

1700 CONVENTION CENTER DRIVE
TELEPHONE: 673-7550

DEPARTMENT OF PLANNING

March 16, 1989

TO: PAUL GIOIA
BUILDING DIRECTOR

FROM: JUD KURLANCHEEK
PLANNING AND ZONING DIRECTOR *(Signature)*

SUBJECT: DESIGN REVIEW FILE NO. 1474
637 WASHINGTON AVENUE

Ext
JAM
3-20-1989

At the March 14, 1989 meeting, the Design Review Board granted final approval of the above noted project subject to the following conditions:

1. The applicant shall redesign the rooftop planter to provide sufficient soil, irrigation, and drainage to sustain plant material and submit the plans for staff approval. Plans shall also note the type of plant material. The Board suggested the applicant study other buildings with roof planters before submitting plans for permit.
2. Vandal proof lighting shall be provided to illuminate the alleyway in the rear of the property.

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 (March 14, 1989) Design Review Board approval will become void.

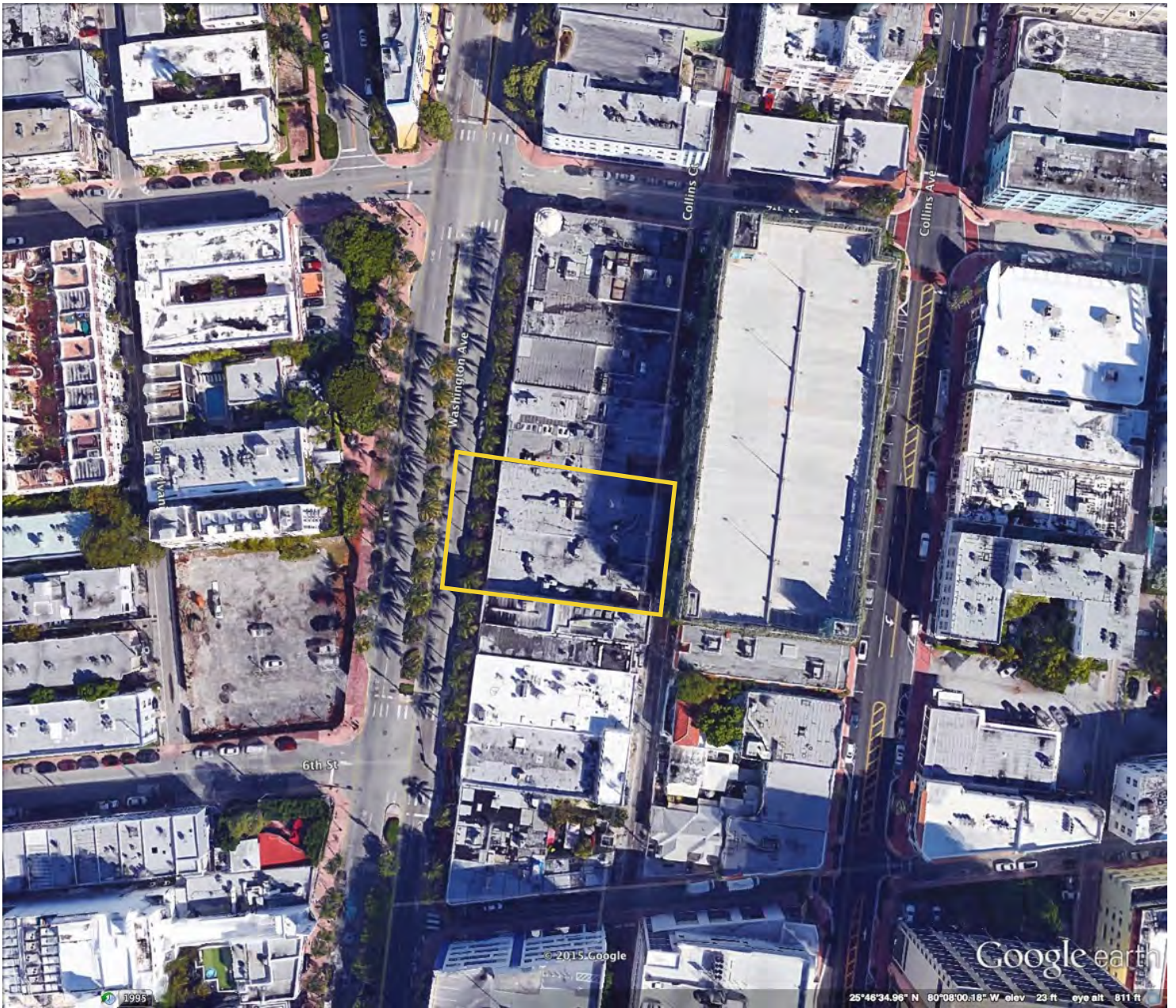
Thank you for your assistance in this matter.

JK/JD

Electrical Permits:

9209 Jones Electric Co: 15 Switch outlets, 30 Light outlets, 5 Receptacles, 4 Motors,
 20 Fixtures, 2 Centers of distribution, August 27, 1937
 TIMES SQUARE
 # 9415 B.L. Reischer: 6 Neon transformers: September 27, 1937
 # 9808 Ace Electric Co: 3 Neon transformers: November 8, 1937
 Mitchell Tours: # 9944 Jones Electric: 2 Switch outlets, 4 Receptacles, 1 Neon transformer: Nov.20, 1937
 ruit Mkt #10049 Ace Electric: 1 Neon transformer: December 2, 1937
 #10645 Griffin Electric: 2 Light outlets, 1 Motor, February 24, 1938
 #10734 Griffin Electric: 8 Light outlets, 2 Receptacles, April 1, 1938 Final OK 4/8th
 Pimes Square#13570 Griffin Electric: 12 Light outlets, 10 Receptacles, 8 Motors, 5 Neon Transf: 10/19/1939
 Pimes Square#17528 Neon Sign & Display: 2 Neon transformers: August 26, 1941
 Pimes Square#18796 USAAF TTC 5 Light outlets, 5 Fixtures, 15 Motors, 15 Centers: Aug. 27, 1942
 uper Mkt #20939 Straw: 3 Switch outlets, 3 Light outlets, 3 Receptacles, 65 Fixtures, 5 motors,
 5 Centers of distribution: March 8, 1945
 #21275 Ace Electric: 1 Switch outlet, 1 Motor, September 5, 1945
 #22335 Lyon Electric: 2 Switch outlets, 2 Light outlets, 2 Fixtures, 4 Motors, Mar.13,1946
 #25971 Lyon Electric Co: 1 Motor, March 10, 1948
 #28210 East Coast Electric: Violations --- February 2, 1949
 #33893 Angler Electric: Violations: April 20, 1951
 #34493 Tropicalites: 2 Neon transformers: July 17, 1951
 #46476 A B C Neon Sign Co: one neon transformer January 3, 1956
 46727 Ace Electric Service: 1 switch outlet, 5 receptacles, 13 light outlets, 15 fixtures,
 1 center of distribution, 1 service-equipment February 3, 1956 OK, Fidler 2/8/56
 #637 # 54364 Gray & Co. 22-sw out+ 33 rec. 24 light out: 24 Fix: 1 ref: 1 iron: 2 space heater: 1 range
 outlet; 1 Appl.: 5 center of dis.: 1 service equip: 4 motors IHP. 10/20/59 OK 1/19/60 Fidler
 #637 #57094 Electro Neon Sign Co., Inc.: 2 neon transformers; 1 motor, 0-1 hp - 7/27/61
 #633 #59214 Jonesey Elec. Co.: violation - 1/8/63
 #637 #62865 Industrial Elec. Maint: 2 motors, 2-5 hp; 1 serv. equip. 10/27/65

601 - 685 WASHINGTON AVENUE



641 - 647 Washington Avenue

ARCHITECT:	OWNER - J. C. DEVINE
YEAR BUILT:	1925
DESIGNATION:	'CONTRIBUTING
STYLE:	SPANISH MEDITERRANEAN

PHOTOGRAPH circa 1960

641 - 647 Washington Avenue

One of the earliest constructed buildings on this block, this one story commercial structure exhibits a transitional design. It combines classically inspired decorative elements such as the vertical columns with flowered capitals supporting the molded horizontal bands along with the spanish tile decorative roof at the front parapet.

2015 PHOTOGRAPHS by ARTHUR MARCUS



#647 ATLANTIC PRINTERS

Owner J. C. DEVINE

Mailing Address

Permit No 1592

Cost \$ 10,000.00

Lot 16 Block 34

Subdivision OCEAN BEACH
ADDN #1

Address 641, 643, 645, 647 Washington Avenue

General Contractor J.C. Devine (owner)

1349

Bond No. 4203-04-086

Architect

Engineer

Zoning Regulations: Use BB

Lot Size 50 x 130

Building Size: Front 50'

Area 19

Height 12'

Stories 1

Certificate of Occupancy No.

Use

Type of Construction Fire Proof

Foundation Concrete

Roof ?

Date Nov. 17, 1925

Plumbing Contractor

4 Fixtures and

Sewer Connection 1

Date Dec. 21, 1925

Plumbing Contractor

#11076 O. Schweitzer -- 1 Sand Trap & 3 Cleanings

Date June 22, 1938

Water Closets

Bath Tubs

Floor Drains

Lavatories

Showers

Grease Traps

Urinals

Sinks

Drinking Fountains

Gas Stoves

Gas Heater

Rough Approved

Gas Radiators

Gas Turn On Approved

Septic Tank Contractor

Tank Size

Oil Burner Contractor

Tank Size

Sprinkler System

Electrical Contractor

Address

Date

Switch

Range Motors

Fans Temporary Service

OUTLETS

HEATERS

Centers of Distribution

Light

Water

Space

Receptacles

Refrigerators

Sign Outlets

Irons

Sign Outlets

No. FIXTURES 13

Electrical Contractor

Date Jan. 6, 1926

FINAL APPROVED BY

Date of Service

ALTERATIONS OR REPAIRS

#257-A-B-C

METRO ORD. #75-34
CERTIFICATION DATE: 12-22-37

Building Permits:

#1071 - Air Conditioning & Appliance - type 1349 - air cond wind - 2 - 14,000 4/23/70
#13420-Owner-Exterior painting ceiling repairs-\$500-7-11-78
#22346 6/11/82 F.F. Centurion paint front 32b \$800.
#24937 1/17/84 owner interior paint exterior paint white only \$300.
#91243 4/23/84 Alfaro Assoc - structure repair & remodel as per eng plans (church max 66 occupancy) \$2,000.
(requires special inspector and certification prior to reissue of C.O.)

Plumbing Permits:

LOT 16 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 647 Washington Ave.

Dr. Coors Face

ALTERATIONS & ADDITIONS
1349-C

Building Permits:

MECHANICAL PERMIT# 3678- J & T Air Conditioning 1 Air Conditionog 2hp 29,000 \$7.20 7-1-76

Plumbing Permits:

Electrical Permits:

1-13-81/#76851/4 switch outlets, 5 light outlets, 10 receptacles, 150amp/Ocean Electric Co./\$19.50

LOT 17 BLOCK 34 SUBDIVISION ADDRESS 651 Washington Ave.
(for entries before 1974, see card #1350) Ocean Beach #1
CHIKOPOLIST

ALTERATIONS & ADDITIONS

1350-A

Building Permits:

Plumbing Permits:

Electrical Permits:

3806 Remodeling: Robertson, architect: Owner builds: 3,000.00 May 13, 1930
 #11197 Remodeling for Restaurant & Juice stand: 100.00 May 26, 1938
 #14591 Changing store front: Max Shlaifrock, contractor: 500.00 Sept. 10, 1940
 #14882 Sign for PARADISE RESTAURANT 42.00 Oct. 23, 1940
 #18202 Shelving, etc. Owner 50.00 April 7, 1944
 #18972 Painting (Day labor) 50.00 Sept. 18, 1944
 #21029 Painting, Shelving & Racks: Day labor: 300.00 Oct. 18, 1945
 #21215 Roller Awning: A.C. Awning Co: 170.00 Nov. 5, 1945
 #21044 Painting, etc: owner 200.00 Oct. 22, 1945
 #26125 Painting: New Glass Blocks (approx 36 new blocks) Owner 200.00 Nov. 18, 1947
 #27110 Painting & Remodeling: Owner 200.00 April 28, 1948
 #27561 Remodeling for new kitchen: 1,000.00 June 16, 1948
 #33359 AIR CONDITIONING: 5-tons- S.L. Hamilton, eng: 2,000.00 Aug. 18, 1950
 #35202 Re-roofing: Bohnert Sheet Metal & Roofing Co: 1,000.00 Feb. 20, 1951
 #36743 New Window and Misc repairs: Owner 200.00 Sept. 5, 1951
 #645 Washington One flat wall sign: Tropicalites: 250.00 Nov. 15, 1951
 643 - 685 Wash by owner: Painting 200.00 Nov. 14, 1955
 643 Washington A B C Neon: Painted wall sign no neon 50.00 ~~Box Jan. 3, 1955~~
 643 Washington Owner (J. C. Devine Properties): Partial exterior painting 25.00 August. 30, 1961
 #647 Wash. 67466 Syjack Construction Co.: Rework front entry - \$150. - 6/19/62 Work Comp. 12/28/62 - LML
 #647 Wash. #67778 Owner: interior wood partitions, 3/4 ceiling height painting & minor repairs - \$500. 8/3/62 OK Saperstein 8/6/62

Plumbing Permits:

11019 Schweitzer: 2 Fixtures (no gas) May 27, 1938 Gas OK Farrey 6/24th
 # 12273 Stolpmann: 1 Catch Basin, July 27, 1939
 # 12472 Dulbs : 2 Water closets: 2 Lavatories : Sept. 22, 1939
 # 12532 Dulbs : 1 Water closet: 1 Lavatory : October 9, 1939
 # 16773 Herman March: 1 Gas range: Sept. 21, 1942
 # 17532 Stolpmann: 1 Sand trap, April 1, 1944
 # 17759 O. Schweitzer: 1 Gas 3-burner griddle: 1 Gas steam box: Oct. 1, 1944 PERMIT RETURNED 11/17/44
 # 17849 O. Schweitzer: 2 Safe waste drains: 1 Gas range: 1 Gas water heater: Nov. 8, 1944
 # 18954 Dulbs: 4 Safe waste drains: Dec. 18, 1945
 # 19281 Serota: 1 Gas range: 1 Gas water heater: Reconnect 1 steam table: Feb. 12, 1946 OK
 # 26633 Serota: Increasing Gas Service: to 2 inch - May 19, 1948: O'Neill-2/14/4
 # 26815 Serota: 3 Sinks, 2 Safe waste drains: 4 Gas ranges: 1 Coffee urn: June 21, 1948
 # 30165 Hurst Drilling & Equipment Co: One 2-inch Well: July 25, 1950 Gas OK O'Neill 5/21/1948

Electrical Permits:

1549 - 40 outlets, 3 Fans, May 13, 1930
 # 1656 10 Fixtures, July 10, 1930
 Brill - - 2 Switch outlets, 5 Light outlets, 2 Receptacles, Nov. 2, 1938
 #11699 McLeomore - 4 Receptacles, 4 Motors, 1 Center of distribution: July 12, 1939
 #13005 Lavigne Electric: 3 Switch outlets, 3 Light outlets, 16 Receptacles, 15 Fixtures
 #13505 3 Centers of distribution: Oct. 10, 1939 Final-Linc. Brown 11/1/39
 #13816 Lavigne: 6 Switch outlets, 19 Light outlets, Nov. 16, 1939
 #15672 Max Belin: 3 Switch outlets, 1 Fan outlet: July 23, 1942
 #18740 Lyon Electric: 1 Neon transformers: Dec. 22, 1947
 #25514 Tropicalites: 1 Center of distribution: April 28, 1948
 #26199 Astor Electric: 3 Switch outlets: 9 Light outlets: 9 Fixtures: 5 Motors,
 # 26643 Lyon Electric: 4 Centers of distribution, 1 Service-temporary, 1 equipment service
 Final OK--Woodmansee 12/2/48 June 29, 1948
 #29712 Lyon Electric: 2 Centers of distribution, 2 Motors, Oct. 4, 1949 OK Meginnss 10/1
 #31852 Hill York Corp: 3 Centers of distribution: 1 Service: July 27, 1950 OK-Rosser 10/25
 #31853 Hill York Corp: 1 Temporary service: July 27, 1950
 #35524 Tropicalites: 2 Neon transformers Nov. 15, 1951
 #38795 Lyon Electric Co: 4 Motors, Feb. 23, 1953 OK 3/2/53 Rosser
 #40244 Lyon Electric Co: 20 Fixtures: Aug. 26, 1953 OK 8-27-53 Rpsr
 #54317 Astor Electric: 1 motor 0-1 HP, 10/7/59 OK 10/26/59 Newbold
 #55749 Astor Elec: 4 receptacles, 3 light outlets, 3 motors 0-1 HP, 9/12/60
 #647 Wash. #58367 Astor Elec Service, Inc.: 2 switch outlets; 4 receptacles; 5 fixtures - 6/20/62
 #647 Wash. #58487 Astor Elec Serv Inc.: 1 switch outlet; 2 receptacles; 2 fixtures; 1 motor, 0-1 hp; 1 motor, 2-5 hp - 7/17/62
 #643 Wash. #61775 Lyon Elec.: 1 violation - 12/1/64

LOT 16 BLOCK 34 (for entries before 1972, see card #1349) ADDRESS 645 Washington Ave

SUBDIVISION Ocean Beach #1 NOVEL WEST FRUIT

ALTERATIONS & ADDITIONS

1349-B

Building Permits: 12-10-80/#19410/reeroof/Semino Roofing/\$3,500

Plumbing Permits: #61593 6/12/84 Manuel Fuentes Plumb - 2 rgh, 2 set lavatory, 1 rgh, 1 set urinal, 2 rgh, 2 set water closet

Electrical Permits: #79839 11/5/84 Victoria Elect.- 42 fixtures, 4 gan paddle

257-A.B.C

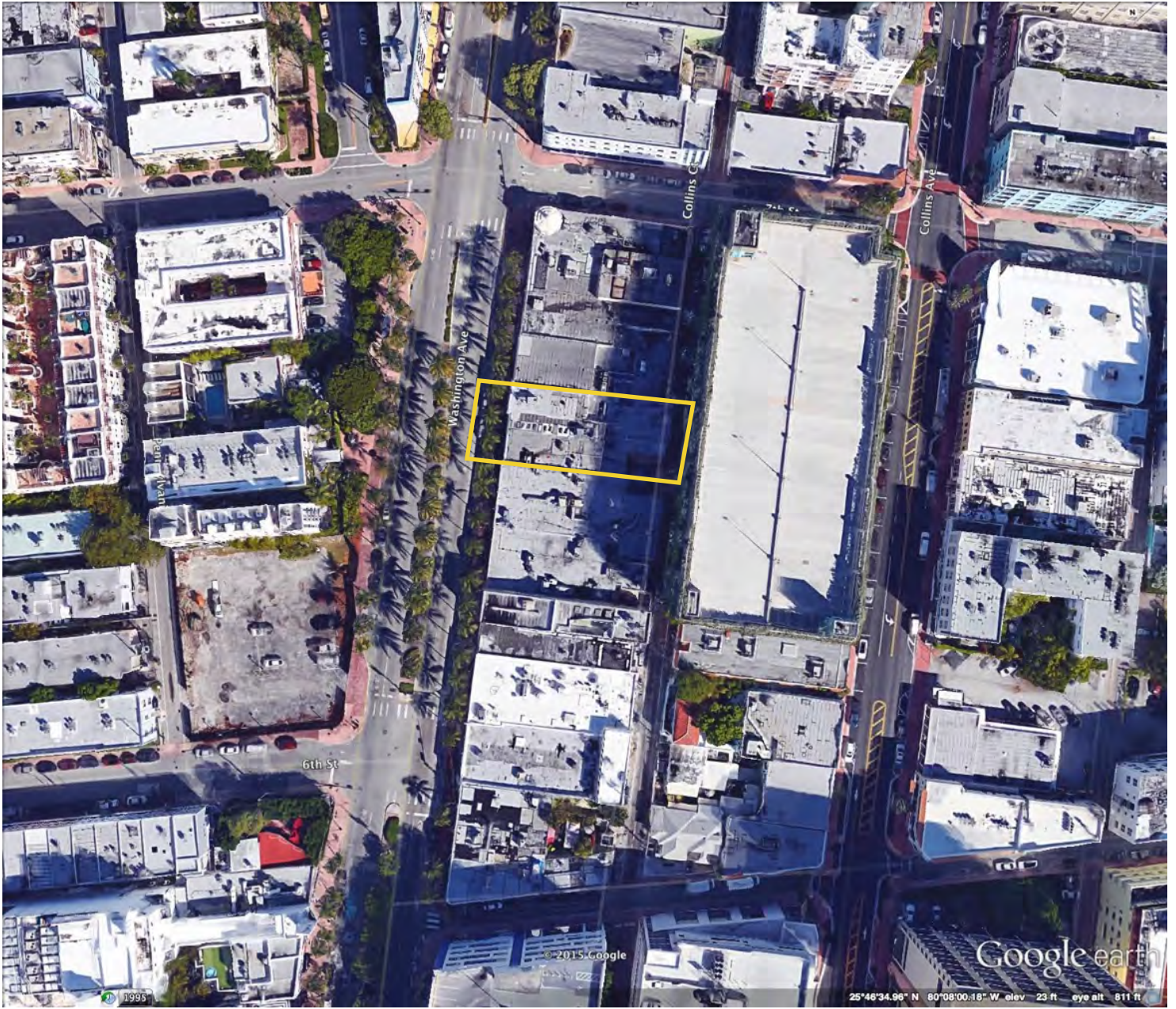
COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
12-8-88		INTERIOR PAINTING UP	400.00				18880367
7-10-89		TEN FAMILIAR # H131	279.00				188891636

BUILDING PERMITS: #SB880361 - 12-8-88 - Miami Artworks, Inc. - Interior painting and clean up -
\$400.00
#BS891636 - 7-10-89 - Termite & Fumigation - Tent fumigation - \$279.00

PLUMBING PERMITS: #P8801255 - Advance Leverock - 2 Lavatory, 1 laundry tray, 1 sink, pot,
1 water closet, 1 indirect wastes, 1 heater-new installation - 9-9-88

601 - 685 WASHINGTON AVENUE



ABOVE: AERIAL PHOTOGRAPH ABOVE courtesy GOOGLE EARTH
 RIGHT: HISTORIC PHOTO circa 1980'S courtesy CMB

657 - 665 Washington Avenue

ARCHITECT:	E. L. ROBERTSON
YEAR BUILT:	1932
DESIGNATION:	'CONTRIBUTING
STYLE:	SPANISH MEDITERRANEAN



2015 PHOTOGRAPH ABOVE



ABOVE: 2015 PHOTOGRAPH (11)

BELOW: 1988 PHOTO courtesy PROGRESSIVE ARCHITECTURE MAGAZINE 11.1

657 - 665 Washington Avenue

These unique commercial frontages are part of the entire northern section of the 600 block including 675 + 685 Washington Avenue. These buildings were completed in complimentary architectural styles by Architect E. L. Robertson in the late 1920's to early 1930's. . 657 - 665 was completed first in 1932 - 1933 with 675 + 685 then completed in 1934. Robertson designed a majority of the buildings on this block. .

This row of storefronts is notable for its architectural significance, as it displays a highly detailed Art Deco monumentality which crafts a presence on the street. Front elevation facades are staggered in relationship to the actual property line.

This was the first building constructed on this block in 1925 - and was designed by the prolific & noted Architect E. L. Robertson in a transitional Mediterranean Revival style with art deco lines. Beginning with his first designed building in this row - 641 - it is interesting to note in the photo above how his strong horizontal design gestures began lower on the facade and then went higher - as in the 655 portion - and then up to the top of the parapet wall in 665 - 685. And this horizontal design became more geometric in the later buildings.





The majority of this block has been custom designed by the same architects as the story of 1920's one-story commercial building architecture as it evolved from art deco and med deco towards a more International Style architecture..and as a pre-cursor to MiMo - Mid Century Architecture.... (11)

It is fascinating how the Architects have taken the themes of columns and horizontal ornamentation bands and have changed them from building to building. The later themes without bands of floral ornamentation become almost pure geometry, and as such are a bridge to the later MiMo or Mid century forms. Look at the later column capital on page 82 which makes the void-space the most important space - without any classic column capital and just containing just the smaller panel.

These architects have carried consistent architectural themes throughout the block. As these themes morph from building to building the ornamentation becomes more geometric and assumes different personas. In places there is no ornamentation at all and the structure becomes the ornamentation; as in the horizontal ocean-wave motif with rounded-end bricks in the photos at left and above.

Significant architectural details include the addition of fluted vertical pilasters with intricately designed floral motif reliefs and ornamentation on column capitals, the stepped cornice above the pilasters. And uniting everything is the symmetrical architectural organization of the massing as seen from Washington Avenue.
2015 PHOTOGRAPHS by ARTHUR MARCUS



ABOVE: 2015 PHOTOGRAPH
LOOKING NORTH IN FRONT OF
665 WASHINGTON (11)

RIGHT: HISTORIC PHOTO circa
1980's courtesy CITY OF MIAMI
BEACH PLANNING & ZONING,





In addition to its architectural features, this row played a very prominent part in the 1980's renaissance of South Beach.

The Strand Restaurant @ 661 became the new social center for South Beach, having taken over the former Famous Restaurant space. MDPL (Miami Design Preservation League) was then located a few doors down the block.

In 1982 the richly painted polygonal corner at 685 Washington was featured on the cover of Progressive Architecture magazine, headlining a piece about the district's preservation and revival. This photo is on page one of this report. This publication marked the turning point in the efforts of Barbara Capitman to preserve these Art Deco buildings and create a new 20th century Historic District.



