

PENWAY APARTMENTS & DRUG STORE

1445 Pennsylvania Avenue
Miami Beach, Florida 33139

HISTORICAL ANALYSIS



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Legal Description & Location Map

Lot 6, Less the South 3 feet thereof, Block 4A, of “Espanola Villas First Addition”, according to the Plat thereof, as recorded in Plat Book 9, Page 147, of the Public Records of Miami-Dade County, Florida.



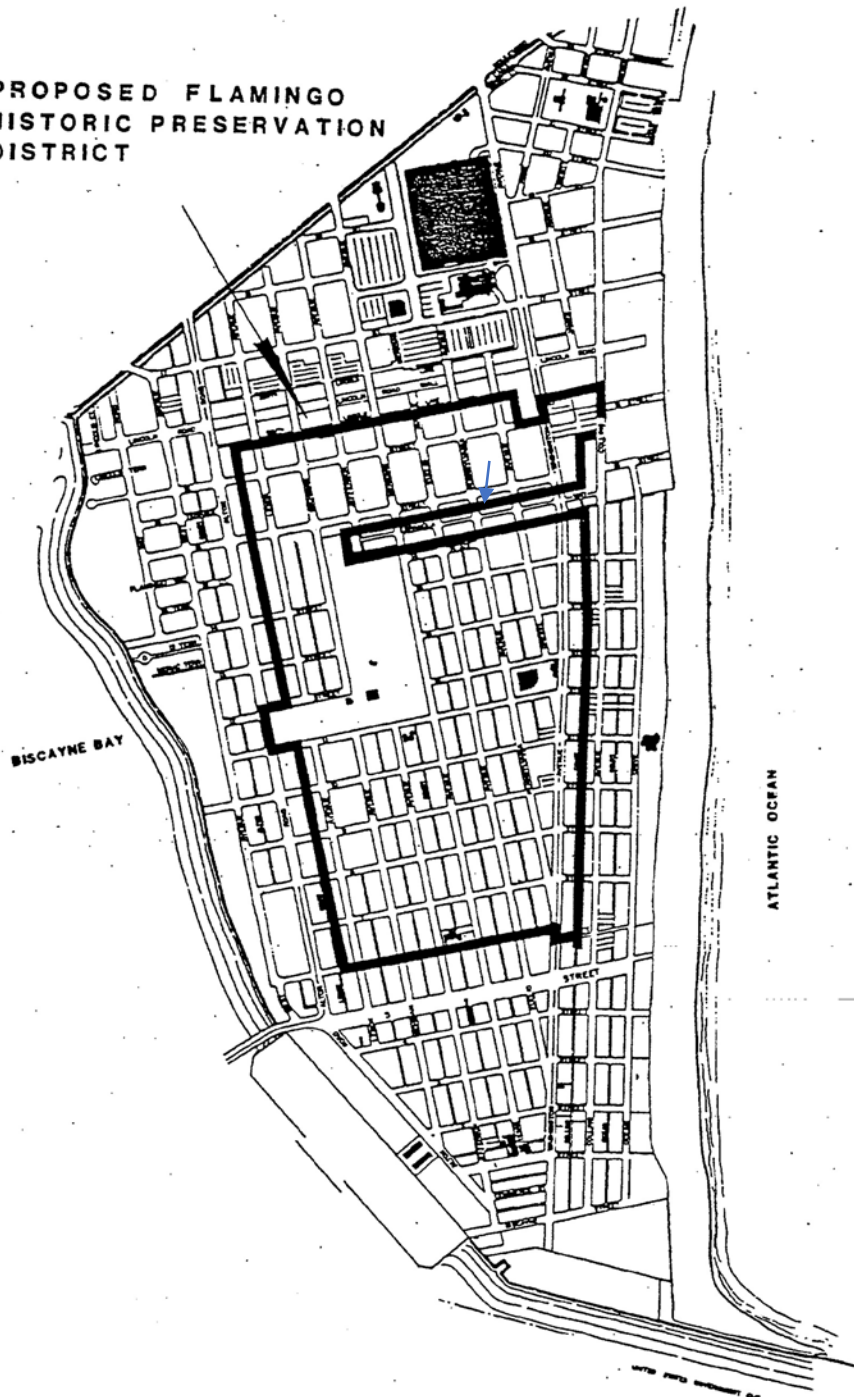
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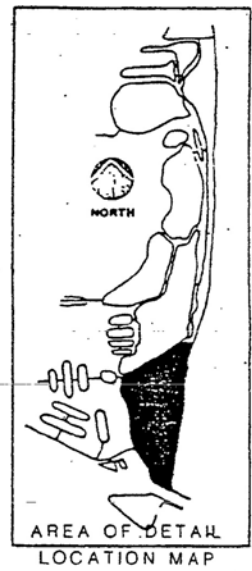
Historic designation and historic district location maps



