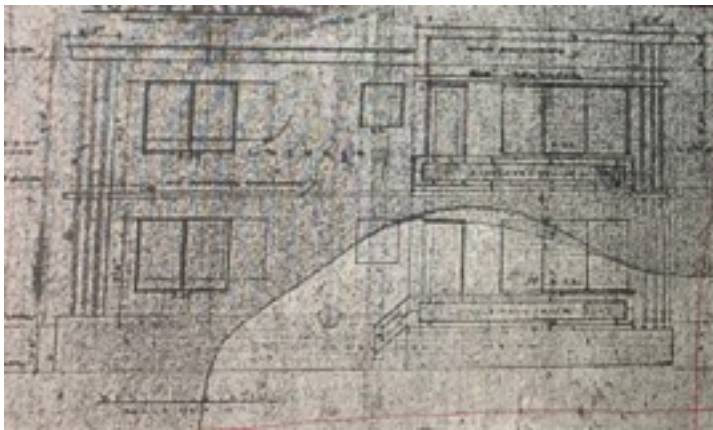




ABOVE: 2019 PHOTOGRAPH OF NEW 1984 FRONT FACADE OF THE COMBINED 1735 - 1745 JAMES AVENUE (9).  
BELOW LEFT: 1953 ORIGINAL ARCHITECTURAL FACADE DRAWING FOR 1745 JAMES AVENUE.  
BELOW RIGHT: 1951 PHOTOGRAPH OF THE THEN NEW 1735 JAMES AVENUE (9)



## HISTORIC RESOURCES REPORT

FOR

1735 - 1745 JAMES AVENUE

AKA SANCTUARY HOTEL AKA JAMES PLAZA

MIAMI BEACH, FLORIDA 33139

ARTHUR J. MARCUS ARCHITECT P.A.

1800 NORTH ANDREWS AVENUE #7F

FORT LAUDERDALE, FLORIDA 33311

FOR

BLUE ROAD LLC

c/o MARCELO TENENBAUM

1111 KANE CONCOURSE #217

BAY HARBOR ISLANDS, FLORIDA 33154

FOR THE

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD

February 12, 2020

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PARTIAL EXISTING CONTEXTUAL ELEVATION OF THE EAST SIDE OF THE 1700 BLOCK OF JAMES AVENUE

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## NEIGHBORHOOD CONTEXT

At the turn of the 20th century this area was part of the coconut plantation owned by Esra Osborn and Elnathan Field of Red Bank, New Jersey. In the 1880's, Osborn and Field purchased a 65 mile strip of land along the ocean beginning at the Lum Plantation (approximately 14th Street) and extending north to present day Jupiter.

When the initial attempts at coconut farming failed, John Styles Collins (New Jersey farmer and investor in the Osborn/Field plantation) bought out Osborn for control of approximately 1675 acres of land north of present day 14th Street, ocean to bay. Collins and Field then utilized the property for the farming of avocados. In 1909 Field sold his percentage to Collins making him sole owner of the property. (3)

Collins proposed construction of a bridge connecting his farm to the Miami mainland. Needing funds to complete the bridge project, Collins borrowed the money from Fisher to complete the bridge. (3)

For his part of the deal Fisher was given 200 acres of land from present day 14th Street to 19th Street, ocean to bay. This was a bonus to Fisher on the loan given by Fisher to John Collins so that the Collins Bridge might be completed.

The neighborhood around James Avenue was one of the first nodes of settlement in Miami Beach. In order to attract others into building homes on Miami Beach, Carl and Jane Fisher built their home, the "Shadows" at the foot of Lincoln Road and the Ocean in 1914..

Tennis... "was one of many sports - golf, polo, motorboat racing - that Fisher would promote in order to attract a young, active crowd to Miami Beach. (1) At James Avenue north of Lincoln Road, Fisher developed an indoor tennis complex within iron trusses supporting a glass roof designed by August Geiger Architect in 1917. The courts were illuminated so that tennis might be played either day or nite. (4)

The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard), in 1913, paid for by Dade County, J.N. Lummus, and Carl Fisher. (3)

Originally, in both the Fisher and Collins developments, Collins Avenue was predominantly single family. Photo aerials from 1921 and 1927 indicate the presence of large estate residences north of 15th Street on both sides of Collins Avenue and to the west.... The property at 1700 James Avenue occupied by Casa Tua Restaurant is an example of the single family architecture originally prominent in this area. (3)

TOP PHOTO: 1915 VIEW WEST ON LINCOLN FROM JAMES AVE. (7)

TOP CENTER: INDOOR TENNIS COURTS 1917 (7)

LOWER CENTER: AERIAL VIEW OF NEIGHBORHOOD (6)

LOWER PHOTO: 2011 VIEW OF OCEANFRONT SKYLINE (8)





The layout of blocks and streets remaining in the expanded district is consistent with the original developments, although some street names have changed (ie. Cardinal Avenue became Park Avenue, Sheridan became Liberty Avenue, Miami Avenue became Washington Avenue, etc) . (5)

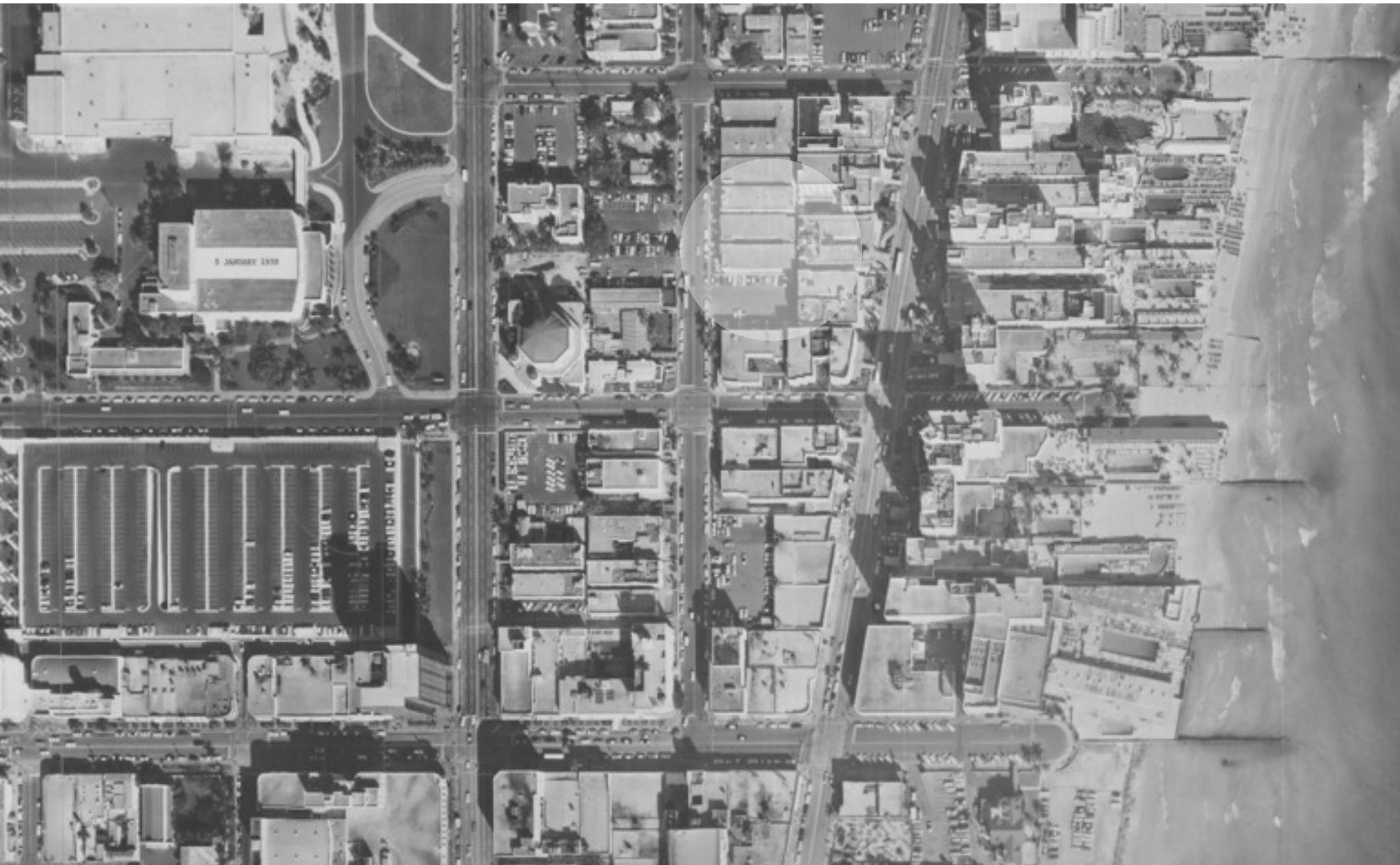
Land use surrounding and within the district evolved as development pressures increased from the boom-time 1920's into the even more successful 1930's and 1940's. (3)

