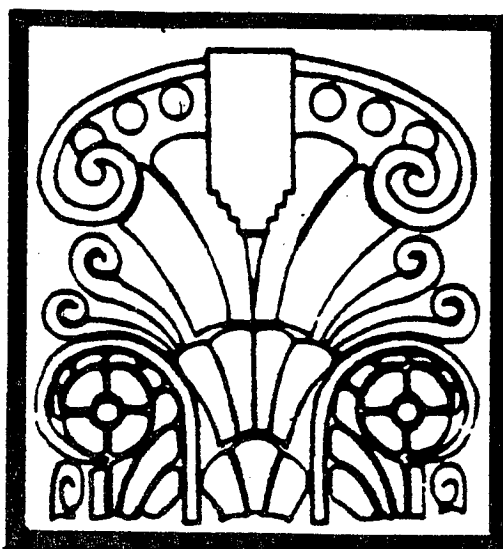


**OCEAN DRIVE / COLLINS AVENUE HISTORIC DISTRICT  
EXPANDED DISTRICT DESIGNATION REPORT**



Prepared by:  
City of Miami Beach  
Department of Historic Preservation and Urban Design

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## OCEAN DRIVE/COLLINS AVENUE HISTORIC DISTRICT

### Expanded District Designation Report

#### I. REQUEST

In July 1986, the City Commission adopted Ordinance No. 86-2511 designating the Ocean Drive/Collins Avenue Historic District. This district, and the concurrent designation of the Espanola Way Historic District, became the first neighborhoods within the National Register Architectural District to be placed under the regulations and protection of the local historic preservation ordinance. Although the preservation community pressed for local designation of the entire Architectural District, the Administration pursued an incremental course, designating individual neighborhoods within the larger Architectural District. It was the intent of the Administration to introduce preservation gradually into the community to demonstrate the benefits of preservation, and to allay the concerns of property owners and developers. This approach continued with the designation of the Flamingo Park and Museum Historic Districts in 1990. With these latest designations, the majority (+-78%) of the Architectural District was locally designated leaving only small pockets and single streets without preservation protection (see Exhibit 1).

At the December 5, 1991, the Historic Preservation Board, citing the positive impact preservation has had, nominated the remaining portions of the Architectural District for local historic designation. At its January 2, 1992 meeting, the Board adopted a preliminary review of the nominated areas, finding them to be in general compliance with the criteria for designation listed in Section 19-5 of the Zoning Ordinance and directed staff to prepare a designation report. It was the opinion of the City Attorney and with the consent of the Board to combine the nominated areas with their adjacent or most similar designated local district, thus expanding the boundaries of the local districts until they match the boundaries of the Architectural District.

The Ocean Drive/Collins Avenue Historic District is proposed to be expanded to include the White House/Solymar site and the east side of Collins Avenue from 16th Street to 22nd Street. This district would then contain all oceanfront property within the Architectural District (see Exhibit 2).

#### II. DESIGNATION PROCESS

The process of historic designation is delineated in Section 19-5 of the Miami Beach Zoning Ordinance. An outline of this process is provided below:

- Step One: A request for designation is made either by the City Commission, Historic Preservation Board, other agencies and organizations as listed in the Ordinance, or the property owners involved.
- Step Two: The Historic Preservation and Urban Design Department prepares a Preliminary Review and recommendation for consideration by the Board.
- Step Three: The Historic Preservation Board considers the Preliminary Review to determine general compliance with the criteria for designation and then votes to direct the Historic Preservation and Urban Design Department to prepare a designation report.
- The designation report is a historical and architectural analysis of the proposed district or site. The report 1) serves as the basis for a recommendation for designation by the Board; 2) describes review guidelines to be utilized by the Board when a Certificate of Appropriateness is requested; and 3) will serve as an attachment to the Zoning Ordinance.
- Step Four: The designation report is presented to the Board at a public hearing. If the Board determines that the proposed designation meets the intent and criteria set forth in the Ordinance, they transmit a recommendation in favor of designation to the Planning Board.
- Step Five: The Planning Board will hold a public hearing on the proposed designation as a Zoning Ordinance amendment and, subsequently, transmit its recommendation to the City Commission.
- Step Six: The City Commission may, after two (2) public hearings, adopt the amendment to the Zoning Ordinance which thereby designates the Historic Preservation Site or District.

### **III. ANALYSIS**

#### **1. GENERAL INFORMATION**

Location: The current Ocean Drive/Collins Avenue Historic District is generally bounded by:

Erosion Control Line on the east; 5th Street from ECL to Ocean Court and 6th Street from Ocean Court to Collins Court on the south; Collins Court on the west; and the extension of the north lot lines of Lots 4 and 16, Blk 55, Fisher's First Subdivision of Alton Beach (FFSAB) and the centerline of 16th Street on the north (excluding that property known as the White House/Solymar site).

The expanded Ocean Drive/Collins Avenue Historic District is generally bounded by:

Erosion Control Line in the east; 5th Street from the ECL to Ocean Court and 6th Street from Ocean Court to Collins Court on the south; Collins Court between 6th and 16th Street and the centerline of Collins Avenue between 16th and 22nd Street on the west; and the centerline of 22nd Street on the north.

