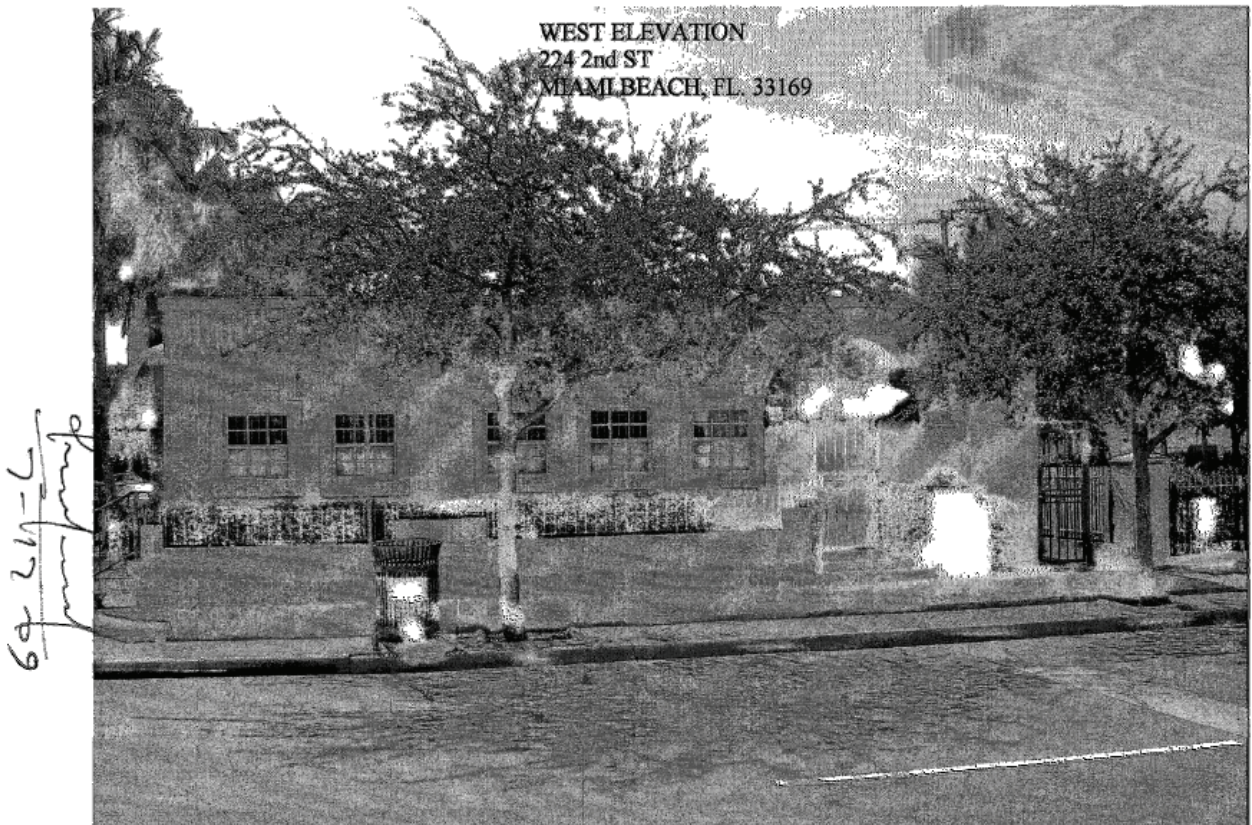


224 2nd Street / 161 Washington Avenue
Miami Beach, Florida



Prepared for

Ontario SB LC

573 King Street East 102
Toronto, Ontario, M5A 1M5
Canada

Historic Resources Report
submitted April 25, 2017 by

Shulman + Associates

100 NE 38th Street
Miami, FL 33137

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Preliminary Remarks

This study comprises a survey of the buildings at 161 Washington Avenue and 224 2nd Street in Miami Beach, a contributing historic property located in the Ocean Beach Historic District (City of Miami Beach, 1995). The study has been prepared for Untario SB LC in anticipation of an adaptive use project involving restoration and modifications, and additions to the existing historic buildings.

Based on available documentation and site verification, this study presents the project historically and surveys its extant historic resources. It includes the available historical imagery as well as microfilms and the City of Miami Beach Building Card. A photo survey of current conditions is also included.

The present project, designed by Shulman + Associates, calls for the adaptive use of the buildings to allow for restaurant use. The project largely retains the existing historic structures, and takes a variety of targeted approaches towards the historic facades. The major structures, main entrance and courtyard are all retained in the new project. The middle structure, comprising the remnants of the original 1921 school building, is left largely in its current state. The front of the building, comprising the rooming house addition of 1926, is reinterpreted. The present projects removes the facades that were added in a 1980s renovation in favor of elements more typical of the 1920s, albeit used in a contemporary configuration. Also, this structure is extrapolated through the use of a clerestory and trellis roof to emphasize its presence on the corner of 2nd Street and Washington Avenue. Finally, the rear structure comprising the original 1937 garage and later residential additions (1947) is left largely intact, although the exterior stairs have been removed and the facades updated to reflect the adaptive use of the building. The roof will remain unactivated. The final project restores and celebrates the original intent of the buildings and courtyard. A new clean-eating restaurant is created that is contextual in massing and articulation, and offers an appropriate use for the neighborhood.



Aerial, 2017

Historical Analysis and Imagery

Historical Outline

The project site is on the Southeast corner of 2nd Street and Washington Avenue in Miami Beach. It is located on Lot 16, Block 9 of the Ocean Beach Subdivision, the first of many platted by the Lummus brothers in 1912. The site is located within in the Ocean Beach Historic District (City of Miami Beach, 1995).

The buildings comprising the site have been modified and added on to numerous times over the years, most radically in its adaptive use as a medical offices and residential complex in the 1980s. The historic layers can perhaps best be understood through diagramming:



Undated

The City of Miami Beach Building Card notes a 200 SF “Poultry House” that may have been the original structure on the site.

