



EAST & SOUTH ELEVATIONS 2011

HISTORIC RESOURCES REPORT

FOR

1210 MICHIGAN AVENUE

MIAMI BEACH, FLORIDA 33139

PREPARED FOR:

ANDREW MIRMELLI
1210 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

PREPARED BY:

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www.arthurmarcus.com. *. tele: 305-467-6141

FOR THE:

CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

SEPTEMBER 04, 2024

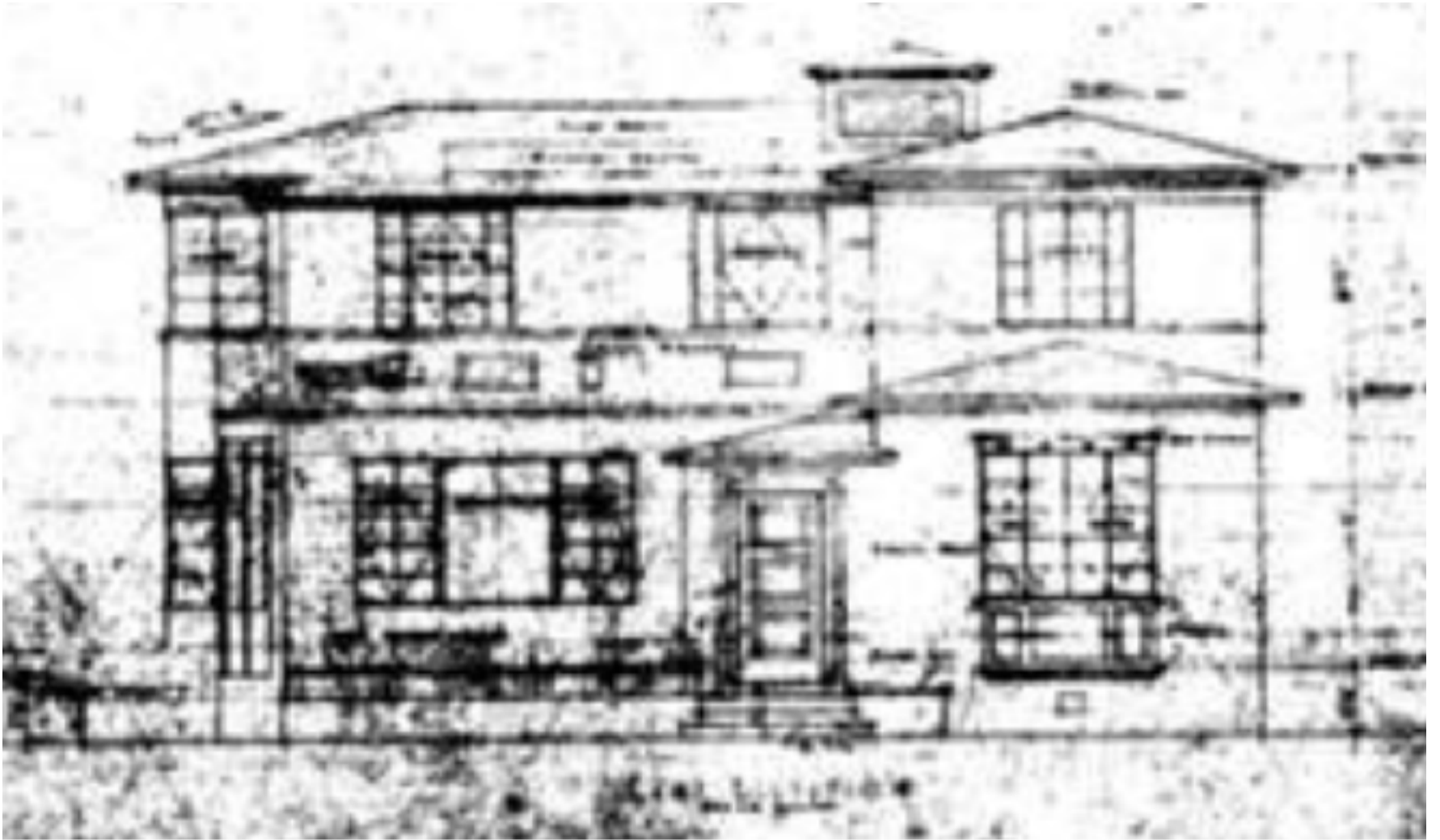


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NEIGHBORHOOD CONTEXT

As has been well documented, it was the genius of Carl Fisher that made Miami Beach the special place it remains to this day. On so many levels - planning, design, architecture, landscaping and marketing - the brilliance of his entire plan continues to shine.

"As described in the designation report of the Flamingo Park Historic District, this land "was first platted in 1914 by brothers J.E. and J.N. Lummus as the Third Addition to their Ocean Beach Subdivision; before Miami Beach had yet been incorporated. Much of the actual landmass was created by dredging bay bottom onto the native mangrove swamp. " (2)

"In order to appreciate that 'tropicality' was an idea, and not necessarily a fact of the existing landscape, consider the efforts made in Miami Beach's construction."

Once cleared of its native mangroves and palmettos, the land would have been filled in and the sea walls constructed giving the City its physical shape. Finally, suction dredges vacuumed up bay bottom and redeposited it.

Roads were designed and constructed with neighborhood infrastructure of electrical and plumbing services along with a master plan for landscaping design and installation.

Between 1912 and 1918 the land form and infrastructure of Miami Beach was created. The first roads were installed in 1913, the first land fill (over 6 million cubic yards) completed in 1914.

Once this was all completed then this area was subdivided and quickly became prime properties for the wealthy clientele that Carl Fisher sought to lure to the City.

Lots were given away as a promotion; chinaware was given as an inducement to attend land auction sales as prospective buyers were brought to the island on boats departing from the Miami mainland every 30 minutes.

"The landscape was not so much designed as it was "engineered." It was transformed to reflect what a generation of Americans thought the tropics should look like, rather than a naturally evolved landscape. The pattern quickly spread up the coast, transforming coastal South Florida from would-be coconut plantation into promising resort suburbs." (1)



TOP PHOTO: 1905 CLEARING THE FUTURE LINCOLN ROAD (8)

MIDDLE PHOTO: CIRCA 1925 VIEW LOOKING SE TOWARDS FLAMINGO HOTEL AND ENGINEERED LAND FORMS ALONG BISCAYNE BAY (8)

LOWER PHOTO: 1930 VIEW LOOKING NW OVER FUTURE FLAMINGO PARK NEIGHBORHOOD (8)

"Idealized and inspired by Mediterranean sensibilities, Miami's manufactured landscapes nurtured an Arcadian counter-civilization founded on sensory pleasures, beauty & leisure." (1)

In 1915, after the land north of 15th Street was cleared, J.N. Lummus leased a large tract of land to be used as an airfield to train future World War I flyers. The lease was to Aviation pioneer Glenn Curtiss (later developer of Miami Springs and Opa Locka) This was the first airfield in Miami Dade county.

With the construction of the Flamingo Hotel in 1920 much of the land south of 15th Street was utilized as vast green polo fields in the heart of Miami Beach, since most building development was occurring along the Ocean and along Biscayne Bay.

All of present-day Flamingo Park plus significant additional chunks of the surrounding neighborhood were originally built as the polo grounds for the Hotel.

