

**1600 LENOX AVENUE
HISTORIC SITE
DESIGNATION REPORT**



South Elevation of 1600 Lenox Avenue, which retains many of the original architectural elements, including the continuous eyebrow.

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In Cooperation With:

City of Miami Beach Planning Department

July 14, 2009

Revised July 28, 2009

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I. DESIGNATION REQUEST

The applicant, 1600 Lenox Investors, LLC (the "Applicant"), requests the designation as an individual local historic site of the property containing a one-story commercial building located at 1600 Lenox Avenue (the "Property") and amendment of the Land Development Regulations and Zoning Map of the City of Miami Beach (the "City") to reflect the historic designation. See Exhibit A – Location Map.

II. DESIGNATION PROCESS

The process of historic designation is delineated in Sections 118-591 through 118-593 in Subpart B of the Land Development Regulations of the City Code (Chapter 118, Article X, Division 4). An outline of this process is delineated below.

Step One: A request for designation is made either by the City Commission, the Historic Preservation Board, other agencies and organizations as listed in the Land Development Regulations of the City Code, or the property owners involved. Proposals for designation shall include a completed application form available from the Planning Department.

Step Two: The Planning Department prepares a preliminary evaluation report with recommendations for consideration by the Board.

Step Three: The Historic Preservation Board considers the preliminary evaluation to determine if proceeding with a designation report is warranted.

The designation report is an historical and architectural analysis of the proposed district or site. The report:

- 1) describes the historic, architectural, and/or archeological significance of the property or subject area proposed for Historical Site or District designation;
- 2) recommends Evaluation Guidelines to be used by the Board to evaluate the appropriateness and compatibility of the proposed Developments affecting the designated Site or District; and
- 3) will serve as an attachment to the Land Development Regulations of the City Code.

Step Four: The designation report is presented to the Historic Preservation Board at a public hearing. If the Historic Preservation Board determines that the proposed site or district satisfies the requirements for designation as set forth in the Land Development Regulations of the City Code, the

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Historic Preservation Board transmits a recommendation in favor of designation to the Planning Board and City Commission.

Step Five: The Planning Board will hold a public hearing on the proposed designation, and shall consider the proposed historic designation as an amendment to the Land Development Regulations of the City Code and, subsequently, transmit its recommendation to the City Commission.

Step Six: The City Commission may adopt an amendment to the Land Development Regulations of the City Code which thereby designates the Historic Preservation Site or Historic District after (1) public hearing for a parcel of land less than ten (10) contiguous acres or after (2) public hearings for a parcel of land which is more than ten (10) contiguous acres.

III. RELATION TO ORDINANCE CRITERIA

1. In accordance with Section 118-592 in the Land Development Regulations of the City Code, eligibility for designation is determined on the basis of compliance with the listed criteria set forth below.

(a) The Historic Preservation Board shall have the authority to recommend that properties be designated as historic buildings, historic structures, historic improvements, historic landscape features, historic interiors (architecturally significant public portions only), historic sites or historic districts if they are significant in the historical, architectural, cultural, aesthetic or archeological heritage of the city, the county, state or nation. Such properties shall possess an integrity of location, design, setting, materials, workmanship, feeling or association and meet at least one (1) of the following criteria:

- (1) Association with events that have made a significant contribution to the history of the city, the county, state or nation;
- (2) Association with the lives of persons significant in the city's past history;
- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;
- (4) Possess high artistic values;
- (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage;

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- (6) Have yielded, or are likely to yield information important in pre-history or history;
 - (7) Be listed in the National Register of Historic Places;
 - (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction.
- (b) A building, structure (including the public portions of the interior), improvement or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.
2. The Property is eligible for designation as an historic site as it complies with the criteria as specified in Section 118-592 in the Land Development Regulations of the City Code outlined above.

- (a) The Property is eligible for historic designation and in conformance with the designation criteria for the following reasons:

- (1) Association with events that have made a significant contribution to the history of the city, the County, state or nation;

The Property is located in the first subdivision created solely for commercial uses in Miami Beach in February 1920. Retail goods and services were needed in order to support the increasing number of residents and visitors during the 1920s and 1930s. The creation of this commercial subdivision has had a major impact in the development of the City as reflected along Alton Road, which remains one of Miami Beach's major commercial corridors today. Among other tenants, the building housed a Food Market for over 50 years and a bar that began in 1941 as the Knotty Pine Bar and is today known as the Abbey Brewing Company. These and other unique commercial uses have provided an invaluable service to the local residents for over 70 years.

- (2) Association with the lives of persons significant in the city's past history;

This development of the property at 1600 Lenox Avenue is most closely connected to Carl G. Fisher,

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the prime developer of Miami Beach in the 1920s. It was Fisher's keen foresight to reserve land for the sole purpose of providing commercial services to the residents and visitors who were quickly occupying the residential subdivisions in the surrounding Flamingo Park neighborhood.

- (3) Embody the distinctive characteristics of an historical period, architectural or design style or method of construction;

The commercial building is an outstanding example of the Streamline Moderne style of architecture. The continuous eyebrow, large original transom windows, curved southeast corner, and original tiled knee walls are distinctive characteristics of this style and a good example of design, building placement and construction in the early development of the City.¹ These architectural features add character to the surrounding neighborhood and embody the spirit of Streamline Moderne architecture.

The Streamline Moderne style was a widely used style in Miami Beach during the 1930s and is part of the evolution of 20th Century building design within the City. Following the stock market crash of 1929 and the beginning of the Great Depression, architects moved away from the elaborate Mediterranean Revival Style and favored more modest designs which reflected the subdued economic and social conditions of the time. A large number of buildings designed in this style of architecture can be seen throughout the adjacent National Register Architectural District and local Flamingo Park Historic District.

The Property abuts the Flamingo Park Local Historic District on two sides, the east and south. See Exhibit B. Although the City did not include the Property in the Historic District, the Planning Department determined that the structure is contributing. See Exhibit C.

- (4) Possess high artistic values;

By its nature as modest commercial structure, this neighborhood building is not grandiose, but admirably reflects the artistic values and design influences of its

¹ The faux keystone window surrounds and veneer on the building today are not original. The original microfilm indicates stucco. It appears that these features were added when the tile knee walls were removed, most likely during renovations in 1963 and/or 1965.

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time and economic means and accomplishes its aim of providing convenient commercial services with skill and charm.

The continuous eyebrow, large original transom windows, curved southeast corner, and original tiled knee walls add character to the surrounding neighborhood and embody the spirit of Streamline Moderne architecture.

- (5) Represent the work of a master, serve as an outstanding or representative work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage:

*Although **William H. Merriam** is credited with only a few building designs within the City of Miami Beach, his contributions embody an important style and development period within the City. The design of 1600 Lenox Avenue captures the essence of Streamline Moderne architecture. (See Exhibit D – Historic Resources Report.) Perhaps Merriam's best known work is the Coral Gables Woman's Club, built one year before this commercial structure in nearby Coral Gables in conjunction with the prominent architect George Fink. Other Merriam designed buildings within Miami Beach include 6949-6955 Bay Drive built in 1935 and the Paxson Residence at 4838 Pine Tree Drive built in 1937.*

- (6) Have yielded, or are likely to yield information important in pre-history or history;

The building plays an important role in defining the commercial and residential development of this area, including the adjacent Flamingo Park Local Historic District, in the early years of the City. Also, the Property is located in the first subdivision dedicated solely to commercial uses. As such, the commercial structure has served the nearby residential areas for over 70 years. Historic designation of the Property and preservation of the building will ensure that the historical record remains intact.

- (7) Be listed in the National Register of Historic Places;

Although this structure is not presently listed in the National Register of Historic Places, it appears to have clear potential to be determined to be eligible for inclusion within the adjacent Miami Beach National Register Architectural District.

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- (8) Consist of a geographically definable area that possesses a significant concentration of sites, buildings or structures united by historically significant past events or aesthetically by plan or physical development, whose components may lack individual distinction;

Not applicable to an individual historic site designation.

- (b) A building, structure (including the public portions of the interior), improvement, or landscape feature may be designated historic even if it has been altered if the alteration is reversible and the most significant architectural elements are intact and repairable.

While some alterations have been made, mostly to the 16th Street frontage, the building retains many of the significant architectural elements. As described above, these elements are located on the exterior and since the original microfilm plans are on record at the City, the Applicant can replicate any features that cannot be restored. See Exhibit E – Original Microfilm Plans. On April 13, 2009, the Applicant obtained Building Permit No. B0803248 to renovate and restore the shell of the building to its original state based on the original microfilm plans. See Exhibit F – Permit Information Sheet, Exhibit G – Rendering, & Exhibit H – Permit Plans.

IV. GENERAL DESCRIPTION OF BOUNDARIES

The Property is a 50' x 150' rectangular lot located at the northwest corner of the intersection of Lenox Avenue and 16th Street. See Exhibit A. This location is east of Alton Road and south of Lincoln Road Mall. The Property abuts an alley to the west.

The legal description is as follows:

Lot 1, in Block 46, of "Commercial Subdivision" according to the Plat thereof, as recorded in Plat Book 6, at Page 5, of the Public Records of Miami-Dade County, Florida.

The folio number for the property is: 02-3234-018-0190

V. GENERAL DESCRIPTION OF THE SITE IN ITS CURRENT CONDITION

The Property contains a one-story commercial structure that covers the entire lot. Built in 1937, the building is rounded at the southeast corner and the east, south and west façades originally contained three rows of wood-framed

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horizontal fixed-glass panels in transoms.² Tiled knee walls highlighted the storefronts. A continuous eyebrow at a height of approximately eleven feet runs along the entire east and south elevations and part of the west elevation. The eyebrow is rounded in the southeast but angled in the southwest. See Exhibit I – current photos.

The building originally contained 9 commercial units; one large store at the southeast corner, two small spaces in the northeast and six store fronts along 16th Street. The large corner store had a long history as a grocery, dating back to at least 1941, it contained Schiff's Kosher Market (circa 1941), Schiff's Market (circa 1955), and Maxwell's Food Market (circa 1989). One of the central storefronts on 16th Street has been a bar, originally the Knotty Pine Bar (circa 1941) and is currently the Abbey Brewing Company. The other stores contained a wide variety of commercial services, such as realtors, plumbers, contractors, a beauty salon, and a telephone answering service.

In the past, interior renovations have reduced the unit count from 9 to 3 and removed most traces of the original design. Significant alterations thought to have occurred in 1963 and/or 1965 changed the south elevation by installing new glass storefronts in aluminum frames and removing the tile knee walls. The east façade was spared and it retains many of the original features. The walls today have a scored stucco surface.

The owner of the Property completed the 40-year recertification process in 2007. See Exhibit J for excerpts of the 40-year recertification report. In general the building is in fair to good condition. The exterior concrete walls are in acceptable condition and the roof and structural supports appear structurally stable. The building is watertight and secure. The storefront wooden encased fixed pane windows are in poor condition and need replacement. Through the in-process renovation and restoration under Building Permit B0803248, the Applicant is replacing all windows and doors and addressing other minor deficiencies found during the 40-year recertification process.

VI. PRESENT OWNERS

The present owner of the Property is the Applicant, 1600 Lenox Investors, LLC, which has owned the Property since May 2007.

VII. PRESENT USE

The original and current use of the Property is as a one-story commercial structure. As mentioned above, the original structure built in 1937 housed 9 tenant units. Renovations over time altered the layout to 3 units. Today, there is only one tenant, the Abbey Bar. The Applicant is presently renovating and restoring the building to permit additional commercial/retail tenants.

² The faux keystone window surrounds and veneer are not original and were added to the building, perhaps during renovations in 1963 and/or 1965.

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VIII. PRESENT ZONING

The Property is located in the RM-1 (Residential Multifamily Low Intensity) Zoning District.

IX. HISTORICAL BACKGROUND

The structure located at 1600 Lenox Avenue is of historical significance in that its location and building form represents a period of time, series of events, and design style which shaped the surrounding Flamingo Park Neighborhood and the corresponding local historic district designated in 1986.

The development of Miami Beach as an urban environment began in July of 1912 with the first platting of land by the Ocean Beach Realty Company. This company, operated by brothers J.E. Lummus and J.N. Lummus purchased 605 acres of swamp land south of present day Lincoln Road from the Lum Plantation for a cost ranging from \$150 to \$12,500 per acre. Both Lummus brothers came to Miami with contracts from Henry Flagler to establish commissaries for the workers of the Florida East Coast Railroad. J.N. Lummus, who had the primary responsibility of running the Ocean Beach Realty Company, became Miami Beach's first Mayor in 1915.

Ocean Beach's first plat (1912) included the area south of 5th Street; Second addition (1913) included the area east of Washington Avenue between 6th Street and 7th Streets; Third addition (1914) included the area south of 14th Street, east of Alton Road. To finance development of this land, the Lummus Brothers borrowed \$150,000 from Carl Fisher. In addition to an 8% interest fee on the loan, the Lummus Brothers gave Fisher 105 acres of land from present day Lincoln Road south to 15th Street. This property, with additional land to 23rd Street, ocean to bay, was platted by Fisher's Alton Beach Realty Company in 1914.