1917: School

This one-story stucco building seems to have predated the City of Miami Beach Building Card for the property, but is found in the 1918 Sanborn Map labeled “Private School.” City Directories list the Iva Sproule Baker School of Music, which offered courses in language and performing arts, also as the residence of its founder, Ms. Iva Sproule-Baker. The 1921 Sanborn map, with Washington Avenue listed as “Miami Avenue,” shows the structure.

1926: Hotel/Rooming House & Restaurant

The Shandell Hotel additions, the first to be dated on the Building Card, flank the original school building. This addition, comprising 9 rooms and 3 apartments, was built for owners the Sexneth Brothers.

1929: Restaurant Addition

The Building Card lists a small addition made to the restaurant in 1929, built by the contractor Sammons.

1937: Garage

Eight years later a one story, 2-car garage was added to the site, and the restaurant was remodeled into 9 hotel rooms and one apartment. This project was designed by architect Henry Hohausser for owner J. Neeham; microfilms exist of the elevations of the structure. The apartment was remodeled by architect Gerald Pitt in 1944.

1947: Garage Addition

A 2-unit addition was made over the garage building in 1947 by architect L. Murray Dixon. Microfilm plans were not found for this structure, but it appears on the 1951 Sanborn Map (p. 9).

1950s-early 1980s

In this period, the buildings on the site underwent maintenance and occasional minor upgrades. In 1957, the building at 224 2nd Street was listed as the Neham Apartments. By the early 1980s the site had been bought by Dr. Rafael Soto. In 1985, the buildings were converted for use and heavily renovated to create a medical complex and residence. In that renovation, historic parapet heights were changed, window sizes and locations were altered, and entrance locations were altered.

Analysis:

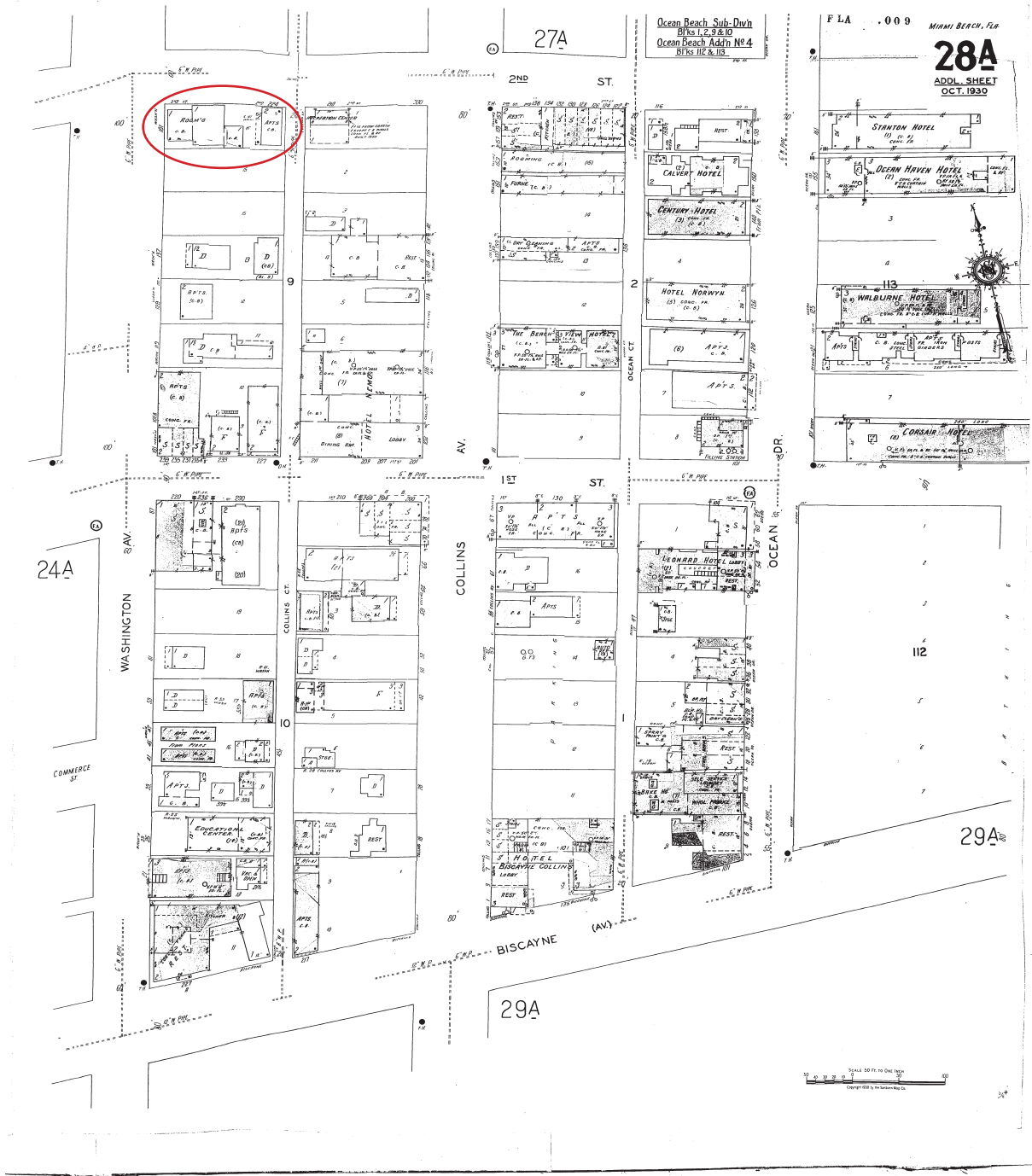
It is the author's opinion that the extant facades are of no historic value, as they do not represent the historic character of the buildings. The historic courtyard and main entrance are retained in the present project, designed by Shulman + Associates to respect and integrate the existing structures on the site. The new project strips away later modifications to create a building that, while certainly contemporary, adds an appropriate new layer to the rich history of the site.

