



2023 PHOTOGRAPH of 1625 - 1639 WASHINGTON AVENUE (15)

## HISTORIC RESOURCES REPORT

for

1627 - 1639 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

FOR

Black Lion Inc.  
201 South Biscayne Boulevard, Suite 1440  
Miami, Florida 33131

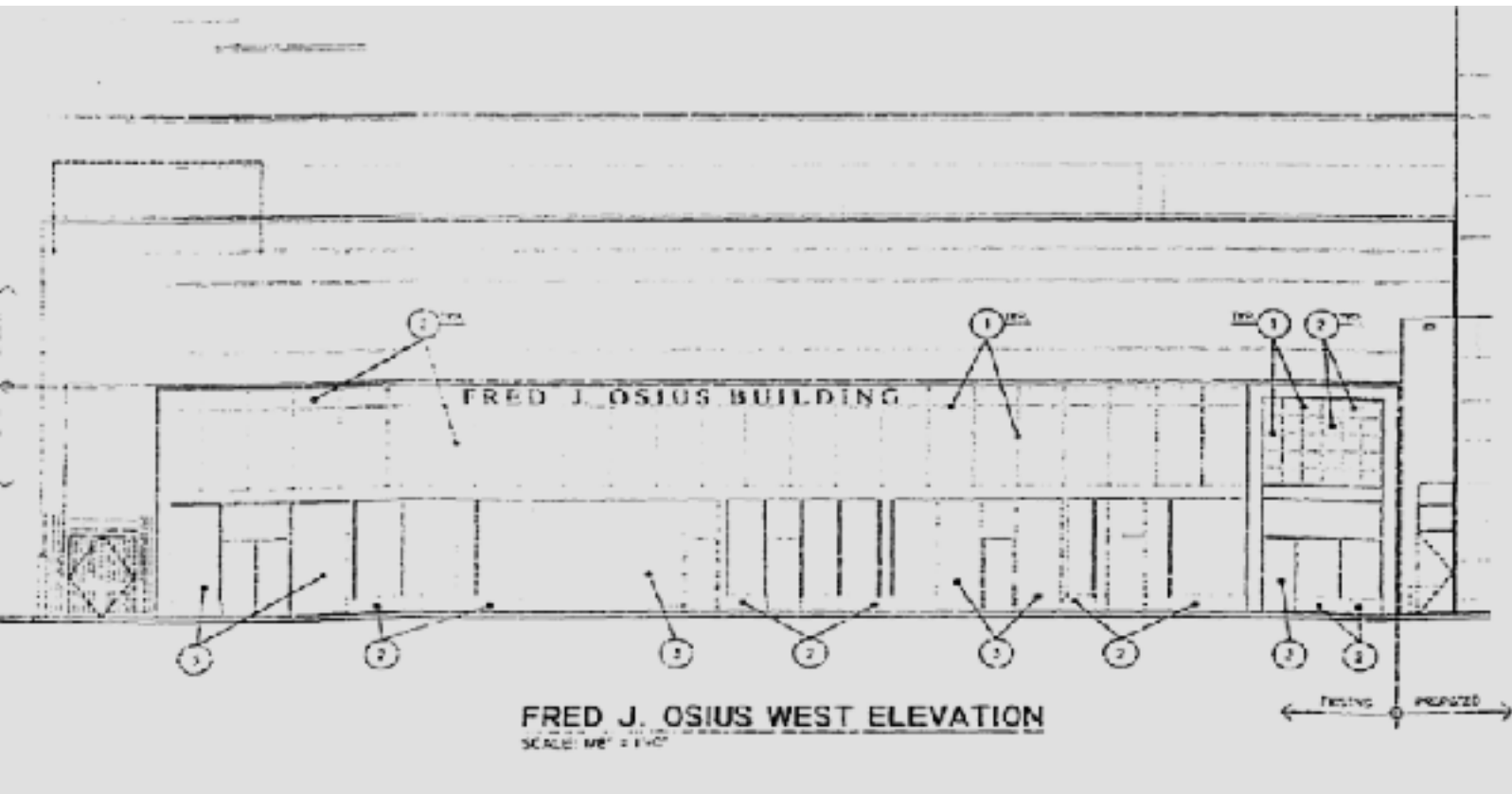
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FOR THE

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

September 8, 2023



FRONT (WEST) ELEVATION OF HISTORIC BUILDING PER YEAR 2000 DRAWINGS FOR 1601 WASHINGTON

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## HISTORIC CONTEXT

Washington Avenue in Miami Beach long ago developed from its initial grand residences into the main shopping street for local residents of South Beach. This has typically been the street for stores and restaurants of all types of neighborhood needs.

The Avenue continues to reflect the changing needs of the local community today with the construction of mid-rise hotels along its length. These will hopefully bring new clientele for the restaurants and retail locations and new life to the Avenue.

*"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)". (1)*

*"Washington Avenue (is) South Beach's 12 block long commercial strip...while in the heart of the Deco district, itself boasts few architectural notables. It is lined with one story stucco shop buildings on the east side and taller hotel and bank structures on the west." (2)*

*"The merchants of this varied and colorful neighborhood have long catered to an elderly Jewish population that is rapidly giving way to increasing numbers of Haitian and Cuban refugees." (2)*

*"Miami Beach was the product of its many layers and the interaction of those layers. The layers motivated the development of distinct building types that defined public space in characteristic ways. These types evolved to address an increasingly urban condition, and reflected an architectural consciousness that was the final layer of pre-World War II Miami Beach." (3)*

ABOVE: 1922 VIEW OF WASHINGTON AVENUE LOOKING SOUTHWEST FROM LINCOLN ROAD W/ RESIDENCES

MIDDLE: LOOKING NORTH FROM 3RD STREET, courtesy of CLAUDE MATLACK COLLECTION, HISTORY MIAMI

BELOW: CIRCA 1990 WASHINGTON AVENUE



*"Although coordination between architects is never explicit, an 'echo effect' is often discernible in the work of competing architects (in South Beach). The overall consistency of forms and details between all the architects of the era is remarkable."* (4)

*"As it progressively incorporated and adapted alternative models of development...the resort laid the foundation for future historic districts that would be architecturally coherent, for its future as a depository of design heritage."* (6)

*"The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as an ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects...became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure."* (7)

ABOVE: CIRCA 1920's LOOKING SOUTH ON WASHINGTON AVENUE FROM JUST NORTH OF LINCOLN ROAD.

MIDDLE PHOTO: CIRCA 1940's WASHINGTON AVENUE LOOKING SOUTH FROM 13th STREET

LOWER PHOTO: 1601 WASHINGTON AVENUE courtesy of INTERNET REAL ESTATE FOR SALE PHOTOS





1941 AERIAL PHOTOGRAPHY SHOWING FUTURE SITE WITH THE ORIGINAL RESIDENCES ON SITE (16) <sup>5</sup>  
INSET PLAN IS FORM THE 1935 SURVEY BY THE FRANKLIN SURVEY CO., PHILADELPHIA (18)



1954 AERIAL PHOTOGRAPHY WITH THE NEW FRED J. OSIUS BUILDING SHOWN AS 1627 (16) INSET PLAN ABOVE IS A PORTION OF THE 1952 PLAT BOOK AS PUBLISHED BY THE G. M. HOPKINS CO., PHILADELPHIA. (18) PARTS OF THE ORIGINAL RESIDENCE AND GARAGE CAN STILL BE SEEN TO THE RIGHT (EAST) OF THE NEW BUILDING ON WASHINGTON AVENUE.



1959 AERIAL PHOTOGRAPHY WITH NEW BUILDING NOTED AS 1625. PARTS OF HE ORIGINAL MANSION ON SITE CAN STILL BE SEEN TO THE RIGHT (EAST) OF THE NEW BUILDING ON WASHINGTON AVENUE. (16)



1965 AERIAL PHOTOGRAPH SHOWING THE RESIDENCE REMAINS BEHIND 1625 AND A NEIGHBORING BUILDING HAS BEEN CONSTRUCTED TO THE SOUTH OF 1625.



2023 AERIAL PHOTOGRAPH SHOWING THE 1601 OFFICE TOWER AND ADJACENT GARAGES IN 2000 WITH 16th STREET WAS OPENED BETWEEN WASHINGTON AVENUE AND COLLINS AVENUE.



PORTION OF THE HISTORIC PRESERVATION MAP OF THE CITY OF MIAMI BEACH SHOWING THAT THE BUILDING AT 1627 WASHINGTON AVENUE IS CLASSIFIED AS 'CONTRIBUTING'. THE 1601 BUILDING IS CONSIDERED AS 'NON-CONTRIBUTING.'