Between 1912 and 1918 the land from and infrastructure of Miami Beach was created. With the infrastructure completed, the jubilation created by the end of World War I and the completion of the County Causeway brought the initial land boom of Miami Beach in 1919. The permanent population of Miami Beach grew from 644 persons in 1920 to 15,000 persons in 1925. Although the building activity between 1922 and 1924 was unprecedented in South Florida, it is generally agreed that 1924 began the height of the "boom years."

There are generally three reasons given for the end of the great land boom. One reason was the high level of speculation. Speculation took land prices continuously higher and transactions were conducted largely on credit.³ Stories of fraud and empty promises of South Florida developments were being circulated by 1926. Another reason was the blockage of building materials needed to continue the boom. During the years of 1925 through 1926, railroad lines as far north as Mobile, Alabama jammed with freight cars bringing material to South Florida. The Florida East Coast Railway declared an embargo on shipments to Miami after 2200 cars accumulated unloaded in

³ Redford, Billion-Dollar Sandbar: A Biography of Miami Beach, p. 145

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their yards.⁴ The most frequently noted reason for the bust, however, was the hurricane of September 1926.

Following the bust of 1926 and the depression of 1929, Miami Beach entered what would become the most profitable building period. Between 1930 and 1940, the permanent population of Miami Beach nearly doubled to 28,000 with 75,000 visitors annually. The characteristics of the visitors shifted from the privileged to the middle-class or simply, "those who could afford to travel." By 1940, there were 239 hotels and 706 apartment buildings located on Miami Beach.⁵

Goods and services were needed in order to support the large increase in number of residents and visitors. On February 2, 1920, Carl Fisher's Alton Beach Realty Company platted the first subdivision solely for commercial uses which was called the Commercial Subdivision. The Commercial Subdivision stretched from 14th Street to the south up to 17th Street to the north along Alton Road and the west side of Lenox Avenue. The 1600 Lenox Avenue building was constructed in 1937, as a commercial building with nine store spaces. The large corner store has a long history as a grocery, listed in the City's Directories as Schiff's Kosher Market in 1941 and Schiff's Market in 1955 and became Maxwell's Food Market in 1989⁶. The store space at 1115 16th Street has had a long tradition as a bar, known as the Knotty Pine Bar from 1941 till 1955 and is currently the Abbey Brewing Company. Other storefronts were occupied in the past by realtors, plumbers, contractors and a beauty salon. A telephone answering service once occupied the tiny space at 1602 Lenox Avenue.

X. ARCHITECTURAL BACKGROUND

The structure located at 1600 Lenox Avenue designed by architect William H. Merriam, is a good example of the Streamline Moderne style of architecture, which is well represented within the local Flamingo Park Historic District as well as the Miami Beach National Register Architectural District.

The continuous eyebrow, large original transom windows, curved southeast corner, and original tile knee walls are distinctive characteristics of this style.⁷

The architect, William H. Merriam, had an office in Coral Gables⁸, but his name is not often seen in Miami Beach. He is perhaps best known for his design for the Coral Gables Woman's Club, built in 1936 as part of the WPA in collaboration with George Fink. *Other Merriam designed buildings within Miami Beach include 6949-6955 Bay Drive built in 1935 and the Paxson Residence at 4838 Pine Tree Drive built in 1937.*

⁴ Ibid, p. 163

⁵ Ibid p. 204

⁶ City of Miami Beach Planning Department Records

⁷ The faux keystone window surrounds and veneer are not original and were added to the building perhaps during renovations in 1963 and/or 1965.

⁸ Polk's City Directory, 1939.

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While some alterations have been made over time, the building retains many original significant architectural elements.

Streamline Moderne (circa 1930s to 1940s)

As Art Deco evolved in Miami Beach in the 1930s, modern transportation and industrial design began to have an even greater impact upon new construction. The "streamlined" character of automobiles, airplanes, trains, buses, ocean liners, and even home appliances inspired powerful horizontal design compositions, accentuated by striking vertical features and punctuated by icons of the technological era. Continuous eyebrows, racing stripe banding, radio tower-like spires, portholes, and deck railings like those found on grand ocean liners, were among the unique features to set this architecture apart from anything before it. The creative incorporation of nautical themes showed this advancing form of Art Deco to be true to its origins in Miami Beach.

Smooth, rounded corners often replaced sharp ones on Streamline Moderne buildings, especially on corner lots. Eyebrows swept around the corners as did other details. Street corners became inviting architectural focal points, whether the special treatment employed was based upon curves or angles.

Like earlier Art Deco buildings, the Streamline Moderne style incorporated smooth and articulated stucco, architectural glass block, keystone, and a variety of metals used in detailing. Predominating surfaces became smooth, planar, and aerodynamic in character.

The designation of the commercial building located at 1600 Lenox Avenue will, in effect, expand the area of designation protection afforded by the adjacent Flamingo Park Local Historic District to which this property is contiguous.

According to the building card and on-line permit records, the commercial structure has undergone minor maintenance and repairs through the years. See Exhibit K – Building Card. At some point, a number of the 9 original storefront entrances were eliminated from the 16th Street and Lenox Avenue frontages. It is possible that this occurred during the installation of new glass storefronts in aluminum frames in 1963, under permit nos. 68562 and 69143, and/or the replacement of two doors and storefront in 1965 under permit no. 74028. No other major alterations are evident in the building card and on-line permit records.

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XI. PLANNING CONTEXT

Cities evolve and change over time due to an array of circumstances. Historic site designation will aid in the achievement of preserving the character and architectural integrity of historic buildings for future generations, and it will help to protect historic buildings, streetscape, and open space from inappropriate or undesirable alterations. The review and approval of projects for historic sites under the City's Design Guidelines and the Historic Preservation Ordinance will ensure smart development which is sensitive to the unique aesthetic character of the sites and respectful of their early origins. Miami Beach has one of the finest and most progressive historic preservation ordinances in the nation. It was custom designed to address the special needs of a rapidly redeveloping historic seaside resort community with a view toward wise management of historic resources in tandem with well controlled appropriate new development.

XII. PLANNING DEPARTMENT RECOMMENDATIONS

1. **Criteria for Designation:** The Planning Department finds the structure located at 1600 Lenox Avenue to be in compliance with the Criteria for Designation listed in Section 118-592 in the Land Development Regulations of the City Code.
2. **Site Boundaries:** At its May 12, 2009 meeting, the Historic Preservation Board reviewed the preliminary evaluation report and adopted the site boundary recommendations of the Planning Department for the proposed designation of 1600 Lenox Avenue, as indicated in **Section IV, General Description of Boundaries**.
3. **Areas Subject to Review:** The Planning Department recommends that the areas subject to review shall include all exterior building elevations, public interior spaces, and site and landscape features located within the proposed site boundaries of 1600 Lenox Avenue.
4. **Review Guidelines:** The Planning Department recommends that a decision on an application for a Certificate of Appropriateness shall be based upon compatibility of the physical alteration or improvement with surrounding properties and where deemed applicable in substantial compliance with the following:
 - a. The **Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, as revised from time to time;
 - b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the City Commission;
 - c. All additional criteria as listed under Section 118-564 (b) in the Land Development Regulations of the City Code;

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- d. City of Miami Beach Design Guidelines as adopted by the Joint Design Review/Historic Preservation Board on October 12, 1993, amended June 7, 1994, as may be revised from time to time.

XIII. BOARD ACTION

At its May 12, 2009 meeting, the Historic Preservation Board reviewed the preliminary evaluation report and directed staff to prepare a Designation Report relative to the individual historic site designation of 1600 Lenox Avenue.

On July 14, 2009, the Historic Preservation Board reviewed a Designation Report relative to the historic designation of 1600 Lenox Avenue as a local historic site and approved a motion (7 to 0) to recommend approval of the designation of the proposed **1600 Lenox Avenue Historic Site** to the City Commission.

On July 28, 2009, the City's Planning Board held a public hearing and voted (7-0) in favor of recommending the proposed designation of the **1600 Lenox Avenue Historic Site** to the City Commission.

XIV. BIBLIOGRAPHY

City of Miami Beach, Flamingo Park Historic District Designation Report, Adopted June 20, 1990.

Redford, Polly, Billion-Dollar Sandbar: A Biography of Miami Beach, 1970.

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EXHIBITS

1600 Lenox Avenue

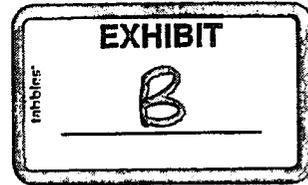
Location Map



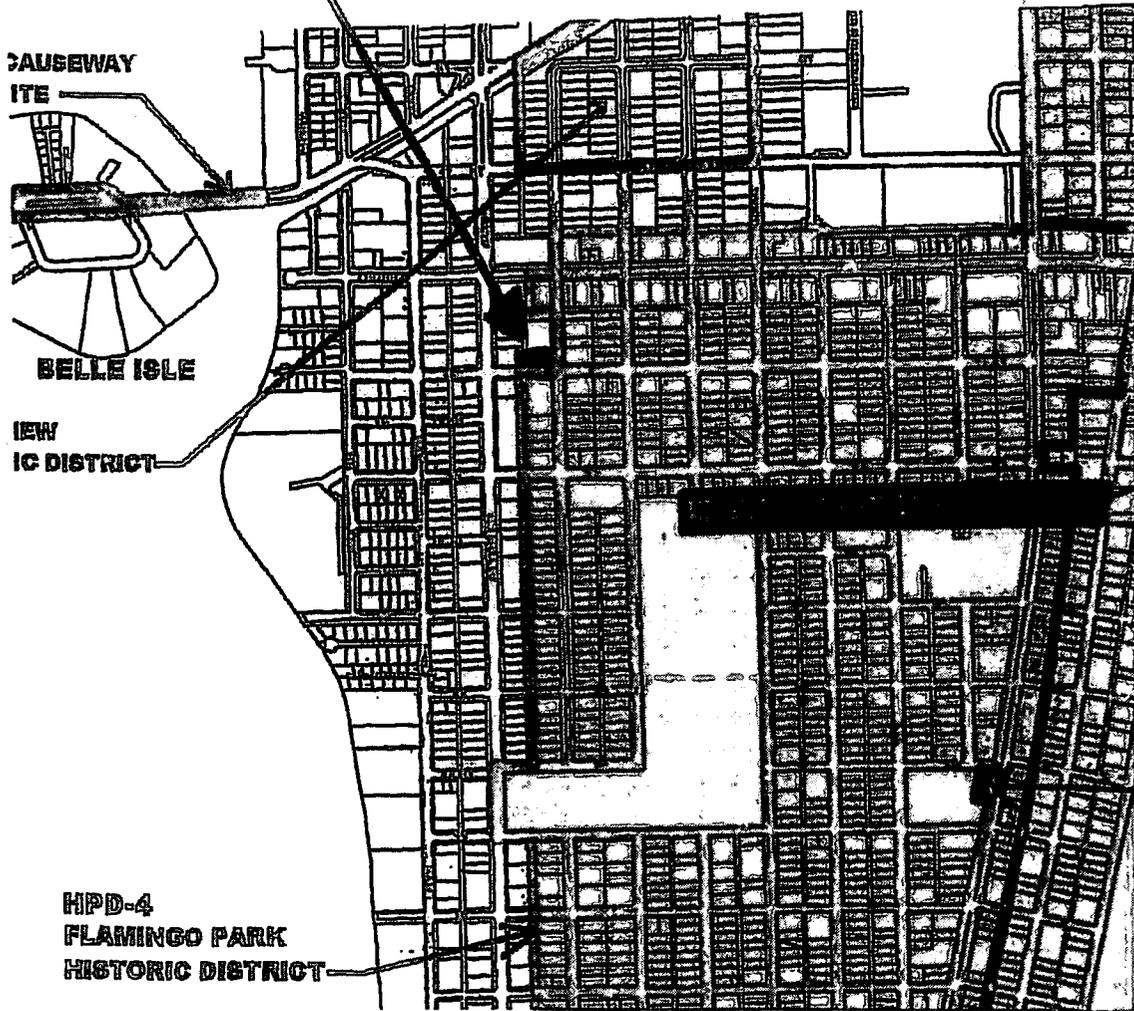
Subject Property

1600 Lenox Avenue

Excerpt of Historic District Map

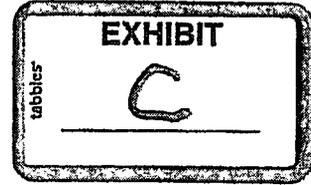


Subject
Property



ADDRESS : 1600 LENOX AVE
LEGAL : L1,BK46 CS
FULL ADDRESS :
SECOND ADDRESS :

STATUS : HISTORIC



BUILDING NAME : MAXWELL MARKET
PREVIOUS NAME :
BUILDER : MONTZ
CONST. DATE : 1941
STYLE : STREAMLINE MOD.
EXT. FABRIC : STUCCO/KEYSTONE
ROOF : FL
DOORS : ALT
ALTERATIONS :

ORIGINAL NAME :
ORIG. ARCH. : MERRIAM, W
ZONING : RM-1
BUILDING SHAPE: MOD REC
STORIES : 1
WINDOWS : ALT
CONSTR. TYPE : CBS

FOLIO# :
DISTRICT: HP
HEIGHT :
PHOTO : Y

SPEC. FEATURES: EYEBROW RUNS END TO END; TRANSOM WINDOWS; CURVED S E CORNER; FAUX KEYSTONE WINDOWS SURROUNDS; KEYSTONE VENEER.

