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SURVEY FINDINGS IN MIAMI BEACH

Prepared by:

Metro-Dade Office of Community and Economic Development  
Historic Preservation Division

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## THE DADE COUNTY HISTORIC SURVEY / HISTORIC PRESERVATION DIVISION

The Dade County Historic Survey is a project of the Metro-Dade Office of Community and Economic Development, Historic Preservation Division. The Survey has been done with the sanction of the State Historic Preservation Office, under the guidelines from the Division of Archives, History and Records Management in Tallahassee. The data gathered by the Survey is accepted for evaluation purposes in the preparation of Development and Regional Impact and Environmental Impact Statements and National Register of Historic Places nominations. Funding for the project is largely through a Community Development Block Grant and a Survey Grant from the U.S. Department of the Interior, allocated through the State Historic Preservation Office. The Historic Preservation Division is the official staff to the Historic Preservation Board, as created by the Metro-Dade Historic Preservation Ordinance #81-13, approved by the Board of County Commissioners February 17, 1981.

### DEFINITION

The Dade County Historic Survey is the first step in the development of a historic preservation program for the South Florida area of Dade County. The Survey identifies, catalogues, documents and evaluates sites of major architectural, historical and archeological significance in the county. The findings of the survey then become part of a permanent file on the area's cultural resources. These files are the information base for designation and review of sites by the Dade County Historic Preservation Board. They may also be used, along with the Division, as source for information and assistance to municipal bodies preparing their own ordinances and plans, pursuant to the Metro Historic Preservation Ordinance. The Survey points out areas of urgent need and singles out sites of major significance.

### HISTORICAL PERSPECTIVES

The history of any community must be viewed within its own context. A building from the turn of the twentieth century in the metropolitan area of Dade County is as significant locally as a building from the Colonial period is in the northeastern United States to that particular geographical area. The all-important era of local settlement and early growth, still within the memory of many people, just happens to be more recent in this our case.

The lure of South Florida's climate is a continuing stimulus for active development and building activity. Because of this, many of the most important historic sites in Dade County have already been demolished or are threatened with destruction, despite their seemingly recent dates of construction. Therefore, we in Dade County do not have the opportunity of waiting until our sites are centuries old to assess their value -- they will by then no longer exist.

The growing consciousness throughout the country of the importance of maintaining physical roots in a community as a source of pride and a continuing identification for its citizens is equally valid in a young community. The economic gains and intensive use of labor in restoration and rehabilitation projects are tangible benefits of preserving older structures which are becoming more and more widely recognized.

#### DETERMINING CRITERIA

Criteria for determining significance of sites is based on the criteria used by the National Register of Historic Places. Locally these determinants have been broken down into categories of architectural, historical, contextual and archeological significance.

The specific set of factors upon which a site's evaluation is based appears on that site's Statement of Significance, on file at the Dade County Historic Survey office. This detailed information will be made available on request. The uncovering of further historical facts may alter a site's determination in the future.

Architectural Significance of sites is determined by:

- \* Style typical or unique to its time or place.
- \* Sites being representative of South Florida's typical architecture, by their use of native materials and climatic responses.
- \* The type of construction or materials employed for their quality and/or local value.
- \* The quality of design and craftsmanship.
- \* The architect's or builder's prominence or contribution to the development of the area.

Historical Significance is determined by:

- \* Construction dates of individual buildings or structures.
- \* Previous and ongoing functions associated with the site.
- \* People associated with the site who have made significant contributions towards the enrichment of the area's cultural heritage.
- \* Events associated with the property that may have been instrumental factors in the growth and development of an area and that would represent key links in the local historical continuum.

Contextual Significance is determined by:

- \* Cohesiveness within context. The unity or visual continuity of sites within their immediate surroundings, when forming part of a larger historical urban context. This may indicate building groups, linear or square blocks, or could be at a neighborhood scale.
- \* Contributions to context. This refers to a site's contribution to the physical enhancement of its immediate environment such as a fountain or a park.
- \* Prominence within its context. These might include bayfront or riverfront locations, or locations at significant intersections, or at the center or an early focus of commerce.
- \* Dates of settlement or development of neighborhoods or subdivisions.
- \* Historical factors and development schemes that contributed to the creation and growth of neighborhoods or subdivisions.

#### Archeological Significance

There have been no recorded archeological sites within the district's boundaries. However, due to the nature of the construction of the city (dredge and fill), it is conceivable that there may be both historic and prehistoric sites, as well as shipwrecks, beneath the fill deposition. Projects involving deep level excavation should be alerted to the possibility of encountering archeological material, particularly, sites located near the ocean.

## EVALUATION SYSTEM

Sites' architectural, historical and contextual significance have been rated on a "1" to "3" scale, from the most significant ones to those with minor significance in that order.

"1" rating implies major significance in that particular area and indicates that all efforts should be made to preserve the site.

"2" rating implies that the site has secondary significance and its preservation should still be considered after that of the first priority sites.

"3" rating indicates minor significance and a low priority in terms of preservation efforts.

A construction cut-off date of 1940 has been determined for structures to be studied. This date may be flexible to include specific sites whose significance may over-ride their more recent age.

Present use or condition of a site will not be used as criterion in determining whether said site is or is not to be included in the survey.

Alterations to the original exterior fabric of a structure will not be used in most cases as criterion in determining a structure's inclusion in the survey. Where major alterations have so severely affected a structure as to render it unrecognizable from its original appearance, these changes, along with other significance-determining criteria, will be used to decide the site's eligibility for survey consideration.

## DISTRICT BOUNDARIES

The district has been divided and surveyed in two sections. The east and west boundaries for both sections are the same: East - Atlantic Ocean, West - Biscayne Bay. The southern section surveyed includes the island from its tip to Dade Boulevard, its northern boundary (Appendix A). The northern section surveyed covers the portion of Miami Beach from Dade Boulevard on the south to the the city limits on the north (Appendix B). The northern section also includes a survey of the islands on the bay.

### Developmental History of Miami Beach

Less than one hundred years ago what is today Miami Beach, was a swampy, mosquito ridden wasteland. The first structure known to have been erected there was the Refuge House #5 at Indian Creek in 1876. It was a desolate outpost for workmen charged with looking out for shipwrecks, and lost or injured crew. A few years later, in 1882, Henry Lum, his son, Charles Ezra Osborn and Elnathan T. Field attempted to start a coconut plantation on the island. The Lums had visited the beach in 1870, and in the interim before their return purchased a considerable tract of land for thirty-five cents an acre from the federal government. Field and Osborn, who were brought in by the Lums to provide capital, bought a major portion of a sixty-five mile strip of land including all of what is now Miami Beach. The additional property was purchased for seventy-five cents to \$1.25 per acre. A camp was set up in what is now Lummus Park and the work of planting 100,000 coconuts was begun. The venture was not successful, however. The planting and clearing was a much more arduous and expensive task than was anticipated. Few workers were willing to return a second time to the densely, overgrown, rat, insect and snake infested jungle. Field raised some more capital by bringing in his friend John S. Collins who invested \$5,000. Further problems with the growth and productivity of the trees eventually overcame the operation. Charles Lum and his young bride remained on the island for a while afterwards, but loneliness and the difficulty of the life there eventually forced them to move away.

John S. Collins, a successful and knowledgeable New Jersey farmer, was deeply bothered by the failure of the project. In 1896 he visited Miami Beach, sampled the soil and knew immediately that it could be made quite productive with the proper attention. By 1907 he had wrangled his share of the property from Field and Osborn.

Collins decided to plant avocado and spent a great deal of money and effort to clear 160 acres for planting. The first planting was not too successful because of the constant wind coming in from the ocean. As windbreaks, Collins planted the fast-growing Australian pines. A large section of Collins' original pine barricade remains today along Pine Tree Drive.

By 1912 Collins' son-in-law, Thomas J. Pancoast, joined him on Miami Beach. They decided it was necessary to build a bridge connecting the island to the mainland in order to get their produce more quickly to market. It was a very ambitious project. Once completed, at two and one half miles, it would be the longest wooden bridge in the world. Unfortunately, the contractor underestimated the cost of the project and just short of completion Collins ran out of money. A new winter resident in Miami, Carl Fisher of Indiana, came to Collins' rescue by lending him \$50,000, in return he received 200 acres of oceanfront property.

Also at this time John Collins, his son Arthur and son-in-law Thomas Pancoast formed the Miami Beach Improvement Company and subdivided and offered for sale a portion of his land in order to raise more money for his project. The first public auction of Collins' lots was held on February 19, 1913 with auctioneer "Doc" Dammer officiating. They sold \$66,000 worth of property that day. In May of 1913 the Collins bridge was completed.