224 2nd Street/161 Washington Avenue
Miami Beach



1921 Sanborn Map (Washington Avenue is "Miami Avenue,")

224 2nd Street/161 Washington Avenue
Miami Beach



Building Data

SHANDELL HOTEL

Owner: **Sexneth Bros.** Mailing Address: **161 Washington Avenue and 224 - Second street** Permit No. **1798** Date: **April 12-1926**

Lot **16** Block **9** Subdivision **OCEAN BEACH** Address **161 Washington Avenue and 224 - Second street**

General Contractor: **1111** Use: **Poultry House**

METRO ORD. #75-34 **RECEIPT DATE: 6-12-87** **RECEIPT DATE: 6-10-26**

Type of construction: **Conc Pipe** Cost: **\$200.00** Height: **80** Foundation: **Reinf. concrete** Roof: **Gav. Iron**

Certificate of occupancy for **Shandell Hotel** --- # **80** ---

Plumbing Contractor: **1111** Date: **---**

Plumbing Fixtures: **1111** Date: **---**

Gas Stoves: **1111** Date: **---**

Gas Heaters: **1111** Date: **---**

Sewer connection: **1111** Date: **---**

Electrical Contractor: **A. W. Miller** --- 1 sign Date: **Sep. 17-1929**

Switch: **Range** Motors: **Temporary service**

OUTLETS: **HEATERS** Water: **Centers of Distribution**

Receptacles: **Space** Date: **---**

Electrical Contractor: **Final approved by** Date: **---**

No. fixtures set: **Final approved by** Date: **---**

Date of service: **Final approved by** Date: **---**

Alterations or repairs: **#** **Sammons, contractor.** Date: **Sep. 6-1929**

#9713- ADDITION of 2-car garage **ADDITION to Restaurant - c/b/s** **\$ 1,000.00** **April 14- 1937**

9772- REMODELING for 9 hotel rooms and one apartment unit **\$ 3,000.00** **April 30-1937**

Henry Hohauser, architect and J. Neeham contractor

Over

Building Card. City of Miami Beach.

ALTERATIONS & ADDITIONS

Neeham, owner

Building Permits: # 15465- Addition and remodeling into 1- apartment unit- \$1,000 -- 3/7/1941

- # 18670 - Remodeling for one apartment unit - Gerard Pitt, architect: \$ 600...July 13, 1944
- * # 22414 Painting, owner (NOTE: 2nd story, not built) * \$ 500... May 9, 1946
- * # 24719 ADDITION of 2 apartment units (2nd story) one bedroom each: Priority # 77-060-04434
- L. Murray Dixon, architect: Herman Popkin, contractor: \$ 9,000... June 14, 1947
- # 28064 Roofing - Robbins Roofing Sheet Metal Company - \$ 600... August 20, 1948
- # 35314 Enlarging bedroom - new bath & closet, -Owner, builds \$ 900... March 7, 1951
- # 35521 Addition to permit # 35314 - new kitchen, bath & closet- Owner \$ 500... April 9, 1951
- ~~Remodeling in kitchen and bathroom~~
- ~~Remodeling in kitchen and bathroom~~
- # 41269 4" CONCRETE SLAB, APPROX. 7'x30' & CUTTING IN DOOR (where window was): owner: \$ 100: Apr 23, 1953
- # 45393 Remodeling for communicating or utility kitchen: by owner: \$50.00 8/4/54

Plumbing Permits: #10124- Markowitz & Resnick 4 fixtures- 2 gas Gas OK 5/26/37 June 7-1937

15145- C. Dulbs- 1 water closet - 1 lavatory - 1 shower - 1 sink -
ROUGH--OK 3/27/41 1 gas range and 1 gas water heater - 3/24/1941

177861. C. J. Dulbs... 1 water closet, 1 lavatory, 1 shower, 1 sink, 1 gas range, 1 gas water
25427 C. J. Dulbs: 2 water closets, 2 lavatories, 2 bath tubs, 2 sinks, heater....
2 gas ranges-----August 4, 1947 Final O'Neil 12/15/47

28379 C. J. Dulbs: 2 lavatories- June 24, 1949

as-Ok 5/11 # 31514 Harry Markowitz: 1 Sewer: 1 Water closet, 1 lavatory, 1 bath tub, 1 sink, 4/19/1951
ough 5/11 # 31515 Harry Markowitz: 1 Lavatory: 4/19/1951 OK L.R. 6-7-51 1 range:
36278 Dulbs Plumbing: 1 sink, 5 gas hot plates: 8/4/54 OK, Rothman 2/8/55 Gas OK 6/7/51 L.R.

Electrical Permits: #8661 - 21 outlets: 9 receptacles; 1 refrigerator; LYON May 17-1937
#8817 16 fixtures LYON June 16, 1937
#8830 2 neon transformers LYON " 17, 1937 HCl

#9069 - LYON ELECTRIC- 15 switch, 21 light outlets, 21 fixtures, 2 centers- Aug. 2- 1937 Final 11/2
16989- Brill Electric- 6 switch - 7 light outlets - 7 receptacles- 1 refrigerator - 1 iron-
3 centers of distribution 3/26/1941

17757 - Brill Electric Co: 8 fixtures- Oct. 15, 1941- final OK Brown 10-17-41

20573 - Miller Electric: 4 switch outlets, 4 light outlets, 3 receptacles, 4 fixtures,
1 refrigerator outlet, 1 iron outlet, 2 centers of distribution: 10/16/41

24343 Rafael Electric: 12 switch & 16 light outlets, 16 receptacles, 16 fixtures, 2 refrigerators
2 irons, 2 water heaters, 2 space heaters, 6 centers, 1 service, 6/19/47

27353 Flamingo Electric: 5 switch outlets, 5 light outlets, 2 receptacles, 5 fixtures, 1 sign
outlets, 1 equipment service - Oct. 8, 1948

29854 Wallman Electric: 1 Switch outlets, 2 Light outlets, 10/20/1949 OK McGinniss 10-23rd

33079 Astor Electric: 2 switch & 1 light outlets, 1 fixture, es. 1 refrigerator. 1 iron, space heater, 11/25/51

Lot Block Subdivision
ALTERATIONS & ADDITIONS

Building Permits:
#07524-Owner-Install new windows, paint, new kitchen cabinet-no plumbing or electrical-\$600-6-30-75

FILE NO: 1659-A, DR. & MRS. RAFAEL A. SOTO, "APPEAL FROM ADMINISTRATIVE DECISION" - THE APPLICANT IS APPEALING THE ADMINISTRATIVE DECISION THAT THE SUBJECT PROPERTY CAT THE PRESENT BEING USED AS A ROOMING HOUSE DOES NOT QUALIFY AS A NON-CONFORMING MEDICAL OFFICES IN A MEDIUM-HIGH DENSITY, RESIDENTIAL PERFORMANCE STANDARDS DISTRICT, R-PS3.

