

## **HISTORIC RESOURCES REPORT**



1052 Ocean Dr, Miami Beach, FL 33139

**Report prepared 08-DEC-2022 by:**

**Studio McG Architecture**

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## **PRELIMINARY REMARKS:**

The present report and attached documents comprise a survey of the property located at 1052 Ocean Dr. Street in Miami Beach, Florida. The project site currently has an existing two-story low-rise building. The report has been prepared in anticipation of the renovation of the existing building windows. The attached study provides an overview of the existing structure based on photo surveys, since the available documentation for this property was found to be limited. It also includes the City of Miami Beach Building Cards documenting the permit history of the property. The proposed modification is designed to very minimally impact historical resources, mainly in one historical facade, in a manner consistent with the site's available development rights.

## **HISTORY:**

This contributing building, originally named the Waves Apartments, under legal description THE STRAND ON OCEAN DRIVE CONDO OCEAN BEACH stands at Ocean drive, north of the 4-story Allure suites hotel and the 3-story BonAir building (historically the Waves hotel). It is in the Nautical Mid-Century Modern style and lies in the area designated by the Historic Preservation Board as Ocean Drive Collins Avenue District. The Miami Beach historic Property Viewer describes significant features: "repeating porthole windows on east elev; angled window walls on s elev.; vert. Metal pipes at n.e. corner; dec. Railing on shallow frt. Terrace." [3]

The current Ocean Drive / Collins Avenue Historic District is generally bound by: Erosion Control Line on the east; 5th Street from ECL to Ocean Court and 6th Street from Ocean Court to Collins Court on the south; Collins Court on the west; and the extension of the north lot lines of Lots 4 and 16, Blk 55, Fisher's First Subdivision of Alton Beach (FFSAB) and the centerline of 16<sup>th</sup> Street on the north (excluding that property known as the White House/ Solymar site). The expanded Ocean Drive; Collins Avenue Historic District is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930s through the 1940s, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. The southern portion of the expanded district's original plat, up to 14th Street, was recorded by the Lummus Brothers' Ocean Beach Realty Company in 1913 and 1914. The portion to the north was recorded by Carl Fisher's Alton Beach Realty company early in 1914. [1]

The primary visual image of the Ocean Drive/Collins Avenue District is imprinted with architectural styles commonly grouped under the category of Art Deco. The area was planned and developed as a resort mecca and built-up in a relatively short period of time. The result is visual cohesiveness and a high concentration of distinct resort architecture typical of the fashionable style of the 1930s-1940s period. typical of the fashionable style of the 1930s-1940s period. The overall site development and layout of structures was influenced by the proximity to Lummus Park and the ocean. With an open front terrace, a standard design feature, the buildings were clearly designed to take advantage of the beach. [1]

The Ocean Drive and Collins Avenue buildings of the 1930s and 1940s have several elements in common which result in an overall image referred to as Tropical Deco or Miami Beach Deco. These elements utilize tropical and nautical symbols which reinforce the popular image of the seaside resort. Palm fronds, fish, flamingos and waves were popular subjects for building ornamentation as were porthole windows and ship-like pipe railings. [1] There is a strong consistency in scale in the expanded

district. Between 5th and 15th Street, most of the buildings are two to three stories in height (with a few notable exceptions) [1]

The building card states Tony Sherman as the architect. Sherman designed significant structures such as the 1953 Sinbad hotel in Miami, designed to resemble a ship, much like the subject building does.

The Postwar Modern architectural building is a flat roofed, 2 story structure, with pipe cylindrical columns in its north side, fronting an exposed stairway. It has two porthole-style windows in its second level, and a rectangular window on the south area of the main east façade. Five porthole windows face Ocean Drive at the ground level. A zigzag plan describes 6 bays in the south façade, flanked by an exterior walkway. The original plan at the ground level where part of the alteration is being applied for has a low, 6-8 inch curb. The building's main component is roughly 2,500 square feet

### **BUILDING ARCHITECT BIOGRAPHY:**

Architect M. Tony Sherman (1910-1999) had a successful architectural firm in Miami, M. Tony Sherman and Associates. He is noteworthy as the designer of several Mid-Century Modern hostleries, including the Jolly Roger and Yankee Clipper in Fort Lauderdale, the original Castaways in North Miami Beach, and the original Tropicana Hotel and Casino in Las Vegas. Stylistically, a number of his commissions were playful, reflecting the kind of Florida resort image that pervaded the popular culture of the 1950s. It was a blend of themes that included pirates, ships and Polynesian-inspired lounges decked-out with tiki statues, torches and other kitsch.

