

1529 JEFFERSON AVE
MIAMI BEACH, FLORIDA



Prepared for:

City of Miami Beach Planning Dept.
Historic Preservation Board
1700 Convention Center Drive
2nd Floor
Miami Beach, FL. 33139

Report Prepared May 08, 2023 by:

3Design Architecture
3260 NW 7th Street
Miami, FL. 33125
(305) 438-9377
3designonline.com

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Preliminary Remarks

The present report accompanies the project to preserve, rehabilitate and adaptively reuse the existing building at 1529 Jefferson Avenue, formerly the Starlight Apartments, which is currently vacant. The building is a contributing historic structure in the Flamingo Park Historic District.

The project proposes the preservation and restoration of the historic facades, with interior alterations to accommodate apartment units. The existing two story building will remain at its original height. A new three story building is proposed on the east portion of the lot with additional apartment units along with complete property landscaping.

The attached study provides an historical overview of the existing building, based on available documentation. It includes photos of existing conditions and surrounding context, as well as microfilm copies of original building plans. The City of Miami Beach Building Card is also provided.

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Historical Analysis

Historical Outline

The Starlight Apartment building was designed by Miami Beach famed architect Henry Hohauser for owner Dr. B.G. Pollock in the Lincoln subdivision at 1529 Jefferson Avenue. It was completed in 1936 by builder Filer Construction Company at a cost of \$12,500. Hohauser designed the Starlight as a 4-unit, two-story apartment building with a central access stair. Hohauser's design followed the Streamline Moderne style found in many of his other designs on Miami Beach. Streamline Moderne was a very popular architectural and industrial design style during the 1930's and early 1940's as a result of a search for a new style to symbolize the machine age. Other notable and comparable buildings designed by Hohauser in 1936 include the Collins Plaza Hotel, the Coronet Apartments, The Davis Hotel, The Park Vendome, and the Peter Miller, Sassoon, and Taft Hotels.

The front facade is symmetric with projecting prow entry bays flanked by base planters hugging a curved main entry stoop. Wide band stucco horizontal racing stripes stream across the front facade in between the corner windows. A T-banded parapet runs along the top with pierced masonry "x" motif attic and basement decorative vents.. Small projecting brise-soleil 'eyebrows' protect the building's current awning windows. According to the 1989 survey conducted for the designation of the Flamingo Park Historic District, the Starlight Apartments is an historic contributing building in the district due to its "interesting and effectively massed composition with simple applied detail and high cohesiveness."

Unfortunately no archival photographs have been found for the starlight apartments, but some limited information is provided by the microfilm plans and building permit card. The building does not appear to be altered greatly. However, two poignant alterations to note are the addition of a 10' x 10' storage room in 1949 and the replacement of the original casement windows with awning windows in 1961, according to the building card.

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Building Data

Building Permit Card and Microfilm Plans

Owner DR. B. G. POLLOCK Mailing Address Permit No. 8770
 Lot 17 Block 62 Subdivision LINCOLN No. 1529 Street Jefferson Date Sept. 21-1936
 General Contractor Flier Construction Co. Address
 Architect Henry Hohausen Address
 Front 38 Depth 43-8 Height Stories
 Type of construction c-b-s- Cost \$ 12,500.00 Foundation reinf. concrete Roof flat
 Use APARTMENT HOUSE
 4 units
 3234-02-1350

Plumbing Contractor Markowitz # 9508 Address Date Oct. 27-1936
 No. fixtures 18 Gas 8 Rough approved by Date
 No. Receptacles
 Plumbing Contractor Address Date
 No. fixtures set Final approved by Date
 Sewer connection 1 - Septic tank Make Date

Electrical Contractor Ast Electric Co. # 7741 Address Date Oct. 16-1936
 No. outlets 77 Heaters Stoves Motors 4 Fans Temporary service
 Receptacles 77
 Rough approved by Date
 Electrical Contractor F. C. AST # 7709 Address Date Dec 7-1936
 No. fixtures set 48 Final approved by Date
 Date of service Dec. 7-1936