INTERIOR : NOT SIGNIFICANT

SITE :
SIGNAGE :

ADJACENT SITE :

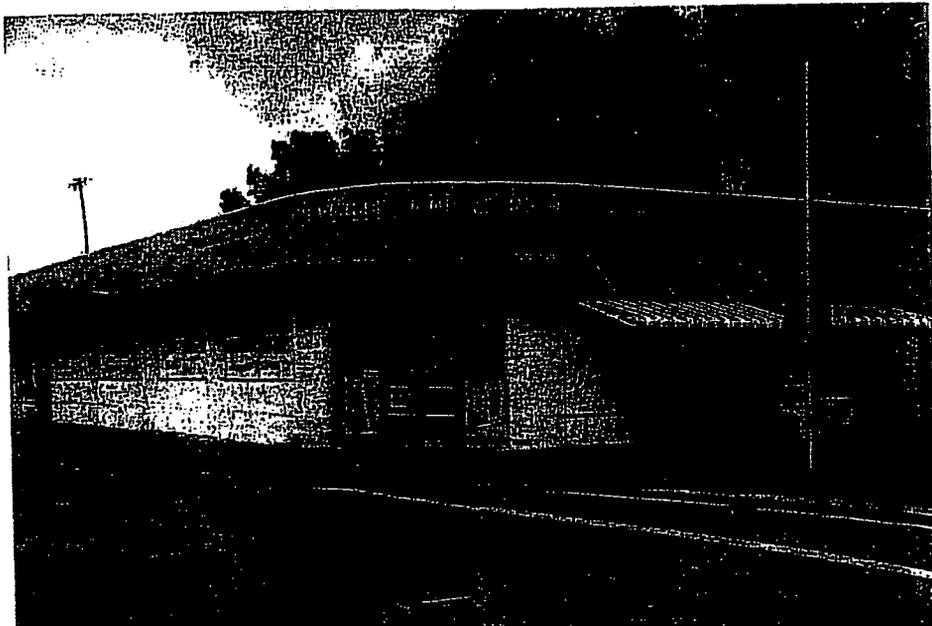
STAT. SIGNIF. : TYPICAL EXAMPLE OF SMALL, STREAMLINE MODERNE COMMERCIAL ARCH W/SIMPLE BUT EFFECTIVE ORNAMENTATION.

ADDITION :
ADD. COMMENTS :
SURVEYED BY : CB
ORIG. USE/COST:

ADD. ARCH. :
RECORDING DATE: 08/30/89

ADD. DATE: 0
UPDATE :

COMMENTS : _____



1600 LENOX AVENUE, MIAMI BEACH



Carl Fisher's Alton Beach Realty Company established the Commercial Subdivision of Miami Beach, south of Lincoln Road and west of Lenox Avenue, in 1920, as part of Fisher's early vision for the City. The subject site, however, (Lot 1 of Block 46) remained vacant until the present building was constructed here in 1937.

A fine example of the Streamline Moderne style, it was built as a single-story commercial building with nine store spaces. While no archival photographs of the building have been found, information is provided from the Building Permit Card (#5227) and five sheets of original plans on microfilm (#9874) in the Miami Beach Building Department.

The architect, William H. Merriam, had an office in Coral Gables,¹ but his name is not often seen in Miami Beach. His plans for this building name the client as Philip Gatzman, but the Building Card gives the original owner as the Island View Investment Corporation.

With a 50' front and 150' depth, the building fills the lot, and the Building Card notes that its foundations were "designed to carry (a) two-story building." The layout of the interior consisted of a large store at the street corner (1600 Lenox Avenue), two smaller spaces on the east elevation (1602 and 1602A Lenox Avenue), and six storefronts running along the south elevation (1611, -13, -15, -17, -19 and -21 16th Street).

The large corner store has a long history as a grocery, listed in City Directories as Schiff's Kosher Market in 1941 and Schiff's Market in 1955. It

¹ Polk's City Directory, 1939.

was Maxwell's Food Market in 1989.² The store at 1115 16th Street has a long tradition as a bar, known as the Knotty Pine Bar, 1941-1955 (at least), and currently the Abbey Brewing Company. The other storefronts were occupied in the past by realtors, plumbers, contractors, and a beauty salon. A telephone answering service once occupied the tiny 1602 Lenox Avenue space.

At some point the storefronts at 1111 16th Street and 1602-1602A Lenox Avenue were lost, and drastic alterations to the 16th Street side in 1963 installed new glass storefronts in aluminum frames. Today the 16th Street facade looks rather nondescript, but the east end of the building still retains many original details. Most notable are the three rows of wood-framed horizontal fixed-glass panels in the transoms, as seen in the original plans.

Today most of the exterior walls have a scored stucco surface, but the building plans show that the knee walls of the storefronts were originally tiled. A continuous eyebrow runs along both streetfronts, rounded at the southeast corner but angled at the southwest. The transoms at the southeast corner are angled, though. It is difficult to discern the original door treatment here.

--- Carolyn Klepser, researcher
August 24, 2007

² Miami Beach Planning Dept. Database.

ADDRESS : 1600 LENOX AVE
LEGAL : L1, BK46 C5
FULL ADDRESS :
SECOND ADDRESS:

STATUS : HISTORIC

BUILDING NAME : MAXWELL MARKET
PREVIOUS NAME :
BUILT BY : MONTZ J
CONST. DATE : 1940 - *0201-1937/ci*
STYLE : STREAMLINE MOD.
EXT. FABRIC : STUCCO/KEYSTONE
ROOF : F.
DOORS : ALU
ALTERATIONS :

ORIGINAL NAME :
ORIG. ARCH. : HERRIAK, W
ZONING : RM-1
BUILDING SHAPE: MOD REC
STORIES : 1
WINDOWS : ALT
CONSTR. TYPE : CBS

FOLIO# :
DISTRICT: HF
HEIGHT :
PHOTO : Y

SPEC. FEATURES: EYEBROW RUNS END TO END; TRANSOM WINDOWS; CURVED S E CORNER; FAUX KEYSTONE WINDOWS SURROUNDS; KEYSTONE VENEER.

INTERIOR : NOT SIGNIFICANT

SITE :
SIGNAGE :

ADJACENT SITE :

STAT. SIGNIF. : TYPICAL EXAMPLE OF SMALL, STREAMLINE MODERNE COMMERCIAL ARCH W/SIMPLE BUT EFFECTIVE ORNAMENTATION.

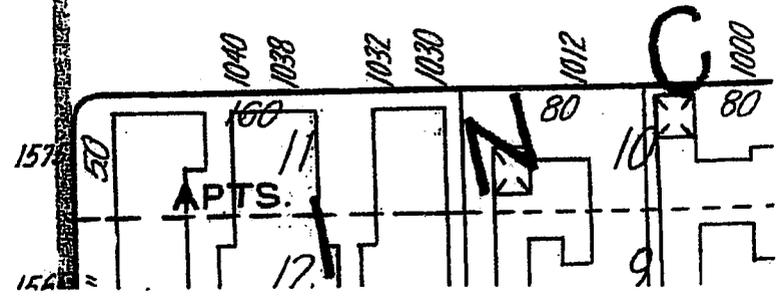
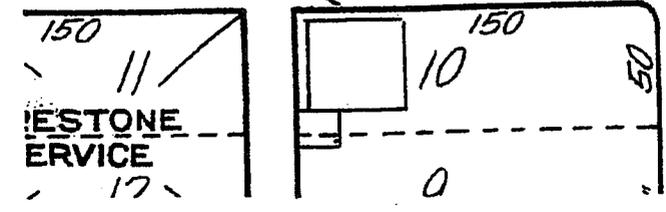
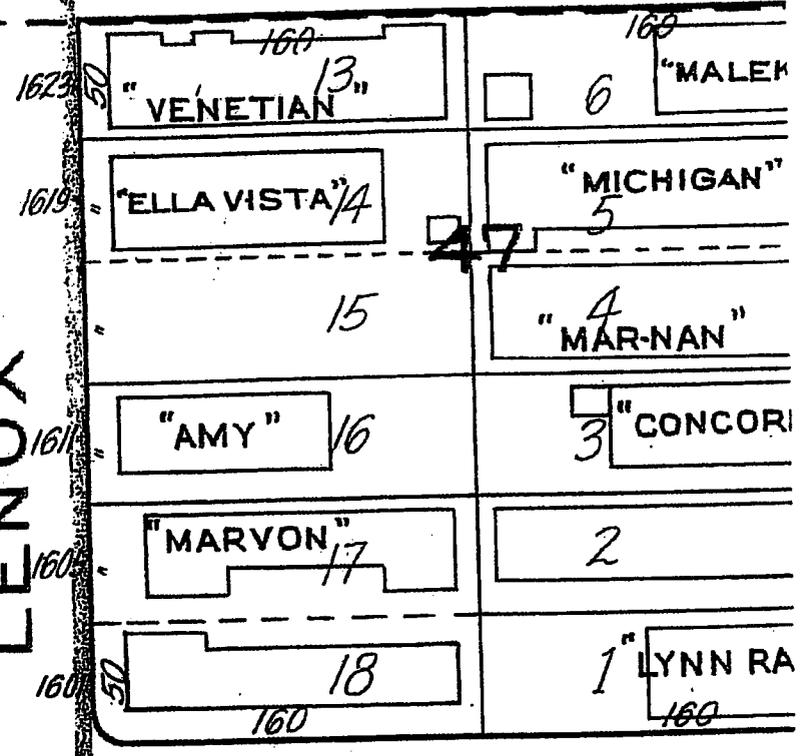
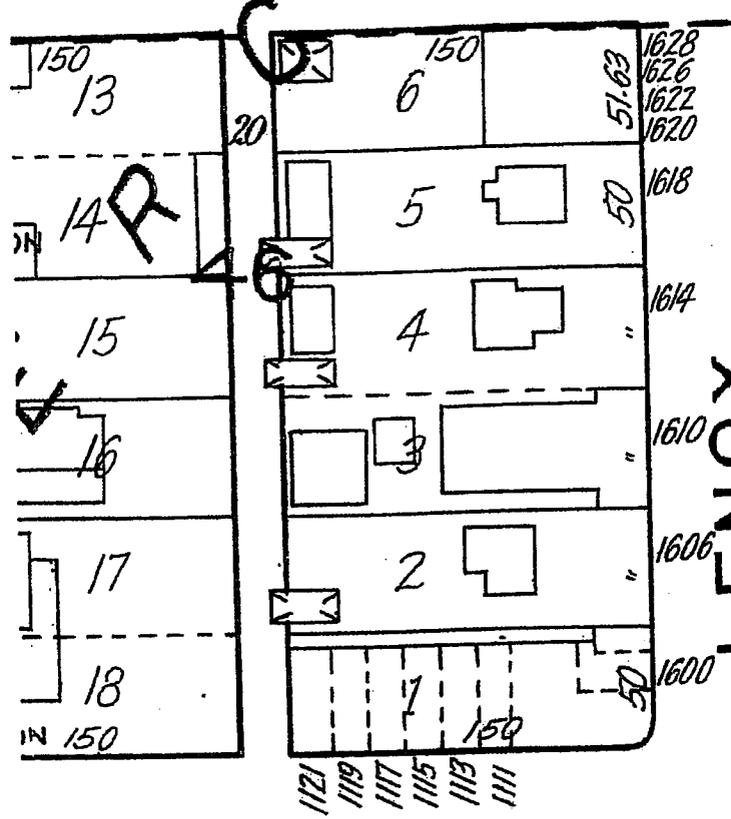
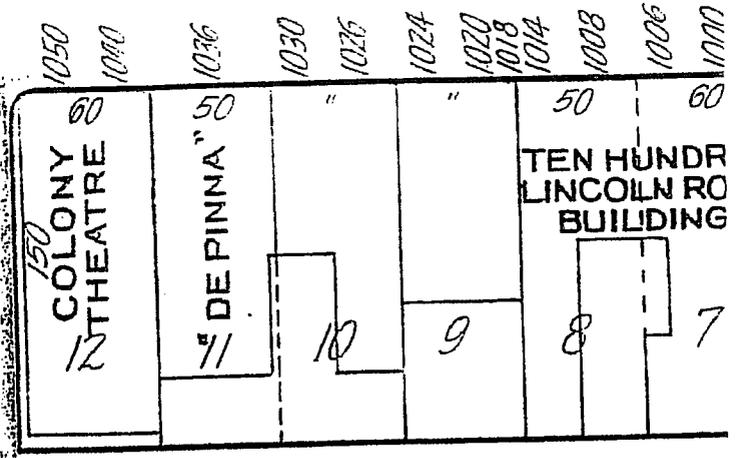
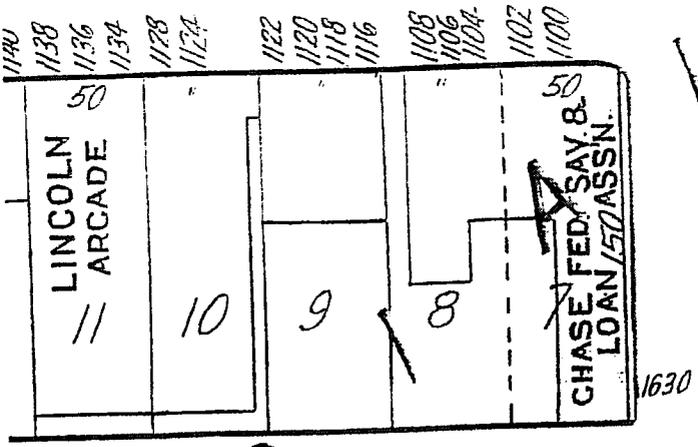
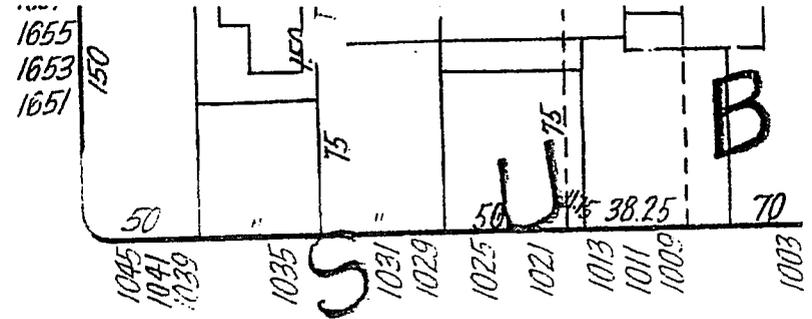
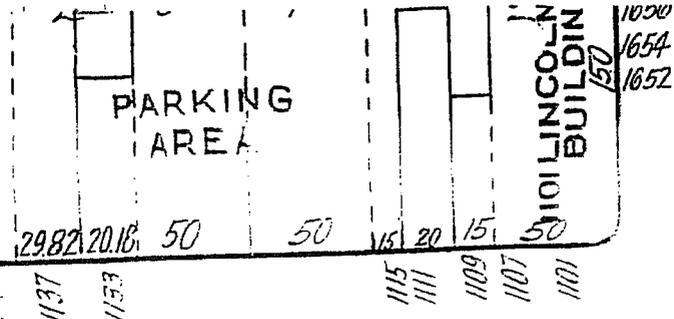
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ADD. COMMENTS :
SURVEYED BY : CB
ORIG. USE/COST:

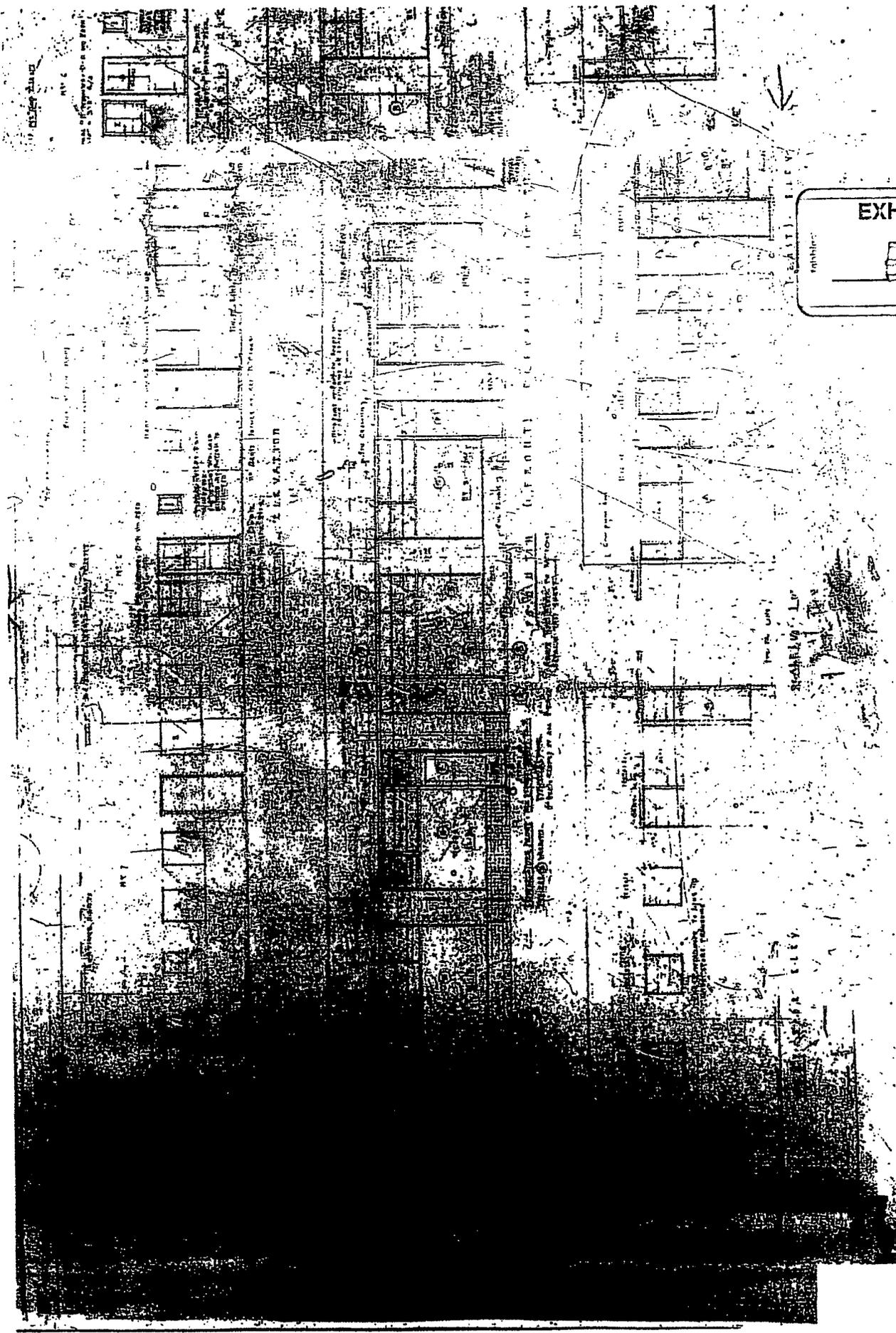
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RECORDING DATE: 08/30/89

ADD. DATE: 6
UPDATE :

COMMENTS :





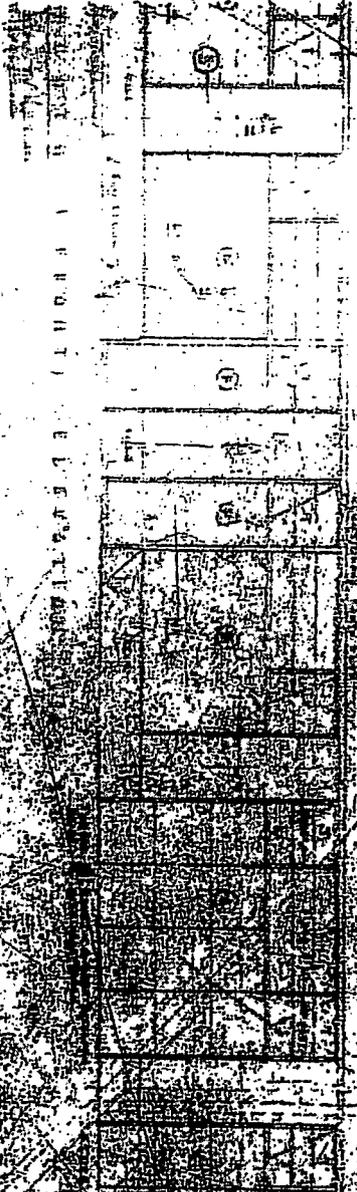


EXHIBIT

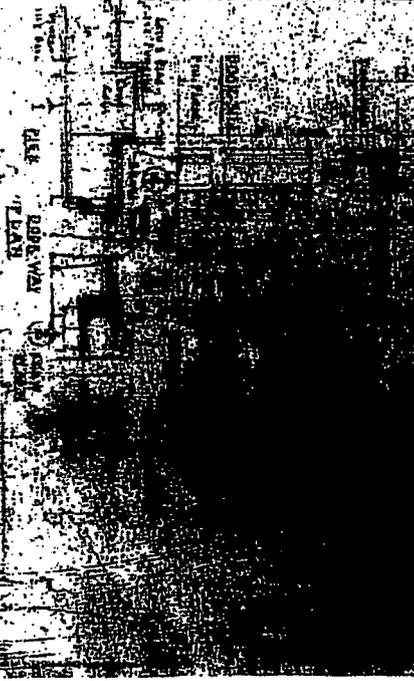


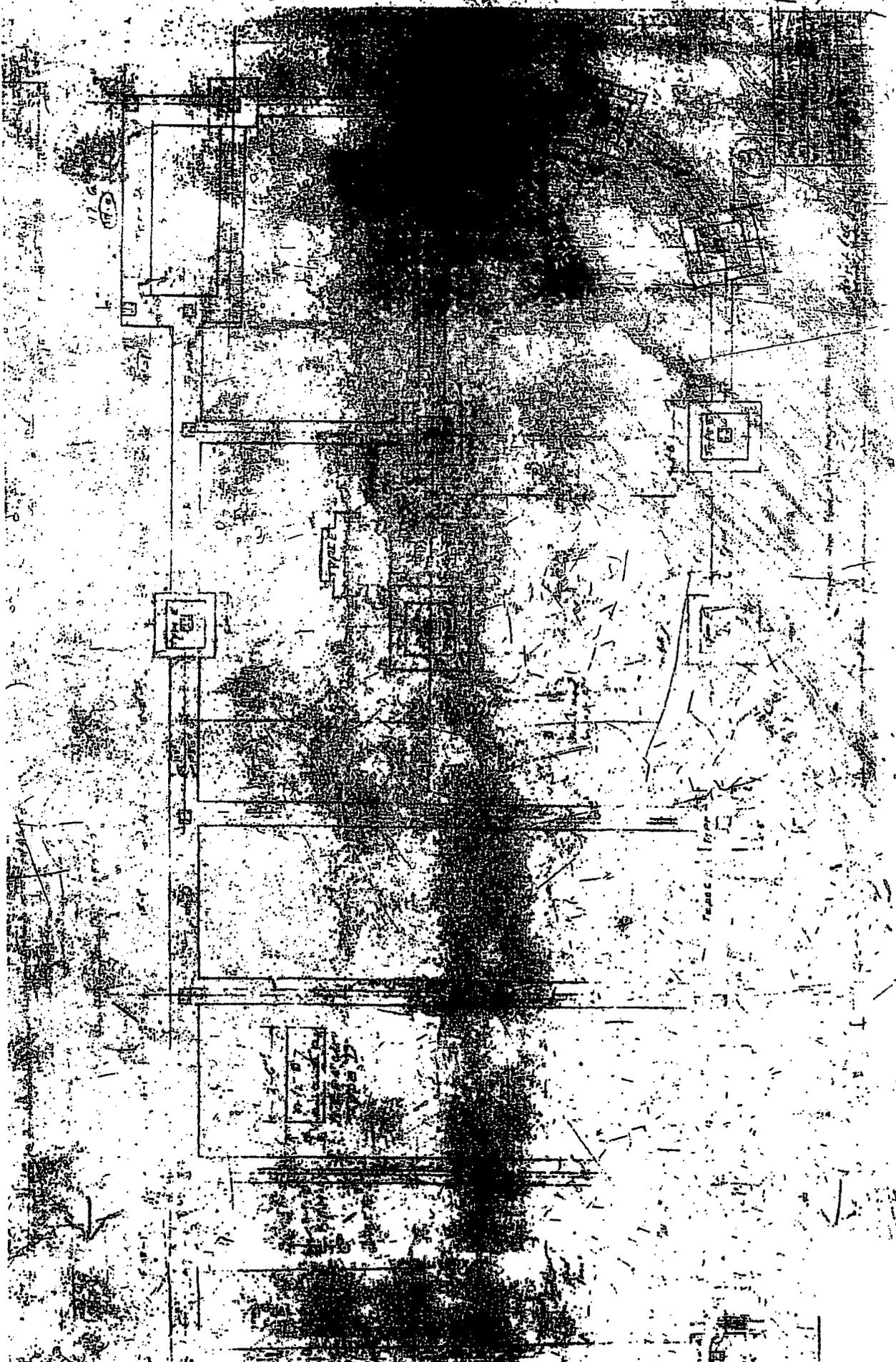


Typical B...
A...
H O B T H



FRONT ELEVATION







Home

Back

Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

Detail

Info

Inspections Status Payment History

Case / Application / Permit Number	B0803248
Type / Classification	BUILD
	ALTRMD: Alteration/Remodeling
	BLDG: Building
Address	1600 LENOX AV
	Miami Beach, FL 33139
Parcel Number	32340180190
File Date	2009-12-06
Status	APPROVED
Status Date	N/A
Valuation	\$286,669.98
Fees	\$8,039.37
Payments	\$8,039.37
Balance	\$0.00
Description	INTERIOR & EXTERIOR REMODELING, REPLACEMENT OF STORE FRONT 35 IMPACT WINDOWS, DEMOLITON OF STOREFRONT WINDOWS0 DEMO OF INTEROR WALLS PARTITION/ PLUMBING FIXURES/ FLOOR/ DEILING/ NEW TRASH INCLOUSURE/ INTEROR FINISH.