**PROPOSED FLAMINGO
HISTORIC PRESERVATION
DISTRICT**

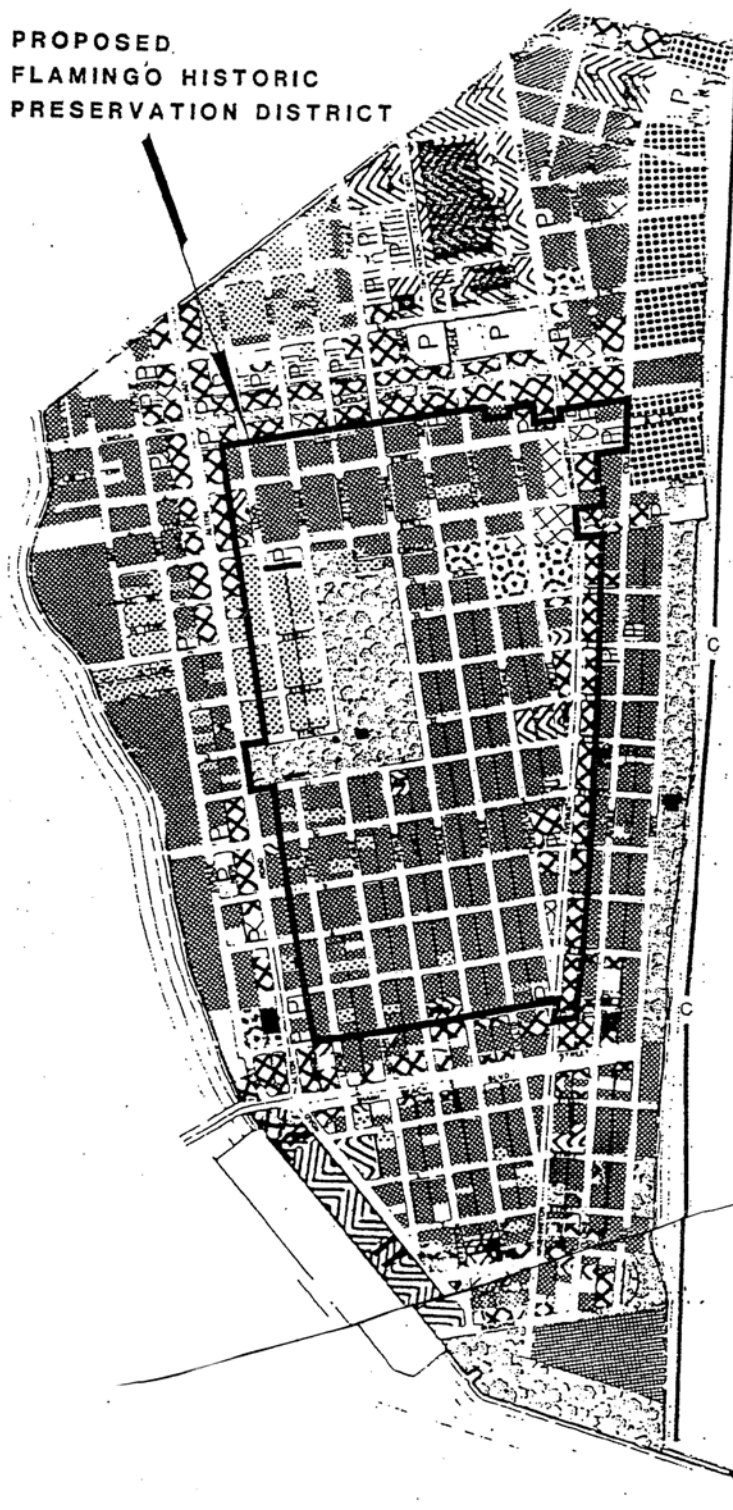


ATLANTIC OCEAN



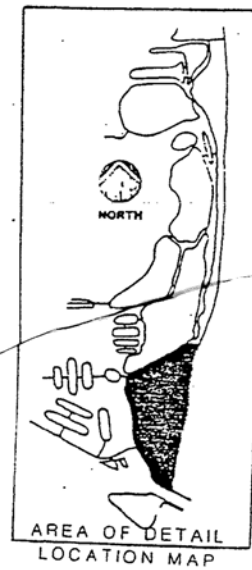
ATTACHMENT I

**PROPOSED
FLAMINGO HISTORIC
PRESERVATION DISTRICT**



EXISTING LAND USE

	INSTITUTIONAL/RELIGIOUS
	PUBLIC FACILITY
	LIGHT INDUSTRIAL
	PARKING
	VACANT
	CONSERVATION PROTECTED
	RESIDENTIAL/SINGLE FAMILY
	RESIDENTIAL/MULTI-FAMILY
	COMMERCIAL
	COMMERCIAL/MULTI-FAMILY
	HOTEL
	RECREATION & OPEN SPACE



ATTACHMENT II

PENWAY APARTMENTS & DRUG STORE

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II. Historical Analysis

PENWAY APARTMENTS & DRUG STORE



Chronology

Plat Maps

About the Architect

Historical Photos of the Architect's work

A Historical Review of the Penway Apartments & Drug Store Building

PENWAY APARTMENTS & DRUG STORE

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Chronology