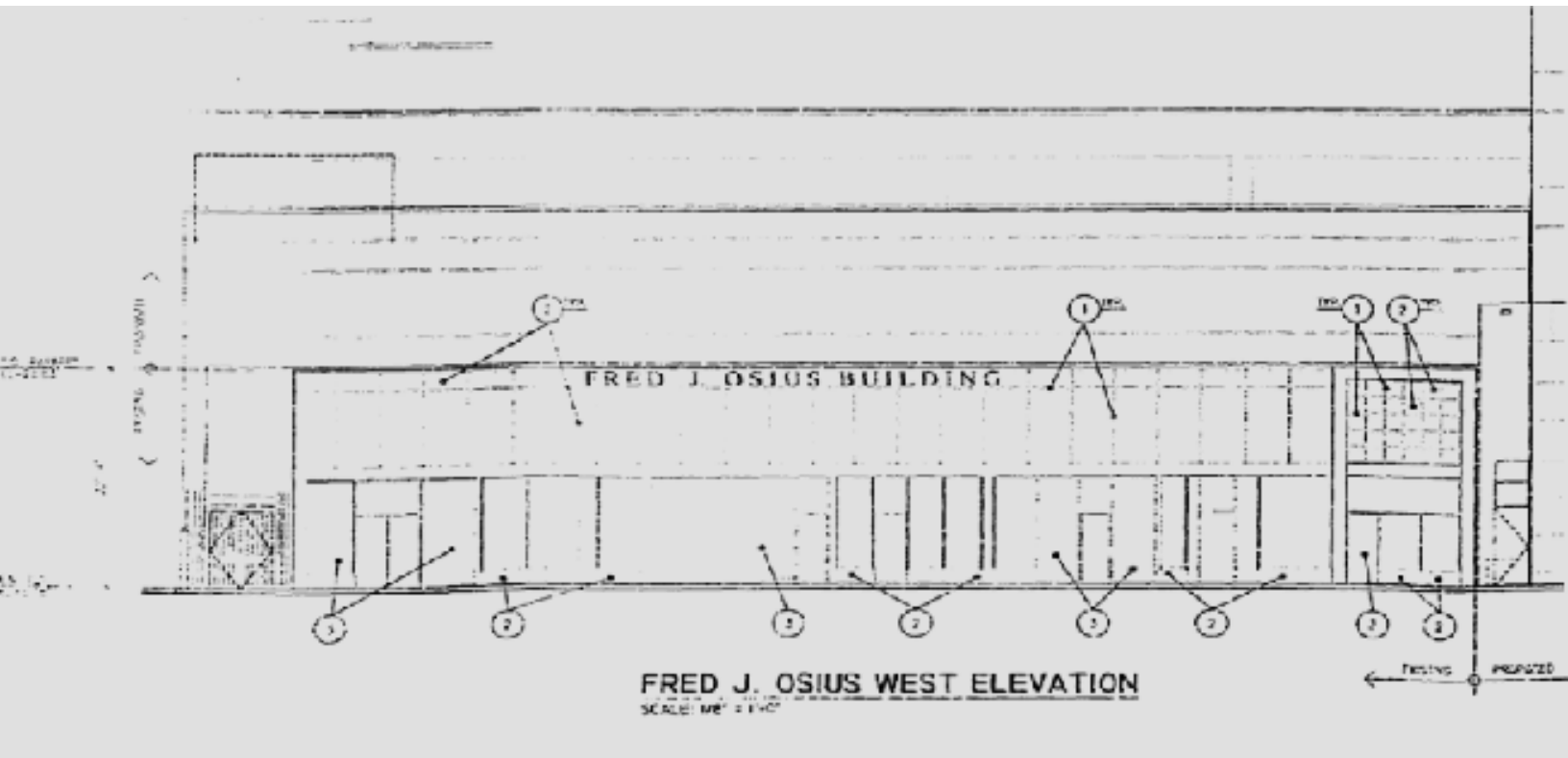


The original building on site at 1625 Washington Avenue - above - was built in 1923 for Elliott Shepard, grandson of Cornelius Vanderbilt.. The home was named "La Terradella" and was constructed in the Mediterranean style, with a rooftop viewing tower as designed by Kiehnel & Elliott Architects. (5)

1627 Washington just to the north - was the original home of Fred J. Osius, (1879-1935) who was the founder of the Hamilton Beach Appliance Company. Osius actually invented a drink mixer that evolved into the modern Blender. In 1922 he sold his company and moved to Florida to become a real estate developer. In addition to his own home, Osius also developed two other homes in the aerial photograph at left, in addition to his own home. (5)



Due to increasing development around this centrally located neighborhood, in 1940 the City was sued to change the zoning to commercial use, since the character of the neighborhood had changed since the original zoning was put in place. (5).



The Fred J. Osius building was constructed in 1950 by Mr. Osius's widow, Louise Osius, who added a two story retail building, where she was the operator of Louise's Beauty Salon.

Portions of the original residence and garage remained in place behind the new retail building which was constructed in the expansive front yard of the residence, as can be seen in the aerial photographs on previous pages. The residence remained standing until a portion was demolished in 1948 and then the rest was demolished in 1950.

The building is 22'-0" high with a street width of 106'-0" and a depth of 85'-0". This is a concrete and concrete block structure built on spread footings with a flat roof.

The seven retail spaces were two stories high with a partial second floor at the rear of the space.

The parapet-top band along Washington Avenue memorialized the name of her husband on the building as the Fred J. Osius Building

|                       |                                                                              |
|-----------------------|------------------------------------------------------------------------------|
| ADDRESS:              | 1627 - 1639 WASHINGTON AVENUE<br>MIAMI BEACH, FLORIDA 33139                  |
| NAME                  | FRED J. OSIUS BUILDING / THE ROYALE                                          |
| DATE of CONSTRUCTION: | 1950                                                                         |
| ARCHITECTS:           | STEWART & SKINNER                                                            |
| HISTORIC DESIGNATION: | CONTRIBUTING                                                                 |
| HISTORIC DISTRICTS:   | NATIONAL REGISTER HISTORIC DISTRICT<br>FLAMINGO PARK LOCAL HISTORIC DISTRICT |



TOP: 1989  
PHOTOGRAPH (18)



BELOW: 2023  
PHOTOGRAPH (15)



The 7 storefronts on the first floor have been individually designed with differently shaped entrance alcoves.. The band above denoting the second floor is composed of solid vertical panels.

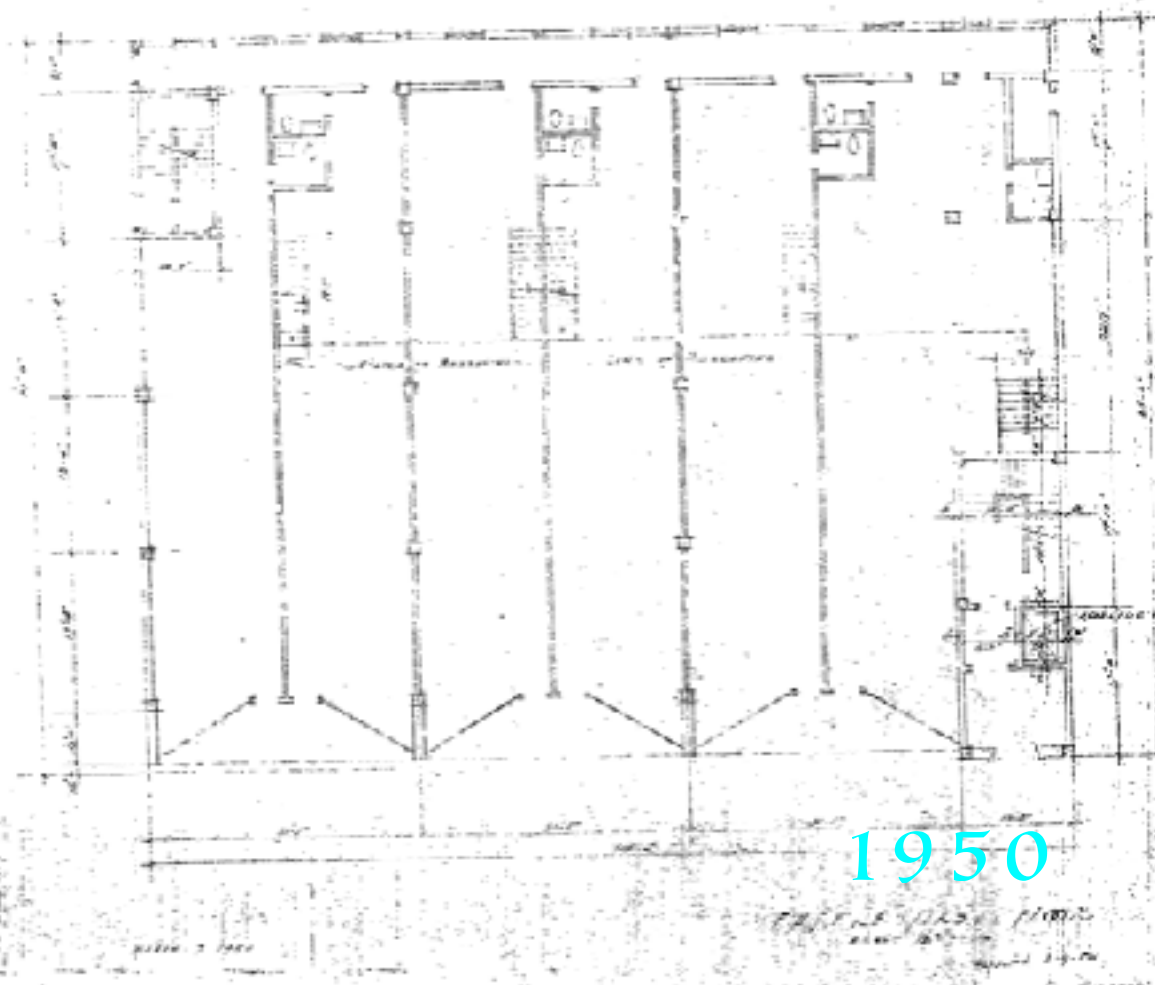
The retail store at the southernmost location is framed on the exterior with a solid concrete arch, with stone cladding. Etched lettering with the name of the building is inscribed just below the parapet line.

The building is located in the CD-3 commercial high intensity district and is surrounded by taller and denser buildings.

The great boom in business for Washington Avenue began with the introduction of trolley car service in December, 1920.

