

# HISTORIC RESOURCES REPORT

**1509 Washington Avenue**

**1515 Washington Avenue**

**Miami Beach, Florida**



Prepared For:

1515 Washington Acquisition LLC  
c/o Keyah Group  
20803 Biscayne Boulevard, 4th Floor  
Aventura, FL 33180

Compiled By:

Heritage Architectural Associates  
4300 Biscayne Boulevard, Suite 203  
Miami, Florida 33137  
[www.heritagearchitectural.com](http://www.heritagearchitectural.com)

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## INTRODUCTION

The Miami Beach Historic Preservation Board (HPB) is being asked to approve an application for a Certificate of Appropriateness for proposed work at 1509 and 1515 Washington Avenue, Miami Beach. The buildings are contributing resources in the locally-designated Flamingo Park Historic District. Therefore, the project will require a Certificate of Appropriateness from the HPB. The properties are also a contributing resources in the National Register-listed Miami Beach Architectural (Art Deco) District.

Heritage Architectural Associates (HAA) has been commissioned by 1515 Washington Acquisition LLC, c/o Keyah Group, (the Client), to provide an Historic Resources Report to be included in the Certificate of Appropriateness submission packet, per the requirements of the Miami Beach Historic Preservation Ordinance.

The Client provided some documentation regarding the building's history to HAA at the outset of the project. To prepare the report, HAA obtained information from the City of Miami Beach and Miami-Dade County. HAA conducted further research with sources that included books, newspapers and on-line resources. Additionally, on-site photography was conducted to document the buildings and their 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 properties, a biography of the architect, and a current description of the properties. 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 Gordon Loader of HAA.

## 1509 WASHINGTON AVENUE



*Figure 1. 1491-1513 Washington Avenue, July 2022.  
(Google Earth)*

Name:	1509 WASHINGTON AVENUE
Address:	1491-1513 Washington Avenue, Miami Beach
Date of Construction:	1950
Architect:	Albert Anis
Architectural Style:	Vernacular
Historic Status:	Contributing
Historic Districts:	Flamingo Park Historic District (Local 1990, 1992, 2008, 2009) Miami Beach Architectural District (National Register 1979, 2000)

# 1515 WASHINGTON AVENUE



Figure 2. 1515-1523 Washington Avenue, August 2023.

Name: 1515 WASHINGTON AVENUE  
Address: 1515-1523 Washington Avenue, Miami Beach  
Date of Construction: 1948  
Architect: Albert Anis  
Architectural Style: Vernacular  
Historic Status: Contributing  
Historic Districts: Flamingo Park Historic District (Local 1990, 1992, 2008, 2009)  
Miami Beach Architectural District (National Register 1979, 2000)

## HISTORIC DISTRICT

The Flamingo Park Historic District was established as a local historic district in 1990 and was expanded in 1992, 2008 and 2009. The current District boundary is indicated on the map below. (Figure 3) All proposed rehabilitation projects and new construction within the Local Historic District are subject to review in accordance with the Miami Beach Historic Preservation Ordinance.

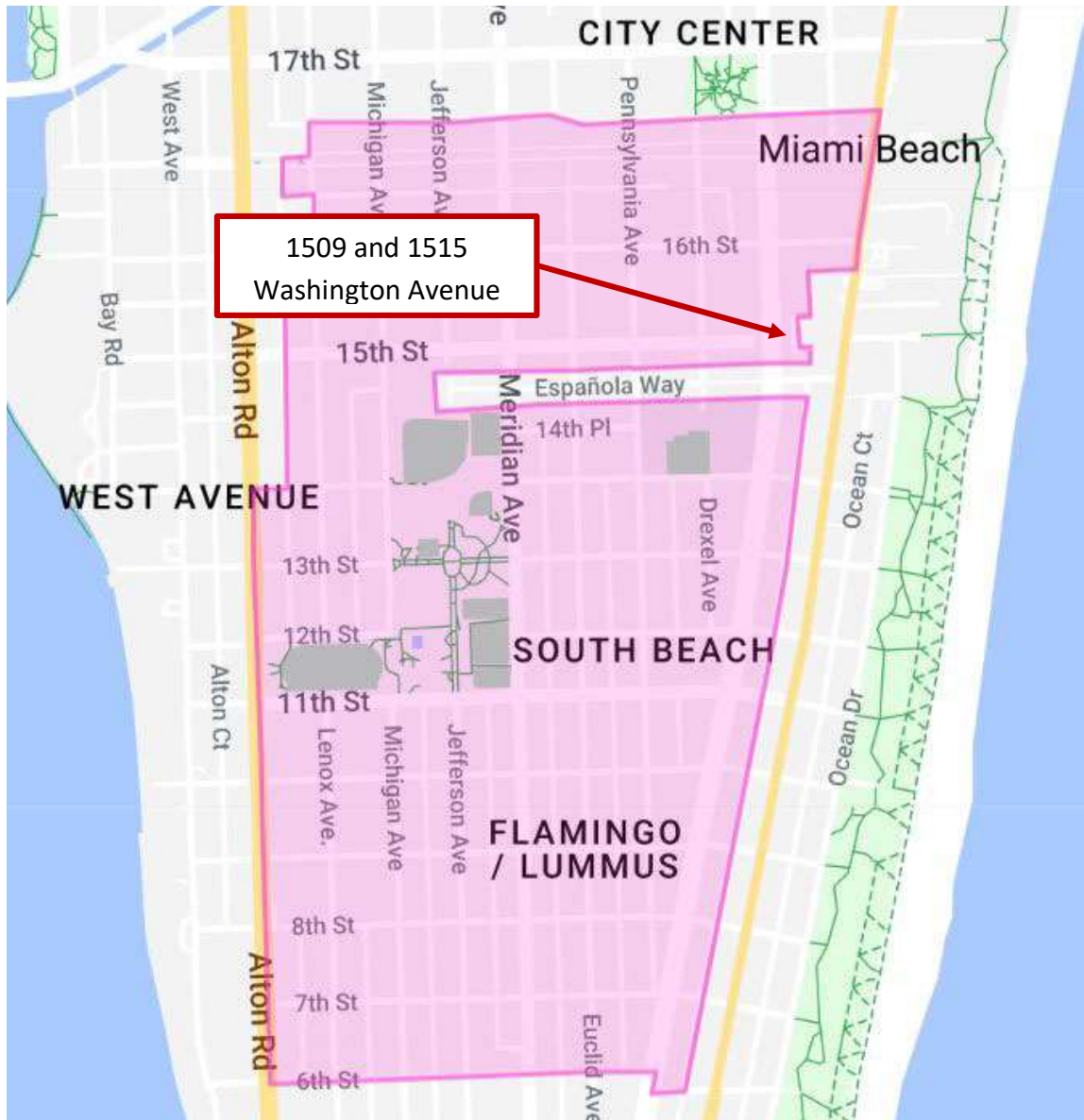


Figure 3. Location of subject properties within the boundary of the Flamingo Park Historic District. (Flamingo Park Historic District (Local))

The following is noted regarding the Flamingo Park Historic District:

The nominated district is of historical significance in that it represents a period of time, a series of events, and the work of those individuals who most shaped the development of the City of Miami Beach.

The majority of the buildings within the nominated district were constructed after the land bust of 1926 and the depression of 1929. This second major period of construction lasted from 1930 through World War II up to 1948-49. During this period, as Miami Beach recovered from the bust, architectural design shifted from the traditional to the modern. Architectural design followed the public's fascination with machinery, and the simplified form and ornamentation were well suited to the new economic and social conditions in Miami Beach. Smaller buildings, catering to the more modest means of middle-class visitors and seasonal residents were constructed rapidly in great numbers to meet the increasing population of Miami Beach. This is the primary reason for the consistency of buildings in the nominated district. Of the 579 historic buildings remaining in the nominated district, 476 (82%) were constructed between 1930 and 1949. A small group of architects (Anis, Dixon, Hohaus, Brown, Robertson, Schoppel, Pfeiffer, Ellis, France, Hall, and Henderson) designed 302 (52%) of the historic buildings remaining within the nominated district. Because so many buildings were constructed in so short a period of time, designed by so few architects, the southern section of Miami Beach is highly consistent in scale, architectural style, and design character.<sup>1</sup>

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<sup>1</sup> City of Miami Beach Planning and Zoning Department, "Flamingo Historic Preservation District Designation Report", (1990), 4. 8-9.

## NEIGHBORHOOD CONTEXT

In 1895, John Stiles Collins (1835-1928) came to what is now Miami Beach from his native New Jersey to investigate a failed agricultural investment. A horticulturalist, he determined that the conditions were favorable for farming, and he purchased a half interest in a 4,500 acre tract. He later purchased a partial interest in a 1,600 acre tract. His land extended from 14<sup>th</sup> Street to approximately 67<sup>th</sup> Street, but the cultivated area, which included large groves of avocados and mangoes, was located north of 23<sup>rd</sup> Street on the west bank of Indian Creek. At the time, there were no bridges to the mainland, so Collins had to take a boat across Biscayne Bay from Miami to visit his agricultural operation.

In 1910, he began construction of the Collins Canal to alleviate drainage issues and to provide a transportation corridor to get his products to Miami, as there were no bridges between the island and the mainland. The canal was completed in late 1912. After the completion of the canal, Collins began construction of a bridge to the mainland. He ran short of funds and was assisted by Carl Fisher. In exchange that assistance, Collins gave Fisher 200 acres between 15<sup>th</sup> and 19<sup>th</sup> Streets from bay to ocean.

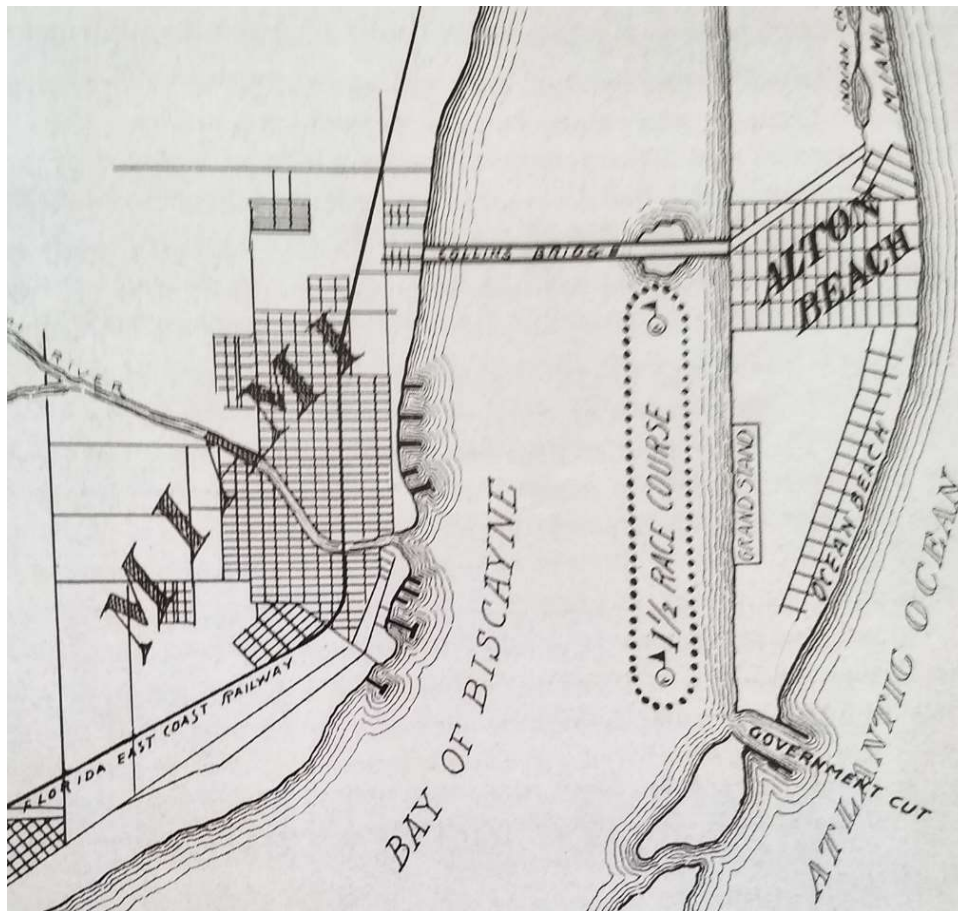


Figure 4. Map showing location of Carl Fisher's Alton Beach, 1914.  
(Lost Miami Beach, p. 93)

On January 15, 1914, Carl Fisher's Alton Beach Realty Company platted Fisher's First Subdivision of Alton Beach consisting of 305 acres along the oceanfront, located generally between 15<sup>th</sup> and 20<sup>th</sup> Streets. (Figure 4) Fisher, who was from Indianapolis, made his fortune when he sold his patent for gas-powered automobile headlights to the Union Carbide Company. It was his intention to develop an oceanside resort called Alton Beach on his land. Abraham Lincoln was a hero to Fisher, so when he laid out the main east-west street, he named it Lincoln Road. Lincoln Road soon became the cultural and commercial center of Miami Beach, which was incorporated in 1915.