Sherman originally practiced in New York where, according to the Miami News of 1960, he worked with the New York Housing Authority and did special exhibits for the World's Fair. He came to Miami in 1947 and opened a new office in the Sans Souci Estates in North Miami in 1960. Sherman seems to have supported his firm with commissions that included freezer plants, cold storage plants, and office buildings as well as his more imaginative motels and hotels. [4]

### **PHOTO SURVEY:**



EXISTING CONDITION – SOUTH ELEVATION





EXISTING CONDITION - EAST ELEVATION





EXISTING CONDITION – SOUTH ELEVATION



EXISTING CONDITION – SOUTH ELEVATION (PANORAMIC IMAGE)

**BUILDING CARD:**

**HISTORIC RESOURCES REPORT**  
**Project: 1052 Ocean Dr, Miami Beach, FL 33139**  
**08-DEC-2022**

Owner WAVES HOTEL INC.		Permit No. 32352	Cost \$ 65,000...
Lot 2	Block 15	Subdivision OCEAN BEACH ADDN. #2	Address 1052 Ocean Drive
General Contractor Julius Bloch		Bond No. 4444	
Architect M. Tony Sherman		Engineer	
Zoning Regulations:	Use RE Area 28	Lot Size 50 X 130	
Building Size:	Front 40' Depth 125'	Height 20' Stories 2	
Certificate of Occupancy No. 1218 (10/5/50)		Use APARTMENT HOUSE- 20 efficiencies	
Type of Construction	#2 CBS	Foundation Spread Footing	Roof Built-up Date April 21, 1950
PLUMBING Contractor #29633 - Serota Plumbing Co:		Sewer Connection 1	Date 4/19, 1950
		Temporary Water Closet 2,	
Water Closets 20	Swimming Pool Traps	Down Spouts	
Lavatories 20	Steam or Hot Water Boilers	Wells	
Bath Tubs 20	ROUGH APPROVAL		
Showers	FINAL APPROVAL		
Urinals			
Sinks 20			
Dish Washing Machine	GAS Contractor	Date	
Laundry Trays	Gas Ranges ----- 20	Gas Frylators	
Laundry Washing Machines	Gas Water Heaters	Gas Pressing Machine	
Drinking Fountains	Gas Space Heaters	Gas Vents for Stove	
Floor Drains	Gas Refrigerators		
Grease Traps	Gas Steam Tables		
Safe Wastes	Gas Broilers		
		GAS Rough APPROVAL T. A. O'Neill 6/9/50	
		GAS FINAL APPROVAL T. A. O'Neill 10/6/50	
AIR CONDITIONING Contractor			
SEPTIC TANK Contractor			
OIL BURNER Contractor			
SPRINKLER Contractor			
ELECTRICAL Contractor # 31198 B. & W. Electric		Date May 2, 1950	
OUTLETS	Switches 100 Ranges	Temporary Service	
	Lights 112 Irons 20	Neon Transformers	
	Receptacles 100 Refrigerators 20	Sign Outlets	
	Fans	Meter Change	
HEATERS	Water Motors 1	Centers of Distributions 42	
	Space 20 Appliances	Service - Equipment 1	
FIXTURES 112	Electrical Contractor	Violations	
		Date	

FINAL APPROVAL  
 By Meginniss  
 Date Sept. 7, 1950

Alterations or Repairs—Over

2M 11/48 M. B. T.

**ALTERATIONS & ADDITIONS**

**Building Permits:** # 33660 One flat wall sign - 20 sq. ft.-Claude Southern Corp. \$ 100...Sept. 28, 1950  
#74192 W. E. Owen: Clean and paint exterior - \$850 - 6/4/65

#06490-Owner-Painting exterior-\$150-11-13-74

#19088 Eddy's Painting/paint exterior/\$3,500/10-17-80  
#19243 C.E. Sheppard Roofing Inc/reroof with a 4-ply flat gravel roof/\$6,995/11-12-80  
#19321 Truly Nolen Inc/DWT tent/\$500/11-21-80  
#21011 10/12/81 owner - see attached engineering report page 2 sec 3 abcd, sec 4 & A& B \$750.  
#90694 9/23/82 Moises Chorowski remodeling existing building as per plans \$150,000.