A map of the expansion area is seen in Exhibit 2. A legal description of the expanded district is included in Appendix A.

Present owners: Multiple owners, a complete list is available from Miami Beach Historic Preservation and Urban Design Department.

Present use: The majority of properties are currently in residential, commercial, and hotel use.

Present zoning: The majority of the nominated district is zoned MXE, Mixed-Use Entertainment (a zoning map is attached as Exhibit 3). This district is intended to encourage the substantial rehabilitation of existing structures and allow for construction of new structures. MXE Districts are characterized by having a concentration of historic structures and strong pedestrian activity. The base Floor Area Ratio (F.A.R.) is 1.5 and can be increased to a maximum of 3.0, with design bonuses. If the project is a hotel, the maximum F.A.R. is 3.5. Local historic designation does not change the F.A.R.

Other zoning districts included within the nominated district include:

CD-3 Commercial, High Intensity: this district is designed to accommodate a highly concentrated business core in which activities serving the entire City are located.

GU Government Use: this district contains any land owned by the City or other governmental agency.

## 2. STATEMENT OF SIGNIFICANCE

- A. Historical: The expanded Ocean Drive/Collins Avenue Historic District is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930s through the 1940s, the aspirations of its original developers, and the changing economic conditions of the nation and the local community.

The southern portion of the expanded district's original plat, up to 14th Street, was recorded by the Lummus Brothers' Ocean Beach Realty Company in 1913 and 1914. The portion to the north was recorded by Carl Fisher's Alton Beach Realty company early in 1914.

The Lummus brothers, J.E. (James Edward) and J.N. (John Newton), first came to south Florida to establish commissaries for Henry Flagler's East Coast Railroad. In 1912 they acquired 605 acres of the Lum Coconut Plantation as well as additional parcels giving them control of all of what would become Miami Beach south of 14th Street. The Lummus brothers believed this property would be used for recreation, not agriculture.

Bathing casinos, such as Hardie's and Smith's at the southern end of the City and the Miami Beach Casino at 22nd Street (all constructed prior to 1915), were a major attraction for the residents of the Miami mainland. It was near these casinos that the first modest hotel, rooming houses, small apartments, lunch counters and small stores were developed.

The area itself was subdivided using a strict grid pattern with relatively small 50 x 130 foot lots and access via streets with 50-60 foot rights-of-way. The intended use for these properties was for development of small seaside cottages and related commercial uses and, accordingly, J.N. Lummus built his own house at 12th Street and Ocean Drive. As an additional amenity to their oceanside property, the Lummus brothers sold the beachfront portion (eastward of Ocean Drive) to the City for \$40,000 in 1915.

Even after the sale of a second portion of their holdings (west of Washington Avenue) to Carl Fisher and the Miami Ocean View Company, the Lummuses retained control over nearly half of south Beach, and all of the oceanfront

portion. In contrast to Carl Fisher, the Lummuses continued with their promotion to the middle class. Accordingly, "This territory, with its small houses, public beach and bathing casinos never lost its proletarian character."

The land north of 14th Street was also originally developed for agricultural purposes by Esra Osborn and Elnathan Field of Red Bank, New Jersey. In the 1880s, Osborn and Field purchased a 65 mile strip of land along the ocean beginning at the Lum Plantation (approximately 14th Street) and extending north to present day Jupiter. When the initial attempts at coconut farming failed, John Syles Collins (a New Jersey farmer and investor in the Osborn/Field plantation) bought out Osborn for control of approximately 1675 acres of land north of present day 14th Street, ocean to bay. Collins and Field then utilized the property for the farming of avocados and other crops. In 1909 Field sold his percentage to Collins making him sole owner of the property.

Collins proposed construction of a bridge connecting his farm to the Miami mainland. Needing funds to complete the bridge project, Collins borrowed \$10,000 from the Southern Bank and Trust Company (J.N. Lummus, President) and \$15,000 from the Bank of Bay Biscayne (J.E. Lummus, President). When more money was needed, Standard Oil attorney, Frank Shutts, suggested his friend Carl Fisher loan Collins the money to complete the bridge.

Carl Graham Fisher, millionaire developer of the Indianapolis Speedway and Prest-o-Lite Headlight Company had retired to Miami. It is said that Fisher had grown restless in retirement and, in response to Shutts' suggestion, loaned Collins \$50,000. He received, as a bonus on the loan, 200 acres of Collins' land from present day 14th Street to 19th Street, ocean to bay.

The expanded district includes the developments of Lummus, Collins and Fisher, three of the most important pioneer developers of Miami Beach. The northern portion of the district was first platted by Collins' Miami Beach Improvement Company on February 10, 1916 (19th Street north to 27th Street).

Thomas J. Pancoast, Collins' son-in-law, had been Vice President and junior partner in the Collins and Pancoast Company of Merchantville, New Jersey. He first came to

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<sup>1</sup>Redford, Billion Dollar Sandbar: A Biography of Miami Beach, pg. 94.

inspect the family property in South Florida in 1911. In 1912, Pancoast, Irving Collins, and John Collins formed the Miami Beach Improvement Company. Irving Collins and Thomas Pancoast would also be associated with Carl Fisher in the Miami Bay Shore Company which constructed the City's largest hotels on Biscayne Bay.