In 1921, Washington Avenue, then known as Miami Avenue, was sparsely populated north of 15<sup>th</sup> Street. The street contained only a few dwellings, except for the area adjacent Lincoln Road that was associated with Carl Fisher's hotels and recreational facilities. At the time the map was created, 15<sup>th</sup> Street was open between Miami and Collins Avenues. (Figure 5)

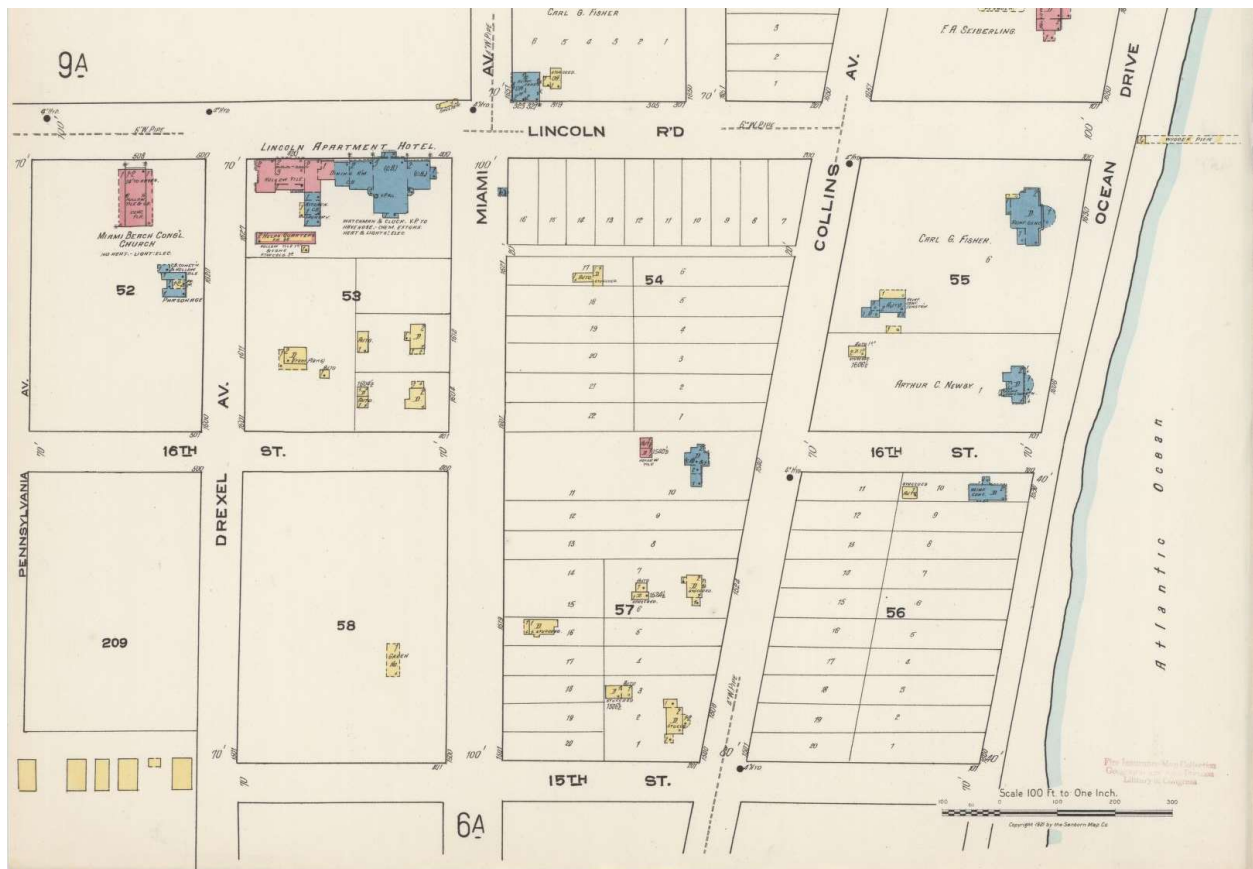


Figure 5. Sanborn map showing Washington (Miami) Avenue between 15<sup>th</sup> Street and Lincoln Road, 1921. (Library of Congress)

In the 1920s, 15<sup>th</sup> Street between Washington and Collins Avenues was closed. A residence and detached garage were constructed by William Taradash on the former street lot on the east side of Washington Avenue. The address of the residence was 1461 Washington Avenue. (Figure 6)

By 1935, Espanola Way had been developed south of 15<sup>th</sup> Street. Several apartment buildings had been constructed on the west side of Washington Avenue between 15<sup>th</sup> and 16<sup>th</sup> Streets, but

there were just a few single family residences on the east side of Washington between 15<sup>th</sup> and Lincoln Road. (Figure 6)

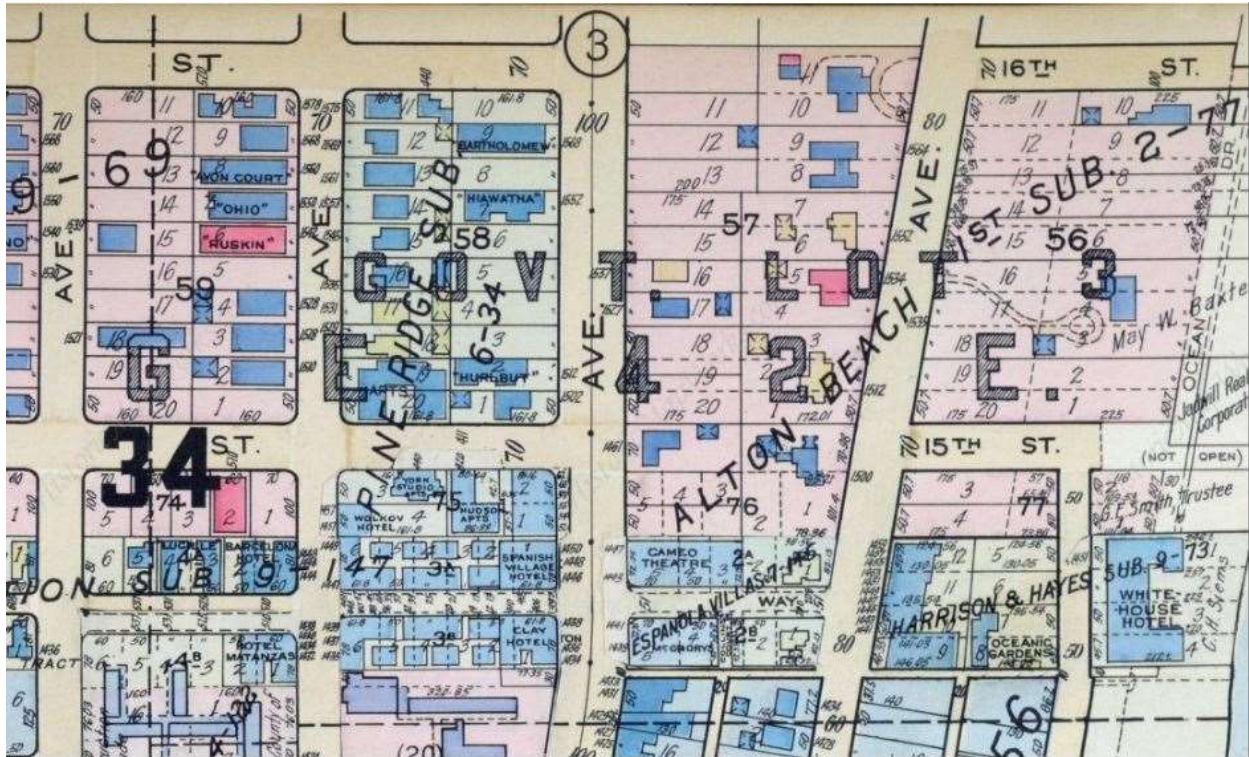


Figure 6. Plat Map showing Washington Avenue between Espanola Way and 16<sup>th</sup> Street, 1935 (revised 1940).  
(Real Estate Plat Book of the City of Miami Beach, Florida)

The 1947 Sanborn map shows a two-story dwelling at 1461 Washington Avenue. The former garage had been converted into a one-story residence with the address 1461½ Washington Avenue. (Figure 7) The lots immediately north of 1461 were used as a parking lot. The east side of Washington, south of Lincoln Road, featured dwellings, stores, an apartment building and a hotel. All of these buildings were low-scale at one or two stories. Several stores were located on the west side of Washington, and a large four-story office building, fronted by one-story storefronts, was located just south of the southwest corner of Washington Avenue and Lincoln Road.



Figure 7. Sanborn maps showing Washington Avenue between 15<sup>th</sup> Street and Lincoln Road, 1947. (Library of Congress)

By 1951, both sides of Washington Avenue between 15<sup>th</sup> Street and Lincoln Road were almost fully developed. (Figure 8) On the east side, stores had been constructed in front of two residences that had large setbacks. One other residence was located on the east side of the street. The east side also featured two large parking lots, which likely served hotels and apartment buildings on Collins Avenue. The west side of Washington had only one single-family residence. The other occupied lots on both sides of Washington Avenue had one- and two-story commercial space and apartment buildings.

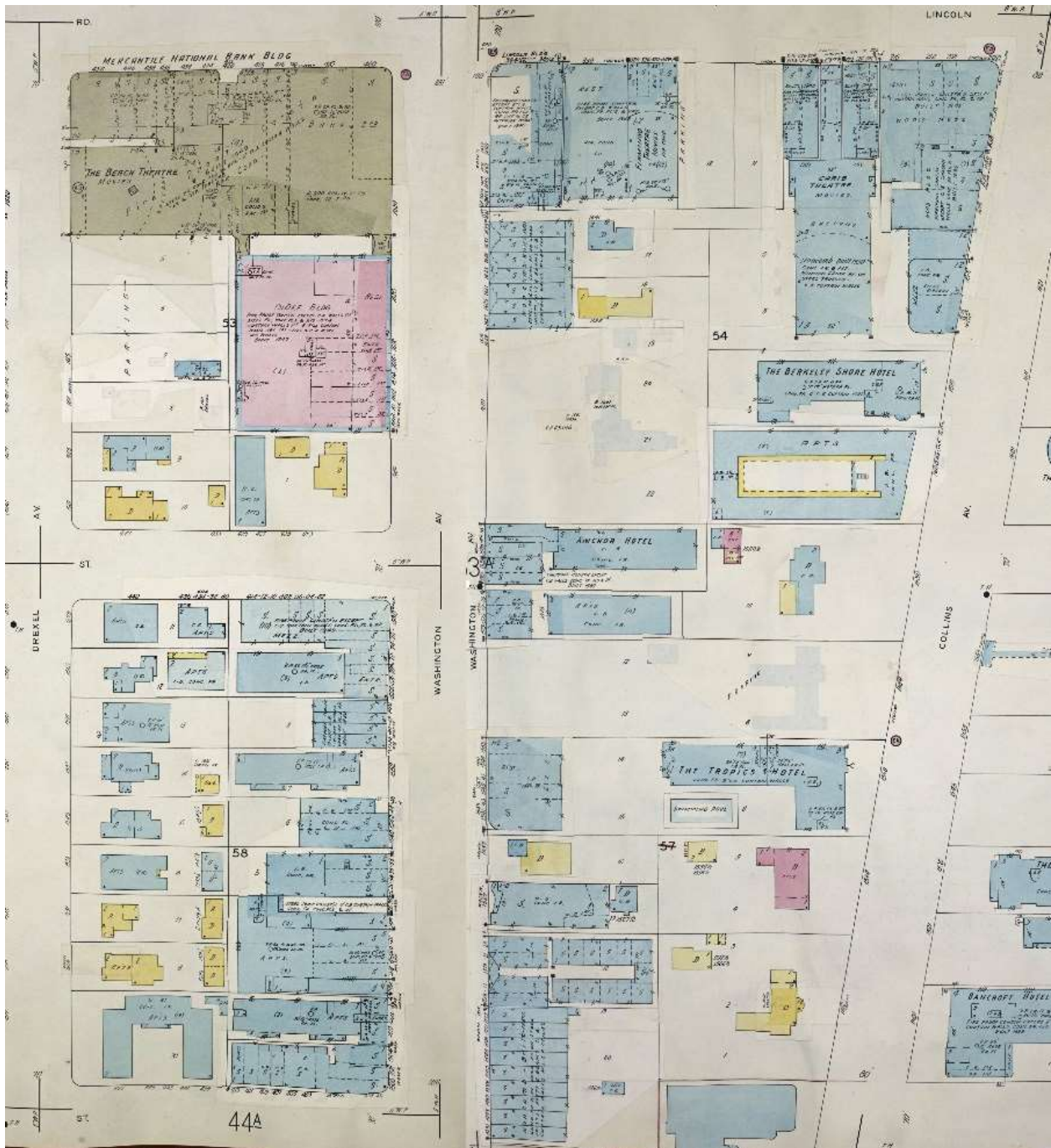


Figure 8. Sanborn maps showing Washington Avenue between 15<sup>th</sup> Street and Lincoln Road, 1951. (Library of Congress)

## Neighborhood Description

The subject properties are located on Miami-Dade County Tax Parcels 02-3234-019-1180 and 02-3234-019-1170, which are located on the east side of Washington Avenue between 15<sup>th</sup> and 16<sup>th</sup> Streets. (Figure 9) The properties are approximately two blocks south of Lincoln Road.