'In late 1986 three entrepreneurs from New York's downtown 'scene' opened the Strand at 671 Washington Avenue, formerly a popular delicatessen called 'the Famous'. The Strand quickly became the social center of the Beach. For some years the Miami Design Preservation League had its headquarters next door at 661 Washington. During the late 1980's and early 1990's, the Miami Beach Development corporation (MBDC, - now the Miami Beach Community Development Corporation) held its monthly networking dinners for South Beach pioneers in the Strand's private dining room. The MBDC dinners shared space and schedule with the forums of the South Beach New Democrats and with the Acme Stage Company, an artistic and cultural pioneer of a revived entertainment scene. Later in the 1990's this block of Washington Avenue almost entirely succumbed to nightclubs and bars, rendering its storefronts dark and empty during the day.' (12)

TOP + CENTER PHOTOGRAPHS (14)





[yelp.com](https://www.yelp.com) by pea p.,
berkeley, california 4.08.07

'The Strand was the social center of the small and growing verbal south beach renaissance of the 1980's and 1990's. The time when South Beach was re-invented and re-designed.' (13)

'Ah!the famous Strand -- a restaurant that existed for 8 or so glorious years from 1986 - 1993(?) The one founded by Gary Farmer, Irene Giersing and Mark Benck that was like something out of (the movie) Casablanca. With Scratch, the Tropics and the Cardozo... The Strand was the only place open at night on South Beach. And since, in those days, the Cardozo was only a front for a money laundering scheme, really the Strand and Scratch were the only two places to get a nice dinner...' (13)

*'The Strand was there in the early early days of the revival, when cops still came around asking for protection money; when there was still a Botanica next door where you could buy a live chicken to sacrifice in your Santeria ceremony; with Watergun on the corner theoretically selling leotards and aerobic clothes but which *might have been* a front for an arms dealership. The Strand that made it through Hurricane Andrew! The Strand that let the Yale Glee Club sing for their supper! Well, I could go on, and probably will one of these days.... my beloved ..."The Strand".'* (13)





Owner Devine Properties
 Lot 18 Block 34
 General Contractor Owner bu
 Architect E.L. Robertson
 Zoning Regulations: Use BB
 Building Size: Front 39'6" Depth 76'
 Certificate of Occupancy No.
 Type of Construction CBS

Mailing Address
 Subdivision OCEAN BEACH #1
 erintendent
 Area 18
 Depth 76'

Permit No. 4998
 Address 657 - 661 - 665 Washington ave.
 Bond No. 671 James R. Bate
 Engineer
 Lot Size 50 x 140
 Height 20'
 Use STORE
 Stories

Foundation Reinforced concrete Roof ? Date Aug. 16, 1932

Plumbing Contractor
 Sewer Connection Date
 Temporary Closet Date

Plumbing Contractor
 Water Closets
 Lavatories
 Urinals
 Gas Stoves
 Gas Radiators
 Septic Tank Contractor
 Oil Burner Contractor
 Sprinkler System

Bath Tubs
 Showers
 Sinks
 Gas Heaters
 Gas Turn On Approved

MEETNG ORD. #75-34
 REGENERATION DATE: 2-26-36
 Date 2-23-37

For Drains
 Grease Traps
 Drinking Fountain
 Rough Approved
 Tank Size
 Tank Size

Electrical Contractor # 3140 George LaVigne
 Switch 30
 OUTLETS Light 6
 Receptacles

Range Motors
 HEATERS Water
 Space
 Refrigerators
 Irons
 Electrical Contractor

Address
 Fans Temporary Service
 Centers of Distribution
 Sign Outlets

No. FIXTURES
 FINAL APPROVED BY
 Date of Service

Alterations or Repairs—Order # 3704 - REPAIR STORE FRONT -
 E.L. Robertson, architect
 \$ 3,000: Mar. 5, 1930

Cost \$ 8,000:
 OVER

ALTERATIONS & ADDITIONS

#659 **Building Permits:** #14286 - 1 SIGN 3'x6'6 MARGARET ANN STORE -Claude's Southern Corp. \$175..July 8, 1940
 #16259 ADDITION TO STORE - Wm. Bordeaux, architect: \$4,000: Oct.11, 1941
 51' x 39' O'Neill & Orr, Inc. contractor
 #16685 SIGN - Acolite Sign Co: \$ 100: Jan. 2, 1942
 #18193 Resetting front entrance - shelving - storage for oils - \$ 200: Apr. 2, 1944
 Prufert Construction Co.
 #18240 Painting wall sign - BEACH PAINT CO. "GLIDDEN PAINTS" \$ 50: Apr. 19, 1944
 Acolite Sign Co:
 #19460 SIGN 2x6 (metal sign) Max Landesman, painter Dec.4, 1944
 #18666 Outside neon sign "GLIDDEN PAINTS" 4x5 \$ 25 July 10, 1944
 #74818 Owner, J. C. Devins: Paint exterior - \$250 - 9/23/65

Plumbing Permits: # 5122 C.J. Dulbs - 4 fixtures April 3, 1930
 #16051 C.J. Dulbs - 1 water closet, 1 lavatory, October 21, 1941
 #76269 Bill's Sign Shop: Sign painted on wall--JOE'S ICE CREAM PARADISE - \$20 - 5/11/66

Electrical Permits: # 1493 Lyons Electric 40 outlets - April 3, 1940
 #659- PIGGLY-WIGGLY --#8482 - 1 meter - Ingalls Electric Co: April 5, 1937
 # 15212 - Claude Southern Corp: 2 neon transformers July 8, 1940
 #17801 Geo. LaVigne 7 switch, 43 light outlets, 9 receptacles, 43 fixtures, and
 2 centers of distribution - October 21, 1941
 #17901 Geo. LaVigne 1 temporary service November 1, 1941
 #18263 Acolite Sign Co. 1 neon transformer January 2, 1942
 #20198 Acolite Sign Co. 2 neon transformers April 19, 1944
 #20357 Acolite Sign Co: 2 neon transformers July 19, 1944
 BEACH PAINT CO.

Lot Block Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #83437 Owner Interior Alterations No Structural Change. \$7,000.00 12/10/69
#00022 - owner - repairs \$200.00 11/9/71

#21937 4/1/82 Fausto Omn Hernandez - repair half of roof \$1,500.

#22343 6/11/82 F.F. Centurion stores exterior painting 32b art deco project \$800.

#22480 7/13/82 F.F. Centurion sign painting \$80. (657 Wash)

#31224 - 10-29-87 - Owner - Interior Painting - \$500.00

#31302 - 11-10-87 - Owner - Paint signage with name of gallery - \$150.00

Plumbing Permits: #47576 - Serota Plumbing Co. - 5 water closets - 6 lavatories - 2 showers
1 urinal - 1 dish washing machine - 2 grease traps - 5 floor drains sand
trap - 3 safe waste drains - 3 gas range - 1 steam tables - 4 broilers
2 frylators - 2/12/70

#62734 7/21/86 Lancelot Plumb - 2 rgh, 2 set floor drain, 1 rgh, 1 set lavatory, 2 rgh, 2 set sink, pot/3 comp

Electrical Permits: #67935 - Miami Beach Elect. Exchange Serv. 5 switch outlets - 15 light outlets
20 fixtures - 3 reffrig. outlets - 3 motors 0-1 HP - 1 motor 6-10 HP
#81311 8/25/86 Toca Elec - 1 repair 5/13/70

#82530 - 10-30-87 - 1 Alarm control, 11 devices, double fee - United Tele. Sentinel

Lot 18 Block 34 Subdivision OCEAN BEACH #1

ALTERATIONS & ADDITIONS

Building Permits:

#79223 Giffen Industries, Inc.: Re-roof 40 squares - \$1,795.00 - 10/31/67
 #79443 Syjack Const., Co.: Interior Alterations no structural changes, for dental office - \$20,000 - 12/11/67 *OK 3/14/68*
 #79462 Climate Control Contractors, Inc.: Install duct work to existing installation - \$700 - 12/14/67
 #80212 J. C. Devine, Owner: Exterior painting - \$100 - 5/7/68 *OK 5/21/68*

Plumbing Permits:

#46308 Hanlon Plbg. Co.: 1 water closet, 6 lavatories, 3 sinks, 5 dental chairs, 1 drinking fountain, 1 water htr (elect) 1 developing tank, 9 bunson/burners - 12/12/67 OK ROTHMAN 3/4/68

Electrical Permits:

#65324 Jonesy Elect. Co.: 20 switch & 31 light outlets, 29 receptacles, 1 water heater outlet, 34 fixtures, 2 fan outlets, 1 motor 0-1 hp, 2 appliance outlets - 12/8/67

COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

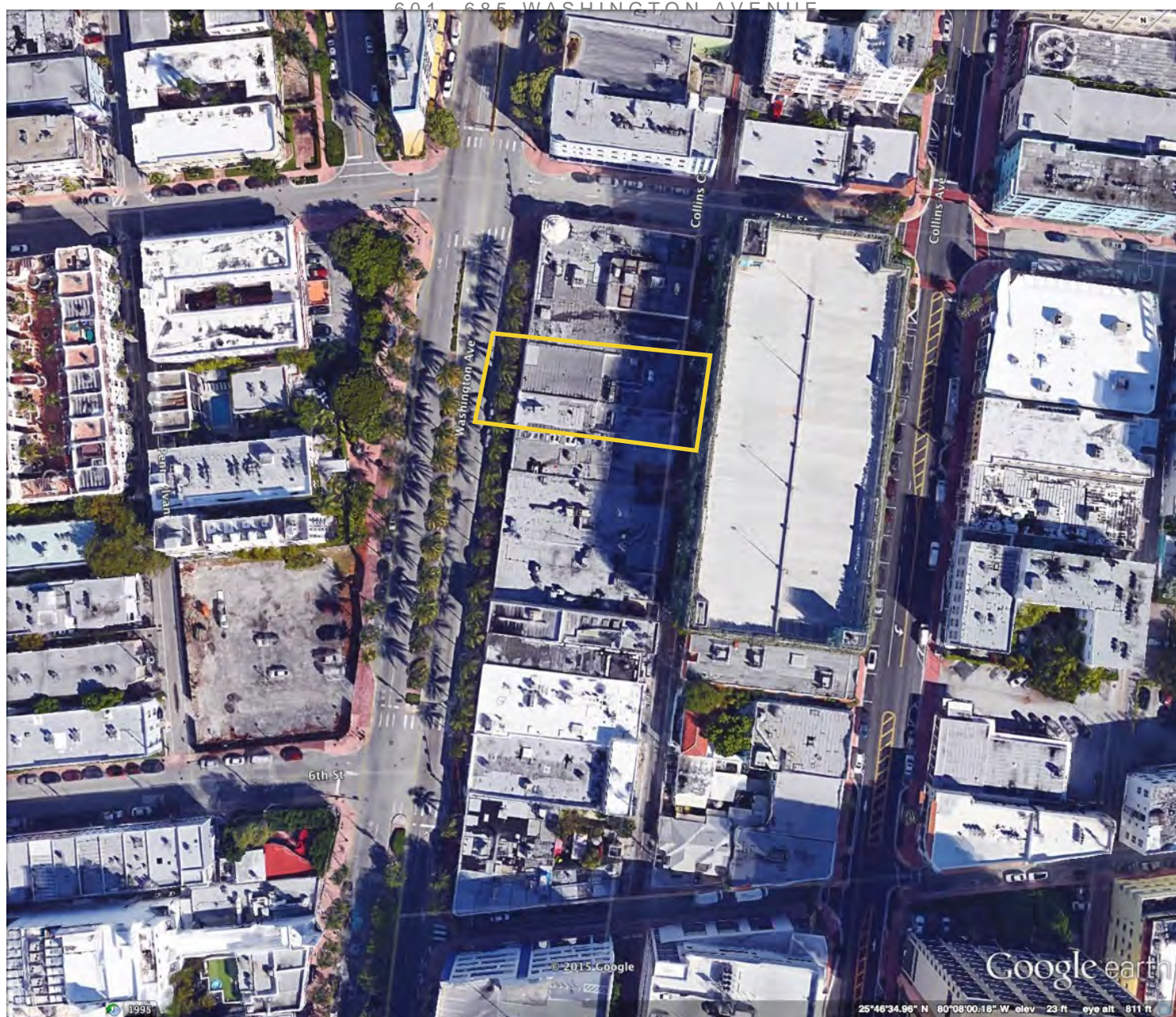
DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
7-10-89		Tent Fumigation	\$279.00				BS89164A
7-10-89		Tent Fumigation	\$279.00				BS89164A



BUILDING PERMITS: #BS891643 - 7-10-89 - Termite & Fumigation - Tent fumigation - \$279.00
#BS891642 - 7-10-89 - Termite & Fumigation - Tent fumigation - \$279.00