The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard), in 1913, paid for by Dade County, J.N. Lummus, and Carl Fisher. Lummus, Fisher, and Collins paid the Miami Electric Company to have the first electrical lines laid across Biscayne Bay. Drinking water was obtained from 14 foot deep wells, pumped by windmill. Sewage disposal was by septic tanks.

The layout of blocks and streets remaining in the expanded district is consistent with the original developments. Land use surrounding and within the district evolved as development pressures increased from the boom-time 1920s into the even more successful 1930s and 1940s.

Originally, in both the Fisher and Collins developments north of 15th Street, Collins Avenue was predominantly single family. Photo aerials from 1921 and 1927 indicate the presence of large estate type residences north of 15th Street on both sides of Collins Avenue and to the west. Some of the residents were H.R. Duckwald, F.A. Seiberling, Carl Fisher, and Arthur Newby. Later aerial photographs indicate that many of these residents remained into the 1940's, some converted to hotels and office buildings.

In the 1930s, the development of property within the expanded district reflected the character of Miami Beach in the post-depression recovery period. Numerous small hotels and apartment buildings, designed in the Moderne style, were rapidly built to attract the growing numbers of middle class tourists. By 1935, the building activity on Miami Beach surpassed that of the boom periods of the 1920's. In 1935, Miami Beach had \$9,487,350 in construction, ninth among all cities in the United States.<sup>2</sup> In 1935, the Florida census stated that there were 13,330 permanent residents and 60,000 winter residents in Miami Beach.<sup>3</sup> This would reach 18,000 and 75,000 respectively, by 1940.

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<sup>2</sup> Polk, City Directory, 1937, p.14.

<sup>3</sup> Ibid, p.16.

During World War II, Miami Beach was a primary training center for the Army Air Corps. In and around the expanded district was a concentration of buildings housing the Air Technical Service Command and a concentration of Army Ground and Service Forces Redistribution Stations. It is estimated that 20% of all Army Air Corps troops were trained in Miami Beach.<sup>4</sup>

A major feature of the expanded district is the eastern portion of Collins Park, containing a 247 space beachfront parking lot. John Collins and the Miami Beach Improvement Company deeded the land to the City of Miami for Park purposes in 1913 (the City of Miami Beach not yet incorporated). During its ownership, the City of Miami made some \$1500 in property improvements. In April of 1920, citing difficulties in maintaining a park outside its City limits, Miami sold the property back to the Miami Beach Improvement Company for \$1,000. Four months later, the property was sold to the City of Miami Beach for \$1.

The original design of Collins Park was a symmetrical arrangement of walks and hedges with specimen trees placed in informal groups. Early photo aerials indicate the west portion of the park was completed by 1927, the eastern portion was not completed until the 1930's. By 1941, the eastern portion had been converted from a park to a parking lot. The central walkway which extended from the library building, across Collins Avenue to the beach remains.

In the 1950's, newer and larger hotels were developed in areas north of the nominated district. This was the beginning of the resort hotel, complete with numerous restaurants, nightclubs, shops, and private beaches. As these new hotels drew tourists from southern Miami Beach, the nightclubs and restaurants closed or were converted to other uses, and the hotels and apartments changed to an older and poorer clientele. Minimal improvement was performed on the buildings and serious deterioration occurred. However, in the last five to ten years trends favoring historic preservation and entertainment establishments have encouraged substantial rehabilitation in the area.

The east side of Ocean Drive, including Lummus Park and the Solymar/White House site at 1446 Ocean Drive, is an integral part of the Ocean Drive/Collins Avenue Historic District and part of the early oceanfront hotel

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<sup>4</sup> Redford, p.219



development pattern. With the exception of the Solymar/White House site, all of the oceanfront properties including vacant lots, from 15th to 16th Streets, are presently within the Ocean Drive/Collins Avenue local historic district. The oceanfront properties from 16th to 22nd Streets have also been nominated as part of the larger Ocean Drive/Collins Avenue local historic district because, like the Solymar/White House site, they are part of the historic hotel development pattern which occurred along the ocean.

There are vacant parcels in each of the locally designated historic districts. These vacant lots are counted as non-historic in the calculation for percentage of historic buildings. The vacant properties are important as future development can impact the integrity of the historic district. It should be noted that when considering the designation of a district, the criteria for designation are applied to the overall district - not to any particular site.

- B. Architectural: The primary visual image of the Ocean Drive/Collins Avenue District is imprinted with architectural styles commonly grouped under the category of Art Deco. The area was planned and developed as a resort mecca and built-up in a relatively short period of time. The result is visual cohesiveness and a high concentration of distinct resort architecture typical of the fashionable style of the 1930s-1940s period. The overall site development and layout of structures was influenced by the proximity to Lummus Park and the ocean. With an open front terrace, a standard design feature, the buildings were clearly designed to take advantage of the beach.

Locally, the term Art Deco has become synonymous with the many different architectural styles of the 1930s. These include Moderne, Streamline Moderne and Depression Moderne. Also visible on Ocean Drive and Collins Avenue are fine examples of other popular resort architectural styles of approximately the same period such as Mediterranean and Colonial Revival. Many buildings show combinations of more than one style.