“The majority of the buildings within the expanded district were constructed after the land bust of 1926 and the depression of 1929. This second major period of construction lasted from 1930 through World War II up to 1948-49. During this period, as Miami Beach recovered from the bust, architectural design shifted from the traditional to the modern. ” (1)

CIRCA 1959 AERIAL VIEW (7)







1959 AERIAL PHOTOGRAPH (6)



1735 - 1745 JAMES AVENUE



2019 AERIAL VIEW



8.22.2000 HISTORIC REPORT by CAROLYN KLEPSEK

## 1735 -1745 JAMES AVENUE, MIAMI BEACH

The subject properties comprise lots 15 and 16 of Block 27 of Fisher's First Subdivision of Alton Beach, filed by Carl Fisher's Alton Beach Realty Co. on January 15, 1914.<sup>1</sup> This was part of the 200-acre tract of land given to Fisher by Miami Beach pioneer John Collins in 1913 in exchange for Fisher's financial help in completing the Collins Bridge<sup>2</sup>. This tract extended from Ocean to Bay, from about 14th to 19th Streets. The area north of 19th Street remained John Collins' property, and a change in the street axis there is still evident. James Avenue itself terminates at 19th Street.

While Lincoln Road was a fashionable business district by the 1920s, early photographs show that the area surrounding James Avenue was a sparsely settled residential area at that time. The 1935 City Atlas shows even the nearby oceanfront as vacant except for a few large private homes and the Lear School on the beach at 18th Street. To the west, the Municipal Golf Course occupied the land between Washington and Meridian Avenues north of Lincoln Road until after World War II.

By the late 1930s, James Avenue began to see its first multi-unit buildings, beginning in 1939 with the Albion Hotel (1630 James) and the Hotel James (1680 James). These were followed in the early 1940s by several small-scale apartment-hotels that sprang up in the wake of the large oceanfront hotels being built at that time one block to the east.

After World War II, a new spirit and economy came to Miami Beach as elsewhere in the U.S. Locally, the Postwar Modern architectural style was most commonly expressed in small-scale Garden Apartments:

---

<sup>1</sup> City Atlas of Miami Beach, 1935.

<sup>2</sup> Kleinberg, Howard; Miami Beach: A History, Centennial Press, Miami, 1994, pp.39-40.

In South Beach, hotel and apartment building types evolved toward contemporary models of low-cost worker housing. A hybrid structure called the "apartment hotel" accommodated the more modest seasonal tourists. ...New types appeared, providing access to units through walk-up stairwells or exterior catwalks. Thus lobbies and corridors were eliminated, removing most circulation from the interior of the building. The transverse building thickness was reduced from forty feet to about thirty-five feet, allowing enough space for two-room deep units and a sideyard garden court with entryways, balconies or galleries in the space of a single lot.<sup>3</sup>

Two such apartment buildings on the subject property were built at this time, by two different architects. 1745 James Avenue went up in 1951 as a two-story, 18-unit structure designed by Leonard H. Glasser, built for Mr. H. Deutsch for \$72,000. Floorplans and elevations (enclosed) show that the apartments had both front and rear entrances, but generally faced to the south, with living-room entries, courtyard and grand flanking exterior stairways on that side. The architect, Leonard H. Glasser, graduated from the University of Florida, as did his brother Robert, who joined him in a partnership in 1954.<sup>4</sup> The Glasser firm was probably the most prolific in Miami Beach throughout the 1950s, producing dozens of apartment buildings in the Postwar Modern style, mostly in the North Beach area including virtually all of Parkview Island. On South Beach their best-known work is the 10th Street Auditorium on Ocean Drive.

In 1953, a similar building was erected on the next lot to the south, at 1735 James Avenue. It too was a 2-story structure with 18 apartment units, built at a cost of \$70,000 for Dr. & Mrs. Irvin Deutsch of Coral Gables. The architect, Manfred M. Ungaro, is less well known, but was active in Miami Beach through the 1940s and '50s, designing several Postwar Modern apartment houses in

<sup>3</sup> Allan Shulman, "Miami Beach as Urban Assemblage," in The New City; J.-F. Lejeune, ed., Univ. of Miami School of Architecture, 1996, p.33.

<sup>4</sup> Miami Herald, 7/10/55 and 6/27/54.



Normandy Isle and North Beach as well as 801 Michigan Ave., 901 8th Street, and a private residence at 3555 Flamingo Drive.

Microfilmed plans together with a newspaper photograph (enclosed) show that this building was similar in plan to its earlier neighbor, but it faced north, forming a central courtyard between the two buildings.

In 1984 these two buildings were conjoined in a \$90,000 remodeling that added 800 square feet of office space and a common passageway at the second floor level.<sup>5</sup> It was converted to a senior citizen housing facility known as James Plaza, a fine example of adaptive reuse to suit changing demographics:

From the 1950s to the 1970s...(Miami Beach) metamorphosed into a retirement community for many of the same patrons who earlier made it a holiday destination. The communal qualities of the buildings, especially the garden courts, were ideal for interdependent seniors, and modest apartment sizes made agreeable retirement housing.<sup>6</sup>

This renovation works from a design standpoint as well. The new west facade now features a stylized porthole and a window of ziggurat contour in a style best described as Art Deco Revival:

Modern renovation of the James Plaza echoes the geometric designs of the 1930s....Post-Modern renovation links two '50s box-like apartment buildings into one Adult Congregate Living Facility facing a central courtyard. The result keeps the building in scale with the neighborhood. The cost of reconstruction was much less than demolition and a new construction; it shows that 'non-conforming buildings' can be redesigned to fit the district style.<sup>7</sup>

--Carolyn Klepser, researcher 8/22/00

<sup>5</sup> Miami Beach Building Dept., Building Card #5040.

<sup>6</sup> Allan Shulman, *op. cit.*, p.35.

<sup>7</sup> Keith Root, *Miami Beach Art Deco Guide*; MDPL, Miami Beach, 1987, p. 52.