Surprisingly enough Collins' subdivision was not the first. Brothers J.N. and J.E. Lummus had been buying up the remainder of the Lum property and controlled a major portion of the island. J.N. founded the Ocean Beach Realty Company in 1912 and was probably the first man to envision a city fronting the ocean. It was Carl Fisher, however, John Collins' benefactor, who was most responsible for Miami Beach's



evolution into the twentieth century tourist mecca that became a national phenomenon in the 1920's.

Although he was born in the 1870's, Carl Fisher epitomized the twentieth century man. As a young man in Indianapolis he parlayed a bicycle shop into an auto dealership. His fascination with the automobile grew just ahead of the rest of the nation's so when the citizens of Indiana were ready for the latest in automobiles, Carl was ready for them. He was also a genius at promotional gimmickry and attracted a lot of attention and publicity in his hometown. In addition to his dealership he started the Indianapolis Speedway and the Prest-o-Lite Corporation which manufactured the first auto headlights. He was also responsible for the construction of the famed Lincoln Highway. At the age of thirty-five Fisher had become a multi-millionaire and was still looking for empires to build. He originally came to Miami in 1912 with his new fifteen year old bride Jane, at the urging of a friend, John Levi. After seeing what Collins had done with Miami Beach and knowing that the Lummus brothers were willing to invest capital, Fisher decided Miami Beach had the real potential for becoming an Eden for the new wealthy generation of industrialists who needed a playground along the order of Palm Beach.

Fisher became the bank for the Lummuses as well as Collins. He lent J.N. the necessary funds to clear the southern end of the island and fill the swampy areas. Fisher acquired more land with every transaction. He also established Miami Beach's third real estate company, the Alton Beach Realty Company. While the Lummuses planned a middle class resort and tourist district, Carl set about with his grander schemes.

In March of 1915 the three land sales companies consolidated their efforts to

pass a charter incorporating the Town of Miami Beach. At this time there were thirty-three registered voters in the community; most of them lived on the southern end of the island, on the tracts subdivided by Lummus. It was J.N. Lummus who became the first mayor of Miami Beach.

During this period Carl Fisher began his massive development schemes on Miami Beach. He cleared the way for Lincoln Road, a shopping boulevard that in its heyday was to rival New York's Fifth Avenue. In 1916 Fisher built his first hotel, the Lincoln Hotel at Collins Avenue and Lincoln Road, and his active publicity campaign was beginning to pay off. To attract a sporting crowd, Fisher established an annual regatta and speedboat race, and with associate Glenn Curtis, an aviation field on the south end bay side of the island, where an array of spectacular aerial shows were put on. Before he was finished, Carl Fisher had built five major hotels on Miami Beach. Besides the Lincoln, he erected the Flamingo in 1920, the Nautilus in 1925, the King Cole in 1925, and the Fleetwood in 1924.

Through World War I, it remained the Lummus development, rather than Fisher or Collins' that sold the most. Fisher was not a man to give up. In 1917 he formed another realty company, the Miami Ocean View Company and began dredging and building the islands in Biscayne Bay. Star Island was the first. It was several more years before it was accessible by car, but once it was it became a very exclusive residential enclave. Probably the most prominent of the original inhabitants was Colonel E.H.R. Green. Green, the son of Hetty Green who was reputed to be "the richest woman in the world," purchased the structure that was built as the Star Island Yacht Club (46 East Star Island Drive) and converted it into a very lavish home. Green was a Gatsbyesque character who became a well-known figure in Miami Beach. Although Carl

Fisher's plan to turn Biscayne Bay into a new Venice began with Star Island, others soon followed; Palm, Hibiscus, and the Venetian Islands were all constructed in the early 1920's, from dredged up bay bottom. Fisher Island, where William K. Vanderbilt later built his estate, was created in 1905 when the Rivers and Harbors Committee of the U.S. Congress ordered the construction of Government Cut which severed the southernmost tip of Miami Beach.

Many flamboyant, wealthy young businessmen built their winter homes on Miami Beach (North Bay Road, Pine Tree Drive and the islands were most popular with this crowd). The list of names is a who's who of modern industry (particularly the auto industry) and commerce. Champion, Firestone, Allison, Kresge, Snowden, Cox, Vanderbilt and so on. Fisher himself who had already built a lavish home, "The Shadows," on the oceanfront, built another in 1925 at 5020 North Bay Road which is still standing. The popular building styles for these early mansions were the romantic Mediterranean and Classical forms. He had also continued in the late teens and early twenties to expand his development with more hotels, golf links, bathing casinos, and polo fields. The publicity mounted until not only Miami Beach, but all of South Florida was involved in the disastrous real estate boom of the 1920's.

A fierce hurricane struck the Miami area in September of 1925 and brought an abrupt halt to the frenzy of real estate speculation that was going on here. It was followed by the stock market crash a few years later which put a temporary lid on large-scale development. Surprisingly, for Miami Beach, the effects of the depression were minimal. The 1930's witnessed more construction on Miami Beach than ever before. The new hotels were catering to a different kind of tourist than Carl Fisher's wealthy playboy types. In fact, expenses of repairing hurricane dam-

age, an overextension of resources in another development in Long Island, and "the Crash of '29," had dealt a deathblow to Carl Fisher's enterprises. He was to spend his final years on Miami Beach, an ailing and broken man, unable to gather the strength or investor confidence to get any new projects off the ground. It was a tragic end for a man credited with building a city.

The south end of Miami Beach, formerly the Lummus turf, was more densely developed in the 1930's for the middle class tourist. Those families who were not personally stricken by the depression, more than ever needed a place where they could "get away from it all." A large number of small, modest hotels went up during this time. The majority of these structures were designed in the Art Deco or streamline styles with localized, resort adaptations that catered to the fantasies and imagination of a population trying to cope with a new mechanized world. Relatively few architects were responsible for a large number of hotels and apartment buildings in what is currently recognized by the National Register of Historic Places as the Art Deco District. Among them are: Henry Hohausser (the Cardozo Hotel, the Shepley, the Commodore, the Warsaw Ballroom...), Murray L. Dixon (the Tudor Hotel, Haddon Hall, the Tides...), and Roy F. France (the Delano Apartments, St. Moritz, the Sovereign, the Sands...).

Miami Beach continued to be a popular resort through World War II and into the 1950's and 1960's. Building has continued at a phenomenal rate, experiencing only temporary lapses throughout Miami Beach's existence. Of the early, lavish hotels, only one remains today, Fisher's King Cole. It bears little resemblance, however, to its original state because it has been incorporated into the Miami Heart Institute (4701 North Meridian Avenue). Additional structures of historic interest

still standing on Miami Beach, that were not previously mentioned include: the home of James Cox, a former governor of Ohio and newspaper magnate at 4385 North Bay Road; the home of Dan Hardie, an early sheriff of Dade County, at 10 Palm Avenue; the home of Al Capone, the notorious mobster, at 93 Palm Avenue; and the home of John Levi, the man who first brought Carl Fisher to Miami Beach and a former mayor of the city, at 44 East Star Island Drive.

Although the history of Miami Beach is relatively brief, it is one of national significance. Carl Fisher was a visionary man whose dream of creating a winter playground so swept the country that in a few short years, the remote island with a population of one became the hottest real estate anywhere in the world. The early development of Miami Beach is inextricably connected with the new American ideals that evolved after World War I. Ideals that grew from a fascination with modern industry, wealth and leisure. The natural environment was no longer something that could stand in man's way, but an entity to be conquered and molded. Collins, Lummus, and mostly Carl Fisher were the men that molded Miami Beach. Some people objected and warned of the hazards of such rapid and reckless development, others were caught up in the glamour and fun, but all came to see America's new playground.

APPENDIX A-1

LISTING OF SITES OF MAJOR ARCHITECTURAL, HISTORICAL AND CONTEXTUAL SIGNIFICANCE

SOUTHERN PORTION OF MIAMI BEACH

LISTING OF SITES OF MAJOR ARCHITECTURAL SIGNIFICANCE

701-745 5th Street - Hotel McArthur  
736 13th Street - Parkway Apartments  
529-535 15th Street - Cameo  
850 15th Street - Wasserman's Apartments  
1039 18th Street - Vincent Sorey Music Foundation  
318 20th Street - Collins Plaza  
337 20th Street - Riviera Plaza  
435 21st Street - Governor  
309 23rd Street - Palm Court  
1569 Alton Road - Firestone  
919, 929, 953 Collins Avenue - Edward Hotel  
1001 Collins Avenue - Essex House  
1111 Collins Avenue - Tudor Hotel  
1119 Collins Avenue - Palmer House  
1200 Collins Avenue - Marlin Hotel  
1201 Collins Avenue - Senator Nash  
1300 Collins Avenue - The Alamac Hotel  
1340 Collins Avenue - Shepley  
1350 Collins Avenue  
1360 Collins Avenue - Commodore  
1450 Collins Avenue - Warsaw Ballroom  
1500 Collins Avenue - Haddon Hall  
1501 Collins Avenue - Bancroft  
1565 Collins Avenue - St. Moritz  
1601 Collins Avenue - Sands  
1610 Collins Avenue - Berkeley Shore Hotel - Apartments  
1611 Collins Avenue - New Yorker  
1677 Collins Avenue - National  
1685 Collins Avenue - Delano  
1701 Collins Avenue - Ritz Plaza  
1920 Collins Avenue - Greystone  
2100 Collins Avenue - Bass Museum of Art  
2210 Collins Avenue - Campanile  
775 Dade Boulevard - Boulevard Hotel  
1110 Drexel Avenue - Neron Hotel  
1424 Drexel Avenue - Ida M. Fisher  
400, 500 blocks of Espanola Way: Clay Hotel, Cameo Hotel, Castro Pesqueria,  
Beach Poultry Market, Grace Hotel, Matanzas Hotel, Sinclair Hotel  
700 14th Street, 1350-52-54 - Euclid Avenue - Claire Apartments  
1650 James Avenue - Albion  
901 Jefferson Avenue  
940 Jefferson Avenue  
1764 Jefferson Avenue  
1775 Jefferson Avenue  
621 Lenox Avenue