The first airfield in Dade County located in Miami Beach, became very effective advertisement for the new City. Curtiss was not charged any rent for the land since he was always promoting the City. After the airfield was re-located in 1929, this land was purchased by the City of Miami Beach for \$300,000. and officially became the new Flamingo Park.

The West Flamingo Park area is a unique single-family residential neighborhood in which 1210 Michigan Avenue is located because there are so few intact districts surviving in Miami Beach. This neighborhood is an anomaly in urbanized South Beach, by being one of only two single family residence neighborhoods. The other single family residential neighborhood in South Beach is the area north of 17th Street and west of Meridian Avenue, the Palm View Historic District as it was designated on February 9, 1999.

This West Flamingo Park single family district represents the preservation of an earlier stage of growth in Miami Beach, when all of the major avenues - Alton - Collins - Washington still had single family residential buildings. This did not last for long in the face of on-going urbanization.. However somehow this pocket neighborhood continues to exist and thrive.

TOP: POLO FIELDS IN FRONT OF THE NAUTILUS HOTEL (8)

MIDDLE: AERIAL VIEW LOOKING NW OVER FUTURE FLAMINGO PARK NEIGHBORHOOD (8)


LOWER: 1920 PHOTOGRAPH OF POLO GAMES AT THE FLAMINGO HOTEL POLO GROUNDS (8)





Miami Beach

ANOTHER BEAUTIFUL HOME



at \$18,800.00

\$6,700 CASH. Balance 1, 2, 3 and 4 Years, 7%

Only one lot removed from Biscayne Bay, within 400 feet of Florida's Finest Golf Course

Three master bedrooms, two baths, servants' quarters in garage

The CARL G. FISHER PROPERTIES

LINCOLN ROAD AND JEFFERSON AVE.,
MIAMI BEACH, FLORIDA

Ask for C. W. CHASE, Jr.
Sales Manager

Miami Beach was transformed by the process into a table of bleached sand, neatly fringed and crisscrossed by canals, lakes and lagoons. Idealized nature was employed as an instrument of urban planning." (2)

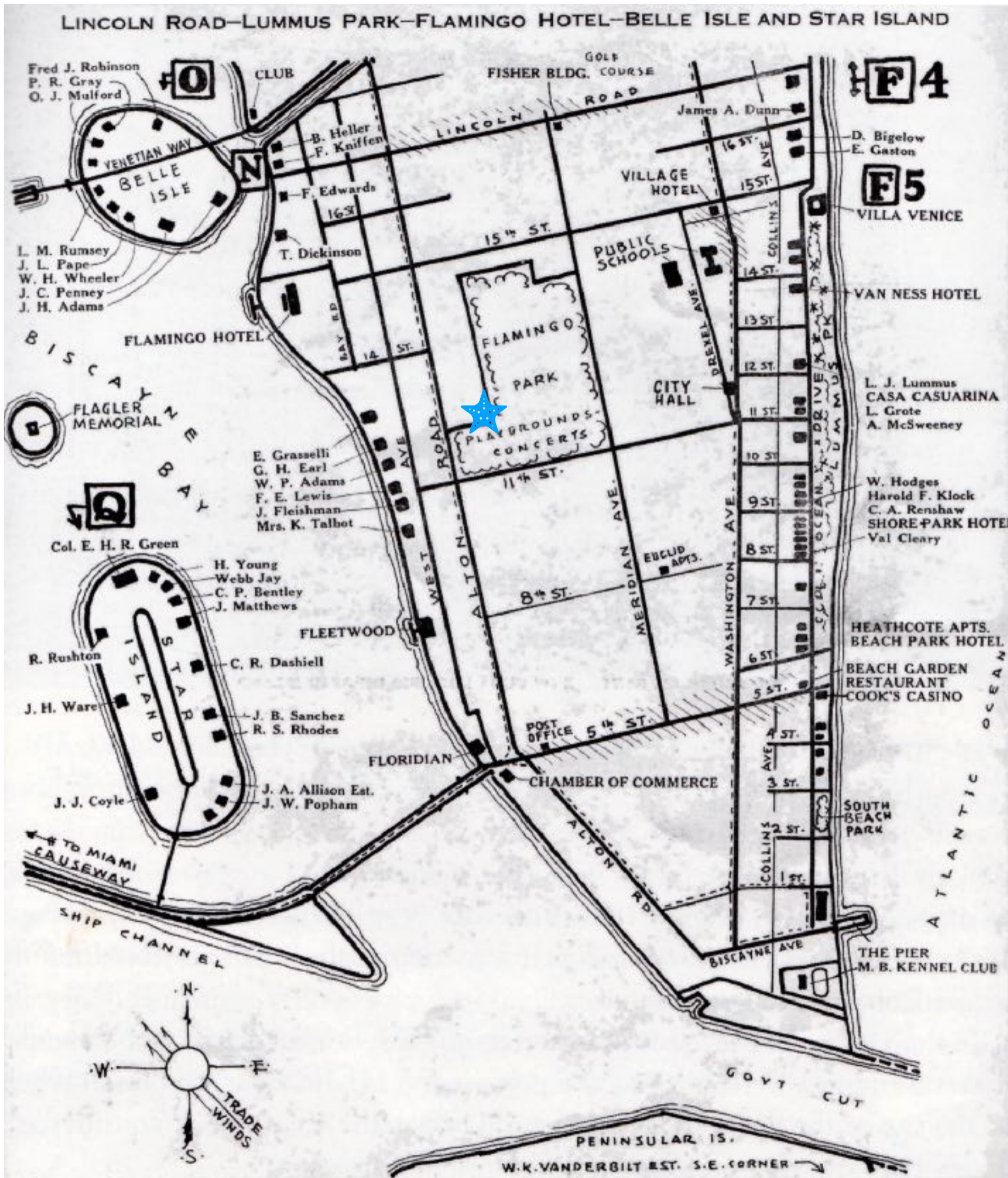
"Carl Fisher was primarily interested in selling his land to create a community of wealthy winter residents. His approach was to build up a property, sell it at cost or borrow against it and then go build another." (3)

"As he built more amenities, his land values rose. As he dredged up the bay to make it navigable, he literally created more real estate." (3)