In brief, the Art Deco style, as seen in the expanded district, was the contemporary architecture of the 1930s and 1940s. This period represented a break with the predominantly traditional architecture prevalent throughout Dade County in the 1920s. As with the Post-Modern movement of the 1980s, the Art Deco style incorporated historical themes (such as Egyptian and

Mayan) in a thoroughly modern context. Common elements of the early Art Deco style are a strong verticality, angular forms, ornamentation in relief, and symmetry of fenestration. Examples include the Cavalier (1320 Ocean Drive), the Delano Hotel (1685 Collins Avenue), the Ritz Plaza Hotel (1701 Collins Avenue) and the Dempsey Vanderbilt, now the Sasson Hotel (2009 Collins Avenue).

In the streamline buildings, there is a strong industrial influence in the use of materials such as chrome and glass block. The building forms are rounded and simplified similar to the aerodynamic design of automobiles, trains and airplanes of that time. There is a simplification of ornamentation as well in the form of raised banding (called racing stripes) which take the place of elaborate friezes seen on earlier buildings. The streamline buildings, while still possessing a strong vertical emphasis, utilize more horizontal elements in their design. Examples include the Cardozo Hotel (1300 Ocean Drive), the Essex House Hotel (1001 Collins Avenue) and the Raleigh Hotel (1773 Collins Avenue).

The Ocean Drive and Collins Avenue buildings of the 1930s and 1940s have several elements in common which result in an overall image referred to as Tropical Deco or Miami Beach Deco. These elements utilize tropical and nautical symbols which reinforce the popular image of the seaside resort. Palm fronds, fish, flamingos and waves were popular subjects for building ornamentation as were port hole windows and ship-like pipe railings. Of a more practical nature, the cantilever window shades called "eyebrows" and the deep, covered terraces which create a uniform street scale are well designed for the local climate. Another frequently used element is the elaborate finial, or crowning ornament, present on several buildings on Collins Avenue, which presents a futuristic image implying that Miami Beach in the 1930s was not only a tropical resort, but a thoroughly contemporary one, relatively untouched by the depression which gripped the rest of the country.

There is a strong consistency in scale in the expanded district. Between 5th and 15th Street, most of the buildings are two to three stories in height (with a few notable exceptions). The hotels north of 15th Street utilize similar design principles, but on a more impressive scale. Larger lots and direct ocean frontage created the setting for the next phase of resort architecture where buildings contained more private amenities; such as restaurants, nightclubs and private pools and beaches.

The buildings emphasize the vertical elements on the front (west) elevations and some (the St. Moritz, Delano and the National) also have tower-like appurtenances to increase the sense of building height. This evolution of local Art Deco architecture toward the skyscraper hotel continued until WWII when construction activities stalled and ended shortly after the war when the international style began to take hold.

### 3. RELATION TO ORDINANCE CRITERIA

In accordance with Section 19-5(B) of the Zoning Ordinance, eligibility for designation is determined on the basis of compliance with listed criteria. There are two levels of criteria. The first level is referred to as Mandatory Criteria, which is required of all nominated sites or districts. The second level is referred to as Review Criteria. Compliance with at least one of several listed review criteria is required. The expanded Ocean Drive/Collins Avenue Historic District is eligible for designation as it complies with the criteria as outlined below.

#### A. Mandatory Criteria

Integrity of location, design, setting, materials, workmanship and association.

Staff finds the expanded district to be in conformance with the mandatory criteria for the following reasons:

1. The expanded district is located within the National Register Architectural District. Designation of the expansion areas is consistent with the intent to include all areas within the boundaries of the Architectural District under local historic preservation regulations.
2. The district is the primary tourist/hotel area constructed in the 1930s and 1940s within the Architectural District and is thus a definable area based on land use.
3. The expanded district contains 130 buildings, or 60% of total sites, listed as historic in the Miami Beach Historic Properties Database. In addition, 38 buildings listed as conforming brings the total to 76% buildings which are either historic or conforming to the historic character and scale of the expanded district.
4. The area possesses high consistency in architectural style, scale, setback and materials.

5. The area possesses outstanding examples of the Art Deco architectural style, including quality workmanship and design.
6. The area is dependent on and well integrated with the adjacent public oceanfront;
7. The expanded district is associated with the three most important pioneer developers of Miami Beach: the Lummus brothers, John Collins and Carl Fisher.

B. Review Criteria

Staff finds the nominated district in conformance with the following review criteria:

1. Association with events that have made a significant contribution to the broad patterns of our history:

The expanded district was the primary tourist/hotel area during the 1930s and 1940s, during which time Miami Beach was established as a premier oceanfront resort city. Thus, this area and the individual buildings contained within, significantly contributed to the history and development of the City.

2. Embody the distinctive characteristics of a type, period, or method of construction:

The expanded district contains a high concentration of buildings in the Art Deco style. Also present are examples of the Mediterranean Revival style and many transitional (containing elements of both styles) buildings. These styles represent the dominant local architectural styles in the mid to late 1920s through 1940s.

3. Possesses high artistic values:

The Art Deco, Moderne and the Mediterranean Revival buildings within the nominated district, possess artistic value in building form, detail ornamentation, interior design and site features.

