



August 18, 2023

## **HISTORIC RESOURCE REPORT**

Isabelle's Restaurant  
624 COLLINS AVE,  
MIAMI BEACH, FL 33139

Legal Description: LOT 7 BLK 34, OCEAN BEACH ADDN NO 1  
AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE  
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

Year Built: 1922

### Status of Historic Designation:

Designated at National level: Miami Beach Architectural District, 1979  
Designated at Local level: Ocean Drive/Collins Avenue District, 1986

Original Architect: Not listed.  
Builder / Owner: A.L. SAMMONS,

Building Description: Built in 1922, the two-story building in the Mediterranean Revival style, originally named the "Sue Ann Atlantic Apartments Building" was conceived as a Hotel/Apartment - multi-unit complex with 16 units apartment.

The subject building combined elements from Mediterranean styles. Distinctive features of this style such as, the archways, awnings, balconies, and smooth stucco walls can be distinguished, including alternate eaves at each of the windows clad with Spanish "S" clay barrel tiles, (also described as a mansard roof in certain literatures). The primary entrance is centered directly on the east elevation, slightly recessed into building with an archway, while the second-floor level recessed terrace equally displays an arched opening on and pierced masonry balustrade. A simple arched parapet and relief cartouche are also notable details of this façade. (See exhibit B).

The building, located at 624 Collins Ave. of approximately 4,843 Sq.Ft. rectangular footprint was originally built by A.L. Sammons with a cost of approximately USD 48,000 as part of Permit No. 261 (see exhibit A)

ATLANTIC APARTMENTS		S. Abrash -	Permit No.	261
Owner	A.L. Sammons	Mailing Address		
Lot	7	Block	34	
Subdivision	Ocean Beach 1	No.	624	Street Collins Av- Date Aug. 23-1922
General Contractor	A.L. Sammons	Address		
Architect		Address	4203-04-077	
Front	Depth	Height	24'	Stories
Type of construction	C/B/S -	Cost	\$ 48,000.00	Foundation Reinf. concrete Roof comp-
Plumbing Contractor	H.H. Horn	Address		Date Sep. 20-1922
No. fixtures	58	Rough approved by	H. Scheibli	Date
No. Receptacles				
Plumbing Contractor	Quinn	Address		Date Dec. 21-1925
No. fixtures set	4	Final approved by		Date
Sewer connection	-1- ORR Mar. 8-1924	Septic tank	-1- #10375- Herman March - 1 lavatory- Sept. 14-1937	Make Miami Sanater Date Oct. 25-1922
Electrical Contractor	Dade Electric	Address		Date Sep. 16-1922
No. outlets	75	Heaters	Stoves	Motors
Rough approved by		Fans	Temporary service	Date
Electrical Contractor	Wallace and Allen	Address		Date Dec. 13-1922
No. fixtures set	65	Final approved by		Date
Date of service		Lyon & Street - #5500 - Ace Electric Co-	87 Light Outlets - 10 motors-	Jan 26-1927 - Aug. 21-1935
Alterations or repairs	# 3197 - NEW PLASTER & STUCCO	\$1,000.00	Date	Aug. 22-1929
BUILDING PERMIT # 10641-	Roofing (Hanson Roofing Company)	\$ 300.00	-	Nov. 26-1937
BUILDING PERMIT # 10837	REMODELING 4 apartments only so as to have extra bath room in each apartment - Owner by day work-	\$ 300.00	-	Jan. 7-1938
Plumbing permit # 10736	- 6 fixtures-			Jan. 3-1938
Elec. permit # 10457	- Brill - 4 switch, 4 light outlets -			Jan. 19-1938
Plumbing permit # 10752	- Herman March - 6 fixtures - no gas			Jan. 10-1938
				Feb. 8-1938