Alterations or repairs # 15199- Wire Fence- Wilson, The Fence Man- \$ 33.00- Date Dec. 10-1940
 BUILDING PERMIT # 19643 Painting.. Harry A. Beltler, painter \$ 959.00: Jan. 19, 1945
 BUILDING PERMIT # 30867 Storage room - 10' x 10' x 8' - 12 x 24 Spread Footing- 4 - 5/8 steel rods- \$ 500.00: Sept. 26, 1949
 # 34730 Wet sandblasting - 41 American Sandblasting Co. \$ 230.00: Jan. 2, 1951
 # 34763 Painting - Owner \$ 250.00: Jan. 2, 1951

BUILDING PERMIT # 39528 Install one window unit in wall (A/R conditioning) - C.G. Rookerman, contr.
OK - A. Plag 10-6-52 \$ 35..... Sept. 23, 1952
#57288 Ray Boone Air Cond: 2 - 1 HP window air conditioners - \$400.00 - Sept. 14, 1958
#64006 General Window Corporation: Remove casement windows and install awning windows. - \$1500. - 1/5/61
#69687 Ray Boone Air Cond.: Install 1 - 1 HP air cond., wall unit - \$200. - 7/8/63 OK Plag 9/16/63
#02891-A1 Co Construction-Re-roof 20 sqs. - \$830-4-16-73
#08022 - J J Gross and Son Painting-Interior painting - \$300-9-30-75
#15035 - Harper & Son Roof - tear off replace with standard built up use driveway \$2,200.00 5/22/79

ELECTRIC PERMITS

#49869 Jefferson Stores Ser Corp: 1 Television Antenna- May 13, 1957
#50716 B & E Elec: 1 Center of Distrib, 1 Motor (1HP) - August 22, 1957
#56286 C. J. Kay Elec: 3 Motors (1HP) - Jan. 20, 1961 OK Scarborough 6/23/61

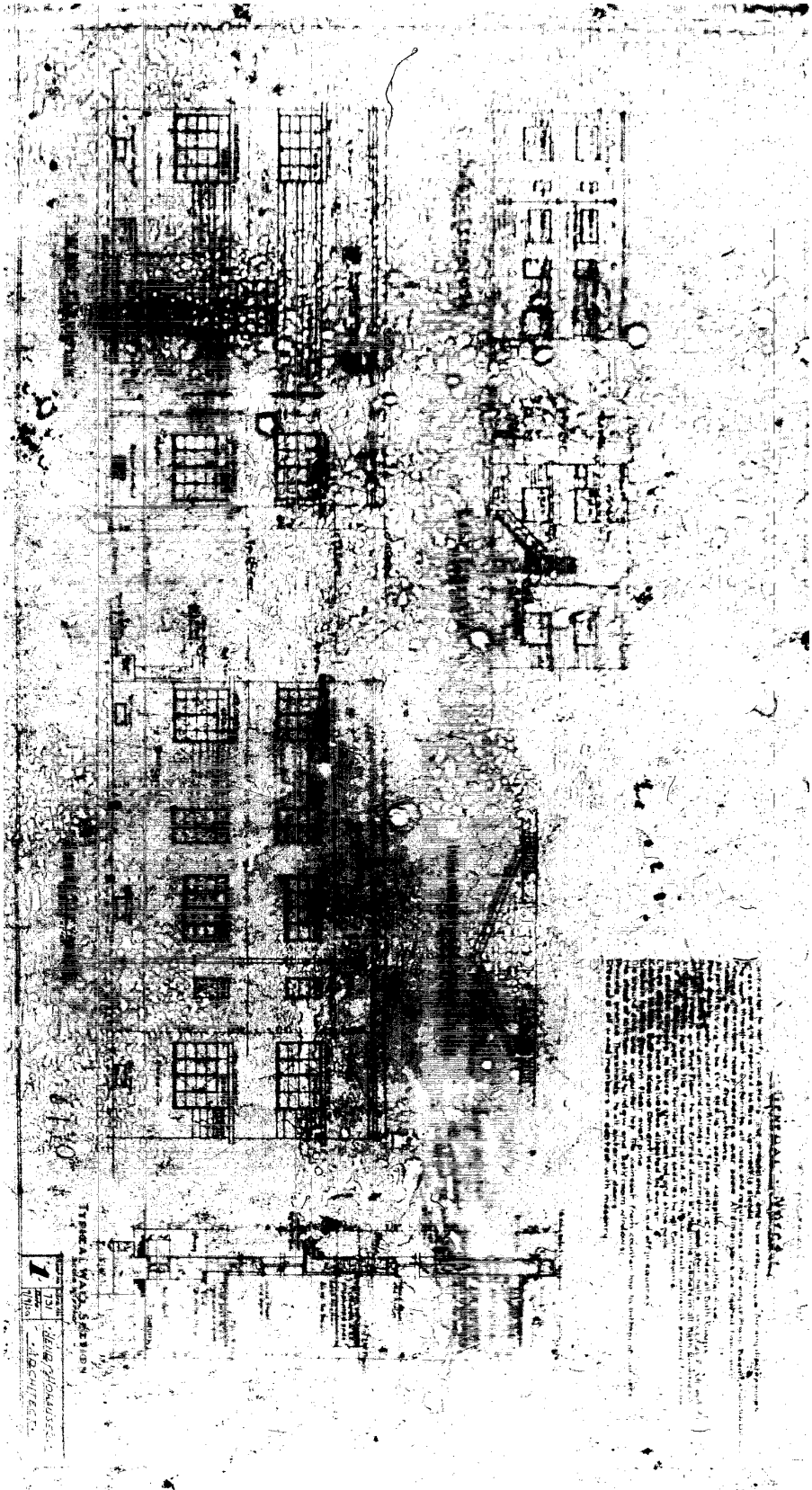
BUILDING PERMITS: #BS891573 - 6-27-89 - Bill Builders Corp. - Change 4 doors replaster and int.
paint - comm. - \$8,500.00