4. Represent the work of a master:

In the context of the expanded district, the term "master" shall relate to architects. The determination of master status is based on the quality, quantity and relative importance of the buildings designed by a given architect. The

buildings evaluated to make this determination need not be located within the nominated district, or even within the City of Miami Beach or Dade County; however, an architect who was particularly influential in determining the character of buildings within the City would have additional importance.

Many of the local "master" architects are represented in the expanded district including Henry Hohauser, L. Murray Dixon, and Kiehnel and Elliot.

5. Significant entity whose components may lack distinction:

Consistency in land use, architectural style, scale and period of development within the expanded district has created a significant example of twentieth century oceanfront resort architecture. Although some individual buildings are not of outstanding design, they and Lummus Park contribute to the overall quality of the nominated district.

4. **PLANNING CONTEXT**

- A. Present Trends and Conditions - In the years since the initial historic designation of the Ocean Drive/Collins Avenue District, there has been significant improvement in this area. Public improvements such as the redesign of the Ocean Drive right-of-way and the redesign of Lummus Park have been matched by substantial private sector investment in the rehabilitation of existing buildings (both historic and non-historic) and compatible new construction. More than 200 buildings within the Architectural District (75 of which are within the expanded district) have been reviewed for substantial rehabilitation or new construction. Hundreds more have had minor or cosmetic improvements. Such private investment has occurred throughout Ocean Drive, Collins Avenue and the proposed expansion area on Collins Avenue. The proposed expansion of the Ocean Drive/Collins Avenue Historic District is consistent with current land-use, neighborhood character and regulations of the surrounding area.

At the time of the initial designation of the Ocean Drive/Collins Avenue District, certain areas were left out of the district even though their historic significance was recognized. The primary reasons for the exclusion was to encourage the development of a convention center hotel on the ocean in close proximity to the convention center. It was believed that such a

hotel was necessary for the success of the convention center, but because of its size, character and/or potential location (the necessity for demolition of existing buildings), a convention center hotel could not be integrated within a designated historic district.

Since that time, the Administration has met with representatives of both the preservation and hotel development communities and believes that it is possible, through negotiation, to meet the needs of both. A plan for the area surrounding the convention center is being developed which will study means of integrating new hotel development within the district and preserving, to the greatest extent possible, existing historic resources. Development of a convention center hotel(s) within the context of the historic district recognizes and takes advantage of the positive image the historic district has given greater Miami. The international media attention received by the historic district will be a powerful marketing tool for this important hotel development.

- B. Conservation Objectives: Historic designation would serve to compliment and reinforce the accomplishments and continued efforts currently being made by the City, citizens and property owners to revitalize the area through preservation.

Historic designation will aid in the achievement of several important goals for the district which include:

1. to preserve its character and architectural integrity;
2. to safeguard district buildings, streetscape and open space from undesirable alteration;
3. to enable the Ocean Drive/Collins Avenue District to serve as the model in which compatible contemporary visitors' facilities can be successfully integrated into a functioning historic district; and
4. to promote the economic viability of the hotels and businesses in the proposed district through appropriate rehabilitation, public improvements and compatible new uses and to demonstrate the viability of preservation as a means to successful neighborhood revitalization.

IV. HISTORIC PRESERVATION AND URBAN DESIGN DEPARTMENT RECOMMENDATION

1. **Criteria for Designation:** The Department finds the expanded district in compliance with the Mandatory Criteria and Review Criteria (numbers 1 through 6) as listed in Section 19-5(B) of the Zoning Ordinance.
2. **District Boundaries:** The Department recommends the Historic Preservation Board recommend historic district designation, in accordance with Section 19-5 of the Miami Beach zoning Ordinance 89-2665 of the expanded district with boundaries shown in Exhibit 2 and more fully described in Appendix A.
3. **Areas Subject to Review:** All building elevations and public/semi-public interior areas, site and landscape features, public open space and public right-of-way. Regular maintenance of public utilities, drainage and mechanical systems, sidewalks and roadways shall not require a Certificate of Appropriateness.

Vacant lots would be included within the designated historic district. The Zoning Ordinance section which provides for a maximum six-month hold on building permits is being removed from the Ordinance (amendments in process). Until then, requests for Accelerated Certificates of Appropriateness will be heard under the provision of the Ordinance. This means that three members of the Historic Preservation Board will sit with the Design Review Board to review new construction. This approach protects the integrity of the local historic districts by including all properties within the designation.

4. **Review Guidelines:** The Historic Preservation and Urban Design Department recommends the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings, as amended, be the standards for review of projects in the expanded district.