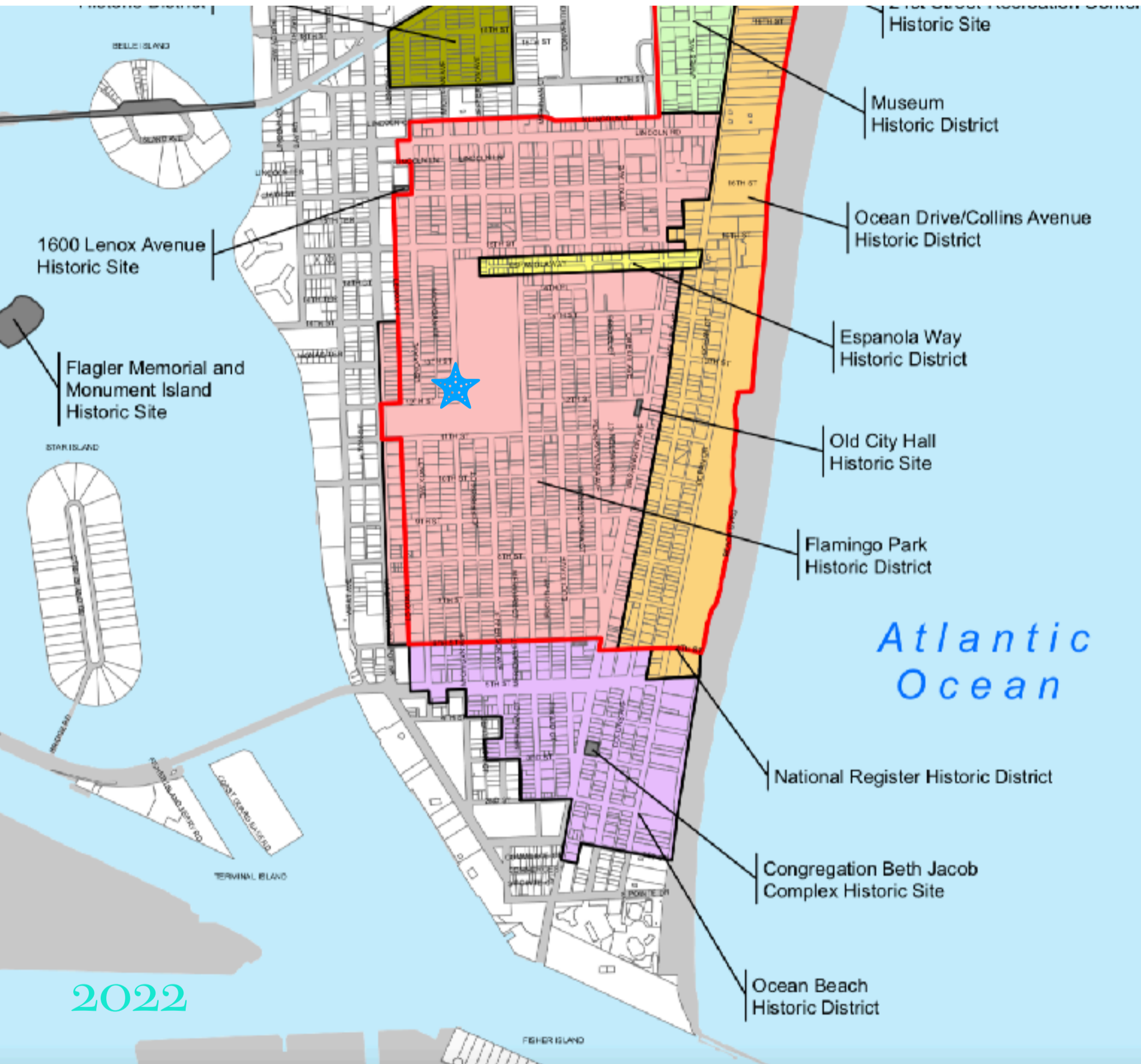
The western boundary of the Flamingo Park Historic District originally ran along Lenox court, except for the 1100 block where the boundary jugged out to Alton Road to include all of Flamingo Park. The 2008 expansion brought the western boundary of the district to Alton Road as shown on the Map elsewhere in this report.

TOP: FLAMINGO PARK, CIRCA 2023 COURTESY CITY OF MIAMI BEACH

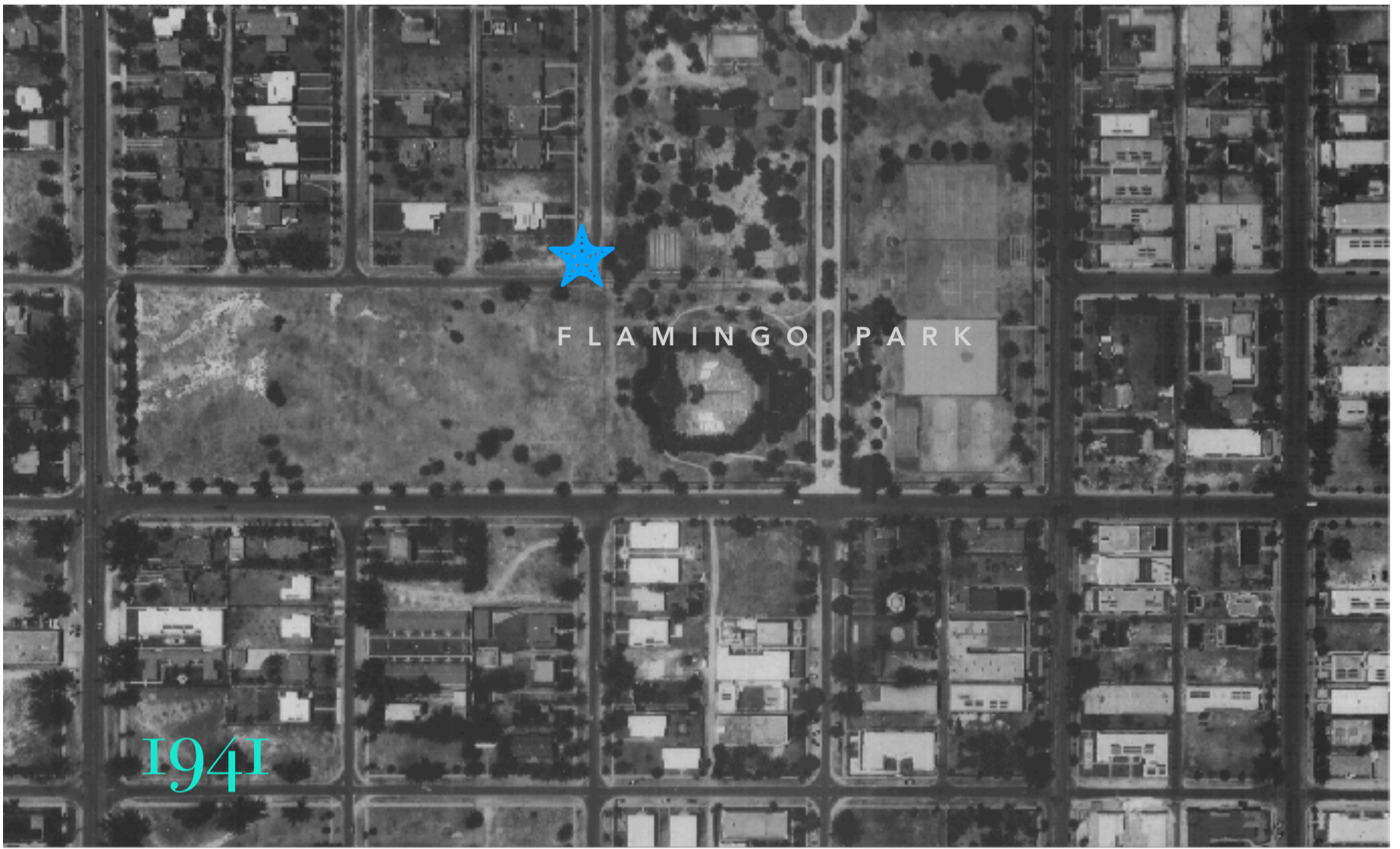
BELOW: ADVERTISEMENT FOR CARL FISHER PROPERTIES (8)



1932 MAP OF MIAMI BEACH SHOWING LOCATIONS OF HOUSES OF PROMINENT PERSONS AND NOTABLE SITES OF INTEREST BY FRANK STEARNS (8)