ADMINISTRATIVE DECISION WAS OVERRULED SUBJECT TO THE FOLLOWING CONDITIONS:

1. That an agreement be drawn up between the City and the applicant and approved by the Chairman of ZBA. This agreement to contain: A. Allowing the City to acquire the property at any time within the next seven (7) years for the price of \$176,000.00, carrying an interest figure of 6% per year, less any depreciation benefits and tax benefits that the applicant has received with the understanding that the property when completed, will be in full compliance with all the minimum housing regulations, etc., of the City of Miami Beach and the contract be entered into by and between the applicant and the City, is to be first approved by the Chairman of the (ZBA) Board. 2. Building Permit to be obtained within 60 days after the agreement has been approved and signed. 3. Work to be completed within 120 days thereafter. 4. Subject to the recommendations and approvals of the Public Works and the Planning Departments' Directors.

ZBA FILE NO.: 1659-A - JUNE 7, 1985 - APPLICANT REQUESTS 60 DAY TIME EXTENSION IN OBTAINING A BUILDING PERMIT FOR ABOVE. GRANTED.

#27324 8/21/85 Pupi Const - remove interiors partition and windows and doors \$3,000.

File #1734: ZBA Meeting of 9/6/85: "The placing of these requests on the Agenda is contingent upon the Applicant obtaining final approval by the Design Review Board."

Applicant requests the following variance in order to operate a medical center at the subject property.

1. Applicant wishes to waive four (4) of the required 11 off-street parking spaces for the operation of the medical center. (This project is entitled to a credit of 7 parking spaces for the conversion of 7 dwelling units.)

GRANTED - SUBJECT TO THE CONDITIONS SET BY THE PLANNING DIRECTOR.

#MO7691 10/23/85 Air & Heat Unl - 2-10 kw central heat, 2-5 ton air cond central, duct work only note see attach plans

Lot 16 Block 9 Subdivision Ocean Beach

ALTERATIONS & ADDITIONS

Building Permits:

#53462 Appliance Cons. Service: 2-1 ton window air conditioners - 400-6/4/57 OK 5/6/57 Plaag

#71035 Shapp, Inc.: Sandblast building using necessary precautions as per City Ord. - \$400. - 2/4/64

FILE NO: 1659 - ZBA February 1, 1985 - DR. & MRS RAFAEL A. SOTO - "APPEAL FROM ADMINISTRATIVE DECISION"
THE APPLICANT IS APPEALING THE ADMINISTRATIVE DECISION THAT THE SUBJECT PROPERTY (AT THE PRESENT BEING
USED AS A ROOMING HOUSE) DOES NOT QUALIFY AS A NON-CONFORMING MEDICAL OFFICES IN A MEDIUM-HIGH DENSITY,
RESIDENTIAL PERFORMANCE STANDARDS DISTRICT, R-PS3.

DEFERRED BY THE ZONING BOARD OF ADJUSTMENT TO THE MEETING OF MARCH 1, 1985

~~Building Permits~~ BUILDING PERMITS CONTINUED: #

#91630 10/10/85 Pupi Const Co - rehabilitation of Medical Center attached: parking ltr & agreement with the City -
recorded circuit court bk 12584, pages 636/640 variance nos 1659, 1704 \$33,500. C.O. 5070 3-11-86

PLUMBING PERMITS: #62259 9/26/85 Jose Armenteros for meter relocation
#62288 10/15/85 Jose Armenteros 3 rgh, 3 set lavatory, 7 rgh, 7 set sink res., 3 rgh, 3 set water closet, 1 dilution tank

OK, Meginniss 6/21/1956

Electrical Permits: #47151 Jones Electric Service: connect telephone booth April 6, 1956
161 Wash. #50031 Lyons Elec: 1 Center of Distrib, 2 Motors (LTP) - June 3, 1957 OK 6/19/57 Fidler
161 Wash. #63267 C. J. Kay Elec. Co.: 1 serv. equipment - 2/24/66