COASTAL CONTROL ZONE
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

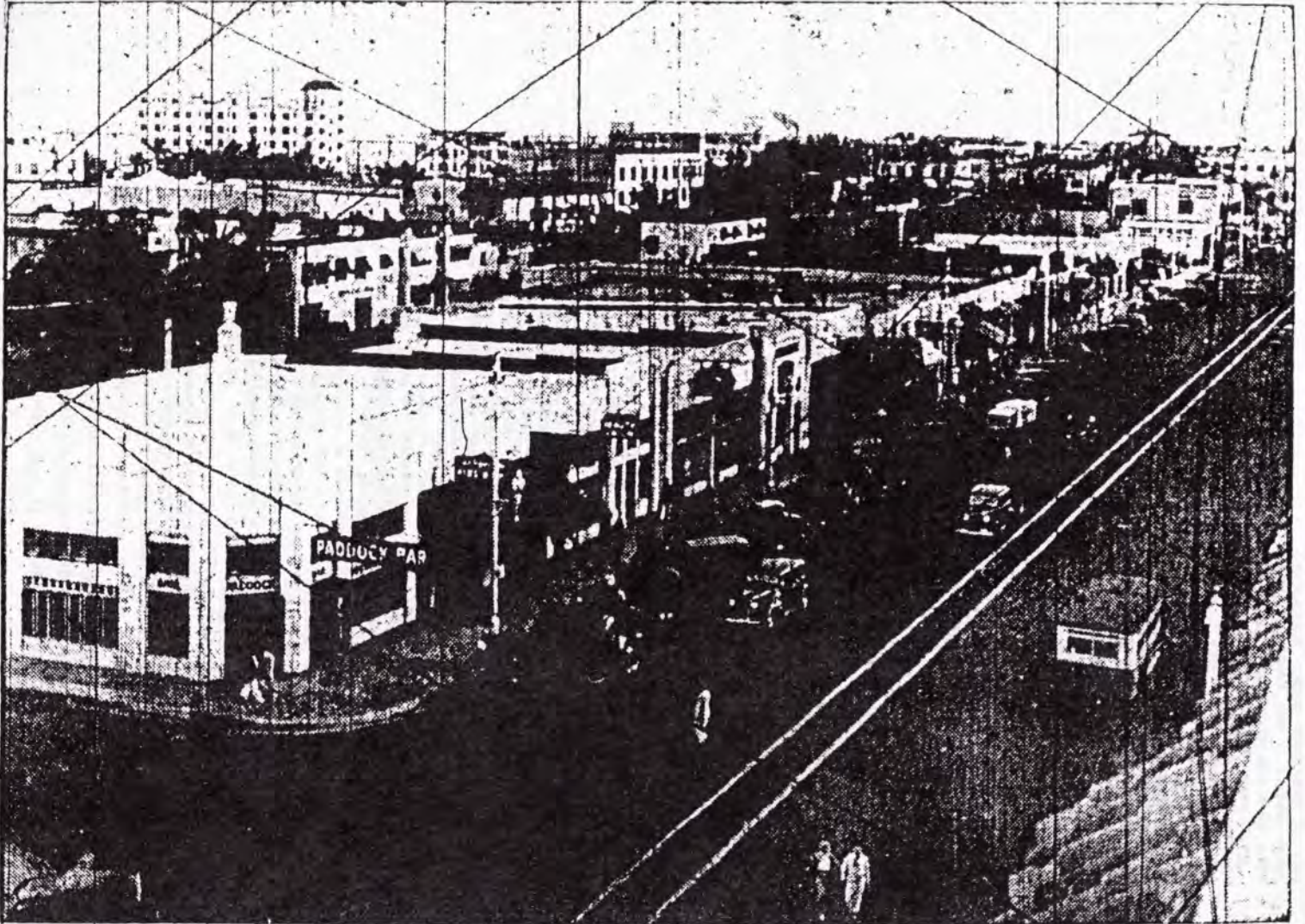
DATE	PROCESS	DESCRIPTION	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
10-28-87		INTERIOR PAINTING	\$500.00				31224
11-08-87		PRINT SIGNAGE WITH NAME OF GALLERY.	\$150.00				31302



665 - 675 WASHINGTON AVENUE

ARCHITECT:	E. L. ROBERTSON
YEAR BUILT:	1933
DESIGNATION:	'CONTRIBUTING
STYLE:	ART DECO

PROGRESSIVE FIRMS FOUND IN WASHINGTON AVE., MIAMI BEACH



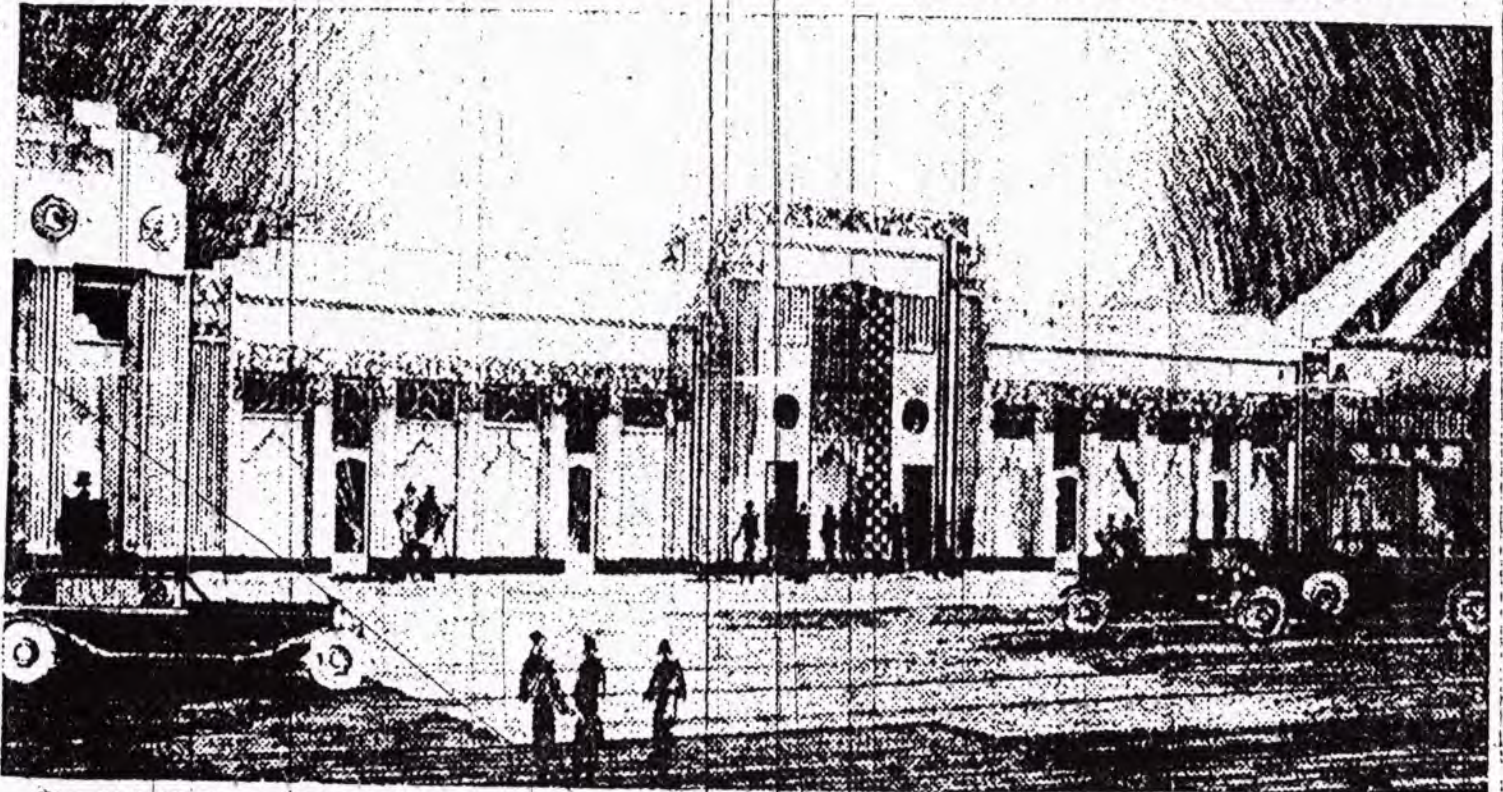
This view in the 600 block, Washington avenue, Miami Beach, shows the modern stores, shops and other establishments that serve the residents of the city and winter visitors. Among the firms that report an unusually active business and are widely patronized are the Capital Dress Company, 627 Washington 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.

ABOVE ARTICLE FROM MIAMI HERALD FEBRUARY 17, 1935, P. 9-B.

This corner building and the elevations along the 600 block of Washington Avenue has always been noted as one of the most iconic pieces of architecture in South Beach. *'The prominent polygonal corner pavilion, a translation in modern styling of the city's Mediterranean revival corner towers, illustrates a local tradition of urban continuity in the face of stylistic change.'* (10)

As mentioned previously the prominent cover magazine feature of this building was a prime motivation behind the designation of this Historic District.

PLANS OF \$25,000 STORE BUILDING OF MODERN DESIGN



The \$25,000 store building, which is being erected by J. C. Devine Properties in the 600 block in Washington avenue, Miami Beach, will feature the modern architectural design as illustrated by the above drawing by E. L. Robertson, architect. This is the third business building to be erected this year in the 600 block by the Devine company, which recently completed a building containing three stores, and another is under construction adjoining the new store. The company has extensive holdings in Miami and Miami Beach and is planning further improvements this year, J. P. Caldwell, property manager reported.—Photograph by W. A. Fishbaugh.

FROM THE MIAMI HERALD MAY 18, 1930

"The \$25,000. store building, which is being erected by J. C. Devine Properties in the 600 block of Washington Avenue, miami Beach, will feature the modern architectural design as illustrated by the above drawing by E. L. Robertson, architect. This is the third business building erected this year in the 600 block by the devine company, which recently completed a building containing three stores, and anoretic is under construction adjoining the new store. The company has extensive holdings in Miami and Miami Beach and is planning further improvements this year..."



The Architect E. L. Robertson expertly wove the different phases of construction into a cohesive whole.

There is a rhythm to the designs. At 655 - 665 there is more of a preponderance of floral motifs. By the time the designs morph towards 7th Street they become more geometric.

Left; Column capitals become substituted by blank spaces suggesting column capitals.. (11)

Above: Panoramic photo with 685 Washington at left and 665 Washington at right. (11)

MIAMI BEACH BLOCK IS BUSINESS CENTER

Many Modern Retail Establishments In 600 Block, Washington Avenue, Serve Increasing Number of Residents and Visitors; Buildings Are Well Equipped, Attractive and Ventilated.

The 600 block in Washington avenue, Miami Beach, just south of the William Penn Hotel, is one of the most popular shopping centers in Miami Beach. Centrally located, the block is solidly occupied by progressive merchants and service specialists in many different types of business. Here the customer may find practically everything he may desire within easy distance, making it a pleasure and economical, as well as time-saving, to shop in this block. Ample parking space is available at all times. The establishments are housed in well-equipped, adequately ventilated and otherwise attractive buildings.

Among the many popular establishments that are located in the 600 block of Washington avenue are the following:

Known as one of Miami Beach's smartest men's shops, the Beach Toggery Shop, 601 Washington avenue, under the management of I. Aronovitz, is now showing the advance style trends that will be featured in the North this summer. Only the nationally known brands of men's wear and accessories are stocked at all times. This firm, which was formerly located at 512 Collins avenue, is operated the year around. A feature is sportswear for men of discriminating taste.

While the Miami Beach Capitol Dress Company, located at 627 Washington avenue, is but little more than a year old, its parent store, the Capitol Dress Company at 244 North Miami avenue, is one of Miami's pioneer dress shops.

It has been the policy of Mr. and Mrs. H. L. Greene, who own and operate these stores, to make frequent buying trips to New York in order that their shops would be first with the newest creations from the important style centers. They also prefer to sell for less, depending on larger volume for profits. That their policy has been successful is evidenced by the popularity of both their stores.

More than 20 expert beauticians, under the personal direction of M. Jacques, comprise the staff of the Jacques Beauty Salon, 677 Washington avenue. Mr. Jacques, who was trained under Antoine of Paris, and has operated beauty salons in some of the largest centers in the country, is widely known in Miami Beach, having been identified in this line of business for the past eight years.

Plans have been made to keep the salon open the entire year. An unusual feature is the garden in the rear of the shop where customers may have their beauty treatments if desired.

In an effort to better satisfy the growing demands made upon them, the Wolfson Realty Company, Inc., maintain two offices in Miami Beach. A large staff of salesmen and realty experts work out of both offices, located at 22 1/2 Collins avenue and 66 1/2 Washington avenue. O. Philip Wolfson, whose past business experience in South Florida covers

dress, coats, millinery and beach apparel, Mamie's Dress Shop, 685 Washington avenue, endeavors to keep in stock the latest styles and fashions of the season. At this time, new shipments have been received of advance summer fashions and, in addition, the complete stock of Mamie's Dress Shop, located in the Seybold arcade, Miami, has been added to the Beach store to better satisfy the large number of customers who patronize this popular style shop. Miss Mamie Ferris, manager, is well known in this line of business, having operated stores in both Miami and Miami Beach for several years.

The Tip Toe Bar and Grill, 663 Washington avenue, is a new addition in the block. Bert Harris and Alvin Jacobs, who operate the Columbus Coffee Shop in Miami, are the owners and operators of this popular restaurant. Dinners and sandwiches are a feature of this new grill which is rapidly becoming known as one of the more popular late spots in Miami Beach.

The growing popularity for bicycle riding has caused an unusual demand for bikes this season, according to Humbert Norantonio, owner of the Miami Beach Cycle Company, 623 Washington avenue.

Over 50 bicycles are kept rented daily. In addition to rentals, a sales and service department is maintained. Toys, games and novelties are also handled.

LEFT: ARTICLE FROM MIAMI HERALD (FEBRUARY 17, 1935, P. 9-B).