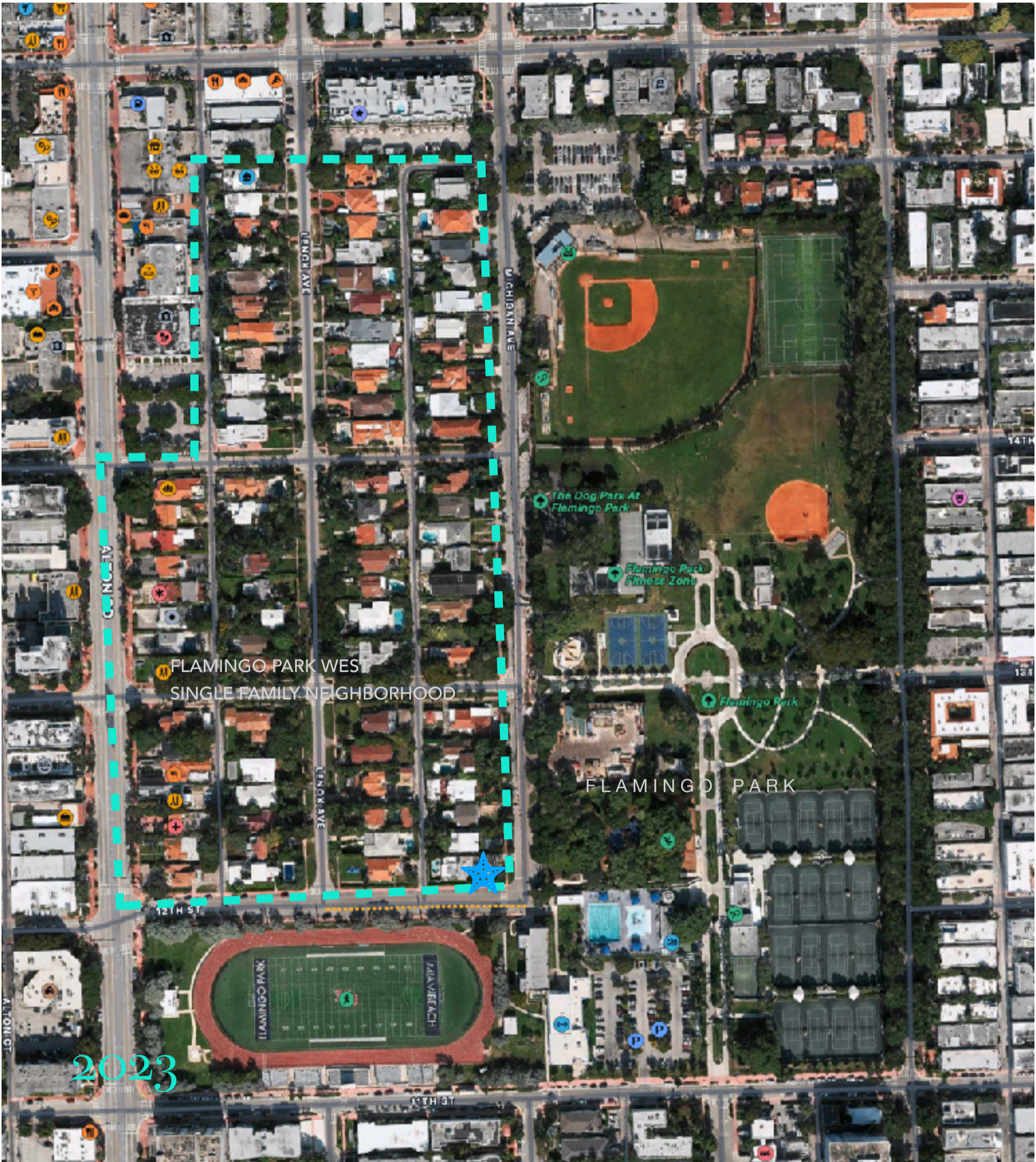
CITY OF MIAMI BEACH MAP WITH HISTORIC DISTRICTS



1941 AERIAL PHOTOGRAPH OF FLAMINGO PARK NEIGHBORHOOD. NOTE THAT THE TRACK AND GRANDSTAND HAVE NOT YET BEEN BUILT. NOTE ALSO THAT THERE ARE STILL A SUFFICIENT NUMBER OF UNBUILT PROPERTIES. (10)



1985 AERIAL PHOTOGRAPH OF FLAMINGO PARK NEIGHBORHOOD. NOTE THAT THE TRACK AND GRANDSTAND IN THE PARK ARE NOW BUILT. NOTE ALSO THAT THE NEIGHBORHOOD SEEMS TOTALLY DEVELOPED (10)



DASHED LINE INDICATES EXTENT OF FLAMINGO PARK WEST - SINGLE FAMILY NEIGHBORHOOD



2023



1210 MICHIGAN AVENUE



ADDRESS:	1210 MICHIGAN AVENUE
YEAR ORIGINALLY BUILT:	1940
ORIGINAL ARCHITECT:	ALBERT ANIS
ADDITION:	1982
ADDITION ARCHITECT:	PAUL LIPOV
HISTORIC STATUS:	CONTRIBUTING
BEDS / BATHS / HALF FLOORS	3 / 3 / 1
ADJUSTED AREA	2,917 SQ. FT.
LOT SIZE:	7,500 SQ. FT.
HISTORIC DISTRICTS:	ART DECO NATIONAL REGISTER DISTRICT FLAMINGO PARK LOCAL HISTORIC DISTRICT
MIAMI DADE PROPERTY APPRAISER FOLIO NUMBER:	02-4203-009-7410

Designed by noted Architect Albert Anis in 1940 for the original Owner Dr. Herman Glicksberg, this residence exhibits a hybrid architectural style which was typical of the time.

It was not then unusual for an architect to borrow detailing from the Art Deco, Streamline Moderne and the Spanish Mediterranean traditions and incorporate them together into a single design.

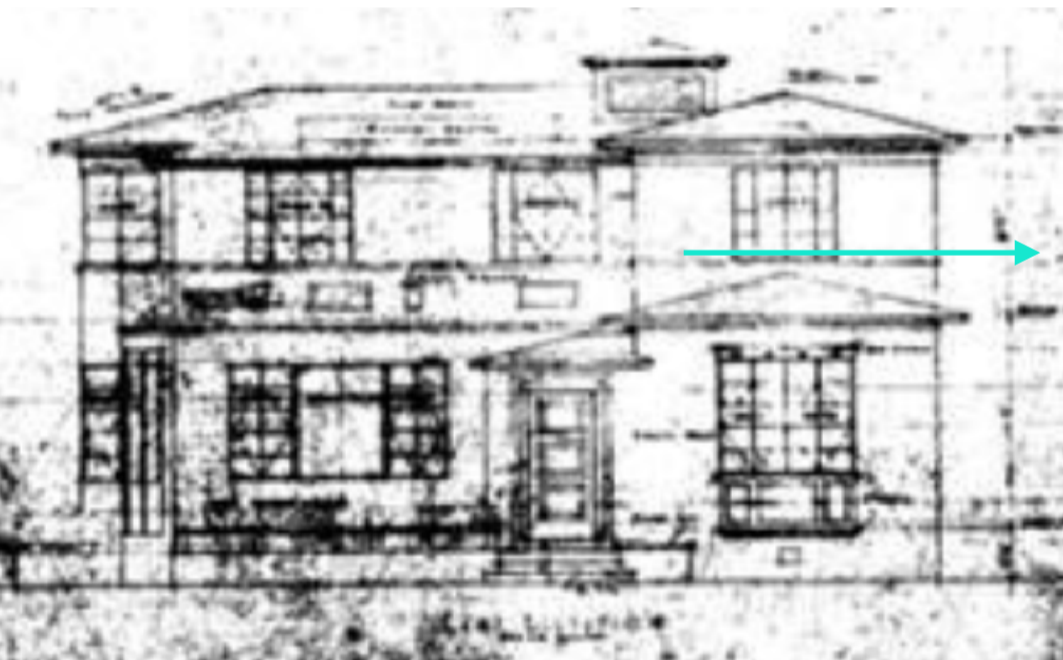
By 1940 Streamline Moderne had well overtaken Art Deco as the style of the moment that was everywhere from toasters to skyscrapers. Streamline Moderne is the pre-dominant architectural style of this single family residence. However there is also a nod to the Spanish Mediterranean style with the sloping rooflines, architectural massing and tower on the front elevation facing Michigan Avenue.