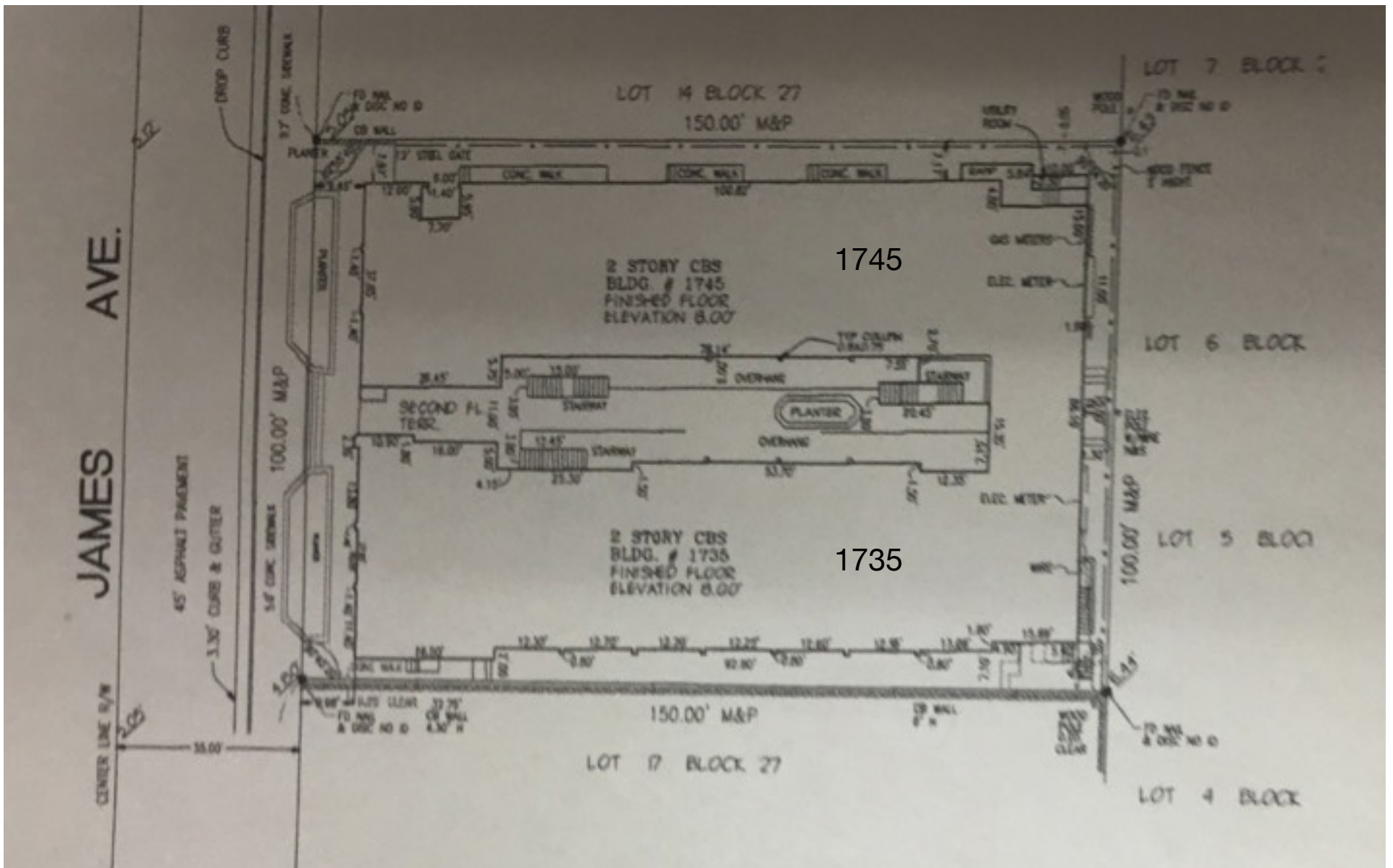
# SURROUNDING BUILDINGS



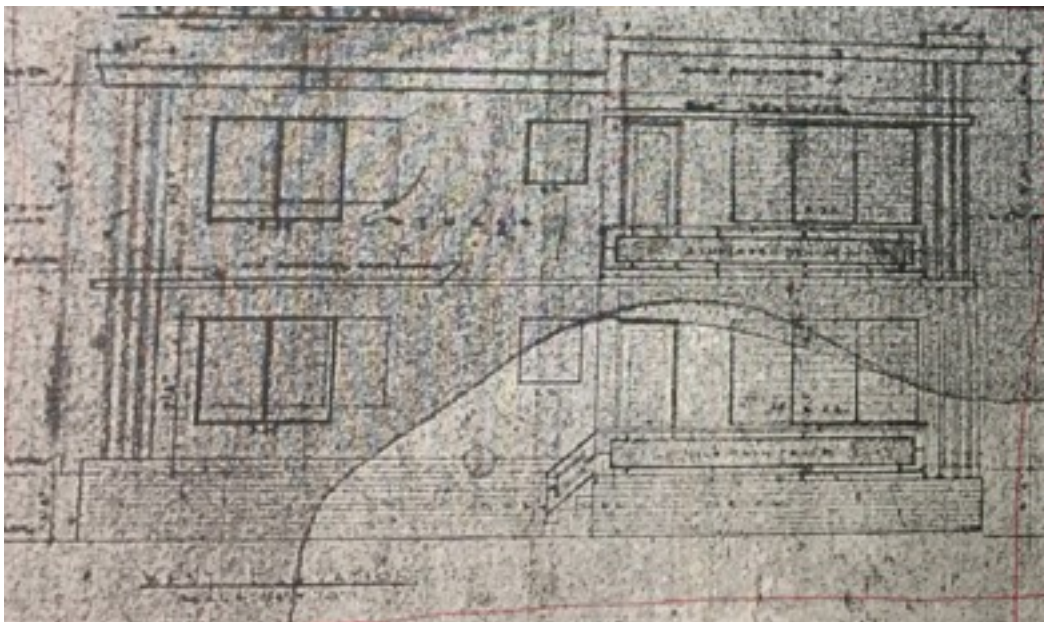
TOP LEFT PHOTO: 1750 JAMES AVENUE  
LOWER LEFT PHOTO: CADET HOTEL @ 17 & JAMES  
TOP RIGHT PHOTO: ATLANTIS @  
1751 JAMES AVENUE  
MIDDLE RIGHT PHOTO: RICHMOND ARMS @  
1757 JAMES AVENUE  
LOWER RIGHT PHOTO: 1725 JAMES AVENUE



1735 - 1745 JAMES AVENUE



ADDRESSES:	1735 JAMES AVENUE	1745 JAMES AVENUE
DATE OF CONSTRUCTION:	1953	1951
ORIGINAL ARCHITECT:	MANFRED UNGARO	LEONARD GLASSER
ORIGINAL ARCHITECTURAL STYLE:	MIMO	MIMO
1984 RENOVATION ARCHITECTURAL STYLE:	ART DECO REVIVAL	
HISTORIC STATUS:	CONTRIBUTING	
LOCATED IN THE:		
	* 1979 National Register Miami Beach Architectural District	
	* 1989 Miami Beach Flamingo Park Local Historic District	



ABOVE LEFT: 1745 JAMES AVENUE (1953)



ABOVE RIGHT; 1735 JAMES AVENUE (1951)

1951 + 1953

ORIGINAL BUILDINGS CONSTRUCTED

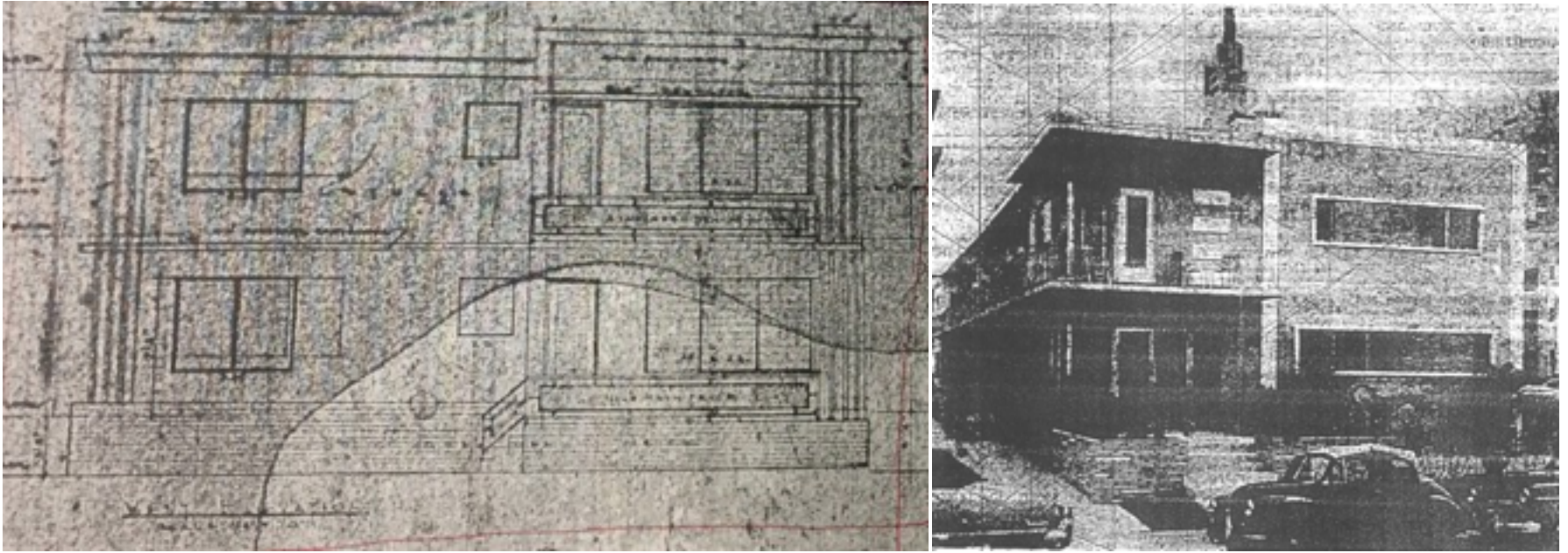
Originally there were two separate properties upon which two separate buildings were constructed; one on each property. Although designed by different architects, the buildings do share some MiMo architectural detailing and massing, as erected on their respective lots at 1735 and 1745 James Avenue. This is detailed by Carolyn Klepser in her Historic Report dated 8./22/2000 and included within this report.. (9)

\*

1745 James Avenue was designed by the Architect Leonard Glasser in 1951 with a construction cost of \$72,000. On an interior lot sized 50'-0" x 150'-0", the original building dimensioned at 34'-0" wide x 125'-0" deep x 22'-0" high. Originally the building contained 4 one-bedroom + bath and 14 efficiencies.

