

# **HISTORIC CHARACTER AND DESIGN ANALYSIS**

220 – 224 – 230 31st Street  
Miami Beach, Florida 33140



Prepared For:

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**7418 Harding Avenue**  
Historic Character and Design Assessment

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## **INTRODUCTION**

A project is being planned for the historic property at 220-224-230 31<sup>st</sup> Street, Miami Beach. The property is listed as contributing in both the locally designated Collins Waterfront Historic District and the national Collins Waterfront Architectural District. Therefore, the project ultimately will require a Certificate of Appropriateness from the Miami Beach Historic Preservation Board. (Fig.1)

MTTR MGMT has been commissioned by South Florida United Investments LLC, the owner of the property (the Owner), to provide an Historic Character and Design Assessment for the project as it relates to the governing ordinances and guidelines, including the Miami Beach Historic Preservation Ordinance and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties. The Owner and CMB's HPB provided some documentation regarding the building's history to MTTR MGMT at the onset of the project. To prepare the report, MTTR MGMT conducted further research. Additionally, onsite photography was conducted to document the building and its environs as they currently exist.

This information has been compiled in the report, which includes a description of the historic context of the neighborhood, the history of the property, a current description of the property, historic character analysis, project overview, and analysis of proposed project in terms of the Secretary of Interior's Standards. The text is supplemented by historic and contemporary images. This report only addresses items that relate to the Historic Preservation Ordinance and the Secretary of the Interior's Standards. Other items, such as those regarding setback, excavation, sea level rise and zoning, are outside the scope of this document.

This work was overseen by Juan Azulay, principal of MTTR MGMT. The report was written and compiled by Juan Azulay, Sylvia Pawlowski, Connor Rich, Bumi Jung and Domitille Leroy of MTTR MGMT (The Team). Unless otherwise specified, all photographs were taken by the team.

## HISTORIC DISTRICT

### THE COLLINS WATERFRONT HISTORIC DISTRICT

This two-mile-long isthmus is a clearly delineated geographic entity with an extremely cohesive encapsulation of highly significant post-World War I architecture dating from 1922 through 1968. Historically, its northern and southern borders coincide with John Collins' original Oceanfront Subdivision, filed in 1916, situated between Collins Park at 22nd Street and the mansions of "Millionaires' Row" north of 44th Street.

Since its inception this subdivision has been developed almost exclusively as an area of multi-unit buildings (hotels and apartment houses) for upper-middle class tourists and residents. At its center runs Collins Avenue, the very spinal cord of the City, named for this neighborhood's earliest and most illustrious pioneer.

Geographically, it is also important to note that this is a "Waterfront" district on three sides, with the Atlantic Ocean to the east, Indian Creek to the west, and Lake Pancoast and the Collins Canal at its southern end. No property in this district is more than two blocks away from a body of water, and the vast majority are within one block.



Fig. 1. 220-224-230 31<sup>st</sup> St within the Collins Waterfront Historic District (MDPL).

## HISTORIC OVERVIEW

The architectural structures in the district are mostly hotels and apartment buildings, with a small number of commercial structures and single-family homes. Engineering structures included as contributing elements are a portion of the Collins Canal; three (3) footbridges crossing the Canal, the Lake, and the Creek; and the roadway bridge across Indian Creek at 41st Street. Construction dates for the 142 buildings range from 1922 to the present, with approximately half predating World War II.

The eclectic mix of buildings and styles within the district reflects the boom and bust cycles that set off successive waves of construction that have historically defined the city's economy. This area contains outstanding examples of buildings designed in the Mediterranean Revival style, which was popular during the economic boom of the 1920s. The largest wave of development in the district occurred during the mid-1930s through the early 1940s, and is represented by the many significant Art Deco and Art Moderne style buildings. Its post-World War II Mid-Century Modern style buildings reflect the sense of optimism and exuberance present throughout the country. The Collins Waterfront Architectural District was listed on the National Register of Historic Places in 2011.

The site itself is comprised of three buildings (220-224-230 31<sup>st</sup> St) assembled into one site. The three buildings respond to slightly different origins, between 1926 and 1939 (detailed below).

220 in particular (Bellamar/Viking Hotel) is particularly noteworthy in that it was designed by Roy France, a prolific architect of the era, also responsible the National Hotel at 1677 Collins Av and the Saxony (now Faena) at 3201 Collins Av.

The aerial context photo (Fig.4) also shows the courtyard scheme, a traditional way to deal with massing buildings on-site. However, over the years some newer taller and denser construction has also become commonplace.