View Map (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	PERILLO CONSTRUCTION INC
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	1600 LENOX INVESTORS LLC
Business	N/A
Relationship	OWNER
Phone	N/A
Name	DE LOS REYES ENGINEERING
Business	N/A
Relationship	ENGINEER
Phone	N/A
Name	PERILLO CONSTRUCTION INC
Business	N/A

Relationship	APPLICANT
Phone	N/A
<hr/>	
Name	STA ARCHITECTURAL GROUP
Business	N/A
Relationship	ARCHITECT
Phone	N/A

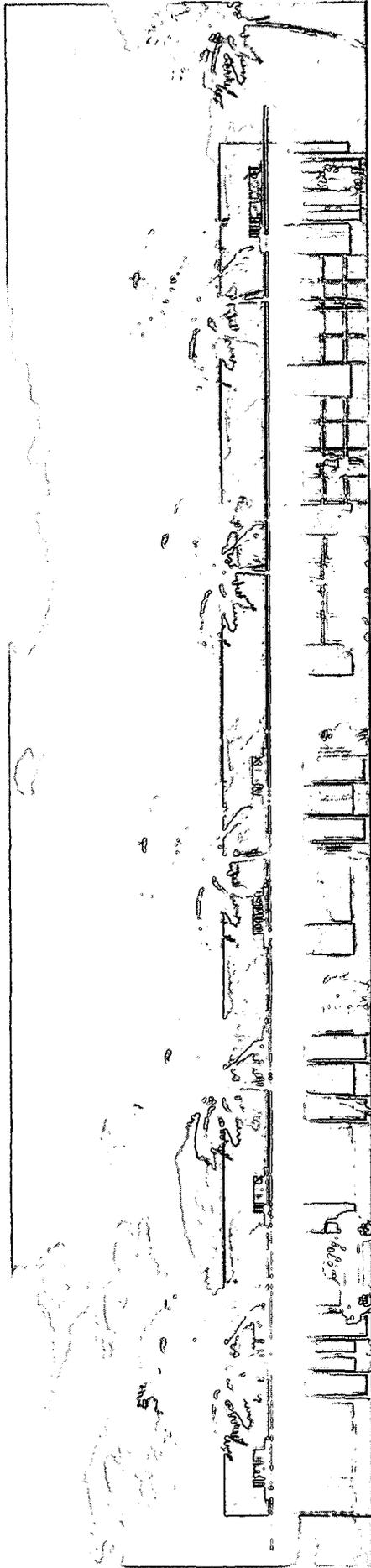
New Search:

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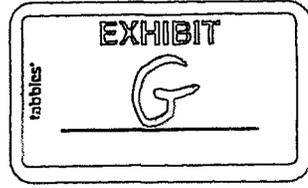
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Accela Citizen Access(tm) Version 2.5

1 6 0 0 & L E N O X A V E N U E



SOUTH ELEVATION: COLOR RENDERING



SA
SOUTH ALABAMA ARCHITECTURAL GROUP
200 NORTH LAMAR AVENUE
SUITE 200
MOBILE, ALABAMA 36682
PHONE: 904.681.1111
FAX: 904.681.1112

Mobile Professional Board - 04/14/2009
City of Mobile
1700 Ocean Drive
Mobile, AL 36688

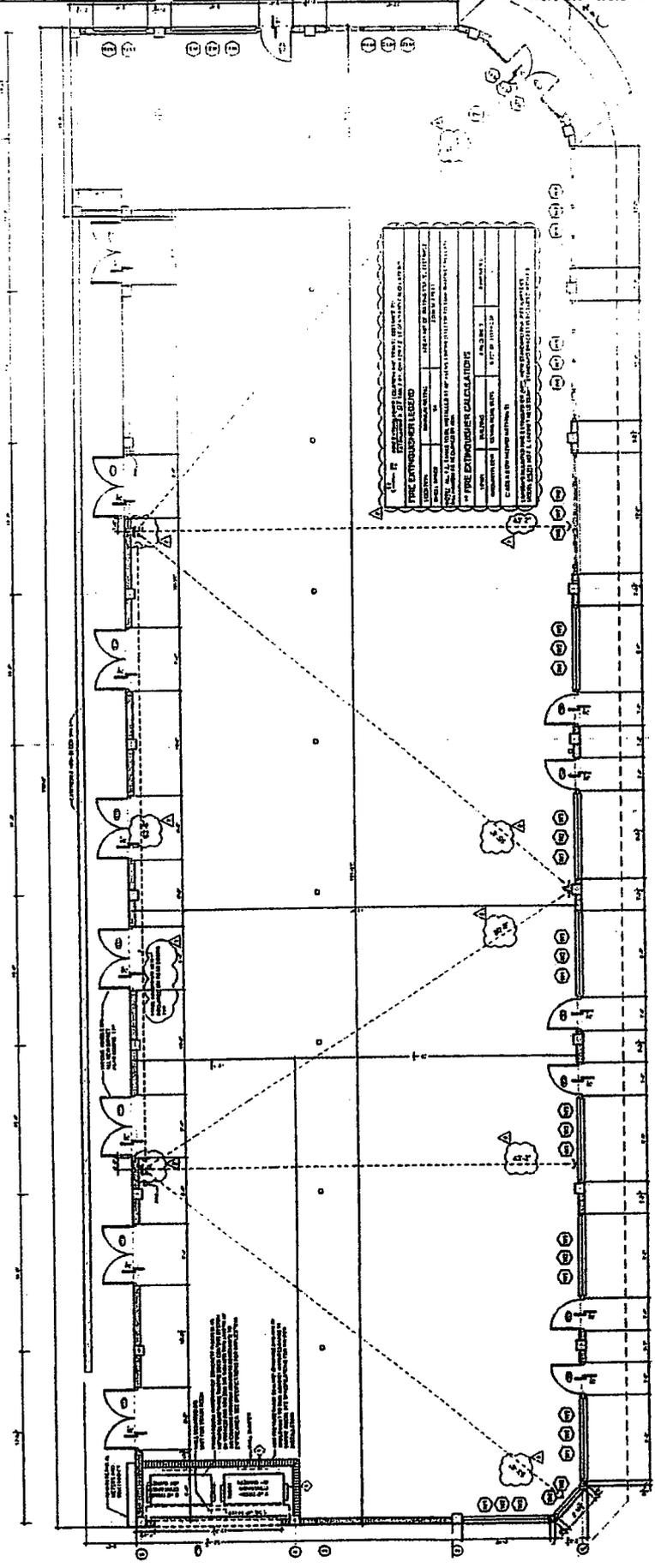
AS
ARCHITECTURAL SERVICES
1400 WEST BAYVIEW AVENUE, SUITE 100
MOBILE, ALABAMA 36688
PHONE: 904.681.1111
FAX: 904.681.1112

Scale: NTS

COLOR RENDERING

1000 LENOX AVE
 HOUSTON, TEXAS 77002
 HOUSTON, TEXAS 77002

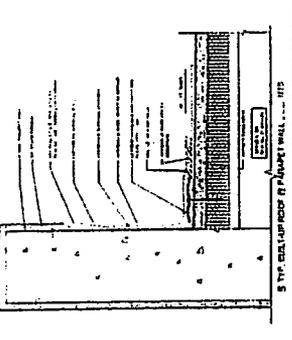
PROPOSED FLOOR PLAN



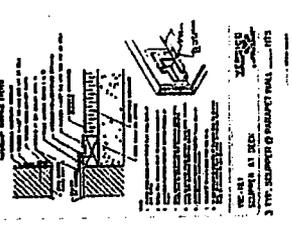
FIRE EXTINGUISHER LEGEND	
1	10 LB. ABC
2	20 LB. ABC
3	35 LB. ABC
4	40 LB. ABC
5	50 LB. ABC
6	60 LB. ABC
7	70 LB. ABC
8	80 LB. ABC
9	90 LB. ABC
10	100 LB. ABC

Discipline	Architectural
Project No.	1000 LENOX AVE
Sheet No.	A.2.1
Scale	AS SHOWN
Date	10/15/00
Author	J. L. ...
Checker	J. L. ...
Designer	J. L. ...
Project Manager	J. L. ...

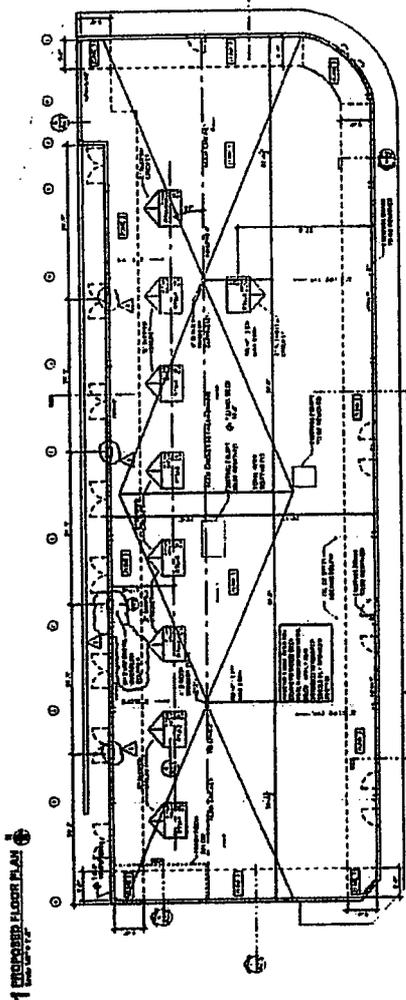
CONSTRUCTION DOCUMENTS
 A.2.1



FLOOR PLAN LEGEND	
1	10 LB. ABC
2	20 LB. ABC
3	35 LB. ABC
4	40 LB. ABC
5	50 LB. ABC
6	60 LB. ABC
7	70 LB. ABC
8	80 LB. ABC
9	90 LB. ABC
10	100 LB. ABC



TYPICAL RECESSED CASE ON A POOF (CONT.)	
1	10 LB. ABC
2	20 LB. ABC
3	35 LB. ABC
4	40 LB. ABC
5	50 LB. ABC
6	60 LB. ABC
7	70 LB. ABC
8	80 LB. ABC
9	90 LB. ABC
10	100 LB. ABC

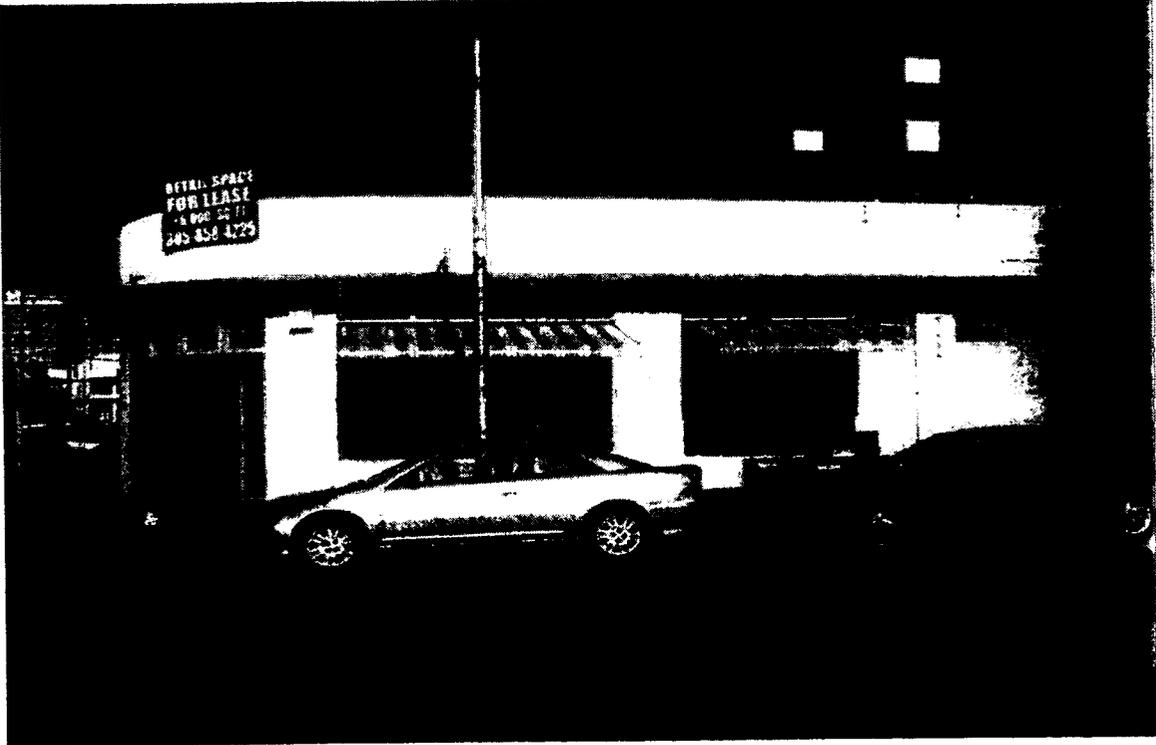


TYPICAL RECESSED CASE ON A POOF (CONT.)	
1	10 LB. ABC
2	20 LB. ABC
3	35 LB. ABC
4	40 LB. ABC
5	50 LB. ABC
6	60 LB. ABC
7	70 LB. ABC
8	80 LB. ABC
9	90 LB. ABC
10	100 LB. ABC