- 1939-** Construction of a 54'-8" Front by 72'-8" deep concrete block 2 stories (Designed for 3 stories) Drug store at the corner + 2 additional stores (1443,1147, 1149) & 8 unit apartment house (1445) with spread footing foundation and flat roof, designed by architect Moses Jacob Nadel and constructed by Mantell Realty & General Construction Company with a cost of \$25,500.
- 1972-** Install two 34,000 BTU Air Conditioners
- 1972-** Paint exterior
- 1976-** Paint interior.
- 1979-** Installation of 10kw central heating, 5 tons central a/c
- 1982-** Reroof 40 sf
- 1983-** Reroof 40 sf

PENWAY APARTMENTS & DRUG STORE

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Historic Photographs



PENWAY APARTMENTS & DRUG STORE

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Plat Maps



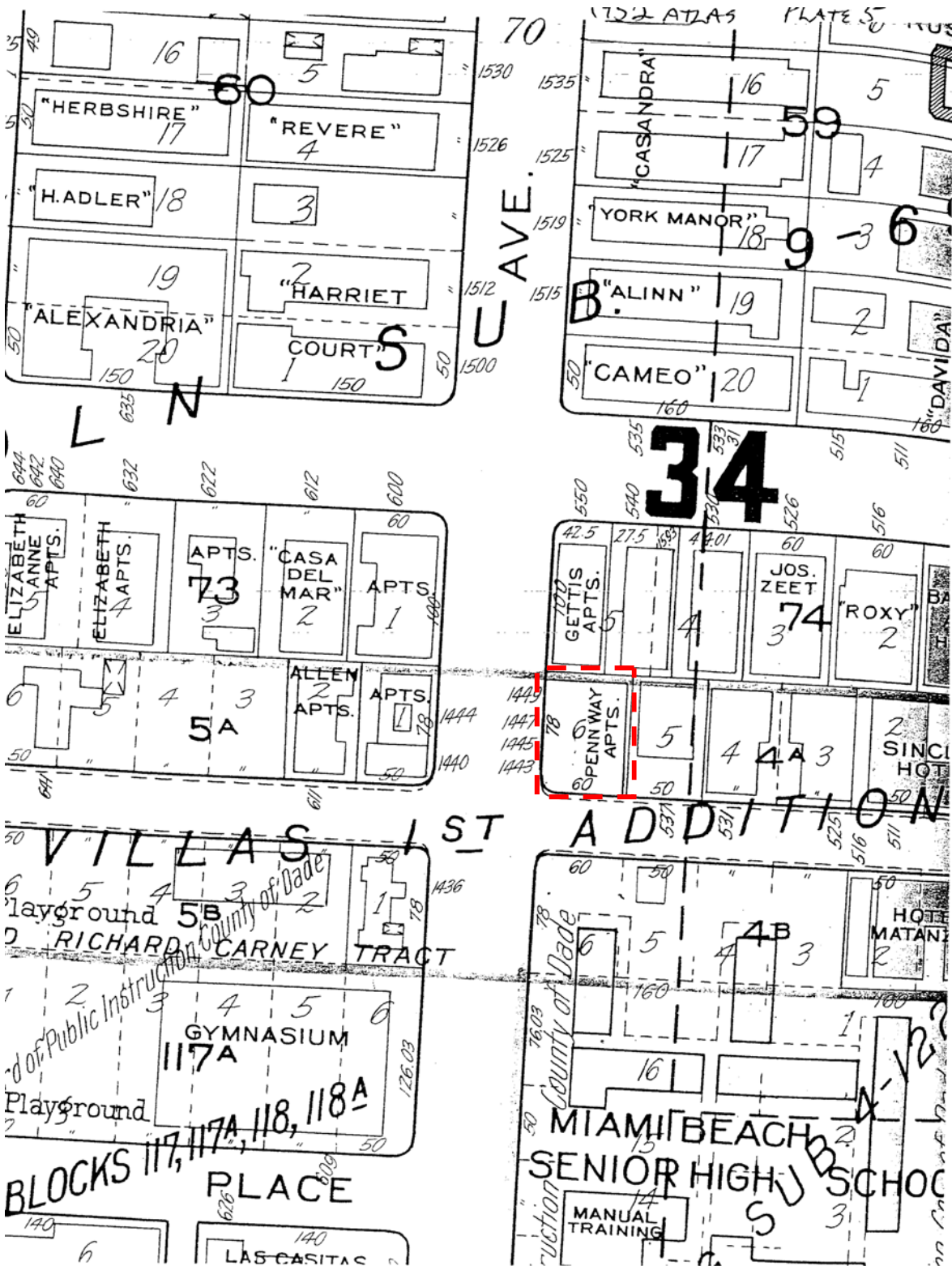
The map shows a grid of streets from 15th to 70th and from the Schuylkill River to the Delaware River. Key locations include the University of Pennsylvania, the University of the Sciences, and the University of Pennsylvania Law School. The map is oriented with North at the top.