220-224-230 31<sup>st</sup> St

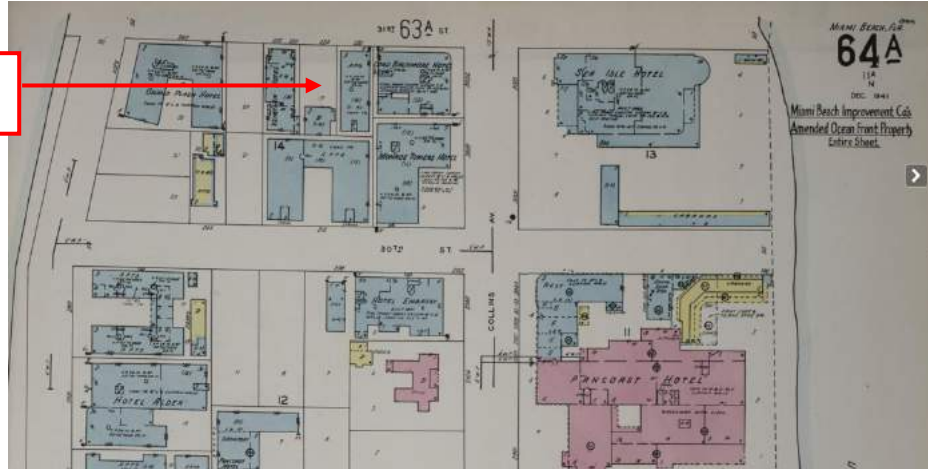
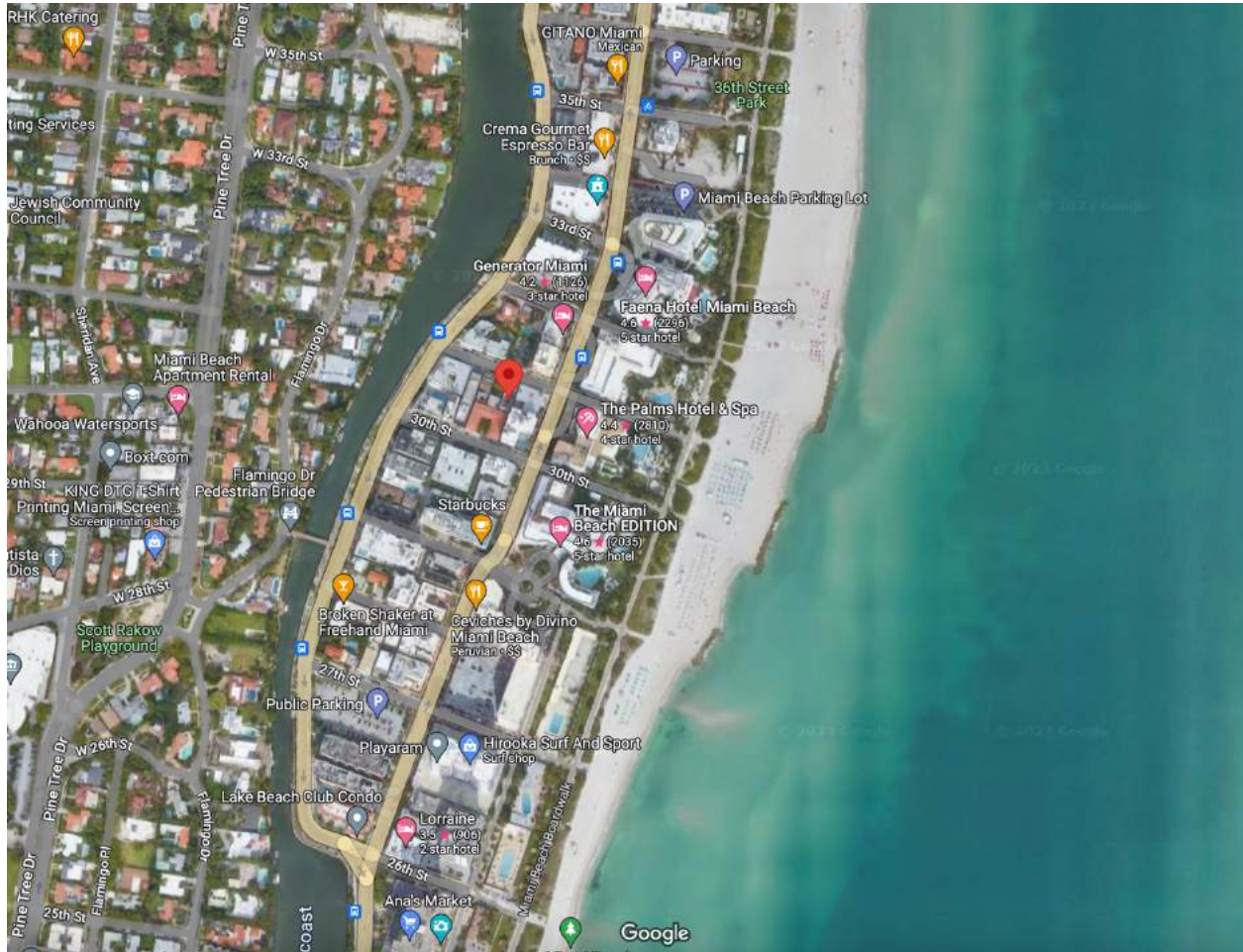


Fig 2. Sanborn map showing property at 220-224-230 31<sup>st</sup> Street (Library of Congress)

220-224-230 31<sup>st</sup> St



Fig 3. Sanborn map showing district/context for property at 220-224-230 31<sup>st</sup> Street (Library of Congress)



*Fig. 4. Aerial showing property at 220-224-230 31<sup>st</sup> Av. Current (Google Maps)*

The properties were designated as contributing with the creation and adoption of the District in 2001.

220 31<sup>st</sup> Avenue (the Bellamar/Viking Hotel), was designed by Roy France and completed in 1939. It corresponds with the Deco style.

224 31<sup>st</sup> Avenue (a former garage) was designed by GL McCann and built in 1926 in the Med-Mission style.

230 31<sup>st</sup> Avenue (an apartment building) was designed by Gordon Mayer and built in 1938 in the Deco style tradition.