Trolleys on the major avenues of Miami Beach facilitated an easy way to get around South Beach and also go to downtown Miami. It made life much easier for the many seniors who crowded onto the Beach from the 1950's to the 1980's.

Giving in to pressure from the automobile industry, the trolley company ended Miami to Miami Beach trolleys in October, 1939. The decline of the Avenue and the Beach in the late 1950's was not reversed until the 1980's when the Art Deco boom began to resuscitate the area.



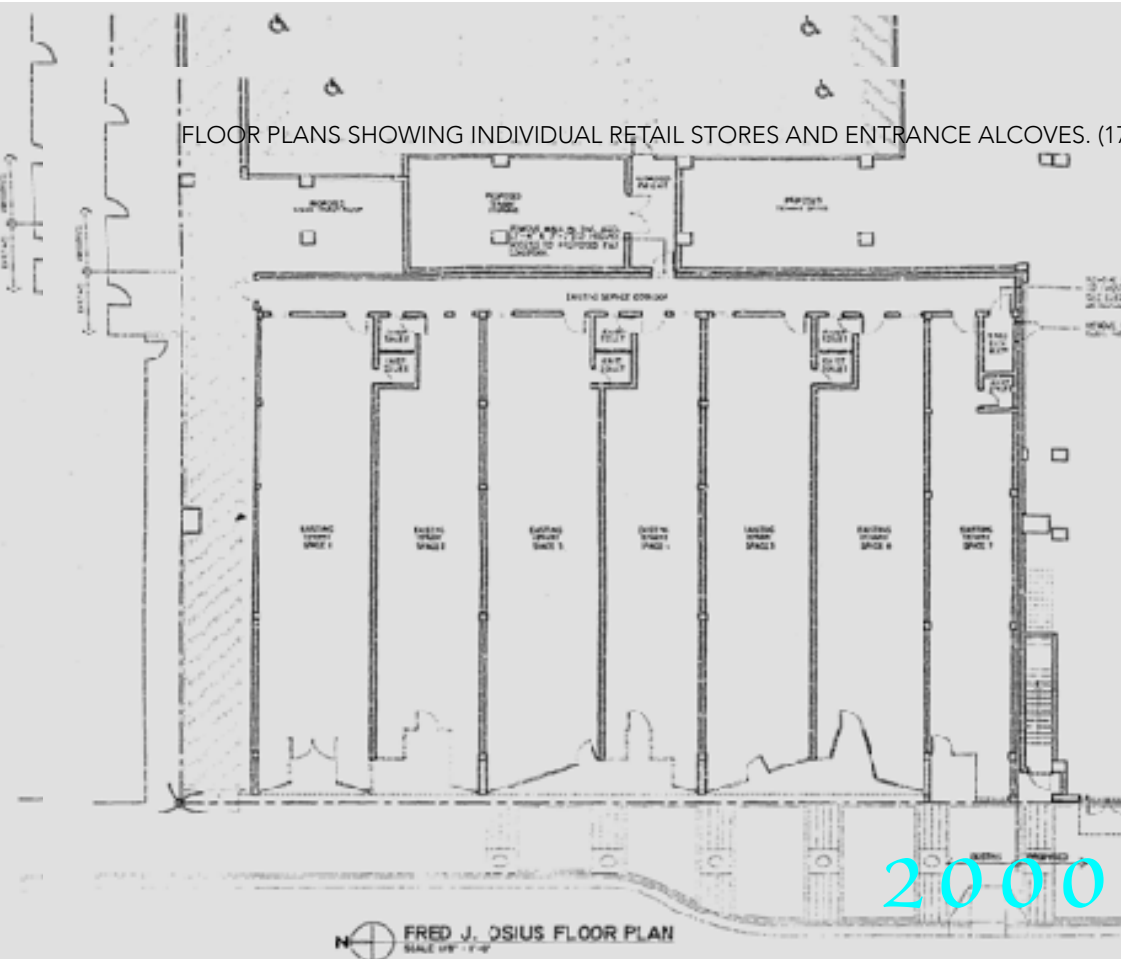
### FIRST FLOOR PLANS

It is interesting to compare these two First Floor Plans. The top is from the original architectural drawings by Stewart & Skinner Architects in 1950. This clean geometric sawtooth design of the original storefronts has unfortunately not survived the test of time.

In the plan below can be seen the permutations that have since been completed to these storefront entrances. This plan is from the year 2000 drawings for the 1601 building and looks to be almost the same today with more minor exterior wall changes.

Visible in the 1950 plan are the stairs and partial balcony levels for each of the retail stores, which no longer exist.

FLOOR PLANS SHOWING INDIVIDUAL RETAIL STORES AND ENTRANCE ALCOVES. (17)



It is also interesting to question whether the 1950 plan was ever completed as shown with an elevator? Although among the plans are proposed future plans for 2nd and 3rd floors. These are included in the section of Original Drawings at the rear of this Report.

## 2023 PHOTOGRAPHS

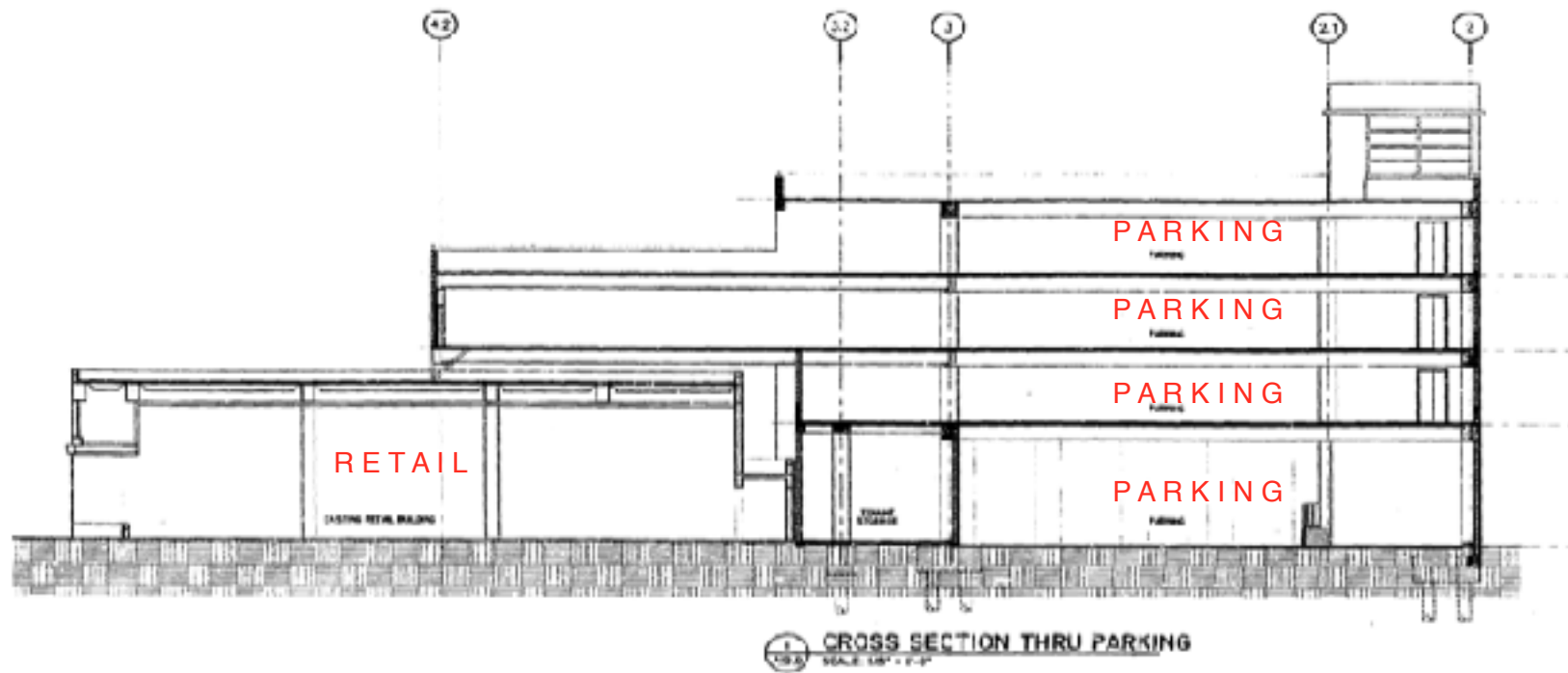
## STOREFRONTS (15)

Every address from 1627 to 1639 is assigned to an individual storefront, one of seven total. Address 1639 below is the only alcove that still retains a portion of what looks like the original terrazzo flooring pattern.

All of the other alcove entrances have been repaved with red concrete. Materials at the knee-walls below the plate glass windows have also been modified at all of the individual storefronts.

Other than the alcove flooring and knee-walls all else looks to be almost unchanged, with some minor modifications to the line of the glazed storefront front wall.