In 1953 a similar yet different MiMo styled building was designed by the Architect Manfred M. Ungaro for the adjoining lot at 1735 James Avenue. Both buildings were two stories and contained 18 apartment units. (9)





#### 1745 JAMES AVENUE (1951)

Unfortunately no photographs have been found showing what the building at 1745 James looked like, yet we can look at the original architectural drawings. By comparing side by side the architectural drawing of 1745 with the photograph of 1735 - we then have a general idea how these two buildings played off from each other architecturally.

There are similar stepped roof facades and similar massing although the window and door organizations differ. The drawing above is enlarged from the elevations sheet of the original architectural drawings which follows in this report. These drawings show a MiMo building with several typical MiMo details, including:

- \* Two story high pipe columns from garden wall to roof framing the front elevation at both sides.
- \* Exterior terraces with MiMo style designed railings.
- \* Flat overhanging roofs
- \* Off-center geometric arrangement
- \* Slump brick cladding at lowest part of elevation
- \* Framed Building elements

#### 1735 JAMES AVENUE (1953)

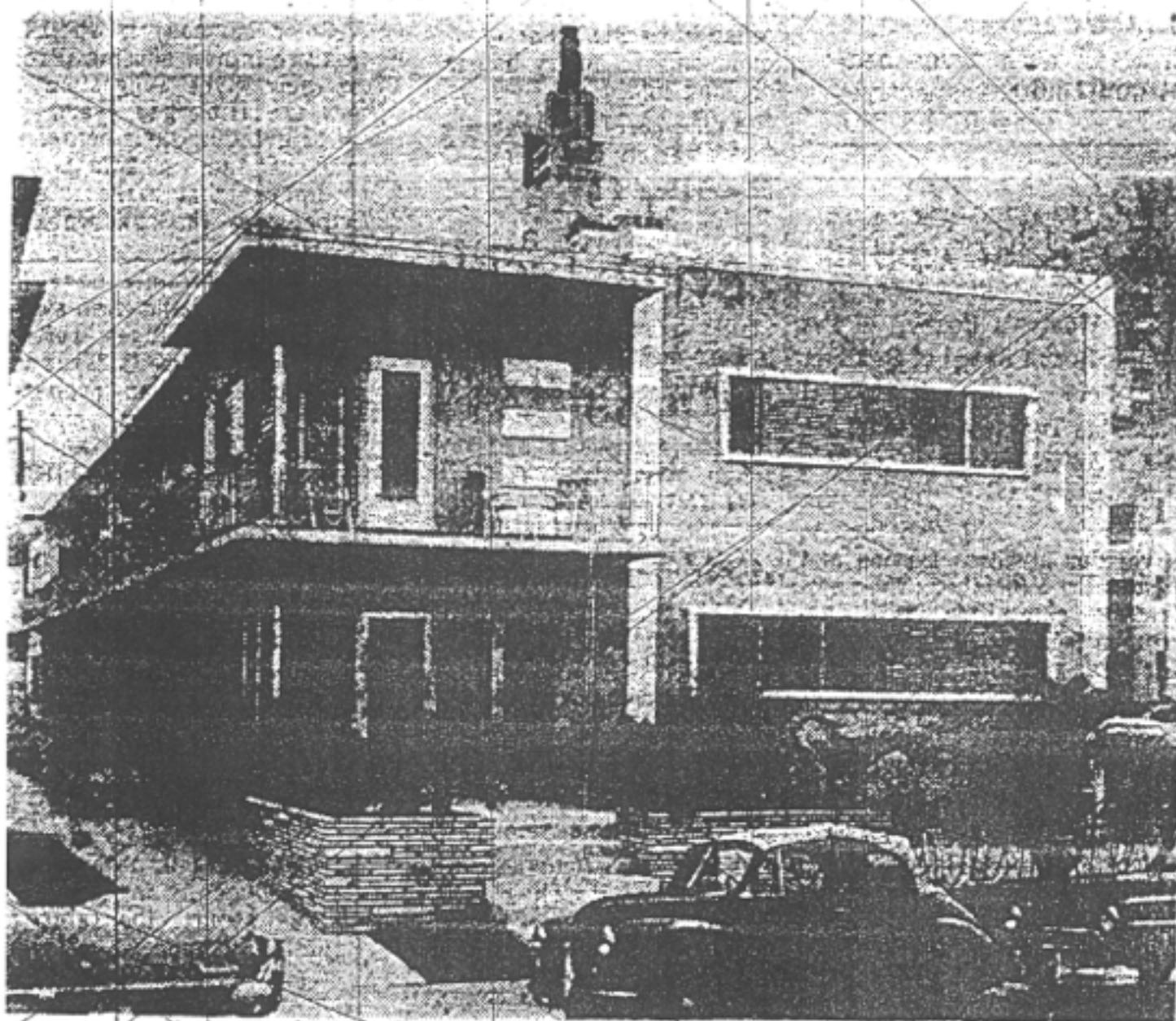
When the Architect Emanuel Ungaro was given the commission to design a two story apartment house to the south of 1745, he chose to design a building that might best be called 'variations on a theme.'

Although both buildings have different door and window locations and shapes, there is nonetheless a similar sense of building massing. And these building masses are framed around the top and sides, which likely gave the impression of similarity when both buildings could be viewed together.

1735 James Avenue contained similar yet different MiMo detailing than the neighboring 1745 James Avenue..

- \* One story high pipe columns
- \* Exterior terraces with MiMo style designed railings.
- \* Flat overhanging roofs
- \* Off-center geometric arrangement
- \* Framed Building elements
- \* Slump brick cladding at visible garden wall.
- \* Exterior raised rectangular stucco design panels.

Up in Surfside, this three-bedroom, two-bath residence, at 9333 Harding Ave., was sold for \$24,000 to Yvonne Rose Drouin. Furnishings were included in the sale. Ray Morse of The Keyes Company staff completed the transaction.