*Fig. 5 and 6. Street View (NW + NE) of the Bellamar Hotel  
(City of Miami Beach HPB Staff)*



*Figs. 7, 8 and 9. Courtyard View of the Med-Mission  
former Garage (City of Miami Beach HPB Staff)*



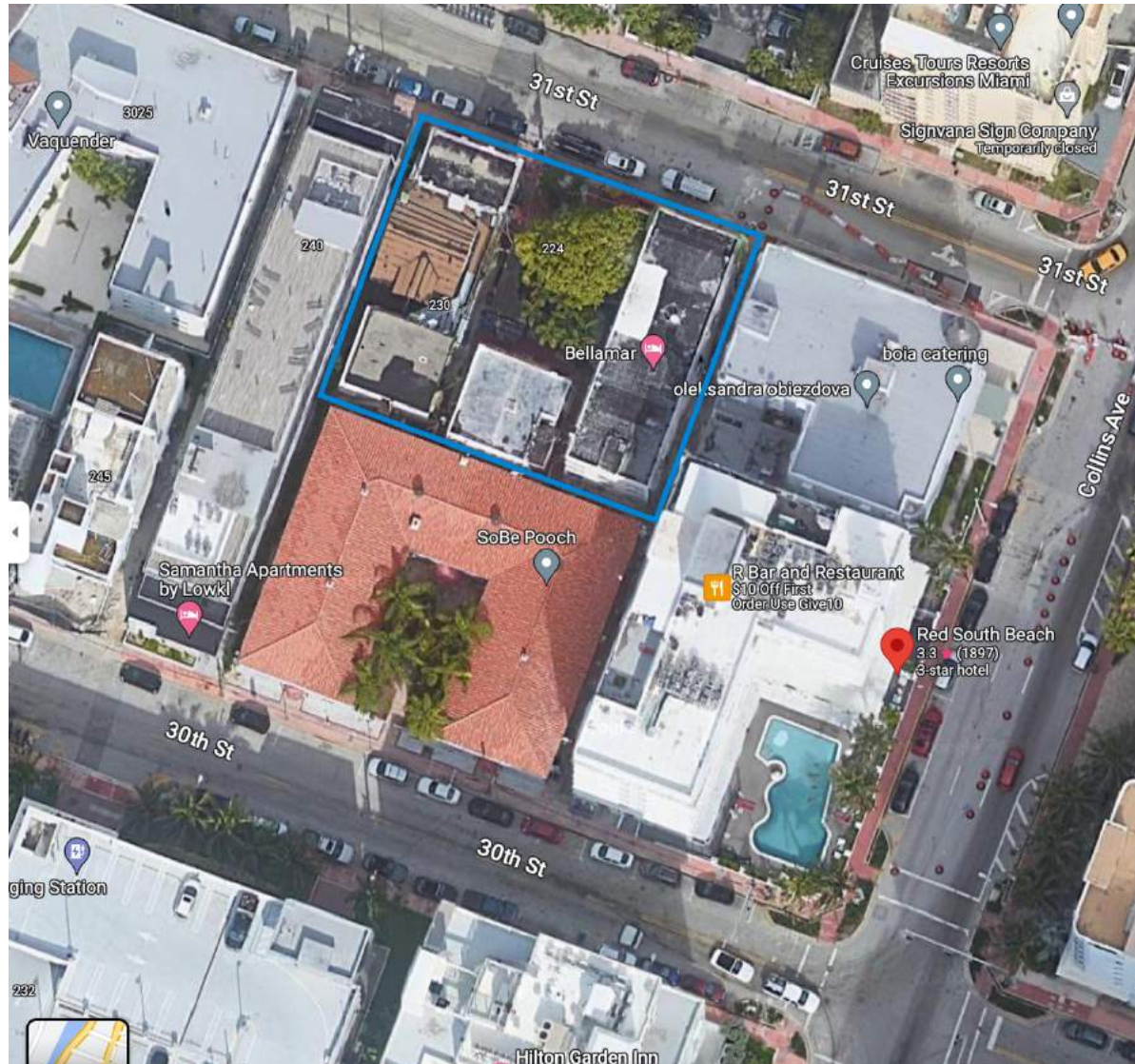
*Figs. 10 and 11. NW and N View of the Apartment Building  
at 230 31<sup>st</sup> Av (City of Miami Beach HPB Staff)*

## ARCHITECTURAL DESCRIPTION

### Setting

The buildings are located on Miami-Dade County Tax Parcel 02-3226-001-1220 and 02-3226-001-1250, which is one 12,000 square foot lot (unity of title after joining two folios above) located on the south side of 31<sup>st</sup> Street between Collins Av and Indian Creek Dr. 31<sup>st</sup> Av is an east-west two way 2-lane street with parking lanes.

Fig. 9. Aerial showing property at 7418 Harding Ave. Current (Google Maps).



The property is located in a mixed-use area, with primarily multi-family apartments and hotels, including some commercial properties. Directly to the northwest of the property

is a 3-story building (Fig. 12) and to the northeast a 15-story rental condominium (Fig. 13).



Fig 12



Fig 13

To the west is a 2-story residential building and to the east (Fig 14), a 4-story apartment building (Fig. 15).



Figs 14 and 15

Once one sees beyond the immediate adjacent structures, surrounding area has a number of noteworthy historical buildings that are expressions of both the diversity in architectural language and styles of the time, as well as the use typologies described above.