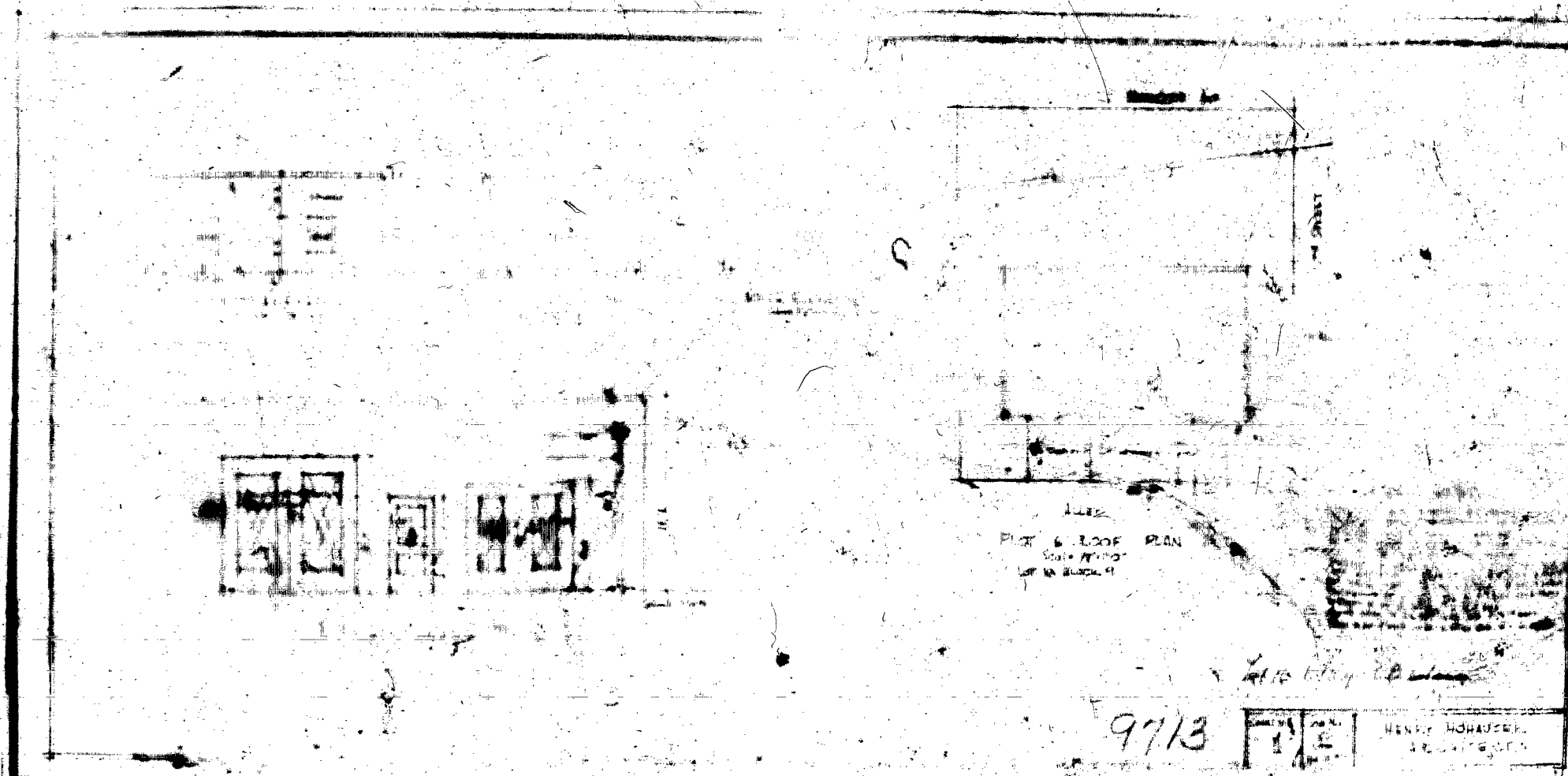
LÔT: 16 BLOCK: 9 SUBDIVISION: 03 ADDRESS: 161 Washington at 224 - 2nd Fl.

ALTERATIONS & ADDITIONS

#80612 10/28/85 Bonanza Elec - 30 switch, 30 light outlets & 30 recept, 1-200 amp serv size,
3 appliance outlets, 1 water heater, 1 motor 0-1 hp, 2-5 ton air cond, 1 reinspection,
1 x-ray outlet
#27826 12/27/85 Pupi Const - sign (10 s.f.) stucco engraved "Soto Medical Center" \$50.

PLUMBING PERMITS

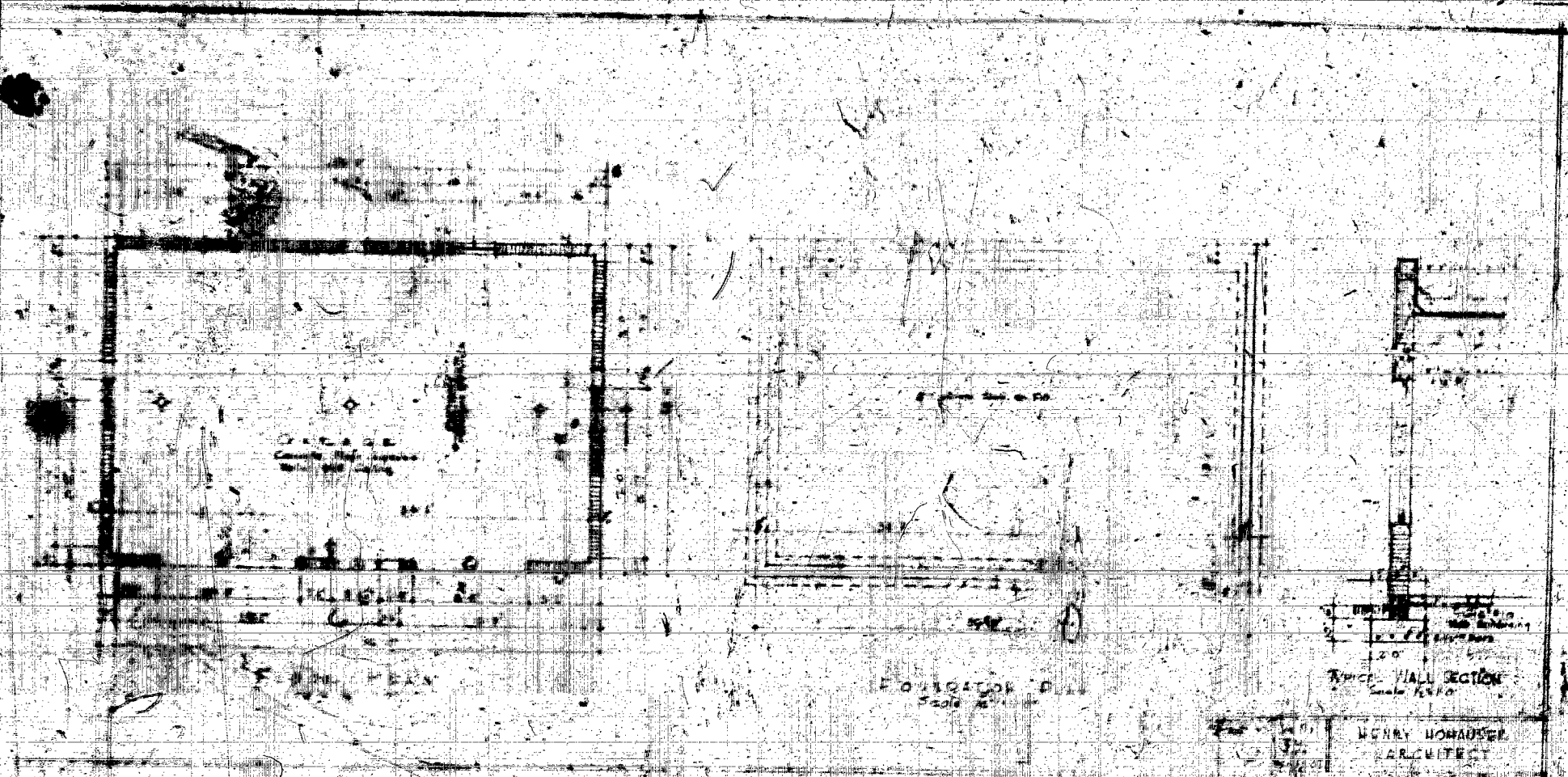
ELECTRICAL PERMITS



9713

FIVE

HENRY H. HAUZER, ARCHT.