*Figure 9. Tax parcel map showing property lines of 1509 and 1515 Washington Avenue.  
(Miami-Dade County Property Appraiser)*

Washington Avenue is a generally north-south four-lane street with parking lanes in both directions. (Figure 10) It has a narrow central median landscaped with palm trees and low shrubs. The pedestrian sidewalks are painted concrete and feature planting squares with palm trees. (Figure 11)



*Figure 10. View of Washington Avenue, looking north, August 2023.*



*Figure 11. Detail of sidewalk and planting square, August 2023.*

The subject properties are located in a mixed-use area with retail stores, apartment buildings, a hotel and a nightclub. Most of the retail buildings are one or two stories in height. The apartment buildings are generally three or four stories with shallow setbacks and small front yards. The rest of the buildings have no setback from the pedestrian sidewalk.

The former Roxy Theater is located on the east side of Washington Avenue, immediately to the north of the subject properties, and a municipally-owned parking garage is located further to the north at the corner of Washington and 16<sup>th</sup> Street. (Figure 12) A five-story hotel is located on the west side of the street, across from 1515 Washington Avenue. (Figure 13) The buildings increase in height as Washington approaches Lincoln Road. (Figure 10)



Figure 12. View of east side of Washington Avenue, looking north, August 2023.



Figure 13. View of west side of Washington Avenue, looking north from 15<sup>th</sup> Street, August 2023.

A two-story commercial building is located on the southwestern corner of 15<sup>th</sup> Street and Washington Avenue, and further to the south are buildings associated with Espanola Way. (Figure 14) Immediately to the south of the subject properties, on the west side of Washington Avenue, is a patio area associated with the former Haddon Hall Hotel, which faces Collins Avenue. (Figure 15) Further to the south is the former Cameo Theater, which is located on the northeast corner of Washington Avenue and Espanola Way.



Figure 14. View of west side of Washington Avenue, looking south from 15<sup>th</sup> Street, February 2021. (Google Earth)



Figure 15. View of east side of Washington Avenue, looking south from 15<sup>th</sup> Street, February 2021. (Google Earth)

## HISTORY OF 1509 AND 1515 WASHINGTON AVENUE

The properties known as 1509 Washington Avenue and 1515 Washington Avenue are two separate parcels that were developed at different times by separate individuals.

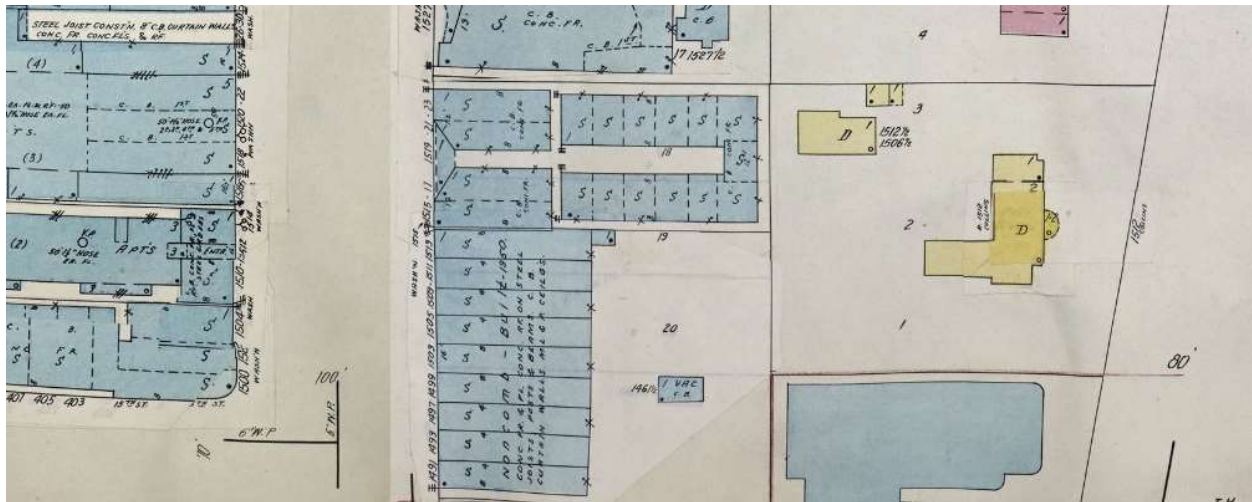


Figure 16. Sanborn maps showing 1491-1513 and 1515-1523 Washington Avenue, 1951.  
(Library of Congress)

### 1491-1513 Washington Avenue

The property known as 1509 Washington Avenue has an actual address of 1491-1513 Washington Avenue. It is located on Lots 19 and 20 and the closed street between Blocks 57 and 76 in Fisher's First Subdivision of Alton Beach. The building is rectangular and features nine individual units. The addresses of the nine units are 1491, 1493, 1497, 1499, 1505, 1507, 1509, 1511 and 1513 Washington Avenue.

William Taradash constructed a residence and garage on the closed street between Blocks 57 and 76 c. 1926. The Taradash family lived in the residence for a few years, and then it became rental property. A permit to construct nine stores on the lot was issued on November 14, 1949. Albert Anis was the architect. The permit card originally listed Robert Turchin as the general contractor, but that name was crossed out and Leifert Construction Company was added with a date of May 10, 1950. The one-story building was constructed of concrete block covered with stucco and had a spread footing foundation. It had a footprint of 140' by 80' and was designed to accommodate a second story. (Figure 17, Figure 18)



**AT MIAMI BEACH,** this new commercial building, containing nine store units, has just been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifert Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.

*Figure 17. Rendering of the building at 1491-1513 Washington Avenue, 1950.  
(Miami Herald, 12/31/1950, p. 15)*

Early tenants included women's and men's clothing stores, juice bar, stationery store, linen store and china shop. Modifications since construction generally were confined to interior remodeling, MEP system modifications and upgrades, and exterior signage. The planned second level was never constructed.



*Figure 18. View of 1505 Washington Avenue, 1972.  
(Miami-Dade Property Assessor)*

## 1515-1523 Washington Avenue

The property known as 1515 Washington Avenue has an actual address of 1515-1523 Washington Avenue. It is located on Lots 18 and 19 in Fisher's First Subdivision of Alton Beach. The property consists of three buildings. Two rectangular buildings, each with two units, are located in front and abut the pedestrian sidewalk. The southern building is addressed as 1515 and 1517 Washington Avenue, and the northern building is addressed as 1521 and 1523 Washington Avenue. A "U"-shaped building, with 13 units, is located at the rear of the lot and is addressed as 1519 Washington Avenue. The rear building was originally known as the "Miami Beach Arcade."

The front two buildings and the rear building were constructed under separate permits. The owner of the property was Herb Elisburg of the J. D. B. Realty Corporation. The rear one-story "U" shaped building was permitted on September 15, 1948 and was to contain 13 offices. Just two weeks later, on October 1, 1948, a permit was obtained by Elisburg for the two front buildings, which were to contain a total of four stores. The stucco-covered concrete block construction had a spread footing foundation and a flat roof. Albert Anis was the architect, and the general contractor was Tekla Construction Company.

Described as the "newest experiment in moderate-priced rental store planning,"<sup>2</sup> the buildings featured through-ventilation, three-phase wiring, angled storefronts and moderate ramping, eliminating the need for stairs. Each of the units was equipped with a shower as an incentive for shop owners to remain open in the summer months.

Early tenants in the front buildings included a clothing store, office supply store, beauty shop and fruit shippers. Although the permit card specified that the rear building was to contain offices, there was a wide variety of businesses located in the spaces. The 1953 City Directory lists a real estate office, dance studio, nurses' registry, record shop, embroidery shop, alterations, handbag stylist and several vacancies.

Other than signage, maintenance items and minor interior modifications, there have been few changes to the buildings. In 1952, a permit was granted to remodel one of the units into a restaurant, but no restaurant is listed at this location in subsequent city directories. Several air conditioning units were installed in the early 1950s. A storefront was modified in 1978, and one storefront (apparently the southernmost at 1515) was replaced in 1992. The most significant change to the complex was the conversion of the units in the rear building into efficiency apartments. This appears to have occurred in the early 1980s. A photograph from 1979 depicts signage reading "Beach Arcade" over the opening to the rear building (Figure 19), which implies that the rear building was still open to the public at that time. Although there is no indication of

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<sup>2</sup> "Builders Speed Beach Arcade," *Miami News*, October 17, 1948, 78.

this conversion on the permit records, the records show that five gas meters were installed between 1980 and 1982, which may be indicative of the modification of the rear building into residential units. Classified advertisements for rental apartments at 1519 Washington Avenue began to appear in the early 1980s. The units in the two front buildings continue as retail space.



*Figure 19. 1515-1523 Washington Avenue, 1979.  
(Miami-Dade Property Appraiser)*

## ALBERT ANIS, ARCHITECT

Albert Abraham Anis was born in Chicago on April 18, 1889. He attended the Armour Institute of Technology in Chicago for one year.<sup>3</sup> By 1912, he was practicing as an architect in Chicago. He moved to Los Angeles around 1919 and was listed in the 1920 census as an architect, but by 1922, he had moved back to Chicago.

The Anis family first came to Florida in the early 1920s to visit the brother of Mrs. Anis. Albert Anis was listed as an architect in the 1926 and 1927 Miami City Directories. He designed and built the Flagler Theater at W. Flagler Street and N.W. 3rd Avenue in 1926. (Figure 20) It appears that the Anises were part-time residents, as newspaper articles of the time refer to them as “of Chicago.” They disappeared from the City Directories after 1927, and there was no further mention of architectural work by Anis in the Miami newspapers for the rest of the decade.



*Figure 20. Flagler Theater, W. Flagler & N.W. 3rd Avenue, Miami, 1926.  
(Miami Herald, 10/28/1926, p. 8)*

At the time of the 1930 census, Anis was divorced and was living in Chicago with his parents, his younger daughter, his widowed sister, Hannah Grossman, and her son Melvin. Melvin Grossman

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<sup>3</sup> According to the 1940 census, Anis had only one year of post-secondary education. He was listed as a sophomore in the 1910 Armour Institute Yearbook but was not found in preceding or subsequent years, per a conversation with Adam Strohm, Director of University Archives & Special Collections, Illinois Institute of Technology.

would later join his uncle's firm in Florida and would go on to have a very successful solo career as an architect.

Anis moved back to Miami in 1933. He was listed in the 1934 City Directory as a salesman for Wolfson Realty, and he was listed in 1935 as an architect for the same firm. In 1934, he completed a design for a commercial building at 2200 Collins Avenue. (Figure 21) In 1935, he completed several projects, including the Hotel Normandie at 4<sup>th</sup> Street and Ocean Drive in Miami Beach. (Figure 22)



*Figure 21. Rendering of 2200 Collins Avenue, Miami Beach, 1934.  
(Miami News, 11/4/1934, p. 13)*



*Figure 22. Postcard of Hotel Normandie, 4<sup>th</sup> Street and Ocean Drive, Miami Beach, 1940s.  
(Miami Beach Visual Memoirs)*

In the 1936 and 1937 City Directories, Anis was listed as an architect with Stanley Realty. He completed many designs in those years, including the Whitelaw, Nassau (Figure 23), Olympic, Waldorf Towers (Figure 24) and Leslie Hotels. He also designed several apartment buildings.



*Figure 23. Postcard of Nassau Hotel, 1414 Collins Avenue, Miami Beach, 1940s.  
(Miami Beach Visual Memoirs)*



*Figure 24. Postcard of Waldorf Towers Hotel, 860 Ocean Drive, Miami Beach, 1940s.  
(Miami Beach Visual Memoirs)*

It appears that Anis established an independent architectural practice around 1938. He continued to receive commissions for hotels and apartment buildings. By the end of the decade, he had produced designs for the Chesterfield, Cleavelander, Bancroft (Figure 25), Poinciana, Gaylord, James, and Winter Haven Hotels, along with several other hotels and apartment buildings. Until the late 1930s, nearly all of his designs were done in the Art Deco style. Near the end of the decade, he began to employ the Streamline Moderne style, as seen in the Hotel Bancroft and the Wolfshire Apartments (Figure 26), which he designed in 1940.