PLUMBING PERMITS: #BP890974 - Sentry Plumbing - Repipe water - 7-19-89

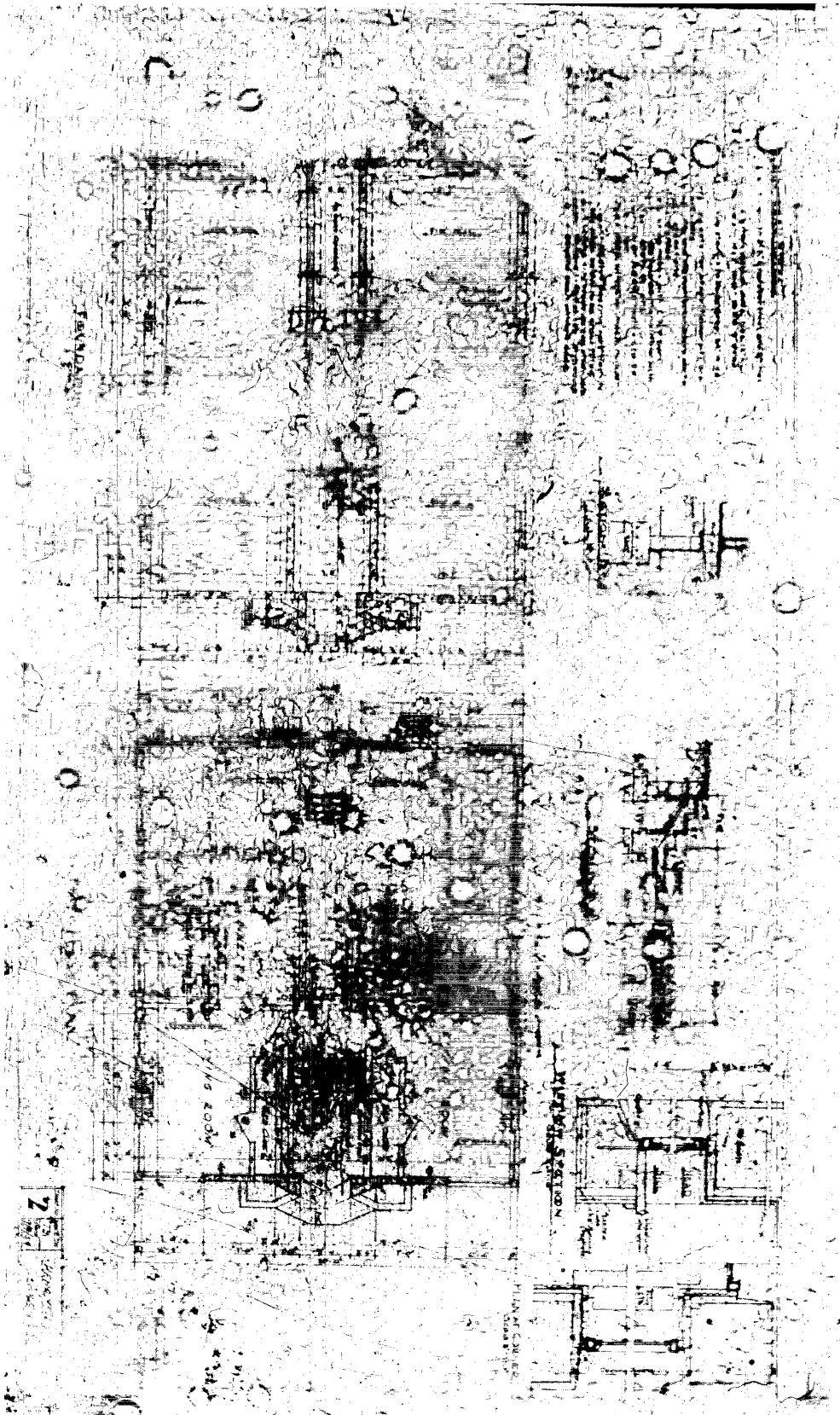
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COASTAL CONTROL ZONE								
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED								
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
6-27-89		Change 1 doors RE PLASTER + Int. PAINT	\$8,500.00					B589154