1538 Lenox Avenue - Southern Bell Telephone Company  
1630 Lenox Avenue - Chase Federal Office Building  
1753 Lenox Avenue  
1901-07 Liberty Avenue - Santa Barbara Hotel Apartments  
420 Lincoln Road - Barnett Bank  
500 Lincoln Road - Miami Beach Community Church (United Church of Christ)  
555 Lincoln Road - Lincoln Cinema  
605 Lincoln Road  
744 Lincoln Road - David Alan  
910 Lincoln Road - Anglo-American Credit  
927 Lincoln Road - Sterling Building  
752-760 Meridian Avenue - Palm Gardens Apartments  
1450 Meridian Avenue - Florence Villa  
1507-09 Meridian Avenue  
1521-23 Meridian Avenue - James Apartments  
1525 Meridian Avenue  
1632 Meridian Avenue - Neptune  
1900 Meridian Avenue  
227 Michigan Avenue - Ambassador Hotel  
330 Michigan Avenue - Cambridge Hotel  
551-557-559 Michigan Avenue  
642 Michigan Avenue  
934 Michigan Avenue - Venetian Manor  
1550 Michigan Avenue - Swiss Vale  
1835 Michigan Avenue  
140 Ocean Drive - Century Hotel  
425 Ocean Drive - Savoy Plaza Hotel  
918 Ocean Drive - Locust Apartments  
940 Ocean Drive - Breakwater  
1114-116 Ocean Drive - Amsterdam Palace Apartment-Hotel  
1144 Ocean Drive - Victor  
1250 Ocean Drive - Carlyle  
1300 Ocean Drive - Cardozo Hotel  
1320 Ocean Drive - Cavalier  
2030 Park Avenue - Adams  
2035 Park Avenue - Plymouth Hotel  
1045 Pennsylvania Avenue - Sundial  
1201 Pennsylvania Avenue - Royal House  
1443-45-47-49 Pennsylvania Avenue - Apartments, Marrero Market, Penway Pharmacy  
1571-73 Pennsylvania Avenue - Don-Bar Apartments  
685 Washington Avenue - Friedman's Bakery  
1001 Washington Avenue - Washington Storage  
1130 Washington Avenue - Old Miami Beach City Hall  
1201-1259 Washington Avenue - S.H. Kress Co.  
1300 Washington Avenue - Miami Beach Post Office  
1420 Washington Avenue - Leroy D. Fienberg Elementary School  
1445 Washington Avenue - Cameo Theatre  
1701 Washington Avenue - Temple Emanu-El  
540 West Avenue - Biscaya Hotel



LISTING OF SITES OF MAJOR HISTORICAL SIGNIFICANCE

805 Miami Beach Boulevard (5th Street) - Ynda's  
1131 5th Street  
1137 5th Street  
1200 5th Street  
218, 220 11th Street  
999 11th Street - Flamingo Park  
1235 18th Street  
1247 18th Street  
621 Alton Road  
1910 Alton Road - Masonic Hall (Ocean Bay Lodge)  
135 Biscayne Street - Biscayne Collins Apartment Hotel  
227 Biscayne Street - Joe's Stone Crabs  
601-609 Collins Avenue - Weinstein's  
800 Collins Avenue  
821 Collins Avenue  
904 Collins Avenue - S.H. Fine, M.D.  
2100 Collins Avenue - Bass Museum of Art  
45 Collins Court  
845 Commerce Street  
846 Commerce Street  
775 Dade Boulevard - Boulevard Hotel  
1030 Drexel Avenue  
1424 Drexel Avenue  
400, 500 blocks of Espanola Way: Clay Hotel, Cameo Hotel, Castro Pesqueria,  
Beach Poultry Market, Grace Hotel, Matanzas Hotel, Sinclair Hotel  
302 Euclid Avenue - Garden Hotel  
624 Jefferson Avenue - Van Dyk Building  
1745 Jefferson Avenue  
621 Lenox Avenue  
1538 Lenox Avenue - Southern Bell Telephone Company  
500 Lincoln Road - Miami Beach Community Church (United Church of Christ)  
311-313 Meridian Avenue  
641 Meridian Avenue  
1743 Michigan Avenue  
Ocean Drive east from 6th Street to 14th Place - Lummus Park  
1329 Ocean Court  
112 Ocean Drive - Star Hotel  
150 Ocean Drive - Calvert Hotel  
458 Ocean Drive  
1114-1116 Ocean Drive - Amsterdam Palace Apartment Hotel  
28 Washington Avenue  
34 Washington Avenue  
56 Washington Avenue - David Court  
202 Washington Avenue  
206 Washington Avenue

301 Washington Avenue - Beth Jacob Congregation Hall  
311 Washington Avenue - Beth Jacob Social Hall  
800 Washington Avenue - Blackstone  
1130 Washington Avenue - Old Miami Beach City Hall  
1300 Washington Avenue - Miami Beach Post Office  
1420 Washington Avenue - Leroy D. Fienberg Elementary School  
2100 Washington Avenue - Miami Beach Community Center  
1784 West Avenue

LISTING OF SITES OF MAJOR CONTEXTUAL SIGNIFICANCE

900, 1000 blocks of 6th Street  
600, 800 blocks of 7th Street  
700, 800 blocks of 10th Street  
600 block of 12th Street  
600, 700 blocks of 13th Street  
700 block of 14th Place  
500 block of 14th Street  
400, 500, 600, 700, 800 blocks of 15th Street  
300 block of 20th Street  
200, 300, 400 block of 21st Street  
220, 309 23rd Street  
800 through 2100 blocks of Collins Avenue  
1000 through 1500 blocks of Drexel Avenue  
400 through 700 blocks of Espanola Way  
600 through 1600 blocks of Euclid Avenue  
1600 through 1800 blocks of James Avenue  
700 through 1800 blocks of Jefferson Avenue  
400 through 1000 blocks of Lincoln Road  
700 through 1600 blocks of Meridian Avenue  
500 through 1800 blocks of Michigan Avenue  
100 through 1400 blocks of Ocean Drive  
1900 through 2000 blocks of Park Avenue  
700 through 1600 blocks of Pennsylvania Avenue  
300 through 2100 blocks of Washington Avenue