The small paned windows lent character to the original design and it is unfortunate that these have not been included in subsequent renovations. The large expanses of glazing on the south elevation were especially character defining with the former small panes.. Another design feature is the southernmost protruding architectural element with corner windows on both floors of the two story portion at both the SE and SW corners.

TOP: 1981 PHOTOGRAPH OF FRONT ELEVATION (11)

MIDDLE: ORIGINAL FRONT ELEVATION DESIGN ON ARCHITECTURAL DRAWINGS BY ALBERT ANIS

LOWER: 2011 PHOTOGRAPH WITH WINDOWS FOLLOWING THE HISTORIC PATTERN WITH SMALL PANES. (11)





According to the CMB Building Card the original residence measures 40'-0" wide at the front elevation facing Michigan Avenue; and 62'-0" on the side along 12th Street and 25'-0" high. It is built on spread concrete footings and originally had a tile roof.

Sloping roofs were not usually associated with the Streamline style. These roofs are clad with tile as shown in the photographs. The CMB Building Card notes that the roof was originally tile.

Two racing stripes highlight both the top of the first floor and the top of the solid concrete balustrade / bottom of 2nd floor windows which lends a touch of restrained elegance to the design.

The recessed front entrance is framed by a keystone and tile surround with concrete relief panels.

Prior to the establishment of the City of Miami Beach Historic Preservation Board, a one story addition with flat roof was added in 1982 at the western elevation.

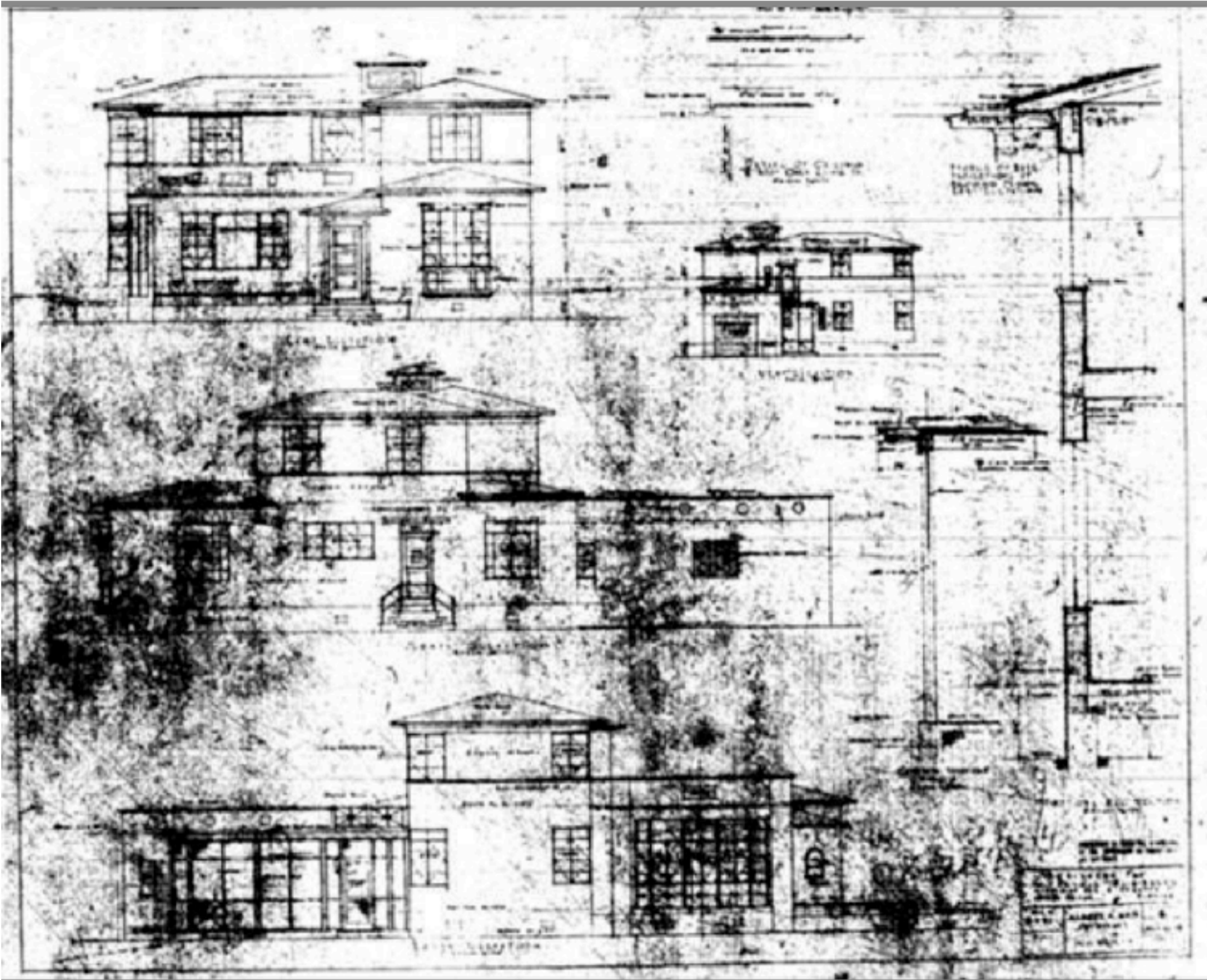
The parapet above this addition was raised in similar fashion as the front of the original residence, although only one racing stripe was featured at the top of the parapet aligning with the top racing stripe on the original residence. Three rectangular medallions are part of the solid balustrade in front.