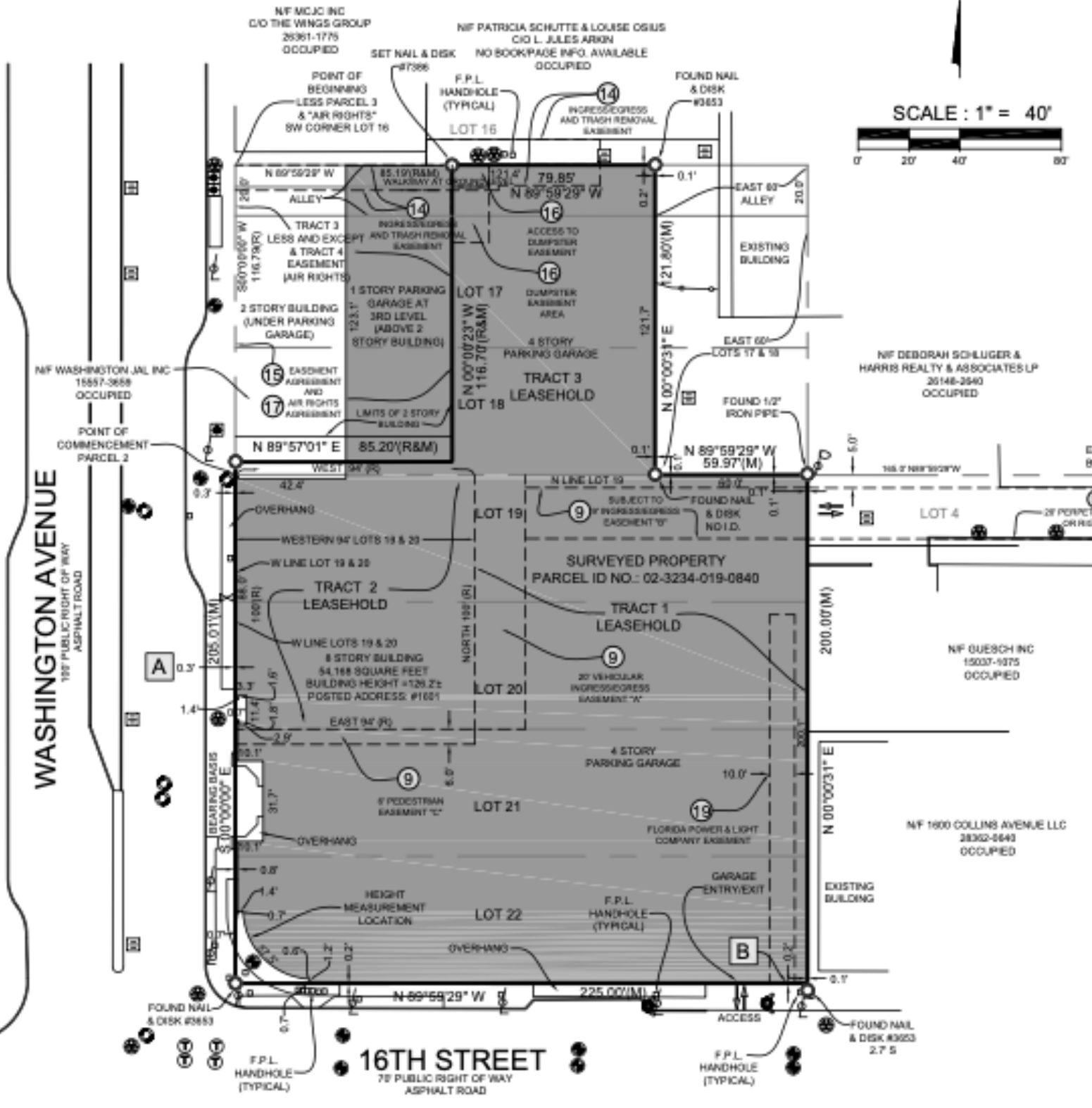
## 2023 PHOTOGRAPHS

BUILDING SECTION ABOVE (17) SHOWS HOW THE NEW 1601 BUILDING INTERACTS WITH THE HISTORIC RETAIL STOREFRONT BUILDING. THE THIRD FLOOR OF PARKING IS PARTIALLY SUPPORTED BY THE HISTORIC BUILDING.

THE 2023 PHOTOGRAPH AT RIGHT (15) IS TAKEN ALONG THE NORTH ELEVATION LOOKING PAST THE HISTORIC BUILDING TO THE NEW THIRD FLOOR PARKING STRUCTURE BEYOND AT REAR..



THE SITE SURVEY PLAN BELOW NOTES  
IN PLAN HOW THE BUILDING STEPS  
BACK FROM WASHINGTON AVENUE. (17)





#### 2023 PHOTOGRAPHS

AT THE TOP OF THE FRONT PARAPET WALL IS THE NAME OF THE BUILDING INSCRIBED IN STONE PANELS: 'FRED J. OSIUS BUILDING.'

HOWEVER THIS INSCRIPTION IS BARELY VISIBLE WITH THE NAKED EYE FROM THE SIDEWALK BELOW. THESE PHOTOS WERE TAKEN WITH A TELEPHOTO LENS.

PERHAPS THERE IS A WAY IN WHICH TO BETTER DIFFERENTIATE THE LETTERING FROM THE BACKGROUND.



## ARCHITECTS

### KIEHNEL & ELLIOTT

Richard Kiehnel (1870–1944) was born in Germany and studied at the University of Breslau and the in Paris. The firm of Kiehnel & Elliott was begun in Pittsburgh and while Elliott always remained in Pittsburgh, Kiehnel was the senior partner in the firm and moved to Miami in 1922.

The firm's first Florida commission was El Jardin, the oldest Mediterranean revival work remaining in Miami. Several of Kiehnel's and the firm's works are listed on the U.S. National Register of Historic Places. Kiehnel was very active in his profession and from 1935 to 1942 he was the editor of Florida Architecture and Allied Arts magazine.

"What distinguishes Kiehnel's design style is a combination of overall grandeur together with exquisitely fine decorative detail, particularly pierced masonry that has come to be considered his signature. In Miami Beach."

The firm excelled at designing religious buildings, residences and governmental buildings in a grand yet simple architectural style.

### REPRESENTATIVE PROJECTS

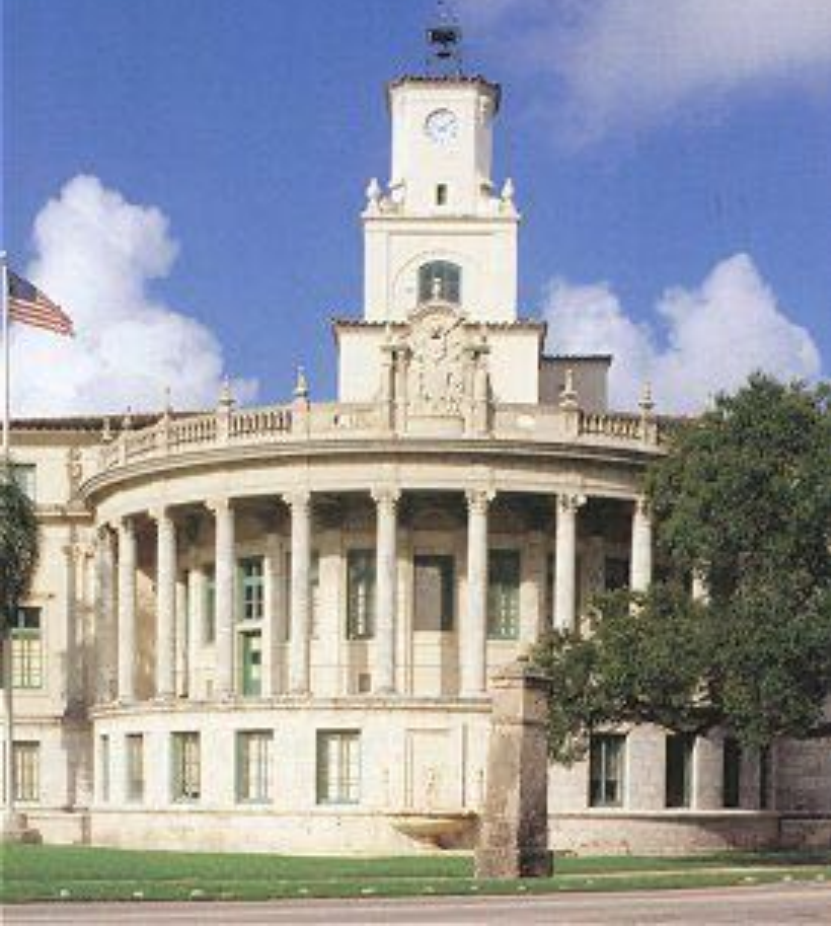
Bryan Memorial Methodist Church, Coconut Grove.  
 Carlyle Hotel, Miami Beach 1941  
 Coconut Grove Playhouse, 1927  
 Coral Gables Congregational Church, 1925  
 Coral Gables Elementary School, 1926  
 El Jardin / The Carrollton School, Coconut Grove 1918  
 King Cole Hotel, Miami Beach (demolished)  
 Miami Senior High, 1927  
 Nunnally Building, 914 Lincoln Road 1935  
 Pan American Training center, Miami  
 Second Church of Christ Scientist, Coconut Grove  
 Scottish Rite Masonic Cathedral, Miami. 1924

TOP: CORAL GABLES CONGREGATIONAL CHURCH (14)

UPPER MIDDLE: 1951 BRYAN MEMORIAL CHURCH

LOWER MIDDLE: EL JARDIN, COCONUT GROVE (14)

LOWER RIGHT: COCONUT GROVE PLAYHOUSE (15)



## ARCHITECTS

### STEWART & SKINNER

Harold Stewart (1896 - 1987) was born in Asbury Park, NJ and graduated from Syracuse University with a degree in architecture. Moving to Miami in 1924 Stewart formed a partnership with Phineas Paist, and practiced as Paist & Stewart Architects for 16 years.

In 1940 after Paist passed away, Stewart formed the new firm of Stewart and Skinner Architects. He lived in the Sunset Islands of Miami Beach from 1950 until his death.

Both firms with which he was associated designed major institutional and private commissions for some of Miami's most notable clients.