BELOW: PHOTO OF MIAMI BEACH FEDERAL SAVINGS circa 1930's courtesy HISTORY MIAMI





ABOVE: 665 WASHINGTON AT CENTER (11)

LEFT: 685 WASHINGTON IN FOREGROUND WITH 665 WASHINGTON IN BACKGROUND. (11)

Owner J.O. DEVINE PROPS. Mailing Address 5007 & 556 Permit No. 10-25-1932
 Lot 18-19 Block 34/34 Subdivision Ocean Beach #1 Address 665 Washington avenue Date Oct. 9-1933
 General Contractor Owner with supt. 1352 Address 669 - 671 & 675 Washington ave.
 Architect E.L. Robertson Stories Use store STORIES
 Front 28-6 Depth 61'2" Height 17'2" Reinf. concrete
 Type of construction 8/2/2/ Cost \$3,000.00 Roof Composition
 \$10,000.00

Plumbing Contractor C.J. Dulbs # 6770 Address Date Oct/13-1933
 Plumbing Fixtures 10 Rough approved by Date
 Gas Stoves Final approved by Date
 Gas Heaters Septic tank Make Date
 Sewer connection — one —

Electrical Contractor Geo. LaVigne # 3709 Address Date Oct. 23-1933
 Switch Range Motors Fans Temporary service
 OUTLETS Light 45 HEATERS Water Space
 Receptacles Centers of Distribution
 Electrical Contractor Geo. LaVigne #3831- Address Date Dec. 7-1933
 No. fixtures set 30 Final approved by Date
 Date of service

Alterations or repairs # 8947: REMODELING FOR RESTAURANT (C.E. Lehman) \$ 1,000.00 Date Oct. 27-1936
 #9929 - Bernstein's Restaurant (671 Washington) REMODELING- \$ 500.00- June 4- 1937
 A. Kaplan, contractor --- E.L. Robertson, architect
 # 13190- REMODELING (Sam Levine, contractor) \$ 100.00 - Oct. 31-1939
 # 13370- ADDITION (Waldorf Cafeteria) owner builds \$ 200.00- Nov. 29-1939

Over

AL1 S & ADDITIONS

Building Permits: #16930- Remodeling- Front counter to be 18" from building line - \$100: 7-20-42
 " 671-675 Washington ave:

- "# 16941 - Remodeling old restaurant (day labor) Gerard Pitt, architect: \$ 500: July 29, 1942
- " # 16966 - 1 Sign - Claude Neon Southern Corp:
- "# 17265 - Repairs- owner- \$ 250.00 May 3, 1943
- # 17312 - Concrete slab for garbage cans - Giller Contracting Co. \$ 50.00 June 11, 1943
- # 17658 ... Rehang sign (flat on wall) American Sign Co: \$ 100: Oct. 8, 1943
- # 17800... Painting interior, of barber shop - Griner Painting Co: \$ 150: Nov. 22, 1943
- # 17945 ... Addition to bar .. Gerard Pitt, architect: \$ 200: Jan. 1, 1944
- 669(Groot)#19509... Counters and partitions... Sam Ravits, contractor: \$ 850... Dec. 14, 1944
- 71 Wash. #21046... Installing partition in center of large store..Owner...\$500....Oct. 22, 1945
- 71 Wash. # 21197 Remodeling for restaurant - owner \$ 400..... Nov. 2, 1945
- 75 Wash. # 21201 Shelving & painting \$ 300: Nov. 2, 1945

- Plumbing Permits:** #10048 - Dulbs- 1 lavatory May 8- 1937
 #12630- Leo Hohawser - 1 sink Nov. 1- 1939 --
- "# 16727 - Charles Pates- 3 sinks, 2 floor drains, 1 gas range: July 20, 1942
 - "#16731- Charles Pates- 1 SEWER connection and 2 gas ranges: (671 Wash. ave) July 29, 1942
 - # 17012- C.J. Dulbs - 2 water closets - 1 lavatory - May 1, 1943
 - #17045 - C. Dulbs- 1 sand trap - June 9, 1943
 - # 17850... C.R. Martin... Removing 6 lavatories, Nov. 8, 1944 (Marty's Barber Shop - 669 Washington
 - root) # 17991. Nathan Serota: 1 sink, 1 sand trap, 1 gas (boiler), 1 gas griddle Dec. 22, 1944
 - root) # 18025 Nathan Serota.. 1 safe waste drain... Jan. 16, 1945

- Electrical Permits:** # 5604- S & L Restaurant- 3 outlets - 1 stove - 1 fan - Sept. 28- 1935
 7180 - (Lehman- 671 Wash) FC AST- 3 stoves - - - - - Sept. 28- 1936
- #9037- Refel Electric- 4 light outlets - alteration - - - - - July 28- 1937
 - # 18753- Lyon Electric- 2 switch, 16 light outlets, 11 receptacles, 16 fixtures,
 - 3 appliances, 9 motors, 1 center of distribution August, 1, 1942
 - # 19666 Lyon Electric - 1 switch outlet, 1 light outlet, 1 receptacle, 1 fan outlet, 1 motor, Sept. 24, 1943.....
 - root .. # 20883 Ace Electric: 5 switch outlets, 5 receptacles, 1 refrigerator, 1 appliance,
 - 5 motors, 1 center of distribution Jan. 23, 1945
 - " # 20972.. Ace Electric: 2 fan outlets (ceiling) April 11, 1945

Lot 17 + 1/4 x Block 34 Subdivision OCEAN BEACH NO. 1
 ALTERATIONS & ADDITIONS

Building Permits:

- 655 Washington: 56012 Owner: DeVine Properties: Installing plate glass window 16' x 7' in front (Washington Avenue) April 30, 1958. OKAY MS 8/4/58
- 671 Washington: 64736 Owner: Install bar counter and bar fixtures - \$200. - May 3, 1961
- 651 Washington: 64843 Air Cond. & Appliance Center: 1 - 2 h.p. pkg. unit air cond. - replacement - \$600. - May 12, 1961
 OK FLAAG 5/29/61
- 655 Washington: Exterior Painting - \$100. - 8/30/61
- 671 Wash. Ave.: exterior front painting by owner - \$50 - 11/13/61
- 645-51 Wash. Ave.: Exterior Painting - \$100. - 11/20/61
- 671 Wash. Ave. #67191 Owner: Famous Rest. General refurbishing to care care of fire damage; no structural work - \$5,000. - 5/3/62
 Mark Comp. 12/28/62 - LNL
- 661 Wash. Ave. #67209 Owner, J. C. Devine: Stud partition lath and plaster both sides and entrance door for 661 Wash. - \$600. - 5/4/62 WC 1/3/63 Le Grand
- 661 Wash. Ave. #67338 Miami Air Condition Co.: Install 1 - 3 ton air cond., pkg. unit - \$900. - 5/28/62 OK FLAAG 7/9/62
- 671 Wash. Ave. #Owner, J. C. Devine, Famous Rest.: Paint front of bldg. - \$250. - 10/21/63
- 671 Wash. Ave. #76136 - GIFFEN INDUST., INC.: Re-Roofing - \$375.00 - 4/15/66 Work compl., per McLaughlin, 1/23/67
- 673 Wash. #77372 Air Cond. Serv. Inc.: Install 1 - 10 ton a.c. system and 1 kitchen ventilating hood - \$3500 OK FLAAG 11/15/66
- 665 Wash. #77375 Giffen Industries, Inc.: Reroofing - 16 squares - \$750 - 11/15/66

PLUMBING PERMITS:

- 655 Wash Electrical Permits: #57251 Gray & Co.: Violation - 8/31/61 OK Meginniss 8/31/61
- 661 Wash: #58185 E & E Electric Co., Inc.: 2 switch outlets; 6 receptacles; 13 light outlets; 24 fixtures - 5/14/62
- 661 Washington Ave #58215 Tri-City Electric Co., Inc.: 1 meter change - 5/18/62 OK Scarborough 5/18/62
- 651 Wash. #58321 S & S Elec. Co.: 1 serv. equip. - 6/8/62 OK Meginniss 6/13/62
- 671 Wash. #64987 Kammer and Wood, Inc.: 1 serv. equipment, 200 A - 8/24/67

Lot Block Subdivision
 ALTERATIONS & ADDITIONS

Building Permits:

- #82840 Famous Restaurant - owner New decorative front on building \$1,500.00 8/19/69
- #876 Airko Air Conditioning: 1 central air conditioning 10 ton 10/24/69
- # 83614 - Tirone - Patelsky - Construct addition as per plan. Permit for new addition and bathrooms in locker room. \$25,000.00 1/19/70
- #84462 - Carruth Roofing Co. - New Roof job. 24 squares \$950.00 5/8/70
- #84752 - Tirone & Patelsky - Addition and alterations as per plans \$14,000.00 8/6/70 .
- #06626-Owner-Exterior painting-\$375-12-16-74
- #11653-Famous Restaurant-671 Washington-Replace existing doors-\$650-7-6-77
- #17042-Jalco, Inc.-Replacemnt riviera aluminum awning-\$1400-11-12-79
- Plumbing Permits: #48881 - Peoples Gas - 2 rgh 2 set dryers gas outlet 1/12/72
- #48954-Serota Plumbing Co.-1 Floor drain, 1 Lavatory, 1 clothes washer, 1 sink sloop, 1 uminal, conn. for 2 gas dryers-2-17-72
- #49048-People Gas System-Nat Meter set-3-27-72
- #49963-Peoples Gas- 1 grill-6-5-73

Electrical Permits: #67594 Miami Beach Elect. Ex. Service - 58 light outlets - 19 receptacles 1 motor 6-10 HP 12/30/69

- #67779 - Miami Beach Elect. Ex. Service - 27 light outlets - 6 receptacles - 2 water heater outlets 1 range outlets - 3 refrigerator outlets - 1 fan outlets - 7 motors 0-1 H_u - 3 motors 2-5 HP - 1 motor 6-10 HP - 1 service equip. 3/18/70
- As per owners request he has changed contractors from Miami Beach Elect. to Ocean Elect. 10/15/70
- #69516-Griffin Electrical Contractors- 30 Ton A/C-3-15-72
- 671 Washington-#75396-Wells Fargo Alarm- Alarm BA , 2-3-22-79

LOT: 18-19 BLOCK: 34 SUBDIVISION: 135g ADDRESS: 665-669-671-675 Washington Ave

ALTERATIONS & ADDITIONS

BUILDING PERMITS

- #22343 6/11/82 F.F. Centurion exterior painting 32 b art deco project \$800.
- #M06015 12/27/82 Atco Conditioning Serv - 1-10 ton air cond central (existing 20 tons splirgbe replace for 1-10 tons same place same position same ducts resturct
- #28569 5/28/86 Contemporary Restoration stucco repair & pressure cleaning only, no ~~resturct~~ painting, no struct repairs \$1,000.
- #91812 6/30/86 Miami Storefront Corp - reopen storefront openings & install new store ~~front~~ fronts as per plans \$10,000.
- #28875 7/17/86 Abracadabra Neon sign installation 24 sq ft "The Stand" \$2,600.
- #M08378 8/21/86 Imperial Air Cond air cond central 20 ton, duct work only
- #91874 5/8/86 owner general maintenance and repair 263 seats as per plans \$3,500.
- #29098 9/5/86 Contemporary Restoration exterior painting \$800.

TEMPORARY CERTIFICATE OF OCCUPANCY #5135 dated 11/18/86 (see C.O. for conditions)

#29779 2/3/87 Miami Beach Awning 1 canopy as per plans \$1,900.

CERTIFICATE OF OCCUPANCY #5179 2/4/87

#M9205 - Imperial Air Cond. - Cooling towers, No permit, Mandatory 303.3 - 8-5-87



PLUMBING PERMITS

- #62854 9/26/86 Florida Gas 4 water heater gas, 1 steam table, 4 ~~basins~~ basins, 2 dishwasher 2 fryers, 6 gas range, 1 broiler
- #62960 11/18/86 Lopez Fraxedas Corp 2 catch basin, french drain 184 cu. ft.

ELECTRICAL PERMITS

- #78425 2/10/83 Seaboard Elect - repair fire damage, 1-400A services 2-200 A panels
- #81326 8/27/86 Vern Griffith Elec - repairs
- #81382 9/16/86 El Al Elec - 1 service temp
- #81427 9/30/86 El-Al elec - 6 switch, 15 light outlets, 10 recept, 10 fixtures

Lot 18 & 19 Block 34 Subdivision OCEAN BEACH #1 - 669 - 671 - 675 Washington Avenue

ALTERATIONS & ADDITIONS

#671 Building Permits: # 21386 Awning Deering Awning Company \$ 125.... Nov.21,1945
Famous Restaurant: # 21902 - Three 6" galvanized vent stacks - Earl Linder, contractor: \$175.. 2/5/1946

#665 # 22508- Partitions....Sam Revitz.... \$175.00.....May 25, 1946
#661 #22845 - Addition for Storage \$800. Arkin_ July 27, 1946
#665 # 25130 Flat wall sign - York Sign Co: \$ 50. August 8, 1947
#671 # 25397 Painting-inside - Sailor Jim - \$ 300.....Sept. 19, 1947
#671 Washington A.# 28320 Painting - touch-up - Owner \$ 50.... Sept. 28, 1948
#671 (Famous Restr)# 30792 Remodeling and enlarging dining room - 40 seats - Gerard Pitt, architect: Owner \$ 1,000..... Sept. 19, 1949


#661-665 wash. #50230 endure-A-lifetime Awning: 2 Aluminum Awning Shutters-\$400- may 22, 1958
#661-665 wash. #50300 ABC Neon:#50300 Flat wall neon sign- 14'x3'-42 sq.ft-\$350 June 2, 1958
#657 Wash. #50400 Miami Air Cond: 1-5 ton built-up air cooled air conditioner-\$1500-6/17/58

671 Washington - Gas OK 12/12/45 O'Neil
#18956 Dulbi-2 water closets, 1 lavatory, 2 sinks, 1 dish washing machine
2 floor drains, 3 safe waste drains, 3 gas range, 1 gas water heater 1 coffee urn
1 steam table,-----12-18-45

Electrical Permits: # 21560 Frank Straw- 2 switch outlets, 8 receptacles- 8 fixtures. -11-2-45
21734 Tropice-Lite Co. 1 neon transformer---Dec. 1, 1945