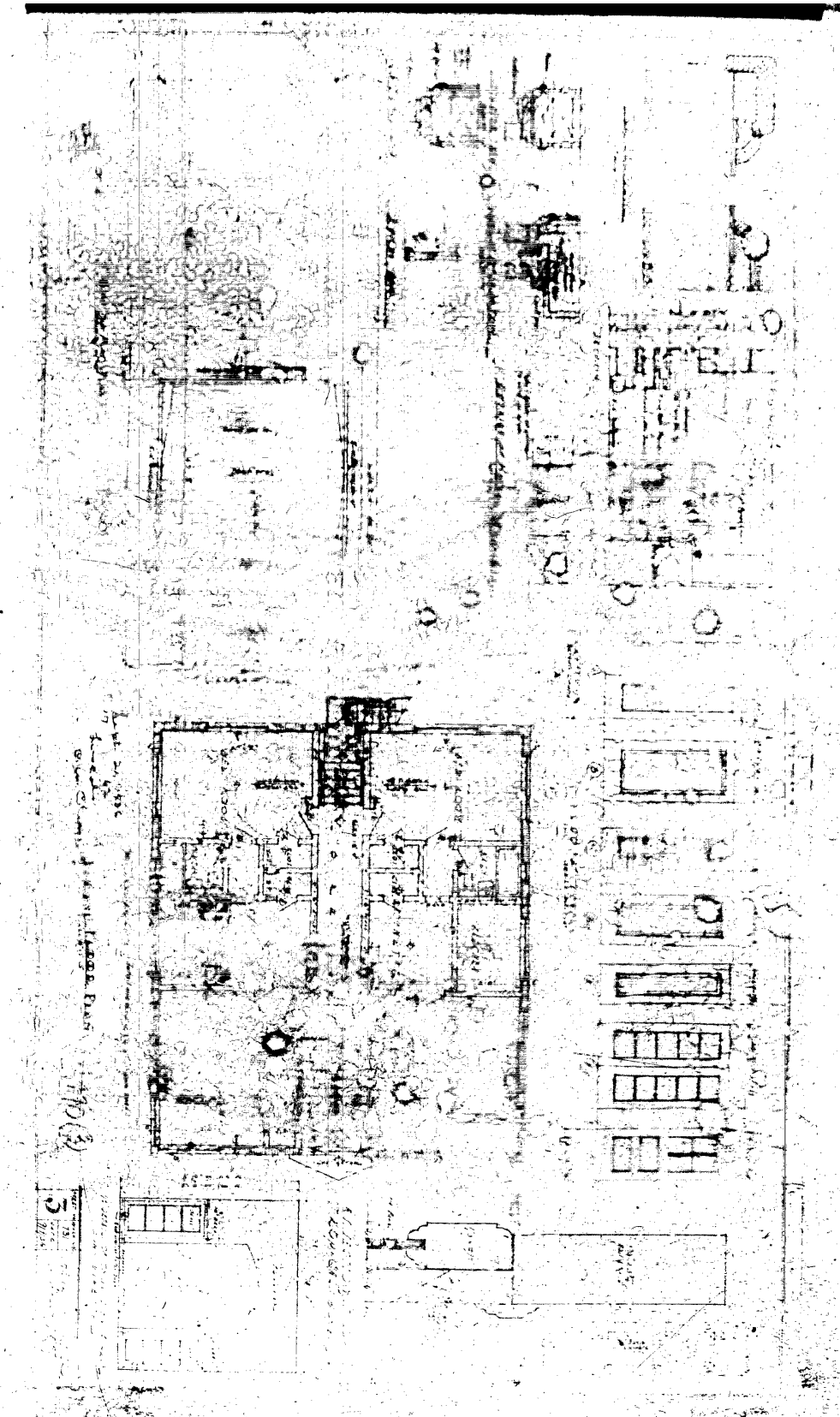
Microfilm Plan Sheet 1



Microfilm Plan Sheet 2