### REPRESENTATIVE PROJECTS

Booker T. Washington High School, Miami 1966  
Chesterfield Smith Legal Services Greater Miami, 1964

Claude Pepper Federal Building, 1964  
Coral Gables City Hall with Phineas Paist  
Dade County Auditorium, Miami. 1953  
Douglas Entrance Apartments,  
Gulf American Land Corporation skyscraper,  
Miami, 1964

Fred J. Osius Building, Miami Beach 1950  
Gulfstream Park Racetrack  
Ingraham Parking Garage, Miami, 1946  
Louis Calder Memorial Library, 1971  
Miami Library, Bayfront Park (demolished)  
Miami International Airport-1956- first design  
Miami Seaquarium, 1954  
Pan Am Training Facility, Miami  
Richard E. Gerstein Justice Building, Miami. 1961



TOP: CORAL GABLES CITY HALL (14)

MIDDLE: RICHARD E. GERSTEIN JUSTICE BUILDING  
MIAMI. (14)

LOWER: FORMER PAN AMERICAN TRAINING  
ACADEMY (14) TO BECOME THE FIRST  
PRIVATE TERMINAL AT MIA.

CITY OF MIAMI BEACH BUILDING CARD FOR ORIGINAL RESIDENCE ON SITE. (18)

|                           |                                                                      |                   |                |                         |                     |                                                                             |                          |
|---------------------------|----------------------------------------------------------------------|-------------------|----------------|-------------------------|---------------------|-----------------------------------------------------------------------------|--------------------------|
| Owner                     | F.J. Osius                                                           | Mailing Address   |                | Permit No.              | 448                 | Date                                                                        | April 19-1924            |
| Lot                       | 34, 15, 16, 17 & 18                                                  | Block             | 54             | Subdivision             | FISHER'S FIRST      | Address                                                                     | 1627 - Washington Avenue |
| General Contractor        | John B. Orr                                                          |                   |                | Address                 | 1625 Washington Ave |                                                                             |                          |
| Architect                 | Keihnel & Elliott                                                    |                   |                | Address                 | 330 Lincoln         | Note: Some permits pertaining to this bldg. may be entered on card No. 5085 |                          |
| Front                     | Depth                                                                | Height            | 27'            | Stories                 | 2                   | Use                                                                         | Residence & gar          |
| Type of construction      | c-b-s-                                                               | Cost              | \$ 45,000.00   | Foundation              | reinf. conc.        | Roof                                                                        | Tile                     |
| Plumbing Contractor       | Alex. Orr                                                            | Address           |                | Date                    | May 26-1923         |                                                                             |                          |
| Plumbing Fixtures         | 15                                                                   | Rough approved by | H. Scheibli    | Date                    |                     |                                                                             |                          |
| Gas Stoves                | # 7177-Markowitz & Resnick for Louise Beauty Salon-                  | 1 sewer con.      | Apr. 17-1934   |                         |                     |                                                                             |                          |
| Gas Heaters               |                                                                      | Address           |                | Date                    |                     |                                                                             |                          |
| Alex. Orr-                | Feb. 11-1924                                                         | Final approved by |                | Date                    |                     |                                                                             |                          |
| Sewer connection          | - 1 -                                                                | Septic tank       |                | Make                    |                     | Date                                                                        |                          |
| Electrical Contractor     | A. E. Robinson                                                       | Elec. Constr. Co. | - 10 outlets - | Date                    | June 27-1923        |                                                                             |                          |
| Switch                    |                                                                      | Range             |                | Fans                    | Temporary service   |                                                                             |                          |
| OUTLETS                   | Light 31                                                             | HEATERS           | Water          | Centers of Distribution |                     |                                                                             |                          |
| Receptacles               |                                                                      | Space             |                |                         |                     |                                                                             |                          |
| Electrical Contractor     | Pullen & Zoll                                                        | Address           |                | Date                    | Feb. 4-1924         |                                                                             |                          |
| No. fixtures set          | 46                                                                   | Final approved by | W. B. Martin   | Date                    |                     |                                                                             |                          |
| Date of service           |                                                                      |                   |                |                         |                     |                                                                             |                          |
| Alterations or repairs    | #2024- ADDITION TO RESIDENCE (frame) owner, day labor-\$600.00-      |                   |                | Date                    | Nov. 30-1926        |                                                                             |                          |
| # 8803-                   | Remodeling 5 car garage into apartment - (Gadsden Lewis, contractor) | \$4,000.00        |                | Date                    | Sep. 29-1936        |                                                                             |                          |
| BUILDING PERMIT # 17940.. | 225 ft pipe rail..... owner builds.... \$ 50....                     |                   |                | Date                    | Jan. 1, 1944        |                                                                             |                          |



## CITY OF MIAMI BEACH BUILDING CARD FOR THE FRED J. OSIUS BUILDING (18)

Owner **MRS. LOUISE Z. OSIUS** Permit No. **32584** Cost **\$ 116,500...**  
 Lot **17 & 18 Block 54** Subdivision **FISHER'S FIRST** Address **1613 to 1625 Washington Avenue**  
 General Contractor **Frank J. Rooney** Bond No. **4494**  
 Architect **Steward & Skinner** Engineer **Jorgensen**  
 Zoning Regulations: Use **BAA** Area **19** Lot Size **111 X 165**  
 Building Size: Front **106'** Depth **85'** Height **22'** Stories **1**  
 Certificate of Occupancy No. **Use STORE BUILDING, 7 stories**  
 Type of Construction **#1 CBS** Foundation **Spread Footing** Roof **Flat** Date **May 17, 1950**  
 PLUMBING Contractor **# 29890 Parker Plumbing Company** Sewer Connection **Date June 5, 1950**  
 Temporary Water Closet  
 Water Closets **7** Swimming Pool Traps  
 Lavatories **7** Steam or Hot Water Boilers Down Spouts **2**  
 Bath Tubs  
 Showers **SEE OVER** ROUGH APPROVAL  
 Urinals **SEE OVER** FINAL APPROVAL  
 Sinks  
 Dish Washing Machine  
 Laundry Trays  
 Laundry Washing Machines  
 Drinking Fountains  
 Floor Drains  
 Grease Traps  
 Safe Wastes  
 AIR CONDITIONING Contractor  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor  
 SPRINKLER Contractor  
 GAS Contractor  
 Gas Ranges  
 Gas Water Heaters  
 Gas Space Heaters  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers  
 GAS Rough APPROVAL  
 GAS FINAL APPROVAL  
 Date  
 Gas Frylators  
 Gas Pressing Machine  
 Gas Vents for Stove  
 ELECTRICAL Contractor **#31539 Albright Electric--** Date **June 16, 1950**  
 OUTLETS Switches **17** Ranges  
 Lights **120** Irons  
 Receptacles **80** Refrigerators  
 Fans  
 Motors  
 Appliances  
 HEATERS Water  
 Space  
 FIXTURES **38** Electrical Contractor **#32476 Albright Elec. Oct. 27, 1950**  
**#16331** **#32477 Albright Elec. Oct. 27, 1950**  
**#1627-** **OK-HOR-11/8-23** **Stylecraft Knit Shop** **#32583 Albright Elec. Nov. 7, 1950**  
 FINAL APPROVAL By Date

## ALTERATIONS &amp; ADDITIONS

Building Permits: # 34352 Store fixture - Morrison Fixture Company \$ 2,500.... Nov. 28, 1950  
 # 34492 Air conditioning - Cooling tower & pump- Hamilton, engr: Hill York Corp., cont. \$ 1,900.... Dec. 7, 1950  
 #1633 Wash. Ave. # 34868 Flat wall sign- 30 sq.ft.-Neon Sign & Service \$ 150.... Jan. 16, 1951  
 #1631 Wash. Ave # 35800 Flat wall sign: Claude Southern Corp: \$ 450... May 8, 1951  
 # 41527 Repairs to front of building: Frank J. Rooney: \$ 5,000: May 14, 1953  
~~#1633 Wash. Ave. # 39577 Pan Electric Co: 1 Center of distribution, 1 motor, 1 Wylls Tours~~  
 Wylls Tours # 41748 Air Conditioning: One 5-ton unit Airco Air Cond. Co. \$ 1,500... June 4, 1953 ok  
 Nick Karallis # 47085 REMODELING FOR RESTAURANT & JUICE STAND G. Pitt, architect: Plbg 10-195  
 J Woodruff, contractor \$ 2 000 March 11, 1955  
 Plumbing Permits: # 31478 Alex. Orr & Assoc: 2 Water closets, 2 Lavatories, 2 Bath tubs, April 16, 1951  
 # 36912 Stolpmann Plbg. 1 sewer, 4" , 2 water closet, 2 lavatories, 4 sinks, 1 grea  
 OK Rothman 5/3/1955 final trap, 3 floor drains, 9 safe waste drains, 3 gas ranges, 2 gas water heaters  
 March 15, 1955

1631 Washington # 32762 Albright Electric: 37 fixtures lamps - Nov. 27, 1950  
 1633 Wash. Ave. Electrical Permits: # 33132 Neon Sign & Service: 1 neon transformer - Jan. 16, 1951 Meginniss 2-6-51  
 1627-Stylecraft # 33269 Claude Southern: 1 Neon transformer, Feb. 1, 1951  
 631 Washington # 34033 Claude Neon Southern: 2 Neon transformers: May 8, 1951  
 1629 Wash Ave (Wylls Tours) # 39577 Pan Electric Co: 1 Center of distribution, 1 motor, June 2, 1953  
~~503 Leona Rd. # 56666 Phillips Brook Electric: 1 neon, 8 light outlets, 260 fixtures, 1000 ft. cable, 1951~~