Figure 25. Postcard of Hotel Bancroft, 1521 Collins Avenue, Miami Beach, 1940s. (Miami Beach Visual Memoirs)

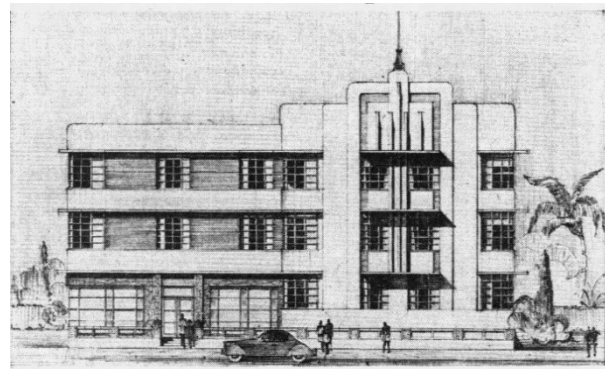


Figure 26. Rendering of Wolfshire Arms Apartments, 430 21<sup>st</sup> Street, Miami Beach, 1940. (Miami News, 7/14/1940, p. 27)

In 1940, his nephew Melvin Grossman joined the firm. During 1940-41, the firm completed designs for a number of hotels in the Art Deco and Streamline Moderne styles, including the Abbey, Berkeley Shore, Glades, Copley Plaza, Majestic, Cadet and Avalon. The firm also designed retail and office buildings on Lincoln Road, including the Mercantile Bank Building at 420 Lincoln Road. (Figure 27) Grossman left the firm in 1941, but he returned in 1945.

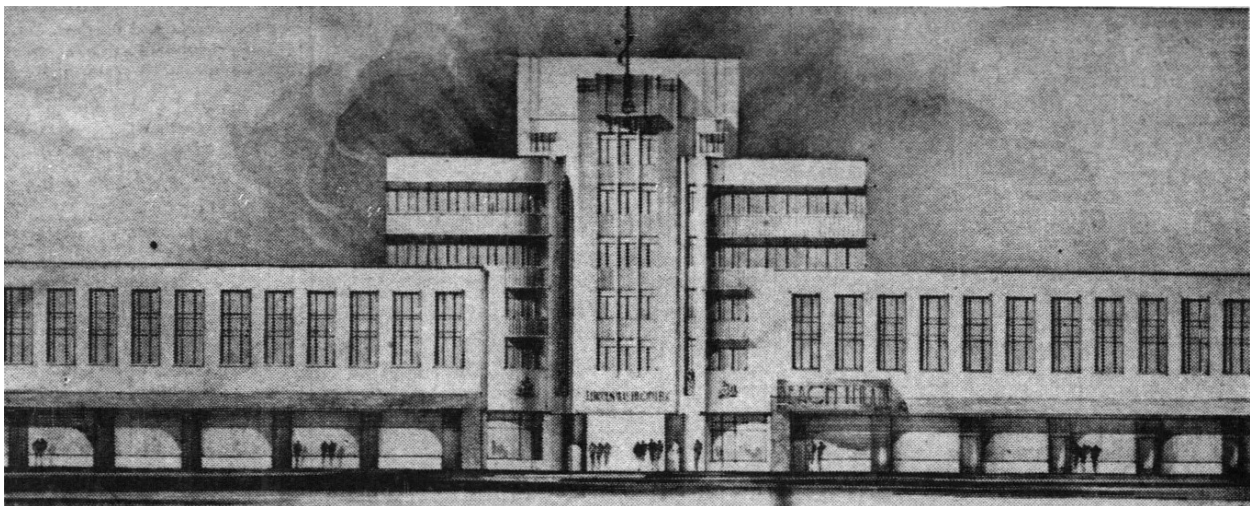


Figure 27. Rendering of Mercantile Bank Building, 420 Lincoln Road., Miami Beach, 1940. (Miami News, 5/12/1940, p. 30)

During 1945, the firm produced designs for single-family residences, apartments, and the Flamingo Theater on Lincoln Road. In the immediate post-war period (1946-49), the firm designed apartments, theaters, office and retail space at 235 Lincoln Road (Figure 28), and the Temple Emanu-El. (Figure 29) Hotels included the Claremont, Sagamore (Figure 30), Delmonico (Figure 31), Brazil, and Shore Club (Figure 32). Beginning in 1947, Melvin Grossman was credited as associate architect on most of the firm's designs. Streamline Moderne styling was evident in some of the immediate post-war designs, but the firm began to design in the Modern style around 1948.

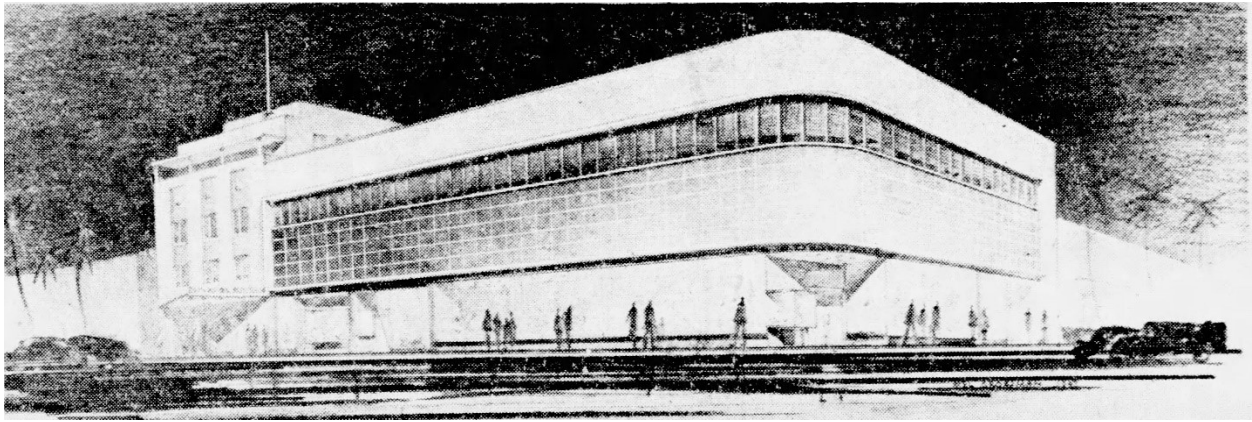


Figure 28. Rendering of 235 Lincoln Road, Miami Beach, 1947.  
(Miami Herald, 7/20/1947, p. 51)



Figure 29. Temple Emanu-El, 1701 Washington Avenue,  
Miami Beach, 2013.  
(Museum Historic District)



Figure 30. Rendering of Sagamore Hotel, 1571 Collins  
Avenue, Miami Beach, 1948.  
(Miami News, 6/27/1948, p. 19)



Figure 31. Postcard of Delmonico Hotel, 6395 Collins Avenue, Miami Beach, c. 1948.  
(Miami Beach Visual Memoirs)



Figure 32. Shore Club Hotel, 1950.  
(Miami Herald, 2/5/1950, p. 91)



Figure 33. Postcard of Sea Gull Hotel, 100 21<sup>st</sup> Street,  
Miami Beach, c. 1956.  
(RE Miami Beach)



Figure 34. Rendering of Biscayne Terrace, 340 Biscayne  
Boulevard, Miami, 1951.  
(Miami News, 3/18/1951, p. 38)

In the early 1950s, the firm produced designs for the Royal York, Sea Gull (Figure 33) and Nautilus Hotels. The firm also designed the Biscayne Terrace, which opened in Miami 1951. (Figure 34) It was the first major new hotel constructed in Miami since the boom years of the 1920s.

Anis and Grossman designed the Biltmore Terrace in 1951, with Morris Lapidus as the interior designer. (Figure 35) Lapidus was fairly new to South Florida at this time but would go on to great fame as the architect of the Fontainebleau and Eden Roc Hotels, among others.

In 1952, Melvin Grossman left to start his own firm. In 1953, Anis produced designs for several apartment buildings. In March 1954, he formed Anis & David with partner George F. David. According to his obituary, Anis retired in 1956. However, he kept an architectural office until at least 1960. He died on August 28, 1964, at the age of 74.



*Figure 35. Rendering of Biltmore Terrace, 8700 Collins Avenue, Miami Beach, 1952. (Miami News, 12/21/1952, p. 57)*

In the book *MiMo: Miami Modern Revealed*, the authors stated:

Perhaps no other architect defined the transition from Deco to MiMo as thoroughly as Albert Anis. Although not as prolific as Dixon and Hohausner in the 1930s, Anis helped define Miami Beach Deco with influential works like the Waldorf Towers, the Winterhaven, and the Bancroft. With his Shore Club in 1949, Anis gave up the finely sculpted and streamline massing of Deco for ensembles of more abstract volumes. At the Shore Club, Anis took the eyebrow motif of the 1930s and began playing with it for purely decorative effect. In his hands, the simple eyebrow became a three-dimensional, sculptural focal point as it snaked around a stairwell. MiMo architects came to rely on the shadow-making qualities of the thin masonry cantilever as an ornamental staple.<sup>4</sup>

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<sup>4</sup> Eric P. Nash and Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, (San Francisco: Chronicle Books, 2004), 58.

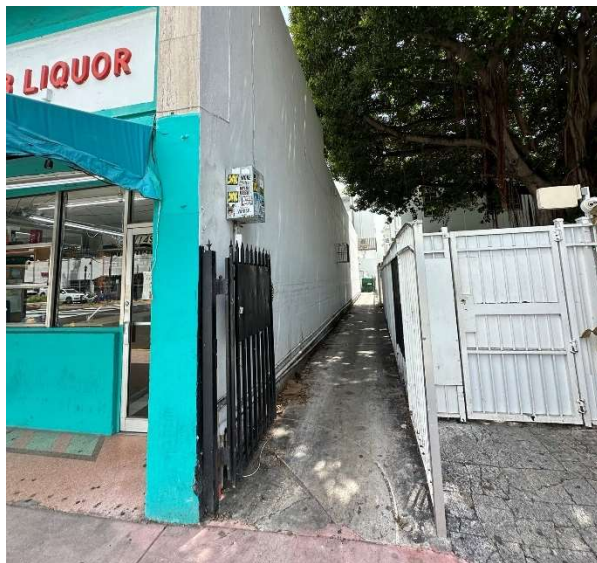
# ARCHITECTURAL DESCRIPTION

## 1491-1513 Washington Avenue

### Site

The site is a rectangular 14,500 square foot lot located on the east side of Washington Avenue. The lot is partially situated in the closed portion of 15<sup>th</sup> Street between Washington and Collins Avenues. (Figure 9) Immediately to the north is the other subject property, 1515-1523 Washington Avenue. Immediately to the south is a fenced patio area that is associated with the Alex (former Haddon Hall) Hotel, located at 1500 Collins Avenue.

The building has no setback from the pedestrian sidewalk. A narrow paved alley, accessed via a wrought iron gate, is situated immediately south of the building. The alley leads to a service area at the rear. (Figure 36) The building extends to the lot line at the north elevation and abuts the neighboring building. (Figure 37)



*Figure 36. View of alley along south elevation, looking east, August 2023.*



*Figure 37. Detail of north end of building that abuts neighboring building, August 2023.*

## Building

The Vernacular rectangular-plan building is constructed of concrete block covered with stucco and has a flat roof with parapet. (Figure 38)



Figure 38. View of 1491-1513 Washington Avenue, looking northeast, August 2023.

## West (Front) Elevation (facing Washington Avenue)

The front façade features nine separate storefronts that are framed by a continuous marble-clad surround, a portion of which has been painted. (Figure 39) A continuous signboard is situated above the nine storefronts. The storefronts are sheltered by a continuous fabric awning. (Figure 40) Each of the nine stores (Figure 41-Figure 49) has a different terrazzo floor adjacent the entrance, although some have been partially obscured by changes to the storefronts.



Figure 39. Detail of marble surround, August 2023.



Figure 40. Detail of continuous signboard and awning, August 2023.

**Storefronts**



Figure 41. View of 1491 Washington Avenue, August 2023.



Figure 42. View of 1493 Washington Avenue, August 2023.



Figure 43. View of 1497 Washington Avenue, August 2023.



Figure 44. View of 1499 Washington Avenue, August 2023.



Figure 45. View of 1505 Washington Avenue, August 2023.



Figure 46. View of 1507 Washington Avenue, August 2023.



Figure 47. View of 1509 Washington Avenue, August 2023.



Figure 48. View of 1511 Washington Avenue, August 2023.



Figure 49. View of 1513 Washington Avenue, August 2023.

### **1491 Washington Avenue**

1491 is the southernmost unit, and the signboard reads “1 2 3 Liquor.” (Figure 41) The non-original storefront has been extended forward (Figure 50), and partially obscures the original terrazzo floor. (Figure 51) The design in the floor is a right triangle.



