

HISTORIC RESOURCES REPORT

PARKSIDE HOTEL

235 Washington Avenue

Miami Beach, Florida



Prepared For:

John Marshall

PO Box 190778

Miami Beach, FL 33119

Compiled By:

Heritage Architectural Associates

4300 Biscayne Boulevard, Suite 203

Miami, Florida 33137

www.heritagearchitectural.com

December 10, 2025

TABLE OF CONTENTS

INTRODUCTION	1
PARKSIDE HOTEL	2
OCEAN BEACH HISTORIC DISTRICT	3
NEIGHBORHOOD CONTEXT.....	5
Neighborhood Description.....	7
PROPERTY HISTORY.....	10
B. KINGSTON HALL, ARCHITECT	12
ARCHITECTURAL DESCRIPTION.....	18
BIBLIOGRAPHY	30

APPENDICES

- A – Permit Card
- B – Original Drawings, 1938
- C – Floor Plans, 2013
- D – Floor Plans and Elevations, 2020
- E – Demo and Proposed Floor Plans, 2023

INTRODUCTION

A project is being planned for the property at 235 Washington Avenue (the former Parkside Hotel) in Miami Beach. The property is listed as a contributing building in the locally-designated Ocean Beach Historic District.

Heritage Architectural Associates (HAA) has been commissioned by John Marshall to provide an Historic Resources Report for the property. To prepare the report, HAA obtained information from the City of Miami Beach and from Miami-Dade County and conducted further on-line research. Additionally, on-site photography was conducted to document the building and its environment as it currently exists. This information has been compiled in the report, which includes a description of the historic context of the neighborhood, a history of the property, a biography of the architect, and a current description of the property. The text is supplemented by numerous historic and contemporary images.

This work was overseen by Steven G. Avdakov, R.A., principal of HAA. The report was written and compiled by Deborah Griffin of HAA. Unless otherwise specified, all photographs were taken by Steven Avdakov of HAA.

PARKSIDE HOTEL



Figure 1. Former Parkside Hotel, 235 Washington Avenue, November 2025.

Name:	PARKSIDE HOTEL
Address:	235 Washington Avenue, Miami Beach
Date of Construction:	1938
Architect:	B. Kingston Hall
Architectural Style:	Art Deco
Historic Status:	Contributing
Historic Districts:	Ocean Beach Historic District (Local 1996)

OCEAN BEACH HISTORIC DISTRICT

The subject property is located in the Ocean Beach Historic District (OBHD), which was locally designated in 1996. (Figure 2)

The following are general characteristics of an Historic District:

- A district is important as a unified entity, even if composed of a wide variety of resources.
- The district's identity is derived from interrelationship of resources, which convey a visual sense of the overall historic environment.
- The district must be significant for historical, architectural, archeological, engineering, or cultural values.
- The majority of the components that add to the district's historic character, must possess integrity, as must the district as a whole.
- A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. (How to Apply the National Register Criteria for Evaluation 1995)

All proposed rehabilitation projects and new construction in the local OBHD are subject to review in accordance with the Miami Beach Land Development Regulations. The following is noted regarding the Ocean Beach Historic District:

In 1996, after noting the potential loss of significant structures and sites in the South Pointe Redevelopment Area, the Miami Beach Historic Preservation Board designated the Ocean Beach Historic District south of Sixth Street.

Ocean Beach was not built for the social elite as areas further north, but as a modest resort community by the sea welcoming the common man. The small scale and simplicity of the architecture is reflective of generally modest Art Deco and Mediterranean Revival Hotels and small apartment houses within the center. (Ocean Beach Historic District (local) n.d.)

From the Ocean Beach Historic District designation report:

The proposed district represents a significant part of the first settlement on Miami Beach, becoming a magnet for pioneer tourists and adventurous residents of fledgling Miami in the early twentieth century. It is also the site of the first subdivision and infrastructure on the Beach, known as the Ocean Beach subdivision platted in 1912. The first hotel (still in existence at 112 Ocean Drive) is located within that original subdivision. The first recreational bathing facility, Smith's Casino, preceded even the original Ocean Beach subdivision. The "Ocean Beach" area was also at the site of Government Cut, which upon opening enabled Biscayne Bay to be dredged for oceanliner use and influenced the development of the greater Miami area. Because it began the development that eventually grew into the City of Miami Beach, Ocean

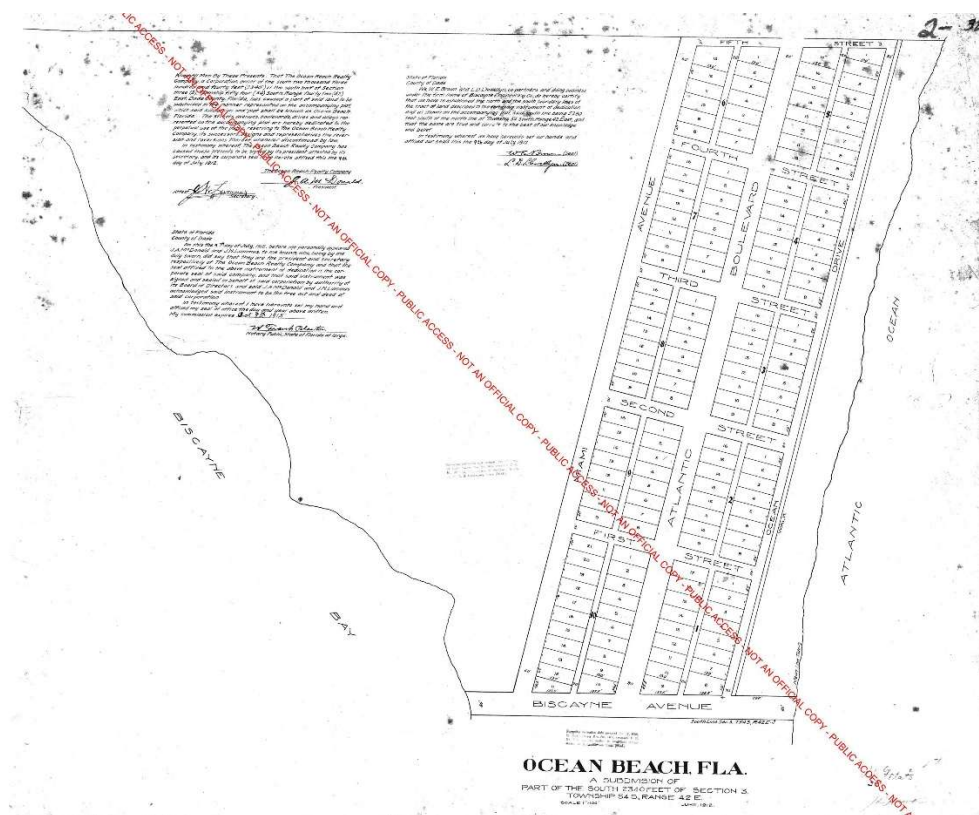
Beach significantly contributes to the history and development of the City. (City of Miami Beach Planning; Design and Historic Preservation Division 1995)



*Figure 2. Location of the subject property within the boundary of the Ocean Beach Historic District.
(Ocean Beach Historic District (Local))*

NEIGHBORHOOD CONTEXT

In 1912, brothers James E. and John N. Lummus and others formed the Ocean Beach Realty Company and purchased 580 acres of land between what is now South Pointe Drive (formerly Biscayne Avenue) and 5th Streets in Miami Beach. In July 1912, they platted the original Ocean Beach Subdivision, which was bounded by Biscayne Avenue, Ocean Drive, 5th Street and Miami (now Washington) Avenue. (Figure 3) It was the first plat recorded in what was to become the City of Miami Beach. The lots were relatively small at 50 x 130 feet and were intended to be developed for small cottages and small commercial buildings. The brothers platted Ocean Beach Additions 1 through 4 between 1913 and 1914.



*Figure 3. Plat of Ocean Beach Subdivision, 1912.
(Miami-Dade County Recorder, Plat Book 2, Page 38)*

The intent of the Lummus brothers was to create a modest resort community. Since no deed restrictions were attached, the area attracted non-gentiles and people of modest means. In the 1920s and 1930s, Ocean Beach thrived, and by 1935, it had 26 hotels and 47 apartment buildings. (City of Miami Beach Planning; Design and Historic Preservation Division 1995, 16)

In 1935, the block of Washington Avenue between 2nd and 3rd Streets was sparsely developed. The east side of the street had Washington Park at the southern end and the Madison Hotel at the northern end. The west side of Washington Avenue appears to have been residential at that time. (Figure 4)

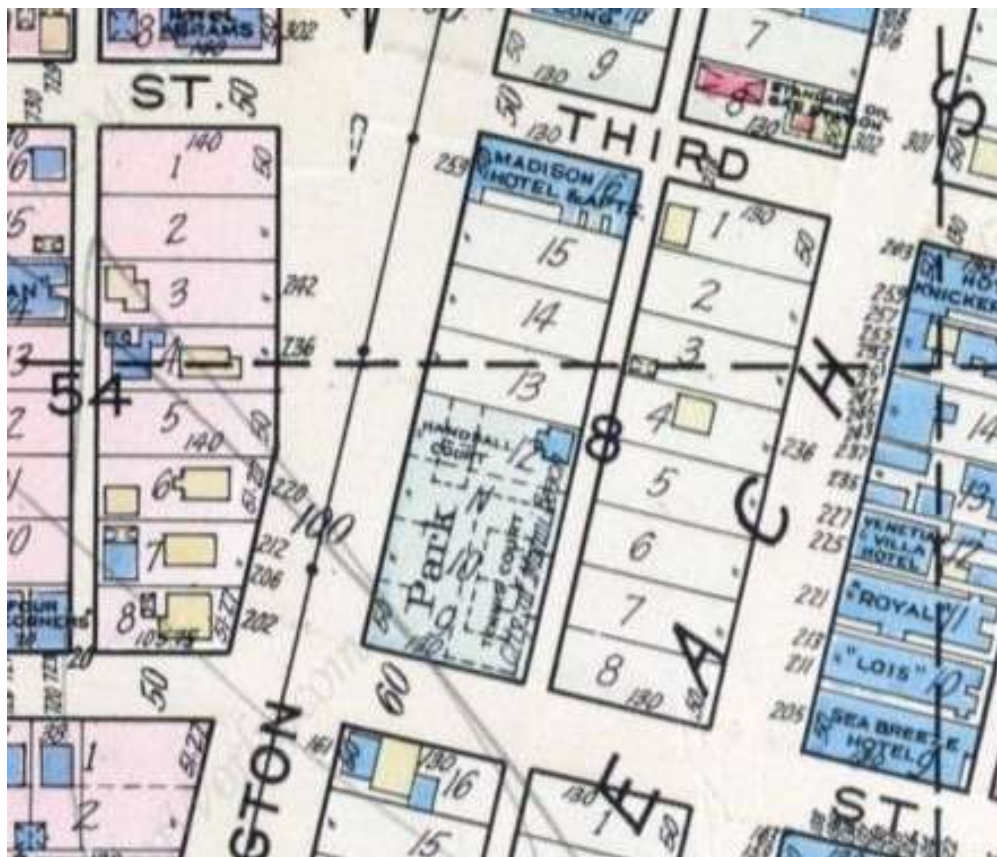


Figure 4. Plat Map showing Washington Avenue between 2nd and 3rd Streets, 1935 (revised 1940).
(Real Estate Plat Book of the City of Miami Beach, Florida)

The early hotels in Miami Beach were designed in the Mediterranean Revival style. By the mid-1930s, Art Deco had become the predominant style of skyscrapers in major U.S. cities and also of gas stations, small stores, motels and diners in cities and rural areas alike. In the late 1930s, Art Deco was beginning to be replaced by Streamline Moderne. Architects in Miami Beach designed dozens of hotels in the Art Deco and Streamline Moderne styles. A number of large hotels were built in Miami Beach, especially along Collins Avenue, from the late 1930s until the U.S. entered World War II in late 1941. Art Deco and Streamline Moderne were also reflected in more modest hotels and apartment buildings that were constructed away from the beachfront, such as the Parkside Hotel on Washington Avenue.