W 10' of 13 and  
 Lot 17 and 18 Block 54 Subdivision FISHER'S FIRST:

## ALTERATIONS &amp; ADDITIONS

1639 Building Permits: #47185 Tropicalites: two flat wall signs, 102 square feet in all \$ 800 April 1, 1955  
 1639 OK, Plang #47228 Consolidated Refrigeration: Alteration to 5 ton A. C. System \$ 200 4/7/1955  
 5/5/1955  
 1625 Washington Ave #48093 Russ and Dorothy Gray: Install one - one ton A. C. Unit \$ 200 7/21/55  
 1627 Wash. #64238 Clifton Industries, Inc: Reroof 18 squares flat roof - \$867.00 - Feb. 14, 1961  
 1625 Wash. #69060 Hill York Corp.: One 1-hp a. c. wall unit - \$200. - 4/1/63  
 1639 Wash. #71864 Biscayne Maintenance, Inc.: 1 - 2 ton wall unit air cond. - \$400. - 6/23/64 OK Plang 6/23/64  
 1627 Wash. #74440 Willard M. Nordin Remodel store to dentist office; 2 x 4 partitions, plaster both sides, new  
 plastered ceilings - \$2600 - 7/19/65 OK Brown 9/14/65

## Plumbing Permits:

#44866 M. S. Plumbing Co.: 1 lavatory; 1 sink, lab; 3 dental chairs - 7/23/65 OK Jenks 9/2/65

## Electrical Permits:

1639 Washington #44221 Tropicalites: 4 neon transformers, one flasher April 1, 1955  
 1639 Washington #44203 Ace Electric: 6 switch outlets, 11 receptacles, 16 light outlets, 16 fixtures,  
 3 appliance outlets, 4 fan outlets, 1 center of distribution,  
 140-1hp motors, 1 2-5hp motors March 30, 1955 OK, Meginniss  
 -OK HOR 10/19/55 5/6/1955  
 1625 Washington #45263 Lyon Electric one motor August 2, 1955 OK, Plang 9/22/1955  
 1625 Washington #48044 Lyon Electric: 1 water heater outlet, 3 centers of distribution, 4 motors  
 July 24, 1956 OK Fidler 2/19/57  
 1625 Wash #54609 Astor Elec: 1 water heater outlet - 12/28/59 OK Meginniss  
 1635 Wash #56503 Kenny Elec: 4 switch outlets, 2 receptacles, 8 fixtures- 3/31/61 OK Meginniss 5/22/61  
~~1637 Wash #59577 Barnhill & Son: 1 7 1/2 HP AC motor - 5/8/63 OK Scarborough 5/8/63~~  
 1639 Wash. #61100 Jonesey Elec. Co.: 1 motor, 2-5 hp; 1 cent. of dist. - 6/29/64  
 1627 Wash. #62531 C. J. Kay Elec.: 7 switch outlets; 9 light outlets; 10 receptacles; 1 motor, 0-1 hp; 1 outlet, x-ray -  
 7/22/65

~~1627 Wash. #62531~~

Lot                      Block                      Subdivision

# ALTERATIONS & ADDITIONS

## Building Permits:

#867 Kwart Sheet Metal Works - Duct work only 10/20/69

#01758-Bengis Associates-Electric signs-\$1600-9-14-72

#02110-Cruz Rodriguez-Interior remodeling-\$2500-11-21-72

#2688-Owner- 1 wind a/c-\$600-8-22-73

#2965-All Central Cooling- 15ton central a/c-\$3000-5-1-74

#07163-20 de Mayo Inc.-Owner- New paneling, paint minor repairs- non structural, no partition-\$800-4-18-

#23546 3/10/83 H.L. Edwards Cons - M.H. #15397 paint-gutters-marble &/or metal replacement off white color only \$3,000, 72

## Plumbing Permits:

#57905-Serote Plumbing- gas piping test-11-16-79

Electrical Permits: #69976-Bengis Associates, Inc.- 14 sign tubes lamps-9-13-72

#-71285-Murray and Murphy 1 15t; 2 air curtain fan air curtain-2-4-30-74

LOT: \_\_\_\_\_ BLOCK: 5086 SUBDIVISION: \_\_\_\_\_ ADDRESS 1625-27 Washington

### ALTERATIONS & ADDITIONS

#90838 3/17/83 Carlos J. Martinez change windows into sliding door \$900.

#### BUILDING PERMITS

#M06168 4/25/83 4 cooling towers valuation 3,995.

#25569 7/11/84 Walter Scott Roof & Repair reroof 17 sqs \$3,000.

#30458 - 6-4-87 - Capital Roofing Co. - Reroof - 80 sq. ft. - \$20,000.00

#30522 6/16/87 A & P Glass & Wind - store front 32'x8'5" frame silver, clear glass \$2,800.

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#### PLUMBING PERMITS

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ELECTRICAL PERMITS #81808 3/10/87 Edd Helms Elec - 1-100 serv size in amps, new meter change

CITY OF MIAMI BEACH BUILDING CARD FOR RELATED BUILDING(S) ON LINCOLN ROAD (18)

see 22792 --all plans

Owner LINCOLN CORPORATION Mailing Address Permit No. 22049 Cost \$ 60,000.00

Lot 15 & 16 Block 54 Subdivision FISHER'S FIRST Address 346 Lincoln Rd. & 1627 Washington Ave.

General Contractor Langner Construction Company Bond No. 3239

Architect Albert Anis Engineer

Zoning Regulations: Use BAA & BA Area 19 Lot Size 75 x 150' Height 22' Stories 5

Building Size: Front 145' Depth 75'

Certificate of Occupancy No. Use STORE BUILDING -- 10 stores

Type of Construction #1 CBS Foundation Spread footing Roof Flat Date Mar. 14, 1946