APPENDIX A-2

MASTER LIST OF SURVEYED SITES IN THE SOUTHERN PORTION OF MIAMI BEACH

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	H	E
		W. F. Brown	1920	3	2	2
		Hohausser	1937	2	2	2
	Joseph J. Debrita Hotel	John Cooper J. E. Camasa	1924 1925	3	2	2
			1928	2	2	2
723, 725 2nd St.		W. F. Brown	1925	2	2	2
739 2nd St.		W. F. Brown	1925	2	2	2
740 2nd St.			1928	2	2	2
729-735 2nd St.			1922	2	2	2
743 3rd St.			1923	3	2	2
701-745 5th St.	Hotel McArthur	Henderson	1930	1	3	2
805 Miami Beach Blvd. (5th St.)	Ynda's	De Garmo	1925	2	1	2
1045 5th St.	Mobil Gas Station		1930	Demolished		
1131 5th St. (1125-1131)			1920	3	1	2
1137 5th St.		LaPointe	1923	2	1	2
1200 5th St.			1923	3	1	3
628-644 6th St.		Joseph J. Debrita	1940	2	3	2
901-11-17 6th St.	Delux Apartments	Anis	1947	2	3	1
1030-40-50 6th St.	Lenox Villas	Hohausser	1938	2	2	1
601-03- 6th St.		Dixon	1948	2	2	1
810-10-20 6th St.	Meldor Plaza	Edward A. Nolan	1940	2	2	1
200 8th St.			19-1	3	2	2
1006-1027 8th St.	Albette Apartments	Pfeiffer	1937	2	2	2
209 9th St.			1924	2	2	2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	A	H	C
227 9th St.				2	2	2
329-31 9th St.		Maloney	1930	2	2	2
1220 9th St.		Hice	1936	2	3	2
701-05-09 10th St.	M.C. Apartments	Skislewicz	1941	2	3	1
730-744 10 Street	Parkside Garden Apartments			2	3	1
831-33-35 10th St.	Regal Apartments	Bayliss	1940	2	3	1
218,220 10th St.			1916	3	1	2
226 11th St.				3	2	2
530-40-50 11th St.	Regal	Brown	1934	2	2	2
735-39 11th St.		Nolan	1941	2	3	1
999 11th St.	Flamingo Park		1921c		1	1
600-620 12 St.	Ocean Wave Apartments	Dixon	1947	2	3	1
635-37-39 12th St.	JCH Apartments	Skislewicz	1939	2	2	1
227 13th St.		Alexander Lewis	1930	3	3	2
631-639 13 3th St.	Melba Apartments	Hohausner	1937	2	2	1
702 13th St.	Godwin	Lawrence M. Loeb	1924	2	2	2
736 13th St.	Parkside Apartments	Hohausner	1936	1	2	1
700-716 13th Pl.		Hohausner	1937	2	2	1
701-87 13th Pl.		Dixon	1936	2	2	1
735 14th St.		Hohausner	1936	2	2	1
1040-42 14th St.		Bayliss	1933	2	3	1
1115 14th St.		Martin Bauri	1928	2	2	1
1315 14th Street			1929	3	3	2
1331 14th Street		Harry Hice	+1929	2	3	2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	H	C
420 15th St.	Hudson Arms	Nordie and Radcl	1937	2	3	1
439 15th St.	Sadelle Apartments	Dixon	1935	2	2	1
460 15th St.	York Towers	Henderson	1947		3	1
516 15th St.	Roxy Apartment	Loeb and Robison	1925	2	2	1
529-535 15th St.	Camco	Hohausen	1939	1	2	1
530-40-50 15th St.	Bernstein Apartments	Hohausen	1938	2	2	1
600 15th St.	Mark Elliot Apartments	Dixon	1940	2	2	1
714-722 15th St.	Jerome Apartments	Hohausen	1936	2	2	1
730-42 15th St.	Rapsodi Apartments	Dixon	1939	2	2	1
741-47 15th St.	Rayhard Apartments	Moloney	1937	2	3	1
850 15th St.	Wasserman's Apartments	Dixon	1939	1	2	1
1239 15th St.	Royal Palm Apartments	Fink	1939	2	3	2
520 16th St.		Lester Avery	1933	2	3	2
610 16th St.		Schoepl	1931	3	3	2
612 16th St.		Wm. McCarty	1937	2	3	1
900 16th St.	Esplanade		1925	2	2	1
1012 16th St.		Schoepl	1932	2	3	2
1326 16th St.		City Builders	1925	3	2	2
1336 16th St.		City Builders	1925	2	2	2
1039 18th St.	Vincent Sorey Music Foundation		1924	1	2	2
1235 18th St.			1918c	2	1	2
1247 18th St.			1918c	2	1	2
1303-07 18th St.		Little	1935	2	2	2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
1318 18th St.			1925-1937	3	2	2
318 20th St.	Collins Plaza	Hohausen	1936	1	2	1
324 20th St.		P.H. Mallory	1926	2	3	1
337 20th St.	Riviera Plaza	R. A. Preas	1924	1	2	1
435 20th St.	Cooley Terrace		1938	2	3	2
236 21st St.	Fillard East Apartments	Hohausen	1939	2	2	2
300 21st St.		Anis	1940	2	2	1
430 21st St.	Tyler Apartments Hotel	Anis	1940	2	2	1
435 21st St.	Governor	Hohausen	1939	1	2	1
220 23rd St.	Midtown Plaza Hotel	Nellenbogen	1929	2	2	1
309 23rd St.	Palm Court		1923	1	2	1
100 Alton Road	CMB Warehouse - 1 sewer division shops		1925-1935	2	2	2
621 Alton Road			1918c	2	1	2
1501 Alton Road	Southland Apartments	Gault	1924	2	2	1
1511-15 Alton Road		J.P. Turner	1922	2	2	2
1569 Alton Road	Firestone	Zurwelle & Whitaker	1939	1	3	2
1620 Alton Road		Harry Hice	1925	2	2	2
1635 Alton Road	Winkler's 5 & 10 Discount Fair	Taylor	1929	2	2	2
1700 Alton Road	Variety Hotel	Hampton	1922	2	2	2
1910 Alton Road	Masonic Hall (Ocean Bay Lodge)	Geiger	1935	2	1	2
1655 Bay Road		Hice	1922	2	2	3
1665-67 Bay Road		Schoeppl & Southwell	1936	2	3	3
1754 Bay Road			+1922	2	2	2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	B	C
135 Biscayne St.	Biscayne Collins Apt. Hotel	W.F. Brown	1925	2	1	2
227 Biscayne St.	Joe's Stone Crabs		1921	2	1	2
116 Collins Ave.	Ilmo Hotel	Pancoast	1929	2	2	2
121 Collins Ave.	York Hotel	Hohausen	1937	2	2	3
136 Collins Ave.	Silverstein Resident Pavilion	Avery	1932	3	3	2
140 Collins Ave.	Sunny Haven	Gault	1923	2	2	2
127 Collins Ave.	Madrid Hotel	Taylor	1923	2	2	2
161 Collins Ave.	Dade Linen and Furniture/Jacks		1929	2	2	2
500 Collins Ave.	Nature's Garden Bakery	Turner	1925	3	2	2
601-609 Collins Ave.	Weinstein's		1923	2		2
640-656 Collins Ave.	Jeannette Apts.		1925	3	3	2
707 Collins Ave.	London Arms	Wade & Oemler	1929	2	2	2
750 Collins Ave.	Empire		1935	2	3	2
1300 Collins Ave.		Hellenbogen	1934	2		1
1301 Collins Ave.	Tiffany Hotel	Dixon	1939	2	2	1
1305 Collins Ave.	Whitelaw Hotel	Anis	1936	2	3	1
131 Collins Ave.			1922	2		2
1344 Collins Ave.	Hotel Shelley	Maloney	1931	2	3	1
1355 Collins Ave.	Chesterfield	Anis	1938	2	2	1
1360 Collins Ave.	Franklin	Hellenbogen	1934	2	2	
1381 Collins Ave.	Sherbrooke	Mackay & Gibbs	1947	2	3	1
1424 Collins Ave.	S.H. Fine, M.D.		1918-1920	2	1	2
1919, 929, 953 Collins Ave.	Edward Hotel	953 - Maloney	1935	1	2	1



ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	H	C
920 Col. Ins. Ave.	Princess Ann Hotel	Wade	1934	3	3	2
944 Col. Ins. Ave.	Lafayette	Maloney	1934	2	3	2
1000 Col. Ins. Ave.	Fairmont	Dixon	1936	2	2	1
1001 Col. Ins. Ave.	Essex House	Hohausser	1938	1	2	1
1035 Col. Ins. Ave.	Miniver Apts.		1925	2	2	2
1111 Col. Ins. Ave.	Tudor Hotel	Dixon	1939	1	2	1
1119 Col. Ins. Ave.	Palmer House	Dixon	1939	1	2	1
1120 Col. Ins. Ave.	Primrose Hotel	Nellenbogen	1935	2	2	1
1200 Col. Ins. Ave.	Marlin Hotel	Dixon	1939	1	2	1
1201 Col. Ins. Ave.	Senator Wash.	Dixon	1939	1	2	1
1220 Col. Ins. Ave.	Webster	Hohausser	1936	2	2	1
1300 Col. Ins. Ave.	The Alamac Hotel	Nellenbogen	1934	1	2	1
1340 Col. Ins. Ave.	Shepley		1938	1	2	1
1350 Col. Ins. Ave.			1922	1	2	2
1360 Col. Ins. Ave.	Comodore	Hohausser	1939	1	2	1
1401 Col. Ins. Ave.	Beach Plaza Hotel	Dixon	1936	2	2	1
1411 Col. Ins. Ave.		Maloney	1934	2	2	2
1414 Col. Ins. Ave.	Nassau	Anis	1936	2	2	1
1418 Col. Ins. Ave.		Maloney	1933	2	3	2
1420 Col. Ins. Ave.	Dolores Apt. Hotel	Cobelli	1923	2	2	1
1420 Col. Ins. Ave.	Shirley Apts.	Anis	1935	2	2	1
1433 Col. Ins. Ave.	Carlton	Hohausser	1937	2	2	1
1470 Col. Ins. Ave.	Warsaw Ballroom	Hohausser	1940	1	2	1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				1	2	3
1500 Collins Ave.	Haddon Hall	Dixon	1941	1	2	1
1501 Collins Ave.	Bancroft	Arts	1935	1	2	1
1535 Collins Ave.	Shorecrest	McNeill & Elliot	1930	2	2	1
1545 Collins Ave.	Royal Palm	Donald G. Smith	1939	2	3	1
1555 Collins Ave.	Poinciana	Arts	1939	2	2	1
1565 Collins Ave.	St. Moritz	France	1939	1	2	1
1601 Collins Ave.	Sands	France	1939	1	2	1
1610 Collins Ave.	Berkeley Shore Hotel-Apt.	Arts	1940	1	2	1
1611 Collins Ave.	New Yorker	Hohausser	1940	1	2	1
1677 Collins Ave.	National	France	1940	1	2	1
1685 Collins Ave.	Delano	Swanburg	1947	1	2	1
1690 Collins Ave.	Gale	Dixon	1941	2	2	1
1700 Collins Ave.	Claremont	Arts	1947	2	3	1
1701 Collins Ave.	Ritz Plaza	Dixon	1940	1	2	1
1717 Collins Ave.	Surfcomber	MacKay & Gibbs	1948	2	3	1
1741 Collins Ave.	Marseilles	Swanburg	1946	2	3	1
1757 Collins Ave.	Southseas	Dixon	1941	2	2	1
1777 Collins Ave.	Falagh	Dixon	1940	2	2	1
1851 Collins Ave.	Dorchester	Frank Watt Woods	1939	2	2	1
1861 Collins Ave.	Peter Miller	Panocast	1936	2	2	1
1920 Collins Ave.	Greystone	Hohausser	1939	1	2	1
2001 Collins Ave.	Coronet Retirement Res.	Hohausser	1936	2	2	1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	B	C
2100 Collins Ave.	Bass Museum of Art	Parsons	1930	1	1	1
2200-08 Collins Ave.	Benny Washers	Anis	1934	2	3	1
2210 Collins Ave.	Campanile	Anis	1934	1	2	2
39 Collins Ct.			1920	2	2	2
45 Collins Ct.			1918c	3	1	2
53 Collins Ct.			1921	3	2	2
811 Commerce St.		F. Fielder	1923	3	2	2
817 Commerce St.		F. Fielder	1923	2	2	2
826 Commerce St.			1923	2	2	2
845 Commerce St.			1917-1918c	2	1	2
846 Commerce St.			1920	2	1	2
775 Dade Blvd.	Boulevard Hotel	Brown	1925	1	1	2
130-32-36-40 1st St.	440: 1575 Drexel Ave.	Pfeiffer	1930	2	3	2
1020 Drexel Ave.	Hotel Davis	Hohausner	1941	2	2	1
1030 Drexel Ave.			1921	2	1	2
1040 Drexel Ave.	Hotel Taft	Hohausner	1936	2	2	1
1110 Drexel Ave.	Heron Hotel	Hohausner	1940	1	2	1
1130 Drexel Ave.	Dover Apts.	Fink	1939	2	2	1
1215 Drexel Ave.	Drexel Plaza	Brown	1925	2	2	1
1235 Drexel Ave.	Sony's Apartments	Schoepl & Skinner	1930	2	2	1
1250 Drexel Ave.		Hohausner	1939	2	2	1
1424 Drexel Ave.	Ida M. Fisher		1926	1	1	1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
1522 Denixel Ave.		Robertson & Patterson	1925	2	2	
1525 Denixel Ave.		Skipton	1940	2	3	1
1542 Denixel Ave.	The Ruskin		1925	2	2	
1561 Denixel Ave.	Saranal	Woods	1931	2	3	
400-6 Espanola Way	Clay Hotel	Taylor	1925	1	1	1
405 Espanola Way	Cameo Hotel		1925	1	1	1
415-17 Espanola Way	Casero Posqueña	Taylor	1925	1	1	1
419-23 Espanola Way	Beach Poultry Market	Taylor	1925	1	1	1
420-32 Espanola Way		Taylor	1925	1	1	1
436-40 Espanola Way			1925	1	1	1
437-39 Espanola Way	443-Grace Hotel	Taylor	1925	1	1	1
506 Espanola Way	Matanzas Hotel	Taylor	1925	1	1	1
509 Espanola Way	Sinclair Hotel	Taylor	1925	1	1	1
525-31 Espanola Way	Ester Apts.	Dixon	1933	2	2	2
609-11 Espanola Way	Allen	Hall	1936	2	3	1
724 Espanola Way		Hohausser	1935	2	2	1
729 Espanola Way		Nellenbogen	1934	2	2	1
260 Euclid Ave.		Hohausser	1937	2	2	2
302 Euclid Ave.	Garden Hotel		1920-1921	2	1	2
329 Euclid Ave.	Euclid Hotel	Hall	1937	2	3	2
334 Euclid Ave.	Fountain Apts.		1924	2	2	2
426 Euclid Ave.			1923	2	2	2

ADDRESS	SITE NAME	ARCHITECT	DATE	RATING		
				A	B	C
655 Euclid Ave.	Wellington	Uiterberg	1925	2	2	1
700 Euclid Ave.	An-Hell Hotel	Hohausner	1935	2	2	1
748-52 Euclid Ave.	Rose Apts.	Bayliss	1935	2	3	1
820 Euclid Ave.	Rosebloom Apts.	France	1935	2	3	1
912 Euclid Ave.			1923	2	2	1
1034-1038 Euclid Ave.		A.L. Sammons	1925	2	2	1
1117-1119-1121-1123 Euclid Ave.		Pfeiffer	1925	2	2	1
1127 Euclid Ave.	Arvilla	Brown	1925	2	2	1
1200 Euclid Ave.	Fenimore	Kloepfer	1925	2	2	1
709 14th St. 1350-52-54 Euclid Ave.	Claire Apts.	Hohausner	1935	1	2	1
1409 Euclid Ave.			1923	2	2	1
1412 Euclid Ave.	Livia Apts.	Hohausner	1937	2	2	1
1440 Euclid Ave.	Bella's Apts.	France	1935	2	3	1
1503 Euclid Ave.		Robertson	1933	2	3	2
1515 Euclid Ave.	Alexandria Apts.	France	1937	2	3	1
1521-23 Euclid Ave.	K. G. B. Apts.	Dixon	1935	2	2	1
1525 Euclid Ave.	Herbshire	Dixon	1940	2	2	1
1534 Euclid Ave.		Hall	1935	2	3	1
1552 Euclid Ave.		Hall	1935	2	3	1
1600 Euclid Ave.	Evelyn	Shanklin	1926	2	2	1
1611 Euclid Ave.	The Sharmer's Apts.	Braley	1947	2	3	1
1614 Euclid Ave.			1924	2	2	1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING	
1615 Euclid Ave		Henderson	1934	2	2
1700 James Ave	Union	Olevitsky & Russell	1935	1	2
1700 James Ave	James Ave. Apts	Taylor	1935	2	2
1800 James Ave	Lincoln Arms	A.H. Barber & George	1935	2	2
1817 James Ave	Hotel Milljean	Dixon	1935	2	2
201 Jefferson Ave			1935	3	2
206 Jefferson Ave		Chanane	1935	2	2
217 Jefferson Ave		Brown	1935	2	2
237 Jefferson Ave	Sheridan Apts	Dixon	1935	2	2
250 Jefferson Ave		Hohausser	1935	2	2
261 Jefferson Ave	Evans Kinnasht Apts	Holan	1941	2	2
271 Jefferson Ave	Glenn-Ann Apts.	Dixon	1935	2	2
294-46 Jefferson Ave	Helen's Apts	Ichausser	1935	2	2
250-54 Jefferson Ave	Coronet Apts.	Dixon	1940	2	2
300 Jefferson Ave		Maloney	1935	2	2
327 Jefferson Ave		Dixon	1935	2	2
350 Jefferson Ave			1935	2	2
395 Jefferson Ave		Ichausser	1935	2	2
400 Jefferson Ave	Jefferson Scott Apts.	Henderson	1936	2	2
1050-56 Jefferson Ave.	Helen Marie Apts.	Dixon	+1948	2	3