Neighborhood Description

The former Parkside Hotel is located on Miami-Dade County Tax Parcel 02-4203-003-1070, which is located on the east side of Washington Avenue between 2nd and 3rd Streets. (Figure 5) The property is located within the plat of the Ocean Beach Subdivision and within the Ocean Beach Historic District.



*Figure 5. Tax parcel map showing property lines of 235 Washington Avenue.
(Miami-Dade County Property Appraiser)*

Washington Avenue is a generally north-south four-lane street with a dividing median. (Figure 6) The central median features low shrubs, deciduous trees and palm trees. (Figure 7) Each side of the street is lined by a brick-paved verge with small deciduous trees and a concrete pedestrian sidewalk. (Figure 8)



Figure 6. View of Washington Avenue from 2nd Street, looking north, November 2025.



Figure 7. View of median at Washington Avenue, looking north, November 2025.

To the immediate south of the subject building is Washington Park, a small urban park with trees, shrubs, paths and grassy areas. A police building, constructed in 1963, faces Washington Avenue and has a moderate setback from the sidewalk. (Figure 9) To the immediate north of the subject building, at 251 Washington Avenue, is an active construction site for the future private school BaseCamp305. (Figure 10) North of the construction site, on the corner of 3rd Street and Washington Avenue, is a three-story apartment building that was constructed in 1922. (Figure 11)



Figure 8. View of east side of Washington Avenue, looking north, November 2025.



Figure 9. View of police building at Washington Park, looking northeast, November 2025.



Figure 10. View of construction site at 251 Washington Avenue, looking northeast, November 2025.



Figure 11. View of apartment building at southeast corner of Washington Avenue and 3rd Street, looking southeast, November 2025.

The Jewish Museum of Florida (1929, 2008) is located on the northeast corner of Washington Avenue and 3rd Streets. (Figure 12) North of 3rd Street, Euclid Avenue splits from Washington and extends to the north. (Figure 13)

The buildings in this area are all one to three stories. With the exception of the police building, all have no setback from the public walkway.



Figure 12. View of Jewish Museum at northeast corner of Washington Avenue and 3rd Street, looking northeast, November 2025.



Figure 13. View of Euclid Avenue (left) split from Washington Avenue (right), looking north, November 2025.

The west side of Washington Avenue between 2nd and 3rd Streets features several low scale condominium/apartment buildings and a one-story bungalow with a multi-story rear addition. (Figure 14, Figure 15) Setbacks vary from none at the south end of the block to moderate at the north end of the block.



Figure 14. View of west side of Washington Avenue, looking north from 2nd Street, November 2025.



Figure 15. View of west side of Washington Avenue, looking south from 3rd Street, November 2025.

PROPERTY HISTORY

The former Parkside Hotel is located on Lot 13 of Block 8 in the Ocean Beach Subdivision, directly north of Washington Park. (Figure 16) On July 1, 1938, a permit was issued to the Sems Investment Corporation for the construction of a two-story hotel at 235 Washington Avenue. The hotel had 48 rooms and four shared bathrooms. The architect was B. Kingston Hall, and the general contractor was Milton Steinhardt. The building was of concrete block construction with a spread footing foundation. The construction cost was \$32,000. A 1940 real estate listing card stated that the property had 48 rooms, four public bathrooms, each with four showers, and an efficiency apartment.



*Figure 16. Parkside Hotel, 1940.
(Miami-Dade Public Library Digital Collections)*

The 1940 real estate card listed the current owners as Cooper & Lichtenstein. However, a newspaper article from May 25, 1941 announced the purchase of the property by Nathan Rubin from Mr. and Mrs. Eugene Dann. At some point before 1954, the property was sold to Bernard and Gloria Knopp. In 1966, the Knopps sold it to Fannie Goodman, and Sydel Singer bought it from Goodman's estate in 1977. The property has been sold a number of times since the late 1970s. The current owner, 235 Washington LLC, purchased the property in 2023.

Because it was modest and relatively small, the Parkside was not leased by the U.S. Army during World War II. It continued to operate during the war years, offering low-cost accommodations to travelers. The property continued to operate as the Parkside Hotel until the early 1980s. New signage for the "Odyssey House" was permitted in 1999, but there were no newspaper advertisements under that name. It appears that the name was used until at least 2004. The

building was the Jazz Hostel until the operation moved to another location in 2007. From 2009 until it closed, the hotel was known as the South Beach (or SoBe) Hostel. In 2020, a permit was issued to renovate all of the guest rooms and the lobby. The permit indicated that there were to be 13 toilets, 14 lavatories, 2 urinals, 22 showers, 1 kitchen sink and 5 drains in the building. The permit is listed as closed, but the work was only partially completed.

In 2002, a Certificate of Occupancy was granted for the operation of a take-out pizza restaurant, which operated from a space adjacent the hotel lobby. It is unknown how long the pizza restaurant operated at this location. By 2012, a 40-seat seafood restaurant and bar were operating out of the former lobby space. The hostel and restaurant closed in approximately 2019. It appears that the building has undergone very little exterior modification since its initial construction. The only permitted and completed exterior work was for windows, doors, signage and maintenance items. The interior has undergone numerous modifications including accessible restrooms and improvements to accommodate a restaurant.



*Figure 17. Parkside Hotel, May 1954
(Miami-Dade County Property Appraiser)*

B. KINGSTON HALL, ARCHITECT

B(ernice) Kingston Hall was born November 15, 1881, in North Adams, Hillsdale County, Michigan. He studied architecture at Columbia University as a non-matriculated student from approximately 1907 to 1912. In 1914, he was living in New York but was involved with plans for a new terminal station in Cincinnati, Ohio. He worked with Joseph G. Steinkamp & Brother, architects, on plans for underground parking in Cincinnati in 1915. He was listed in the Dayton, Ohio City Directory in 1916 as a draftsman. In the 1917 and 1918 Cincinnati City Directories, he was listed as a member of the Cincinnati Art Club. When he registered for the World War I draft in 1918, he was living in Pittsburgh and working as a draftsman for Ingham & Boyd. According to his obituary, he served in army intelligence during World War II.

In late 1919, he moved to Toronto, Ontario, Canada and formed a partnership with Herbert G. Duerr. Hall & Duerr specialized in the design of movie theaters, including theaters in Toronto, Kitchener, Owen Sound, Sudbury, Brampton (Figure 18) and Hamilton (Figure 19), Ontario. Other work included design for a market hall (Figure 20), stores, offices and an apartment building.



Figure 18. Capitol Theater, Brampton, Ontario, 1930.
(Talking Walls Photography)

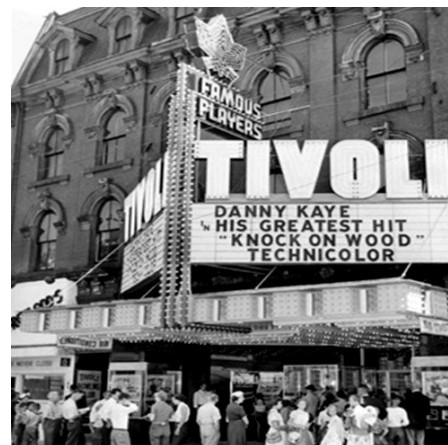


Figure 19. Tivoli Theater, Hamilton, Ontario, c. 1954.
(Cinema Treasures)

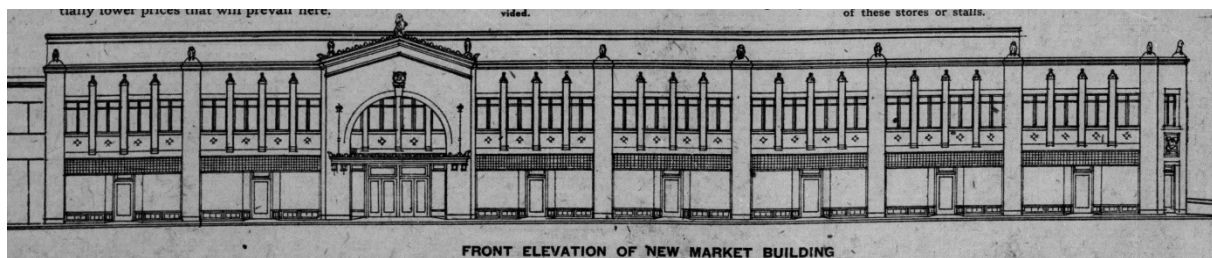


Figure 20. Rendering of Danforth-Coxwell Market Hall, Toronto, Ontario, 1924.
(Toronto Star, 2/13/1924, p. 21)

Hall moved to Miami Beach in 1926 and established Rose & Hall with A. Fraser Rose. The partnership designed several residences and apartment buildings. By 1928, Hall was a sole practitioner with an office in the Miami Beach Bank & Trust building at Collins Avenue and 6th Street. In 1929 and 1930, he designed single-family residences, apartments and commercial buildings. His most notable design in this period was for the Blackstone Hotel (Figure 21), which

is located at 800 Washington Avenue. He also designed an eight-unit co-op apartment (Figure 22) that was to be located between the Roney Plaza and Pancoast Hotels, but it is unclear if this building was ever constructed. In 1930, Hall designed the first residence on Allison Island. (Figure 23)



Figure 21. Blackstone Hotel, 800 Washington Avenue, Miami Beach, 1930.
(Miami News, 1/14/1930, p. 10)



Figure 22. Rendering of a planned 8-unit cooperative apartment building to be located between the Roney Plaza and Pancoast Hotels, 1929.
(Miami Herald, 11/10/1929, p. 17)