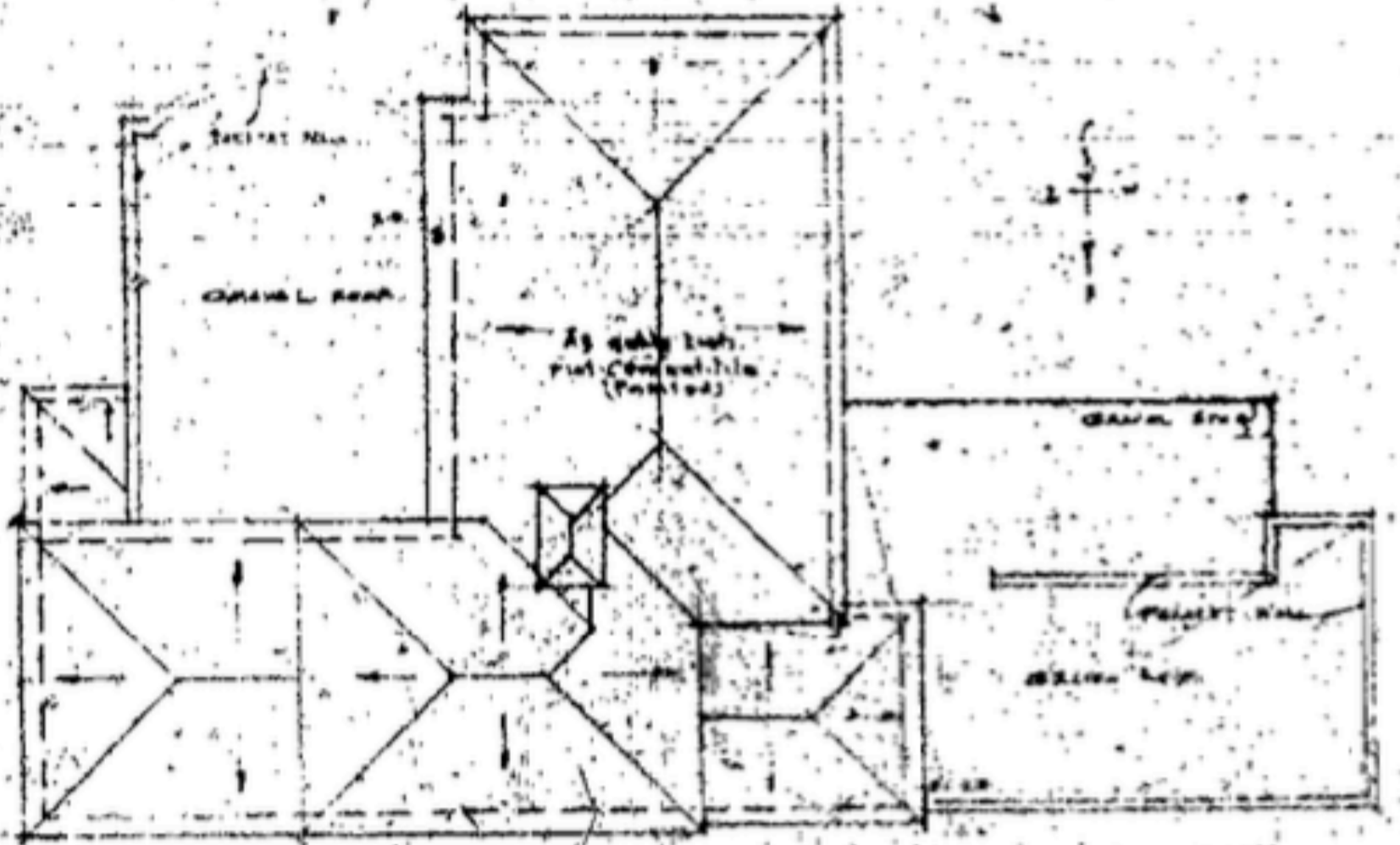
Although this addition presents a long wall with irregular windows facing Michigan Avenue, this is mostly obscured by the height of the landscaping at the sidewalk.

This addition also required the demolition and reconfiguration of the two rear corner windows on the first floor of the original residence.

One additional comment concerns the prominence of the air conditioning unit on the wall above the second floor at the front elevations. It is unfortunate that this might have been better concealed from view.

The front (east) elevation does not appear to be materially changed from the original; except for the windows and A/C.

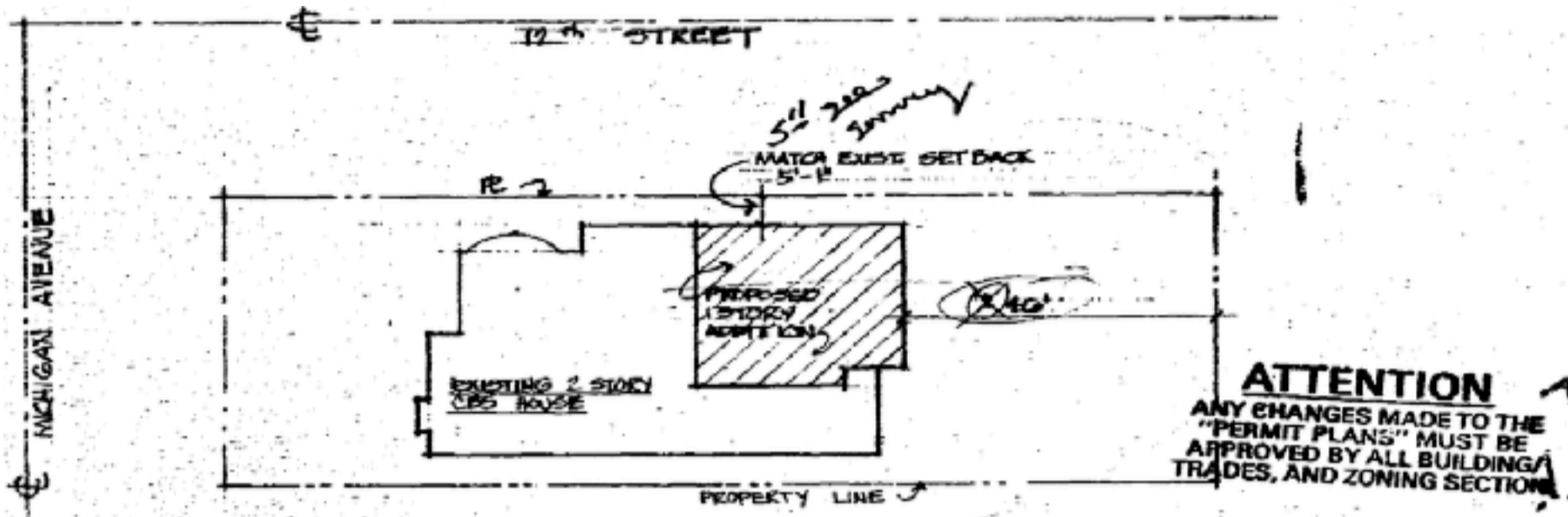




ROOF PLAN

CONTINUATION TO VARIOUS PLANS, &
 AT 100, CONTRACTOR TO OBTAIN
 ALL DETAILS

RESIDENCE FOR		
DR. HERRICK - LICKENOR		
1210 MICHIGAN AVE. & TWELFTH ST.		
MIAMI BEACH		
NO. 4021	ALBERT A. ANIS	ARCHT.
MIAMI BEACH	ARCHT.	MIAMI BEACH, FLA.



ATTENTION
 ANY CHANGES MADE TO THE "PERMIT PLANS" MUST BE APPROVED BY ALL BUILDING TRADES, AND ZONING SECTION

10 AUGUST 1981
 11 JUNE 1980
 12 SEPTEMBER 1979
 PAUL S. LIPOF ARCHITECT

ADDRESS
 1210 MICHIGAN AVE.
 MIAMI BEACH, FLA.