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	H	C
1431 Jefferson Ave.		Rose	1930	2	2	1
1438 Jefferson Ave.		Rose	1930	2	2	1
1442 Jefferson Ave.		Rose	1930	2	2	1
1446 Jefferson Ave.		Rose	1930	2	2	1
1619 Jefferson Ave.		Preas	1925	2	2	1
624 Jefferson Ave.	Van Dyk Building	Geiger	1924	2	1	1
1722 Jefferson Ave.			1924	2	2	1
1729 Jefferson Ave.		Avery	1934	2	3	1
1745 Jefferson Ave.			1922	2	1	1
1760 Jefferson Ave.			1928	2	2	1
1764 Jefferson Ave.		P. Skinner	1924	1	2	1
1775 Jefferson Ave.		Bullen	1925	1	2	1
1800 Jefferson Ave.		J. & C. Skinner	1936	2	3	1
1829 Jefferson Ave.		Nellenbogen	1935	2	2	1
1836 Jefferson Ave.			1930	2	2	1
605 Lenox Ave.	St. Francis De Sales Church	Gerald Barry	1940	2	2	1
620 Lenox Ave.	Terrace Apts.	Pfeiffer & O'Rile.	1925	2	2	1
622, 624, 626 Lenox Ave.	Terrace Apts.	Pfeiffer & O'Rile.	1925	2	2	1
621 Lenox Ave.			1920s	1	1	1
1700-720 Lenox Ave.	Sunrise Ct.	Nellenbogen	1936	2	2	1
1251 Lenox Ave.		Hohausen	1936	2	2	1
1260 Lenox Ave.		Little	1936	2	3	1
1429 Lenox Ave.		Mayer	1936	2	3	1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING		
				A	H	C
1938 Lenox Ave	50-3011 Telephone Company	Wagner	1936			
1630 Lenox Ave.	Chase Federal Office Building	Gelber	1941	1	2	1
1713 Lenox Ave.		Leaman	1924	2	2	1
1830 Lenox Ave		Avery	1932	2	3	1
1753 Lenox Ave.		PanCoast	1934	1	2	1
1901-07 Liberty Ave.	Santa Barbara Hotel Apts.	PanCoast	1934	1	2	1
2000 Liberty Ave.	Filliard Apts.	Jensen	1947	2	3	1
420 Lincoln Road	Barrett Bank	Anis	1940	1	2	1
500 Lincoln Road	M.B. Community Church (United Church of Christ)		1921	1	1	1
555 Lincoln Road	Lincoln Cinema	Robert E. Collins T.W. Lamb	1935	1	2	1
600 Lincoln Road		Gullen	1926	2	2	1
605 Lincoln Road		Collins	1935-1937	1	2	1
607 Lincoln Road	The Bell	PanCoast	1933	2	2	1
744 Lincoln Road	David Alan	henderston	1929	1	4	1
826-836 Lincoln Road		Bob Banker	1925	2	2	1
910 Lincoln Road	Anglo-American Credit	DeGarmo	1929	1		1
927 Lincoln Road	Sterling Building	Alexander Lewis	1923	1	2	1
910-42 Lincoln Park	940 Lincoln Road Building	hampton	1926	2	2	1
1000-06-0814 Lincoln Road	Ten Hundred Lincoln Road Bldg		1929	2	2	1
1006 Lincoln Road	Thornton S. Wickinson Auctioneers	PanCoast	1930	2	3	1
1040 Lincoln Park	Colony Theatre	R.A. Benjamin John & Coulton Swinner	1934	2	2	1
211-313 Meridian Ave.			1918	2	1	2
335 Meridian Ave.		Hellenbogen	1930	2	2	1



ADDRESS	SITE NAME/REMARKS	ARCH TECT	DATE	RATING		
				A	H	C
345 Meridian Avenue			1938	2	3	
359 Meridian Ave			1937			
601 Meridian Ave			1920	2	1	
714 Meridian Ave			1933	2	2	
720 Meridian Ave	Tiffany Terrace	Johnson	1936	2		
750-760 Meridian Ave	Palm Gardens Apts	Harlow	1933	1		
812-19-21 Meridian Ave	Hason Apts	Walter G. Nadel	1937	2	3	
826 Meridian Ave			1931	2		
831-833 Meridian Ave	The Green Apts	Johnson & Pitt	1940	2		
842 Meridian Ave	Patricia	Brown	1928			
843 Meridian Ave	Beth Joseph Chaim Congregation	Brown	1930			
1055-2-4-6-8 Meridian Ave.	Ambassador Apts.	Brown	1931			
1055-07-09 Meridian Ave.	Tamar Apts.	Brown & S	1933			
1017 Meridian Ave	Granada	Brown	1928			
1018 Meridian Ave		Brown	1928			
1035 Meridian Ave	Uncle Dave Efficiencies & Home	Johnson	1941			
1055 Meridian Ave	Flamingo Plaza Hotel	Johnson	1937			
1061 Meridian Ave	El Rubino	Johnson	1931			
1245 Meridian Ave		Johnson	1931			
1313 Meridian Ave	Flamingo Park Apts		1936			
1341-45 Meridian Ave	Rose Arms Apts	Johnson	1931			
1351 Meridian Ave	Parade	Johnson	1931			
1426-27 Meridian Ave		Johnson	1931			
1436-38 Meridian Ave.	Parkedge	Johnson	1936	2	3	

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING
1546 Meridian Avenue	Florence Villa	Schaeppi	1933	2 2
1552 Meridian Avenue		Dixon	1934	1 2
1460 Meridian Avenue	Aloha Apartments	Hohausser	1937	2 2
1507-10 Meridian Avenue		Maloney	1929	1 2
1521-22 Meridian Avenue	James Apartments	Hohausser	1935	1 2
1575 Meridian Avenue		Dixon	1939	1 2
1531-32 Meridian Avenue	Meridian Avenue Condominium	Hall	1935	2 2
1545 Meridian Avenue		Hall	1935	2 2
1570-72 Meridian Avenue		Hohausser	1936	2 2
1557-59 Meridian Avenue	Aldon Apartments	Hohausser	1936	2 2
1567-70 Meridian Avenue	Howard Court	Dixon	1940	2 2
1568-71 Meridian Avenue		Maloney	1935	2 2
1500-01 Meridian Avenue	Lincoln Terrace	Dixon	1940	2 2
1611 Meridian Avenue	Arundel Apartments	Pfeiffer and Orsley	1925	2 2
1612-14 Meridian Avenue	Rita Apartments	Hohausser	1936	2 2
1632 Meridian Avenue	Neptune	Gault	1925	1 2
1603 Meridian Avenue		Pancoast	1930	1 2
1227 Michigan Avenue	Ambassador Hotel	Brown	1925	1 2
327 Michigan Avenue		Antis	1941	2 3
330 Michigan Avenue	Cambridge Hotel	Antis	1925	1 2
551-553 Michigan Avenue		Rolan	1940	1 2
642 Michigan Avenue		Brown	1926	1 2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING	
1617 Michigan Avenue	Key Garden Apartments	Dixon	1936	2	2
1613 Michigan Avenue			1936	2	1
1710 Michigan Avenue		Heatley	1929	2	1
175 Michigan Avenue		O'Reilly	1933	3	2
1736 Michigan Avenue			1929	2	1
1801 Michigan Avenue		Cooper	1924	2	1
1835 Michigan Avenue		J. S. C. Silliker	1933	1	2
1800 Michigan Avenue	From 500 S. Michigan Pl. to Campus Park		1935	1	1
1828 Michigan Avenue			1933-1921	3	1
	Ernest Leonard	Proffier & Ortner	1925	2	1