EXHIBIT (A): PARTIAL BUILDING CARD RECORD



EXHIBIT (B): FRONT BUILDING FAÇADE (EAST ELEV.) / PHOTO TAKEN: 1940's



EXHIBIT (C): COLLINS AVE. SOUTH FROM 7<sup>TH</sup> STREET BUILDING TO THE EXTREME RIGHT / PHOTO TAKEN: OCT 6, 1925

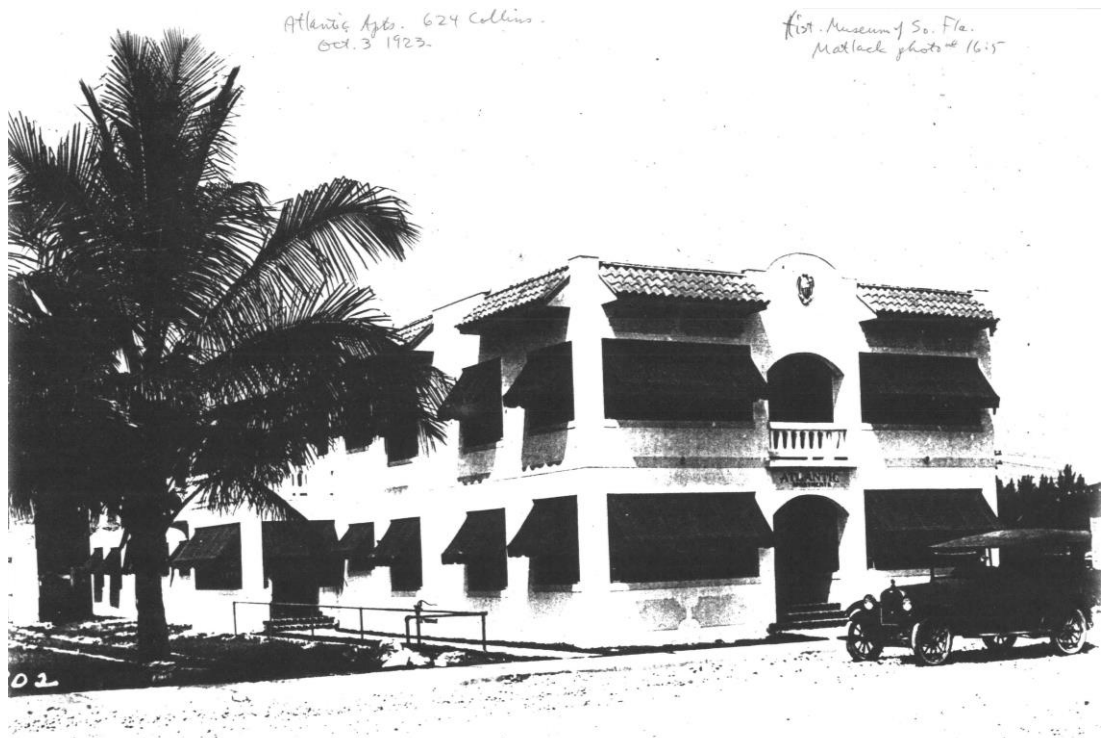


EXHIBIT (D): ATLANTIC APARTMENT BUILDING PHOTO / PHOTO TAKEN: OCT. 3, 1923

By 1989, a complete reroof was made using fiberglass aluminum (Permit No: 31659). The doors and windows were also replaced with new aluminum fireproof (Permit No: BS891881).

In 2000, a set of plans was approved (Permit No.: B0101147) for the removal of the existing second floor and roof structure, including the replacement and complete restoration of all existing windows. The plans were designed by Beilinson Gomez Architects, P.A.

A full improvement of the structure and interior of the building was made under the above-mentioned permit. It included the new aluminum and glass fixed panels set in existing masonry openings; the new glass doors; new steps at main entrance constructed of used clay brick pavers; the removal of some of the existing windows and filling of the openings with a recessed smooth stucco panel (blind opening); the replace of the existing balcony railing with new precast concrete railing; new staircase (See exhibit E.); and a complete new structure with new steel columns, steel beams, new concrete slab on metal deck on steel open web joists at second and roof levels.