SITE PLAN
 1"=20'

LEGAL DESCRIPTION

LOT 7, BLOCK 45
 O.B. ADD. #3

OFFICE COPY



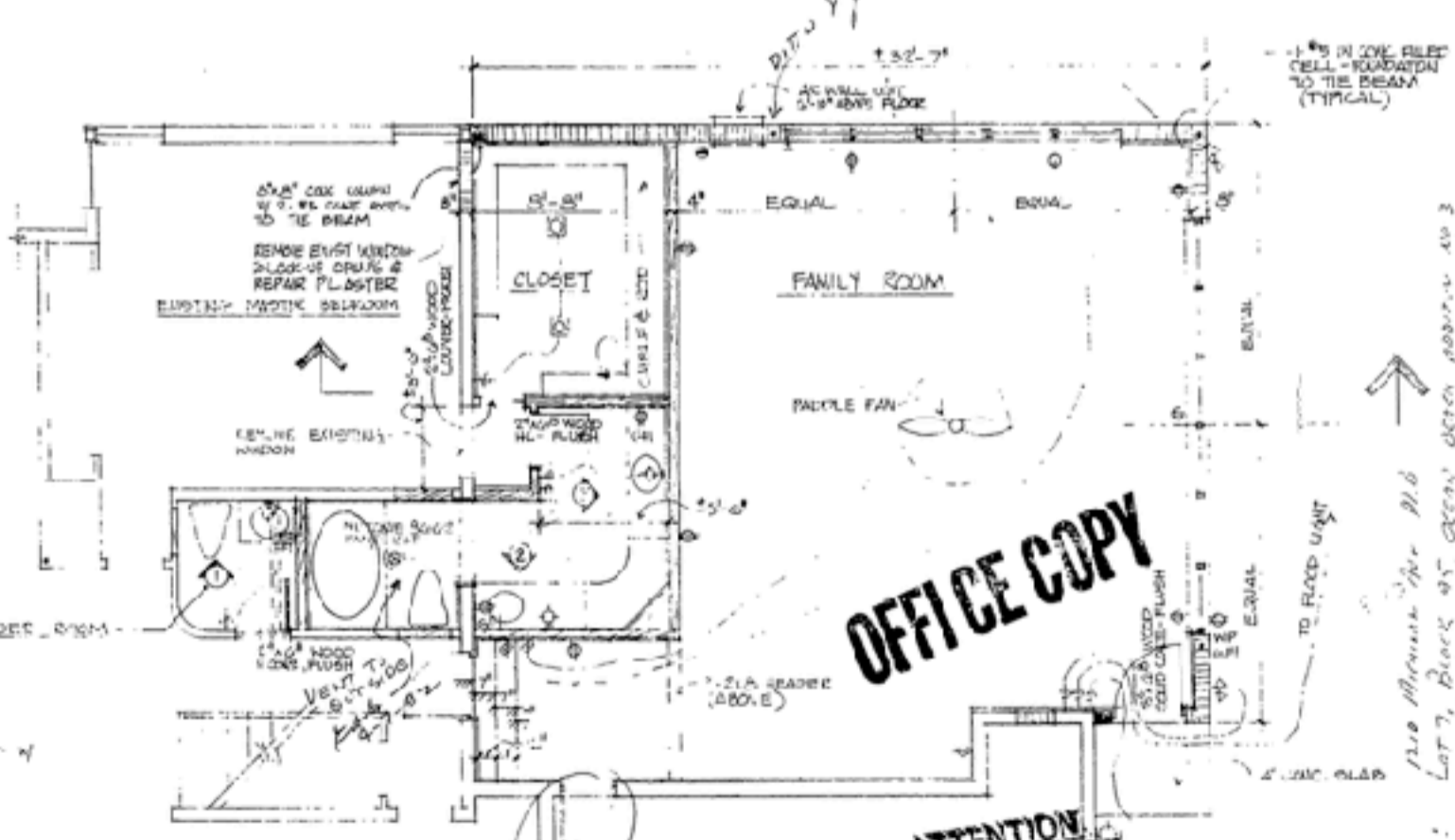
MATCH EXISTING PIPE RAILING

8"x8" CONC. CAP
 W/2" x 2" CONC. #4
 ALIGN TOP OF PARAPET W/ EXIST. PARAPET

7 SPINLOK FLASHING
 7E 3M N/ FELT BASE

4 PLY BUILT UP ROOFING ON 5/8"

SITE PLAN FOR ADDITION



OFFICE COPY

ATTENTION
 ANY CHANGES MADE TO THE "PERMIT PLANS" MUST BE APPROVED BY ALL BUILDING TRADES, AND ZONING SECTION

1"=8" IN CONC. REEF CELL - FOUNDATION TO THE BEAM (TYPICAL)

Legal: Lot 7, Block 45 Ocean Dr. Addition #3 Plat Book 2, Page 81 Dade County
 4/2/82
 10 AUGUST 1981
 11 JUNE 1980
 12 SEPTEMBER 1979

Base coat rough with 1527.2 (S) 5 P/B/C
 3-11-82

FLOOR PLAN AT ADDITION

FLOOR PLAN
 1/4"=8'-0"

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

REMOVE EXIST WINDOW

LEGEND

---	REMOVE TO REMOV
---	REMOVE TO BE REMOV
---	REMOVE TO BE REMOV
---	REMOVE TO BE REMOV

CITY OF MIAMI BEACH APPROVED

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 4-7-82

2024 PHOTOGRAPHS (8)



2024 PHOTOGRAPHS (8)



CITY of MIAMI BEACH BUILDING CARD

Owner HERMAN GLICKSBERG Mailing Address Permit No. 14869 Cost \$ 15,000.
 Lot 7 Block 95 Subdivision Ocean Beach #3 Address 1210 Michigan avenue
 General Contractor A. Kaplan Bond No. 2660 - *Hold Bond 2/28/41*
 Architect Albert Anie Engineer **4203-09-7410**
 Zoning Regulations: Use RD Area 13 Lot Size 50 X 150
 Building Size: Front 40' Depth 62 Height 25 Stories 2
 Certificate of Occupancy No. Use Residence - 7 rooms & attached garage
 Type of Construction c-b-s Foundation Spread Footing Roof Tile Date Oct. 22-1940

Plumbing Contractor Markowitz & Resnick # 14411 Sewer Connection 1 Date 10-25-40

Temporary Closet 1

Plumbing Contractor Laundry tub 1 Date

Water Closets 3 Bath Tubs 2 Floor Drains
 Lavatories 3 Showers Grease Traps
 Urinals Sinks 1 Drinking Fountains
 Gas Stoves 1 Gas Heaters 1 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 MAX BELIN # 16211 Address Date 11-14-40

Switch 32 Range 1 Motors Fans Temporary Service
 OUTLETS Light 25 HEATERS Water 1 Centers of Distribution 4
 Receptacles 37 Space 3
 RADIO 1 Refrigerators
 APPLIANCE 1 Irons Sign Outlets

No. FIXTURES 25 Electrical Contractor Belin #16211 Date

FINAL APPROVED BY Lincoln Brown, Jr Date of Service Jan. 7-1941

Alterations or Repairs—Over # 18678- Painting, inside and out. day labor \$ 150.....July 14, 1944

ALTERATIONS & ADDITIONS

OK, Flaag 6/7/1956

Building Permits: #50537 C. E. Mergen: Install 2 - 3/4 ton Units \$ 400.00 May 23, 1956
 #53681 Giffen Industries: Reroofing - \$285.00 - June 25, 1957
 #65008 Dewey Hawkins: install 3 1-HP window air conditioners - \$600 - May 31, 1961 OK Flaag 7/21/61
 #70714 Brainson, owner: Paint exterior - \$125. - 12/4/63
 #76505 Giffen Industries, Inc.: Reroof - \$295 - 6/23/66
 #77122 Alpha White Roof Painting, Inc.: Clean and paint roof - \$95 - 10/6/66
 #1649 - Nester Air Cond. - air cond wind 1-10,000 6/17/71
 #00032 - Nystrand Lloyd Corp. - repair 2 leaks tile roof. area 1 sq. \$100.00 11/11/71
 # 17667 Kindley Roofing patch tile roof 5 squares \$800. 3-11-00

Plumbing Permits:

OK, Fidler 6/8/1956

Electrical Permits: #47512 Astor Electric: two motors May 18, 1956
 #55478 Astor Elec: 1 center of distribution, 1 motor (1HP)- July 18, 1960
 #56791 Astor Electric: 2 motors, 0-1 HP 5/26/61 OK Scarborough 6/23/61

LOT 7 BLOCK 95 SUBDIVISION OCEAN BEACH ADD NO 3 ADDRESS 1210 MICHIGAN

ALTERATIONS & ADDITIONS

FILE NO: 1478 - BRD. OF ADJUSTMENT MEETING APRIL 2, 1982 - APPLICANT REQUESTS THE FOLLOWING VARIANCE IN ORDER TO BUILD AN ADDITION TO AN EXISTING HOME. 1. Applicant wishes to waive 9 ft. 1 in. of the required 15 ft. south side yard setback. APPROVED WITH FOLLOWING CONDITIONS: 1. Existing tree and bushes to remain.