Figure 16



Figs 17 and 18



Figs 19 and 20



Fig 21

## Site

Three free-standing structures are located on the site. Two buildings (220 31<sup>st</sup> Street and 230 31<sup>st</sup> Street) are visible from the street. 224 31<sup>st</sup> Street is at the back of the property, separated from the sidewalk by a courtyard. All properties are fronted by a sidewalk and are accessed via the 31<sup>st</sup> St.



*Fig. 22. View of the frontage of 220-224-230 31<sup>st</sup> St. Sept 2023*

## Primary Historic Structures (North Building 220 and 230)

The primary historic structures are the 2 3 and 2-story buildings facing 31<sup>st</sup> St. The first (220) building is constructed with concrete block clad with stucco and features deco style a flat roof and small addition (19\_\_) on the ground floor (Fig 23).



Fig 23

The second (230) building is constructed with concrete block clad with stucco and features deco style a flat roof (Fig 24).



Fig 24

## Exterior

### Front Facade

At the front facade, 220 has corner windows and an eyebrow detail, a certain set of windows denoting a vertical circulation, and matching windows at the ground level. The building has a raised terrace on the ground floor. 230, currently boarded up, also has corner windows and eyelids and a central set of rectangular windows for a centrally massed area.

The windows are not original to the building (Fig 23 and 24). The door is accessed from a stoop and straight from the sidewalk.

Units are currently accessed from the street and the courtyard is segregating the buildings.



Fig 25



Fig 26

### West Elevation Courtyard (220)

The (east) elevation on the east setback is a regular façade without decorative features and regular rectangular non-original balconies. Electrical piping is surface mounted. (Fig 25)

### East Setback Elevation (220)

The (east) elevation on the east setback is a regular façade without decorative features and regular rectangular non-original windows. (Fig. 26)

### East Elevation Courtyard (230)

The (east) elevation on the courtyard is a regular façade without decorative features and regular rectangular non-original windows. (Fig. 27) The façade's upper floor is interrupted at the top floor in the middle, creating an empty mass at the top center of the building. The elevations have discreet eaves/overhangs. (Fig. 28)



Fig 27



Fig 28

## Secondary Historic Structure (224)

The south building is a secondary historic structure. It is 2 stories and closes off the courtyard space in the back. It has a different architectural style to the two front buildings (Med-Mission – Fig 29a) with its entry space on the courtyard. (Fig. 29)



Fig 29



Fig 29a.

## Exterior

### Front Facade

The front façade has square non-original windows and it shows a clay roof tile detail at the front. The entry is to the patio.

220 224 230 31<sup>st</sup> Street

Historic Character and Design Assessment

The other elevations are utilitarian with no architectural distinction. (Fig 30 and 31.)



Fig 30



Fig 31

## HISTORIC CHARACTER ANALYSIS

### Site

#### Contributing features to be retained

1. Primary and secondary historic structures with unobstructed view from the street.
2. Retaining the courtyard as a focus of the property.

#### Non-contributing features to be removed

1. Paving.
2. Some central lawn for pool.

### Exterior

#### Contributing features to be retained

1. Hierarchy – North elevation is the primary façade and has the most significance.
2. Architectural façade details and proportions.
3. Primary exterior form.

4. Signage. Trace original architectural signage and reconstruct.
5. Windows to courtyard and side setbacks to be modified to provide 'Juliet' balconies, with decorative style to match period.
6. Add Units in the open area of the roof at 230 31<sup>st</sup> street and fill up the building mass.

#### Non-contributing items to be removed and/or replaced

1. Windows – replace with windows that meet current code requirements. Modify to match historical drawings.
2. Doors – replace to meet current code requirements and allow for a public entrance to 31<sup>st</sup> street.
3. Clay tile – strip paint; if not possible, replace with new terra cotta to match original for the back building.
4. Small, accessory closet/structure at the entry of 224 (built after).
5. Small, ground level modifications to the courtyard level floors of all buildings to provide access and allow the courtyard to connect the building.
6. Light fixtures– remove and replace.
7. West elevation shed buildings – remove on one north side, expand on the south side.

#### **Interior**

Non-contributing features to be removed. All interior finishes, fixtures and features are non-contributing and may be removed. Elevators (vertical accessibility) will be added for buildings 220 and 230.

## PROJECT OVERVIEW

The following is a summary of the current proposed project:

1. Focus on the preservation and restoration of all primary historic structures and iconic courtyard site configuration.
2. Adaptive reuse of the interior space of the primary historic structures as a component of the overall project. Removal of non-contributing items from the interior. Addition of vertical accessibility (elevators).
3. Completing the mass of building 230 to allow for new units.
4. Demolition of the attached shed on the south side of the north building.
5. Creation of a Pool with paving, grasses and other native landscaping in the courtyard.

6. Create a low decorative wall to provide privacy from the street to the courtyard.

## DESIGN PHILOSOPHY

220-224-230 31<sup>st</sup> St will be following the guidelines of Rehabilitating the existing buildings according to the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating as outlined in the Analysis section below. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

### Summary of Design Philosophy

220-224-230 31<sup>st</sup> St will be adapted to be used as a neighborhood small-scale boutique hotel that requires minimal change to its distinctive materials, features, spaces and special relationships.

- We will be providing minimal to small additions to the existing buildings, improving safety and functionality.
- We will be retaining the street look and gate (more below).
- We will be retaining and highlighting the courtyard through the use of a wide range of native landscaping.
- We will be replacing the current windows with new windows that retain the original look of the buildings.
- We are enclosing the front courtyard with a low wall and improving overall building security.
- We will retain the signage in the front which is important to the form of the building.
- We will retain the existing roof line and the original form of the building.
- The use of materials, textures and colors will reinforce the terracotta colors, the tone/texture and the stucco/concrete will be toned to complement the original building language. The new materials will be glass and painted textured stucco.