Plumbing Contractor # 19552 Markowitz Sewer Connection 1, Date Mar. 28, 1946

# 19987 Markowitz \* Temporary Closet 1, July 22, 1946

Plumbing Contractor Date

Water Closets 27\* Bath Tubs Floor Drains 20\* Rain water 7\*

Lavatories 25\* Showers Grease Traps Stand Pipes 10\*

Urinals 4\* Sinks 5\* (service) Drinking Fountains 4\* Siamese 1\*

Gas Stoves Gas Heater 43\* Rough Approved Date

Gas Radiators Gas Turn On Approved

Septic Tank Contractor Tank Size Date

Oil Burner Contractor Tank Size Date

Sprinkler System

Electrical Contractor #22871 Haskell Address Date Aug. 12, 1946

Switch 100 Range Motors 10, 9, 7 Fans Temporary Service # 22341 3/15/46

OUTLETS Light 700 HEATERS Water 4, Goddard

Receptacles 70 Space Centers of Distribution 60, Neon transformers 4,

Refrigerators

Irons Sign Outlets

No. FIXTURES Electrical Contractor #22476 Haskell - 1 temporary Date 4/22/46

FINAL APPROVED BY WOODMANELL Date of Service

ALTERATIONS OR REPAIRS



31

## Electrical Permits:

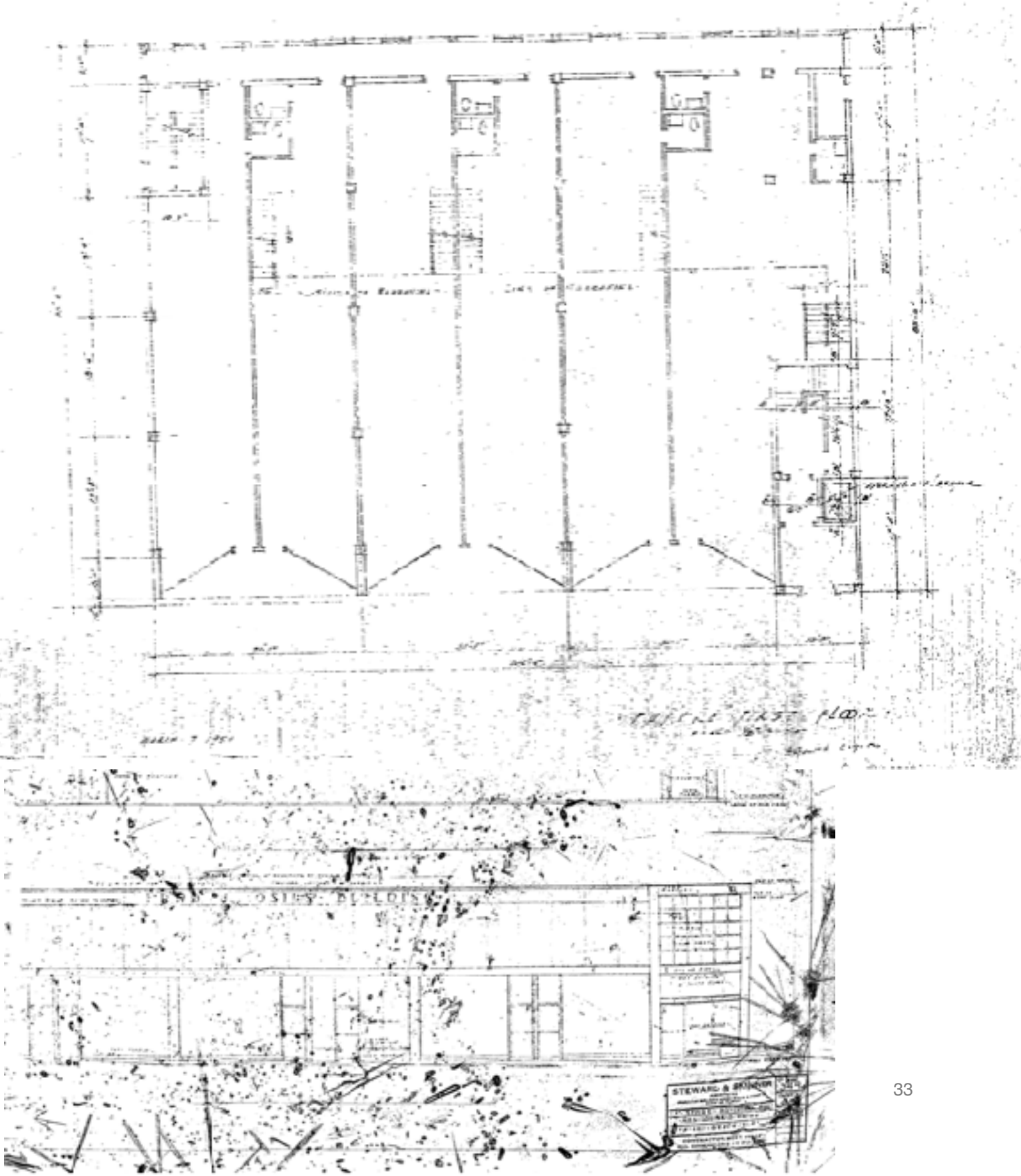
346 Lincoln Road : # 23423 Otis Elevator Company ; 2 motors, November 25, 1946  
 1631 Washington Ave # 23671 Acclite Sign Company: 2 neon transformers: January 7, 1947  
 346 Lincoln Road # 23698 Tropicalites: 22 neon transformers : January 8, 1947  
 1633 Washington Ave # 23688 Acclite Sign Co: 2 neon transformers: January 7, 1947  
 1629 Washington # 23886 Tropicalites: 1 neon transformers February 12, 1947  
 1627 Washington # 23888 Tropicalites: 2 neon transformers February 12, 1947  
 346 Lincoln # 24039 B. Haskell : 170 switch outlets, 29 light outlets, 658 receptacles, 922 fixtures, 4 iron outlets, April 1, 1947 Final- WOODMANSEE  
 350 Lincoln # 24159 Tropicalites: 2 neon transformers, May 5, 1947  
 350 Lincoln Rd: # 24176 Florida Power & light Co: 1 Transformer vault May 7, 1947  
 50 Lincoln Road # 25006 Chaud (Sign): 840 light outlets (sign)- Oct. 21, 1947  
 50 Lincoln Road # 25180 Haskell Electric: 1 sign outlet, - Nov. 9, 1947 WOODMANSEE Dec. 3, 1947  
 1627 Washington Ave. # 25909 Tropicalites: 1 neon transformer - Feb. 26, 1948  
 350 Lincoln Rd(WKAT) # 27471 Delta Electric: 3 neon transformers - Oct. 22, 1948  
 350 Lincoln Road # 31706 Herman Haskell: 18 Fixtures, (room 301) July 11, 1950 Meginniss 7/12/50  
 1649 Washington Ave # 32411 Austin Electric: 1 light outlet, 3 fixtures - Oct. 20, 1950 Rosser 10-25-50  
 1649 Washington Ave. # 32575 Electro Neon: 3 neon transformers - Nov. 7, 1950  
 1649-Lincoln Drugs # 32643 W.L. Austin : Correct violations: Nov. 10, 1950 Meginniss 1/31/1951  
 1633 Washington A.e. # 32763 Albright Electric : 47 fixtures- Nov. 27, 1950  
 1637 Washington Ave. # 32764 Albright Electric: 45 fixtures -Nov. 27, 1950  
 1637 Washington Ave. # 33191 Claude Southern Neon: 1 neon transformer - Jan. 23, 1951  
 344 Lincoln Rd. # 33192 Claude Southern Neon: 10 neon transformers-Jan. 23, 1951  
 1639 Washington Ave. # 33193 Claude Southern Neon: 2 neon transformers- Jan. 23, 1951  
 344 Lincoln Rd. # 33216 Astor Electric: 1 switchoutlets, 1 receptacle, 5 light outlets, 11 fixtures- 3-14-1951--PM---- Jan. 25, 1951  
 1629 Washington Ave. # 33236 Haskell Electric: 6 receptacles, 20 light outlets, 3 fan outlets, 1 center of distribution, 5 motors - Jan. 30, 1951 Meginniss 3/14/51  
 1629 Washington Ave. # 33477 Tropicalites: 2 neon transformers & 325 Ten w. outlets- Feb. 19, 1951  
 Dubrow's Retail Shop # 33661 B. Haskell Co: 40 Fixtures, 3 Refrigerators, 2 Appliances, 3/6/51 Meginniss 3-2  
 344 Lincoln Road # 33652 Astor Electric: 5 switch outlets - March 13, 1951  
 Mary Jane Shoes # 33811 Claude Neon : 8 Neon transformers, April 5, 1951 -OK Rosser 8/28/51  
 # 33950 Astor Electric: 88 light outlets, 88 fixtures, 2 centers of distribution April 26, 1951  
 1631 Washington Ave. # 34312 Astor Electric: 18 light outlets, 18 fixtures, 1 center of distribution, 1 motor - June 18, 1951  
 340 Lincoln Road # 34505 Astor Electric: 35 light outlets, 35 fixtures- July 18, 1951 -OK-H.O.R. 5/5/52  
 Mary Jane Shoes # 35629 Astor Electric: 2 Fixtures, Nov. 30, 1951 ok 12-6-51 Q  
 1647 Washington # 35836 Kenny Elec. Co: 8 fixtures - Dec. 28, 1951 ok 1-10-52 HOR