**Plumbing Permits:** #60687 10/14/82 Professional Plumb - 19 set lavatory, 19 set sink res, 19 water closet,  
1 heater - new installation  
#60713(supplement 60687) 11/1/82 Professional Plumbing - 1 water heater

**Electrical Permits:** # 36595 Astor Electric Service, Inc.: 1 service-equipment - May 22, 1952 -OK, Flaag, 12-22-52  
#78250 10/18/82 Mayo Elect - 20 exhaust fans, 20 60A subfeeds

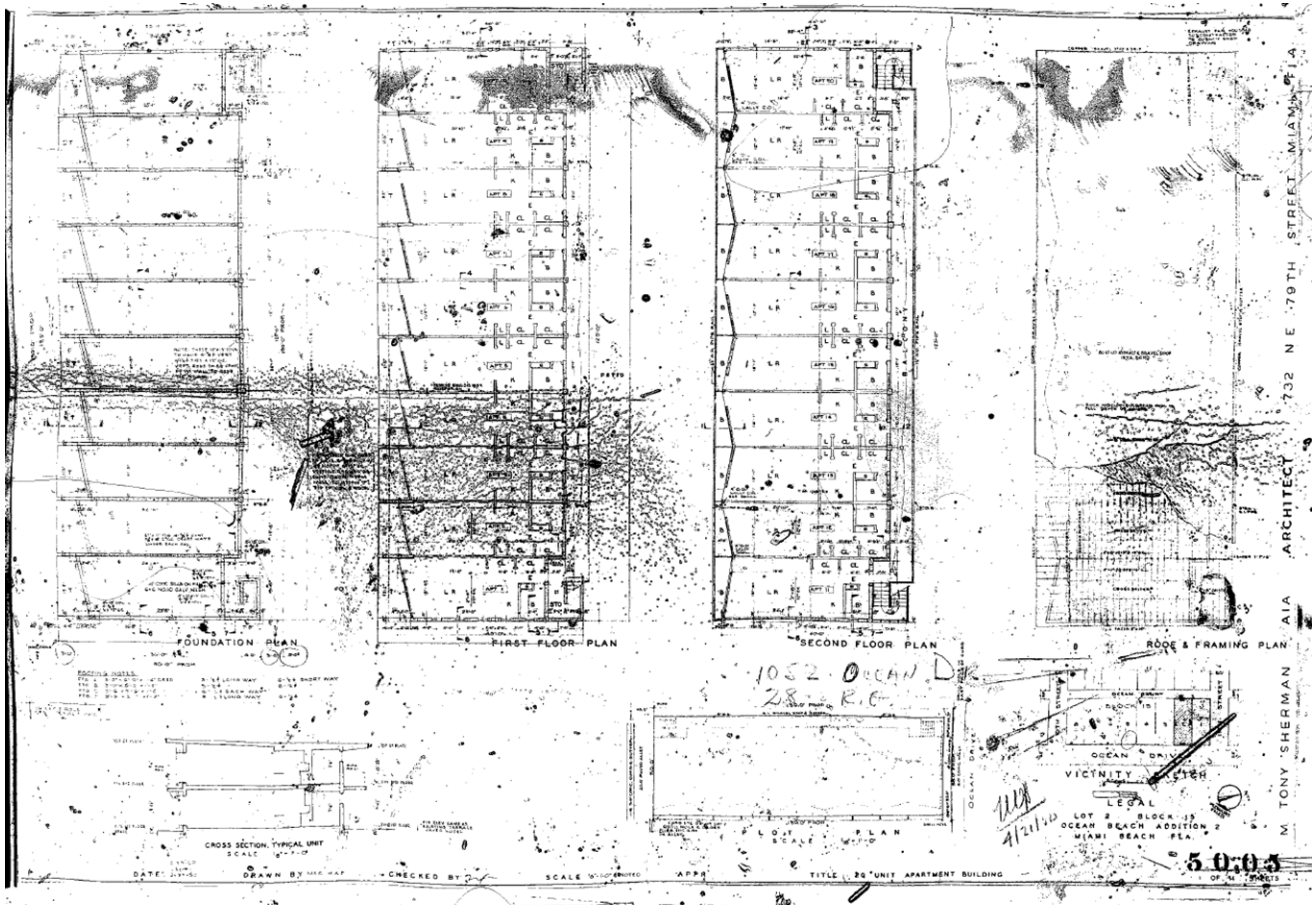
VARIANCE #1313 - APRIL 4, 1980: (1) Applicant requests permission to operate an accessory 72 seat dining room primarily for guests of a 72 room apartment hotel. (2) Applicant requests waiving seven parking spaces required for the operation of an accessory dining room. VARIANCE DENIED; HEARD WITHOUT PREJUDICE