23094 STRAW: 3 motors and 3 centers of distribution: 9/25/1946 - Famous Restr. #671 Washington
24869 Lyon Electric: 5 light outlets, 14 fixtures, 2 centers of distribution . . . Sept 1 25, 1947

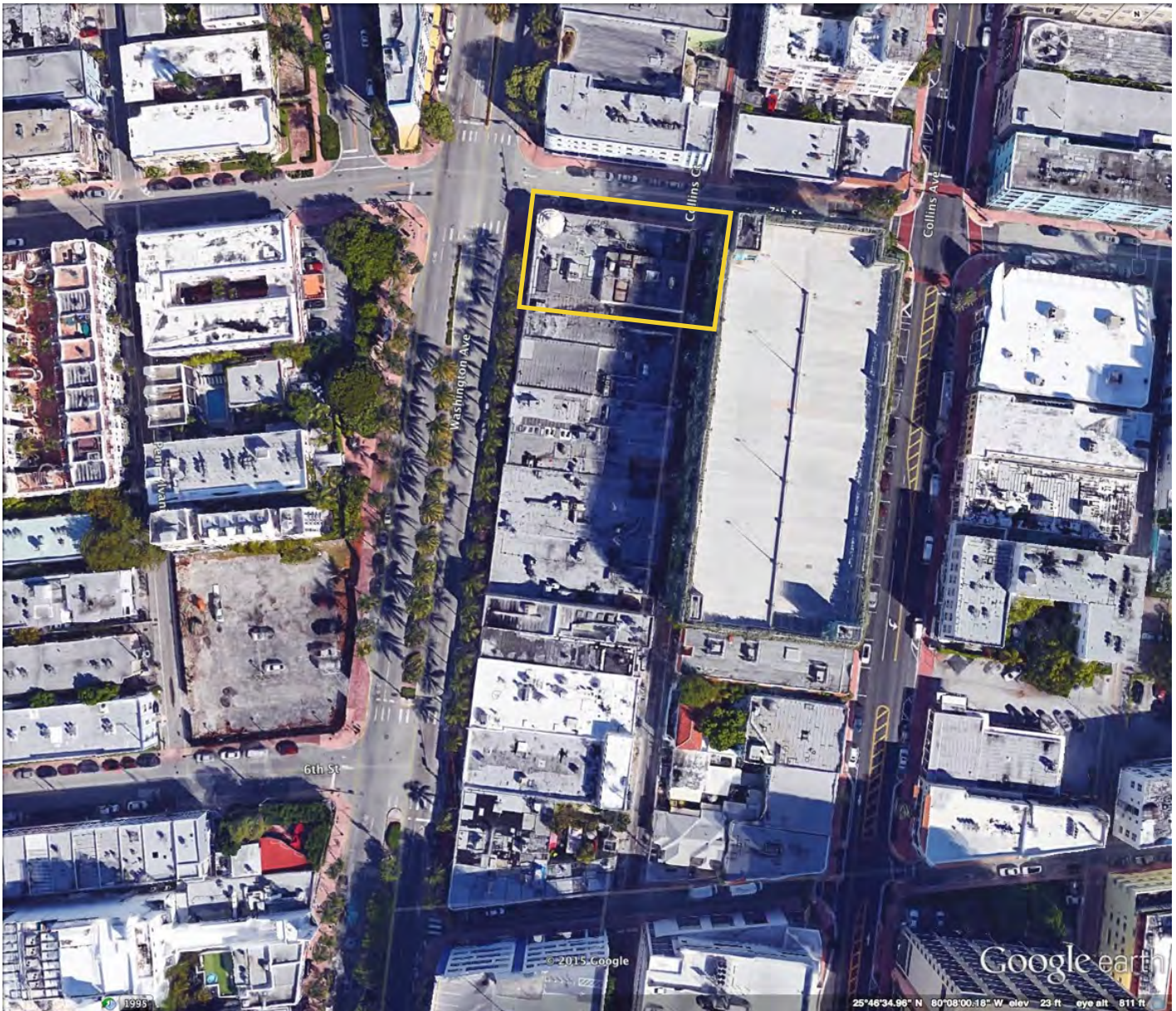
#669 # 25598 Wellman: 5 light outlets,-- Jan. 9, 1948
#657 # 28407 Washington Radio: 1 television antenna - March 10, 1949
661-665 Wash. #52019 ABC Neon: 1 Neon Transformer - June 2, 1958
657 Wash. #52187 Lyon Elec: 1 motor (LHP), 1 motor (2-5HP)- 6/30/58 DE 9/11/58 Newbold

Lot	Block	Subdivision
ALTERATIONS & ADDITIONS		
		Furr down ceiling - Owner \$ 800.....Sept. 29, 1949
671 Washington	# 30900	15ton Air conditioning - Norton R. Ganger, contr. \$5,000..... Oct. 17, 1949
669 Washington	# 31101	Acoustic ceiling - Rowell Flooring Co. \$ 850..... Oct. 18, 1949
671 Washington	# 31143	Painted wall sign 12 sq.ft.-Tropicalalites \$ 150..... Oct. 20, 1949
665 Washington	# 37818	Air conditioning - 7 1/2 tons - S.L.Hamilton engr. & contr. \$3,600..Jan. 9, 1952
665 Washington	# 37857	Flat wall sign-63 sq.ft.reading"MIAMI BEACH FEDERAL South Shore Branch
659 Washington	# 37879	2 1/2% Insured Savings 2 1/2% ClaudeSouthern Corp. \$ 500.....Jan. 17, 1952
665 Washington	# 37891	Flat wall sign-(neon)-"FOXES LUGGAGE LEATHER GOODS"-York Sign Co.\$60..1/22/ Installing bank fixtures, remove & r eplace front & rear doors, and wax floor Owner \$ 2,400.....Jan. 21, 1952
<p>Plumbing Permits: #30898 Service Plumbing Co: 2 Sand traps, 4 Safe waste drains, Dec.15,1950</p>		
		
669 Wash.	Electrical Permits # 29713	Lyon Electric: 4 switch outlets, 6 receptacles, 16 light outlets, 16 fixtures, 2 centers of distribution - Oct. 4, 1949
#671 Washington	# 29870	Tropicalalites: 2 Neon transformers, Oct.20,1949
amous Restr	# 29941	Lyon Electric: 1 center of distribution, 1 Service equipment, 3 motors, 10-27-49
#665 Washington	# 33027	W.L. Austin: 2 switch outlets, 7 light outlets, 28 fixtures- Jan. 2, 1951
#667 Washington	# 35089	Lyon Electric Co: violations - Sept. 26, 1951
amous Restr:	# 35583	1 Switch outlet, 1 Receptacle, 1 Light outlet, 1 Fixture, 2 Centers of distribution, 3 Motors, 11-26-51 ok 12-4-51 HOR
#665 Washington	# 35886	Astor Elec.Service: 10 switch outlets, 12 receptacles, 6 light outlets, 72 fixture centers of distribution, 1 service-equipment, 1 sign outlet, 3 motors-1/7/52
#665 Washington	# 35988	Claude Southern Corp: 4 neon transformers- Jan. 17, 1952
#659 Wash. Ave.	# 36009	York Sign Co: 1 neon transformers- Jan. 22, 1952

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.
7-10-89		Tent Fumigation	\$279.00				B5891649

601 - 685 WASHINGTON AVENUE



675 - 685 WASHINGTON AVENUE

Designed by the noted architect E. L. Robertson in 1934 this very notable building turns the corner into a geometrically proportioned tower. The building also provides the northern frame for a remarkable block of architecture, with over one half of the total building frontage designed by this same architect. This has long been an iconic city corner as can be seen in historic photographs through the years.

LEFT: PHOTOGRAPH circa 1960's courtesy CMB
ABOVE: AERIAL PHOTOGRAPH courtesy GOOGLE EARTH



ABOVE: PHOTOGRAPH circa 1950 courtesy HISTORY MIAMI

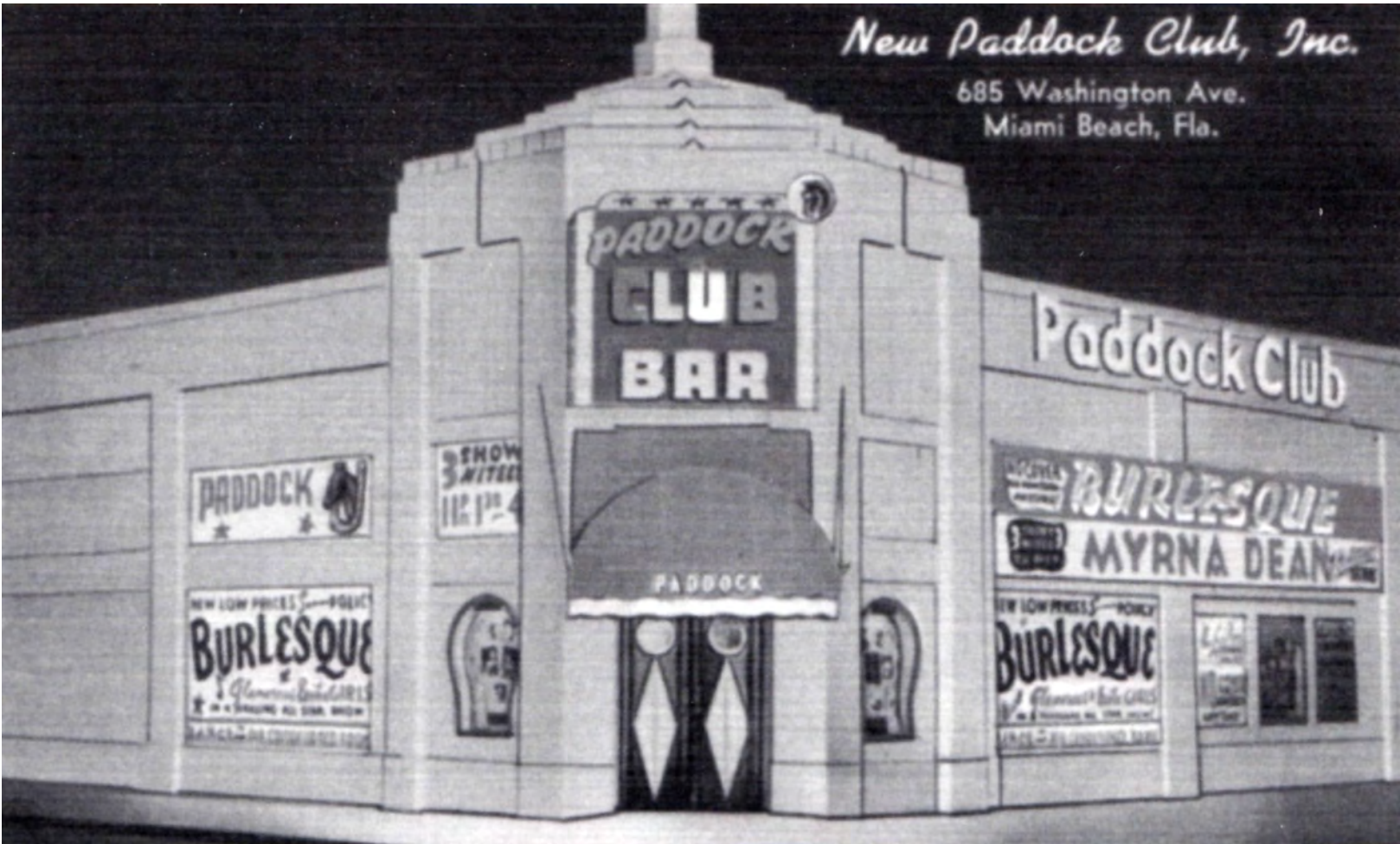
BELOW: PHOTOGRAPH circa 1950 courtesy HISTORY MIAMI



675 - 685 WASHINGTON AVENUE

ARCHITECT. E. L. ROBERTSON
 YEAR BUILT: 1933
 DESIGNATION: 'CONTRIBUTING
 STYLE: ART DECO

'Among the first modern commercial structures in Miami Beach, this row of storefronts was built in the period of near-dormancy between the Hurricane of 1926 and the boom of a decade later. Its Art Deco monumentality and careful attention to detail are rare for a modest single-story commercial block. The prominent polygonal corner pavilion, a translation in modern styling of the city's Mediterranean revival corner towers, illustrates a local tradition of urban continuity in the face of stylistic change.' (12)