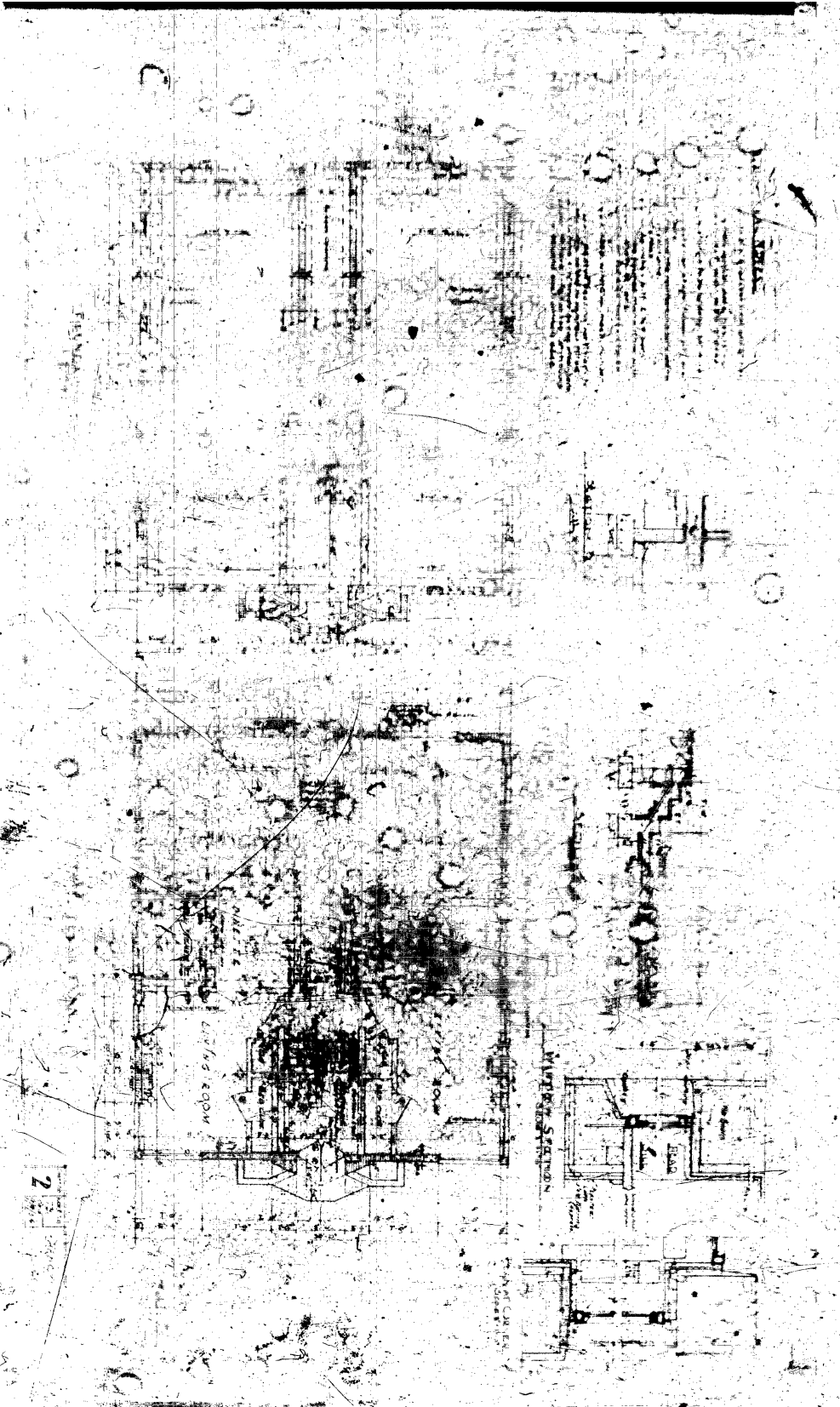
Microfilm Plan Sheet 3