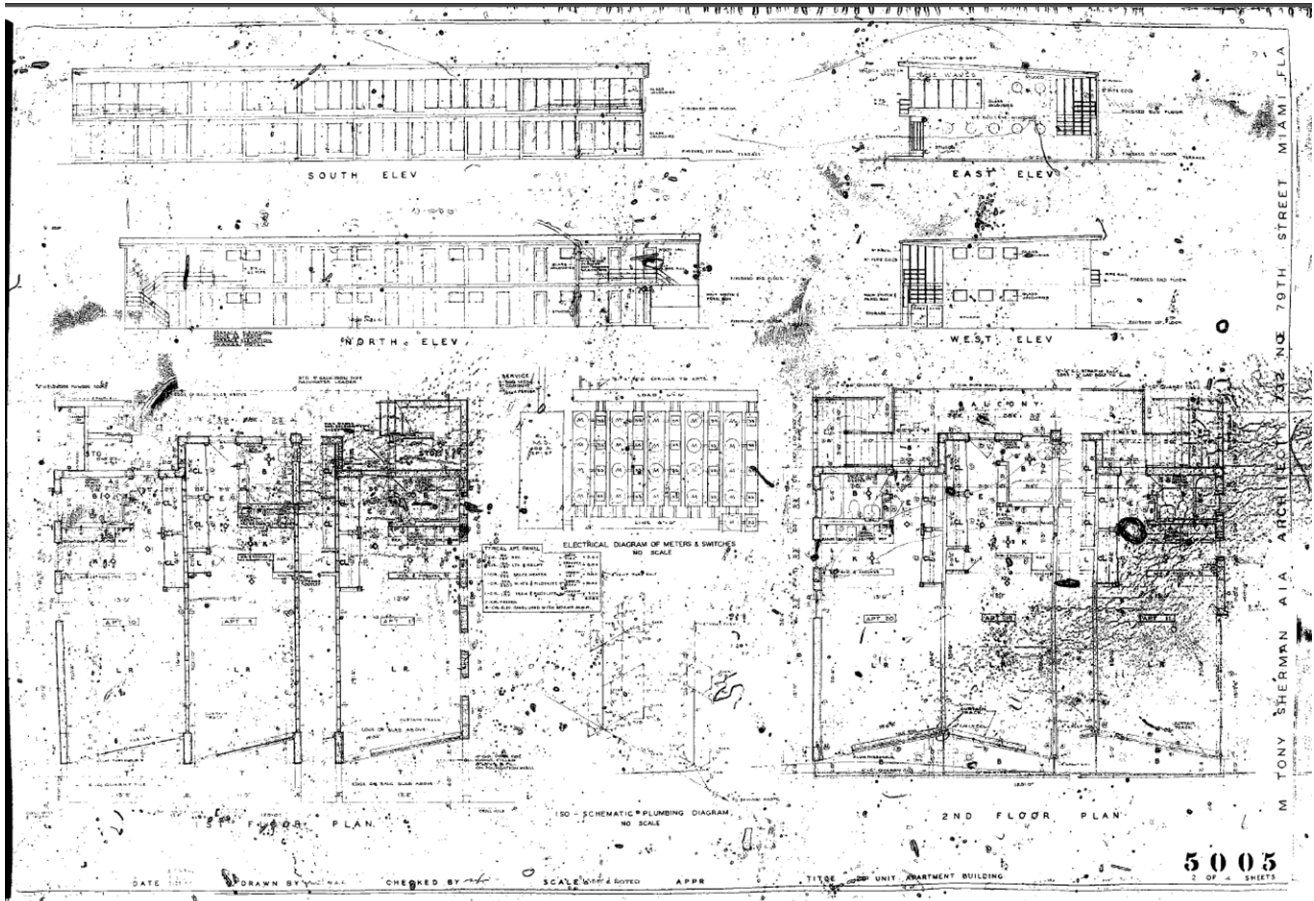
**ORIGINAL DRAWINGS:**



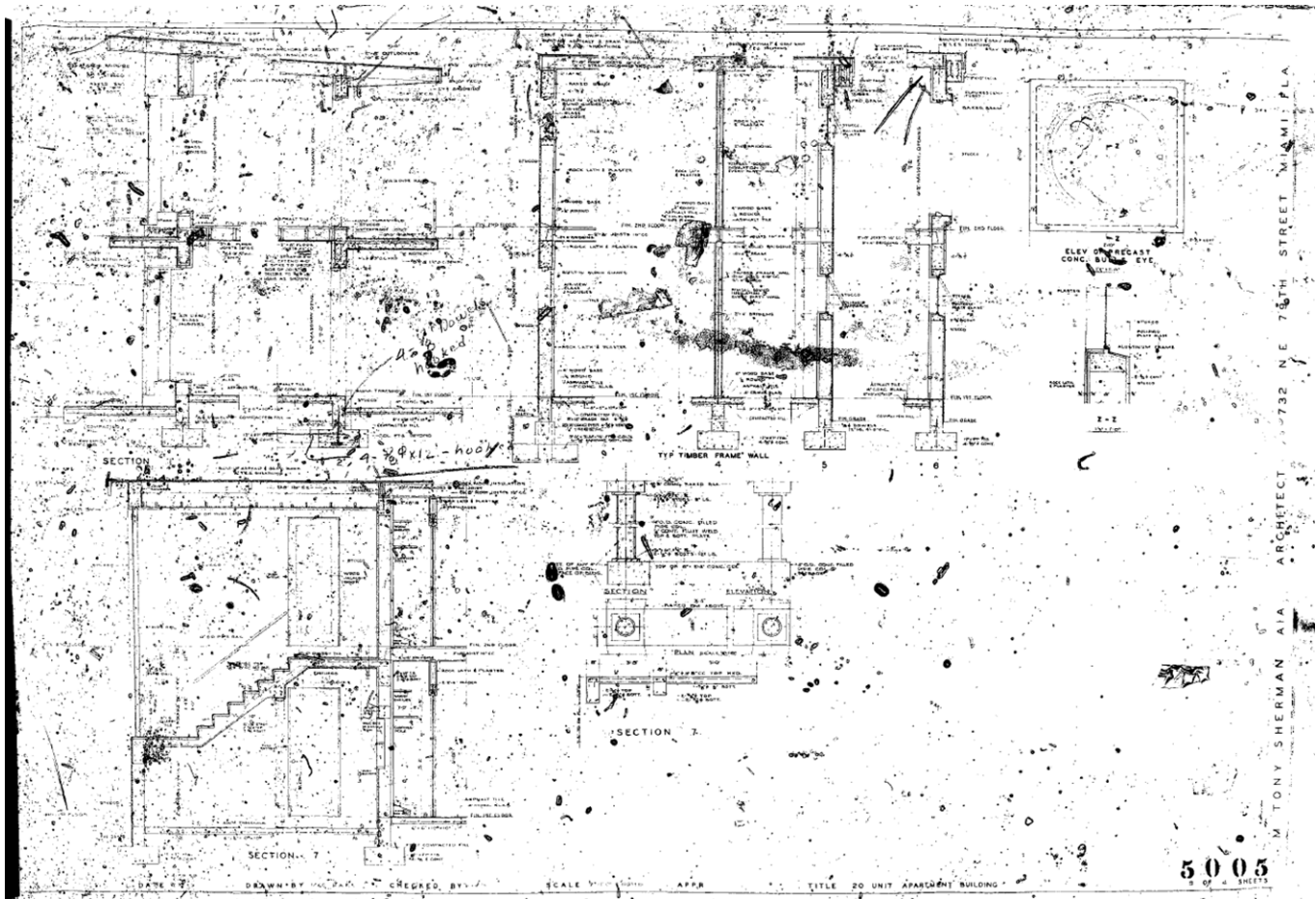
**08-DEC-2022**

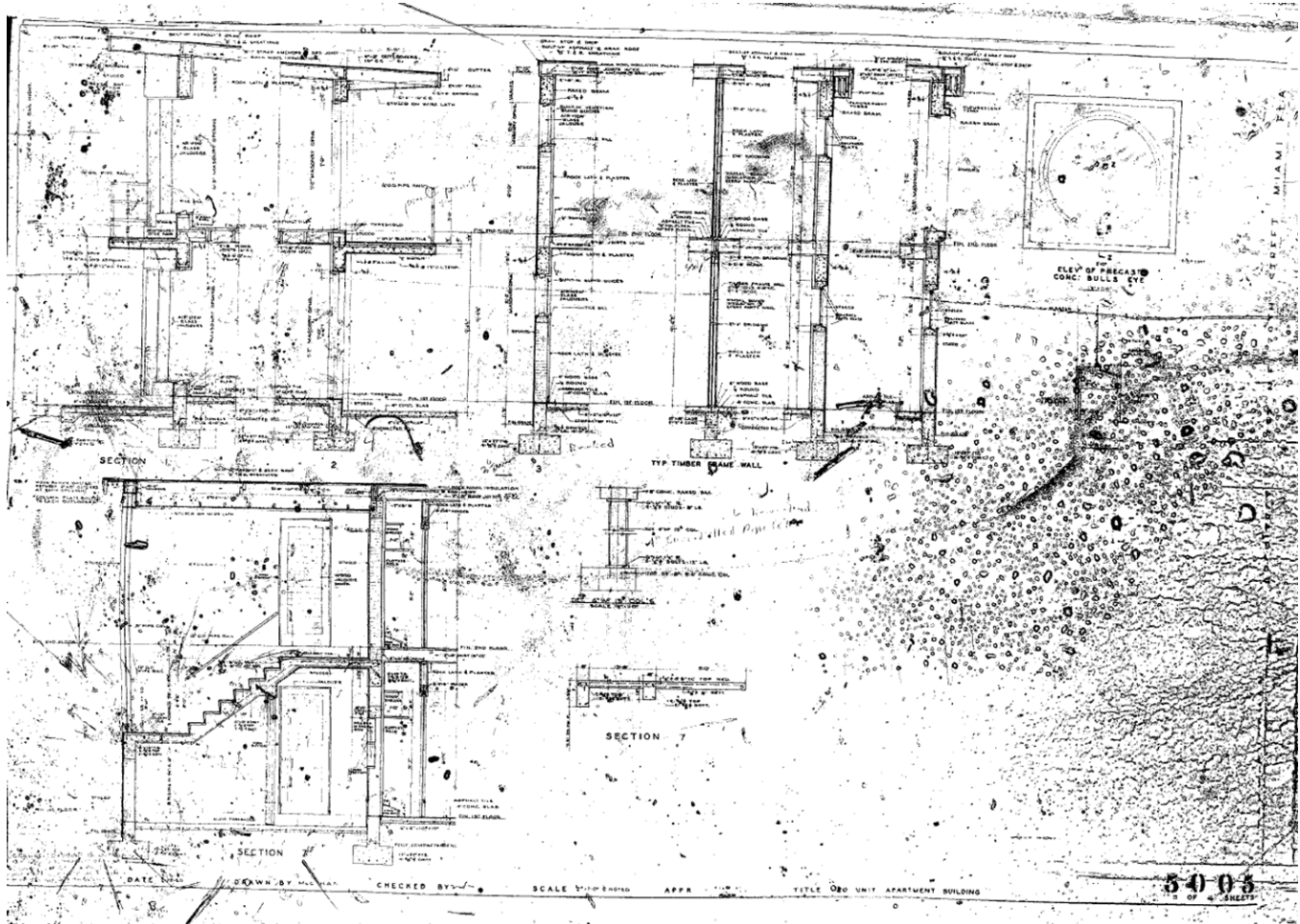












## END OF REPORT

1. HPD-2-Ocean-Drive-Collins-Avenue-Expansion-1992 Historic Designation Report. Historic Preservation Board
2. <https://www.the500hiddensecrets.com/united-states/miami/buildings/motels>
3. <https://apps.miamibeachfl.gov/histpropviewer/>
4. <https://somimag.com/our-historic-architecture-the-crossroads-building-where-town-and-country-meet/>