FLOOR PLAN
Scale 1/4" = 1'-0"

FOUNDATION PLAN
Scale 1/4" = 1'-0"

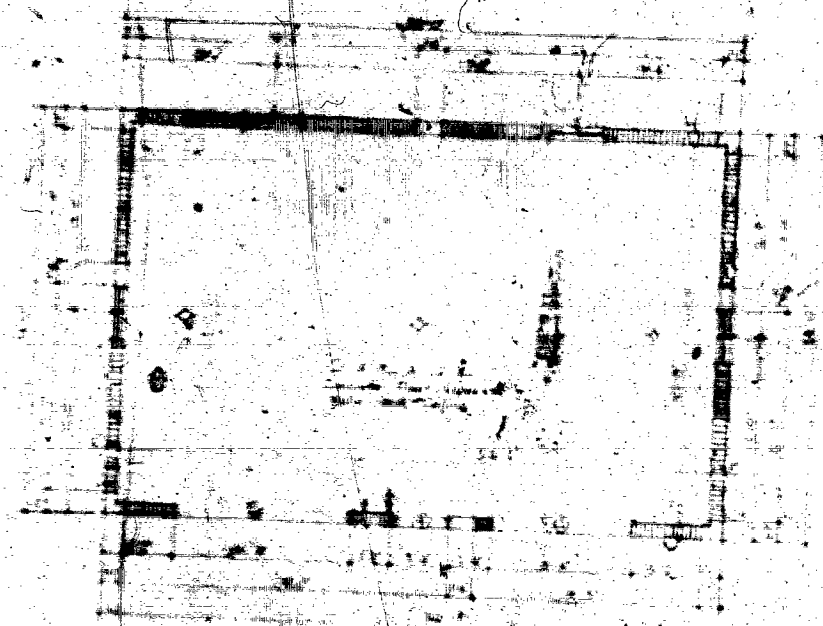
WALL SECTION
Scale 1/4" = 1'-0"