ARCHITECT  
Alvin Samuels

RATING

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING
100 Ocean Dr	Star Hotel		1914	1 2
106 Ocean Dr	Horsyn Apartments	Hohausser	1939	2 2 1
108 Ocean Dr	Century Hotel	Hohausser	1939	1 2 1
150 Ocean Dr	Calvert Hotel		1916-1918	3 1 2
100-Ocean Dr	Harvest		1921	2 2 1
216-232 Ocean Dr	Par-Mell Apartments	Schlegel	1932-1933	2 3 1
211 Ocean Dr	Hotel Simone	Jordan & Nadel	1937	2 2 1
335 Ocean Dr	Sand & Sun (Garrett Hotel)	Debita	1939	2 3 1
425 Ocean Dr	Savoy Plaza Hotel	Hellendogen	1935	1 2 1
436 Ocean Dr	Olympic Apartment Hotel	Artis	1936	2 2 1
444 Ocean Dr	Surf	Hohausser	1936	2 2 1
450 Ocean Dr				
524 Ocean Dr	Mare Grande Hotel	Wark	1916	3 1 2
640 Ocean Dr	Park Central	Hohausser	1937	2 2 1
570 Ocean Dr	Imperial Hotel	Dixon	1939	2 2 1
600 Ocean Dr	Majestic Hotel	Anis	1940	2 2 1
720 Ocean Dr	Beacon Hotel	Nelson	1936	2 2 1
736 Ocean Dr	Colony Hotel	Hohausser	1935	2 2 1
860 Ocean Dr	Kaldorf Towers	Anis	1937	2 2 1
100 Ocean Dr	Laurel Apartments		1926	1 2 1
300 Ocean Dr	Brookwater	Schlegel	1939	1 1 2 1
600 Ocean Dr	Edison Hotel	Hohausser	1935	2 2 1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	RATING	
				A	H
Ocean Drive	Cleveland Hotel	Wicks	1935	2	2
Ocean Drive	Congress Hotel	Wicks	1936	2	2
Ocean Drive	The Waves Hotel	Wicks	1936	2	2
Ocean Drive	Ocean Front Apts.	Wicks	1936	2	2
116 Ocean Dr	Amsterdam Palace Apartment-Hotel	Capollette	1936	1	1
Ocean Drive	Victor	Dixon	1937	1	2
Ocean Drive	The Tides	Dixon	1936	2	2
Ocean Drive	Leslie Hotel	Amis	1937	2	2
Ocean Drive	Cardozo Hotel	Wardner	1935	1	2
Ocean Drive	Carlisle	Wierzbicki & Elliot	1941	1	2
Ocean Drive	Cavalier	France	1936	1	2
Ocean Drive	Wetherland	Robertson and Sotters	1935	2	2
Ocean Drive	Winter Haven Hotel and Apts.	Amis	1939	2	2
Ocean Drive	Crescent Hotel	Hohausser	1938	2	2
Ocean Drive	McAlpin	Dixon	1940	2	2
Ocean Drive	Hotel Betsy Ross	Dixon	1941	2	2
Ocean Drive		Francis	1939	2	2
Ocean Drive	Farley Hotel	Wierzbicki & Elliot	1935	2	2
Ocean Drive	Myrtle	Hohausser	1935	2	2
Ocean Drive	Hotel Collins Inn		1933	2	2
Ocean Drive	Adams	Dixon	1935	1	2
Ocean Drive	Plymouth Hotel	Wierzbicki & Elliot	1940	1	2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	A	H	C
710 Pennsylvania Avenue		Brown	1924	3	2	2
750 Pennsylvania Avenue		Hollenbogen	1931	2	2	1
810, 813 Pennsylvania Ave.	810- Lynne Diane 813- Barbara Apts.	Swartburg	1946	2	3	1
928 Pennsylvania Avenue		Post	1922	2	2	2
935 Pennsylvania Avenue	Fernwood	Hyde	1925	2	2	1
936 Pennsylvania Avenue	The Milfred	Dixon	1940	2	2	1
945 Pennsylvania Avenue		Hall	1936	2	2	1
1001-1015 Pennsylvania Avenue	Penn-Court Apartments	Anis	1939	2	2	1
1045 Pennsylvania Avenue	Sundial	Maloney	1929	1	2	1
1121 Pennsylvania Avenue			1925	2	2	2
1200 Pennsylvania Avenue	Edroy Apartments	Dixon	1933	2	2	1
1201 Pennsylvania Avenue	Royal House	Dixon	1939	1	2	1
1250 Pennsylvania Avenue	Joy Apartments	Dixon	1940	2	2	1
1255 Pennsylvania Avenue	Roosevelt Hotel and Apts.	Hauri	1925	2	2	1
1315 Pennsylvania Avenue		Brown	1935	2	2	1
1321 Pennsylvania Avenue		Hohausen	1936	2	2	1
1329-31 Pennsylvania Avenue		Hohausen	1936	2	2	1
1335-37 Pennsylvania Avenue	Ritaba Apartments	Skislewicz	1940	2	2	1
1336-38-40 Pennsylvania Avenue		Dixon	1933	2	2	1
1345 Pennsylvania Avenue		Gault	1924	2	2	1
1440-1444 Pennsylvania Ave.		Taylor	1930	3	2	2
1445-46-47-49 Pennsylvania Ave.	1445: Apts. 1447-49: Marrero Market 1443: Penway Pharmacy	Nadel	1939	1	2	1

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	A	H	C
1525 Pennsylvania Ave.	Kosandra Eff. Apts.	France	1935	2	2	1
1526 Pennsylvania Ave.		Dixon	1938	2	2	1
1540 Pennsylvania Ave.	Delano Apts.	France	1930	3	2	2
1545 Pennsylvania Ave.		Hohäuser	1935	2	2	1
1551 Pennsylvania Ave.	Penn-Lincoln Bedroom Apts.	Hohäuser	1947	2	3	1
1555 Pennsylvania Ave.	Penn Apts.	Hohäuser	1947	2	3	1
1571-75 Pennsylvania Ave.	Dun-Bar Apartments	Anis	1937	1	2	1
1614 Pennsylvania Ave.	Hollingsworth Apts.		1925	2	2	1
1615 Pennsylvania Ave.	Lincoln Plaza Hotel Apts.	Green	1925	2	2	1
1620-22 Pennsylvania Ave.	Penthouse Ct.	Hampton	1934	2	2	1
1747 Purdy Ave.			1921	2	2	2
1771 Purdy Ave.			1922	2	2	2
1920 Purdy Ave.	Miami Yacht Company		1926	2	2	2
EO DEWEY SQ MB 33169 COLINS AVE. at 3rd St of Gov't Cut	U.S. Army Corp of Engineers		1933	2	2	2
22 Washington Avenue			1919	2	1	2
34 Washington Ave.			1918-21	2	1	2
51 Washington Ave.			1921	2	2	2
56 Washington Ave.	David Court		1925	2	1	2
119 Washington Ave.			1920-1921	2	2	2
127 Washington Ave.			1922	2	2	2
202 Washington Ave.			1915	3	1	2
206 Washington Ave.			1913-21	2	1	2
291 Washington Ave.	Geeth Jacobs Congregation Hall	Hohäuser	1936	2	1	2
301 Washington Ave.	Geeth Jacobs Congregation Hall	Rosen	1928	2	1	2

ADDRESS	SITE NAME/REMARKS	ARCHITECT	DATE	A	#	C
347 Washington Avenue	Everbloom Apts. Hotel	Hordin & Hadel	1937	2	3	1
404 Washington Avenue	Crown Hotel - Apts.		1921	2	2	1
411 Washington Avenue	Hotel Harrison	Hohausen	1935	2	2	1
419 Washinton Avenue			1923	2	2	1
605-13 Washington Avenue	Sabra Restaurant	Robertson	1934	2	2	1
660-662 Washington Avenue	Anglers Hotel		1922	2	2	1
634 Washington Avenue		Maloney	1930	2	2	1
685 Washington Avenue	Friedman's Bakery	Robertson	1934	1	2	1
711 Washington Avenue		Lewis	1931	2	2	2
737-729 Washington Ave.	Harvey's T.V.	Snappell	1931	2	3	2
800 Washington Avenue	Blackstone	Hall	1929	2	1	1
801 Washington Avenue		Robertson	1929	3	2	3
825 Washington Avenue	Clinton Hotel	Neidler	1934	2	2	1
956 Washington Avenue	Astor Hotel	Henderson	1936	2	2	1
1001 Washington Avenue	Washington Storage	Robertson and Patterson	1927	1	2	1
1130 Washington Avenue	Old M.B. City Hall	Hampton	1927	1	1	1
1201-1259 Washington Avenue	S.H. Kress Co.	Henderson	1935	1	2	1
1310 Washington Avenue	M.B. Post Office	Cheney	1937	1	1	1
1411 Washington Avenue	Morris Discount	Nellenbogen	1935	2	2	1
1417 Washington Avenue	Fradd's Meat Market		1925	2	2	2
1421 Washington Avenue	Leroy D. Fienberg Elem. School		1920	1	1	1



ADDRESS	SITE NAME	ARCHITECT	DATE	RATING		
				A	H	C
1427 Washington Avenue	Jean's		1925	3	2	2
1441 Washington Avenue	Miami Medical Pavilion	Simpson	1938	4	2	2
1445 Washington Avenue	Comco Theater	Collins	1938	1	2	1
1671 Washington Avenue	Greenview	Hohausser	1939	2	2	1
1701 Washington Avenue	Temple Emanu-El	Charles Greco & Anis	1947	1	2	1
1975 Washington Avenue	London Arms Apt. Hotel	Robert M. Little	1946	2	3	1
2001 Washington Avenue	Allen	Hohausser	1940	2	2	1
2101 Washington Avenue	M.B. Community Center	Geiger	1937	2	1	1
540 West Avenue	Biscaya Hotel	S.D. Butterworth	1925	1	2	1
1523 West Avenue						
1560-62 West Avenue			1924	2	2	2
1524 West Avenue		Hohausser	1937	2	2	2
1784 West Avenue		Hohausser	1937	2	2	2
1843 West Avenue		Hampton and Ehnman	1913	2	1	2
			1925	2	2	2

**SIGNIFICANCE**

(1) Copy

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY- PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDMARK ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS-GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Recreation Development
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES \_\_\_\_\_ BUILDER/ARCHITECT \_\_\_\_\_

**STATEMENT OF SIGNIFICANCE**

The Miami Beach Architectural District is significant because the approximately 125 square block area (bounded by 6th Street on the south, Alton Road on the West, Lincoln Road and 23rd Street on the north and the Atlantic Ocean on the east) contains the largest concentration of the 1920's and 1930's era resort architecture in the United States.<sup>1</sup> More than 800 architecturally significant buildings have been identified<sup>2</sup> which date from the 25-year period (roughly 1920-1945) when the city of Miami Beach was being promoted and developed as a tropical playground.

