



STATUS: CONTRIBUTING

ADDRESS: 355 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK 7, LOT 15

ZONING: RPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH

ORIGINAL OWNER: BITTLEMAN

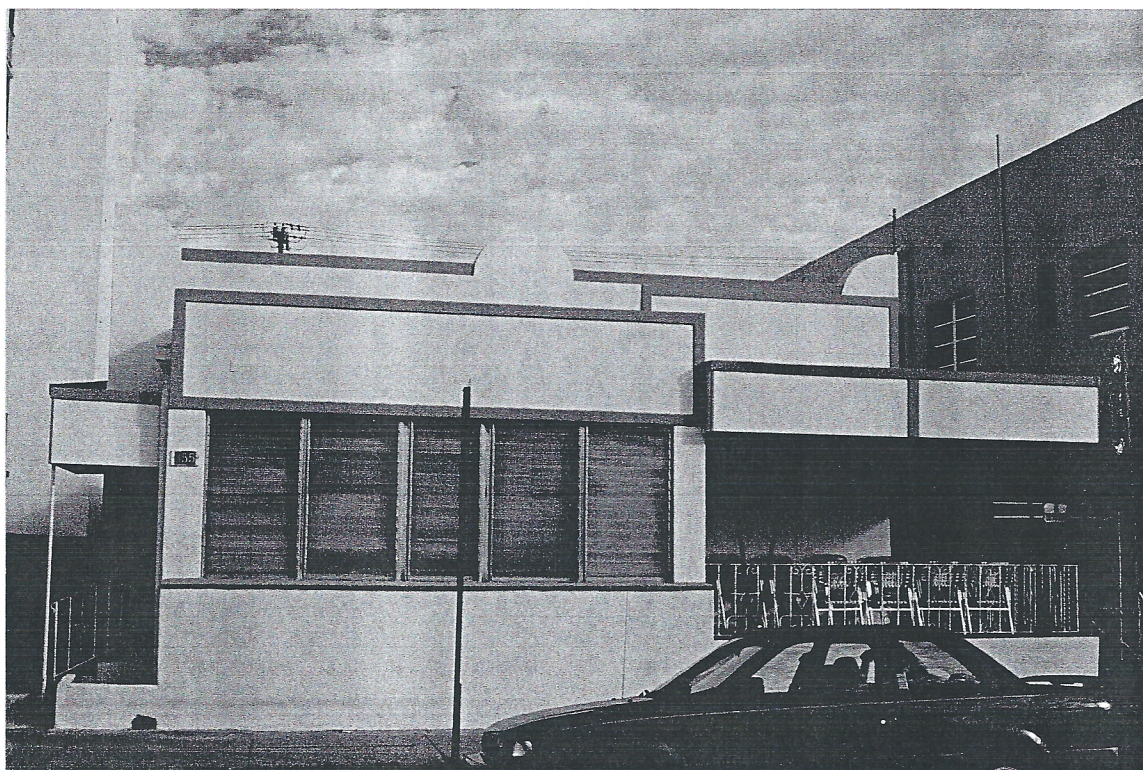
CURRENT OWNER: C & G REAL ESTATE, INC
347 WASHINGTON AVENUE, MB, FL 3313

PROPERTY NAME:

PREVIOUS NAMES:

ARCHITECT: AUGUST SWARZ

DATE OF CONSTRUCTION: 1953



STYLE/PERIOD: POST WORLD WAR II
ART DECO TRANSITIONAL

EXTERIOR CONDITION: GOOD

CURRENT USE:

RESIDENTIAL HTS.

STATEMENT OF SIGNIFICANCE: REMINISCENT OF MED-DECO INFLUENCES W/
PARAPETS; MASSING OF PLANES AS FACADE UNIQUE TO ERA OF 50'S;
CLEAN SCORED GRID ON FINAL FACADE INDICATES HEART OF STRUCTURE;

PREPARED BY:

DATE:

J. Del Zorro

1996

PLAYFUL - PIPE COLUMNS,
SEVERAL ENTRANCE WAYS

C BITTLEMAN

Lot 15 Block 7 Subdivision OCEAN BEACH

General Contractor Junez Construction Co.

Architect August Swarz

Zoning Regulations:

Use BB

Area 19

Building Size:

Front 30'

Depth 124'

Certificate of Occupancy No 2274, Nov. 25, 1953.