HENRY HONAUER
ARCHITECT



9713

Drawn by	John King
Check No.	101
Project	NEWLY HOMES

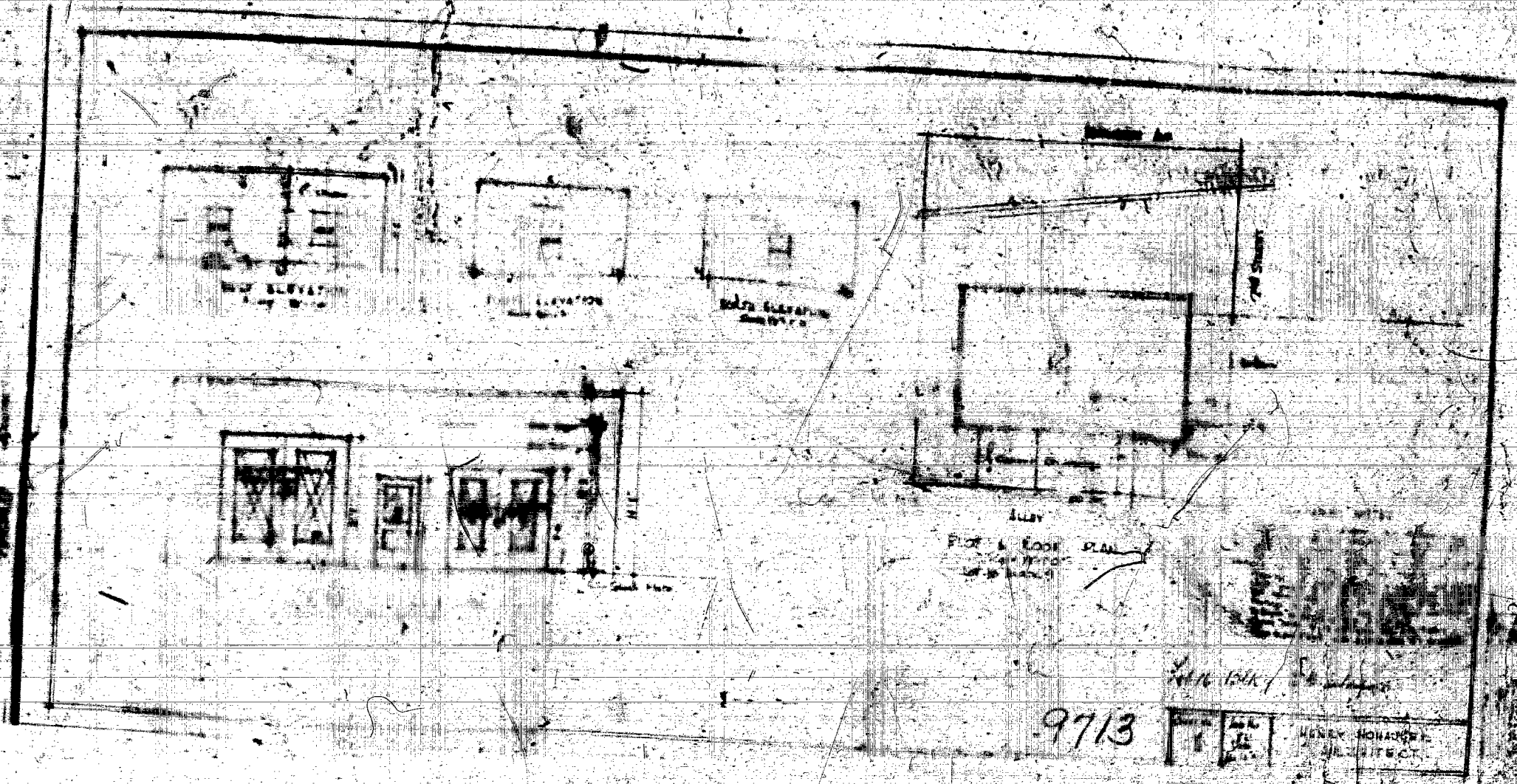


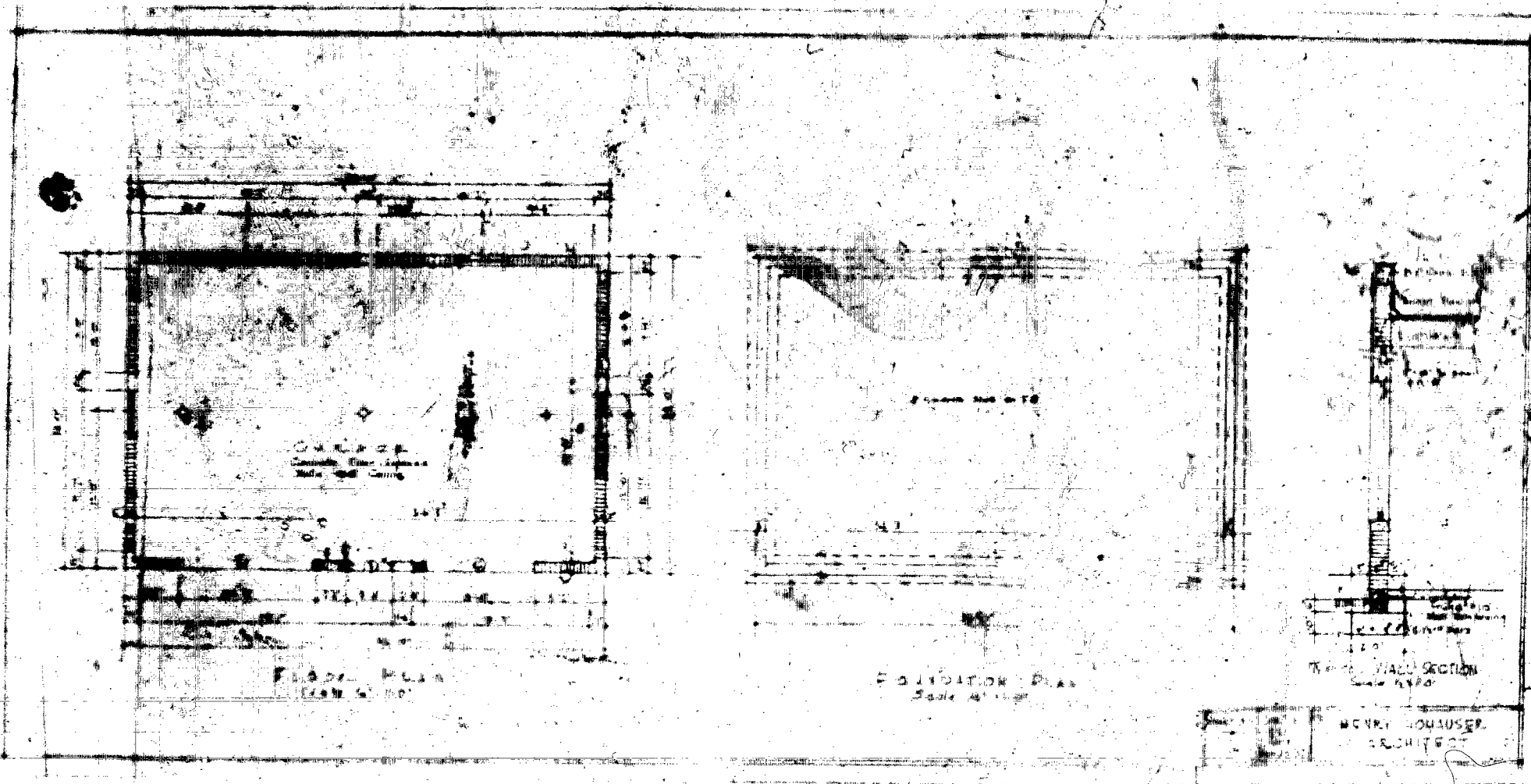
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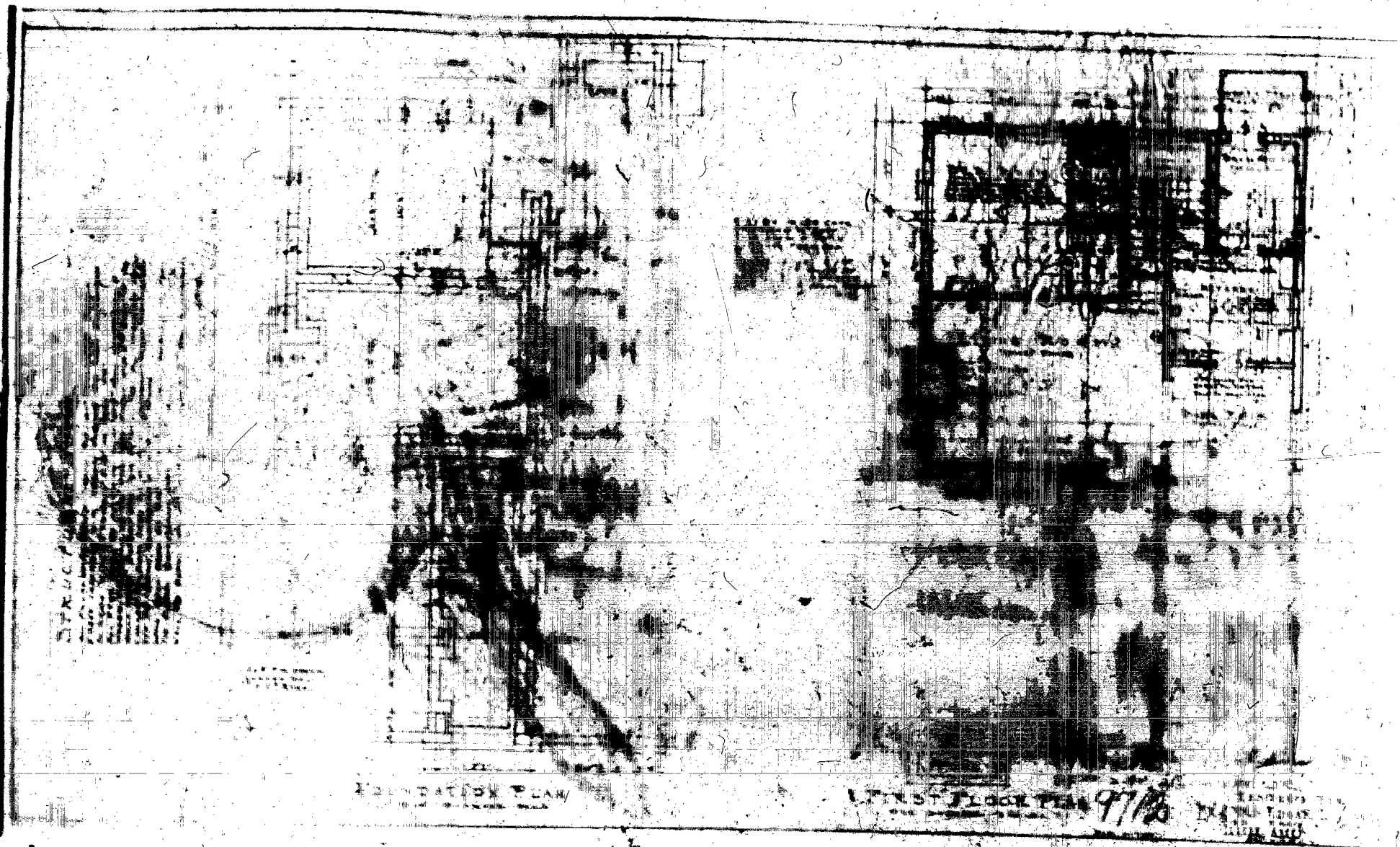