## Appendix A

### Expanded Ocean Drive/Collins Avenue Historic District Legal Description

Commence at the intersection of the center line of 5th Street and the East right-of-way line of Ocean Drive, said intersection being the POINT OF BEGINNING; thence run Easterly, along the extension of the center line of 5th Street for a distance of 365.00 feet to a point located on the Erosion Control Line; thence run Northerly, along the Erosion Control Line for a distance of 314.98 feet to a point, said point located 330.00 feet Easterly of the East right-of-way line of Ocean Drive and along the Easterly extension of the South right-of-way line of 6th Street; thence run Northerly, along the Erosion Control Line for a distance of 2693.64 feet to a point located on the Easterly extension of the center line of 12th Street and being 330.00 feet Easterly of the East right-of-way line of Ocean Drive; thence continue Northerly, along the Erosion Control Line for a distance of 1479.65 feet to a point located 288.00 feet Easterly of the East right-of-way line of Ocean Drive and along the Easterly extension of the North right-of-way line of 14th Lane; thence run Northerly, along the Erosion Control Line for a distance of 819.35 feet to a point located on the Easterly extension of the South line of Lot 10, Block 56, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, recorded in Plat Book 2, at Page 77, Public Records of Dade County, Florida and measured 175.00 feet from the Southeast corner of said Lot 10 along the above mentioned course; thence continue Northerly, along the Erosion Control Line for a distance of 1279.11 feet to a point, said point located on the Easterly extension of the North right-of-way line of 17th Street and 205.00 feet from the Southeast corner of Lot 1, Block 28, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, recorded in Plat Book 2, Page 77, Public Records of Dade County, Florida; thence run Northerly, along the Erosion Control Line for a distance of 557.49 feet to a point located 642.20 feet Easterly of the East right-of-way line of Collins Avenue, measured along the center line of 18th Street and its Easterly extension; thence run Northerly, along the Erosion Control Line for a distance of 316.28 feet to a point, said point located 604.59 feet Easterly of the East right-of-way line of Collins Avenue measured along the South right-of-way line of 20th Street and its Easterly extension; thence continue Northerly, along the Erosion Control for a distance of 746.69 feet to its intersection with the center line of 22nd Street and 596.49 feet (along said center line) easterly of the East right-of-way line of Collins Avenue; thence run Northwesterly, along the center line of 22nd Street for a distance of 626.45 feet to a point located on the intersection of the center line of Collins Avenue; thence run Southerly, along the center line of Collins Avenue for a distance of 917.98 feet to a point, thence continue Southerly, along the center line of Collins Avenue for a distance of 2388.81 feet to a point, said point being the intersection of the center line of Collins Avenue and the Easterly extension of the North line of Lot



7, Block 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, recorded in Plat Book 2, Page 77, Public Records of Dade County, Florida; thence run Westerly, along the North line of said Lot 7 and its Easterly extension for a distance of 271.56 feet to a point, said point being the Northwest corner of the above mentioned Lot 7; thence run Southerly, along the West line of Lots 1 thru 7 of said Block 57 and its Southerly extension for a distance of 420.00 feet to a point, said point being located on the North line of Block 76, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, Plat Book 2, Page 77, Public Records of Dade County, Florida; thence run Easterly, along the North line of said Block 76 for a distance of 5.00 feet to a point; thence run Southerly, along the West line of Lot 2 of the above mentioned Block 76 for a distance of 100.00 feet to a point; thence run Easterly, along the South line of said Block 76 and its Easterly extension for a distance of 175.87 feet to a point located on the center line of Collins Avenue; thence run Southerly, along the center line of Collins Avenue for a distance of 177.67 feet to the point of intersection with the Easterly extension of the center line of 14th Lane; thence run Westerly, along the center line of 14th Lane and its Easterly extension for a distance of 192.70 feet to the point of intersection with the center line of Collins Court; thence run Southerly, along the center line of Collins Court for a distance of 1370.86 feet to a point; thence continue Southerly, along the center line of Collins Court for a distance of 2739.34 feet to a point, said point located on the center line of 6th Street; thence run Easterly, along the center line of 6th Street for a distance of 369.64 feet to the point of intersection with the center line of Ocean Court; thence run Southerly along the center line of Ocean Court for a distance of 333.70 feet to a point, said point located on the center line of 5th Street as shown on FREDMAN AND COPE, Plat Book 4, Page 83, Public Records of Dade County, Florida; thence run Easterly, along the center line of 5th Street for a distance of 200.21 feet to the POINT OF BEGINNING.

Said lands located, lying and being in the City of Miami Beach, Florida.

