

**1529 JEFFERSON AVE**  
MIAMI BEACH, FLORIDA



Prepared for:

**City of Miami Beach Planning Dept.**  
Historic Preservation Board  
1700 Convention Center Drive  
2nd Floor  
Miami Beach, FL. 33139

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## **Preliminary Remarks**

The present report accompanies the project to preserve, rehabilitate and adaptively reuse the existing building at 1529 Jefferson Avenue, formerly the Starlight Apartments, which is currently vacant. The building is a contributing historic structure in the Flamingo Park Historic District.

The project proposes the preservation and restoration of the historic facades, with interior alterations to accommodate apartment units. The existing two story building will remain at its original height. A new three story building is proposed on the east portion of the lot with additional apartment units along with complete property landscaping.

The attached study provides an historical overview of the existing building, based on available documentation. It includes photos of existing conditions and surrounding context, as well as microfilm copies of original building plans. The City of Miami Beach Building Card is also provided.

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# **Historical Analysis**

## **Historical Outline**

The Starlight Apartment building was designed by Miami Beach famed architect Henry Hohausser for owner Dr. B.G. Pollock in the Lincoln subdivision at 1529 Jefferson Avenue. It was completed in 1936 by builder Filer Construction Company at a cost of \$12,500. Hohausser designed the Starlight as a 4-unit, two-story apartment building with a central access stair. Hohausser's design followed the Streamline Moderne style found in many of his other designs on Miami Beach. Streamline Moderne was a very popular architectural and industrial design style during the 1930's and early 1940's as a result of a search for a new style to symbolize the machine age. Other notable and comparable buildings designed by Hohausser in 1936 include the Collins Plaza Hotel, the Coronet Apartments, The Davis Hotel, The Park Vendome, and the Peter Miller, Sassoon, and Taft Hotels.

The front facade is symmetric with projecting prow entry bays flanked by base planters hugging a curved main entry stoop. Wide band stucco horizontal racing stripes stream across the front facade in between the corner windows. A T-banded parapet runs along the top with pierced masonry "x" motif attic and basement decorative vents.. Small projecting brise-soleil 'eyebrows' protect the building's current awning windows. According to the 1989 survey conducted for the designation of the Flamingo Park Historic District, the Starlight Apartments is an historic contributing building in the district due to its "interesting and effectively massed composition with simple applied detail and high cohesiveness."

Unfortunately no archival photographs have been found for the starlight apartments, but some limited information is provided by the microfilm plans and building permit card. The building does not appear to be altered greatly. However, two poignant alterations to note are the addition of a 10' x 10' storage room in 1949 and the replacement of the original casement windows with awning windows in 1961, according to the building card.

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# **Building Data**

Building Permit Card and Microfilm Plans

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Owner DR. B. G. POLLOCK

Mailing Address

Permit No. 8770

Lot 17 Block 62

Subdivision LINCOLN

No. 1529 Street Jefferson Date Sept. 21-1936

General Contractor Flier Construction Co.

Address

Architect Henry Hohausser

Address

Front 38 Depth 43-8

Height

Stories

Use APARTMENT HOUSE  
4 units

Type of construction c-b-s-

Cost \$ 12,500.00

Foundation reinf. concrete

Roof flat

Plumbing Contractor Markowitz

# 9508

Address

Date Oct. 27-1936

No. fixtures 18

Gas 8

Rough approved by

Date

No. Receptacles

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection - 1 -

Septic tank

Make

Date

EV

Electrical Contractor Ast Electric Co.

# 7741

Address

Date Oct. 16-1936

No. outlets 77 Heaters

Stoves

Motors 4

Fans

Temporary service

Receptacles 77  
Rough approved by

Date

Electrical Contractor F. C. AST

# 7709

Address

Date Dec 7-1936

No. fixtures set 48

Final approved by

Date

Date of service Dec. 7-1936

Alterations or repairs # 15199- Wire Fence- Wilson, The Fence Man- \$ 33.00-

Date Dec. 10-1940

BUILDING PERMIT # 19643  
BUILDING PERMIT # 30867

Painting.. Harry A. Beltler, painter \$ 59.00- Jan. 19, 1945  
Storage room - 10' x 10' x 8' - 12 x 24 Spread Footing- 4 - 5/8 steel rods- \$ 500.00- Sept. 26, 1949

# 34738 Wet sandblasting - 411 American Sandblasting Co. \$ 230.00- Jan. 2, 1951  
# 34763 Painting - Owner \$ 250.00- Jan. 2, 1951