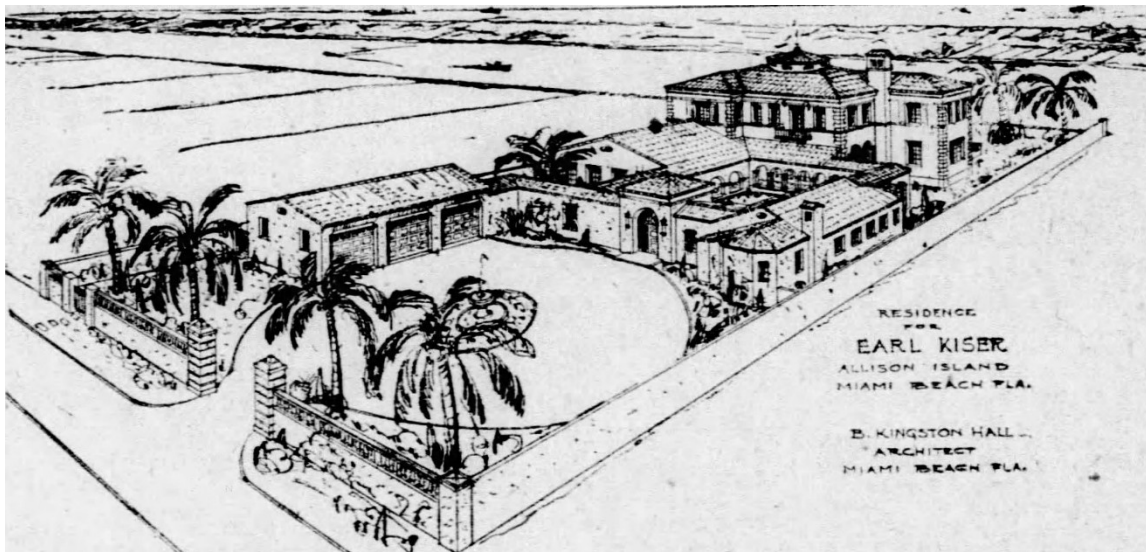


Figure 23. Rendering of first residence on Allison Island, for Earl Kiser, 1930.
(Miami News, 5/4/1930, p. 8)

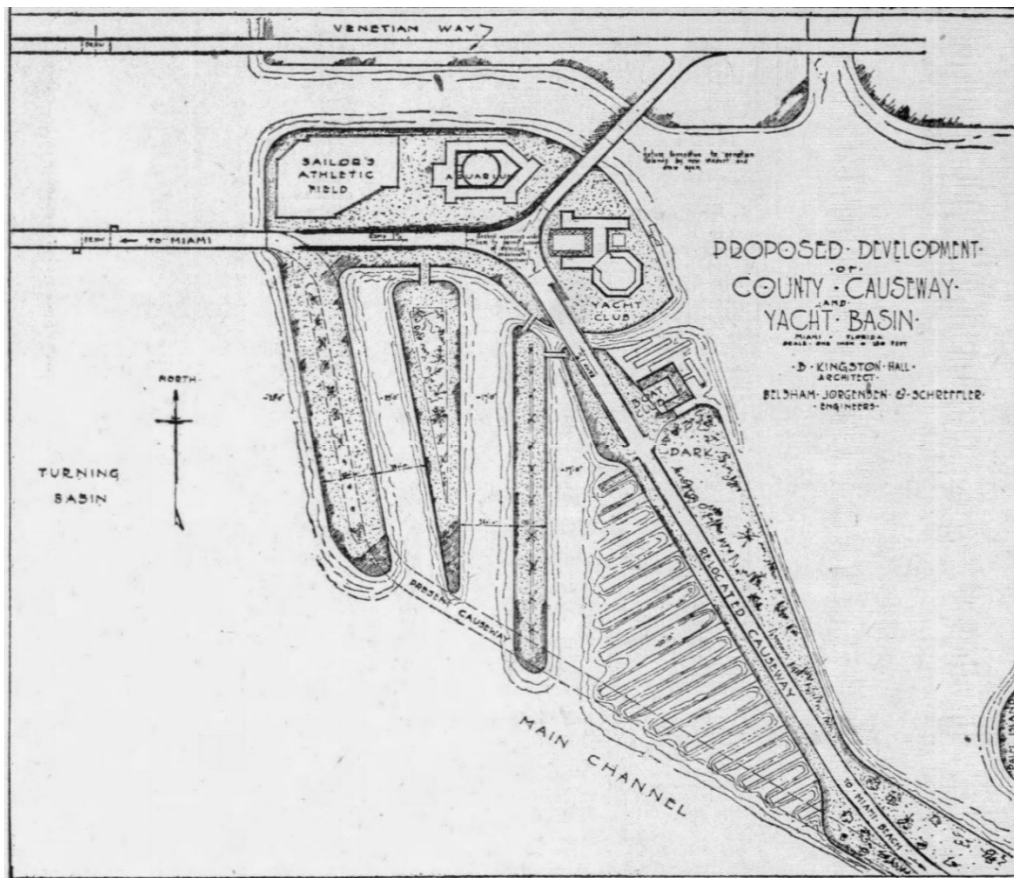
In 1931, on his own initiative, Hall designed a convention center for the City of Miami. The over 50,000 square foot Pan-American Building would offer a 4,000-seat auditorium, a lecture hall, and several exhibition spaces. (Figure 24) The facility was never constructed.

Also in 1931, Hall designed a recreation center for the Beth Jacob congregation, stores at the Wofford Hotel, several apartment buildings and several single-family residences.



*Figure 24. Rendering of the proposed Pan-American Building, Miami, 1931.
(Miami News, 3/31/1931, p. 26)*

The same year, Hall presented a design for the Miami Harbor, which would have relocated the County Causeway and create two cargo slips off the turning basin. It would have also created a link to Venetian Way. (Figure 25)



*Figure 25. Rendering of proposed plan for development of Miami Harbor, 1931.
(Miami News, 2/8/1931, p. 8)*

Between 1932 and 1934, Hall completed designs for apartments, single-family residences and several commercial buildings. A notable project was the creation of the Beach Arena, a boxing venue that was constructed at the former Hardie's Casino on Ocean Drive.

In 1935, Hall designed the St. George Hotel at 605 Euclid Avenue. (Figure 26) He also designed a number of apartment buildings on Euclid, Meridian and Washington Avenues, including an apartment building at 1545 Meridian. (Figure 27)

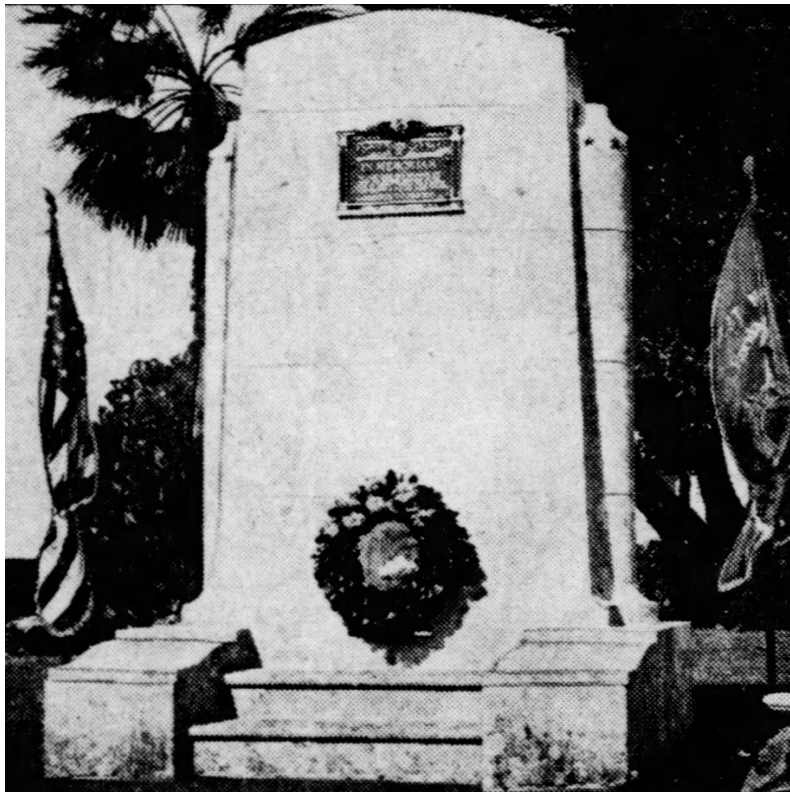


*Figure 26. St. George Hotel, 605 Euclid Avenue,
Miami Beach, 1951.
(Miami-Dade Public Library Digital Collections)*



*Figure 27. Apartment building, 1545 Meridian
Avenue, Miami Beach, 1953.
(Miami-Dade Public Library Digital Collections)*

In 1936, Hall was commissioned by the Miami Beach Post of the American Legion to design a cenotaph to honor those who had served in World War I. The memorial was placed at Miami Beach City Hall and was unveiled on November 11, 1936. (Figure 28)



*Figure 28. Cenotaph honoring World War I Veterans, 1936.
(Miami News, 11/10/1936, p. 6)*

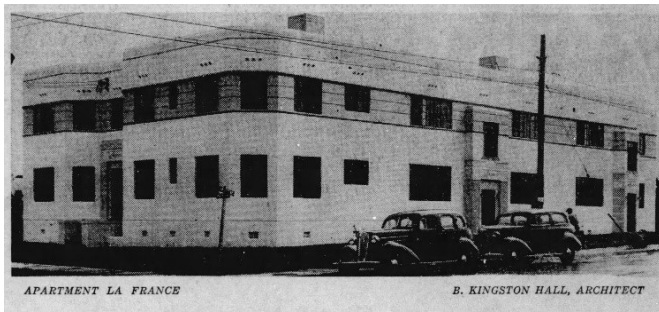
Other works completed in 1936 were the Heredi Apartments on Euclid Avenue (Figure 29) and the Hotel Seymour at 945 Pennsylvania Avenue. (Figure 30) In addition, Hall completed designs for several other apartment buildings on Jefferson, Washington, Lennox and Pennsylvania Avenues in Miami Beach. Works in Miami included the Leona Hotel at 218 NE 4th Street and the La France Apartments at 998 SW 5th Street. (Figure 31).



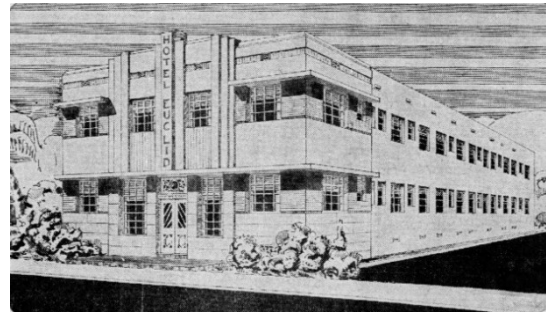
*Figure 29. Heredi Apartments, 742-44 Euclid Avenue,
Miami Beach, 1954.
(Miami-Dade Public Library Digital Collections)*



*Figure 30. Postcard depicting Hotel Seymour, 945
Pennsylvania Avenue, Miami Beach, c. 1950.
(Miami Beach Visual Memoirs)*

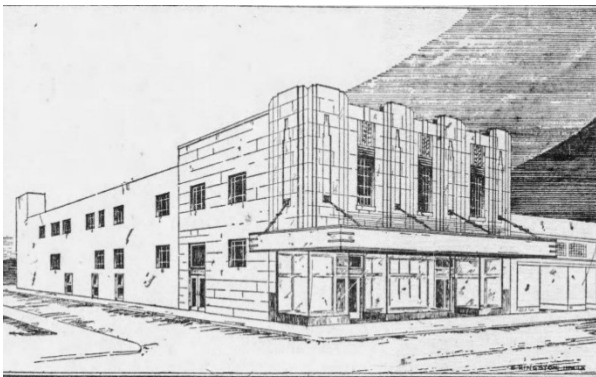


*Figure 31. La France Apartments, 998 SW 5th Street, Miami, 1937
(Miami Herald, 1/10/1937, p. 40)*



*Figure 32. Rendering of Hotel Euclid, 320 Euclid Avenue, Miami Beach, 1937.
(Miami News, 10/3/1937, p. 21)*

In 1937, Hall completed designs for the Hotel Euclid at 320 Euclid Avenue (Figure 32), a Woolworth's store at 535 Washington Avenue (Figure 33) and the Casa d'Or Apartments at 8035 Harding Avenue. (Figure 34) He designed several other apartment buildings during that year.



