\$1,000.00				32881528
7-25-89		4 WINDOWS AWNINGS SEE COMMENTS	\$14,734.00				32900338
7-25-89		205F NEON SIGN "White Light Images"	\$4,920.00				32891591