Type of Construction #2 CBS

Foundation 12x30 spread footing

Roof Flat

Date Aug 10, 1953

PLUMBING Contractor #35243 Patterson Plumbing Co:

1, Sewer Connection 4"

Date Aug 20, 1953

Temporary Water Closet 2

Water Closets 8

Lavatories 8

Bath Tubs 8

Outside Showers 1

Urinals

Sinks 8

Dish Washing Machine

Laundry Trays 1

Laundry Washing Machines 1

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL E. Cox, 8-25-53

FINAL APPROVAL OK, L. Rothman, 11-25-53

Down Spouts 4

Wells

GAS Contractor

Gas Ranges 8

Elec. Gas Water Heaters 9

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL L. Rothman, 11-25-53

GAS FINAL APPROVAL

AIR CONDITIONING Contractor #44618 Bel A. C. Co: Install 2 - 3/4 Ton A. C. Units: \$400..May 18, 1954
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor
OK-6/28/54 Plaap

ELECTRICAL Contractor #40540 Lewis C. Wagner:

Date Aug 14, 1953

OUTLETS Switches 48 Ranges
Lights 49 Irons 8
Receptacles 65 Refrigerators 8

Temporary Service 1

Neon Transformers

Sign Outlets

Meter Change

Centers of Distributions 9

Service 1

Violations

HEATERS Water 9
Space 8

FIXTURES 49

Electrical Contractor

Date

FINAL APPROVAL J

By H. ROSSER

Date 11-20-53

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits: #46344 Awning cover for terrace. Not to be enclosed on front of building:
W. G. Stephan, architect: Alum A Lock Company, contractors: \$ 500

Nov. 9,
1954

Keene Roofing Co.: Reroof - \$1275 - 6/30/65 #74341. OK 7/12/65 Plaag
#25441 6/13/84 Truly Nolen fumigation \$800.
#29345 10/24/86 A-1 Power Roof - reroof 32 sq \$3,500.

Plumbing Permits:

7/7/80 #58640 Peoples Gas meter set

Electrical Permits:

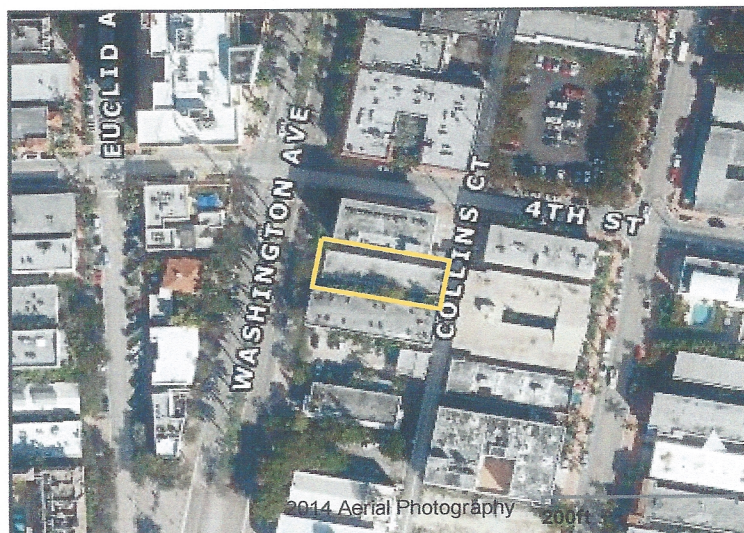


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	02-4203-003-0970
Property Address:	355 WASHINGTON AVE
Owner	CASA COLORETTA LLC
Mailing Address	7915 EAST DR #1 NORTH BAY VILLAGE , FL 33141
Primary Zone	3003 MULTI-FAMILY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	8 / 8 / 0
Floors	1
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,855 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1953



Assessment Information			
	2014	2013	2012
Land Value	\$1,300,000	\$819,000	\$1,007,500
Building Value	\$162,072	\$113,450	\$173,122
XF Value	\$0	\$0	\$0
Market Value	\$1,462,072	\$932,450	\$1,180,622
Assessed Value	\$1,025,695	\$932,450	\$1,180,622

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$436,377		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
OCEAN BEACH FLA SUB PB 2-38 LOT 15 BLK 7 LOT SIZE 50.000 X 130 OR 18113-4924 0598 5 COC 25963-4180 09 2007 1	

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,025,695	\$932,450	\$1,180,622
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,462,072	\$932,450	\$1,180,622
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,025,695	\$932,450	\$1,180,622
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,025,695	\$932,450	\$1,180,622