*Figure 50. View of storefront at 1491 Washington Avenue, August 2023.*



*Figure 51. Detail of partially obscured terrazzo at entrance to 1491 Washington Avenue, August 2023.*

### **1493 Washington Avenue**

1493 is the second unit from the south, and the signboard reads “South Beach Food Mkt.” (Figure 42) The metal storefront is U-shaped in plan, which appears to be the original configuration. (Figure 52) The storefront sits on a base that is clad with marble to match the façade surround. A terrazzo floor is located at the entrance, and the words “Men’s Shop” are located in the floor near the sidewalk. The design in the terrazzo floor is a rectangle. (Figure 53)



*Figure 52. View of storefront at 1493 Washington Avenue, August 2023.*



*Figure 53. Detail of terrazzo floor at entrance to 1493 Washington Avenue, August 2023.*

### **1497 Washington Avenue**

1497 is the third unit from the south, and the signboard above is blank. (Figure 43) It has an irregularly-shaped angled metal storefront, which appears to be the original configuration. (Figure 54) The storefront sits on a base that is clad with variegated tile. The terrazzo at the entrance features an isosceles triangle. (Figure 55)



Figure 54. View of storefront at 1497 Washington Avenue, August 2023.



Figure 55. Detail of terrazzo floor at entrance to 1497 Washington Avenue, August 2023.

### **1499 Washington Avenue**

1499 is the fourth unit from the south, and the signboard reads “Charlotte Bakery.” (Figure 44) It has a U-shaped metal storefront, which appears to have been modified. (Figure 56) The storefront sits on a base that is clad with black tile. The storefront partially covers the original terrazzo floor at the entrance. The terrazzo features an “L” shape. (Figure 57)



Figure 56. View of storefront at 1499 Washington Avenue, August 2023.



Figure 57. Detail of partially obscured terrazzo at entrance to 1499 Washington Avenue, August 2023.

### **1505 Washington Avenue**

1505 is the fifth unit from the south, and the signboard reads “Cheeseburger Baby.” (Figure 45) The metal storefront is angled at both sides, which appears to be the original configuration. (Figure 58) The storefront sits on a painted concrete block base. The terrazzo floor at the entrance features an isosceles triangle. (Figure 59)



Figure 58. View of storefront at 1505 Washington Avenue, August 2023.



Figure 59. Detail of terrazzo floor at entrance to 1505 Washington Avenue, August 2023.

### 1507 Washington Avenue

1507 is the sixth unit from the south, and the signboard is blank. (Figure 46) The metal storefront is generally U-shaped with multiple angles on each side. (Figure 60) This appears to be the original configuration. The storefront sits on a base that is clad with marble to match the façade surround. The terrazzo floor at the entrance features two rectangles. (Figure 61)



Figure 60. View of storefront at 1507 Washington Avenue, August 2023.



Figure 61. Detail of terrazzo floor at entrance to 1507 Washington Avenue, August 2023.

### 1509 Washington Avenue

1509 is the seventh unit from the south, and the signboard reads “Rock & Wave.” (Figure 47) The metal storefront features a straight side at the south and an angled side at the north. (Figure 62) This appears to be the original configuration. The storefront sits on a base that appears to be painted wood. The terrazzo floor at the entrance features an “L” shape, which reflects the angles of the storefront. (Figure 63)



Figure 62. View of storefront at 1509 Washington Avenue, August 2023.



Figure 63. Detail of terrazzo floor at entrance to 1509 Washington Avenue, August 2023.

### **1511 Washington Avenue**

1511 is the eighth unit from the south, and the signboard is blank. (Figure 48) The metal storefront is U-shaped. (Figure 64) This appears to be the original configuration. The storefront sits on a base that is clad with large decorative tiles, which do not appear to be original. The terrazzo floor at the entrance features an “L” shape. (Figure 65)



Figure 64. View of storefront at 1511 Washington Avenue, August 2023.



Figure 65. Detail of terrazzo floor at entrance to 1511 Washington Avenue, August 2023.

### **1513 Washington Avenue**

1513 is the northernmost unit, and the signboard reads “Fly E-Bike.” (Figure 49) The metal storefront is irregularly shaped, with an angle at the north and a straight side at the south. (Figure 66) This appears to be the original configuration. The storefront sits on a base that is clad with marble to match the façade surround. The terrazzo floor at the entrance features a triangle. (Figure 67)



Figure 66. View of storefront at 1513 Washington Avenue, August 2023.



Figure 67. Detail of terrazzo floor at entrance to 1513 Washington Avenue, August 2023.

### South Elevation

The south elevation is a blank wall with no fenestration. (Figure 68)



Figure 68. View of south elevation, looking east, August 2023.

### East and North Elevations

The east elevation is utilitarian, and the north elevation abuts the neighboring building at 1515 Washington Avenue.

# 1515-1523 Washington Avenue

## Site

The site is a rectangular 13,125 square foot lot located on the east side of Washington Avenue, directly to the north of 1491-1513 Washington Avenue. (Figure 9) The building is situated on the lot line and abuts the building immediately to the south. (Figure 69) A gated walkway is situated between this building and the former Roxy Theater at 1527 Washington Avenue. (Figure 70) The building has no setback from the pedestrian sidewalk.



Figure 69. Detail of connection of the buildings at 1491-1513 and 1515-1523 Washington Avenue, August 2023



Figure 70. View of walkway north of 1515-1523 Washington Avenue, looking east, August 2023

## Building

The building consists of three components. At the front are two rectangular buildings divided by a walkway which leads to a U-shaped building at the rear of the lot. (Figure 9) The Vernacular style buildings are constructed of concrete block covered with stucco. Each has a flat roof with a parapet. (Figure 71)



Figure 71. View of 1515-1523 Washington Avenue, looking east, August 2023.

## West Elevations – Front Buildings

The west elevations of the two front buildings face Washington Avenue. (Figure 71) Each building has two storefronts. A continuous concrete canopy extends across the front of the complex and shelters the entrance to the interior walkway. (Figure 72-Figure 74) A ziggurat tops the walkway entrance. (Figure 74) Several of the storefronts extend into the canopy area. (Figure 73) The walls above the canopy are clad with square concrete panels. (Figure 75)



*Figure 72. Detail of continuous concrete canopy, August 2023.*



*Figure 73. Detail of storefront extension under continuous canopy, August 2023.*



*Figure 74. Detail of ziggurat over entrance to walkway, August, 2023.*



*Figure 75. Detail of square concrete panels above canopy, August, 2023.*

## 1515 Washington Avenue

1515 is the southern unit in the south building. This unit is the only one with signage on the parapet above the canopy. (Figure 75) The metal storefront has been modified. (Figure 76) It has a flat front with an attached exterior display case at the center. (Figure 77) The areas below the windows and at the base of the display case are clad with decorative tiles. The flooring at the entrance is square terra cotta tile.



Figure 76. View of modified storefront at 1515 Washington Avenue, looking east, August 2023.



Figure 77. Detail of display case at 1515 Washington Avenue, August 2023.

### **1517 Washington Avenue**

1517 Washington Avenue is the northern unit of the south building. The metal storefront has a rectangular portion that extends under the canopy and an angled portion that contains the entrance door. (Figure 78, Figure 79) This appears to be the original configuration. The storefront sits on a stucco base, and the entrance features terrazzo flooring.



Figure 78. View of 1517 Washington Avenue, looking southeast, August 2023.



Figure 79. Detail of entrance to 1517 Washington Avenue, August 2023.

### 1519 Washington Avenue

A wrought iron gate provides access to the units at the rear building. (Figure 80) See “Rear Building” below for a description of the units.



*Figure 80. Detail of wrought iron gate that provides access to rear building, August 2023.*

### 1521 Washington Avenue

1521 Washington Avenue is the southern unit of the north building. The metal storefront has a rectangular portion that extends under the canopy and an angled portion which contains the entrance door. (Figure 81, Figure 82) This appears to be the original configuration. The storefront sits on a stucco base, and the entrance features terrazzo flooring.



*Figure 81. Detail of entrance to 1521 Washington Avenue, August 2023.*



*Figure 82. View of 1521 Washington Avenue, looking southeast, August 2023.*

## **1523 Washington Avenue**

1523 Washington Avenue is the northern unit of the north building. The metal storefront has a rectangular portion that extends under the canopy and a sharply angled portion that contains the entrance door. (Figure 83, Figure 84) This appears to be the original configuration, and it is likely that this was also the original configuration of 1515 Washington Avenue. It appears that the storefront door unit is a replacement. The storefront sits on a stucco base, and the entrance features terrazzo flooring.



*Figure 83. View of 1523 Washington Avenue, looking east, August 2023.*

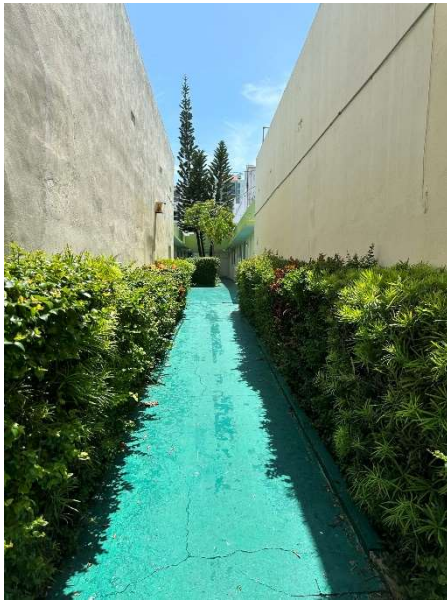


*Figure 84. Detail of entrance to 1523 Washington Avenue, August 2023.*

## **North and South Elevations – Front Buildings**

The north elevation of the north building is a blank wall with no fenestration. The south elevation of the north building faces the walkway. It has no window openings, but there is a door near the east end of the building. (Figure 85, Figure 86)

The north elevation of the south building faces the walkway.. It is a blank wall with no fenestration. (Figure 85, Figure 86) The south elevation of the south building abuts the neighboring building at 1491-1513 Washington Avenue. (Figure 69)



*Figure 85. View of walkway to rear building, looking east, August 2023.*



*Figure 86. View of walkway to rear building, looking west, August 2023.*

Recessed panels with a bird motif are situated high on the walls of the elevations facing the walkway. (Figure 87, Figure 88)



*Figure 87. Detail of recessed bird motif, August 2023.*



*Figure 88. Detail of south elevation of north front building showing location of bird motif, August 2023.*

### **East Elevation – Front Buildings**

The east elevations of the front buildings are blank walls with no fenestration. Narrow walkways separate the front buildings from the U-shaped rear building. (Figure 88, Figure 89) The east elevations also feature the bird motif.



*Figure 89. View of narrow walkway between north front building and rear building, looking north, August 2023.*



*Figure 90. View of narrow walkway between south front building and rear building, looking south, August 2023.*

## **Rear Building**

The rear building is U-shaped in plan. It is accessed via a walkway that runs between the front buildings. (Figure 85, Figure 86). Hedges line both sides of the walkway, which is painted concrete. The walkway opens into a slightly wider courtyard at the interior of the “U”. (Figure 91)



*Figure 91. View of courtyard and narrow walkway between front buildings, looking west, August 2023.*



*Figure 92. View of courtyard at interior of “U” at rear building, looking east, August 2023.*

The courtyard is painted concrete and features a hedgerow with deciduous and pine trees. (Figure 97) A continuous concrete canopy is situated above the window and door openings.

(Figure 92) Metal vent grilles are situated above the canopy at various locations. The closed end of the “U” has a stepped parapet, similar to the entrance at Washington Avenue. (Figure 99)

The units were constructed as commercial offices but have been converted to apartments. The apartments are numbered from 1 to 14 (with no 13), starting at the south leg of the “U”. (Figure 93-Figure 104)

The westernmost apartment on each leg (#1 and #14) has paired 1/1 double hung windows. Units #6 and #8, which are located at the inside corners of the “U”, do not appear to have any windows overlooking the courtyard. Unit #5, on the south leg of the “U”, has a single 1/1 double hung window. All of the other units have what was originally a picture window flanked by jalousies. Some of the picture windows and jalousies have been partially or completely enclosed. The westernmost units (#1 and #14) appear to have original commercial doors with a mail slot near the bottom. Some of the other doors are not visible behind heavy metal screens. The other doors that are visible appear to be replacements. A transom was originally located over each door. All have been enclosed with the exception the transom at Unit #5.



Figure 93. View of Unit 1, looking south, August 2023.



Figure 94. View of Unit 2, looking south, August 2023.



Figure 95. View of Unit 3, looking south, August 2023.



Figure 96. View of Unit 4, looking south, August 2023.



Figure 97. View of Unit 5, looking south, August 2023.



Figure 98. View of Unit 6, looking southeast, August 2023.



Figure 99. View of Unit 7, looking east, August 2023.



Figure 100. View of Units 8 and 9, looking northeast, August 2023.



Figure 101. View of Unit 10, looking north, August 2023.



Figure 102. View of Unit 11, looking north, August 2023.



*Figure 103. View of Unit 12, looking north, August 2023.*



*Figure 104. View of Unit 14, looking north, August 2023.*

The west elevations of the projecting legs of the “U” are very close to the east elevations of the front buildings. (Figure 89, Figure 90) They have no fenestration.