### Historical Records factoring into Design Ideas for New Project

Through research of the original microfilm drawings of the building and some historical photographs, we wish to revert closely to the original 31<sup>st</sup> street façade. This entails replacement of the current windows with the proportions and size they were in the past, as well as providing a gate and wall at the entry.

The current buildings are in much needed repair, and we will be replacing all the windows and doors to meet current code requirements, however maintaining the size and proportions of what is existing. The stucco and cladding have deteriorated in many areas and are not original to the building. We will be replacing the stucco throughout and any cladding that is damaged. The roof soffits will also be replaced as well as any railings.

In conclusion we will keep the original character and form of the existing buildings facing the front at 31<sup>st</sup> St and Collins to keep in line with what makes the Collins Waterfront District distinct, but also providing a fresh enhancement to the fabric of the neighborhood.

## ANALYSIS OF PROPOSED PROJECT

Because the subject property contributes to the Collins Waterfront District Overlay, all modifications are subject to review for compliance with the Miami Beach Historic Preservation Ordinance and the Secretary of Interior's Standards and Guidelines.

The following are comments and recommendations to facilitate conformance to the requirements of the Ordinance and the Standards and Guidelines.

### **Standards Specific to the Existing Historic Resource**

#### **Standard 1**

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

#### **Analysis**

The property's use is being kept and modified to be a small-scale neighborhood boutique hotel.

1. The proposed re-use as a hotel is compatible and is an appropriate re-use of the historic structure.
2. Modifications will not impact the significant contributing features and will reference the historic components.
3. The interior is non-contributing and can be modified as required to accommodate program.

#### **Standard 2**

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#### **Standard 3**

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#### **Standard 4**

Changes to a property that have acquired historic significance in their own right will be retained and preserved. The property will be retained and preserved.

#### **Standard 5**

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**Standard 6**

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature; the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Standard 9**

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**Standard 10**

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Analysis**

The project will reinforce the integrity of the primary historic building as part of the adaptive re use.

1. The complete footprint of the structure will be retained except for the non-historical shed.
2. Missing or altered elements will be reinstated, including the signage.
3. Some non-contributing elements will be removed, including courtyard shed.
4. New elements required for function / code will be incorporated in a compatible manner, hurricane impact windows, mechanical units, elevators and electrical service.

**Analysis**

The historic resource will retain its character and relationships as all contributing buildings will be retained with slight modifications to enhance the site and the neighborhood.

**Relationship between Historic Structure and Site**

1. The design will retain the historic association of the structures and the site.
2. The historic buildings will remain a detached freestanding structure.
3. The primary façade of the historic structure will continue to be visible from the street and will not be obscured.
4. The buildings will be unified by common colors, materials and textures.

## CONCLUSION

In order to receive a Certificate of Appropriateness, the Historic Preservation Ordinance of the Miami Beach Code requires proposed work to comply with the Secretary of the Interior's Standards for Rehabilitation. (Sec. 118-564(a)(1)a)

The proposed modifications to the historic buildings and the proposed new construction are in compliance with the Secretary of the Interior's Standards for Rehabilitation, numbers 1, 2, 3, 6, 9 and 10.

## BIBLIOGRAPHY

City of Miami Beach Code of Ordinances;

Miami Design Preservation League (MDPL); Miami Beach Historic Districts

Miami Beach Historic Districts Map:

<https://q7v7a7b6.rocketcdn.me/wp-content/uploads/2019/11/Miami-Beach-Historic-Districts-and-Sites.pdf>

Collins Waterfront Historic District Designation Report prepared by  
City of Miami Beach Planning Department