1 PROPOSED FLOOR PLAN

2 PROPOSED FLOOR PLAN

1600 Lenox Investors, LLC
1600 Lenox Avenue

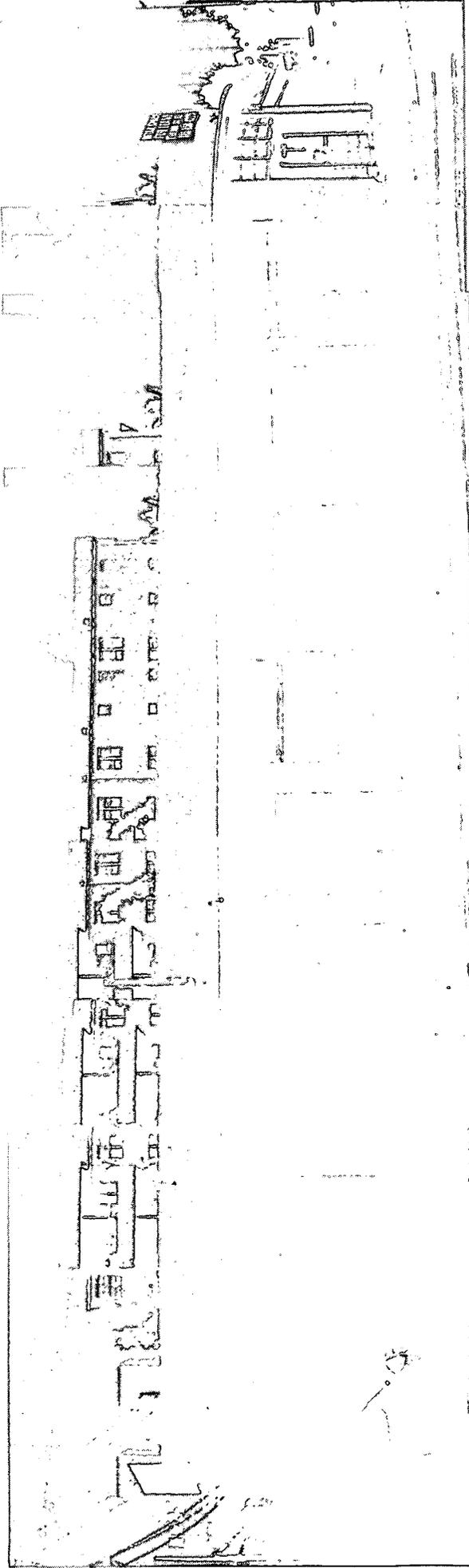


East Elevation – prior to Summer 2009 renovation



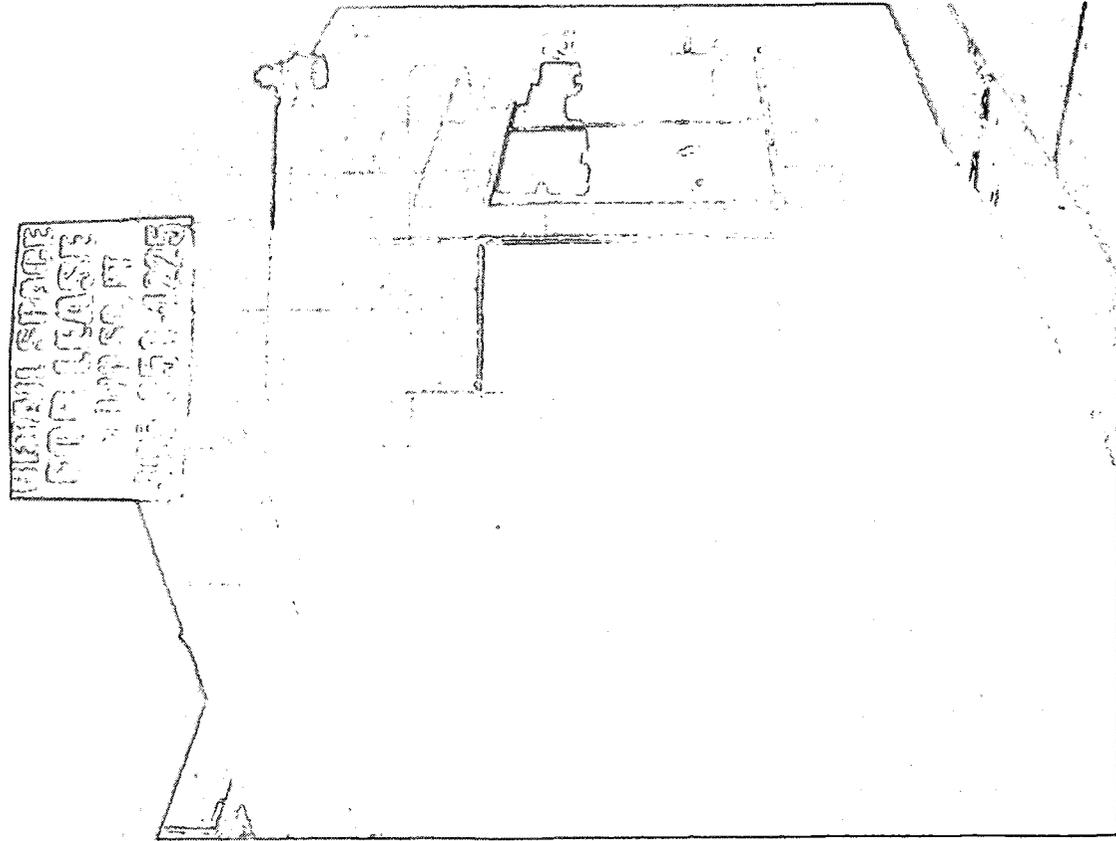
West Elevation – prior to Summer 2009 renovation

1600 Lenox Investors, LLC
1600 Lenox Avenue

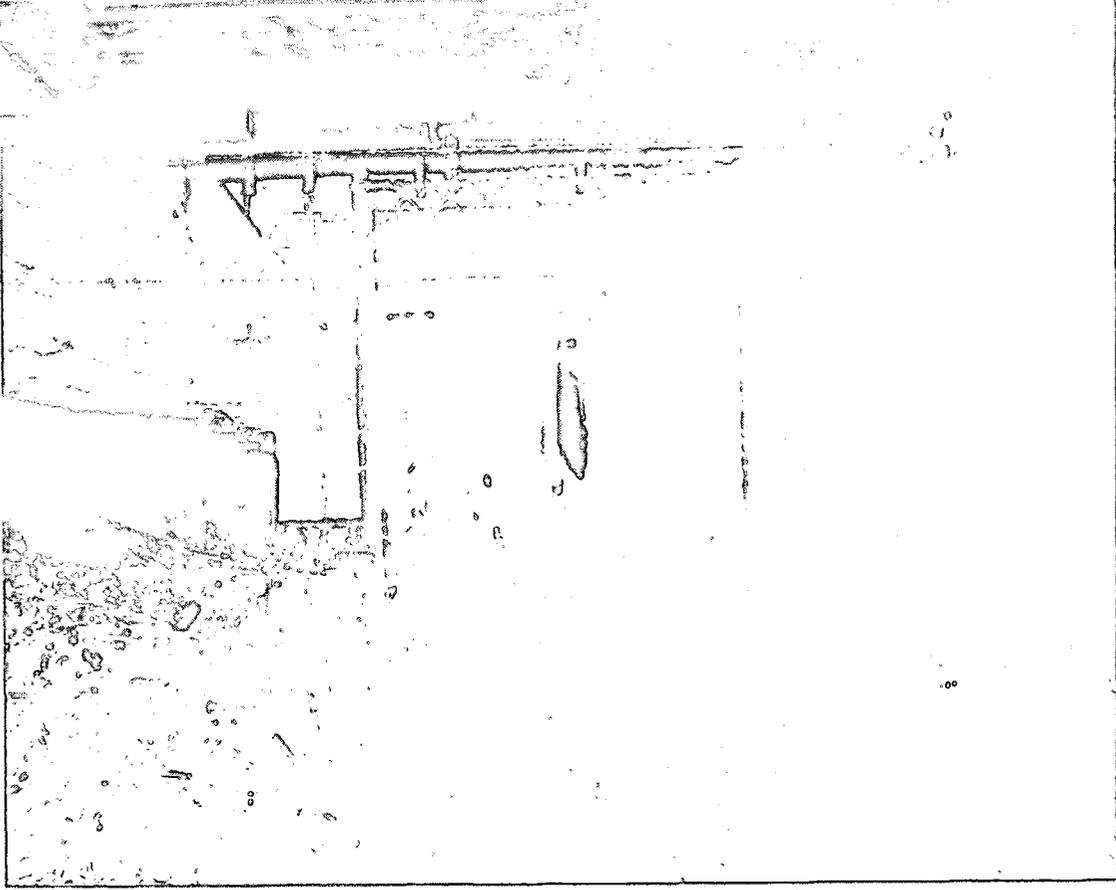


South Elevation – prior to Summer 2009 renovation

1600 Lenox Investors, LLC
1600 Lenox Avenue



Southwest Elevation -
prior to Summer 2009 renovation



North Elevation -
prior to Summer 2009 renovation

1600 Lenox Investors, LLC
1600 Lenox Avenue

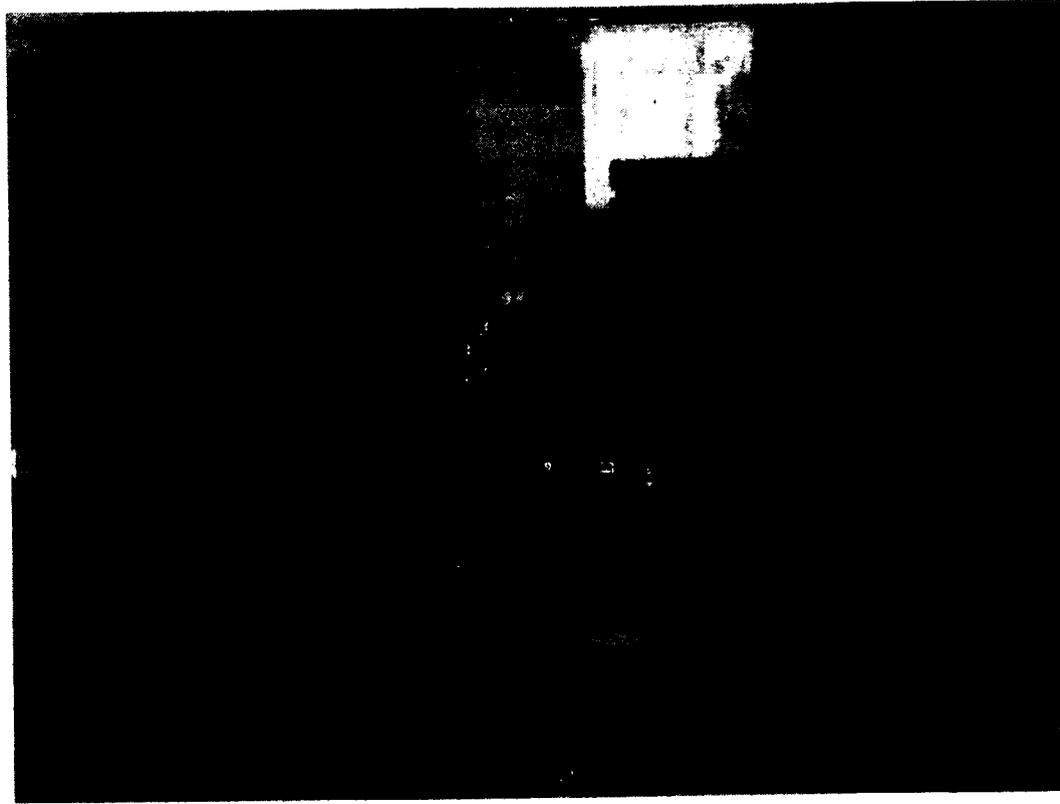


Northwest corner of building looking north – prior to Summer 2009 renovation



Central portion of bldg looking S at storefront – prior to Summer 2009 renovation