7234  
3234-02-1350

BUILDING PERMIT # 39528 Install one window unit in wall ( Air conditioning ) - C. G. Bockerman, contr.  
OK - A. Plaag 10-6-52 \$ 35..... Sept. 23, 1952

#57288 Ray Boone Air Cond: 2 - 1 HP window air conditioners - \$400.00 - Sept. 14, 1958

#64006 General Window Corporation: Remove casement windows and install awning windows. - \$1500. - 1/5/61  
#69687 Ray Boone Air Cond.: Install 1 - 1 hp air cond., wall unit - \$200. - 7/8/63 OK Plaag 9/16/63

#02891-AI Co Construction-Re-roof 20 sqs. - \$830-4-16-73

#08022- J J Gross and SonPainting-Interior painting-\$300-9-30-75

#15035 - Harper & Son Roof - tear off replace with standard built up use driveway \$2,200.00 5/22/79

ELECTRIC PERMITS

#49869 Jefferson Stores Ser Corp: 1 Television Antenna- May 13, 1957

#50716 E & E Elec: 1 Center of Distrib, 1 Motor (1HP) - August 22, 1957

#56286 C. J. Kay Elec: 3 Motors (1HP)- Jan. 20, 1961 OK Scarborough 6/23/61

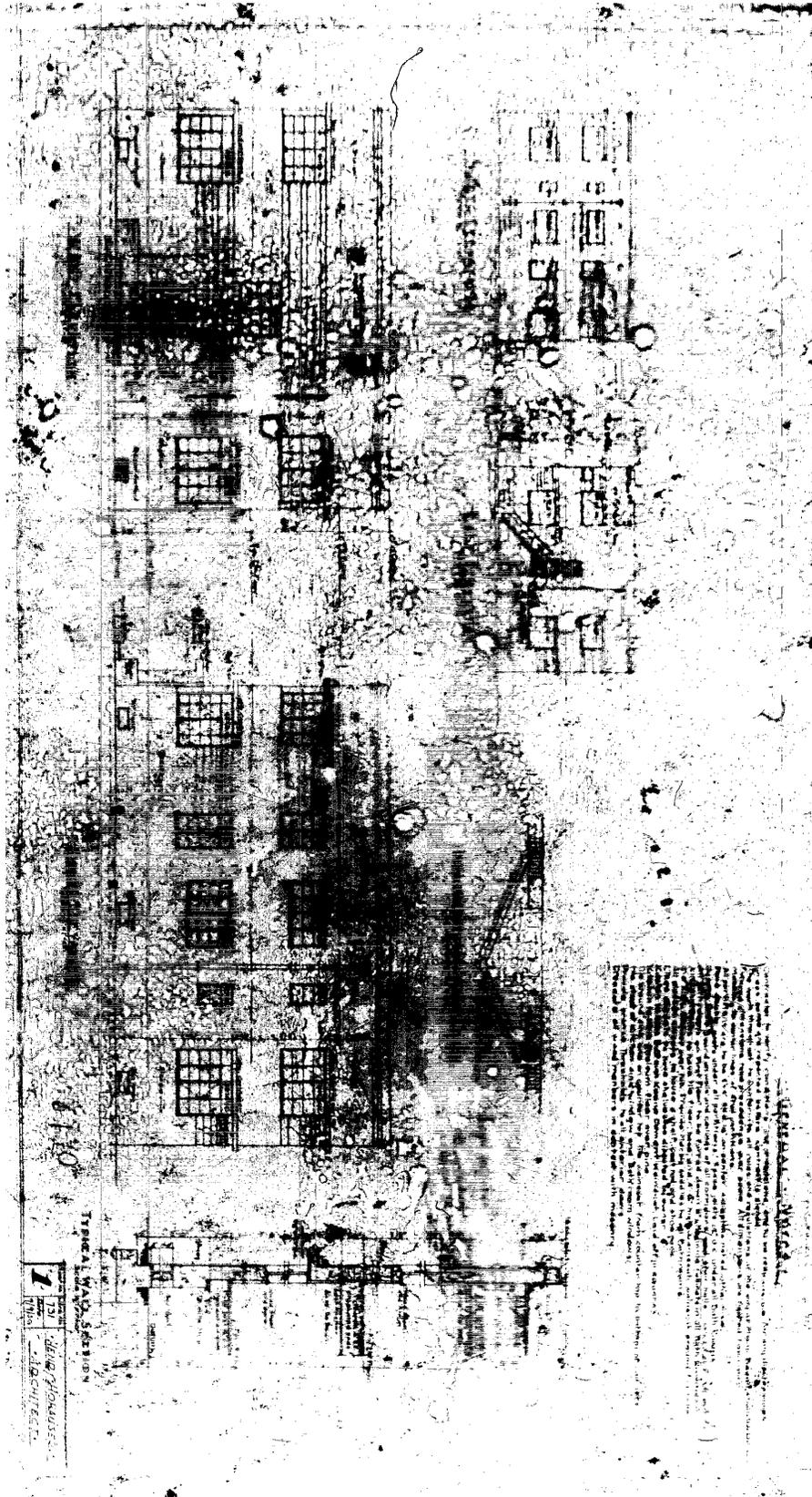
BUILDING PERMITS: #BS891573 - 6-27-89 - Bill Builders Corp. - Change 4 doors replaster and int.  
paint - comm. - \$8,500.00