*Figure 33. Rendering of Woolworth's store, 545 Washington Avenue, Miami Beach, 1937.
(Miami News, 7/4/1937, p. 20)*



*Figure 34. Casa d'Or Apartments, 8035 Harding Avenue, Miami Beach, date unknown.
(Miami-Dade Public Library Digital Collections)*

Hall's designs were generally in the Mediterranean Revival and Art Deco styles, although he produced a few designs in the Streamline Modern style.

B. Kingston Hall died suddenly on May 5, 1938, at the age of 56. The Parkside Hotel at 235 Washington Avenue was constructed after his death.

ARCHITECTURAL DESCRIPTION

Site

The site is a rectangular 6,500 square foot lot located on the east side of Washington Avenue between 2nd and 3rd Streets. The lot is bordered by Washington Park on the south, Washington Avenue on the west, a construction site on the north and an alley (Collins Court) on the east. (Figure 5) Washington Avenue is a four-lane road divided by a grassy median. Public pedestrian walkways line both sides of the street.

The building footprint occupies almost the entire site. At the west, the building is oriented parallel to Washington Avenue with no setback from the pedestrian sidewalk. The area between the sidewalk and the street is covered with brick pavers and features three small trees. (Figure 35) The area to the north of the building is not readily visible due to construction at the adjacent site at 251 Washington Avenue. (Figure 36) The building abuts the alley to the east. (Figure 37) A concrete walkway extends along the south elevation and is adjacent to a tall chain link fence that bounds Washington Park. (Figure 38)



Figure 35. View of west side of site, looking north, November 2025.



Figure 36. View of north side of site, looking west, November 2025.



Figure 37. View of east side of site, looking north, November 2025.



Figure 38. View of south side of site, looking west, November 2025.

Building

The two-story former Parkside Hotel is composed of a rectangular front block connected to a slightly narrower long rectangular block that extends to the east. (Figure 39) The south end of the front block contains a covered walkway with a small terrace on the Second Level. The construction is stucco-covered concrete block on a spread concrete footing. The building has a flat roof with parapet. The building features modest Art Deco styling.



Figure 39. View of former Parkside Hotel, looking east, November 2025.

Exterior

West (Front) Elevation (facing Washington Avenue)

With the exception of the covered walkway/terrace, the Front Façade is symmetrical. At the First Level, the central bay has an aluminum double-leaf storefront door that is flanked by large metal fixed windows with simulated muntins. The outer bays each have a single-leaf entrance door and one fixed-light metal window with simulated muntins. The central bay is topped by a shallow eyebrow canopy, and the side bays have separate canopies that are situated lower than the central canopy. (Figure 40) The Second Level is also symmetrical with a center metal window situated over the entrance and two metal windows to each side. All the windows have simulated muntins. The central window at the Second Level is surrounded by a painted concrete disk, and the side windows are connected by four stacked concrete painted panels. (Figure 41) The panels

extend to the outer edge of the façade and return at the corners. (Figure 42) The windows and doors are replacements. A covered walkway is accessed from the south end of the Front Façade. (Figure 43)



Figure 40. Detail of windows and doors at First Level of Front Façade, November 2025.



Figure 41. Detail of fenestration at Front Façade, November 2025.



Figure 42. Detail of return of concrete panels at corner of Front Façade, November 2025



Figure 43. Detail of entrance to covered walkway, November 2025.

North Elevation

The North Elevation is only partially visible due to the construction on the adjacent lot. It has regularly spaced 1/1 double hung metal windows with simulated muntins. (Figure 44) An exterior door is located at the East Elevation of the front block. (Figure 45) The utility services are connected to this elevation, and it is likely that it was always utilitarian in nature. (Figure 46)



Figure 44. View of North Elevation, looking southeast, November 2025.



Figure 45. Detail of entrance door at East Elevation of front block, November 2025.

East Elevation

The East Elevation has a central metal entrance door flanked by two window openings at the First Level. One of the windows is missing. A central fixed window with simulated muntins is located over the entrance door. The two windows on the Upper Level align vertically with the window openings at the First Level. The windows, other than the central one, are metal 1/1 double hung with simulated muntins. (Figure 46)



Figure 46. View of East and North elevations, looking southwest, November 2025.



Figure 47. View of South Elevation, looking northwest, November 2025.

South Elevation

The west end of the South Elevation features a short, covered walkway and small upper terrace, which are located in the front block. (Figure 48) The terrace is supported by square concrete posts, and a metal railing and balustrade line the Upper Level. The area under the terrace features a large fixed window with simulated muntins, per the front façade, and one tripartite

casement window. The remainder of the elevation features regularly spaced 1/1 double hung metal windows with simulated muntins. (Figure 47)



Figure 48. View of south elevation, looking northeast, November 2025.



Figure 49. Detail of area under covered walkway, November 2025.

Interior

The former hotel is currently being used as a staging site for the construction project being completed at 251 Washington Avenue. Spaces are being used for offices, storage, restroom and a lunchroom. Most of the former guest rooms are gutted and are in a state of abandoned construction. Some of the spaces were inaccessible for viewing.

First Floor Level

The front area of the interior, which was identified on a 2016 drawing as three separate spaces, is now one large space. (Figure 50-Figure 57) The Lobby and Mercantile spaces were located to the west, near the entrance doors, and the Check-in area was located up three stairs immediately to the east of the Lobby. A wall separating the Lobby from the Check-in area has been removed and replaced with full-width stairs. (Figure 56) The wall separating the Mercantile area has also been removed. A utility closet is located off the former Mercantile space, adjacent to an exterior door. (Figure 55) The space does not appear to retain any historic fabric other than its original terrazzo flooring. (Figure 58)



Figure 50. View of former Lobby/Check in space, looking east, November 2025.



Figure 51. View of former Lobby, looking south, November 2025.



Figure 52. View of former Lobby, looking west, November 2025.



Figure 53. View of former Lobby and Mercantile space, looking northwest, November 2025.

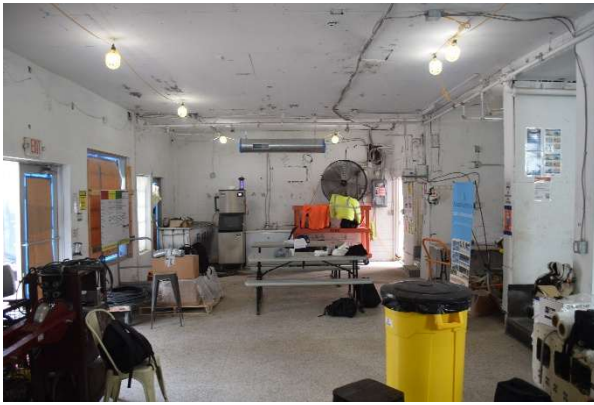


Figure 54. View of former Lobby and Mercantile space, looking north, November 2025.

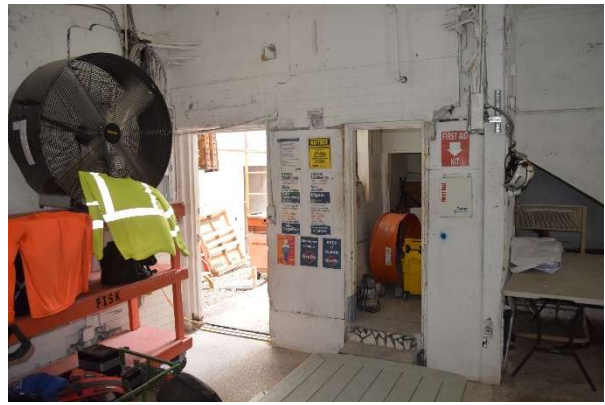


Figure 55. Detail of closet and exterior door off former Mercantile space, November 2025.



Figure 56. View of former Check-in space, looking east, November 2025.



Figure 57. View of former Check-in space, looking northeast, November 2025.



Figure 58. Detail of original terrazzo flooring, November 2025.



Figure 59. View of office adjacent former Check-in space, looking west, November 2025.

An office is located to the east of the former Check-in space. (Figure 59). To the north of the former Check-in space is a stair hall (Figure 60) and office. (Figure 61) Also to the north of the Check-in area is a Men's restroom that is being used by the construction workers. (Figure 62) It has been remodeled and does not contain any original fabric. A long double-loaded corridor extends east to the rear of the building. (Figure 63)



Figure 60. Detail of front stairs to Second Level, November 2025.



Figure 61. Detail of office adjacent front stairs, November 2025.



Figure 62. View of Men's Room, looking north, November 2025.



Figure 63. View of double-loaded corridor extending to rear of building, looking east, November 2025.

The individual former guest rooms are all in various stages of construction. (Figure 64, Figure 65) A set of stairs leads from the rear of the First Level to the Second Level. (Figure 66) The metal balustrades appear to be original. (Figure 67)



Figure 64. View of typical guest room at First Level, looking southeast, November 2025.



Figure 65. View of typical guest room at First Level, looking south, November 2025.



Figure 66. View of rear stairs, looking east, November 2025.



Figure 67. Detail of original balustrade at rear stairs, November 2025.

Second Floor Level

At the Second Level, the front stairs open to a side corridor that leads to the terrace. (Figure 68, Figure 69) A long double-loaded main corridor leads from the side corridor to the rear of the building. (Figure 70) The rooms at the Second Level are all under construction, but some of them are closer to completion than any of those on the First Level. (Figure 71-Figure 73) The rear stair is located at the east end of the long double-loaded corridor. (Figure 74) The balustrades appear to be original. (Figure 75)



Figure 68. View of side corridor and room at top of front stairs, looking west, November 2025.



Figure 69. View of side corridor leading to upper terrace, looking south, November 2025.



Figure 70. View of double-loaded main corridor, looking east, November 2025.



Figure 71. View of nearly finished guest room, looking south, November 2025.



Figure 72. Detail of partially completed bathroom, November 2025.



Figure 73. View of partially completed guest room, looking south, November 2025.



Figure 74. View of top of rear stair, looking east, November 2025.



Figure 75. Detail of rear stair rail and balustrade, November 2025.