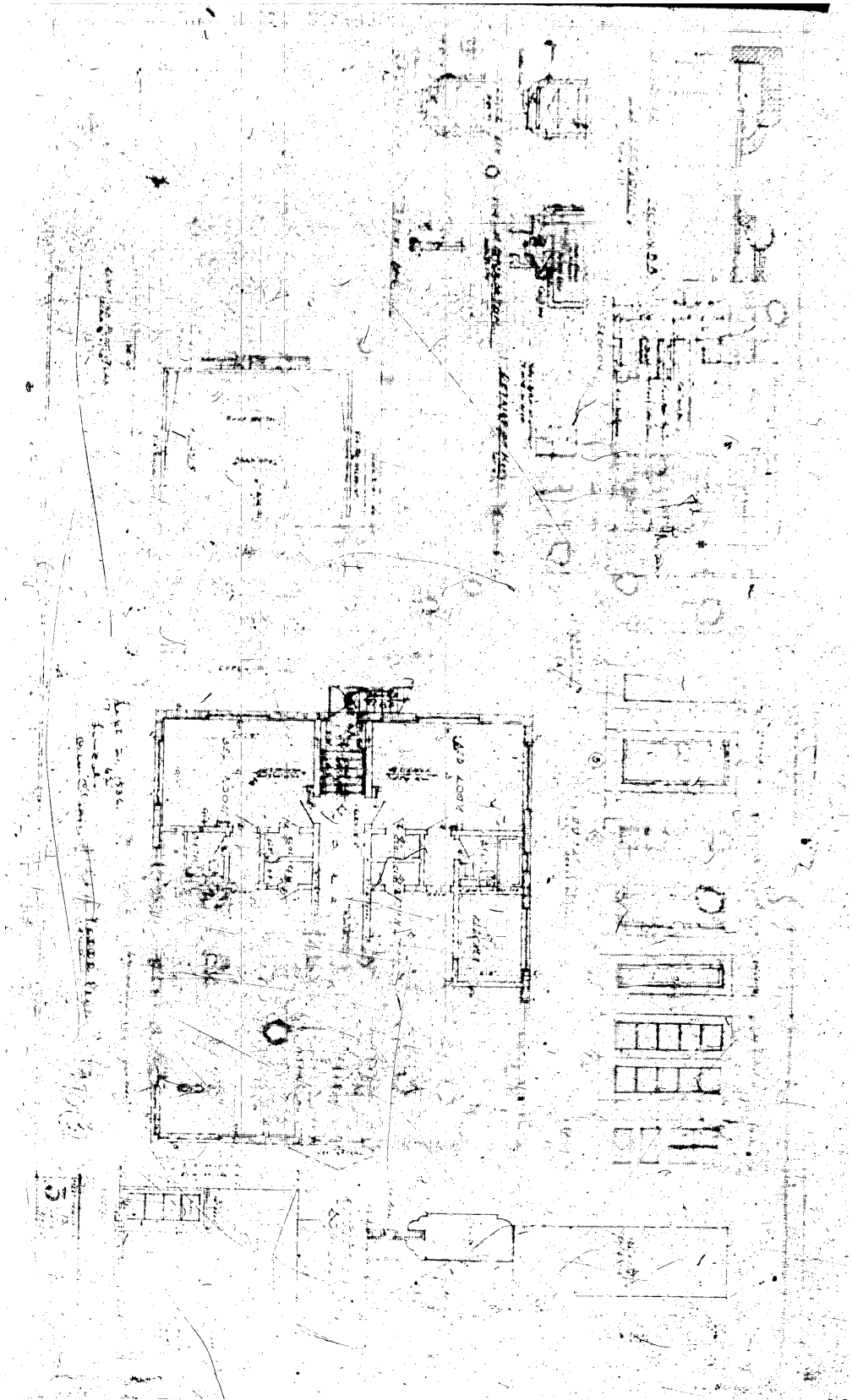
Duplicate Microfilm Plan Sheet 1 - Lighter Copy