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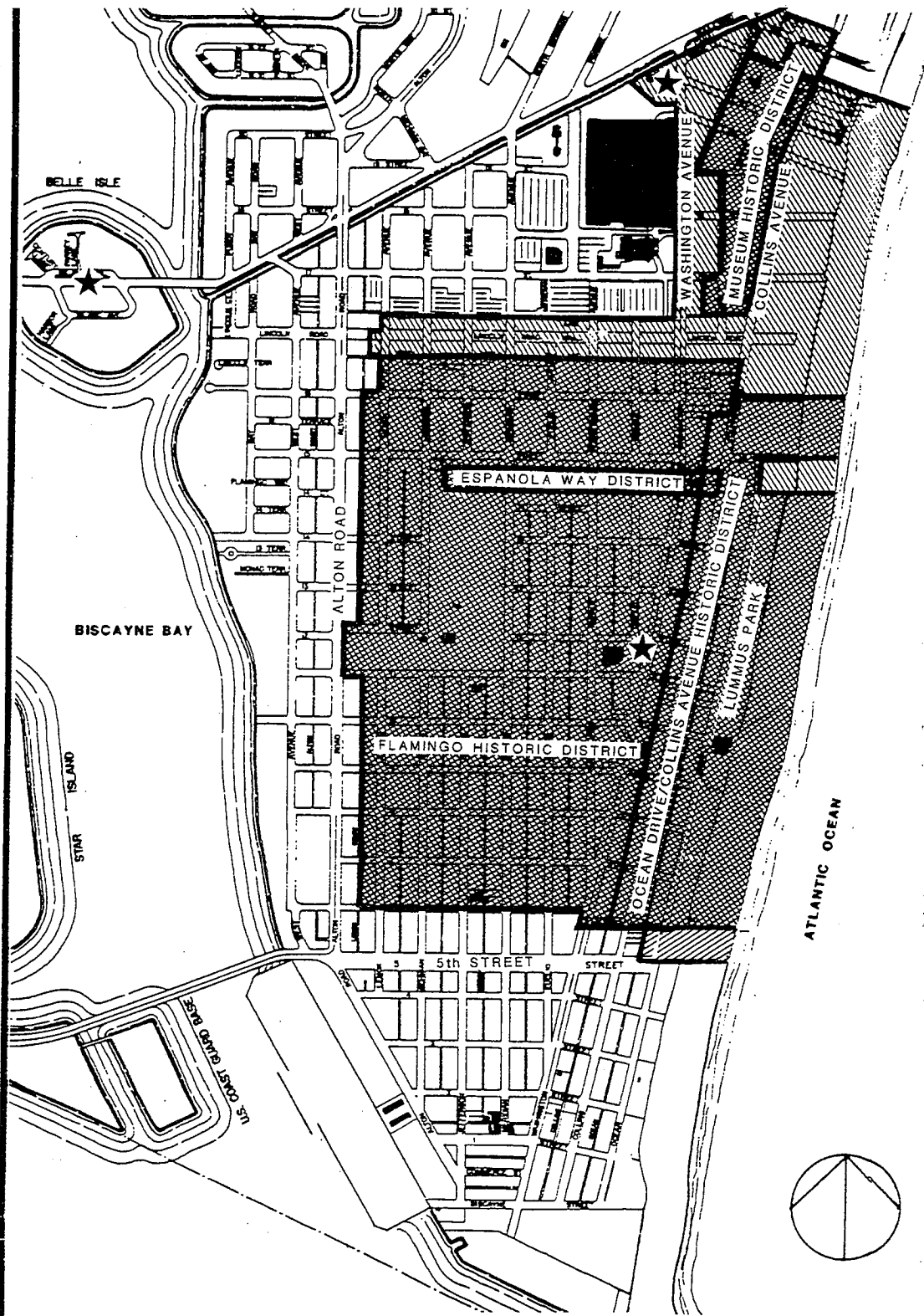
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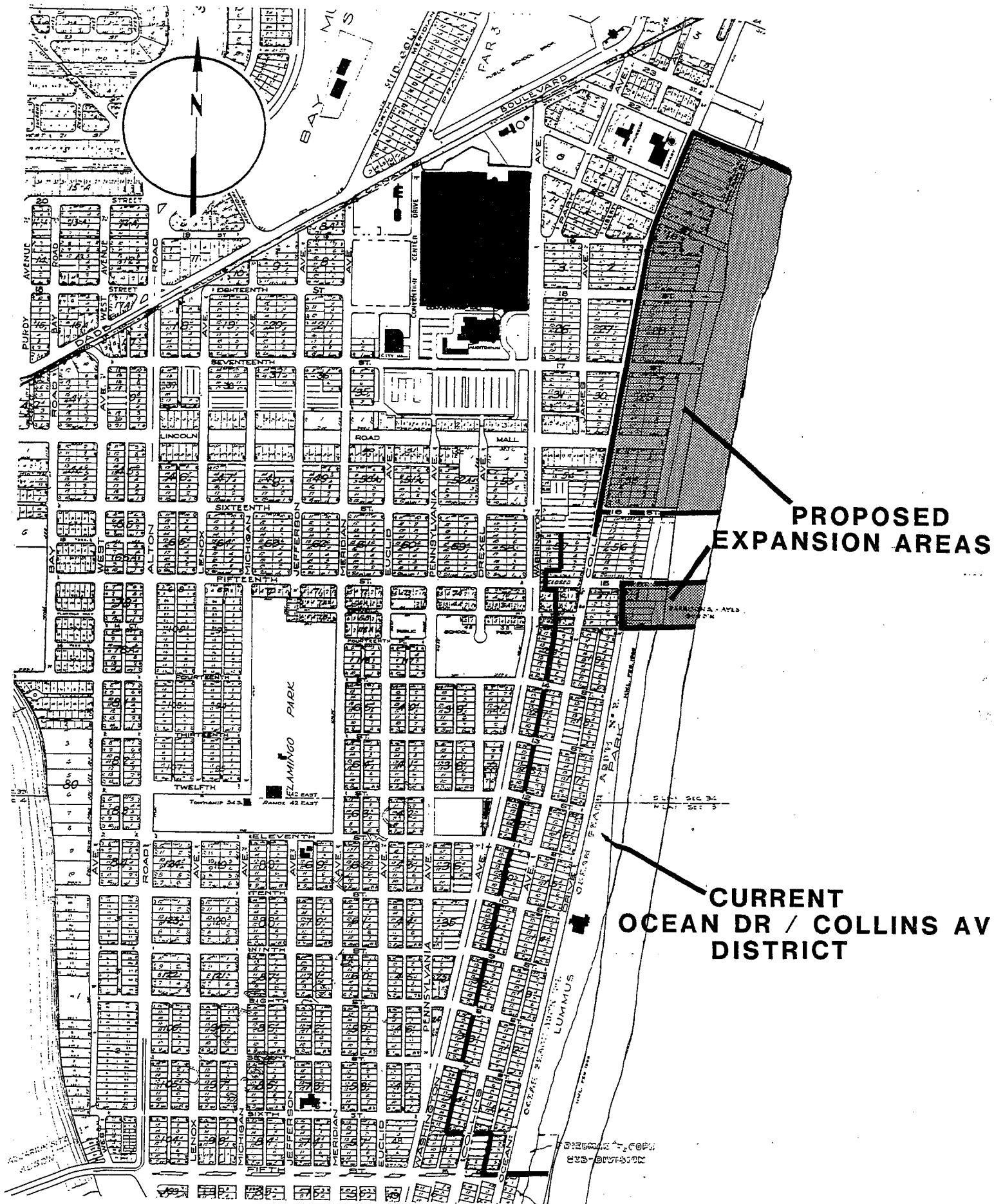
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-  NATIONAL REGISTER ARCHITECTURAL DISTRICT
-  LOCAL HISTORIC PRESERVATION DISTRICTS
-  LOCAL HISTORIC PRESERVATION SITES