BIBLIOGRAPHY

1953. "1545 Meridan Avenue, Miami Beach, FL 33139." *Miami Beach Real Estate Listings, Miami-Dade Public Library Digital Collections*.
<https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/10218/rec/1>.
1940. "235 Washington Avenue, Miami Beach, FL 33139 (verso)." *Miami Beach Real Estate Listings, Miami-Dade Public Library Digital Collections*.
<https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/11243/rec/1>.
1940. "235 Washington Avenue, Miami Beach, FL 33139." *Miami Beach Real Estate Listings, Miami-Dade Public Library Digital Collections*.
<https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/11242/rec/1>.
1951. "605 Euclid Avenue, Miami Beach, FL 33139." *Miami Beach Real Estate Listings, Miami-Dade Public Library Digital Collections*.
<https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/10477/rec/23>.
1954. "742-744 Euclid Avenue, Miami Beach, FL 33139." *Miami Beach Real Estate Listings, Miami-Dade Public Library Digital Collections*.
<https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/10654/rec/31>.
- c. 1950. "8035 Harding Avenue, Miami Beach, FL 33141." *Miami Beach Real Estate Listings, Miami-Dade Public Library Digital Collections*.
<https://digitalcollections.mdpls.org/digital/collection/p17273coll4/id/10492/rec/32>.
- Cincinnati Enquirer*. 1914. "Real Estate and Building." August 27: 13.
- Cincinnati Enquirer*. 1915. "Underground Parking Stations Proposed for Cincinnati." September 11: 10.
- City of Miami Beach. 1938. "235 Washington Avenue." Permit Card.
- City of Miami Beach. 1989-2025. "235 Washington Avenue." Permit History.
- City of Miami Beach Planning; Design and Historic Preservation Division. 1995. "Ocean Beach Historic District." Designation Report.
- Columbia University in the City of New York. 1907-08, 1909-10, 1910-11, 1911-12. "Catalogue and General Announcement ." *Hathi Trust*.
<https://catalog.hathitrust.org/Record/009409541/Home>.
1912. "County Recorder's Official Record Search - Plat Book 2, Page 38." *Miami-Dade County Clerk of the Courts*. <https://onlineservices.miami-dadeclerk.com/officialrecords/StandardSearch.aspx>.
- Culpepper, Charles E, Jr. 2020. "235 Washington Avenue." Architectural Drawings.

2025. "Folio 02-4203-003-1070, 235 Washington Avenue, Miami Beach." *Miami-Dade County Property Appraiser*. <https://www.miamidade.gov/Apps/PA/propertysearch/#/>.

Hall, B. Kingston. 1938. "Original Drawings, 235 Washington Avenue." Architectural Drawings.

Heritage Architectural Associates. 2021. "411 and 419 Michigan Avenue." Historic Character and Design Analysis .

1930. "Heritage Theatre Brampton." *Talking Walls Photography*.
<https://www.talkingwallsphoto.com/commercial/historic-heritage-theatre-brampton-ontario/>.

Hill, Robert G. n.d. "Hall, Bernice Kingston." *Biographical Dictionary of Architects in Canada 1800-1950*. <http://dictionaryofarchitectsincanada.org/node/232>.

1995. *How to Apply the National Register Criteria for Evaluation*. Washington, D. C.: U.S. Dept. of the Interior, National Park Service.

Kobi Karp Architecture and Interior Design, Inc. 2020. "Sobe Hostel." Architectural Drawings.

Miami Herald. 1931. "\$40,000 Gymnasium To Adjoin Synagogue." July 3: 5.

Miami Herald. 1941. "\$45,000 Paid for Parkside." May 25: 21.

Miami Herald. 1937. "Announcing the Opening For Inspection of the Apartment La France." January 10: 40.

Miami Herald. 1926. "Architect Firm Formed." August 12: 18.

Miami Herald. 1934. "Building Permits." September 9: 13.

Miami Herald. 1929. "Cooperative Apartment House for Eight Tenants." November 10: 17.

Miami News. 1931. "Architect Has New Plan For Harbor Development." February 8: 8.

Miami News. 1931. "Architect Plans Show Center." May 31: 26.

Miami News. 1928. "Beach Brevities." June 27: 12.

Miami News. 1930. "Kiser to Build \$100,000 Home on Beach Lot." May 4: 8.

Miami News. 1937. "Moderate Price Hotel Being Erected At Beach." October 3: 21.

Miami News. 1930. "New Blackstone Hotel to Open on Wednesday." January 14: 10.

Miami News. 1937. "New Flourishes Given \$50,000 Store." July 4: 20.

Miami News. 1936. "Unveiling Tomorrow." November 10: 6.

Miami News. 1929. "Work to Start on New Hotel Early in May." April 19: 23.

Miami-Dade County Recorder. n.d. *County Recorder's Official Record Search*.
<https://onlineservices.miamidadeclerk.gov/OfficialRecords/StandardSearch.aspx>.

Miami-Dade Property Appraiser. May 1954. "235 Washington Avenue." Property Tax Card.

n.d. "Ocean Beach Historic District (local)." *Miami Beach Historic Districts*.
<https://www.ruskinarc.com/mdpl/OceanBeach>.

Office of the Property Appraiser, Miami-Dade County. n.d. "235 Washington Avenue." Tax Building Jacket.

1935, rev. 1940. *Real Estate Plat Book of the City of Miami Beach, Florida*. G. M. Hopkins Co.

Rodriquez & Anglin Professional Design. 2013. "South Beach Hostel." Architectural Drawings.

c. 1950. "Seymour Hotel." *Miami Beach Visual Memoirs*.
<https://miamibeachvisualmemoirs.com/>.

Tacoma Daily Ledger. 1908. "Latest News of Puyallup." October 21: 21.

c. 1954. "Tivoli Theater." *Cinema Treasures*.
<https://cinematreasures.org/theaters/2003/photos/198886>.

Toronto Star. 1924. "A Concentrated Shopping Center Convenient to 27,400 Homes." February 13: 21.

1917, 1918. "U. S. City Directories - Cincinnati, Ohio." *Ancestry.com*. www.ancestry.com.

1916. "U. S. City Directories - Dayton, Ohio." *Ancestry.com*. www.ancestry.com.

1918. "U.S., World War I Draft Registration Cards, 1917-1918." *Ancestry.com*.
www.ancestry.com.

APPENDIX A

PARKSIDE HOTEL

Owner SEMS INVESTMENT CORP.	Mailing Address	Permit No. 11316
Lot 13 Block 8	Subdivision Ocean Beach	No. 235 Street Washington A
General Contractor Milton Steinhardt	Bond 1843-	Date July 1- 1938
Architect B. Kingston Hall		Address
Front 45-fr Depth 126-11 Height 24'		Address
Type of construction c-b-s-	Cost \$ 32,000.00	Stories 2 Use HOTEL - 48 rooms
		Foundation spread footing Roof flat

Plumbing Contractor Fixit # 11120	Address	Date 7-12-1938
No. fixtures 89	Rough approved by	Date
NO RECEPTACLES GAS 4		GAS--OK Bell - 4/16/1941
Plumbing Contractor	Address	Date
No. fixtures set	Final approved by	Date
Sewer connection - 1 -	Septic tank	Make Date

Electrical Contractor F J Martin # 11178	Address	Date Aug. 2-1938
No. outlets 62 Heaters Stoves Motors Fans Temporary service		
91- receptacles 2- centers of distribution		
Rough approved by	Date	
Electrical Contractor F.J. Martin # 11434	Address	Date Sep. 29-1938
No. fixtures set 69	Final approved by Lincoln Brown, Jr.	Date
Date of service Sept. 28th-1938		

Alterations or repairs # 11473- One 275 gal Oil Tank (Fixit Co.) \$ 200.00 Date Aug. 22-1938

PLUMBING PERMIT # 15210 - C. Dulbs - 1 gas range - 4/16/1941

BUILDING PERMIT # 19834.. Placing window (owner) \$100..... March 19, 1945

BUILDING PERMIT # 20349 Painting - inside day labor \$ 800..... July 7, 1945

Original Permit Card, 1938-1989.
(City of Miami Beach)

APPENDIX A

BUILDING PERMIT # 29956 Sanding and refinishing floors - Albert Floor Renewal, contr. \$500.. 5/18/49

#02136-Owner-Premise permit-\$500fee-11-27-72

#04049-Owner-Interior and exterior painting-\$500-9-14-73

#25416 6/5/84 owner exterior painting white only \$500.

chanial Permit 2634-Amber Oil Corporation- 1-420,000BTU hot water boilers-\$1850-6-29-73

#06706-Owner-Exterior painting-\$1500-1-9-75 K.K. 1/23/75

#25014 2/10/84 owner paint all interior rooms and change 3 interior doors \$1,200.

#25085 3/5/84 owner replace 4 windows \$500.

PLUMBING PERMIT: #.18904 H. March- 1 water closet, 1 lavatory, 1 shower, 1 sink, --12/12/45

30009 Pates Plumbing: 2 gas ranges replaced - June 23, 1950

#60611-Serota Plumbing- general repairs-3-23-77

#54887-Serota Plumbing- shower bodies-5-31-77

6/18/80 gas line repair #58562 S & R Plumbing

#61598 6/15/84 County Contractors 1-1 gas piping boiler

#61648 7/18/84 Peoples Gas System - 1 meter set gas

ELECTRICAL PERMIT # 28716 Lyon Electric: 1 receptacle, 20 fixtures - May 4, 1949

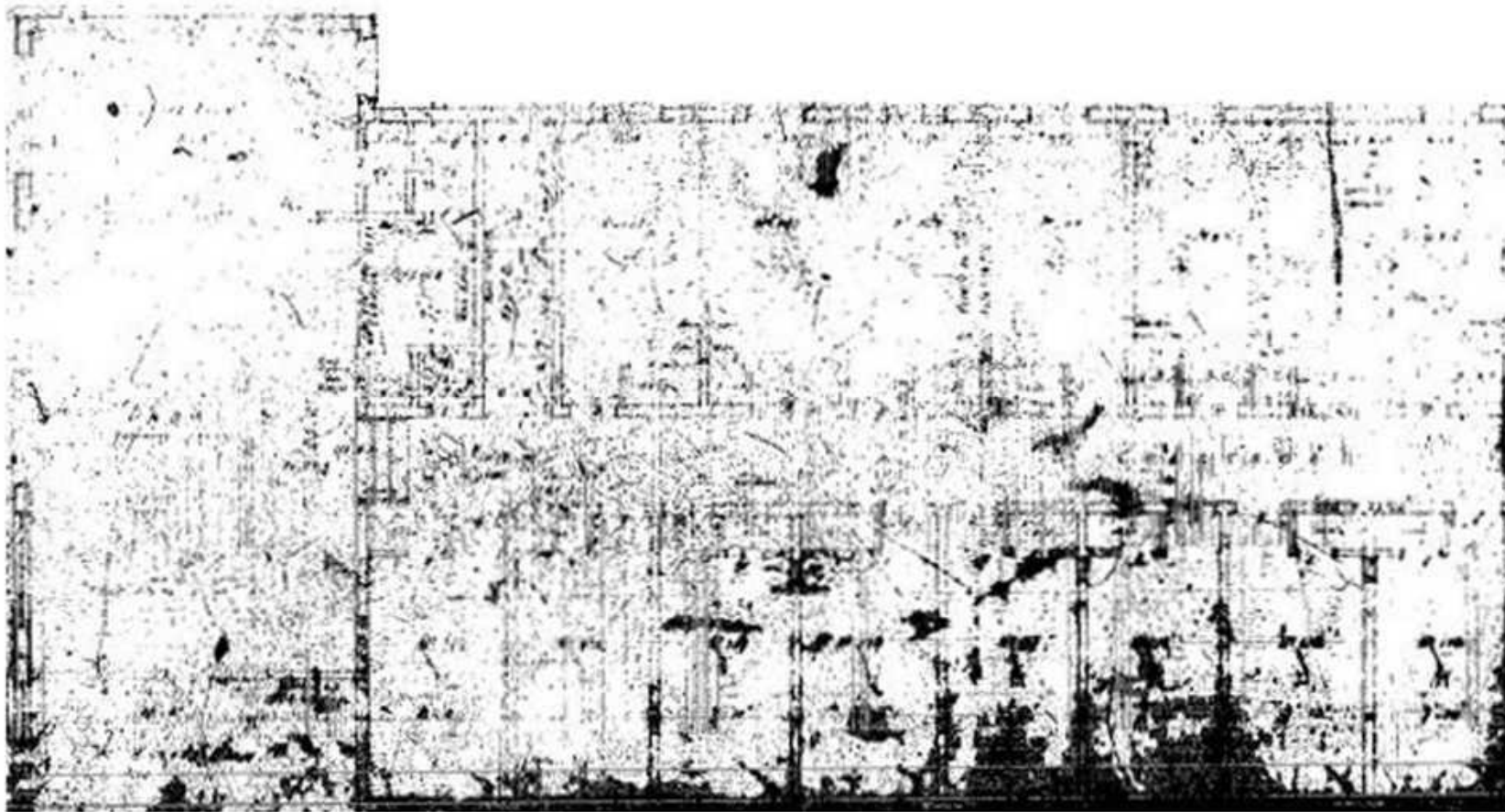
#72219-Ocean Electric- 5 a/c windows-5-6-75