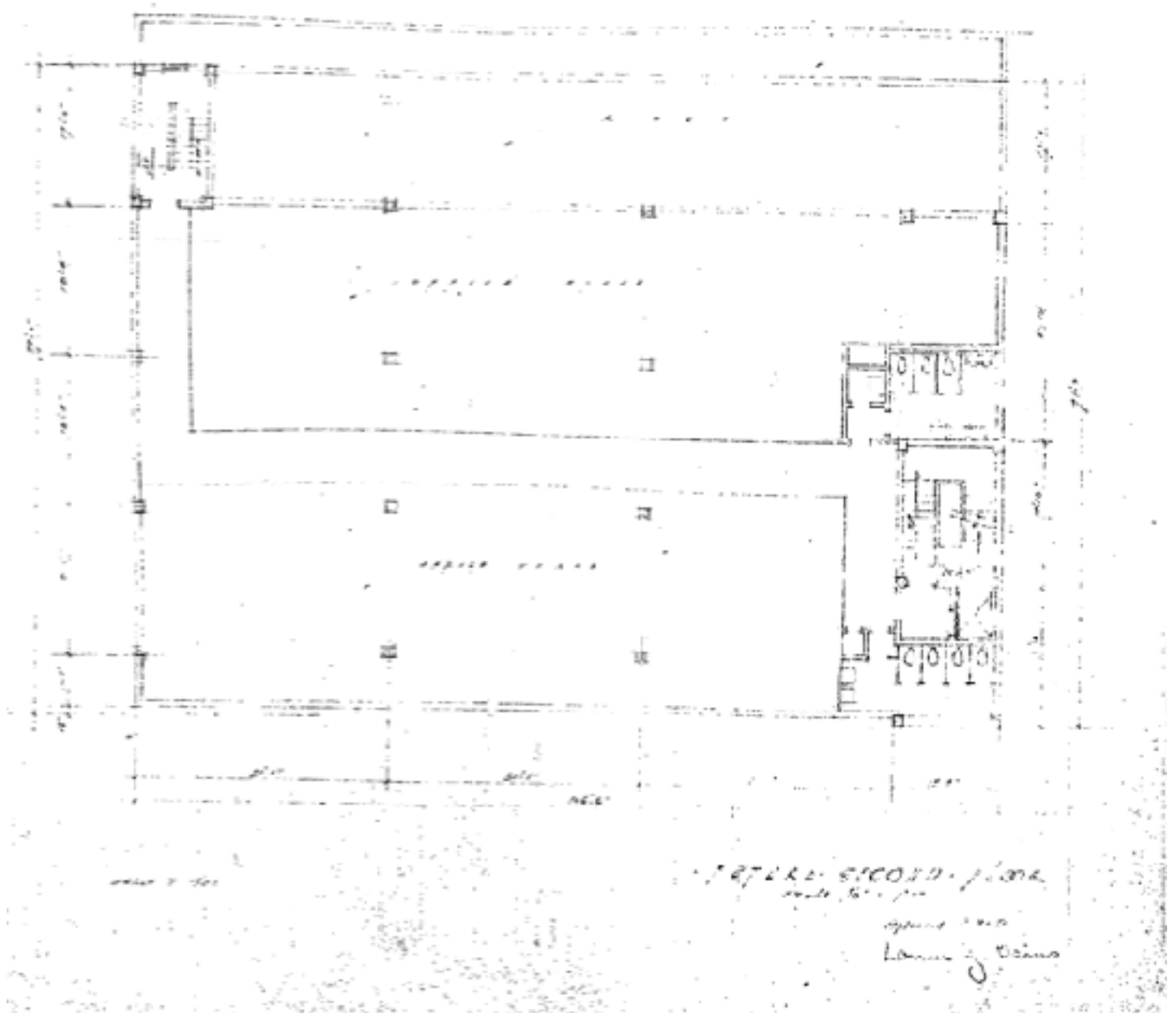
ORIGINAL ARCHITECTURAL DRAWINGS

by STEWARD & SKINNER ARCHITECTS, 1950

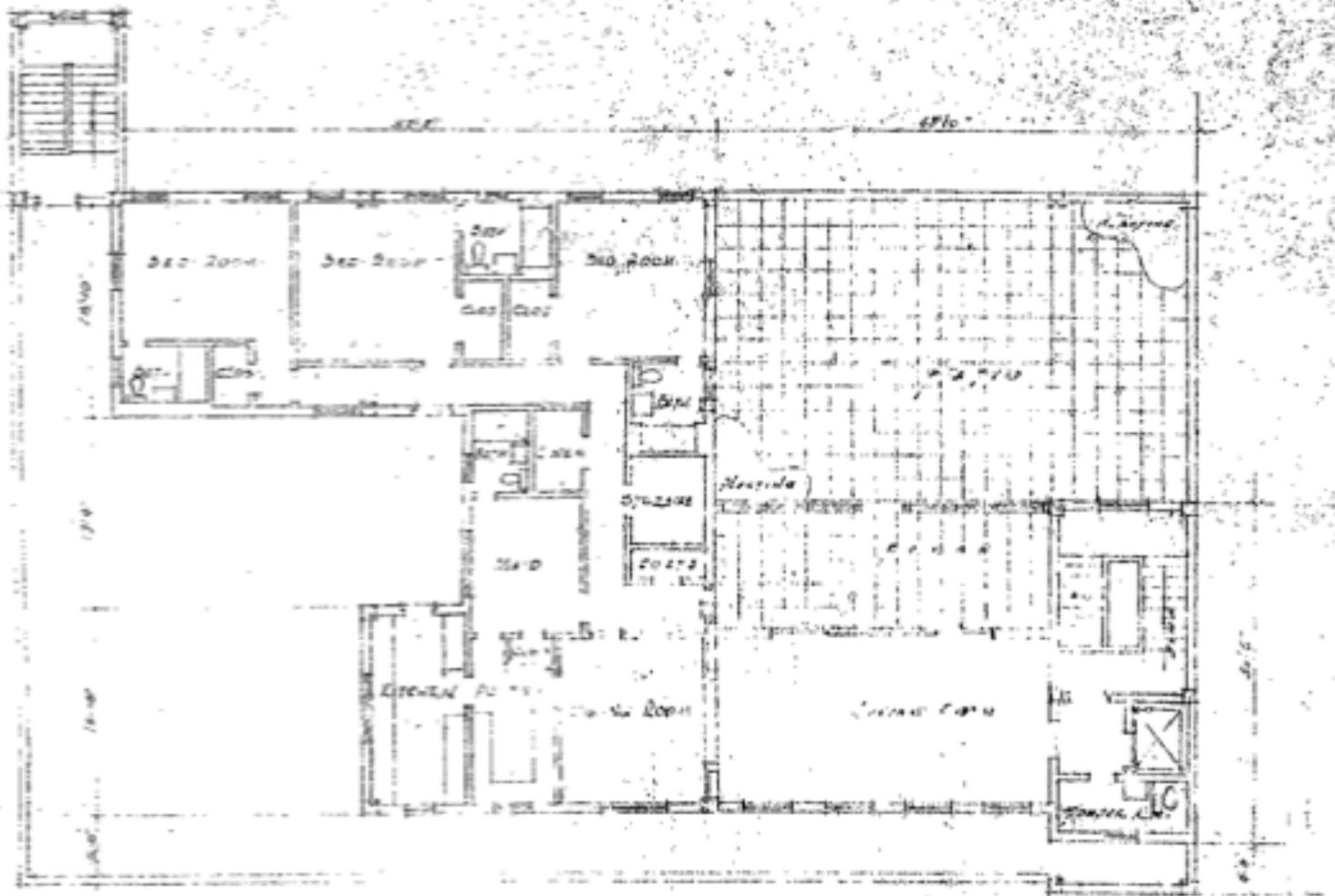
TOP: FIRST FLOOR PLAN

LOWER: PORTION OF FRONT ELEVATION





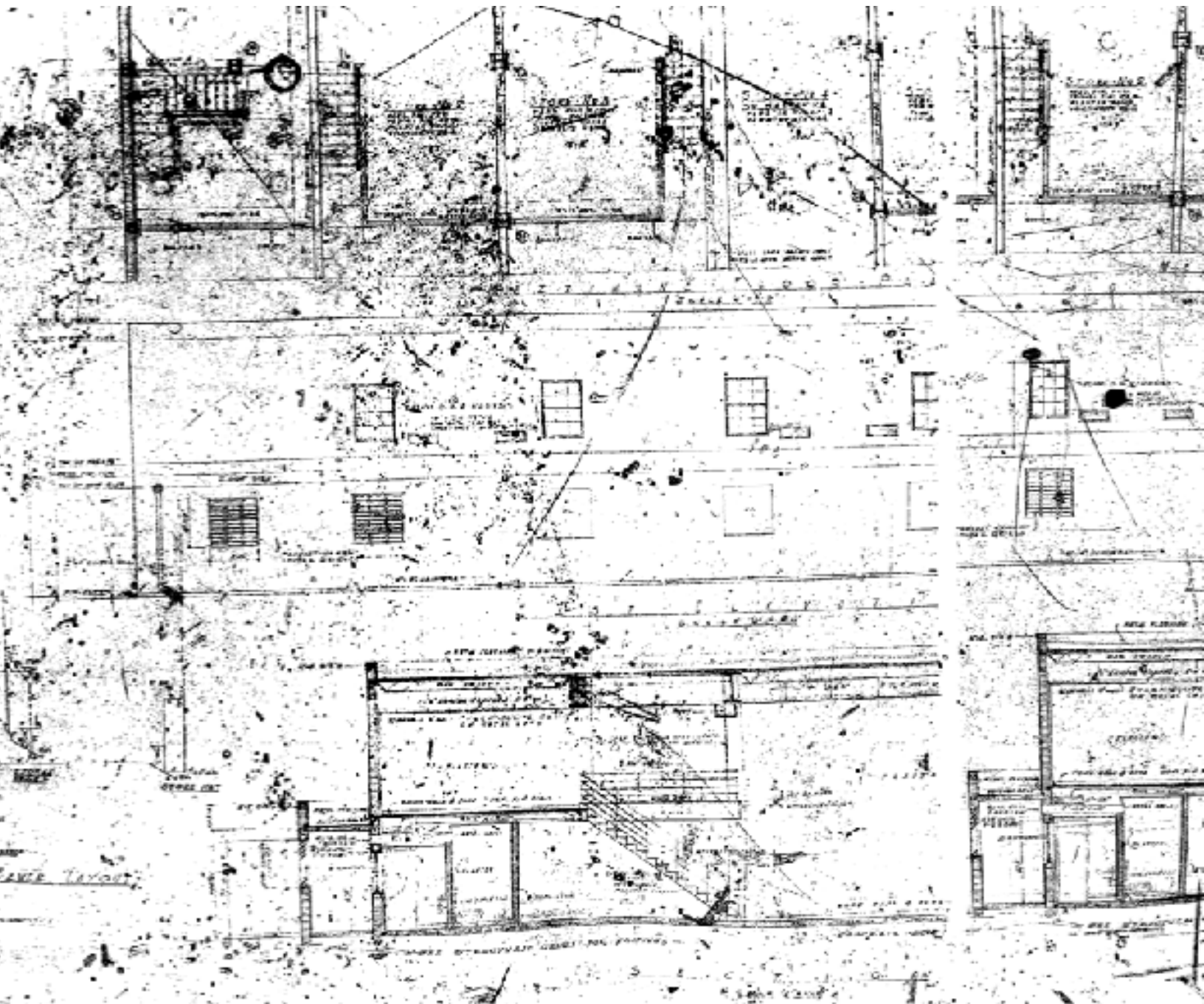
SECOND FLOOR PLAN (FUTURE)



NO. 107 3 1204

FUTURE THIRD FLOOR  
 scale 1/4" = 1'-0"  
 Approved: 10-1-12  
 J. H. H. H. H.

THIRD FLOOR PLAN (FUTURE)



TOP: PARTIAL FIRST FLOOR PLAN

MIDDLE: EAST ELEVATION

LOWER: PARTIAL SECTION THROUGH REAR OF RETAIL  
SOTRES SHOWING STAIRS TO SECOND FLOOR BALCONY



## BIBLIOGRAPHY

- (1) "Museum Historic District Expanded District Designation Report": Prepared by the City of Miami Beach Department of Historic Preservation & Urban Design, May 1992, p.5
- (2) Progressive Architecture Magazine Nov 1982, "Deco Rating", p. 92.
- (3) The Making of Miami Beach 1933-1942 by Jean Francois Lejeune & Allan T. Shulman, 2000, p.35.
- (4) ibid., p. 36.
- (5) Lost Miami Beach by Carolyn Klepser, 2014, pp. 99 - 101.
- (6) Ibid., p.38.
- (7) Ibid., p.57.
- (8) Ibid., p. 59.
- (9) Progressive Architecture Magazine Nov 1982, "Deco Rating", p. 92.
- (10) Ibid, p. 90.
- (11) Ibid., p.91.
- (12) Wikipedia, Albert Anis Architect
- (13) 8.08.2000 Air Rights Agreement between 1601 Washington Avenue and 1625 - 1639 Washington Avenue.
- (14) Courtesy Wikipedia
- (15) Photograph by Arthur Marcus
- (16) Courtesy City of Miami Beach Public Works
- (17) Courtesy Nichols Brosch Sandoval Architects 2000 drawings for 1601.
- (18) Courtesy City of Miami Beach Planning & Zoning