685 WASHINGTON AVENUE POSTCARD circa 1950's

675 - 685 WASHINGTON AVENUE

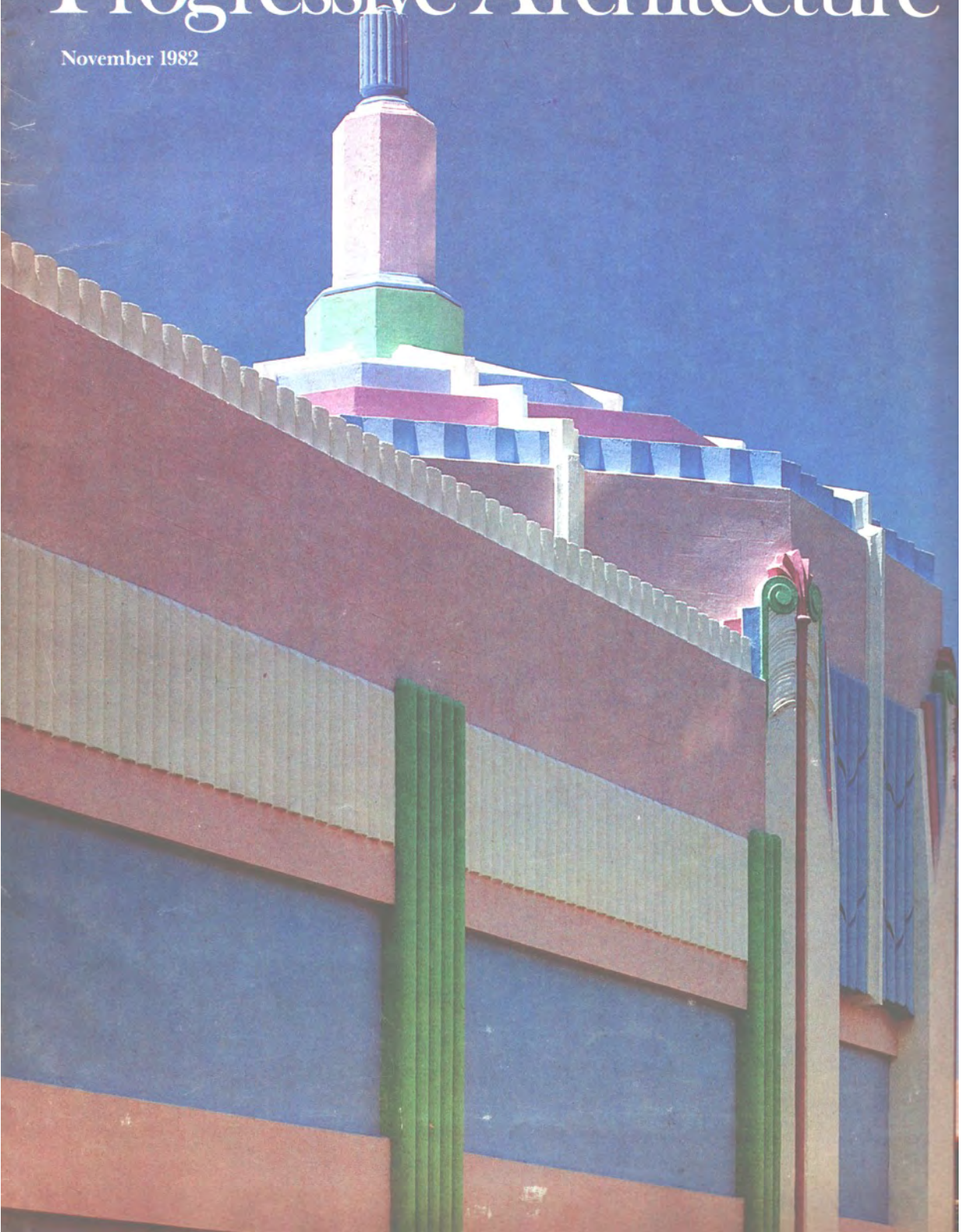
ARCHITECT.	E. L. ROBERTSON
YEAR BUILT:	1933
DESIGNATION:	*CONTRIBUTING
STYLE:	ART DECO

In the postcard view above of the Paddock Club - the 7th street elevation contains no lower windows. For comparative purposes look at the 2015 photograph on pages 97 and 101.

601 - 685 WASHINGTON AVENUE

Progressive Architecture

November 1982



COVER PHOTOGRAPH: FRIEDMAN'S BAKERY courtesy PROGRESSIVE ARCHITECTURE, November 1982



Because of its uniqueness in architectural style, it may also be considered to increase any setback distances away from this polygonal corner for any new building blocks. This polygonal tower should not feel too crowded by new construction in order to retain its historic context. It already has a great green backdrop in the adjacent Ballet-Valet garage aka locally as the Chia-Pet garage shown in photograph at left..



ABOVE LEFT: 1994 by ARTHUR MARCUS
BELOW LEFT AND ABOVE: 2015 PHOTOGRAPHS by
ARTHUR MARCUS PHOTOGRAPHY (11)





2015 PHOTOGRAPH OF 685 WASHINGTON TOWER (11)



685 WASHINGTON AVENUE in 1988 PHOTOGRAPH from DECO DELIGHTS by BARBARA CAPITMAN and PHOTOGRAPH by STEVEN BROOKE



Seventh Street elevations there is inconsistent architectural treatment of the clerestory panels above the window openings at most structural bays. On both elevations some previously solid clerestory panels have been replaced with clerestory windows.

This corner has been home over the years to many establishments which had many fans in the neighborhood, including:

- Charlie's Paddock Burlesque Club / Bar
- Freidman's Bakery
- Paper Doll Club
- The Little Italy
- Watergun
- Manolo Restaurant (existing tenant)

This entire storefront comprising the addresses of 657 through 685 Washington Avenue are notable through the following Criteria for Historic Significance:

- 1) Architectural significance
 - 1) Association with the lives of persons significant int the city's past history,
- 2) Embody's the distinctive characteristics of an historical period
- 3) Serves as the outstanding work of a master designer
- 4) Possesses high artistic value

2015 PHOTOGRAPHS: 685 WASHINGTON AVENUE by ARTHUR MARCUS 2015



CHAPLEY'S PADDOCK GRILL

Owner J. C. DeVine Props: Mailing Address: Permit No 5807 Cost \$25,000:
 Lot 20 - 21 Block 34 Subdivision OCEAN BEACH #1 Address 675 to 685 Washington Avenue 689 -
 General Contractor Owner builds 1353 Bond No. 4203-04-087
 Architect E. L. Robertson Engineer
 Zoning Regulations: Use BB Area 19 Lot Size
 Building Size: Front 100' Depth Height 18' Stories 1
 Certificate of Occupancy No. Use STORES (5) Foundation Reinforced concrete Roof Date Jan. 24, 1934
 Type of Construction CB5

Plumbing Contractor # 7266 L.A. McGhan 15 Fixtures Sewer Connection 2 Date May 25, 1934
 Temporary Closet

Plumbing Contractor # 7280 L.A. McGhan - 3 Fixtures - Date June 4, 1934
 Water Closets Bath Tubs Floor Drains #7480 - McGhan - Sept: 12, 1934
 Lavatories Showers Grease Traps 6 Fixtures
 Urinals Sinks Drinking Fountains
 Gas Stoves Gas Heater Rough Approved Date
 Gas Radiators Gas Turn On Approved Date
 Septic Tank Contractor Tank Size Date
 Oil Burner Contractor Tank Size Date
 Sprinkler System

Electrical Contractor #4040 George LaVigne Address Date Mar. 17, 1934
 Switch Range Motors Temporary Service
 OUTLETS Light 68 HEATERS Water Centers of Distribution
 Receptacles 30 Space
 #6155 Larkins, Jan. 4, 1936 Refrigerators Sign Outlets
 3 motors. Irons
 No. FIXTURES Electrical Contractor Date
 FINAL APPROVED BY Date of Service

ALTERATIONS OR REPAIRS

675 - 685 WASHINGTON BC 1

Building Permits: #40668 Painted sign on wall: Admiral Sign Co: \$50: Jan 23, 1953
 Paper Doll 685 Wash #46014 by owner.....Painting \$ 200.00 October 5, 1954
 Paper Doll 685 Wash #46045 Tropicalities: Two flat wall signs...40 sq. ft. and 48 sq. feet equals 88 square feet: \$ 200.00 October 12, 1954

Famour Rest..671 & 675 Wash. # 51924..Art Green, Contr..Remodeling: Two new toilets, remodeling store (front, drop ceiling, plastering, cut opening betw. rest.\$3000..Oct

677 Washington Ave. #52017 Awning: 8' x 15': Endure Awning Shutter Co.: \$275.00 11/6,

585 Wash #53001 Jacob Wexler: Painting exterior - \$350.00 - April 10, 1957

685 Wash #53061 ABC Neon: Roof V shape sign 6 x 14 - \$800- April 18, 1957

685 Wash #53091 Owner: Flat wall signs as per application sketch-\$50-April 23, 1957

685 Wash #53607 ABC Neon: Flat wall sign(Neon) 6'x8' - 48 Sq.Ft-\$300-June 18,1957

675 Wash #56556 Owner: Partial reroofing - \$300.00 - June 24, 1958

685 Wash #61186 ABC Neon: 1 flat wall neon sign and 1 roof neon sign- 128 sq.ft- \$800 - Feb. 8, 1960

675-85 Wash, Ave. #68293 A.S. Greene Construction Co.: Convert the paddock grille into 2 stores. A p tion and rework front for 2 entries. \$3500.00 10/24/62 Work Comp. LWL 12/28/62

683 Wash, Ave. #73732 Owner, LeoDeHaav: Erect 2x4 non-bearing partitions; install additional toilet room and fixtures - \$1,000 - 3/19/65 OK Brown 4/30/65

683 Wash. #73908 Hurricane Awning Co.: Alum. awning - \$265 - 4/20/65 - Fold Down for Hurricane Protection OK Beck 4/30/65

683 Wash. #73960 Geiger Distributors, Inc.: Air Cond., 1 - 5 hp unit - \$1,000 - 4/28/65 (used)

685 Wash. #74665 (Freidman's Bakery, Inc., owner): Remodel interior - \$3,000 - 8/26/65 - OK - CB - 3/25/66

685 Wash. #74685 (Freidman, owner) Rudy Glass Co.: Replace two exit doors - \$750 - 8/30/65

685 Wash. #74944 ABC Neon: 2 - 2 x 8 and 1-4 x 6 flat wall signs, "FREIDMANS BAKERY" - \$800 - 10/7/65

685 Wash #74772 (Freidman's Bakery): one 5 ton AC unit, 9/16/65 O.K. Flaag 11/16/65

681 Wash. #76358 Rudy Glass: Replace glass - \$748 - 5/26/66 OK Brown/6/27/66

685 Wash #76494 Airko Air Cond. Co.: 1 - five ton Air Cond. - \$2,000 - 6/21/66 OK Flaag 6/28/66

677 Wash. #76965 Owner, Famous Restaurant - \$20,000 - 9/2/66 OK McLaws/11/5/66

677 Wash. #77018 Giffen Industries: Reroof - \$1575 - 9/12/66 Tin Cap OK Brown 9/26/66

685 Wash. Avenue #80213 J. C. Devine, Owner: Exterior painting - \$100 - 5/7/68 OK 90 5/24/68

#84881 - Boni Sign Co. - Sign Repvifition \$20.00 Engineer #1584007796

#-08892-Owner-Repair work under supervision of \$750-7-11-78

#13419-Owner-Exterior painting-\$750-7-11-78

#22343 6/11/82 F.F. Centurion stores exterior paint 32 b art deco project \$800.

#91938 11/21/86 Lopez Fraxedas Corp - 1500 sq paving only per plans four park spaces \$1,000.

#M08724 1/27/87 Imperial Air - 2-8 kw central heat, 2-2.5 ton air cond central

Plumbing Permits:

605 Washington	# 7679	Alterations: Owner builds; E.L. Robertson, arch:	\$ 2,500...	Nov. 30, 1935
679 Washington	#10186	Neon sign- Radio Sales & Rental Neon Sign & Display	\$ 1,000...	Aug. 17, 1937
Jacques Beauty Salon	#10204	Addition - Owner builds.	\$ 1,500...	Aug. 24, 1937
Paddock Grill	#10490	Mezzanine floor: Sam Levine, contractor: Zurwelle & Whittaker, Inc. engineers:	\$ 800...	Oct. 27, 1937
	#10682	Air Conditioning: J.D. Rodeheaver, contractor:	\$ 6,500...	Dec. 2, 1937
	#14119	Addition of shelter roof (classB) day labor	\$ 75...	May 28, 1940
	#16394	Remodeling windows (owner)	\$ 1,000...	Nov. 1, 1941
	#16632	Sign 30 x 2 Neon Sign Co:	\$ 300...	Dec. 17, 1941
	#19737	Painting - inside - Gerald J. Campbell, painter	\$ 50...	Feb. 21, 1945
685 Washington	#21246	Painting - Quality Decorating Co.	\$ 800...	Nov. 7, 1945
685 Washington	#24235	Sign - Approx 8 sq ft York Sign Company	\$ 50...	April 3, 1947
679 Washington	#25404	Painting & Decorating: Owner builds-	\$ 1,000...	Sept. 22, 1947
675 Washington	#27409	Remodeling front of building - Owner	\$ 1,000...	June 1, 1948
685 Washington	#28270	Repainting sign on wall - Reliable Sign Co.	\$ 45...	Sept. 17, 1948
685 Washington	#28302	Paint sign - Reliable Sign Company	\$ 25.....	Sept. 24, 1948
685 Washington	#28898	Sheet Metal vent for hot water heater - Bayside Sheet Metal Works-	\$ 65---11-23-4	
685 Washington	#28994	Wall lettering - York Sign Company	\$ 50.....	Dec. 3, 1948
685 Washington	#31729	Flat wall sign - 56 sq. ft. York Sign Company, contr.	\$ 400.....	Dec. 19, 1949
671 Washington	#33197	Painting, changing "Burlesque" sign to rear "All Star Show" Reliable Sign Company, contractor	\$ 40....	July 27, 1950
685 Washington	#34539	Painting, inside - Berk's Painting	\$ 450.....	Dec. 11, 1950
685 Washington	#38465	Show cases and cutting door from package store to Paddock Club of the North wall of the store. Mr. Tomlinson was consulted who in turn had City Attorney Shepard approval. Beach Cabinet Shop, contr.	\$ 950.....	May 14, 1952

Plumbing Permits:

# 8647	McGhan: 7 Fixtures - Paddock Bar - December 10, 1935
#10388	Stolpman: 4 Lavatories - Jacques Beauty Salon - September 21, 1937
#10469	Orr: 2 Fixtures - no gas -- Beauty Salon - October 9, 1937
#12662	Dulbs: 1 Gas stove - November 7, 1939
#16311	Dulbs: 2 Floor drains - Paddock Bar - December 2, 1941
#16347	Dulbs: 1 coffee urn, 1 steam table, December 18, 1941
#18099	O. Schweitzer: 1 Gas steam table, 1 Gas griddle, February 20, 1945
#18407	O. Schweitzer: 3 sinks, July 25, 1945
#18739	O. Schweitzer: Remove 2 sinks, 2 stoves & 1 griddle, November 9, 1945
#18844	Economy Plumbing Company: 1 dish washing machine, 2 safe waste drains, 4 gas ranges, 1 coffee urn, December 1, 1945

#44904 M & S Plumbing: 1 water closet; 1 lavatory; 1 sink; 1 urinal; 1 floor drains-sand traps; 2 gas ranges - 8/27/65
 #45346 (681 Wash.) M & S. Plumbing: 4 lavatories; 4 water heaters - 8/3/66
 #45416 M. S. Plumbing: 1 gas water heater - 7/19/66
 #45489 Sercta Plumbing Co.: 4 water closets; 5 lavatories; 1 sink; 1 urinal; 5 floor drains-sand traps; 3 gas ranges - 9/6/66 (Blg.Perm.#76965)
 #47992 - M & S Plumbing 1 gas range oven 8/25/70
 #62838 9/16/86 H & F Plumb - 1 rgh, 1 set floor drain, 1 rgh, 1 set grease trap, 2 rgh, 2 set lavatory, 1 rgh, 1 set urinal
 2 rgh, 2 set water closet, 1 indirect wastes, 1 water service, 1 sewer connections

Electrical Permits:

#49732 ABC Neon: 4 Neon Transformers - 4/18/57
 685 Wash. #50144 ABC Neon: 2 Neon Transformers - June 16, 1957
~~#51186 ABC Neon~~
 683 Wash. #62213 Ben's Elec: 7 appliance outlets; 1 cent. of dist. - 4/23/65
~~#62687 Lyon Elec. Co. Inc.: 1 violation - 9/9/65~~
 #62765 (Friedman's Bakery) ABC Neon: 8 fixtures - 10/8/65
 #63551 Lyon Electric Co., Inc.: 4 switch outlets; 12 light outlets; 1 water heater outlet; 12 fixtures; 12 appliance outlets;
 1 meter change - 6/10/66
 #63883 Kammer & Wood, Inc.: 8 switch outlets; 61 light outlets; 13 receptacles; 1 water heater outlet; 61 fixtures;
 1 meter change; 1 cent. of dist.; 1 serv. equip. - 9/1/66
 #81385 9/16/86 El-Al Elec - 4 light outlets, 2-200A serv size in amos, 2-3½ ton air cond, 4 fixtures, 1-100A service house

Jacques Beauty Salon # Austin 10 outlets, 7 fixtures, October 9, 1936
 " " # 7237 2 outlets, 14 receptacles, 2 meters, October 6, 1936
 Badlo Biscayne Electric: 1 neon transformer, August 17, 1937
 # 9148 George LaVigne: 2 Switch outlets, 10 light outlets, 12 receptacles,
 # 9346 1 center of distribution - September 17, 1937
 Paddock Martin: 4 Switch outlets, 31 light outlets, 31 fixtures, Nov. 15, 1937
 # 9890 LaVigne: 3 motors, 1 center of distribution, December 3, 1937
 #10062 Miller Electric: 5 switch outlets, 12 light outlets, 3 receptacles,
 #15145 12 fixtures, 1 center of distribution, June 24, 1940
 State Electric: 6 Light outlets, 28 Fixtures, 1 iron, Nov. 12, 1940
 #16171 55 Fixtures - December 3, 1940
 Jacques Beauty Salon # Miller Electric: 1 Temporary service: January 18, 1941
 Paddock Grill #16382 Miller Electric: 5 centers of distribution, 1 service, January 20, 1941
 #16742 Miami Neon Company: 1 neon transformer, August 22, 1941
 Paddock Grill #17517 LaVigne: 4 Switch outlets, 12 light outlets, 12 fixtures, 1 center, 12-1-41
 #18588 LaVigne: 16 switch outlets, 18 light outlets, 13 receptacles
 #18589 LaVigne: 24 fixtures, 8 centers of distribution, December 1, 1941
 Final Ok 12/2nd Brown. 12/18th LaVigne: 1 Temporary service* December 1, 1941
 Final Linc. #18596 Morgan Neon Company: 12 neon transformers, December 17, 1941
 #18140 Lyon Electric: 4 appliances, February 17, 1943
 #19300 Lyon Electric: 2 switch outlets, 9 light outlets, 9 Fixtures,
 #21589 Lyon Electric: 1 service, November 8, 1945
 #21745 Astor Electric: 20 Fixtures, December 2, 1945
 #22866 Lyon Electric: 1 meter change, August 10, 1946
 #23083 Lyon Electric: 1 motor, September 23, 1946
 #23974 Badla Neon Co: 4 neon transformers, March 7, 1947
 #24851 Lyon Electric: 9 switch outlets, 27 light outlets, 27 fixtures, Sept. 19, 1947
 #26067 Lyon Electric: violation - April 5, 1948
 #26607 Lyon Electric: 2 light outlets - June 24, 1948
 #26645 Lyon Electric: 16 fixtures- June 29, 1948
 #30433 York Sign Co: 3 neon transformers - Dec. 19, 1949 Jan. 16, 50 Meginniss
 #30527 Lyon Electric: 1 sign outlet, Jan. 3, 1950 - OK Meginniss 1-3-1950
 #31557 Lyon Electric: 1 center of distribution, 1 service-equipment- June 20, 1950
 #35089 Lyon Electric: violations - Sept. 26, 1952 -H.O.Rosser 9/26/51
 #36139 Astor Elec.Service: 1 switch outlet, 1 receptacle- Feb. 20, 1952 ok 2-5-52 PM
 #36142 Lyon Electric: 7 light outlets, 7 fixtures, 1 motor, 1 violation -Feb.20,1952
 OK 3-6-52 PM

885 Washington Ave. #43167 Tropicalites: reconnect: October 12, 1954 OK, Rosser 10-21-54
 Paper Doll Club 45739 K & F Electric: 1 motor, 2-5hp, 2 motors, 6-10hp Sept. 28, 1955
 OK, Rosser 11/14/55

LOT 20-21 BLOCK 34 (for entries before 1971, see card #1353) SUBDIVISION #1 Ocean Beach #1 ADDRESS 683 Washington Ave. F

RESTAURANT

ALTERATIONS & ADDITIONS

1353-B

Building Permits:

- #09862-The Little Italy-Exterior painting-\$150-9-28-76
- #10147-Owner-Minor repairs decoration and painting-\$2500-11-3-76
- Mechanical 03801-Refriarco- 1/2 ton refrigeration-11-5-76
- Mechanical 3803-Seminole- 1 5ton central a/c-11-8-76
- #10214-Dopazo Signs-The Little Italy-Sign-\$400-11-11-76
- #10029-Biscayne Awning-Canvas awning for front of building-\$475-10-19-76
- 1-22-81/#M05019/1-5ton central air conditioning/Ferland Air Conditioning/\$40

Plumbing Permits:

#54274 - Morgan Plumbing - 1 rgh urinal, 1 set urinal, 1 glass sink, heater-new install. 11/8/76

Electrical Permits:

- #73568-Rapeico Electric-The Little Italy-4 switch outlets; 4 light outlets; 6 receptacles; 100 amps service;
- 4 appliance outlets; 1- 5ton a/c; 4 fixtures-10-22-76
- #73664-E G Signs-80 sub tubes; 1 sign transformer-11-24-76-The Little Italy-11-24-76

NOT ENTRIES BEFORE 1971, see card W1353)

LOT 20-21 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 681 Washington Ave.
FRIEDMAN MARKET

ALTERATIONS & ADDITIONS

1353-A

Building Permits:

- #18674- 8-11-80 OWNER Exterior Painting \$100
- #18675- 8-11-80 OWNER Sing FRIEDMAN MARKET \$360
- #22481 7/13/82 F.f. Centurion sign painting (681 Wash) \$270.
- #22482 7/13/82 F.F. Centurion sign painting (685 Wash) \$170.

Plumbing Permits:

Electrical Permits:

LOT 20-21 BLOCK 34 SUBDIVISION Ocean Beach #1 ADDRESS 685 Washington Avenue

(for entries before 1971, see card #1353)

Baker

ALTERATIONS & ADDITIONS

1353-C

Building Permits:

- #22403 6/23/82 F.F. Centurion exterior painting, exist paint as approved by Planning Board on June 22, 1982 \$400.
- #22482 7/13/82 F.f. Centurion - sign painting \$170.
- #91806 6/23/86 M.B. Bichachi Const - repair damage caused by fire (restaurant & Bakery work only) \$20,000.
- #91957 12/11/86 CRF Inc - interior remodeling storefronts ext paint exist stores \$25,000.

Plumbing Permits:

- #63104 2/6/87 Nel Mar Plumb - 2 rgh, 2 set lavatory, 1 rgh, 1 set clothes washer, 1 rgh, 1 set shower, 2 rgh, 2 set water closet, 1 heater new installation

Electrical Permits:

- #73999-Latin American Electric- correct violation-4-19-77
- #74267-Latin American Electric-200 amps service-8-11-77
- #81844 3/24/87 Vern Griffith Elec - 2 switch, 3 light outlets, 5 recept, 100 serv temp, 200 service size in amps. 3 ton air cond
- #81999 - Ocean Electric Company - 9 Switch outlets, 10 Light outlets, 12 Receptacles, 1 Appliance outlets, 1 Water heater & 1 A/C Window - 5-15-87

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits: #28092 3/3/86 owner erect new block interior partition \$3,900.
#29998 3/16/87 owner/bidger minor repair of existing and interior painting \$200.

Plumbing Permits:

Electrical Permits:

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.
7-10-89		Tent Fumigation + VBI	\$279.00				BS891640
7-10-89		Tent Fumigation + VBI	\$279.00				BS891643
7-10-89		Tent Fumigation + VBI	\$279.00				BS891646

ARTHUR J. MARCUS ARCHITECT P.A.

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AA #26000962

August 31, 2015

Deborah Tackett
Preservation and Design Manager
CITY of MIAMI BEACH
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: HISTORIC RESOURCES REPORT for
601 - 685 WASHINGTON AVENUE
Miami Beach, FL 33139
for the City of Miami Beach Historic Preservation Board
No original architectural plans available.

Deborah..

Per our discussion on Friday 8.28.15 I would like to document via this letter the fact that a search at the Records Desk in the City of Miami Beach Building Department for original historic plans for all of the buildings on this block has revealed no available plans. However the Building Cards were available.

All of these buildings were constructed in the 1920's and the 1930's as can be seem below. And as we discussed it is not surprising that there are no records available of the original buildings due to the age of these structures. This letter will also be attached to the Historic Resource Report.

The addresses are listed below:

ADDRESS	DESIGNATION	ARCHITECT	YR BUILT	STYLE
601 - 615 Washington Ave.	Contributing	E. L. Robertson	1934	Art Deco
617 + 619 + 621 Washington Ave.	Non-Contributing	J. Monfils (owner)	1939	Other
623 - 625 Washington Ave.	Contributing	John A. Bradley	1926	Other
633 - 635 - 637 Washington Ave.	Contributing	Alexander Lewis	1930	Vernacular
655 Washington Ave.	Contributing	E. L. Robertson	1925	Med Revival
641 - 643 - 645 - 647 Washington Ave.	Contributing	J.C.Devine	1925	Med Revival
657 + 661 Washington Ave.	Contributing	E. L. Robertson	1932	Art Deco
665 + 669 - 671 - 673 - 675 Wash. Ave.	Contributing	E. L. Robertson	1934	Art Deco
675 - 685 Washington Ave.	Contributing	E. L. Robertson	1934	Art Deco

Yours truly,



Arthur J. Marcus Architect

cc: Andrew Joblon, Charlie Loskant, Matthew Amster Esq., Michael Larkin Esq.

BIBLIOGRAPHY

- (1) Flamingo Historic Preservation District Designation report, April 1990 by the City of Miami Beach Planning and Zoning Department, page 4.
- (2) Ibid., page 6.
- (3) Ibid., page 7.
- (4) Ibid., page 8.
- (5) The Making of Miami Beach 1933-1942 by Allan T. Shulman and Jean Francois Lejeune, 2000., p.12
- (6) "Miami Mediterranean Splendor and deco dreams by Beth Dunlop 2007. p. 40.
- (7) Flamingo Historic Preservation District designation Report April, 1990 by City of Miami Beach Planning and Zoning Department
- (8) "Deco Rating" in Progressive Architecture November 1982, p. 92
- (9) Ibid., pp. 92-93.
- (10) Allan Shulman and Jean Francois Lejeune in The Making of Miami Beach, 1933-1942'
- (11) 2015 Photograph by Arthur Marcus
- (12) Miami Architecture; AIA Guide, 2000, p. 252:
- (13) From yelp.com by pea p., berkeley, california 4.08.07
- (14) "Deco Rating" in Progressive Architecture November 1982, p. 92
- (15) 'Miami Beach' by Howard Kleinberg, 1994, page137