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**APPENDIX A**  
PERMIT CARDS

Owner DANIEL I. TARADASH

Permit No. 31406

Cost \$ 65,000...

East part of 19 & 20 Block 57  
& part of 15th Street CLOSED

Subdivision FISHER'S FIRST

Address ~~1497-1499, 1501, 1503, 1505 Washington Ave~~  
~~1497-1501 Washington Avenue~~

General Contractor Robert Turehln-Leifert Constr. Co.

Bond No. ~~4393~~ 4478 1491 - 1513 Washington Ave.

Architect Albert Anis

5/10/1950

Engineer Alfred Oboler

Zoning Regulations: Use BAA

Area 19 5117

Lot Size 145 x 175

Building Size: Front--75+ 140' Depth--105+ 80'

Height--15+--15'

Stories 1,

Certificate of Occupancy No.

Use STORE BUILDING --17--Stores 9 Stores

Type of Construction #2-CBS- #1 CBS

Foundation Spread Footing  
Designed for 2nd story Roof Flat, conc. Date Nov. 14, 1949

PLUMBING Contractor #29930 V. Dean

Sewer Connection 1,

Date June 8, 1950

Temporary Water Closet 1,

Water Closets 9

Swimming Pool Traps

Down Spouts

Lavatories 9

Steam or Hot Water Boilers

#30030----- Wells 9 (2") June 28, 1950

Bath Tubs

ROUGH APPROVAL

Hurst Drilling & Equipment

Showers

FINAL APPROVAL

Urinals

Sinks

Dish Washing Machine

GAS Contractor

Date

Laundry Trays

Gas Ranges

Gas Frylators

Laundry Washing Machines

Gas Water Heaters

Gas Pressing Machine

Drinking Fountains

Gas Space Heaters -- 9,

Gas Vents for Stove

Floor Drains ---- 9, Roof drains 2,

Gas Refrigerators

Grease Traps

Gas Steam Tables

Safe Wastes

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #31545 Hardy Electric

Date June 19, 1950

OUTLETS Switches 36 Ranges

Temporary Service

Lights 217 Irons

Neon Transformers

Receptacles 105 Refrigerators

Sign Outlets --- 9,

Fans

Meter Change

Motors

Centers of Distributions 19,

HEATERS Water Appliances 9,

Service 1,

Space

Violations

FIXTURES 62,

Electrical Contractor

Date

#1505 Washington 24

Astor Electric -- 2/6/1951 PM

Jan. 24, 1951

2M 11/48 M. B. T.

FINAL APPROVAL

By Date

Alterations or Repairs—Over

CITY OF MIAMI BEACH BUILDING CARD FOR 1491 - 1513 WASHINGTON AVENUE

ALTERATIONS & ADDITIONS

#1493		# 33855	Flat wall sign- Neon Sign & Service, contr.	\$ 450.....	Oct. 24, 1950
#1511	Building Permits:	#33863	Painting & Shelving- Owner.	\$ 400.....	Oct. 24, 1950
#1497		# 34497	Shelving - Owner	\$ 250.....	Dec. 7, 1950
#1499		- # 34530	Shelving & juice counter-15' back from building line-Owner	\$ 400..	Dec. 8, 1950
#1499		# 34630	Flat wall sign - metal - Electro Neon Sign Co.	\$ 100....	Dec. 15, 1950
#1497		# 34907	Flat wall sign - Colorescent Neon, Inc.	\$ 156.....	Jan. 18, 1951
#1491	( No Plans)	# 35084	Store fixtures - Morrison Fixture Co.	\$ 1,000...	Feb. 6, 1951
#1507	Washington	# 35852	Flat wall sign - Electro Neon	\$ 150...	May 14, 1951
#1505	Washington	# 36305	Wood screen made out of 1 3/8 wood post in 2 front windows & center of store- Owner	\$ 75.....	July 11, 1951
#1507		# 37612	Flat metal wall sign with neon- reading "SKAGSETH STATIONERY CO. OFFICE SUPPLI York Sign Company, contr.	\$ 150.....	Dec. 4, 1951

Plumbing Permits:

---

1493		# 32439	Neon Sign & Service: 2 neon transformers - Oct. 24, 1950	10-16-51	Meginniss
1497	Electrical Permits:	# 33166	Colorescent Neon, Inc.: 1 neon transformer - Jan. 18, 1951		
		# 33452	Emanuel Electric Co: 2 Switch outlets, 4 Light outlets, 14 Fixtures, 2/15/51		
1509	Washington	# 34074	Electro Neon: 1 Neon transformer, May 14, 1951		
1517	Washington	# 35178	Gray & Company: 1 center of distribution, 1 motor- Oct. 8, 1951	HOR-10/22/51	
1507	Washington	# 35650	York Sign Co: 2 neon transformers - 12/4/51		

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits: #64983 Nystrand Lloyd Corp.: Roof repairs - \$259. - May 29, 1961

(2493 Wash) #67022 - (1513 Wash Ave.) Airko Air Cond. Co.: Install 1 - 5 ton air cond., pkg. unit - \$1500. - 4/2/62 OK PLAAG 4/9/62

#67723 Owner, Beach Hobby Shop: Remodel for hobby shop - \$200, - 7/26/62 WC 2/18/63 LWL

#67986 Air Conditioning Service, Inc.: Install 1 - 3 ton air conditioner pkg. unit - \$900. - 9/5/62 OK Plaag 12/3/62

#69351 Biscayne Maintenance Co.: Install 1 - 5 ton air cond. (used) - \$1,000. - 5/16/63 OK Plaag 6/12/63

#73975 Sears Roebuck Co.: Air Cond--1 - 2 hp window unit - \$400 - 4/30/65

#74815 R. J. Martin Construction Co.: Replace partition between stores - \$975. - 9/23/65 OK Brown 10/13/65

#77532 A & A Glass & Mirror, Inc.: Glass replacement - \$425 - 12/12/66

#77728 Adams Glass (1495 Wash. Ave.): Replace store front window - \$140 - 1/24/67 OK HW 3/1/68

#78818 Dewey Hawkins Air Cond.: 2 - 2 hp air cond. wall units - \$800 - 8/21/67 - OK - 7/27/68 - AS

Plumbing Permits:

#45123 Economy Plumbing: 1 water service - 1/19/66

Electrical Permits:

#52277 Astor Electric: 2 0-1 hp motors, July 10, 1958 OK-Newbold 7-11-58

(1493 Wash) #53926 Atlantic, Inc: 1 switch outlet, 5 receptacles - July 8, 1959

~~(1513 Wash) #67022 Airko Air Cond. Co.: Install 1 - 5 ton air conditioner, pkg. unit - \$1500. - 4/2/62~~

#58100 Bennett Electric Co.: 1 serv. equipment; 1 motor, 0-1 hp; 1 motor, 2-5 hp - 4/11/62 OK Scarborough 4/13/62

#58686 E.C. Cornelius Inc.: 1 switch outlet, 5 light outlets, 5 fixtures, 1 motor 0-1 HP, 1 motor 2-5 HP  
8/20/62

#59070 Jonesey Elec: 1 meter change - 11/21/62

#59624 Ben's Elec: 12 fixtures, 1 motor 2-5 HP, 1 cent. dist. - 5/20/63

#60897 C. J. Kay Elec. Co.: 1 motor, 2-5 hp; 1 cent. of dist. - 5/1/64

#62725 Tole Electric Co.: 8 receptacles - 9/28/65

#63600 Brown Electric Co. Inc.: 1 motor, 0-1 hp; 1 outlet, special - 6/27/66

#65284 R. L. Benton, Inc. 14 light outlets, 48 fixtures, 1 motors 3 hp., 1 service-equip., violation 150A - 11/29/67

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1491 - 1523 WASHINGTON AVENUE

19 & 20  
 & part of 15th Street CLOSED Lot Block 57 Subdivision FISHER'S FIRST

ALTERATIONS & ADDITIONS

Building Permits# 37864 SHELVES- Owner \$ 200.... Jan. 17, 1952  
 #1511 OK, Plg. 3/12/53. #40893 5-ton AIR COND, (no duct work): Airko Air Cond: \$ 1000: Mar 6, 1953  
 #1499 no plan - 48046 J. Woodruff New store front, 8" block bulkhead \$ 1 000 July 14, 1955  
 48175 Claude Neon Sign Co flat wall sign \$ 350 July 28, 1955  
 1511 Washington Ave 48400 Airko A. C. Co: Install 1 - 5 ton A. C. Unit and 1 - 10 ton cooling tower  
 OK, Plaag 9/22/1955 \$ 2 500 Aug. 23, 1955  
 1519 Washington Ave 48725 C. E. Mortan: Install one - one ton A. C. Unit OK, Plaag 11/2/1955 \$ 200 Sept. 30, 1955  
 1507 Wash. #54246 Miami Air Cond: 1 - 5 ton pkg air conditioner - \$1500 - 8-20-57OK 1-9-58 Plaag  
 1517 Wash. #54452 Mutual Neon: Flat wall neon sign- 40 sq. ft- \$250- 9/16/57  
 1493 Wash. #59416 Harris Bldg. Corp.: 13 x 16 store addition spread footing type II CBS, \$1800.00, 7/6/59  
 OK SARGENT 9/17/59 Plumbing Permits#36656 Service Plumbing one gas range December 15, 1954 OK, Cox 12/17/54  
 #37290 Bob's Water System: one, 2" well, drain well August 11, 1955  
 37362 Beach Plumbing: two lavatories September 8, 1955  
 1507 Washington Ave 37430 Marr Plumbing: one safe waste drain to air conditioner Oct. 4, 1955

Electrical Permits: #38848 Pan Elec Co: 1 Switch Outlet, 1 Center of Distribution, 1 Motor (2-5 HP):  
 OK, H. ROSSER, 3/5/53.....Feb 27, 1953  
 1519 Washington #41778 Astor Electric: 1 center of distribution, 1 motor: April 21, 1954 ok-Plaag  
 #43299 Miller Electric.....3 lhp motors, 2 2-5hp motors, 2 6-10 motors. 4/28/54  
 OK, Rosser 11-9-54 October 29, 1954  
 1507 Washington #45115 Lyon Electric Co: 20 fixtures July 15, 1955 OK, Rosser 7/18/1955  
 45224 Claude Neon Sign Co: three neon transformers July 28, 1955  
 1511 Washington Ave 45506 Miller Electric: 2 motors, 0-lhp, 1 motor, 2-5hp August 30, 1955  
 OK, Plaag 9/22/55  
 1519 Washington Ave 45719 Astor Electric: one motor September 21, 1955 OK, Plaag 11/28/1955  
 1517 Wash. #50663 Lyon Elec: 7 light outlets, 20 fixtures, 1 motor(1HP), 1 Motor(2-5HP)-  
 August 16, 1957  
 507 Wash. #50951 Lyons Elec: 2 Motors (1HP), 1 Motor (2-5HP)- Sept. 27, 1957  
 1507 Wash. #51053 ABC Neon: 1 Neon Transformer - Oct. 15, 1957  
 1493 Wash. #54204 Atlantic Elec: 1 switch outlet, 1 light outlet, 1 fixture, 2 iron outlets, 1 service-equipment,  
 1 motor 2-5 HP, 9/9/59

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1491 - 1523 WASHINGTON AVENUE

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#89240 A & Glass & Mirror - replacement of store front glass \$265.00 9/8/69

#83589 - Neon Sign & Service Inc. - Flat wall sign as per plan "GEM VISION SERVICE SERVICE WHILE YOU WAIT". 24 sq. ft. Council Approval 1/7/70 \$525.00 1/12/70

#00231 - Dunwil Signs - repaint sign \$100.00 12/13/71 32 sq. ft.

#2024-Sears, Roebuck & Co.- 1 5Ton Central Air Conditioning-\$2300-5-2-72

#03057-Adams and Beagles-Repair leak in gravel roof-\$250-5-7-73

926-Owner-Interior and exterior painting-\$90-8-28-73

#04171-Owner-Sign of name of firm-\$25-10-1-73

Plumbing Permits: #12764-Capital Roofing-Re-roof 35 sqs-\$3850-2-22-78

Mechanical 3001-Airko A/C- 1 5ton split central a/c-\$1980-6-11-74

#54857-Economy Plumbers-repair lines-5-16-77

#5177-Pitsch Plumbing- 1 store water supply-8-25-77

building 06421-Owner-Interior partitions-11-4-74-\$800

Electrical Permits: #67622 - Neon Sign & Service - 4 sign lamps - 1/12/70

#69634-Gates Electric- 1 Motors 5 H.P\_A/C-5-1-72

#71780-Ocean Electric- remove violation-12-6-74

#78432 2/11/83 Crime Control - Burglar alarm contol 4 sensors

BUILDING PERMITS (CONTINUED)

#M-4153 - J & T. Air Cond. - air con.(wind) 2 - 5/1/78

#23195 12/17/82 W.R. Robbins & Sons - reroof 78 sqs \$15,000.