PLUMBING PERMITS: #BP890974 - Sentry Plumbing - Repipe water - 7-19-89

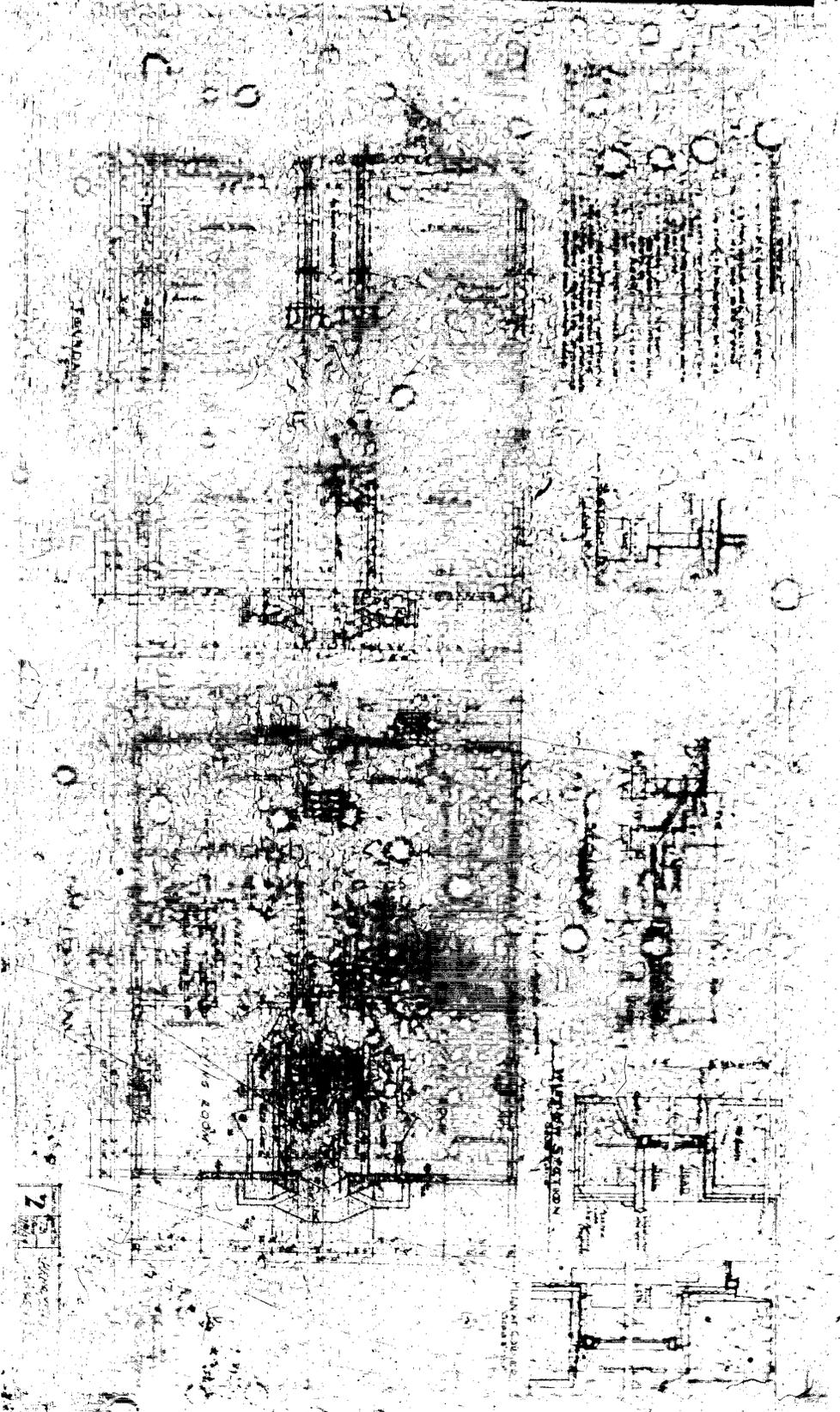
COASTAL CONTROL ZONE  
 CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
6-27-89		Change 4 doors RE PLASTER + Int. PAINT	\$8,500.00					B589154