Because the south Miami Beach area (i.e., south of the present-day Dade Boulevard) was platted in large subdivisions by three major land companies and developed rather rapidly in two growth spurts (ca. 1920-1927 and 1935-1945) an extraordinary architectural consistency resulted. This uniformity of scale and architectural style has remained largely intact despite the pressures of wholesale development in areas adjacent to the District. The first platting (1912)<sup>3</sup> by the Ocean Beach Realty Company (J. N. Lummus) was south of present-day 5th Street and established the city's basic grid pattern of 300 feet by 400 feet blocks subdivided into 50 feet by 140 feet lots separated with a 20 foot right-of-way, (fig. 1). In 1913,<sup>4</sup> the Ocean Beach Realty Company platted additional land east of Washington Avenue between present-day 6th and 14th Streets while the Miami Beach Improvement Company (formed by the John Collins family) platted an area along the ocean side of the island between present-day 20th and 27th Streets (fig. 2). Subsequent platting in 1914<sup>5</sup> by the Alton Beach Realty Company (Carl Graham Fisher) completed the area between 14th and 20th Streets along the Atlantic Ocean (fig. 3). That same year (1914)<sup>6</sup> the Ocean Beach Realty Company platted its "Third Addition" which comprised virtually all of the island south of 14th Street and east of Alton Road (fig. 3). This subdivision of approximately 65 square blocks firmly established the grid which today forms the street pattern of Miami Beach (fig. 4). In 1915 Fisher began his development of Lincoln Road by cutting this important east-west axis through the island's dense mangrove swamps.<sup>7</sup> It was also in 1915 that Lummus Park was established after the town of Miami Beach purchased a strip of ocean-front property from J. N. Lummus and designated it as a public beach.<sup>8</sup>

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Except for the Original Ocean Beach Subdivision south of 5th Street, these areas and features are what compromise the major portion of the Miami Beach Architectural District.

After the street pattern had been established, it was left to the developers and the architects and builders to determine the fledgling resort's architectural character. Except for well dispersed post- World War II structures, the buildings in the District reflect the two periods of major development -- that of the 1920's and that of the 1930's. These earlier buildings are almost exclusively of the Mediterranean Revival tradition while those of the later period are in the Moderne. Function or use had little to do with stylistic choice; it was largely a matter of the times. The Congregational Church (500 Lincoln Road), the Miami Beach City Hall (1130 Washington Avenue) the Miami Beach Public School (1420 Washington Avenue), the Van Dyk Building (846 Lincoln Road), a residence (800 Washington Avenue), the Amsterdam Palace Apartments (1114-16 Ocean Drive), the Blackstone Hotel (500 Washington Avenue), Espanola Way (400 Block), all date from the 1920's. Their Spanish or Italian Renaissance inspired detailing, e.g., bracketed cornices, balustrades, decorative glazed tiles, wrought iron work, stuccoed wall surfaces, pilasters, quoins and the ubiquitous red tile roofs were all appropriately adapted for the atmosphere of a sun-basked, sea side resort. Much of this atmosphere reflects the influence of Carl Graham Fisher's developmental endeavors after World War I. His efforts were directed toward attracting the established (both financially and socially) individuals<sup>9</sup> who would be interested in purchasing property (further north on the island) to build their own resort residences much the same as Palm Beach had been developed.

To support this atmosphere, Fisher also promoted the recreational qualities of Miami Beach. By sponsoring such events as sailing regattas and speed boat races and by building polo fields, tennis courts and golf courses, he hoped to further attract the wealthy resident.<sup>10</sup> Today, the one remaining element of his Miami Beach Golf Links (1917) is its former club house (2100 Washington Avenue) now used as a municipal community center. The remainder of the course is occupied by the Miami Beach Convention Center Complex. The Van Dyk Building (846 Washington Avenue), along with several other Mediterranean style buildings attests to his other endeavor in developing Lincoln Road as a commercial street for the seasonal residents.

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Between 1920 and 1930 the population of the town of Miami Beach (incorporated 1915) had grown from a mere 644 to nearly 6,500 permanent residents.<sup>11</sup> By 1940, the permanent population had more than quadrupled to 28,000 with an additional 75,000 annual, winter tourists.<sup>12</sup>

This population growth and seasonal tourist expansion is clearly reflected in the second architectural tradition which dominates much of Miami Beach -- that of the Moderne. The restricted economic conditions of the 1930's necessitated less grandiose entrepreneurial endeavors catering to the smaller investor, the diminished income of the seasonal visitor or transient tourist. Many undeveloped lots south of Lincoln Road (originally platted in 1914 by J. N. Lummus) provided the opportune setting. From the beginning, Lummus' promotional policies had been far less restrictive than Fisher's.<sup>13</sup> Consequently, his lots were smaller, not designed for winter estates but scaled for more modest single-family residences. It appears, however, that little of his tract had been developed and numerous lots stood vacant well into the 1930's. Long after Lummus had divested himself of his land holdings (1919)<sup>14</sup>, these fortuitous circumstances facilitated the construction of modestly scaled hotels and apartment buildings. Today, both Ocean Drive and Collins Avenue are lined with these late 1930's seasonal hotels while the area west of Washington Avenue has block-after-block of small-scale 4-to-12 unit apartment buildings.

The architectural style adopted for this new development phase paid no heed to any established historicism. What was adopted seems to have been most strongly influenced by exposition architecture of the 1930's. e.g., the Century of Progress Exposition, Chicago, 1933, and the New York World's Fair, 1939. Although many of the same type buildings -- apartment buildings, office buildings, hotels, government buildings and individual residences continued to be built in the same materials (stuccoed masonry), there was virtually no hint of academically inspired motifs. Architecture had become expressive of mass and form not history. The taller hotels were vertically accented: the Tides (1220 Ocean Drive), the Sharon (110 20th Street), the Sands (1601 Collins Avenue), while the lower buildings were horizontally accented, the Cardoza Hotel (1300 Ocean Drive), the Lincoln Theatre Building (541, 555 Lincoln Road), the Kress Building (1253 Washington Avenue), the Cameo (1445 Washington Avenue).

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Expressive features included grouped windows, projecting sunshades, rounded corners, continuous bands whether incised or reeded, and roof parapets. Ornament became abstract and integrated into the buildings' forms, the Tiffany Hotel (801 Collins Avenue), the Victor Hotel (1144 Ocean Drive), the Berkley Shore (1610 Collins Avenue). Historical associations were obliterated. There was no confusion about the age of the building, a fact which, ironically enough, remains as true today.

No area of the District (see Description) was left untouched by the new architectural form. Between 1936 and 1942 some 25 architects were responsible for the design of almost 75% of the buildings erected in that six year period.<sup>15</sup> With the increase in population and tourist trade (see above), this amounted to a substantial number of new buildings in a relatively brief time. The uniformity of scale and style is remarkable, particularly given the comprehensive nature of the District: it includes residences (both single-family and multiple-unit buildings) as well as commercial buildings, theaters, governmental, educational and recreational facilities and the very important seasonal hotel.

While the philosophies of J. N. Lummus and Carl Graham Fisher were rather different, one promoting exclusiveness, the other inclusiveness, the influences of each have managed to make those first areas of Miami Beach to be developed an unusually cohesive urban resort that was neither centrally planned nor haphazardly built.

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<sup>1</sup>Elan I. Zingman, "A Research Report on the Stylistic and Developmental History of the City of Miami Beach," unpublished, 1978, p. 1.

<sup>2</sup>Survey Data, Dade County Comprehensive Survey, unpublished survey data 1977-78, Metropolitan Dade County Park and Recreation Department.

<sup>3</sup>Zingman, op. cit., "Chronology of Early Development Patterns on Miami Beach," Addendum 3, p. 61.

<sup>4</sup>Ibid., p. 63.

<sup>5</sup>Ibid., p. 64.

<sup>6</sup>Ibid.

<sup>7</sup>Ibid., p. 66.

<sup>8</sup>Polly Redford, Billion Dollar Sandbar: A Biography of Miami Beach, (New York: E. P. Dutton and Company, Inc., 1970), pp. 27-29.

<sup>9</sup>Zingman, op. cit., p. 67.

<sup>10</sup>Redford, op. cit., p. 114.

<sup>11</sup>Ibid., p. 129.

<sup>12</sup>Arlene R. Olsen, A Guide to the Architecture of Miami Beach, (Miami: Dade Heritage Trust, Inc., 1978), p. 10.

<sup>13</sup>Redford, op. cit., p. 95.

<sup>14</sup>Ibid., p. 162.

<sup>15</sup>Miami Design Preservation League, "An Architectural Historic Planning Analysis for the City of Miami Beach," unpublished, 1978.