#M06200 Penguin Air Cond - 1 central heating, 1 air cond central

Lot

Block

Subdivision

ALTERATIONS & ADDITIONS

Building Permits:

#81523 Maxs Sign Co. Painted on wall sign 2½' x 6' TERY AND YOLY BEAUTY SALON Council approval 12/4/68

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Plumbing Permits:

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Electrical Permits:

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: 3111 ADDRESS: 1491-1513 Washington Ave

**ALTERATIONS & ADDITIONS**

#27229 7/31/85 R.L. Stevens reroof 36 sqs SFBC 3403.2 \$3,800.

**BUILDING PERMITS**

#30760 - 7-28-87 - Owner - Construction of two partitions ~ \$500.00

#M09222 - Pitts Mechanical Co. - 7 ton Central Heating, 5ton A/C central,  
3 duct work only, violation, mandatory 303.3 - 8-7-87

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**PLUMBING PERMITS**

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**ELECTRICAL PERMITS**

#82231 - Miami Beach Electric - Clear up violations - 7-29-87

#82305 - DSB Enterprises - 3 Exit signs, 2 Emergency lights - 8-20-87

BUILDING PERMITS: #SB890631 - 2-3-89 - Miami Awning - Install new awning - \$6,000.00 C.T.

#SB891109 - 4-21-89 - Seaview Industries Inc. - Install folding  
Aluminum 640 Am/sec. shutt - \$1,275.00 C.T.

#SB891217-5-22-89 - Remodel 920 sq. ft. for PIZZA PLACE - \$11,400.00 - OWNER - C.T.

#BM890891 - OWNER - 1 EXHAUST OVEN PIZZA, 1 EXHAUST BATH FAN - 7-5-89 C.T.

#5552 - Certificate of Occupancy - Juan Llanos (LEASEE) PIZZA PLACE - 7-11-89 C.T.

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Plumbing Permits - #PS900802 Gen Service Plumbing - Plumbing ALTERATIONS - 5-30-89 C.T.  
#BP890925 - Pitsch Plumbing - GAS PIPE TEST & GREASE TRAP - 7-3-89 C.T.

ELECTRICAL PERMITS: #BE891116 - Precision Electric - 2 FAN RECEPTACLES - 6-1-89 C.T.

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
2-3-89		INSTALL NEW AWNINGS	\$6,000.00				68890631
4-21-89		INSTALL folding ALUMINUM 6 to 8m/ SEC-shut	\$1,275.00				68891109
5-22-89		REMODEL 920 sq. ft. FOR PIZZA PLACE	\$11,400.00				68891217

Note: This construction is on the rear 104' of the lot -- the 2 stores shown on plans will not be built at this time. (2 stores built 10/1/48)

See Recorded agreement in survey file

Owner H. ELISBURG Mailing Address Permit No. 28259 & 28347 Cost \$ 40,000.....  
 Lot 18 & 19 Block 57 Subdivision FISHER'S FIRST Address 1519 Washington Avenue 34,000.....  
 General Contractor TEKLA CONSTRUCTION COMPANY 5115 Bond No. 3968  
 Architect Albert Anis Engineer 3234-19-117  
 Zoning Regulations: Use BAA Area 19 Lot Size 75 x 175  
 Building Size: 704 Front 64'10" Depth 10'10" Height 14' Stories 1  
 Certificate of Occupancy No. 31' 60' Use OFFICE BUILDING - 13 offices - STORES - 4  
 Type of Construction #2 CBS Foundation Spread Footing 12x24 Roof Flat Date Sept. 15, 1948

Plumbing Contractor # 27224 Phillips Plumbing Sewer Connection 1 Date Sept. 14, 1948  
 Temporary Closet 2  
 Plumbing Contractor # 27261 Phillips Plumbing Date Sept. 28, 1948  
 Water Closets 17 Bath Tubs Floor Drains  
 Lavatories Showers 13 Grease Traps  
 Urinals Sinks 17 Drinking Fountains  
 Gas Stoves Gas Heaters Rough Approved T. A. O'Neill Date Nov. 15, 1948  
 Gas Radiators 17 - space Gas Turn On Approved  
 Septic Tank Contractor Tank Size Date  
 Oil Burner Contractor Tank Size Date  
 Sprinkler System

Electrical Contractor # 27598 E. C. Cornelius Address Date Nov. 8, 1948  
 Switch 45 Range Motors Fans Temporary Service #27215 Sept. 20, 1948  
 OUTLETS Light 85 HEATERS Water E. C. Cornelius  
 Receptacles 67 Space Centers of Distribution 14  
 Neon Transformer 4  
 Service-Equipment 1  
 Refrigerators Sign Outlets 1  
 Irons  
 No. FIXTURES 22 Electrical Contractor # 28214 E. C. Cornelius Electric Date Feb. 2, 1949  
 FINAL APPROVED BY Meginniss Date of Service Feb. 1, 1949

Alterations or Repairs—Over # 27744 Phillips Plumbing Co: 1 sink - Jan. 7, 1949

## ALTERATIONS & ADDITIONS

**Building Permits:**

1 Wash.	# 29303	Sign - Painted on wall - Bill's Sign Shop, contr.	\$ 25...	Jan. 17, 1949
19 Wash. Ave.	# 29715	Cabinet Work - Owner - day labor-	\$ 225.....	Apr. 14, 1949
17 Wash. Ave.	# 30133	Shelving only- Owner (Barnett's Inc.)	\$ 150.....	June 13, 1949
1 Wash. Ave.	# 30165	Flat wall sign - York Sign Company, contr.	\$ 20.....	June 16, 1949
9 Wash. Ave.	# 31190	Vertical sign (metal)- 24 sq. ft. on owner's property-Tropicalites	\$ 450..	10/24/49
15 Wash. Ave.	# 31411	Flat wall sign- painted - no neon-York Sign Co.	\$ 20.....	Nov. 15, 1949
terbury Shop	# 31606	Painted wall sign - York Sign Co:	\$ 20.....	Dec. 2, 1949
arnett's	# 31607	Painted wall sign - York Sign Co:	\$ 20.....	Dec. 2, 1949
H. Nachman	# 31612	Painted wall sign - York Sign Co:	\$ 20.....	Dec. 2, 1949
-Art Beauty Salon	# 31613	Painted wall sign - York Sign Co:	\$ 20.....	Dec. 2, 1949
9 Wash. Ave.	# 33508	Flat wall sign - York Sign Company	\$ 250.....	Sept. 8, 1950

**Plumbing Permits:**

17 Washington Ave. #32127 Hurst Drilling & Equipment: 2" drain well- august 8, 1951

23-Marcel & Gaston - # 32680 Service Plumbing Co: 5 Lavatories, 1 Gas water heater, Nov. 27, 1951  
rough - ok LR 11/28 Final Gas & Plumbing 12-5-51 LR

**Electrical Permits:**

# 29869 Tropicalites: 3 Neon transformers, Oct. 20, 1949

# 30800 Wallman Electric-- 3 Fixtures, Feb. 13, 1950 Meginniss 2-13-50

arnett's Stationery # 32120 York Sign Co: 4 Neon transformers, Sept. 8, 1950

523 # 35662 Unity Elec. Co.: 2 switch outlets, 8 receptacles, 5 fixtures-12/6/51 - OK, Meginniss, 6-13-52

ALTERATIONS & ADDITIONS

#1523 Building Permits:# 37614 Store fixtures- Beach Cabinet Shop., contr. \$ 280..... Dec. 4, 1951  
 #1519.OK, Plaag, 8/5/53..# 42315 Install one 1-ton Air Cond. Unit: Beach York Corp: \$200: Aug 3, 1953  
 , Rbaag 5/19/54 # 44631 Eveready Refrig: Install 1 - 3/4 Ton A. C. Unit: \$200: May 18, 1954  
 48725 C. E. Morgan: Install 1 - 1 ton A. C. Unit \$ 200 Sept. 30, 1955  
 1523 Washington Ave. 51272 All Window Service: Install 2 - 2 ton A. C. Units \$ 600 Aug. 20, 1956  
 OK, Plaag 9/26/1956  
 1523 Wash. #53605 Dooley Cawthorn: 1-3 ton air conditioner-\$600-June 18, 1957 OK 7-31-57 Plaag  
 1521 Wash. #59336 Buck Neon: Flat wall sign, metal painted with channel letters- total 48 sq.ft.- \$200 - June 25, 1959  
 1519 Wash. #68444 Owner, Lucy Katz and Lois Baron: Remodel for Restaurant - approved by Dade Co. Health Dept. Serial #C-24239,  
 11/14/62 - \$200. - 11/15/62

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Plumbing Permits: #40822 Peoples Gas: 1 gas water heater 7-31-58  
 #43580 Stolpmann Plumbing Co.: 1 sink, 3 CPT; 1 grease traps; 1 floor drains; 1 safe waste drains; 1 gas range; 1 gas water heater; 1 gas booster - 12/17/62 OK Jenks 12/27/62

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Electrical Permits:

#1523 # 36766 Unity Electric Co: Inc. 15 Fixtures, June 16, 1952 - OK, Meginniss, 2-10-53  
 #1517 # 39877 Lyon Electric: 1 Motor (1 HP): July 13, 1953 ok Plaag 7-31-1953  
 #1519 # 40016 Goddard Elec: 1 Motor (1 HP): July 28, 1953 OK, Al Plaag, 8-5-53  
 #60116 E & E Elec: 3 switch outlets, 2 receptacles, 10 fixtures-9/6/y3  
 #61908 Jonesey Elec. Co.: 2 receptacles; 3 fixtures - 1/18/65 OK SCARBOROUGH 1/19/65

Block

Subdivision

ALTERATIONS & ADEITIONS

Building Permits:

#79338 Rudy's Glass Const. : part partition 8' high x 11' long, replace wood door with aluminum door - \$950 - 11/22/67 *OK HW 3/13/68*

#79446 Arco-Temp, Inc.: Install one 3 ton package unit - \$1200 - 12/12/67 *OK @ 3/19/68*

#03520-Andrews Roofing-Re-roof 60 sqs-\$4000-7-6-73

#06722-Pan American Ext.-Fumigation-\$550-1-15-75 *K.K.*

#12602-Idania Garcia-Alter store front-\$686-1-20-78

FILE NO: 1180 JOSE F. BURGOS, 1515 WASHINGTON AVE. - APPLICANT REQUESTS WAIVING 6 OF THE REQUIRED 6 PARKING SPACES IN ORDER TO OPERATE A RESTAURANT. THE RESTAURANT WILL HAVE 21 SEATS. ON FEBRUARY 3, 1978 THE BOARD OF ADJUSTMENT GRANTED AS REQUESTED THE VARIANCE.

#14821-Andrews Roofing-Re-roof 35 sqs-\$5435-3-26-79 *1. litens central a/c-3-17-78*

Plumbing Permits:

#46270 R. S. Ringeman: 5 lavatories, 1 sink, 1 water htrs. (elect) - 11/28/67

#55774-Republic Plumbing- 2 floor drain, 1 lavatory, 1 sink, 1 urinal, 1 water closet, 1 lavatory- 2-6-78

#55826-Republic Plumbing- 1 grease trap-3-1-78

#55884-John Candrews-2 area drain-3-16-78

#56069-Serota Plumbing- 1 sink, residence-5-12-78

Electrical Permits:

#73603-County Wide Electric- telephone booth-11-4-76

#74609-T R Electric-4 light outlets, 4 receptacles, 12 outlets commercial, 1 replicate 125 amps panel-3-14-78

#55912-Evercool Air condntioning-; 1 condensate wastes -3-21-78

BUILDING PERMITS:

#M04804 J&T Air Conditioning/wind air conditioning/10-2-80

PLUMBING PERMITS:

ELECTRICAL PERMITS:

BUILDING PERMITS:

PLUMBING PERMITS:

- 12-11-80/#59076/1 gas meter set/Peoples Gas System/\$5
- 6/16/81 - #59580 - Peoples Gas System - 1 gas meter set - \$5.00
- #59683 7/29/81 peoples Gas - 1 meter set gas
- 8/21/81 - #59725 - Peoples Gas - 1 Gas Meter Set
- #60758 12/6/82 Peoples Gas System - 1 meter set gas
- #61257 10/11/83 Serota Plumb - gas piping

ELECTRICAL PERMITS:

BUILDING PERMITS: #M9979 - International Equip. Co. - Commercial Hood - 4-15-88  
#M10073 - AA Fire Equipment - 1 Dry chemical fire system for hood - 5-17-88  
#SB880362 - Neon Sign & Service - Neon sign "H&R Block" - \$1,000.00 - 1-3-89

PLUMBING PERMITS: #65353 - Florida Gas Service - Piping gas 3, 5-11-88

ELECTRICAL PERMITS: #E8900966 - Neon Sign & Service - New sign - 4-28-89

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.
1-3-89		Neon sign "H+R block"	\$1,000.00					SB880362