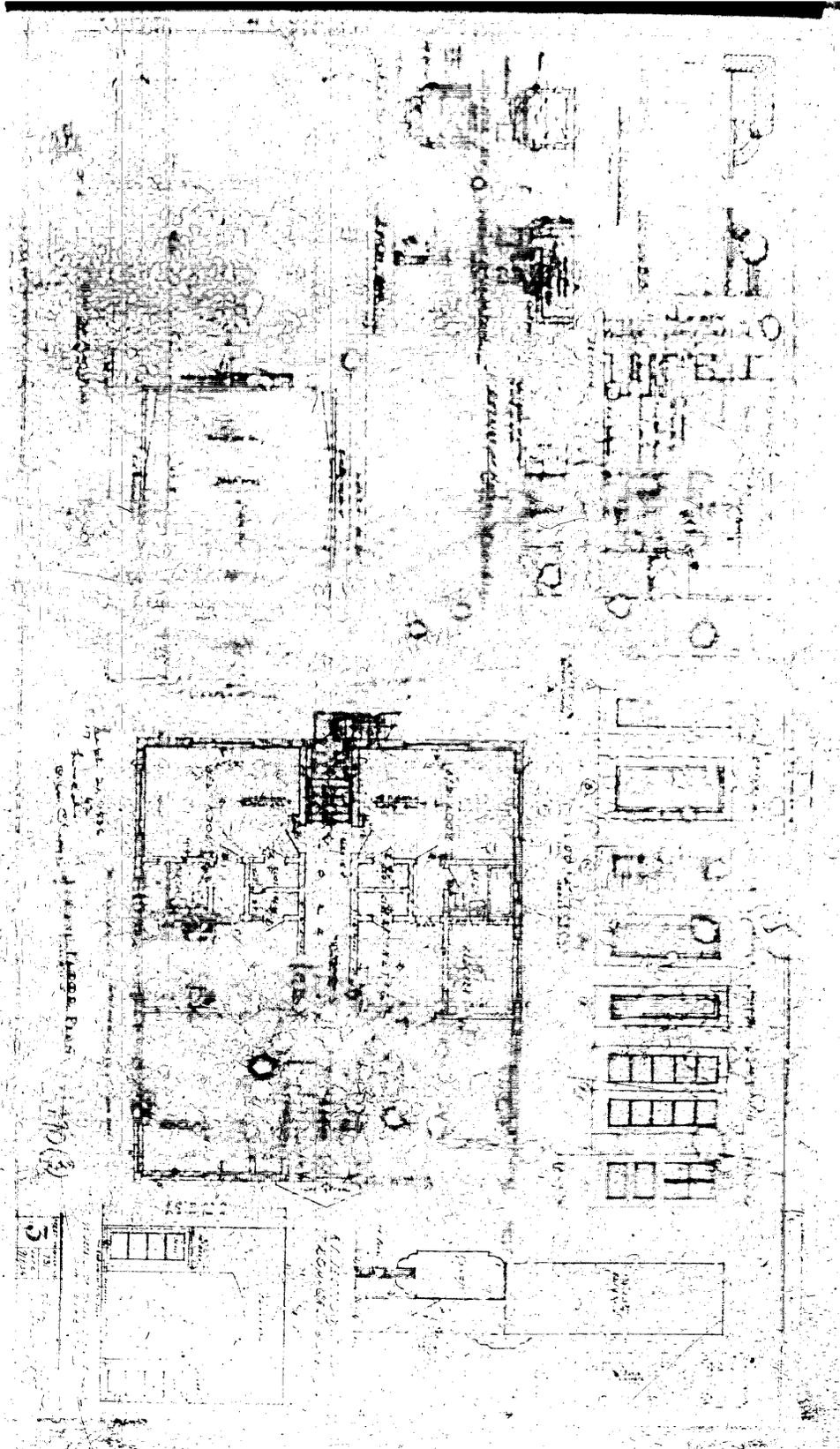
Microfilm Plan Sheet 1



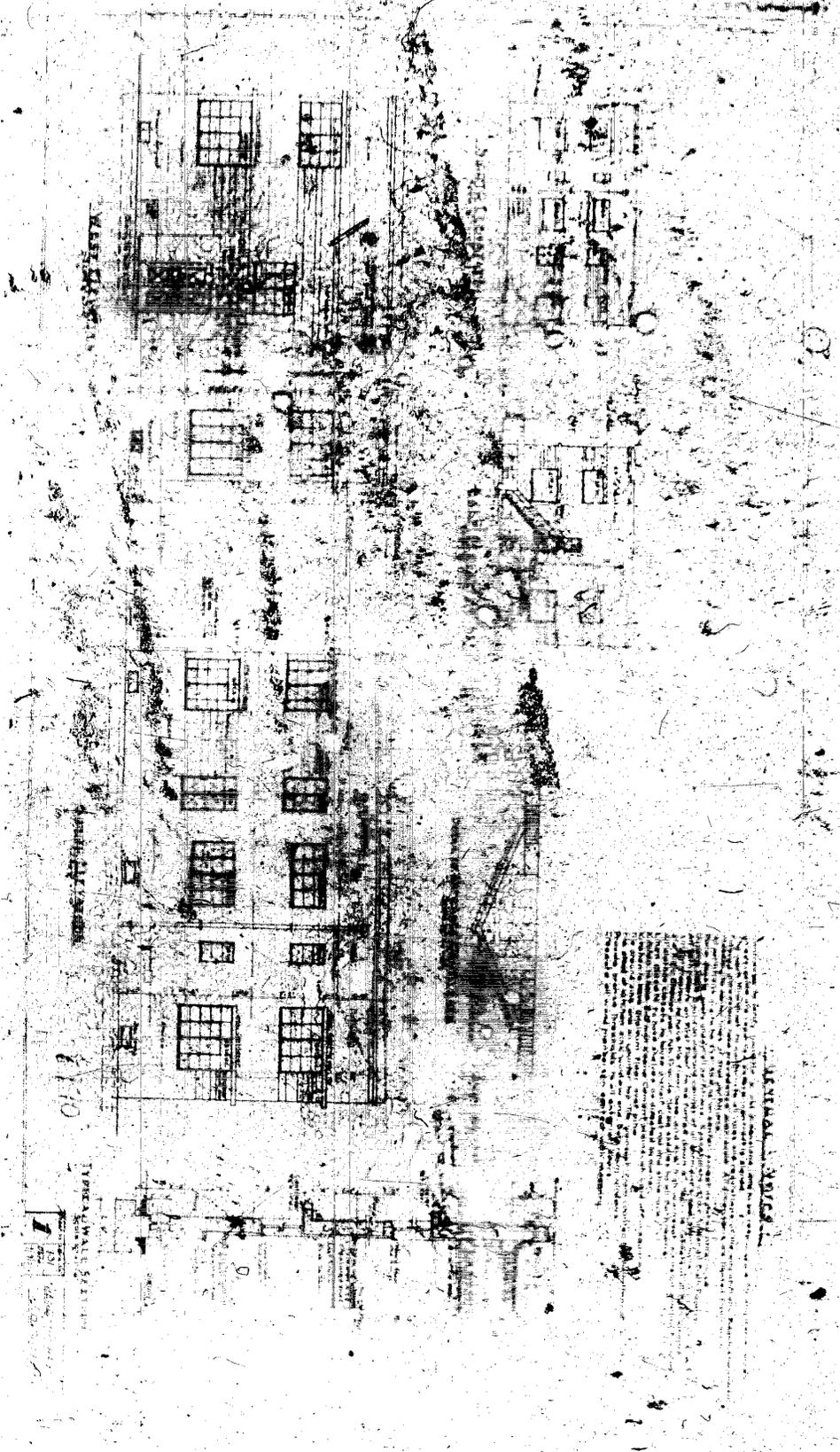
Microfilm Plan Sheet 2



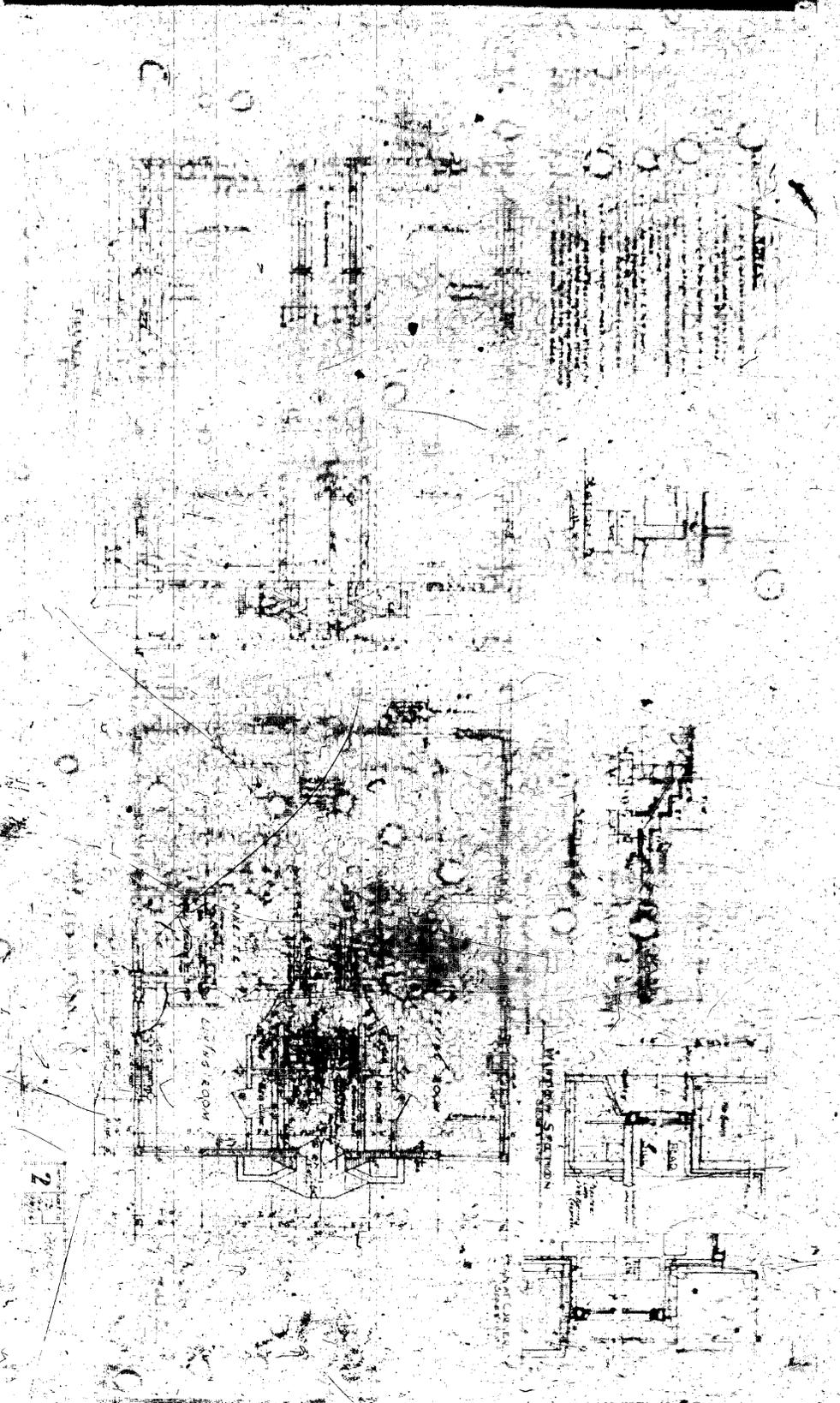
Microfilm Plan Sheet 3



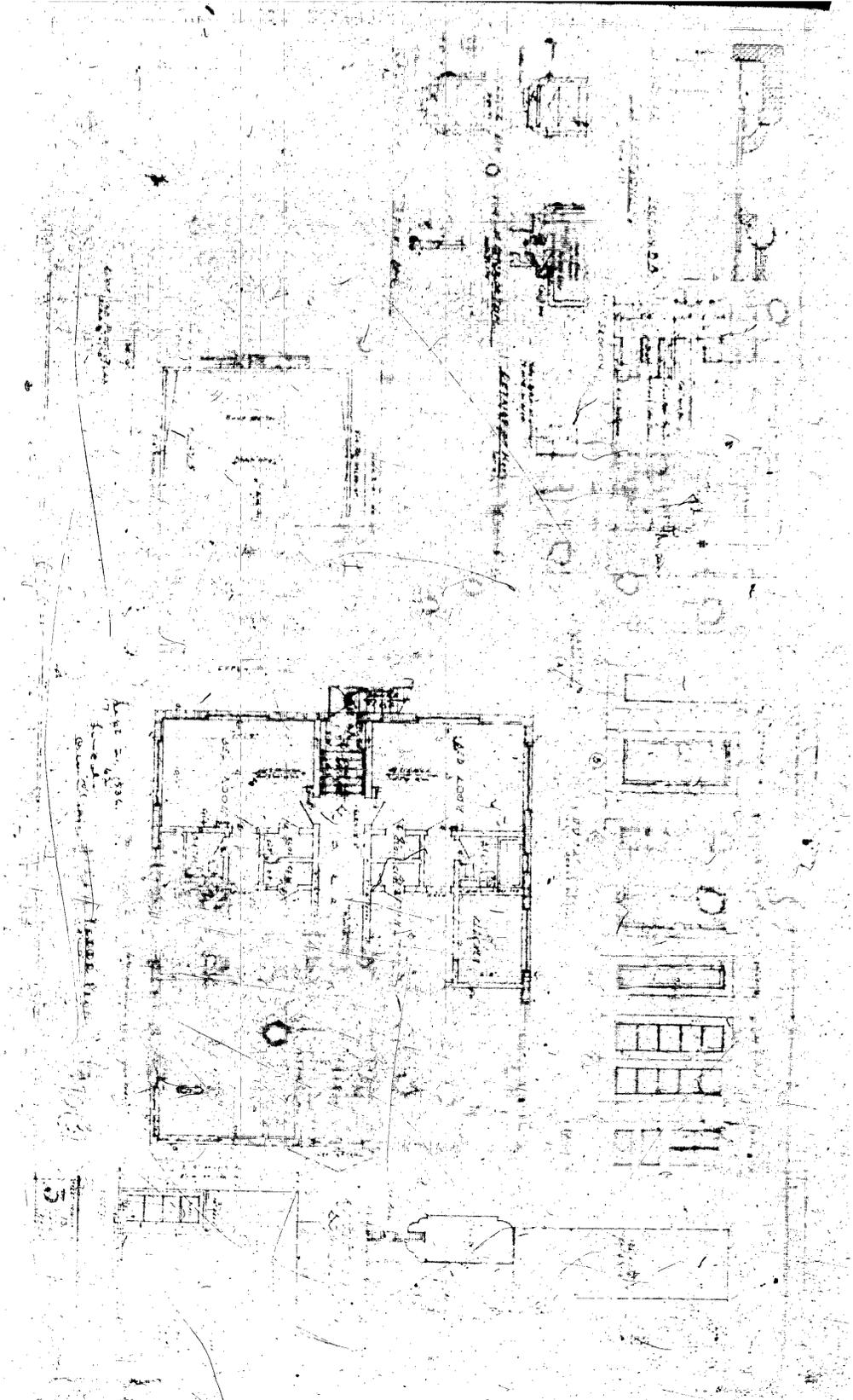
Duplicate Microfilm Plan Sheet 1 - Lighter Copy