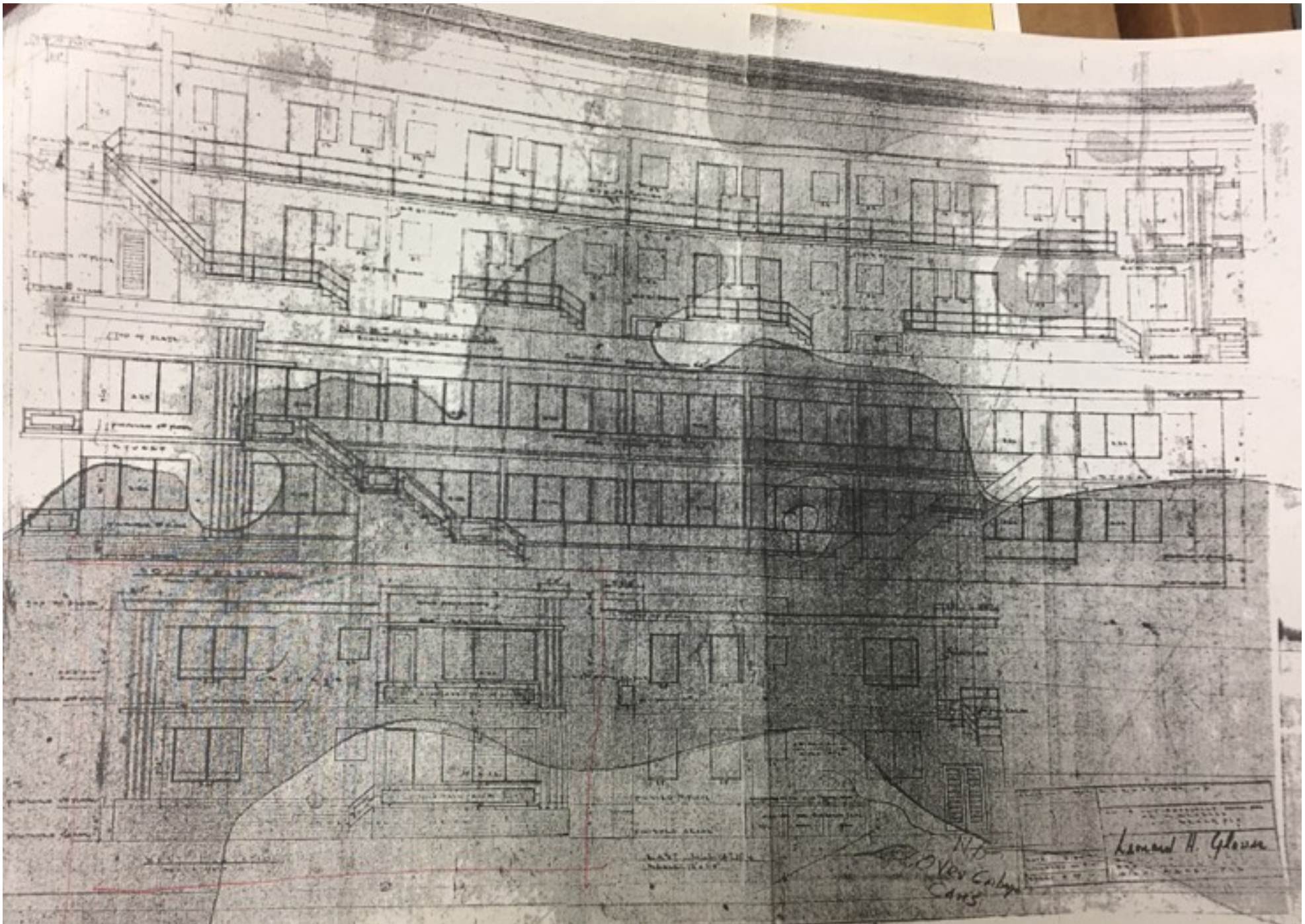


### NEW APARTMENT ON JAMES AVENUE

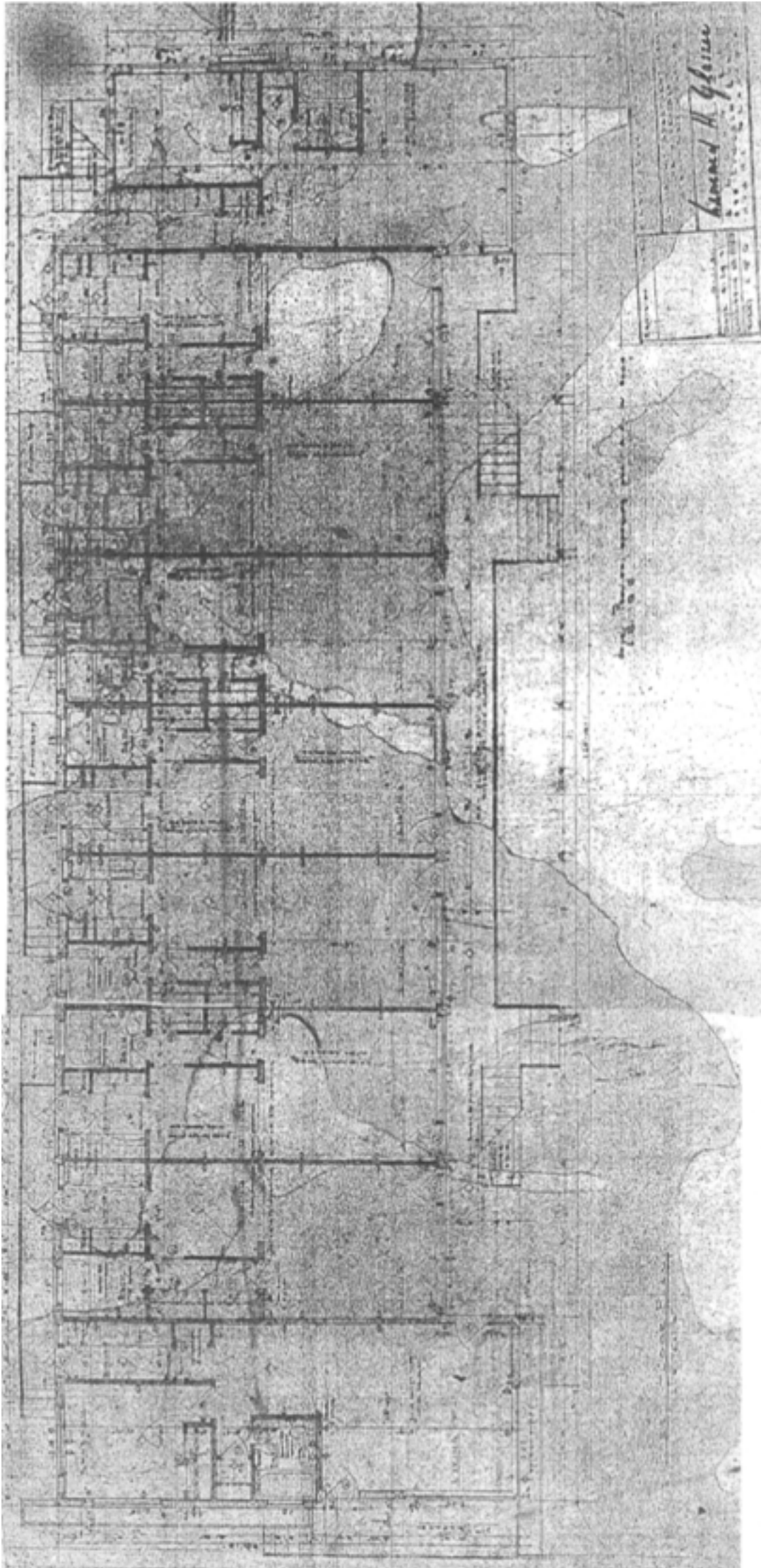
Miami Beach's latest apartment building is the above, located at 1735 James Ave. and designed by architect Manfred Ungaro for Dr. and Mrs. Irvin Deutsch, of Coral Gables. The structure contains 15 efficiencies, three one-bedroom apartments and a lobby.

*Miami Daily News Nov 29, 1953 4-c*



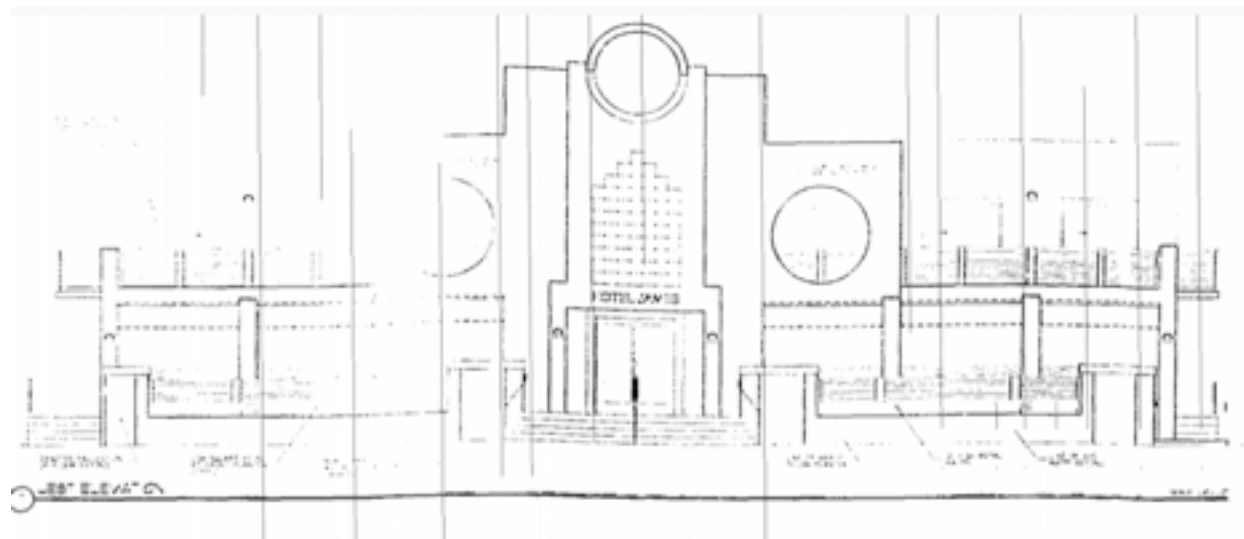


ORIGINAL ARCHITECTURAL ELEVATIONS SHEET FOR 1745 JAMES AVENUE WITH SIGNATURE OF ARCHITECT LEONARD GLASSER AT LOWER RIGHT. THE FRONT ELEVATION IS AT LOWER LEFT. THE CURVILINEAR FORMS ON THE DRAWING MARK PAST WATER DAMAGE.