#73931-Holbert Electric- violation-3-23-77

APPENDIX A

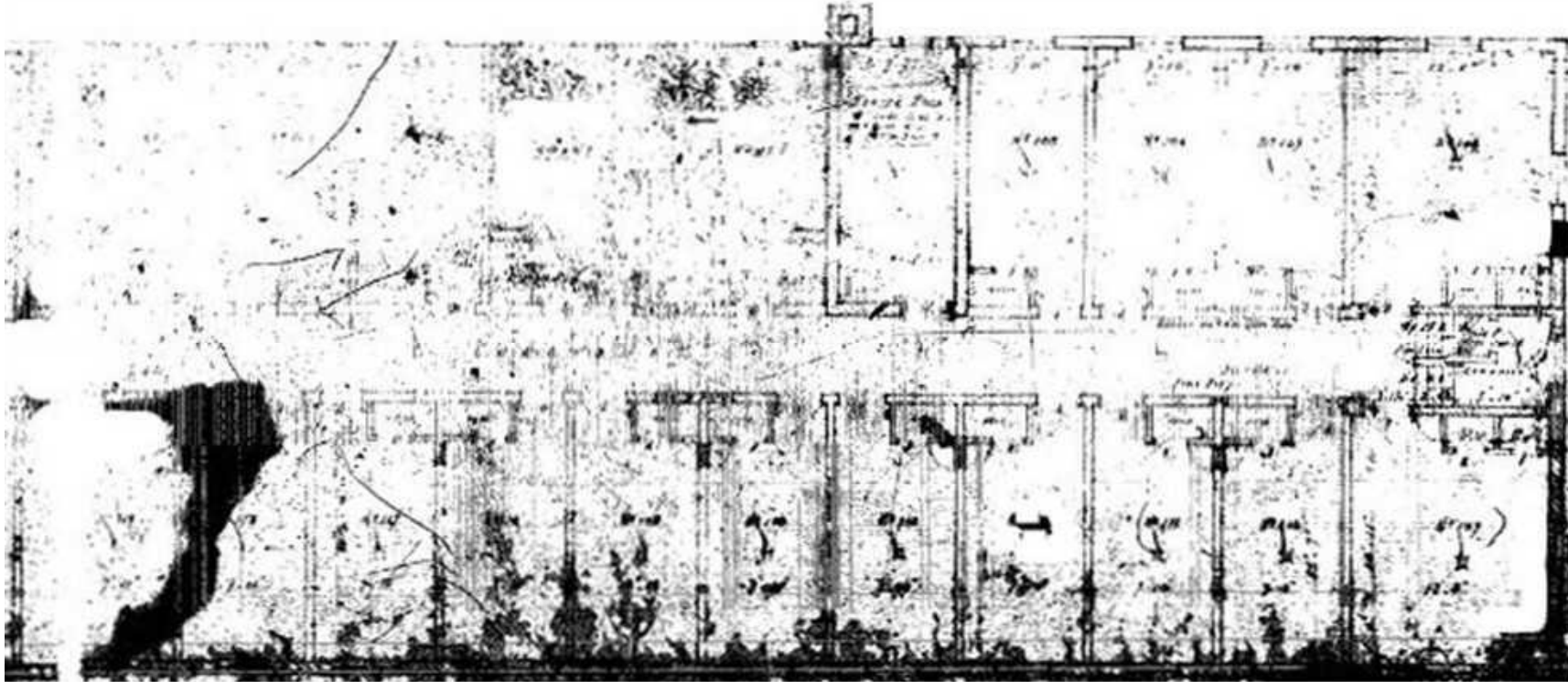
ELECTRICAL PERMITS: #E8900650 - R Lorenzo Electric - Smoke detector - 3-3-89

APPENDIX B



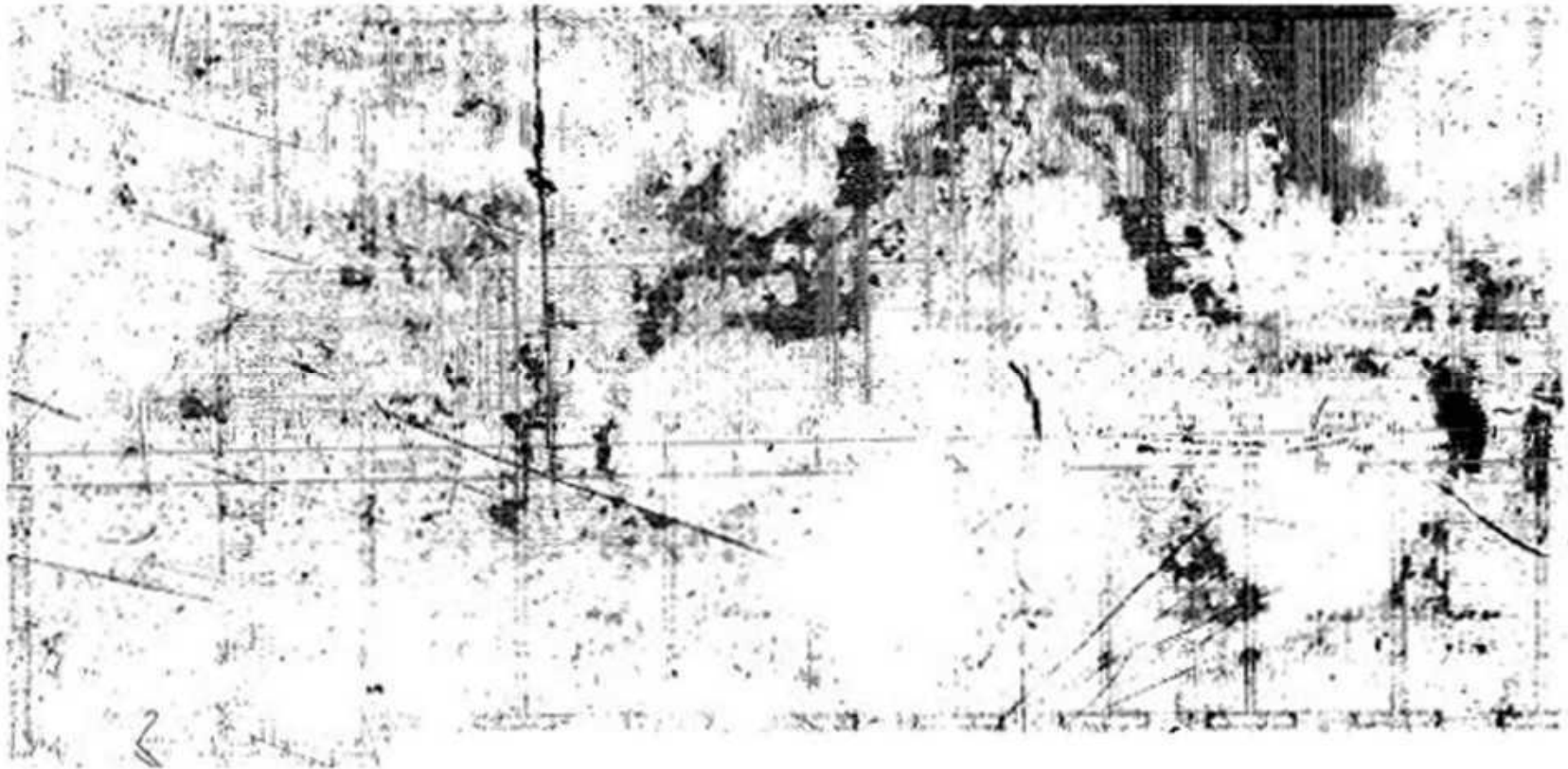
Original Drawings – Partial First Floor Plan, Western End, 1938.
(B. Kingston Hall)