Duplicate Microfilm Plan Sheet 2 - Lighter Copy



Duplicate Microfilm Plan Sheet 3 - Lighter Copy



1989 Building Survey

ADDRESS : 1529 JEFFERSON AVE STATUS : HISTORIC  
LEGAL : L17, B62 LINCOLN SUB  
FULL ADDRESS :  
SECOND ADDRESS:

BUILDING NAME : STARLIGHT APTS ORIGINAL NAME :  
PREVIOUS NAME : ORIG. ARCH. : HOHAUSER, H  
BUILDER : FILER CONST. CO. FOLIO# :  
CONST. DATE : 1936 ZONING : RM-1 DISTRICT: HP  
STYLE : STREAMLINE MOD. BUILDING SHAPE: CUBE  
EXT. FABRIC : STUCCO STORIES : 2 HEIGHT :  
ROOF : FLAT WINDOWS : AWN  
DOORS : ALTERD CONSTR. TYPE : CBS  
ALTERATIONS : YES PHOTO : Y

SPEC. FEATURES: PROJECTING PROW ENTRY BAYS; BASE PLANTERS FLANK; WIDE BAND HORIZONTAL RACING STRIPES;  
PIERCED MASONRY "X" MOTIF BASEMENT AND ATTIC VENTS; CURVED MAIN ENTRANCE STOOP, DECORATIVE VENTING  
T BANDED PARAPET; SMALL EYEBROWS.