1745 JAMES AVENUE  
ORIGINAL FIRST FLOOR ARCHITECTURAL PLAN  
LEONARD GLASSER ARCHITECT.  
(signature at lower right hand corner of architec-  
tural sheet)





### 1984 FACADE REDESIGN & RECONSTRUCTION & COMBINATION

A total re-design of the front elevation occurred in 1984 when these originally two separate buildings were joined together. On the CMB Building Card this is noted on 8.09.1984 at a cost of \$90,000. This renovation added 800 SF of office space and a connecting building between the two formerly separate buildings which now forms two wings of units. The new building was designed to house an Adult Congregate Living Facility (ACLF). The single unified facade now runs the full width of the property. The two residential wings were now focused upon the central courtyard and the building was re-named as James Plaza.



PHOTOGRAPH COURTESY  
MIAMI BEACH ART DECO  
GUIDE, COPYRIGHT 1987.

In 1984 the two originally separate buildings were renovated including the total re-design and re-construction of the front facade facing James Avenue. The earliest mention discovered of the new facade at 1745 James is in the MDPL Miami Beach Art Deco Guide by Keith Root dated 1987. The photograph at left appears in this guide.

The MDPL Guide states: "Modern renovation of James Plaza echoes the geometric designs of the 1930's. Post Modern renovation links two '50's box-like apartment buildings into one ACLKF facing a central courtyard. The result keeps the building in scale with the neighborhood. The cost of reconstruction was much less than demolition and new construction; it shows that 'non-conforming buildings can be re-designed to fit the district style.'" (5)

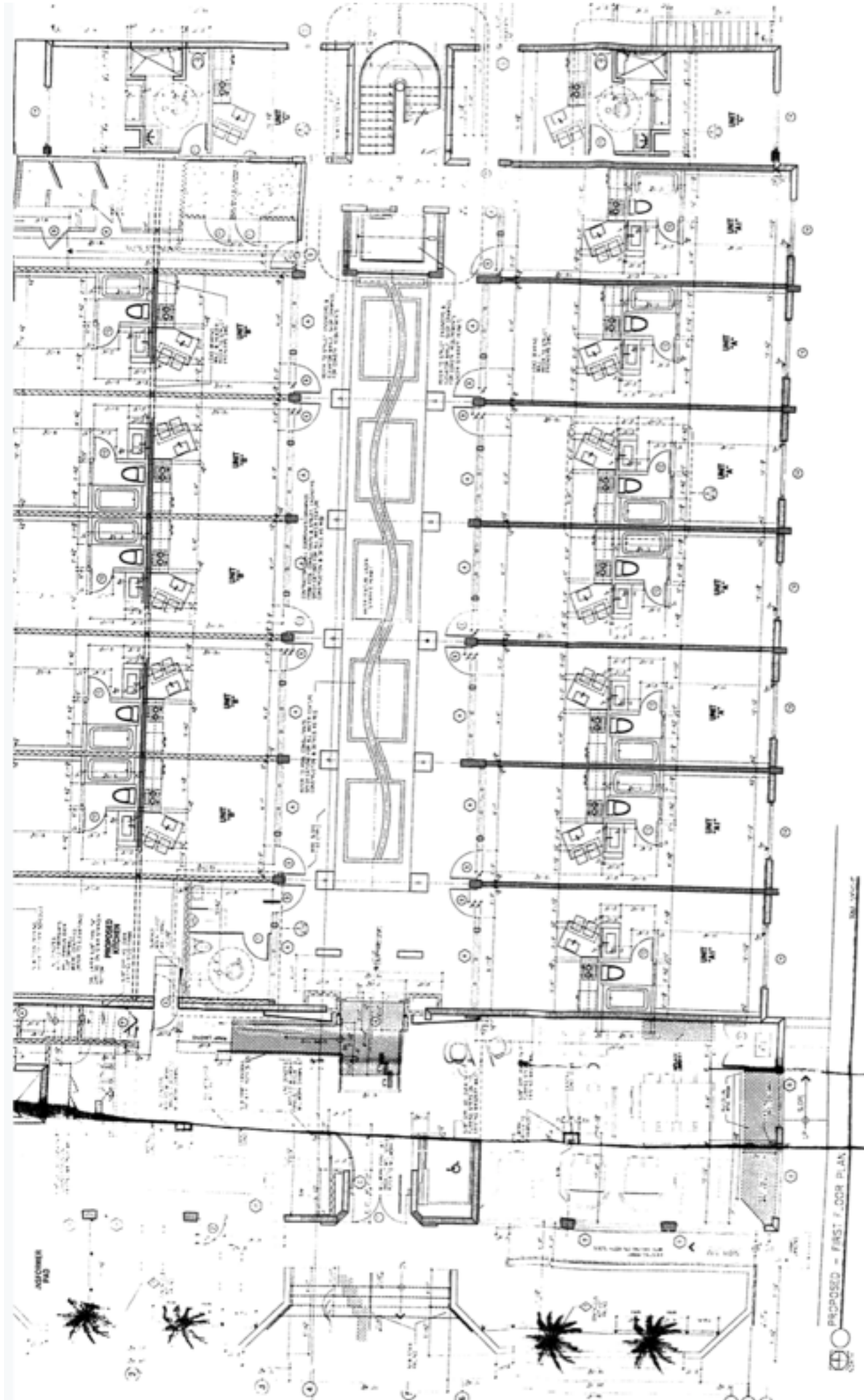
Additionally Carolyn Klepser has so very accurately labeled the architectural style of these 1984 renovations as "Art Deco Revival." (9)

The Building Card contains no documentation of this 1984 addition and renovation. And a request to the City of Miami Beach Building Department Records Desk returned no original plans - other than the drawing shown elsewhere in this report. There were however a few plans from 2000 renovations showing the first floor plan and front building elevation. These appear on previous pages.

Other typical sources of local historic information and documentation also failed to turn up anything on the original building. This included the Miami Dade Property Appraisers Office, History Miami Archives, Miami Dade Public Library and website search portals for the University of Florida and the City of Miami Beach and the Wolfsonian / FIU. And others. However some very helpful documents were provided in the City of Miami Beach Planning Department Files.







2000 RENOVATION FIRST FLOOR PLAN - 1735 + 1745 JAMES AVENUE



2011 PHOTOGRAPH OF ENTIRE FRONT OF 1984 RE-DESIGNED ELEVATION



## Menin, Galbut sell shuttered South Beach hotel to Blue Road for \$14M

Blue Road plans to redevelop the property, which has been closed since Hurricane Irma

T&D MIAMI / By Katherine Kallergis

August 15, 2019 01:30 PM



1745 James Avenue, Jorge Savloff and Marcelo Tenenbaum

Companies tied to Menin Hospitality and Russell Galbut's Crescent Heights sold the shuttered Sanctuary Hotel in Miami Beach for \$14.4 million to Blue Road.

RonRuss Properties and MJK Group LLC sold the 32-key condo-hotel at 1745 James Avenue to Jorge Savloff and Marcelo Tenenbaum's Blue Road, according to Marcus & Millichap.

Joseph P. Thomas, Adam G. Duncan, Aaron O'Connor, Brett McMahon, Alec Demetriou, Drew A. Kristol, and Kirk D. Olson of Marcus & Millichap brokered the deal.

The Sanctuary, a now-vacant condo-hotel, was the first acquisition for Menin Hospitality, according to the company's website. Menin was founded in 2005 by Keith Menin and Jared Galbut, who are developer **Russell Galbut's** nephews.

The sale of the sanctuary marks the second hotel that companies tied to the Galbut and Menin families have sold recently. In July, Galbut sold the Bentley Hotel on Ocean Drive for **\$28 million**, a property that Menin Hospitality previously managed. Galbut has said he has no ownership stake in Menin.

Meanwhile, **Blue Road** has expanded its portfolio of South Beach hotels. In September, it will return to the Miami Beach Historic Preservation Board for plans to **redevelop** the Park Terrace Apartments at 355 19th Street.

After acquiring the Redbury South Beach hotel at 1776 Collins Avenue for **\$32 million** in 2017, the company embarked on an expansion of the property by building an extension at 1775 James Avenue that is currently under construction, Tenenbaum said.

The three-story Sanctuary sits on a 15,000-square-foot lot and is zoned RM-2 with a floor area ratio of 2.0, which would allow for up to 30,000 buildable square feet and a building of up to 50 feet in height. The building was originally built in 1951 and redeveloped in 1984. It was damaged by Hurricane Irma.

The property includes a restaurant and bar, rooftop deck with a pool and banquet space.

Blue Road will keep the Sanctuary closed while it finalizes its plans for the property.

Tenenbaum said the firm is looking at the area surrounding the newly renovated Miami Beach Convention Center. "Sooner or later, the convention center will be a big magnet for business, and we think that is the place to be," he said.