Prepared by the CMB Historic Preservation and Urban Design Dept.

**EXHIBIT 1**



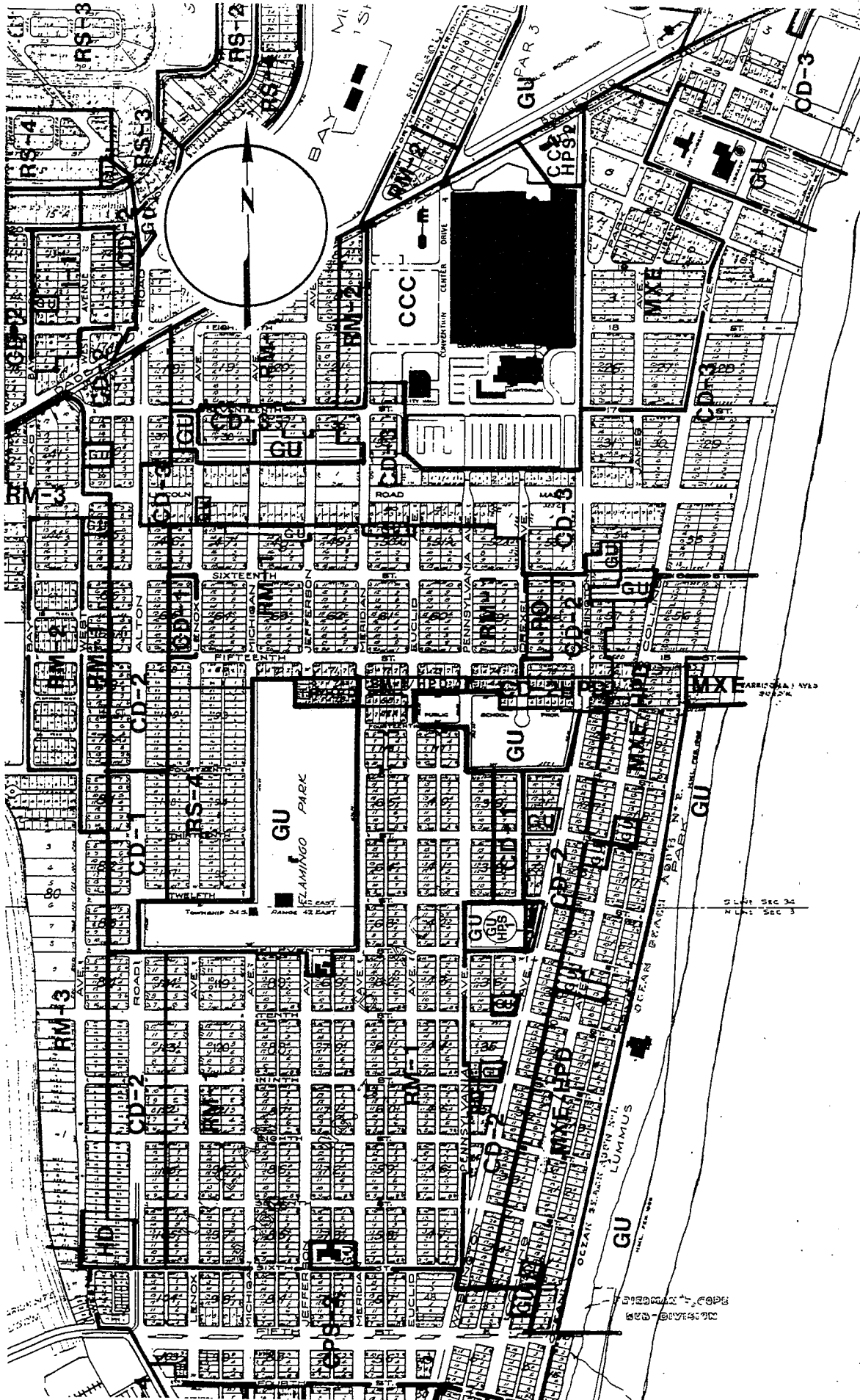


EXHIBIT 3