INTERIOR : NONE CHECKED

SITE : MATURE CHRISTMAS PALM.  
SIGNAGE : NONE

ADJACENT SITE :

STAT. SIGNIF. : INTERESTING AND EFFECTIVELY MASSED COMPOSITION, SIMPLE APPLIED DETAIL, HIGH COHESIVEN  
ESS

ADDITION : N ADD. ARCH. : ADD. DATE: 0  
ADD. COMMENTS :  
SURVEYED BY : CH RECORDING DATE: / / UPDATE : 9/11/89 CB  
ORIG. USE/COST: \$12,500.

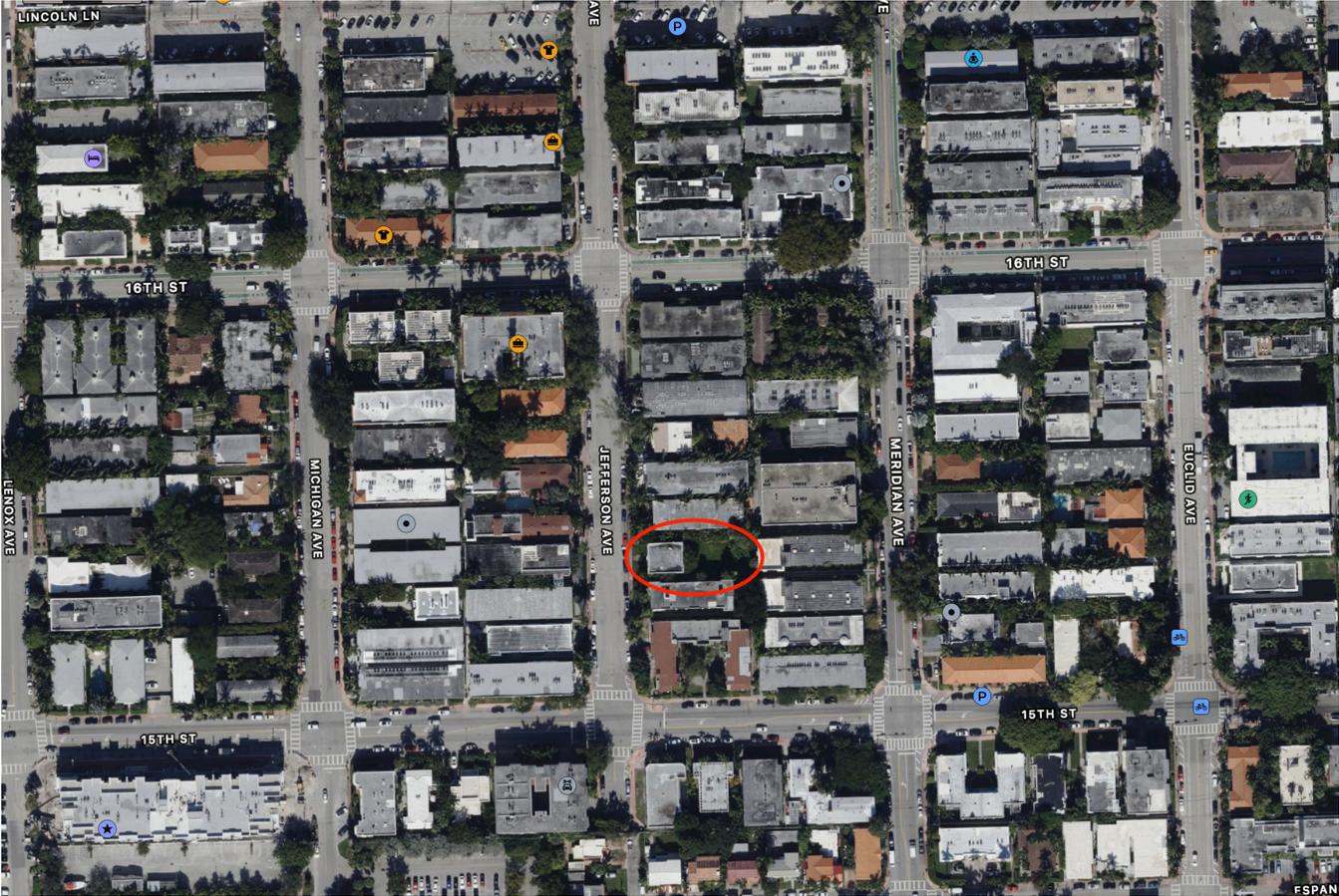
COMMENTS : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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# **Photo Survey - Existing Conditions & Context**

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Google Aerial Map - Circa 2023

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Northwest Corner



West Facade



Surrounding Context to the North



Surrounding Context to the South