📱 🌐 📧 📄 <https://therealdeal.com/miami/> Copy

Tags [Blue Road](#) [crescent heights](#) [Hotels](#) [menin hospitality](#) [Russell Galbut](#)

# 2019 PHOTOGRAPHS



FRONT ELEVATIONS







## INTERIOR PUBLIC SPACES

The entire first floor area of public lobbies looks to have been totally renovated with most of the floor plan opened up to accommodate different lounge areas and bars.

BELOW: FIRST FLOOR MAIN ENTRANCE WITH ELEVATOR

ABOVE: VIEW LOOKING TOWARDS FRONT ENTRANCE DOOR FROM REAR LOBBY DOORS TO COURTYARD.



TOP: FIRST FLOOR NORTH LOBBY  
BELOW: FIRST FLOOR SOUTH LOBBY







COURTYARD





VIEWS AT COURTYARD





SECOND FLOOR ELEVATOR LOBBY

# ARCHITECTS



## LEONARD H. GLASSER

Leonard Glasser (1922–1982) was born in New York City before the family moved to Florida. Along with his brother Robert, both attended Miami Beach High School before serving in World War II, Leonard in the Army and Robert in the Navy. Both resumed their study of architecture at the University of Florida after the war. Leonard completed the state boards in 1949. Robert completed his Boards in 1954 and became a junior partner in his brother's Leonard's firm with offices on Lincoln Road. The Glassers designed several groups of homes in Fort Lauderdale, Vero Beach, and Marathon. They are also responsible for the new oceanfront auditorium at 10th Street and Ocean Drive, Miami Beach, as well as more than 40 buildings constructed in North Beach from 1950–1955. They also designed the Coral Gables Post Office, the Fun Fair drive-in on the 79th Street Causeway, and Miami's 990 Insurance Building. The Glassers relocated their office to Puerto Rico in 1961 to work on projects there and in Central America. While in Puerto Rico, the Glassers collaborated with the firm of SACMAG International (Enrique Gutierrez) on the design of the Bacardi Building in Miami. In 1969 they formed a partnership, Glasser-SACMAG Associates. Leonard Glasser died in 1982 at age 60. Robert Glasser was living in Winter Park, Florida, in 1996. (1)

### REPRESENTATIVE PROJECTS:

Coral Gables Post Office

Oceanfront Auditorium, Miami Beach 1954

1905 Calais Drive 1951

6915 Indian Creek Drive 1951

7421 Carlyle Avenue

1130 Collins Avenue

635 Jefferson Avenue 1952

745 Lenox Avenue 1951

750 Lenox Avenue 1950

1618 Michigan Avenue 1951

1115 Euclid Avenue 1950

1300 Euclid Avenue 1949

100 Ocean Drive 1956

1310 Euclid Avenue 1949

855 Jefferson Avenue 1951

800 Lenox Avenue 1950

1525 Lenox Avenue 1950

1545 Lenox Avenue 1953

1525 Michigan Avenue 1956

Bacardi Building, Miami with the firm of

SACMAG International (Enrique Gutierrez)





## APARTMENT BUILDINGS by LEONARD GLASSER ARCHITECT

Leonard Glasser - the Architect for 1745 James Avenue - designed scores of two story apartment buildings in the MiMo style in both the South Beach and North Beach sections of Miami Beach, around the same years that 1745 James was designed and constructed.

The photographs at left picture other two story apartment buildings designed by Glasser. These show that there is a consistent design idea in all of Glasser's buildings. These are all two story apartment buildings, likely small Mom and Pop and family investors as owners and clients. In other words these were extremely budget conscious projects.

Yet Glasser manages to insert one BIG design idea into each of his buildings. Each one contains perhaps a supersized window or a boxed-in window composition or an angled wall. Each small apartment building contains one big architectural design idea.

This exercise is intended to give a sense of Leonard Glasser's architectural aesthetic and approach when it came to designing these small apartment buildings,

These two story buildings designed by Glasser which are pictured at left, give us a general idea as to the types of forms and architectural ideas that the architect was working with, at the time of design and construction of 1745 James Street.

TOP PHOTO: 1905 CALAIS DRIVE

TOP CENTER PHOTO: 1525 LENOX AVENUE

LOWER CENTER PHOTO: 800 LENOX AVENUE

LOWER PHOTO: 1525 MICHIGAN AVENUE



## MANFRED M. UNGARO.ARCHITECT

Manfred Mancuso Ungaro was born in Italy about 1888 and emigrated to the U.S. in 1901. He graduated from Columbia University in 1911 and studied architecture at Syracuse and Cornell Universities. (1)

Ungaro was a licensed civil engineer, working for the New York Port Authority and Newark, N.J., School Board before coming to Miami in 1936. Here he chiefly designed homes in Miami Shores and Coral Gables. (1)

Manfred Ungaro actively maintained his architectural practice through the 1940s and '50s, designing several Postwar Modern apartment houses in Normandy Isle and North Beach as well as the following buildings in Miami Beach. Ungaro died in Hollywood, Florida, in 1978.

### REPRESENTATIVE PROJECTS IN MIAMI BEACH:

800 Lenox Avenue		
1215 Lenox Avenue	1958	Private Residence
1450 Lenox Avenue		
1525 Lenox Avenue		
901 8th Street	1951	
801 Michigan Avenue	1951	
901 7th Street	1948	
4201 Indian Creek Drive	1953.	Bahia Mar Apartments
3555 Flamingo Drive		Private Residence
1735 James Avenue	1951	Apartment House
1905 Calais Drive		Apartment House
1525 Michigan Avenue		

TOP PHOTO: 4201 INDIAN CREEK DRIVE

LOWER PHOTO: 1450 LENOX AVENUE





# 1735 JAMES AVENUE C.M.B. BUILDING CARD

Owner DR. IRVIN DEUTSCH  
 Lot 16 Block 27 Subdivision FISHER'S FIRST  
 General Contractor Covin Construction Company  
 Architect M.M. Ungaro  
 Zoning Regulations: Use RE Area 14  
 Building Size: Front 40' Depth 125'  
 Certificate of Occupancy No. 2242, Oct. 30, 1953.  
 Type of Construction #3 CBS Foundation 12x27 Spread footing Roof Flat

Permit No. 41756 1745 James Ave Cost \$ 70,000:  
 Address 1735 James Avenue  
 Bond No. 5602 Engineer 3234-19-041  
 Lot Size 50 x 150 Height 23' Stories 2,  
 Use APARTMENT HOUSE - 18 Units: 3--1-bedrm--1-b  
 15 Efficiencies Date June 5, 1953

PLUMBING Contractor #34957 Dade Plumbing Co: Sewer Connection 1 (5") Date June 8, 1953  
 Temporary Water Closet 2,  
 Swimming Pool Traps  
~~Scrubber~~ Hot Water Boilers 1, Wells  
 ROUGH APPROVAL L. Rothman, 6-15-53  
 FINAL APPROVAL OK, L. Rothman, 10-16-53

Water Closets 19  
 Lavatories 18  
 Bath Tubs 18  
 Showers  
 Urinals  
 Sinks 18  
 Dish Washing Machine  
 Laundry Trays  
 Laundry Washing Machines 1,  
 Drinking Fountains  
 Floor Drains 1,  
 Grease Traps  
 Safe Wastes

GAS Contractor Date  
 Gas Ranges ---- 18, Gas Frylators  
 Gas Water Heaters Gas Pressing Machine  
 Gas Space Heaters Gas Vents for Stove  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers

AIR CONDITIONING Contractor #42796 Igloo, Inc. 21 --- 3/4-ton units: \$ 4,200.00 Sept. 30, 1953-OK,  
 SEPTIC TANK Contractor Plaag, 10/6/53  
 OIL BURNER Contractor #35019 Amber Fuel Oil: 275-gal: June 17, 1953  
 SPRINKLER Contractor

ELECTRICAL Contractor #40133 Gates Electric Co. Date Aug. 11, 1953  
 Temporary Service #39635- Gates Electric 6/10/1953  
 Neon Transformers  
 Sign Outlets  
 Meter Change  
 Centers of Distributions 19  
 Service -- 1  
 Violations

OUTLETS  
 Switches 88 Ranges 18  
 Lights 113 Irons 18  
 Receptacles 102 Refrigerators 18  
 Fans  
 Motors 19  
 Appliances