APPENDIX B



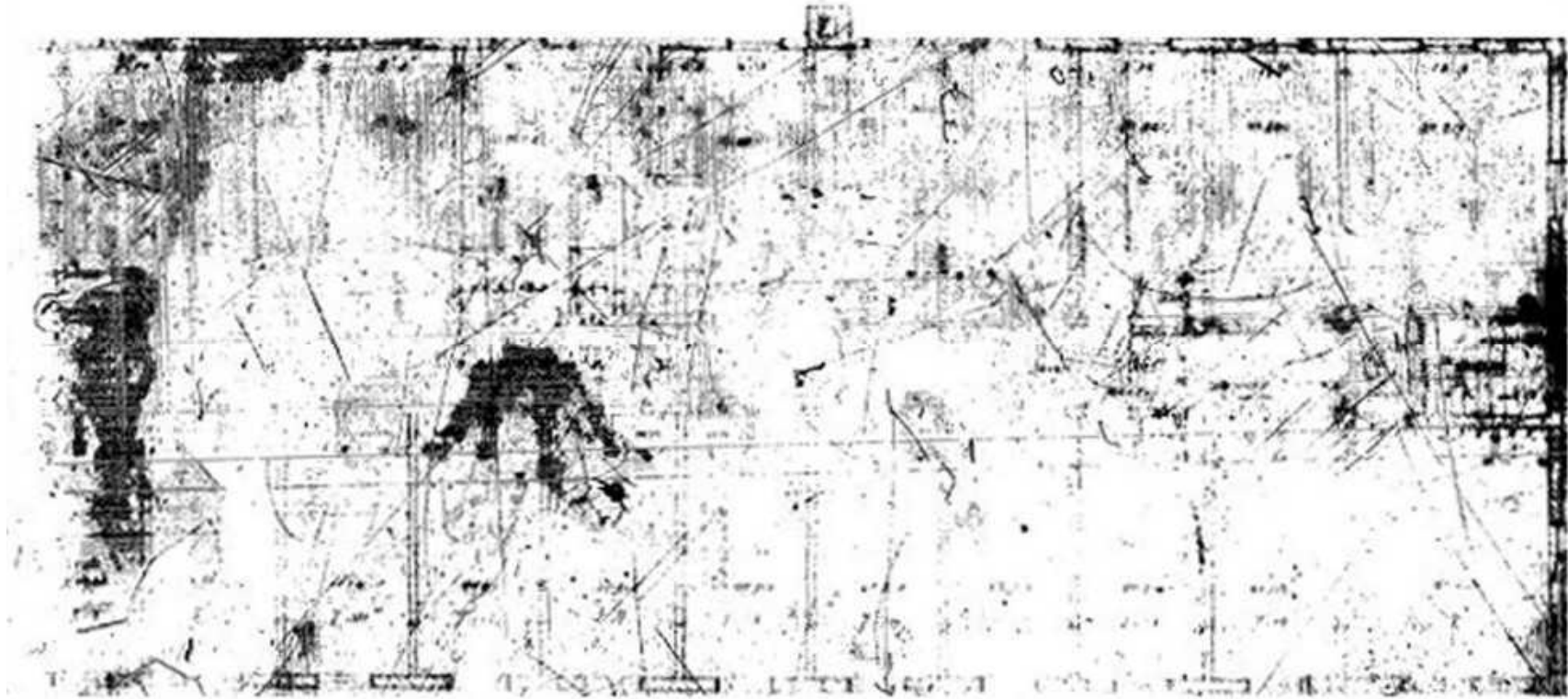
Original Drawings – Partial First Floor Plan, Eastern End, 1938.

APPENDIX B



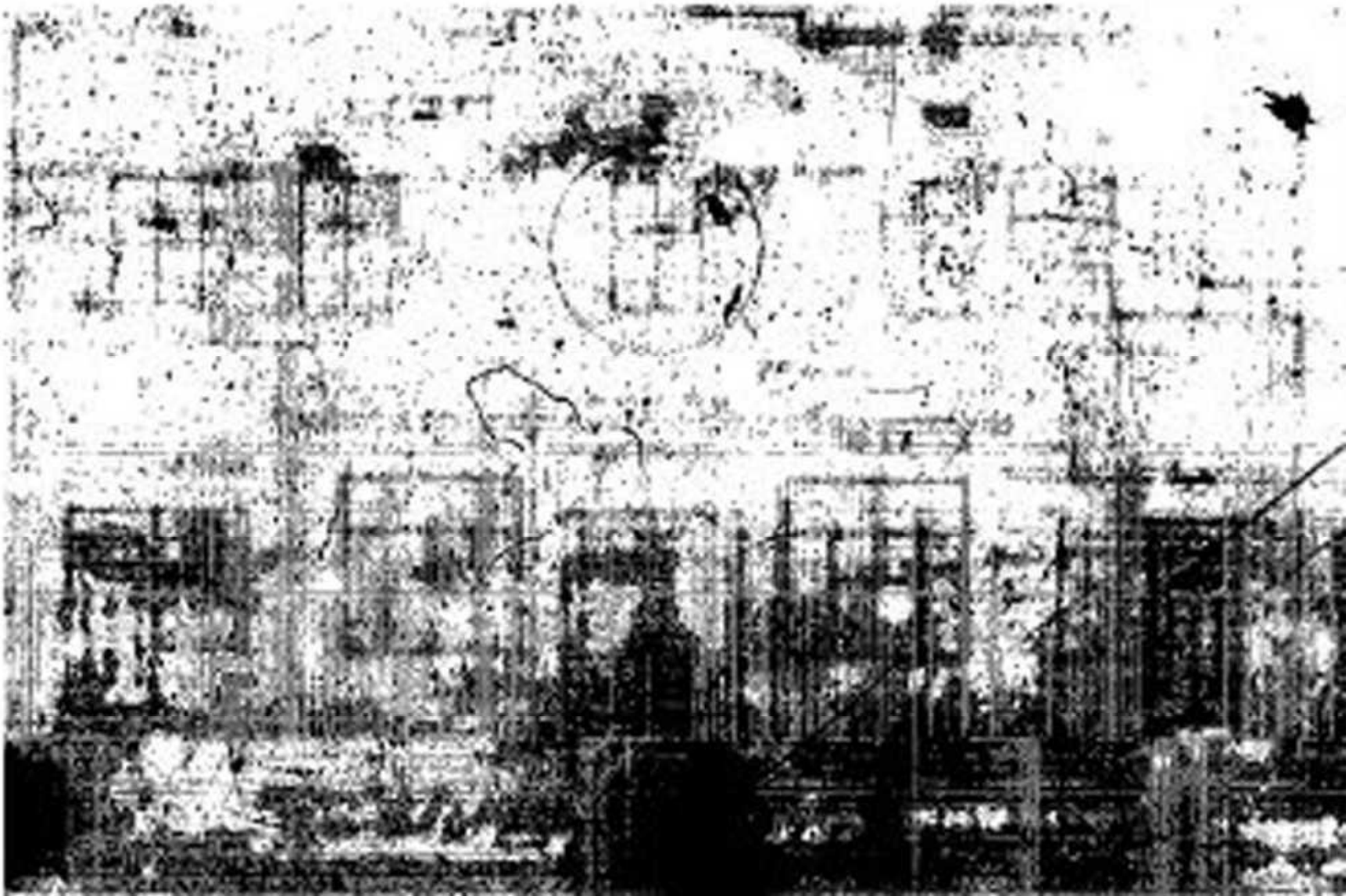
Original Drawings – Partial Second Floor Plan, Western End, 1938.

APPENDIX B



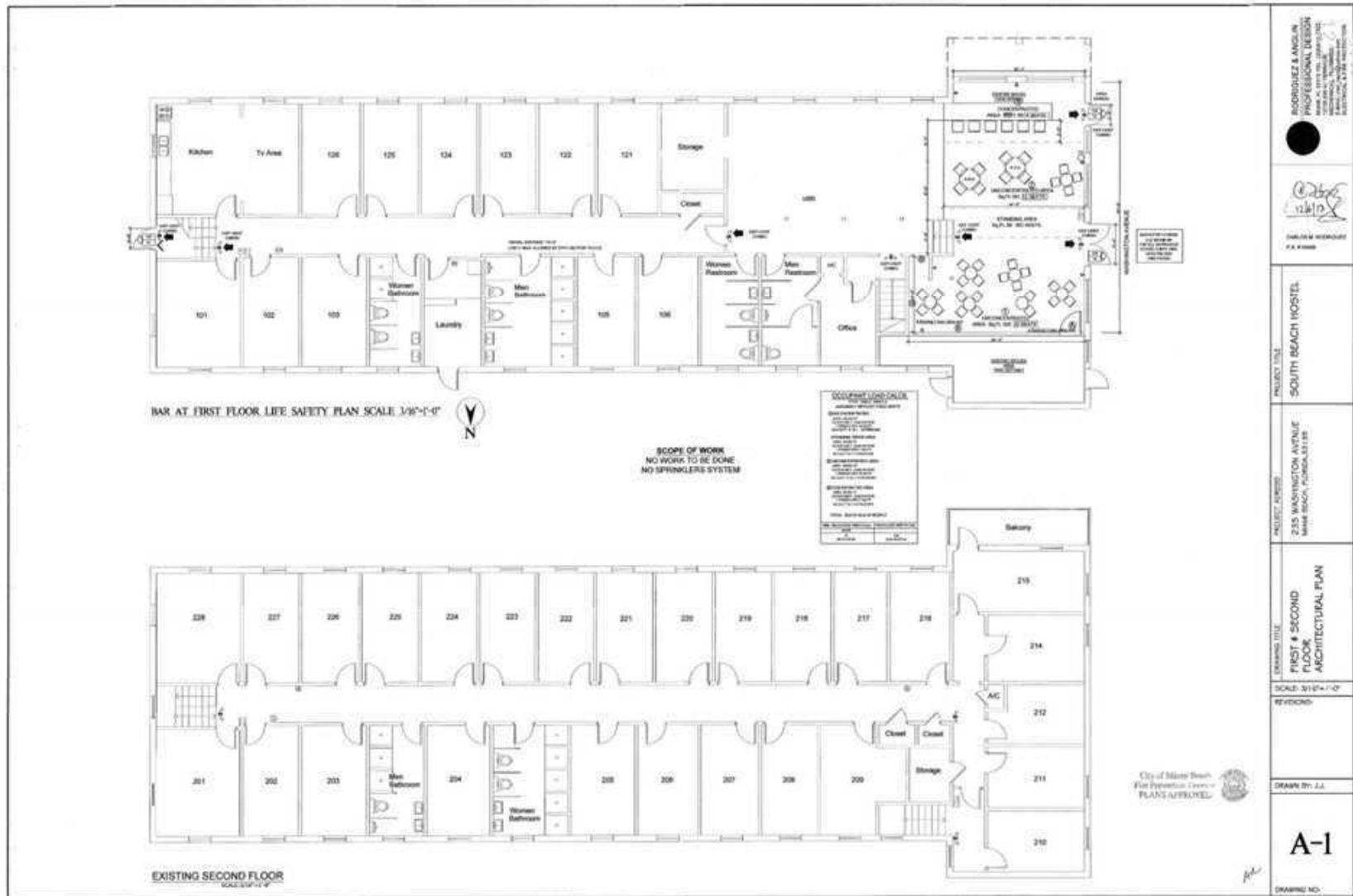
Original Drawings – Partial Second Floor Plan, Eastern End, 1938.