Streets shown include 15th, 17th, 19th, 21st, 23rd, 25th, 27th, 29th, 31st, 33rd, 35th, 37th, 39th, 41st, 43rd, 45th, 47th, 49th, 51st, 53rd, 55th, 57th, 59th, 61st, 63rd, 65th, 67th, 69th, 70th, and the Schuylkill River, Delaware River, and University City.

Buildings and lots are labeled with names and numbers, including:

- 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70
- SONIA, ALEXANDRIA, HARRIETE, COURT, MURRAY JOSEPH, ROBERT, FULTON, YORK MANOR, ALINN, CAMEO, APARTS, WEST CHESTER PLAZA, LUCILLE COURT, APARTMENTS, HOTEL BARCELONA, HOTEL MATANZAS, MIAMI BEACH SENIOR H.S., GRIFFIN'S SUBDIVISION, PUBLIC INSTRUCTION, GRADUATE SCHOOL OF PUBLIC INSTRUCTION, ADDITION, VIEW COMPANYS, PLAT B.9-P.70, 117A, 1944 ATLAS, PLATE 2

1952



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The Architect Moses Jacob Nadel

(1889-1970) was born and spent most of his life in New Jersey. He is listed as an architect in the U.S. Census at the age of 20. He designed the Jewish Center in Pleasantdale NJ in 1932 (Jewish Chronicle, Newark JJ Feb 19, 1932) and the Hebrew School for Religious Training in Pleasantdale in 1933. In The 1940 US Census he was residing in Miami with his wife and two children, but by 1942 he was back in Essex, NJ. He died in Tampa, Florida at the age of 81. (Source: ancestry.com)

Architecture of Moses Jacob Nadel (1936-1939)

1936 – Splendour Apartments
1227 Collins Avenue, Miami Beach

1936– Esplanade Apartments
1569-75 Michigan Avenue, Miami Beach

1939 – Machado Apartments
440-14th Street, Miami Beach

1939 – Penway Apartments
1445 Pennsylvania Avenue, Miami Beach

1939 – Garden Apartments
1556 Euclid Avenue, Miami Beach

Architecture of Moses Jacob Nadel & Robert M. Nordin(1936-1939)

Nadel & Nordin designed several Art Deco and Streamline-style buildings here including:

1936 – Chandler Building
1452 Washington Avenue, Miami Beach

1936 – Alden Hotel
2925 Indian Creek Hotel, Miami Beach

1937 – Hudson Apartments
420-15th Street, Miami Beach

1937 – Everbloom (St. Augustine)
347 Washington Avenue, Miami Beach

Robert Nordin continued to work here solo through the 1940's and 50's in Postwar Modern Style

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A Historical Review of the Penway Apartment Building

As “Art Deco” evolved on the Beach in the 1930s modern transportation and industrial design began to have greater impact upon new construction. The “streamlined” character of automobiles, airplanes, buses, inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous eyebrows, racing stripe banding, radio tower like spires, portholes, and deck railings were among the unique features to set this architecture apart from anything before it. Smooth, rounded corners often replaced sharp ones on Modern buildings, especially on corner lots. Eyebrows swept around them as did other details. Street corners became inviting architectural focal points.

The Modern style incorporated smooth and articulated stucco, architectural glass block, keystone and a variety of metals used in detailing.

An example of this Streamline Modern Style within the Flamingo Historic District is the Pennway Apartments designed by architect Moses Jacob Nadel in 1937.

The Art Deco streamline design with its clean on the two street side curves around the corner, where very sharply cut rounded edge eyebrows shade each individual windows at the second level apartment and continuous eyebrows with periodic outrigger brackets at designated columns run from end to end around the perimeter of the retail spaces. Round vented attic stucco reliefs as well as horizontal race stripes ornate the façade as well as the continuous dentils and banding at the parapet.

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The ground level contains a color filled in keystone skirt on the street side with shallow long banner windows and terminated at the top with venting louvers. The corner entrance is celebrated by the flanking show windows entering the Penn Way Drug store including the iconic three sided neon pylon sign stating "DRUGS". Two additional retail stores on the west façade flank the entrance to the eight unit apartment building highlighted on the right side with glass black and shallow arched entrance. Above marked by a shallow planter and decorative wrought iron square grill demarcates the location of the entrance.

The apartment's east elevation contains small balconettes adorned with decorative wrought iron including the rear staircase. Small narrow doors access each one. The dentils return a small portion at the parapet level at the east and north elevations in order to partially celebrate these two corners.

All the storefront windows are of fixed glass with the apartments as casement windows including muttons.

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III. Historical Data from the City of Miami Beach



Building Card
Microfilm

PENWAY APARTMENTS --

PENWAY DRUGS

Owner M. R. Chertnoff Mailing Address Permit No 12782 Cost \$ 25,500:
 Lot 6 Block 4-A Subdivision ESPANOLA VILLAS Address 1443, 1447, 1449 Pennsylvania (Stores)
 General Contractor Mantell Realty & Construction Co: Bond No. 2084 1445 Pennsylvania (Apts)
 Architect M. J. Nadel 4148 Engineer 3234-15-006
 Zoning Regulations: Use BB Area 19 Lot Size
 Building Size: Front 54'8" Depth 72'8" Height 26' Stories 2
 Certificate of Occupancy No. 258 (Jan. 12, 1940) Use 2 STORES and 8 APARTMENT UNITS
 Type of Construction C B S Foundation Spread footing - Roof Comp: Date August 5, 1939
 Plumbing Contractor #12306 Fixzit System Sewer Connection 1 Date Aug. 7, 1939
 Temporary Closet 1 Date
 Plumbing Contractor
 Water Closets 14 Bath Tubs 8 Floor Drains
 Lavatories 13 Showers 3 Grease Traps
 Urinals Sinks 14 Drinking Fountains
 Gas Stoves 19 Gas Heater Rough Approved T.J. Bell Date Oct. 12, 1939
 Gas Radiators Gas Turn On Approved
 Septic Tank Contractor Tank Size Date
 Oil Burner Contractor Tank Size Date
 Sprinkler System
 Electrical Contractor #13543 Hardy Electric Address Date Oct. 13, 1939
 Switch 40 Range Motors Fans Temporary Service #13284-Sept. 1, 1939
 OUTLETS Light 24 HEATERS Water Hardy Electric:
 Receptacles 48 Space Centers of Distribution 16,
 #14016 - Hardy - Dec. 6, 1939 Refrigerators 8 #13904 Hardy Electric: 1 Temporary: 11/25/'39
 4 Fans, 2 Motors, Irons 8 Sign Outlets
 1 Sign Outlet
 No. FIXTURES 110 Electrical Contractor Date
 FINAL APPROVED BY Lincoln Brown, Jr. Date of Service December 27, 1939