## APPENDIX A

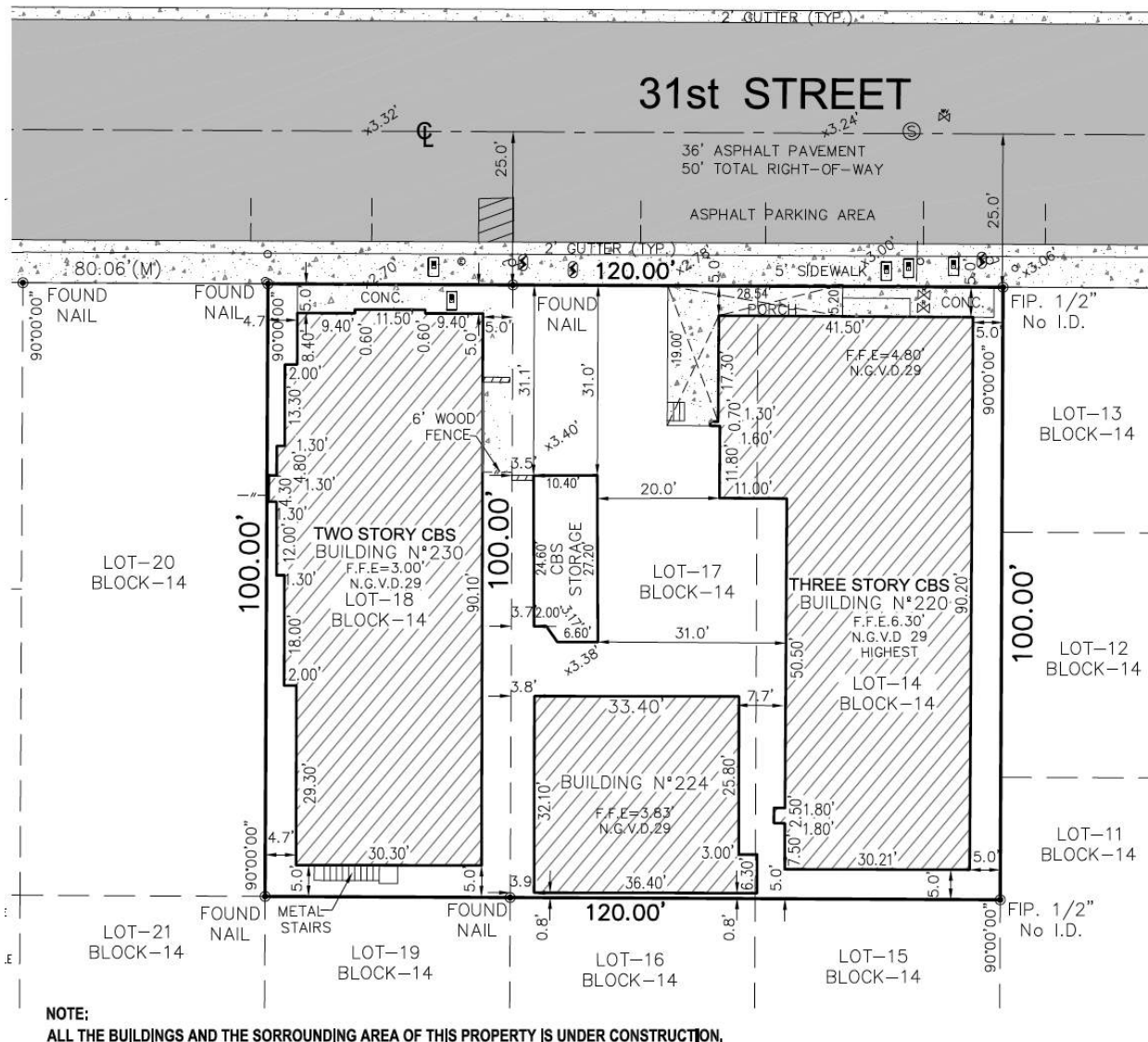
### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

#### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterizes a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## APPENDIX B SURVEY



## APPENDIX C BUILDING CARDS & MICROFILM

ADDRESS : 220 31st St.  
LEGAL :  
FULL ADDRESS :  
SECOND ADDRESS :

STATUS : Contributing  
CRITERIA : C, H

BUILDING NAME : ~~BELLAMAR HOTEL~~ ORIGINAL NAME :  
PREVIOUS NAME :  
BUILDER : A. J. Miles ORIG. ARCH. : ROY FRANCE  
CONST. DATE : 1934 ZONING :  
STYLE : Deco BUILDING SHAPE : Rectangular  
EXT. FABRIC : Stucco STORIES : 3  
ROOF : Flat WINDOWS : Single-hung  
DOORS : CONSTR. TYPE : CBS  
ALTERATIONS : PHOTO :

SPEC. FEATURES : Three-story masonry structure features <sup>rounded</sup> eyebrows which wrap the corners, fluted molding at the parapet, geometric molding under the corner window bays, and a continuous eyebrow across the front facade's ground floor. The three-bay front facade is divided by a strong vertical element with "bookend" recessed panels, wrought iron railings, and a geometric pattern frame the front entrance.  
INTERIOR :  
SITE :  
SIGNAGE : ADJACENT SITE :

STAT. SIGNIF. : Excellent example of the Art Deco style of architecture.

ADDITION : ADD. ARCH. : ADD. DATE :  
ADD. COMMENTS :  
SURVEYED BY : RP/SM RECORDING DATE : / / UPDATE :  
ORIG. USE/COST : APT. HOTEL - 11 UNITS + 7 HOTEL RMS.

COMMENTS :

|                                      |                          |                                     |                                  |                                         |
|--------------------------------------|--------------------------|-------------------------------------|----------------------------------|-----------------------------------------|
| Owner <b>MRS. M. A. BOYD</b>         | Katz                     | Mailing Address                     | Permit <b>1</b>                  | Date <b>July 24-1939</b>                |
| Lot <b>14</b>                        | Block <b>14</b>          | Subdivision <b>M.B. Imp. Co. OF</b> | Address <b>220 - 31st street</b> |                                         |
| General Contractor <b>A.J. Miles</b> |                          | <b>17123</b>                        | Address <b>3226-01-125</b>       |                                         |
| Architect <b>Roy F. France</b>       |                          | Bond <b>2070</b>                    | Address                          |                                         |
| Front <b>30'</b>                     | Depth <b>90'</b>         | Height <b>36'</b>                   | Stories <b>3</b>                 | Apartment-Hotel                         |
| Type of construction <b>c-b-s-</b>   | Cost <b>\$ 28,000.00</b> |                                     | Foundation <b>spread footing</b> | Use <b>11 units &amp; 7 hotel rooms</b> |
|                                      |                          |                                     |                                  | Roof <b>built-up</b>                    |