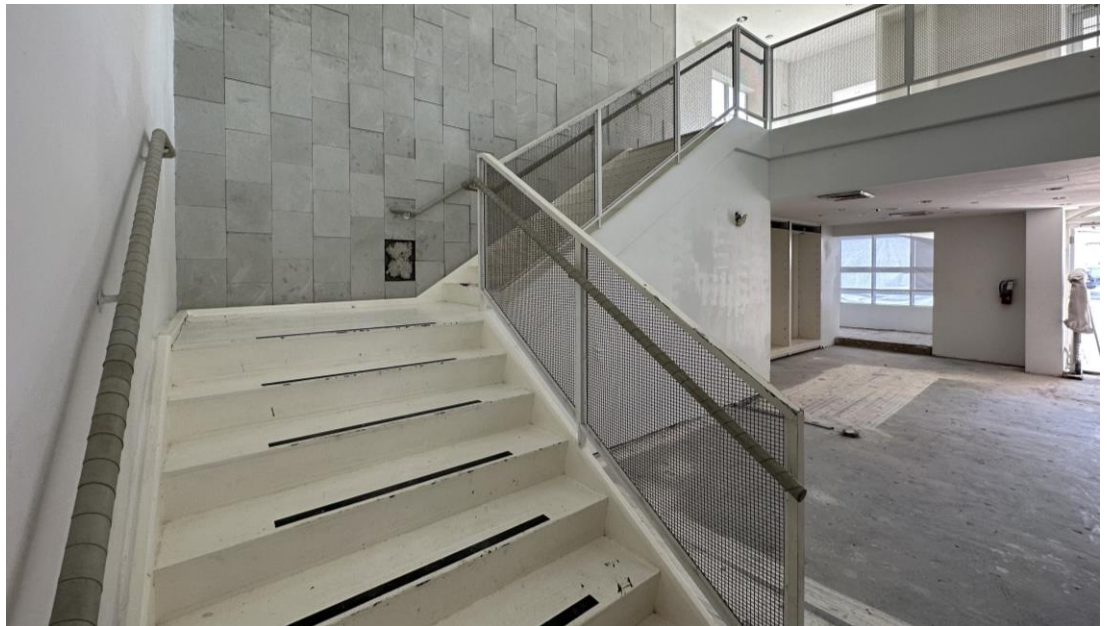


EXHIBIT (E): INTERIOR OF THE BUILDING (MAIN HALL) / PHOTO TAKEN: June 20, 2023

The above-mentioned work was made with the aim of redeveloping the property from its original Hotel/Apartment use into retail use space. From 2000 until late 2018, the 624 Collins Ave building used to be a Club Monaco store (See exhibit F, G and H). From the closure of the Club Monaco store in 2018 until date, the building has been vacant.





EXHIBIT (F): EXTERIOR OF CLUB MONACO / PHOTO TAKEN: 2014



EXHIBIT (G & H): INTERIOR OF CLUB MONACO / PHOTOS TAKEN: 2014



Although the interior faced multiple major renovations at different periods of time, mainly to the interior, the building currently maintains its original rectangular footprint and its symmetrical tripartite facade design with its exterior concrete block walls finished with smooth stucco painted in white. Many of the previously mentioned architectural features remain.



EXHIBIT (I): FRONT BUILDING FAÇADE (EAST ELEV.) / PHOTO TAKEN: June 20, 2023

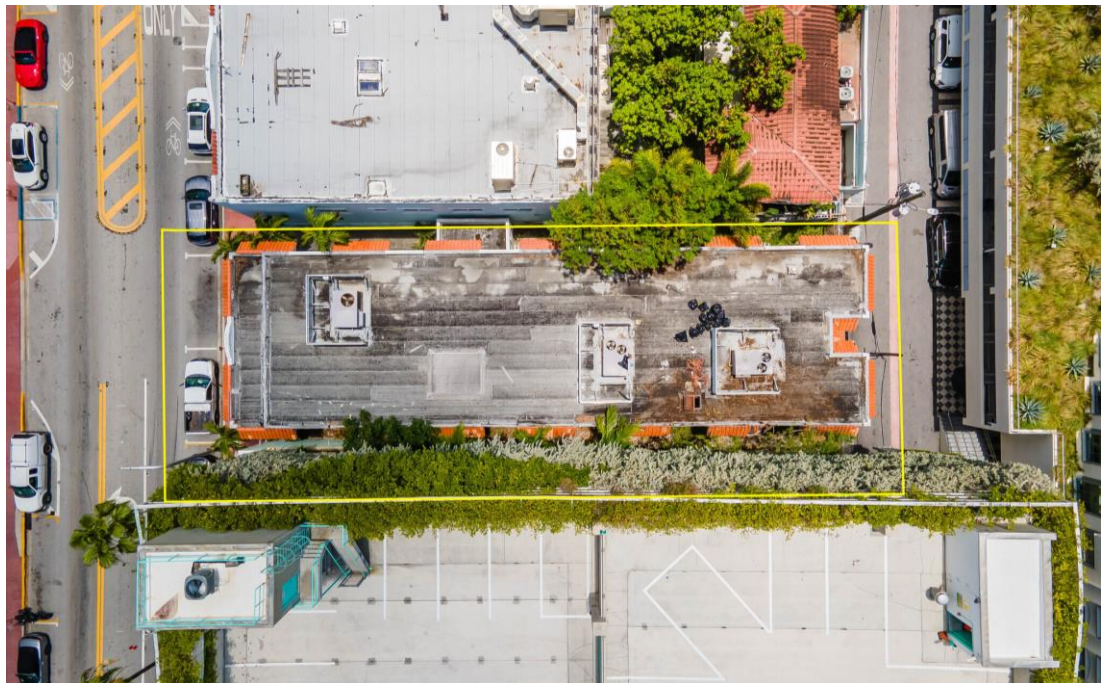


EXHIBIT (J): AERIAL VIEW OF THE BUILDING / PHOTO TAKEN: 2023