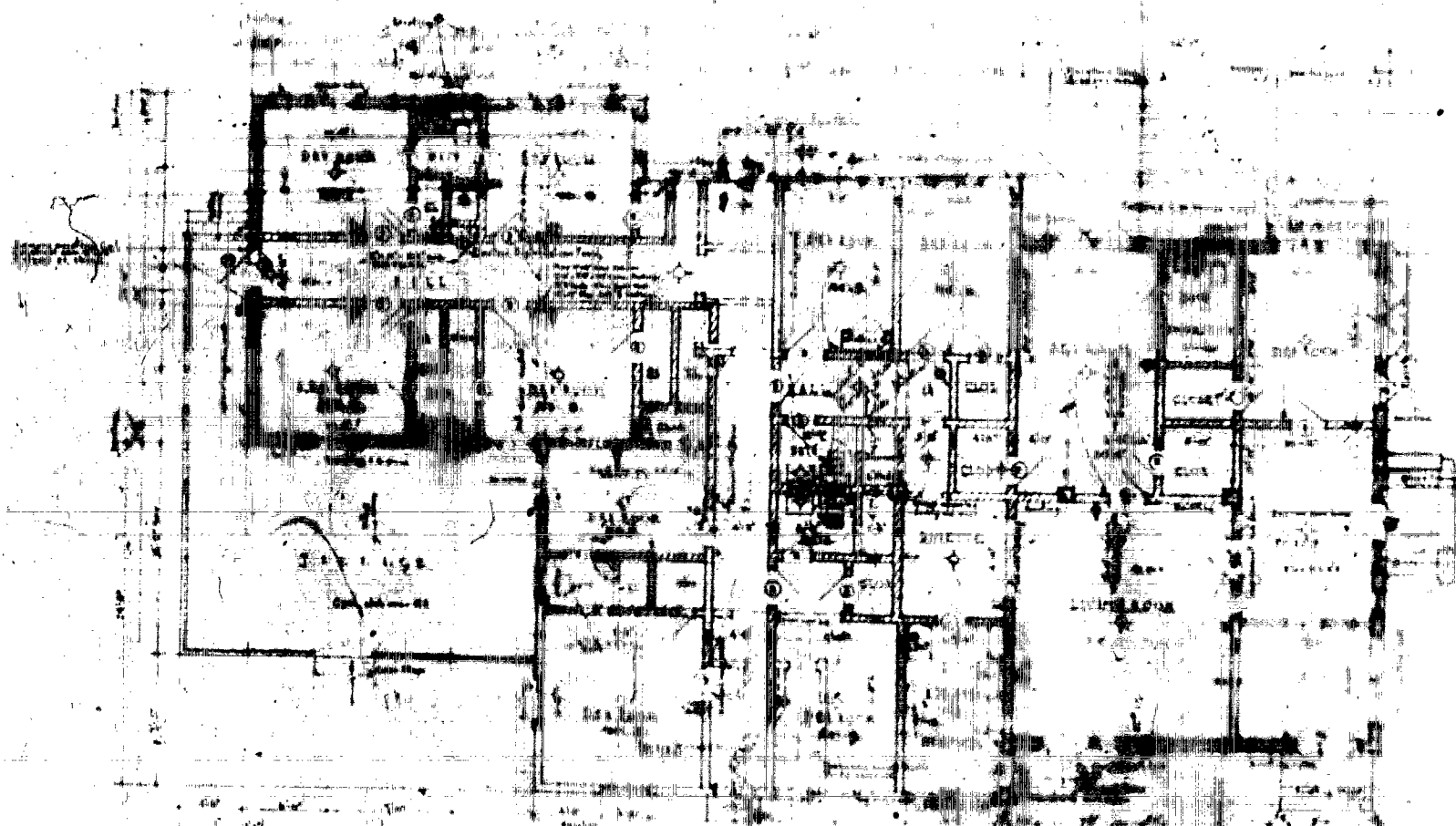
WALL SECTION
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HENRY ROHAUSER
ARCHITECT









FLOOR PLAN

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