1600 Lenox Investors, LLC
1600 Lenox Avenue



Storage area at east side of building
looking north – prior to Summer 2009 renovation

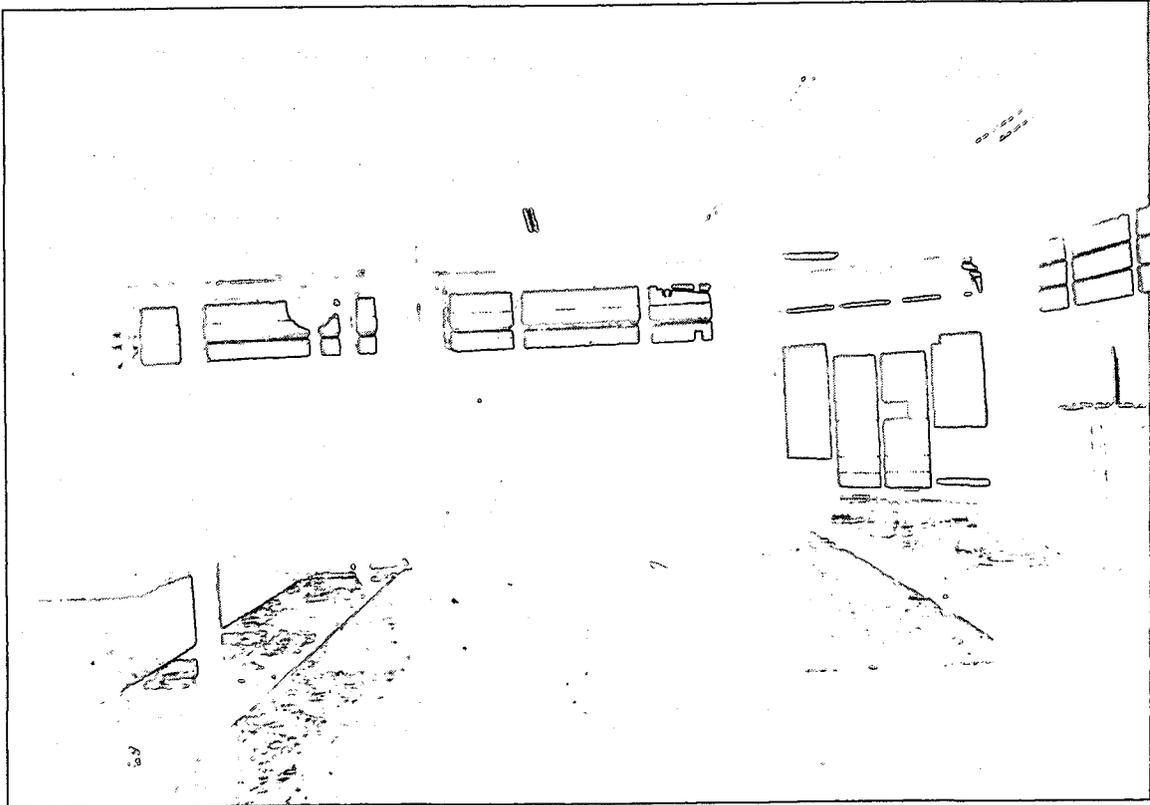


West portion of building looking south at
storefront – prior to Summer 2009 renovation

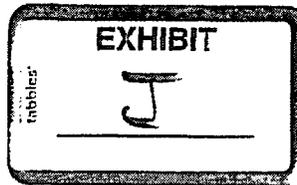
1600 Lenox Investors, LLC
1600 Lenox Avenue



East portion of building looking west – prior to Summer 2009 renovation



East portion of bldg looking east (Lenox Ave) – prior to Summer 2009 renovation



40-YEAR BUILDING RE-CERTIFICATION
CITY OF MIAMI BEACH, FLORIDA

1600 LENOX AVENUE
Miami Beach, FL 33139

June 2007

GOLD COAST ENGINEERING CONSULTANTS, INC.
Cypress Village Professional Building
7480 Fairway Drive, Suite 205
Miami Lakes, FL 33014
305/822-9533 Fax 305/826-0888
George R. Seiler, P.E. #10407
george@goldcoastengineering.com



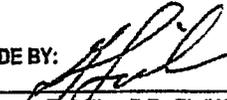
MIAMI-DADE COUNTY, FLORIDA

BUILDING DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RE-CERTIFICATION

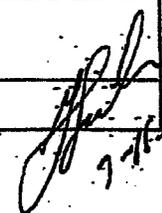
INSPECTION COMMENCED
DATE: July 10, 2007

INSPECTION COMPLETED
DATE: July 10, 2007

INSPECTION MADE BY: 
SIGNATURE: _____
PRINT NAME: George R. Geller, P.E., FL #10407
COMPANY: Gold Coast Engineering Consultants, Inc., FL EB #7966
ADDRESS: 7480 Fairway Drive, Suite 205, Miami Lakes, FL 33014
305/822-9533 Fax 305/826-0888

DESCRIPTION OF STRUCTURE

A.	Name or Title:	1600 LENOX AVENUE Miami Beach Parcel # 32340180190 Activity # BR070174
B.	Street Address:	1600 Lenox Avenue Miami Beach, FL
C.	Legal Description:	COMMERCIAL SUB PB 6-5 LOT 1 BLK 46 LOT SIZE 50.000 X 150 OR 19582-4737 0301 1 COC 25587-4480 05 2007 1
D.	Owner's Name:	1600 LENOX INVESTORS LLC
E.	Owner's Mailing Address:	C/O Greenstreet Partners LP 2601 South Bayshore Drive, Suite 800 Miami, FL 33133
F.	Official Folio No.:	02-3234-018-0190
G.	Building Code Occupancy Classification:	Primary Zone: 3900 Multi-Family Medium Density Residential CLUC: 0011 Retail
H.	Present Use:	Commercial /Retail
I.	General Description: Type of construction, size, number of stories and special features	6,727 SF single story commercial structure on 7,500 SF lot with rear and side CBS walls, glass storefront in wood frames with stucco finish.
J.	Additions to Original Structure	None
K.	Additional Notes:	


9-16-07

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING STRUCTURAL RE-CERTIFICATION**

1. DESCRIPTION OF STRUCTURE

A.	Name or Title:	1600 LENOX AVENUE Miami Beach Parcel # 32340180190 Activity # BR070174
B.	Street Address:	1600 Lenox Avenue Miami Beach, FL
C.	Legal Description:	COMMERCIAL SUB PB 6-5 LOT 1 BLK 46 LOT SIZE 50.000 X 150 OR 19582-4737 0301 1 COC 25587-4480 05 2007 1
D.	Owner's Name:	1600 LENOX INVESTORS LLC
E.	Owner's Mailing Address:	C/O Greenstreet Partners LP 2601 South Bayshore Drive, Suite 800 Miami, FL 33133
F.	Building Official Folio Number:	02-3234-018-0190
G.	Building Code Occupancy Classification:	Primary Zone: 3900 Multi-Family Medium Density Residential CLUC: 0011 Retail
H.	Present Use:	Commercial /Retail
I.	General Description: Type of construction, size, number of stories and special features.	6,727 SF single story commercial structure on 7,500 SF lot with rear and side CBS walls, glass storefront in wood frames with stucco finish.
J.	Additions to original structure:	none
K.	Additional Notes:	

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7-11-07

2. PRESENT CONDITION OF STRUCTURE

A.	General Alignment:	
1.	Bulging	Fair
2.	Settlement	Good
3.	Deflections	Fair
4.	Expansion	Fair
5.	Contraction	Fair
B.	Portions showing distress: Note beams, columns, structural walls, floors, roofs, others.	CBS structure has wood framed store front with fixed vision glass. The wood framed areas are covered with lath & stucco. These small areas are in poor condition.
C.	Surface conditions: Describe general conditions of finishes, noting cracking, spalling, signs of moisture penetration and stains.	CBS walls are in good to fair condition. Cleaning & painting required. The wood frames will require removal and replacement as part of the building up grades / modifications which are currently being designed for permitting.
D.	Cracks: Note location in significant members. Identify crack size as hairline if barely discernable; fine if less than 1 mm in width; medium if between 1-2 mm in width; wide if over 2 mm.	Medium to fine cracking in masonry.
E.	General extent of deterioration: Cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.	CBS walls are acceptable; storefront wooden areas require replacement.
F.	Previous patching /repairs:	Building interior surfaces have been removed.

[Handwritten Signature]
 7-11-07
 11

G.	Nature of present loading: Indicate residential, commercial, or other estimate magnitude.	Commercial loading. One space is occupied and is in acceptable condition. Balance of commercial spaces are scheduled for repairs and replacement.
H.	Availability of original construction drawings:	Not available.

3. INSPECTIONS

A.	Date of notice of required inspection:	February 16, 2007 Written Request for 90-Day Extension June 6, 2007
B.	Date of actual inspection:	July 10, 2007
C.	Name and qualification of individual submitting inspection report:	George R. Seiler, P.E. Florida License #10407
D.	Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:	Visual inspection procedures.
E.	Structural repair: Note appropriate line	
1.	None required	
2.	Required Describe and indicate acceptance	The building, except for one bay, is unoccupied, and has been partially cleaned by removing the interior ceilings, non-load bearing partition walls, flooring surfaces and all the previous building in-store fixtures. Owner currently has a design team developing plans to refurbish the building pending a zoning issue resolution.

4. SUPPORTING DATA

A.	Sheets written data	✓
B.	Photographs	✓
C.	Drawings or Sketches	

[Handwritten Signature]
7-11-07

5. MASONRY BEARING WALLS: Indicate good, fair, or poor on the appropriate line

A.	Concrete masonry units	Good
B.	Clay tile or terra cotta units	N/A
C.	Reinforced concrete tie columns	Fair
D.	Reinforced concrete tie beams	Good
E.	Lintels	
F.	Other type bond beams	
G.	Masonry finishes: Exterior	
1.	Stucco	Fair to Good
2.	Veneer	Storefront to be replaced
3.	Paint only	To be refurbished
4.	Other (Describe)	
H.	Masonry finishes: Interior	
1.	Vapor barrier	Building is water tight.
2.	Furring and plaster	Interior furring and plaster have been partially removed
3.	Paneling	
4.	Paint only	
5.	Other	Ceilings have been removed.
I.	Cracks	
1.	Location: note beams, columns	Columns and beams are in place.
2.	Description	Interior columns are steel with wooden beams.
J.	Spalling:	No significant spalling
1.	Location: note beams, columns	

[Handwritten Signature]
 7-11-07

2.	Description:	
K.	Rebar Corrosion: check appropriate line	
1.	None visible	Not significant in CBS areas.
2.	Minor	
3.	Significant - but patching will suffice	
4.	Significant - structural repairs required: describe	Required in storefront wooden areas.
L	Sample chipped out for examination in spall areas	
1.	No	Not required.
2.	Yes - describe color, texture, aggregate, general quality.	

6. FLOOR AND ROOF SYSTEMS

A.	Roof:	
1.	Describe: flat, sloped, type roofing, type roof deck, condition	Flat wooden deck with mineral surface roofing system. In fair condition.
2.	Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	No roof top equipment.
3.	Note types of drains and scuppers and condition:	Direct drainage to rear of building.
B.	Floor System(s):	

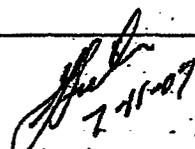
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 7-11-01

1.	Describe type of system framing, material, spans, condition.	Reinforced concrete slab on grade with various surfaces, bare concrete, vinyl tile, etc.
2.	Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:	The ceilings had been removed for most of the structure, providing visual access to the columns, wooden beams and interior side of roof decking

7. STEEL FRAMING SYSTEM

A.	Description:	Steel columns with steel wide-face beams. In good condition.
B.	Exposed Steel - describe condition of paint and degree of corrosion:	Good condition with minimum corrosive damage.
C.	Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection:	Interior lath & plaster has been removed as the previous store fixtures were removed, except for the one occupied bay.
D.	Elevator sheave beams and connections, and machine floor beams - note condition:	No Elevator. Single story building.

8. CONCRETE FRAMING SYSTEM

A.	Full description of structural system	No concrete framing.
B.	Cracking	N/A
1.	Not significant:	
2.	Location and description of members effected and type of cracking	

C.	General condition:	N/A
D.	Rebar corrosion - check appropriate line:	N/A
1.	None visible:	
2.	Location and description of members affected and type cracking	
3.	Significant but patching will suffice	
4.	Significant - structural repairs required (describe)	
E.	Samples chipped out in spall areas:	
1.	No.	✓ N/R
2.	Yes - describe color, texture, aggregate, general quality	

9. WINDOWS

A.	Type: Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other	Storefront wooden encased fixed pane windows in poor condition. Replacement required.
B.	Anchorage - type and condition of fasteners and latches	Poor.
C.	Sealants - type and condition of perimeter sealants and at mullions	Poor.
D.	Interior seals - type and condition at operable vents	Poor.