Duplicate Microfilm Plan Sheet 2 - Lighter Copy



Duplicate Microfilm Plan Sheet 3 - Lighter Copy



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1989 Building Survey

ADDRESS : 1529 JEFFERSON AVE
LEGAL : L17, B62 LINCOLN SUB
FULL ADDRESS :
SECOND ADDRESS:

STATUS : HISTORIC

BUILDING NAME : STARLIGHT APTS
PREVIOUS NAME :
BUILDER : FILER CONST. CO.
CONST. DATE : 1936
STYLE : STREAMLINE MOD.
EXT. FABRIC : STUCCO
ROOF : FLAT
DOORS : ALTERD
ALTERATIONS : YES

ORIGINAL NAME :
ORIG. ARCH. : HOHAUSER, H
ZONING : RM-1
BUILDING SHAPE: CUBE
STORIES : 2
WINDOWS : Awn
CONSTR. TYPE : CBS

FOLIO# :
DISTRICT: HP
HEIGHT :
PHOTO : Y

SPEC. FEATURES: PROJECTING PROW ENTRY BAYS; BASE PLANTERS FLANK; WIDE BAND HORIZONTAL RACING STRIPES;
PIERCED MASONRY "X" MOTIF BASEMENT AND ATTIC VENTS; CURVED MAIN ENTRANCE STOOP, DECORATIVE VENTING
T BANDED PARAPET; SMALL EYEBROWS.

INTERIOR : NONE CHECKED

SITE : MATURE CHRISTMAS PALM.
SIGNAGE : NONE

ADJACENT SITE :

STAT. SIGNIF. : INTERESTING AND EFFECTIVELY MASSED COMPOSITION, SIMPLE APPLIED DETAIL, HIGH COHESIVEN
ESS

ADDITION : N
ADD. COMMENTS :

ADD. ARCH. :

ADD. DATE: 0

SURVEYED BY : CH

RECORDING DATE: / /

UPDATE : 9/11/89 CB

ORIG. USE/COST: \$12,500.