HEATERS Water  
 Space 18  
 FIXTURES 113 Electrical Contractor

By H. ROSSER Date 10-27-53  
 FINAL APPROVAL  
 Alterations or Repairs—Over

OK, BROWN, 10-30-53  
 #3052

**ALTERATIONS & ADDITIONS**

**Building Permits:**

#14371-Cesar A. Calas-Re-roof 52 sqs-\$4000-12-18-78  
6/10/81 - #20385 - Owner-Agent/Galbot,Trustee - Minor General Repairs - \$2,000.00  
#M05539 AAA Air Cond - 1 air cond wind replace unit 12,000 btu rating

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**Plumbing Permits:**

#52940-Peoples Gas System- 1 meter set(gas)9-16-75  
#52997-Pitsch Plumbing- 1 gas piping-10-3-75

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**Electrical Permits:**

#78492 3/18/83 Mikes Elect - 4 light outlets, 1 fire alarm system, 2 bell



5039-5040

LOT: 15-16      BLOCK: 27      SUBDIVISION: FISHER'S FIRST      ADDRESS: 1735-45 JAMES AVENUE

**ALTERATIONS & ADDITIONS**

**BUILDING PERMITS**

FILE NO: 1602 - 2/3/84 - (OWNER: JAMES PLAZA, RUSSELL GALBUT, TRUSTEE) - APPLICANT REQUESTS THE FOLLOWING VARIANCES IN ORDER TO CONSTRUCT AN ADDITION OF 800 SQ. FT. OF OFFICE AREA ON THE GROUND FLOOR AND A COMMON PASSAGEWAY AT THE SECOND FLOOR LEVEL, CONNECTING TWO NON-CONFORMING BUILDINGS. 1. APPLICANT WISHES TO WAIVE 14% OF THE REQUIRED 25% TOTAL SUM OF THE SIDE YARDS. 2. APPLICANT REQUESTS THE WAIVING OF 10 FT. OF THE REQUIRED 20 FT. FRONT YARD SETBACK IN ORDER TO BUILD THE ABOVE MENTIONED PASSAGEWAY (WITH ELEVATOR) AT THE SECOND FLOOR LEVEL. - ITEM NO. 1 APPROVED, SUBJECT TO CONDITIONS AS SET FORTH BY THE PLANNING AND PUBLIC WORKS DEPARTMENTS RECOMMENDATIONS. APPLICANT TO SUBMIT A COVENANT THAT NO STORES WILL BE IN THE COMMERCIAL AREA AND THAT SAID AREA WILL BE LIMITED TO PROFESSIONAL OFFICES AND SERVICES ONLY. ITEM NO. 2 DEFERRED.

FILE NO: 1602-A - MARCH 2, 1984 - APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO CONSTRUCT AN ADDITION OF 800 SQ. FT. OF OFFICE AREA ON THE GROUND FLOOR AND A COMMON PASSAGEWAY AT THE SECOND FLOOR LEVEL, CONNECTING TWO NON-CONFORMING BUILDINGS. 1. APPLICANT WISHES TO WAIVE 14% OF THE REQUIRED 25% TOTAL SUM OF THE SIDE YARDS (APPROVED AT THE 2/3/84 MEETING SUBJECT TO CONDITIONS AS SET FORTH BY THE PLANNING AND PUBLIC WORKS DEPARTMENTS RECOMMENDATIONS. APPLICANT TO SUBMIT A COVENANT THAT THE OFFICE SPACE AVAILABLE WILL BE LIMITED SOLELY TO PROFESSIONAL TENANTS ONLY.) 2. APPLICANT REQUESTS THE WAIVING OF 10 FT. OF THE REQUIRED 20 FT. FRONT YARD SETBACK IN ORDER TO BUILD THE ABOVE MENTIONED PASSAGEWAY (WITH ELEVATORS) AT THE SECOND FLOOR LEVEL. THE 10 FT. SETBACK AREA (FRONT) WILL BE A GRASSY BERM LANDSCAPED AREA SUBJECT TO APPROVAL OF THE PLANNING DIRECTOR AND WILL NOT BE USED FOR ANY OTHER PURPOSE. - APPROVED

#26392 I/9/85D.C.P./thomas Awnings new canvas awnings for front interior courtyard 2nd floor \$8,840.

**ELECTRICAL PERMITS**

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

**ALTERATIONS & ADDITIONS**

**BUILDING PERMITS** #25631 7/20/84 owner temporary wood fence to be removed at completion of construction \$250.  
#MO6994 10/11/84 Triangle Emergency Safety & Fire Equip install new ansul R101-20 dry chemical fire control system value \$810.  
#26152 11/9/84 S. Taylor reroof SFBC 3403.2 7 sqs \$1,150.

**PLUMBING PERMITS**

**ELECTRICAL PERMITS** #79780 10/10/84 Mikes Elect Corp - 10 switch outlets, 20 light outlets, 15 recept, 1-600A service size in amps, 2 motors 0-1 hp, 1 motor 8-10 hp, 2-3 ton air cond, 2 spec purpose, 1 x-ray unit  
#79863 11/19/84 Mikes Elect - 11 switch, 83 light outlets & 34 recept, 131 fixtures, 3 ex fans, 10 telephone add to 79780





**ALTERATIONS & ADDITIONS**

Building Permits: #47613 by owner Raising patio, approximately 6" \$ 300 May 25, 1955  
 50423 Edison Neon: Flat wall sign, 18 square feet \$ 225.00 May 14, 1956  
 #78426 Lang Roofing and Tile Co., Inc.: Reroof - 50 squares - \$1350 - 6/15/67  
 #84853 - Truly Nolen - Tent Fumigation \$785.00 8/20/70  
 #85074 - Gelfand Roofing - Roof Repairs \$150.00 9/23/70  
 6/10/81 - #20386 - Owner-Agent/Galbot, Trustee- Minor General repairs - \$2,000.00  
 #91345 8/9/84 - Sersetaieb - Remodel/addition of 800 sq.ft. \$90,000  
 #MO6972 9/21/84 Chanin Air Con - 10 1/2 air cond wind, mech ventilation, 25 kw heat (plans on file  
 #MO6977 9/26/84 Southern Air & Ice - 1/2 ton refrigeration  
 #26392 1/9/85 D.C.P./Thomas Awnings new canvas awnings for front interior courtyard 2nd fl \$8,840.

**Plumbing Permits:**

#46272 Peoples Gas System: 1 gas dryer - 11/29/67

**Electrical Permits:** #47451 Edison Neon Sign Co: two neon transformers May 14, 1956  
 K, Fidler 8/7/1956 48171 Ace Electric Service: one center of distribution August 3, 1956  
 #81414 9/26/86 Ocean Elec - 1 fire alarm central system, 32 smoke detectors, 3 pull stations



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.
6-16-89		REPAIRS + RESTORATION + GRAVEL - IMPERVIOUS PARAPET	\$1,200.00				BS891500

BUILDING PERMITS: #M8900417 - Chanin Air - 2-1/2&3/4 HP Refrigeration - 2-14-89  
 #M8900472 - Chanin A/C - 3kw Central heating, 11/2ton a/c central - 3-7-89  
 #BS891500 - 6-16-89 - Koffman Enterprises - Repairs restaration & gravel-impermur  
 parapet - \$1,200.00

ELECTRICAL PERMITS: #E8900576 - GHC Electric - Relocate two motors - 2-15-89  
 #E8900753 - G H C Electric - New A/C unit - 3-21-89  
 #BE891114 - Ocean Electric - Service repairs (Comm Bldg.) - 5-31-89





1989 PHOTOGRAPH (10)

## BIBLIOGRAPHY

- 1) From MiMo on the Beach: Architect Biographies by the City of Miami Beach Planning & Zoning Department
- 2) Museum Historic District - Expanded District Designation Report, by the City of Miami Beach Historic Preservation and Urban Design Division, May, 1992, p.5.
- 3) Museum Historic District Expanded district Designation Report, City of Miami Beach Historic Preservation & Urban Design, 1992. p 91)
- 4) Lost Miami Beach by Carolyn Klepser, p. 96.
- 5) Miami Beach Art Deco Guide by Miami Design Preservation League, 1987 p.52
- 6) Courtesy City of Miami Beach Public Works
- 7) Courtesy History Miami
- 8) Photograph by Arthur Marcus
- 9) Historic Report for 1735-1745 James Avenue by Carolyn Klepser August 22, 2000
- 10) Photograph courtesy City of Miami Beach Planning + Zoning Department - Historic Data Base File
- 11) Photograph courtesy Miami Dade Property Appraiser's Office