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2014	\$100	29269-4367	Corrective, tax or QCD; min consideration
09/01/2007	\$1,550,000	25963-4180	2008 and prior year sales; Qual by exam of deed
01/01/2006	\$0	24218-3810	Qual by exam of deed
07/01/1984	\$300,000	12216-1504	2008 and prior year sales; Qual by exam of deed

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on:

NEW VICTORY GARDEN APARTMENTS
355 WASHINGTON AVENUE, MIAMI BEACH

This one-story, CBS and stucco apartment house was built in 1953 on Lot 15 of Block 7 of Ocean Beach, the earliest subdivision of Miami Beach, that was platted by the Lummus brothers in July, 1912. City atlases of 1935, 1944 and 1952 all show this location as a vacant lot, so the present structure was apparently the first building constructed here. Its building permit was issued on August 10, 1953, and it was completed by November of that year. It is listed as a Contributing building in the Ocean Beach Historic District, designated by the City of Miami Beach in 1996.

Unfortunately the Miami Beach Building Department's microfilm (#42390) of the original plans is illegible, so all information has been derived from the Building Permit Card (#1089) and other sources. The card indicates that the building, designed by architect August Swarz, originally consisted of eight efficiency apartments and cost \$30,000 to build. The owner is recorded as "Bittleman," but this is probably misspelled. The 1955 Polk's City Directory shows Pauline Bittelman as the building manager, but no biographical information was found on the Bittelman family. Louis and Sadie Roselinsky managed this building from 1957 through 1969.

City directories also show that this building was originally named the New Victory Garden Apartments and kept that name through at least 1977. "Victory gardens" were vegetable plots cultivated by civilians during World War II as a supplementary food source as part of the war effort. In recent years the City of Miami Beach has created a commemorative Victory Garden in the 200 block of Collins Avenue, but the connection of the subject apartment building to victory gardens is so far unknown.

In the absence of original building plans or any early photographs of this building, it can only be conjectured which elements of the present structure date to its original design. Since no major renovations are listed in Building Department records over the years, except for window replacements in 1998 and 2006, it is likely that the building is largely intact.

The Miami Beach Planning Department database from 1996 sees this building as Art Deco / Post World War II Transitional in period and style. Most significant are the layering of vertical planes and "boxed" elements on the front (west) facade, the flat roof with ridged parapets, the angled pipe columns supporting the front portico, and the scored grid in the stucco wall of this portico. The front parapet is decorated with three projections -- two "shark fins" at the corners and a half-circle at the center -- that are of unknown date but are reminiscent of Med-Deco Transitional influence.

The apartment units have individual entrances along the north facade, each with steps of red clay tile. Each unit also has a through-the-wall air conditioner that may have been part of the original design, as a state-of-the-art feature of the 1950s. An eyebrow runs continuously across the north facade, and there is a glass block panel at the entrance to the front (west end) apartment. Decorative metal railings are found at each apartment entrance and on the front portico. The only photograph found of this building is from the 1996 database, and shows the front window as jalousie type, which was typical of the 1950s. Windows are now 6-over-6 single-hung type.

Architect August Swarz was born in California in 1895, obtained a divorce in Dade County, Florida in 1946, and died in Los Angeles in 1966.¹ Over two dozen buildings, mostly apartments in Postwar Modern style, are attributed to him in Miami Beach records, dating from 1947 to 1958. They

¹ *AncestryPlus* and Social Security Death Index, online.

include the Del Rio Apartments at 1100 Collins Avenue, the three buildings of Broadwater Beach at 6490-6510 Collins Avenue, another trio at 8330-8350 Byron Avenue, and the Bolivar (now Boulevard) Hotel at 740 Ocean Drive, which is probably his best-known building.

---Carolyn Klepser, researcher

March 24, 2008



March 02, 2016

Attention: Historic Preservation Board
Miami Beach building Department.

Reference: Casa Coloretta Hotel
355-Washington Avenue.
Miami Beach, FL.

Mr. Tom Mooney,

I have been retained by AFD Design Consulting Services to perform the structural project for a new second floor story addition in this reference property.

The new structural design intention for this renovation/addition 2nd story with roof top garden will have a minimal impact on the existing structure.

The new structural members will be an envelope of the existing structure. We are projecting to build a steel frame around the one story existing Building to support the second level (we are going to leave an expansion joint between existing and new.)

The existing structure will not need any shoring or any existing exterior structural support work that would be necessary in typical reconstruction work.

If you have any question, please do not hesitate to contact us.

Sincerely

Antonio Canelas, PE.