APPENDIX B



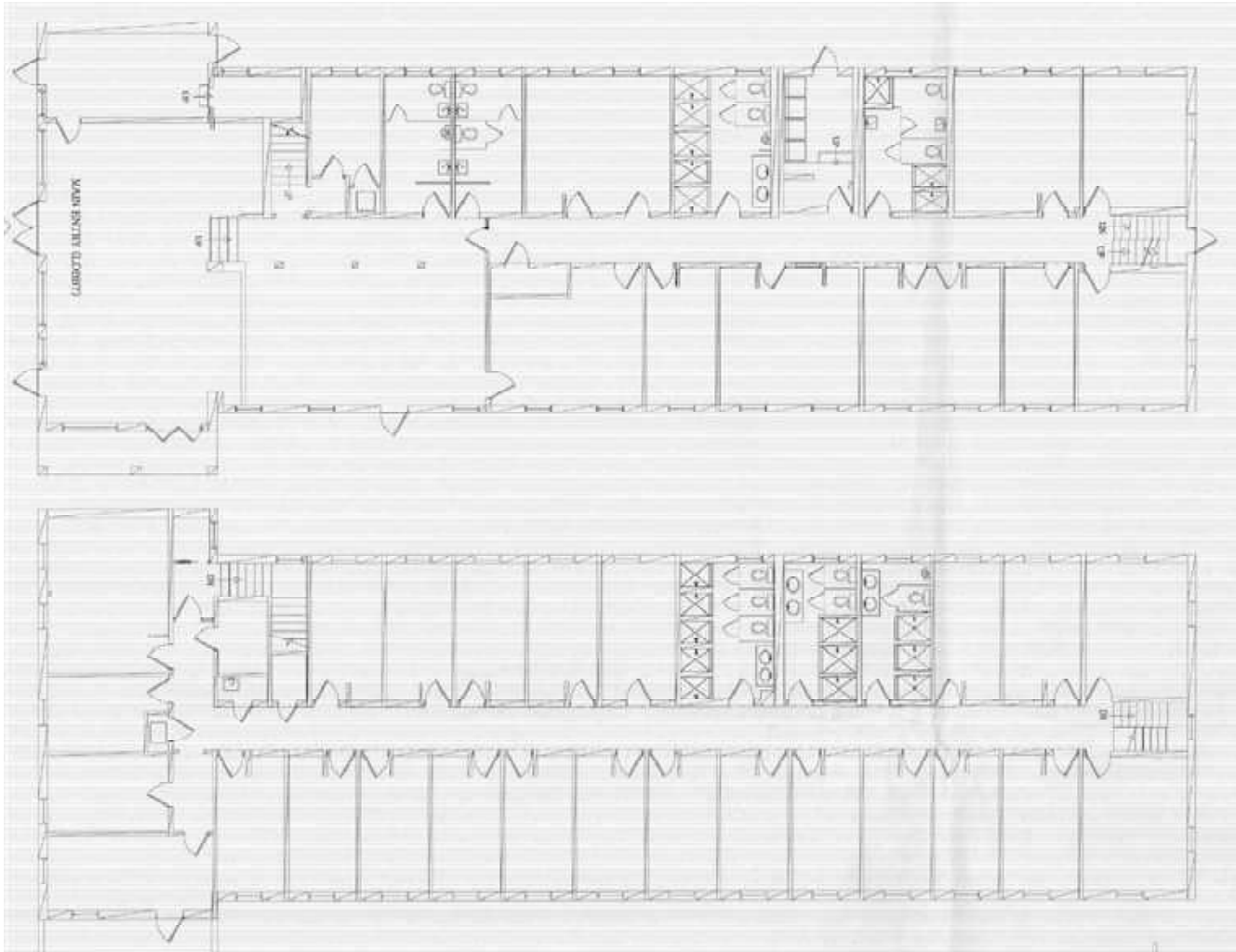
Original Drawings - Front (West) Elevation, 1938.

APPENDIX C



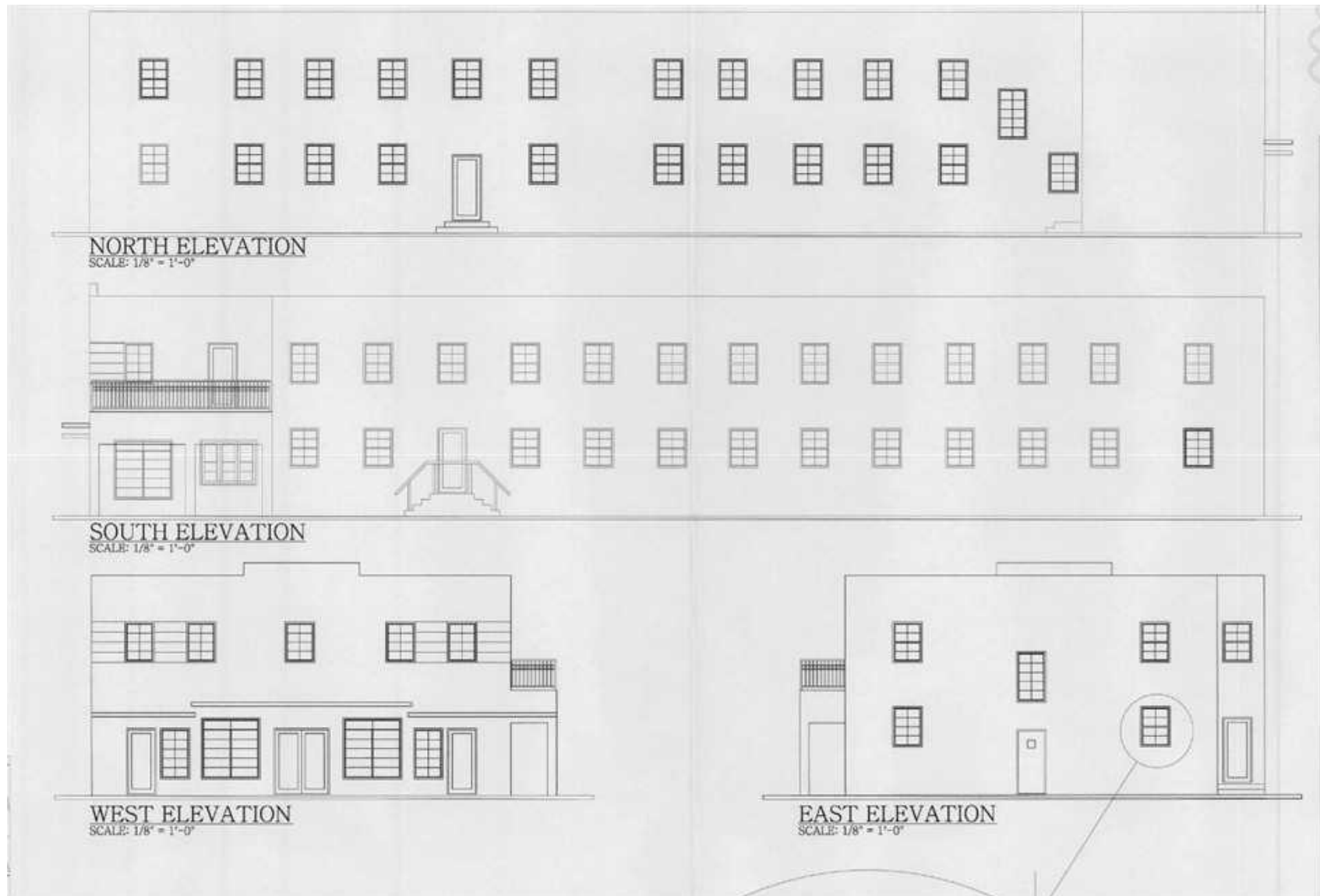
Floor Plans, First and Second Levels, 2013.
(Rodriguez & Anglin Professional Design)

APPENDIX D



Floor Plans, First and Second Levels, 2020.
(Charles E. Culpepper, Jr.)

APPENDIX D

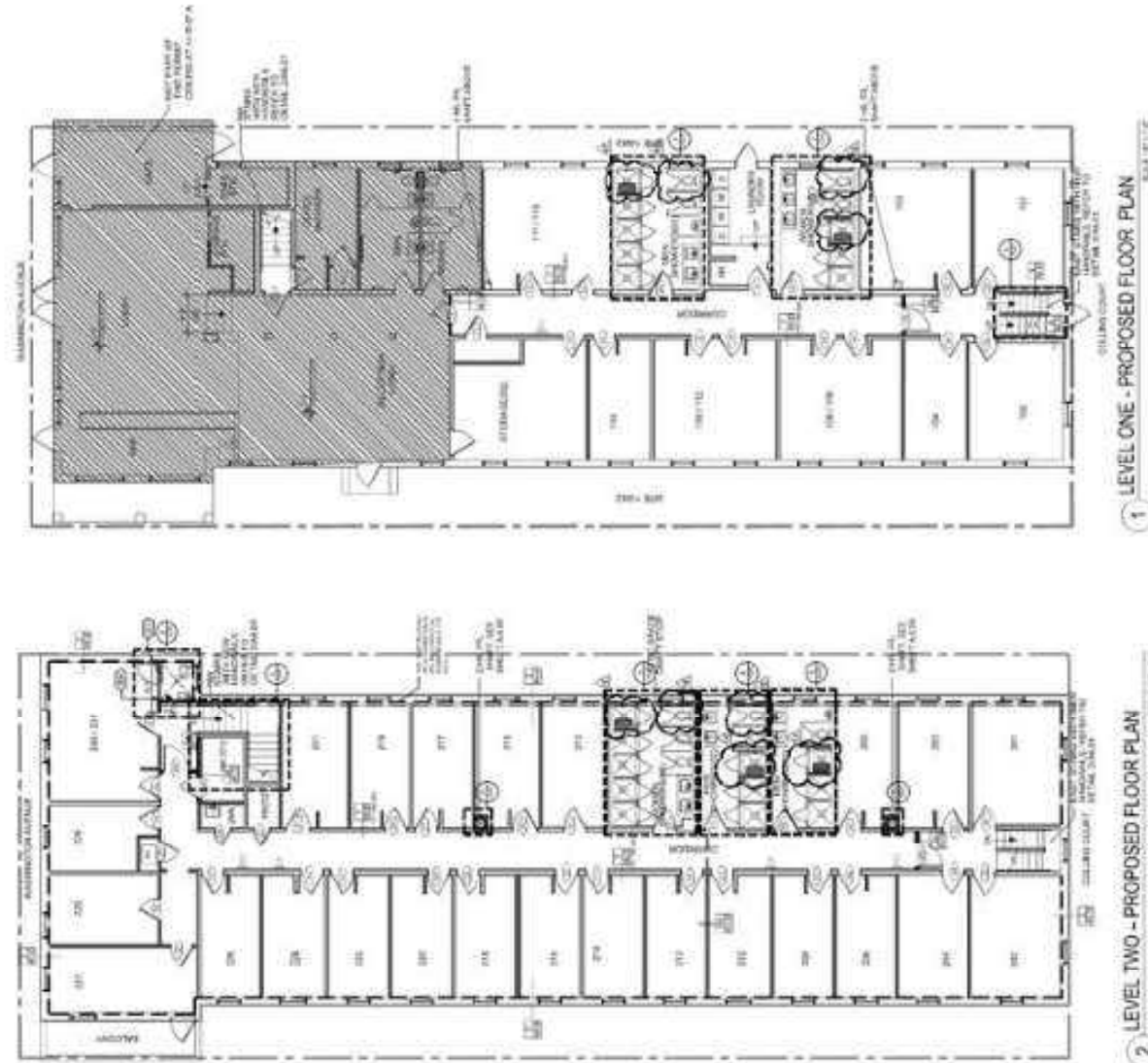


Elevations, 2020.

The image displays two architectural floor plans for Level One of a building. The left plan, titled 'LEVEL TWO - SELECTED DEMO PLAN', shows a long corridor with rooms numbered 101 through 110. It includes a central kitchen area, a bathroom, and a staircase. The right plan, titled 'LEVEL ONE - SELECTIVE DEMO PLAN', shows a similar layout with rooms numbered 201 through 210, a central kitchen area, and a bathroom. Both plans include a north arrow and a scale bar.

Demo Floor Plans, First and Second Levels, 2020.
(Kobi Karp Architecture and Interior Design)

APPENDIX E



Proposed Floor Plans, First and Second Levels, 2020.