Plumbing Permits:

Electrical Permits:

LOT _____ BLOCK _____ SUBDIVISION _____ ADDRESS _____

ALTERATIONS & ADDITIONS

Building Permits:

- #19116 Miami Beach Realty Corp/for sale sign/\$5/10-20-80
- #21975 4/7/82 owner room addition and expansion \$12,000.
- #22311 6/7/82 Stanley Roofing - new roof on addition \$1,700.

Plumbing Permits: #60195 4/27/82 King Cole Plumb - 1 rgh, 1 set bath tub, 3 rgh, 3 set lavatory, 2 rgh, 2 set water closet, 1 utility sewer, 1 utility water

Electrical Permits: #77938 4/28/82 Ocean Elect - 9 switch outlets, 7 light outlets, 11 receptacles, 1 a/c window



ALBERT ANIS ARCHITECT

Albert Anis (1889–1964) was one of the most famous architects practicing before and after World War II in Miami Beach. His architectural style successfully morphed from pre-war Art Deco through Streamline Moderne and then on to post-war MiMo or mid-20th Century Modernism. He was born in Illinois and attended the Armour Institute of Technology (now the Illinois Institute of Technology) in Chicago, Illinois from 1908 - 1910. He became certified as an Architect in 1926 in Illinois and again in 1935 when he moved to Florida.

He was one of a group of architects working in Miami Beach before World War II who reinterpreted the architectural principles of the International Style while incorporating the tropical ornamentation themes of Miami Beach.

“Miami Beach hotels and apartment buildings of the 1930’s... frequently aspired to monumental effects, appearing like miniaturized grand hotels. Sculpted with a precision as if by industrial designers, they evinced a maximum of thematic economy while eschewing “pretensions to infinity, sublimity and the artistic.” (2)

“Dixon, Hohaus, Anis, France, Skisiewicz, Kiehnel & Elliott, Polevitzky & Russell, and so many others, formed an ensemble cast of actors, at work designing and building a new city. As in a theater, they exchanged roles and tirades, and they tried to outshine each other, but they shared and read the same text; the language and the ‘architecture of the city.’ (17)

Albert Anis was a master in modeling the facades of buildings in order to introduce a sense of depth into the composition. Even a depth of several feet on the facade - or less - can make a great difference in massing appearance. This can especially be seen in the Shore Club (photo below) and Avalon Hotels and the Lord Charles Apartments (Photos are on second page following) .

Sometimes it is an abrupt change in materials, as in the dramatic entrance facade of the Bancroft where guest room windows with eyebrows gives way to the three story high vertical glass block lantern leading vertically towards the entrance. And sometimes it may be dramatic scalloping as in the Shore Club Hotel.

TOP: CLEVELANDER HOTEL (8)

LOWER: WINTERHAVEN HOTEL (8)

ALBERT ANIS ARCHITECT

REPRESENTATIVE PROJECTS:

- Abbey Hotel 300 21st Street Miami Beach FL 1940)
- American Savings 341 Lincoln Road Miami Beach (1945)
- Avalon Hotel 700 Ocean Drive Miami Beach (1941)
- Bancroft Hotel aka Ocean Steps Miami Beach, FL (1939)
- Berkeley Shore Hotel 1610 Collins Avenue Miami Beach (1940)
- Cadet Hotel 1701 James Avenue Miami Beach (1941)
- Chesterfield aka Helmor Hotel, Miami Beach FL(1938)
- Claremont Hotel 1700 Collins Avenue Miami Beach (1947)
- Clevelander Hotel 1020 Ocean Drive Miami Beach (1938)
- Colonnade Apartments (1946) 2365 Pinetree Drive, Miami Beach
- Dezerland Hotel Miami Beach, FL (1951)(demolished)
- Don-Bar Apartments 1565 Pennsylvania Ave. Miami Beach (1939)
- Flamingo Theater 318 Lincoln Road Mijami Beach (1945)
- Gaylord Hotel 2700 Collins avenue Miami Beach (1939)
- Gamshire Apts 2035 Washington Ave. Miami Beach, FL (1953)
- Leslie Hotel (1937) 1244 Ocean Drive Miami Beach FL
- Lord Charles Apartments Miami Beach, FL (1953)
- Majestic Hotel 660 Ocean Drive Miami Beach (1940)
- Mantell Plaza 255 24th Street Miami Beach, FL (1942)
- Mercantile National Bank Building, 420. Lincoln Road FL (1940)
- Monte Carlo Hotel, Collins Avenue. 1951
- Nassau Apartments 1414 Collins Ave. Miami Beach (1936)
- Pineview aka Tradewinds Apts (1947) 2351 Pinetree Dr., Miami Beach
- Paramount Plaza 455 Ocean Drive Miami Beach (1941)
- Poinciana Hotel 1555 Collins Avenue Miami Beach (1939)
- Sagamore Hotel 1671 Collins Avenue Miami Beach 1948)
- Shirley Apartments 1424 Collins Ave. Miami Beach (1935)
- Shore Club Hotel 1901 Collins Avenue Miami Beach, FL (1949)
- Tarleton Hotel 2469 Collins Avenue Miami Beach (1948)
- Tyler Hotel 430 21st Street Miami Beach, FL (1940)
- Temple Emanu El, Miami Beach, FL (1947)
- Viscay Hotel Miami Beach, FL (1941)
- Whitelaw Hotel 808 Collins Avenue (1936) Miami Beach FL
- Waldorf Towers Hotel (1937) 860 Ocean Drive Miami Beach
- Winter Haven Hotel 1400 Ocean Drive (1939) Miami Beach



TOP: BANCROFT HOTEL (8)

MIDDLE: SHORE CLUB HOTEL (7)

LOWER:: SEA GULL HOTEL (7)



BIBLIOGRAPHY

- 1) Images of America : Miami Beach by Seth Bramson 2005 p.15.
- 2) City of Miami Beach Flamingo Park Expansion 2008 Designation Report, page 15.
- 3) Ibid., pp. 15-16.
- 4) MiMo on the Beach - www.MiMoOnTheBeach.com
- 5) Images of America : Miami Beach by Seth Bramson 2005 p.15.
- 6) Lost Miami Beach by Carolyn Klepser, 2015
- 7) Courtesy of History Miami
- 8) Arthur Marcus Photography
- 9) Courtesy History Miami
- 10) Courtesy City of Miami Beach Civil Works
- 11) Miami Dade Property Appraiser