ALTERATIONS OR RÉPAIRS

Building Permits: #13404 Install Refrigerator: \$ 25.00 December 5, 1939

Building Permits: #2177-Airco- 2 34,000BTU Air Conditioning (Wind)-7-31-72
 #01757-Owner-Paint-exterior-interior-\$500-9-14-72
 #08463-Owner-Paint-\$500-1-14-76
 M 04391- J & J Eng., Inc.- 1-10KW central heating, 5 tons central a/c-5-18-79
 # 17634 Owner Paint & repair \$750. 3-10-80
 #23108 11/29/82 P & L Roofing - reroof 40 sqs (use parking area only) \$6,400.
 #23491 2/28/83 R & L Roof - reroof 4 sqs \$825.

BUILDING PERMITS: #SB880099 - 10-24-88 - S&O Painting - Exterior pressure cleaning and painting - \$3,000.00

Electrical Permits:

#14012 Abbott Electric: 2 Switch outlets, 5 Light outlets, 2 Motors, 2 Centers: 12/6/1939
 #14060 Max Belin: 2 Switch outlets, 6 Light outlets, 6 Fixtures, 3 Motors, 1 center of
 distribution, 1 Show case, December 9, 1939
 Penway Drugs #14274 Claude Southern Corp: 6 Neon transformers: December 29, 1940
 #14554 F. C. Ast: 1 Meter change, February 21, 1940 Final - L. Brown, Jr. 3/18/40
 #14690 Acollite Neon Sign Co: 1 Neon transformer: April 1, 1940
 #16913 Neon Sign & Display: 1 Neon transformer: March 4, 1941
 #17779 State Electric: 15 Fixtures: October 17, 1941
 #19779 Lowry Electric: 5 Light outlets, 1 Refrigerators, 3 Centers: November 10, 1943
 #23182 Mitchell Neon: 1 Neon transformer: October 16, 1946
 #23319 Astor Electric: 1 Motor, 1 Center of distribution: November 12, 1946
 #26118 Kenny Electric: 1 Switch outlet, 5 Receptacles, 1 Fixture, (violation) April 15, 1948
 #28255 Emanuel Electric: 9 Fixtures, 1 Water heater, (violations) February 15, 1949
 #30196 Biscayne Electric: 1 Light outlet, November 21, 1949 Meginniss 1/31/1950 -OK
 #34011 Biscayne Electric: 1 Light outlet: May 4, 1951 Meginniss 5/14/1951
 K, Rosser 9/19/45638 Emanuel Electric: 7 centers of distribution, 7 motors September 16, 1955
 925 46275 Jonesey Electric: 2 water heater outlets, 1 center of distribution, 2 motors
 OK, Fidler 12/7/1955 Dec. 2, 1955
 1443 Penn.) #51899 Lyon Elec: 10 fixtures, 1 meter change, 1 motor(2-5HP)-5/5/58 OK 5/14/58 Fidler
 (1447 Penn.) #68763 C. J. Kay Electric Co.: 1 receptacle; 6 fixtures - 9/18/62
 #68230 - Joaquin Vazquin Inc. - 1 service equip 150A 9/1/70

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IV. Existing Site Data



Photo Survey

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Corner Façade



South Façade



East Façade



North Façade



West Façade



Keystone detail

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Restaurant



SW Corner Entrance



East Elevation



North Elevation



South West Elevation

2nd Level Corridor



West corridor



East corridor



West stairwell

2nd Level apartments



Roof Level



South West Roof pylon support



Roof North view

Adjacent Buildings



North Building



East Building



South West across street



North West across street



South East across street

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V. References / Bibliography



PENWAY APARTMENTS & DRUGS

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References

The following reference locations were visited and proved instrumental in obtaining and compiling this information:

- City of Miami Beach, Building Department.
- City of Miami Beach, Public Works Department.
- City of Miami Beach, Planning Department, Historic Preservation and Urban Design.
- US Census
- Jewish Chronicle, Newark JJ Feb 19, 1932

Bibliography

- Ocean Beach Historic District Designation Report.
- Flamingo Park Historic Designation Report.

Web Sites

- www.miamibeachfl.gov
- www.historicpreservationmiami.com
- www.ancestry.com