|                                                                                                    |                          |                          |
|----------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Plumbing Contractor <b>Stolpman # 12262</b>                                                        | Address                  | Date <b>July 24-1939</b> |
| <b>31 water closets - 1 temp closet - 30 lavatories - 12 bath tubs - 13 sinks - (2 slop sinks)</b> |                          |                          |
| Plumbing Fixtures                                                                                  | Rough approved by        | Date                     |
| <b>18 showers</b>                                                                                  | <b>GAS - OK T J Bell</b> | <b>Sept. 13-1939</b>     |
| Gas Stoves <b>12</b>                                                                               |                          |                          |
| Gas Heaters                                                                                        |                          |                          |

|                           |             |      |      |
|---------------------------|-------------|------|------|
| Sewer connection <b>1</b> | Septic tank | Make | Date |
|                           |             |      |      |

|                                                         |                                             |                                         |
|---------------------------------------------------------|---------------------------------------------|-----------------------------------------|
| Electrical Contractor <b>S &amp; S Electric # 13338</b> | Address                                     | Date <b>Sep. 12-1939</b>                |
| Switch <b>65</b>                                        | Range <b>12</b>                             | Motors                                  |
| OUTLETS Light <b>105</b>                                | HEATERS Water                               | Fans                                    |
| Receptacles <b>90</b>                                   | Space                                       | Temporary service - <b>Aug. 10-1939</b> |
| Refrigerators <b>12</b>                                 | Iron <b>12</b>                              | "#13171- S & S Electric                 |
| Electrical Contractor <b>S &amp; S Electric # 13599</b> | Address                                     | Date <b>Oct. 23-1939</b>                |
| No. fixtures set <b>126</b>                             | Final approved by <b>Lincoln Brown, Jr.</b> | Date                                    |
| Date of service <b>November 4-1939</b>                  |                                             |                                         |

|                                                                                    |                          |
|------------------------------------------------------------------------------------|--------------------------|
| Alterations or repairs <b># 12980- 1 Oil Burner and 275 gal tank (underground)</b> | Date <b>Sep. 25-1939</b> |
| Merriott Oil Burner Company - - - - - \$ 275.00                                    |                          |
| Electrical # <b>13892- Griffin - 1 motor - 1 oil burner</b>                        | <b>Nov. 25-1939</b>      |

BUILDING # **17338** - Painting (outside) **Schwartz & Canarie, painters, \$ 160. July 6, 1943**

BUILDING # **21884** - Awning with sign - **City Awning Co. \$ 200. Feb. 1, 1946**

Over

ADDRESS : 224 - 31<sup>st</sup> ST.  
LEGAL : Lot 17, Block 14  
FULL ADDRESS :  
SECOND ADDRESS:

STATUS : Contributing  
~~Contributing~~

BUILDING NAME :  
PREVIOUS NAME :  
BUILDER : G.J. McCann  
CONST. DATE : 1926  
STYLE : Med/Mission  
EXT. FABRIC : STUCCO  
ROOF : FLAT / BARREL-TILE EDGE  
DOORS :  
ALTERATIONS :  
ORIGINAL NAME :  
ORIG. ARCH. : G.J. McCann  
ZONING :  
BUILDING SHAPE :  
STORIES : 2  
WINDOWS : SASH (wood) 1/1 Double Hung  
CONSTR. TYPE :  
FOLIO# :  
DISTRICT :  
HEIGHT :  
PHOTO : 10/28/98 CR

SPEC. FEATURES: 3 DECORATIVE STUCCO MEDALLIONS ON FRONT (cartouches), clay barrel tile coping and vents, and wood double hung 1/1 windows.

INTERIOR :

SITE :

SIGNAGE :  
STAT. SIGNIF. : The structure conforms to the other contributing buildings in the historic district in terms of scale, materials, form, and architectural detailing.

ADJACENT SITE :

ADDITION : CONVERT TO 3-UNIT APT. BLDG.  
ADD. COMMENTS : (BY REMODELING 1<sup>st</sup> FL. INTO 2 APTS.)  
SURVEYED BY :  
ORIG. USE/COST : GARAGE w/ 2<sup>nd</sup> FL. LIVING QUARTERS  
ADD. ARCH. : GERALD PITT  
ADD. DATE : 1938  
RECORDING DATE : / /  
UPDATE :

COMMENTS :

Owner A.N. Caisen Mailing Address Permit No. 1912 Date July 26-1926  
 Lot 17 Block 14 Subdivision M.B. Imp. Co.O.F. Address 224 - 31 st Street  
 General Contractor G. J. McCann Address  
 Architect G. J. McCann Bond # 421 Address  
 Front 28' Depth 32' Height Stories Use Private garage  
 Type of construction ? Cost \$ 6,000.00 Foundation ? Living quarters on 2nd floor comp-  
 3 units

Plumbing Contractor Dulbs Address Date Aug. 20-1926

Plumbing Fixtures 6 Rough approved by Date

Gas Stoves

Gas Heaters Address Date

Final approved by Date

Sewer connection Septic tank Make Date

Electrical Contractor Address Date

Switch Range Motors Fans Temporary service

OUTLETS Light HEATERS Water Centers of Distribution  
 Receptacles Space

Electrical Contractor Address Date

No. fixtures set Final approved by Date

Date of service

\*Lux- # 11990- Converting building into a 3 unit apartment house -  
 Alterations or repairs Remodeling on 1st floor - no work on 2nd floor \$ 1,600.00 Date Dec. 1-1938  
 Tripp Contracting Company: Gerald Pitt, architect:

Plumbing permit # 11624 - Werntz - 8 fixtures - no gas Dec. 1-1938

Electrical permit # 12137- Biscayne Electric- 7 switch, 8 light outlets; 7 receptacles;  
 2 refrigerators; 2 irons; 1 range; 6 centers of distribution- Dec. 19-1938

" " #12256- Biscayne - 7 fixtures- 1 range - final Ok Jan. 3-39 Inman) Dec. 30-1938

Plumb # 11772- Werntz - 2 Gas - - - - - GAS -OK JJF- 1-21-1939\*- Jan. 20-39 -

Over

ADDRESS : 220 224 230 31st St.  
LEGAL :  
FULL ADDRESS :  
SECOND ADDRESS :

STATUS : Contributing  
~~Historic~~

BUILDING NAME :  
PREVIOUS NAME :  
BUILDER :  
CONST. DATE : 1938  
STYLE : Deco  
EXT. FABRIC :  
ROOF :  
DOORS :  
ALTERATIONS :

ORIGINAL NAME :  
ORIG. ARCH. : GORDON E. MAYER  
ZONING :  
BUILDING SHAPE :  
STORIES : 2  
WINDOWS :  
CONSTR. TYPE :  
FOLIO# :  
DISTRICT :  
HEIGHT :  
PHOTO :

SPEC. FEATURES: symmetrical deco facade, plain cube with corner windows,  
lateral eyebrows wrapping around to front, stepped-up roofline with  
INTERIOR : U-shape boxing of central windows, semicircular eyebrows over doorway

SITE :  
SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. :

ADDITION : addn. of 4 rooms  
ADD. COMMENTS :  
SURVEYED BY : PRZ  
ORIG. USE/COST : hotel, 8 rms, \$6,000

ADD. ARCH. : Gerard Pitt  
RECORDING DATE: / /

ADD. DATE: 1938  
UPDATE :

COMMENTS : (Rem of property is a 1-story bungalow residence)

|                                                                                                                                                                              |                                              |                                      |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------|-------------------|
| VENETIAN HOTEL- 19 rooms (both blags-)                                                                                                                                       |                                              | Permit No. 11225                     | Date Nov. 17-1938 |
| Owner MISS ANNA ROSE                                                                                                                                                         | Mailing Address                              |                                      |                   |
| Lot 18 & 20 Block 14                                                                                                                                                         | Subdivision M.E. Imp. CO. OF                 | Address 330- 1st Street - rear       |                   |
| General Contractor Tripp Contracting Co.                                                                                                                                     | 17125 Bond 1944                              | Address                              |                   |
| Architect Gordon E. Mayer                                                                                                                                                    |                                              | Address                              |                   |
| Front 26-0 Depth 30-0 Height 24-0                                                                                                                                            | Stories 2                                    | Use Hotel- 8 rooms                   |                   |
| Type of construction c-b-s-                                                                                                                                                  | Cost \$ 6,000.00                             | Foundation spread footing            | Roof concrete     |
| Plumbing Contractor WERTZ # 11561                                                                                                                                            | Address                                      | Date Nov. 21-1938                    |                   |
| Plumbing Fixtures 25                                                                                                                                                         | Rough approved by GAS - Farrey- Feb. 23-1939 | Date                                 |                   |
| Gas Stoves 1                                                                                                                                                                 |                                              | Date                                 |                   |
| Gas Heaters                                                                                                                                                                  |                                              | Date                                 |                   |
|                                                                                                                                                                              | Final approved by                            | Date                                 |                   |
| Sewer connection 1                                                                                                                                                           | Septic tank                                  | Make                                 |                   |
| Electrical Contractor Biscayne Electric - # 12242-                                                                                                                           | Address                                      | Date Dec. 28-1938                    |                   |
| Switch 40 Range Motors Fans                                                                                                                                                  | Temporary service- #12486 -2/11/1939         |                                      |                   |
| OUTLETS Light 30 HEATERS Water                                                                                                                                               | " " Biscayne Electric                        |                                      |                   |
| Receptacles 48 Space                                                                                                                                                         | Centers of Distribution 44                   |                                      |                   |
| Refrigerators 2 Irons 22                                                                                                                                                     |                                              |                                      |                   |
| Electrical Contractor Biscayne Electric Co # 12465                                                                                                                           | Address                                      | Date Feb. 6-1939                     |                   |
| No. fixtures set 58                                                                                                                                                          | Final approved by                            | Date                                 |                   |
| Date of service                                                                                                                                                              |                                              |                                      |                   |
| x # 12015- ADDITION OF 4 NEW ROOMS- changing size of 3 rooms- \$6,000.-<br>Alterations or repairs Tripp Contracting Co. contractor - Gerald Pitt, architect Date Dec. 5-1938 |                                              |                                      |                   |
| Plumbing permit # 11637- Wertz- 24- fixtures- 16 gas-                                                                                                                        |                                              | Dec. 7-1938                          |                   |
| Building Permit # 12116- 1 Oil Tank - 275 gals and Burner - Belcher Industries, Inc.                                                                                         |                                              | cost ---- \$ 300.00- Jan. 3-1939---- |                   |
| Plumbing permit # 11827- Wertz- 1 water closet and 1 floor drain-                                                                                                            |                                              | Mar. 2-1939                          |                   |

**METRO CRD. #75-34**  
**RECERTIFICATION DATE- 7-12-79**

APPENDIX D  
EXISTING AND HISTORICAL PHOTOS



220 31<sup>st</sup> Street



224 31<sup>st</sup> Street