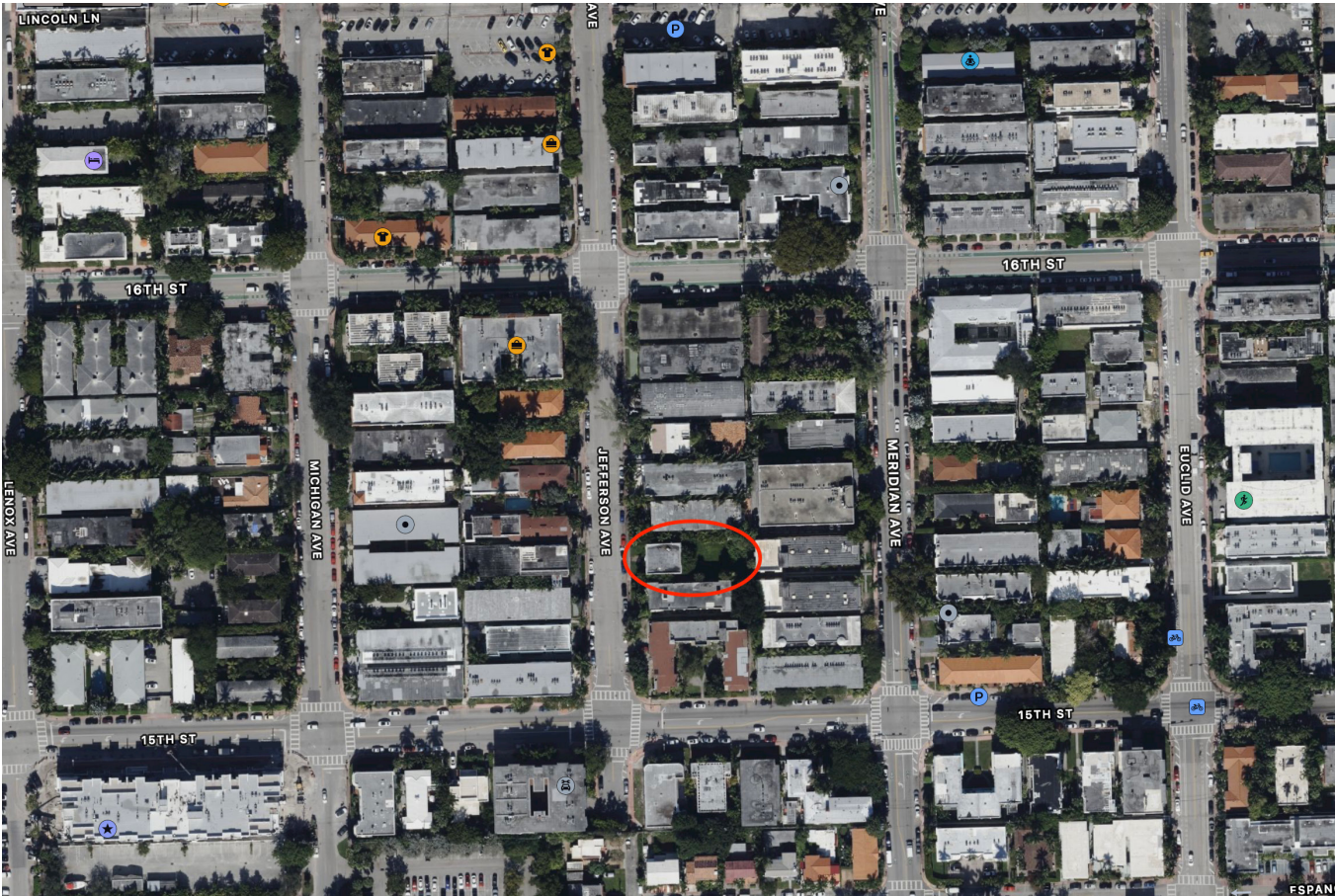
COMMENTS : _____



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Photo Survey - Existing Conditions & Context

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Google Aerial Map - Circa 2023

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Northwest Corner



West Facade



Surrounding Context to the North



Surrounding Context to the South