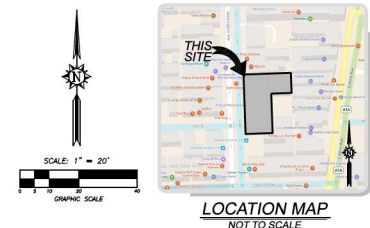
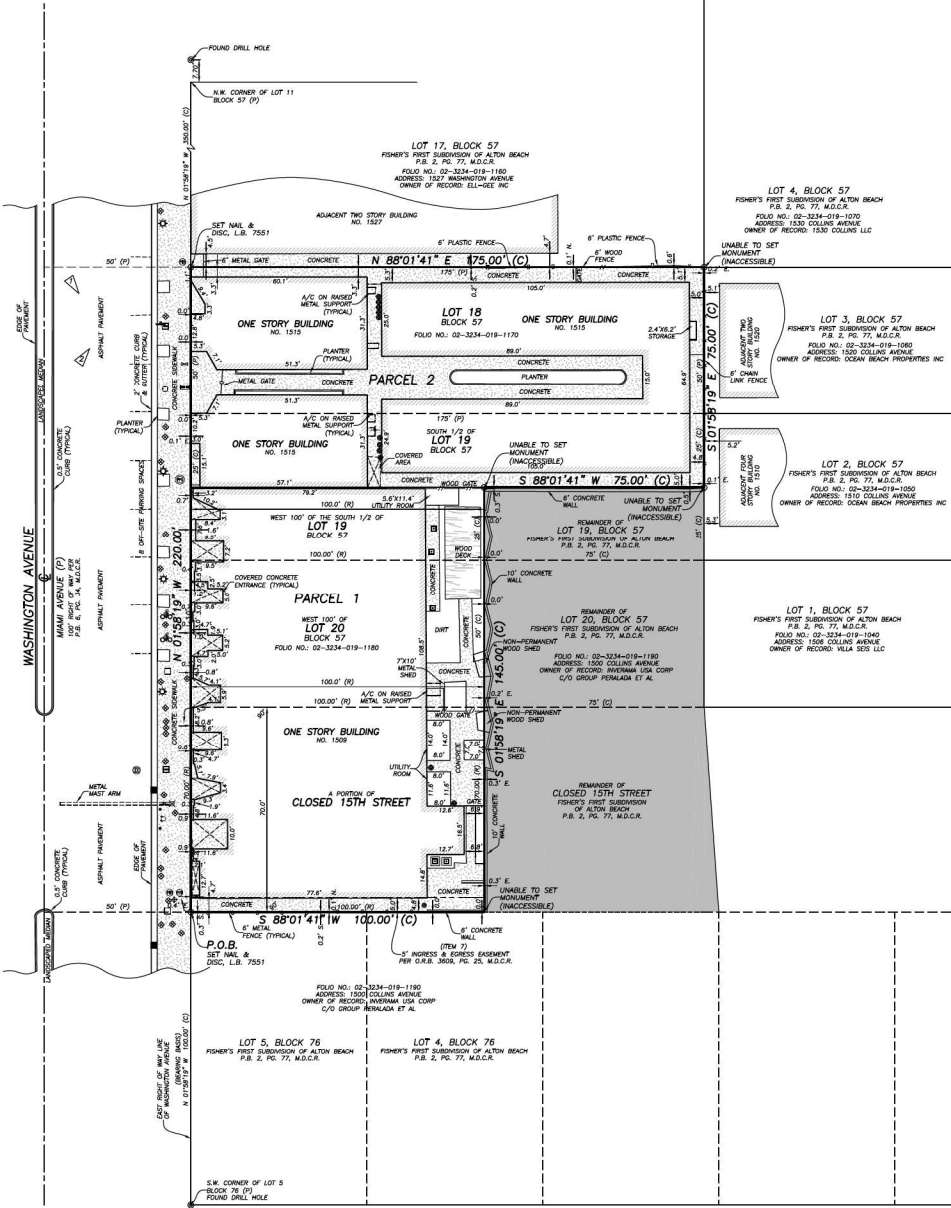
**APPENDIX B**

SITE SURVEY REPORT

# SKETCH ALTA INSPS LAND TITLE SURVEY OF: 1509 & 1515 WASHINGTON AVENUE, MIAMI BEACH, FL.

**LEGEND:**

- M.D.C.E. .... MIAMI-DADE COUNTY RECORDS
- L.B. .... LICENSED BUSINESS
- P.B. .... PLAT BOOK
- O.R.B. .... OFFICIAL RECORDS BOOK
- P.G. .... PAGE
- P.O.B. .... POINT OF BEGINNING
- A.C. .... AIR CONDITIONING UNIT
- I.D. .... IDENTIFICATION
- (C) .... CALCULATED
- ..... DENOTES INFORMATION BASED ON RECORD INFORMATION
- (P) .... DENOTES DISTANCE BASED ON RECORD INFORMATION
- (R) .... DENOTES DISTANCE BASED ON RECORD INFORMATION
- ..... CENTERLINE
- ..... WIRE FULL BOX
- ..... CATCH BASIN
- ..... DRAIN
- ..... METAL LIGHT POLE
- ..... CROSSBRAIN SIGNAL POLE
- ..... METAL BOLLARD
- ..... WATER METER
- ..... SIGN
- ..... WATER VALVE
- ..... TRASH BIN
- ..... SEWER BOX
- ..... PARKING METER
- ..... METAL LID
- ..... TRAFFIC SIGNAL POLE
- ..... CLEANOUT
- ..... AIR CONDITIONING UNIT
- ..... GAS METER
- ..... FIRE HYDRANT
- ..... STORM DRAIN MANHOLE
- ..... UTILITY MANHOLE
- ..... FLUORIDA POWER & LIGHT MANHOLE
- ..... BIKE RACK
- ..... BREAK IN SCALE
- ..... VIEW 1



**PARKING SPACES:**  
THE PROPERTY SHOWN HEREIN CONTAINS (08) OFF-SITE PARKING SPACES.

**STATEMENT OF APPARENT ENCROACHMENTS:**  
NONE.

**SURVEYOR'S REFERENCES:**  
1. PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
2. MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH RESOLVE.  
3. MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.  
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 10367883, EFFECTIVE DATE: 03/09/2022 AT 11:00 P.M.

**ZONING INFORMATION:**  
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

**TITLE COMMITMENT NOTES:**  
THE SURVEYED PROPERTY SHOWN HEREIN WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREIN ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1002-088840, EFFECTIVE DATE: FEBRUARY 17, 2022 AT 8:00 A.M.  
ITEMS 1 THROUGH 5, NOT A MATTER OF SURVEY.  
ITEM 6. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREIN.  
ITEM 7. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN WARRANTY DEED FROM DANIEL J. TARAGASKA, JOINED BY MADEIRA F. TARAGASKA, HIS WIFE, TO MADISON HALL CORP., A FLORIDA CORPORATION, RECORDED JANUARY 1, 1922 IN DEED BOOK 3609, PAGE 25. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREIN.  
ITEM 8. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE UNRECORDED LEASE AGREEMENT BY AND BETWEEN WASHINGTON GARDENS, INC. LESSOR, AND JUST AMERICAN TELECOMMUNICATIONS CORPORATION, LESSEE, AS EVIDENCED BY NOTICE OF PLACING LEASE AGREEMENT, RECORDED SEPTEMBER 16, 1986 IN OFFICIAL RECORDS BOOK 18747, PAGE 416. NOTICE OF PLACING LEASE AGREEMENT TO SEC. 713.10, FLORIDA STATUTES, RECORDED AUGUST 19, 2015 IN OFFICIAL RECORDS BOOK 20744, PAGE 4213. THE INSTRUMENT DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREIN.  
ITEM 9. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE EASEMENT FOR LIGHT AND AIR BY AND BETWEEN WASHINGTON GARDENS, INC. A FLORIDA CORPORATION, AND MADISON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 3, 2017 IN OFFICIAL RECORDS BOOK 30516, PAGE 3884. THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREIN.  
ITEM 10. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE COVENANT IN LIEU OF LIMITY OF TITLE BY AND BETWEEN WASHINGTON GARDENS, INC. A FLORIDA CORPORATION, WASHINGTON GARDENS MB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND MADISON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 3, 2017 IN OFFICIAL RECORDS BOOK 30516, PAGE 3922. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREIN.  
ITEM 11. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE PROPERTY OWNER AGREEMENT RE: COVENANT IN LIEU OF LIMITY OF TITLE BY AND BETWEEN WASHINGTON GARDENS, INC. A FLORIDA CORPORATION, WASHINGTON GARDENS MB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND MADISON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 3, 2017 IN OFFICIAL RECORDS BOOK 30516, PAGE 3923. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREIN.  
ITEM 12. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS BY AND BETWEEN MADISON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WASHINGTON GARDENS, INC. A FLORIDA CORPORATION, AND WASHINGTON GARDENS MB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED MAY 3, 2017 IN OFFICIAL RECORDS BOOK 30516, PAGE 3922. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREIN.  
ITEM 13. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS AFFRICTED BY NOTICE REGARDING PROHIBITION AGAINST MECHANICS OR OTHER LIENS RECORDED JUNE 8, 2009 IN OFFICIAL RECORDS BOOK 26984, PAGE 134 AND NOTICE PURSUANT TO SEC. 713.10, FLORIDA STATUTES, RECORDED AUGUST 19, 2015 IN OFFICIAL RECORDS BOOK 20744, PAGE 4213. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREIN.

**LEGAL DESCRIPTION:**  
PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 10367883, EFFECTIVE DATE: 03/09/2022 AT 11:00 P.M.  
PARCEL 1:  
THE WEST 100 FEET OF LOT 20 AND THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF CLOSED 15TH STREET LYING TO THE SOUTH AND ADJACENT THERETO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF THE APPOINTMENTED SUBDIVISION; THENCE RUN 70.00 FEET NORTH, ALONG THE EAST BOUNDARY-WAY LINE OF WASHINGTON AVENUE; THENCE RUN EAST 100.00 FEET, ALONG THE NORTH LINE OF LOT 20; THENCE RUN SOUTH 70.00 FEET, 100.00 FEET EAST OF AND PARALLEL TO THE EAST BOUNDARY-WAY LINE OF WASHINGTON AVENUE; THENCE RUN WEST 100.00 FEET, ALONG THE SOUTH LINE OF LOTS 4 AND 5, BLOCK 76, OF THE APPOINTMENTED SUBDIVISION TO THE POINT OF BEGINNING.

PARCEL 2:  
LOT 18 AND THE NORTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEY NOTES:**  
1. THIS SURVEY REPRESENTS A REVENUE SURVEY AS FORMER BY STANDARD MAP PRACTICE FOR SURVEYING AND MAPPING (CHAPTER 20-17), FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITH THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
2. THE BEARINGS SHOWN HEREIN ARE BASED ON A PLAT BEARING OF N 01°58'19" W, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1980) ADJUSTMENT.  
3. THE PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (INDV 23), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 22083C (17), COMMUNITY FLOODING 12082, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.  
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ALTERED FOR CLARITY. THE SYMBOLS HAVE BEEN PLACED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.  
5. THE INFORMATION DERIVED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.  
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREIN FOR ENVIRONMENTAL HAZARDS.  
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.  
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTA/INSPS/ANALYSIS IMPLICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR REPLICATION OF ACCURACY.  
9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREIN. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.  
10. THE PROPERTY SHOWN HEREIN CONTAINS 0.3 ACRES (27,625 SQUARE FEET), MORE OR LESS.  
11. ADDITIONS OR DELATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREIN.  
13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.  
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONSTRUCTING IN THE FIELDWORK.  
15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**SURVEYOR'S CERTIFICATE:**  
TO: VURBIN ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/INSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND INSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), & 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, AND 17, OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON APRIL 07, 2022.  
DATE OF PLAT OR MAP: APRIL 27, 2022.

UNIVERSITY OF LA ROSA  
6080  
STATE OF FLORIDA  
COMMISSIONER OF CONSUMER SERVICES & REGULATION

Digitally signed by Javier De La Rocha  
Date: 2022.04.27 13:03:08 -04'00'

JAVIER DE LA ROSA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
ECS LAND SURVEYORS, INC. L.B. 7551  
EMAIL: JAVIER@ECSLANDSURVEYORS.COM

TELEPHONE NO. 951-314-0769 FAX NO. 951-314-0770  
**NECS**  
LAND SURVEYORS, INC.  
3440 FAIRLANE PARKWAY ROAD, SUITE 6, WELLSINGTON, FL 33414

**ALTA/INSPS LAND TITLE SURVEY**  
LOT 18 & A PORTION OF LOT 19 & 20, BLOCK 57  
CLOSED 15TH STREET OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH  
RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

BOOK 0000000000  
PAGE 0000000000  
DATE 04/27/22

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