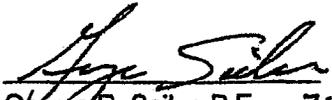
[Signature]
7-11-07

E.	General Condition	Poor condition. Replacement as part of building refurbishment is currently scheduled.
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10. WOOD FRAMING Not/Applicable

A.	Type - fully describe if mill construction, light construction, major spans, trusses:	Mill construction roof system. Fair to good condition.
B.	Note metal fitting, i.e., angles, plates, bolts, split rings, pintles, other, and note condition	Fair to good condition.
C.	Joints - note if well fitted and still closed	Joints are well fitted.
D.	Drainage - note accumulations of moisture	No significant moisture penetration.
E.	Ventilation - note any concealed spaces note ventilated	Not currently in operation.
F.	Note any concealed spaces opened for inspection	Not required.

Respectfully submitted,
 GOLD COAST ENGINEERING CONSULTANTS, INC.


 George R. Seiler, P.E. 7-11-07
 FL Registration No. 10407
 GRS/kcs
 Attachments: Structural Inspection Narrative
 Photo Log

GOLD COAST ENGINEERING CONSULTANTS, INC., CIVIL & STRUCTURAL

EB7966
CYPRESS VILLAGE PROFESSIONAL BUILDING
7480 FAIRWAY DRIVE, SUITE 205
MIAMI LAKES, FL 33014
FAX 305.826.0888
305.822.9533
george@goldcoastengineering.com

STRUCTURAL INSPECTION NARRATIVE

Date: July 10, 2007, 2:00 PM

Project: 1600 LENOX INVESTORS LLC
1600 Lenox Avenue, Miami Beach, FL 33139
Folio No. 02-3234-018-0190
Built 1937
40-Year Building Re-certification

Client: 1600 Lenox Investors, LLC
C/O Greenstreet Partners LP
2601 South Bayshore Drive, Suite 800
Miami Beach, FL 33133

Inspector: George R. Seiler, P.E.,
Florida License No 10407, Civil / Structural

I. GENERAL NOTES AND BUILDING DESCRIPTION

- A. The 1600 Lenox Avenue building is a single story 6,727 SF commercial building which has been divided into four retail units, with addresses of 1101, 1107, 1115, and 1121.
- B. The east unit was a 4,000 SF grocery store with a ten seat cafeteria which is currently unoccupied. The second bay was an 850 SF retail store which is currently unoccupied. The third bay is an 850 SF bar/restaurant with 30 seats which is currently unoccupied. The fourth bay was a 1,000 SF TV repair shop which is currently unoccupied.
- C. Each of the three currently unoccupied areas have had the interiors partially cleaned and the ceilings, interior partitions, electrical interior services removed for future refurbishment.
 - 1. Interior non-load bearing partitions have been removed in Unit 1121.
 - 2. Interior lath & plaster has been partially removed in areas which were apparently previously damaged.
 - 3. Built-in store fixtures have been removed.

II. EXECUTIVE SUMMARY

Built in 1937, this seventy year old building was conservatively designed and well constructed. The exterior CBS walls appear to be in acceptable condition. The roofing, roof decking, structural beams and columns do not show any deflection or movement and appear to be structurally stable.

The east and south walls have windows above the fixed storefront windows. The aluminum windows appear water tight and usable. The lower storefront wooden encased fixed pane glass windows are located between the building concrete columns. The wooden frames are protected by lath and stucco on the exterior and with plaster on the interior. This wood framing system is in poor condition and replacement is recommended for future building renovations.

The roof system consists of round steel columns, supporting wide-flange steel beams between columns. Wood beams span between the steel beams and a wooden deck provides the support for the flat roofing system. No deflection or movement was observed. However, a section of the interior partition has been removed in Unit 1121 which appears to require replacement or reinforcement. The building envelope appears satisfactory, except for the wood framing around the storefront windows. The building is watertight and secure.

Currently, building refurbishment design plans are being developed to submit to the City of Miami Beach for review and approval. The occupied bar/restaurant in Unit 1115 has been maintained over the course of years, is currently in good condition, with an up-graded electrical service, A/C system and plumbing system. This unit is scheduled to remain in-service during the refurbishment process. Any concealed and non-observable deficiencies throughout the building will be addressed as part of the future refurbishment construction project.

Respectfully submitted,

GOLD COAST ENGINEERING CONSULTANTS, INC.

 7-11-07
George R. Seiler, P.E.
Florida License No. 10407
GRS/kcs

Cc: Greenstreet Partners LP

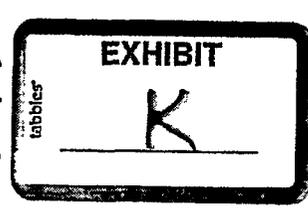
BOSTON ISLAND VALLEY INVESTMENT BUILDING ADDRESS
 CORPORATION
 Block 46 Subdivision COMMERCIAL
 Permit No. 9874
 Cost \$ 18,000.
 Address 1111 - 13, 15, 17, 19, 21 - 16th Street:
 Bond No. 1600 - 1602 - 1602-A - 1602-B
 Engineer Lewis L. Hill

5227

General Contractor Jesse Montz
 Architect W. H. Merriam
 Zoning Regulations: Use BB
 Building Size: Front 50' Area 19 Depth 150'
 Certificate of Occupancy No.

Use STORES (9) Stories 1,
 Type of Construction CBS
 Foundation Spread Footings Roof Comp: Date May 25, 1937 -
 designed to carry two-story building
 Plumbing Contractor # 10098 McCaughan
 Temporary Closet

Plumbing Contractor # 12451 - H. Brunson Date
 Water Closets Bath Tubs Floor Drains 1, Sept. 13, 1939
 Lavatories Showers Grease Traps 1, #13407 - Alex. Orr. May 8, 1940
 Urinals Sinks Drinking Fountains
 Gas Stoves 1, Alex. Orr. 5/8/40 Gas Heater Rough Approved Date
 Gas Radiators Gas Turn On Approved T. J. Bell -- May 13, 1940 Date
 Septic Tank Contractor
 Oil Burner Contractor Tank Size Date
 Sprinkler System Tank Size Date



Electrical Contractor # 8953 Larkin Electric Co: Date July 9, 1937
 Switch 18 Range Motors
 OUTLETS Light 39 HEATERS Water
 Receptacles 18 Space
 # 9153 - Larkins: Refrigerators
 Aug. 18, 1937 40 Light outlets: Irons
 No. FIXTURES 39 Electrical Contractor
 FINAL APPROVED BY H. C. Inman Date of Service August 30, 1937
 Sign Outlets 10
 Centers of Distribution 9, #8693: Larkins: 5/22/37

METRO ORD. # 75-34
 RECERTIFICATION DATE: 6-22-78

ALTERATIONS OR REPAIRS

12933 - 1 Sign (Duncan & Harvey) Neon Sign & Display Mfgs. Co. \$ 150: Sept. 13, 1933.
 # 14273 1 Sign Neon Sign & Service: \$ 150: July 2, 1940.
 # 14731 Removing partition - new column, beam, steel, \$ 500: Oct. 2, 1944
 # 15192 Sign - Claude Neon Southern Corp: \$ 150: Dec. 9, 1944
 # 17222 Re-roofing - Giffen Roofing Company \$ 565: Apr. 8, 1944
 # 19482 Awning A.C. Awning Co: \$ 35: Dec. 8, 1944
 # 22603 One 3-ton Package unit & cooling tower- Harry C. Higgins - \$ 1,600: June 13, 1946
 # 23092 Storm shutters - E.M. Clark, contractor: \$ 300: Sept 12, 1944
 # 24526 Remove partitions - Joe Molendo, \$ 500: May 17, 1944
 # 27494 Roofing - W.R. Robbins & Son Roofing Co. \$ 640: June 8, 1944
 # 27742 Painting - outside - Thomas Goddard \$ 500: July 8, 1944
 # 42890 Painting: owner: \$ 550: Oct 12, 1953
 # 42951 Painted Sign on Wall (no neon): Burke Signs: \$ 65: Oct 16, 1953
 # 45326 C. E. Morgan: Install 1 - 3/4 ton A. C. Unit: OK, Plaag 9/8/54 \$ 200: JULY 29, 1953
 # 45269 S. L. Burke: Painted wall sign - no neon \$ 25.00 Nov. 22, 1953

1600 Lenox Ave #57027 Owner: Hand wrapping & exterior painting - \$250 - Aug. 11, 1958
 1600 Lenox Ave #57200 S.J. Burke: Painted Sign on wall - \$65.00 - September 2, 1958
 " " #64198 Owner: Remove partition - \$50.00 - Feb. 8, 1961
 #66176 Claude Southern: roof sign "Schiff's market pepsi cola emblem" - \$150 - 10/20/61
 #68562 David M. Abel Constr. Co.: Replace store front glass and doors - \$1800. - 12/11/62 OK SAPERSTEIN 1/24/63
 #69143 Twin City Glass Co.: Replace glass in new aluminum frames and trim - no structural changes - \$900 OK Saperstein 8/7/63
 #69688 Ray Boone Air Cond.: Install 1 - hp air cond., wall unit - \$200. - 7/8/63 OK Plaag 9/16/63
 #72446 North Dade Roofing Co Roof repairs: 500.00 9-16-64
 #73862 Twin City Glass Co.: Install alum. entrance doors - \$500 - 4/12/65 OK Beck 4/14/65
 #73867 Shores Air Conditioning Inc.: 2 - 2 hp window units air cond. - \$800 - 4/13/65 OK Plaag 4/19/65

Antone - # 14235 O.J. Dulbs - 2 lavatories, 1 gas heater - Oct. 4, 1940 - GAS OK Bell 10/11/40
 # 14554 Geo. Wilbraham: 2 gas ranges Nov. 13, 1940
 # 17912 Southland Plumbers: 2 lavatories, Nov. 13, 1940
 # 19112 McCaughan: 1 floor drain Jan. 17, 1946
 # 25070 Alex. Orr, Jr. 1 sink, 5 safe waste drains, 1 sand trap, May 7, 1947
 # 24307 Astor Electric: 4 switch outlets, 5 light outlets, 16 fixtures, 4 motors, 2 fans, 4 centers of distribution, June 9, 1947
 117. 16th St. # 35430 Alex Orr & Assoc: 1 Water Closet, 1 Lavatory: Oct 13, 1953
 1600 Lenox #40194 Alex Orr: 1 Steam Table - Jan. 10, 1958

#49405-Morgen Plumbing- 1 Sink, Pot/3-Comp.-9-11-72

Building Permits:

- #74028: Replace two doors and store front - \$1,000 - 5/10/65 OK Brown 5/18/65
#120 Samuel Propeta 1 32,000 BTU Air Conditioning ~~\$7500~~ 7/11/68 - 0/494 *Stacey - 7/16/68*
- #05300-Owner- walkway thru wall- interior remodeling-\$125--4-1-74
- #07734-Nu Art Signs-1119 16th St-Nu-Art-Sign-\$60-8-6-75
- #07819-Nu Art-2 flat siggs-\$80-8-20-75
- #08070-Seaview Industries-Install 16'x6' aluminum fold down awning-\$500-10-13-75
- #09484-Rindley Roofing-Re-roof 60 sqs-\$3600-8-5-76
- #19306 Owner/install sign /\$150/11-19-80
- #M07964 3/13/86 Ace Air Cond - 1 1/2 ton air cond wind replacement

Plumbing Permits: #49389-Peoples Gas System- 1 Gas Range; 1 Bain Marie (w/meret) -9-6-72

#6206 3/5/86 Silver Plumb - sewer repair

Electrical Permits: # 13348 Neon Sign & Display: (Duncan & Harvey) 1 neon transformer: Sept. 13, 1939

Schiff's # 13623 1 Transformer - Claude Neon Southern Corp. Oct. 24, 1939

15188 2 Transformers - Neon Sign & Service: July 2, 1940

15909 5 Receptacles - Griffin Electric: October 16, 1940 - Final OK Linc. Brown, jr. 10/18th

20754 Straw -- 5 receptacles, 16 fixtures, December 5, 1944

22092 Astor Electric: 1 switch & 1 light outlet, 1 receptacle, 10 fixtures, 1 motor
2 centers of distribution, January 25, 1946

22229 Biscayne Electric: 1 light outlet - February 13, 1946

22697 Ferguson & Roberts: 4 motors, 5 centers of distribution, June 21, 1946

25915 Gray Electric: 9 centers of distribution - March 1, 1948

26443 Gray Electric: 1 meter change - June 4, 1948 Woodmansee June 14, 1948

27086 Unity Electric: 5 light outlets, 5 fixtures - Sept. 1, 1948

39184 Astor Elec Serv: 2 Switch Outlets, 6 Light Outlets, 6 Fixtures, 2 Fan Outlets, OK, Ross,
1 Center of Distribution, 2 Motors (1 HP), 2 Motors (2-5 HP): Apr 20, 1953 4/28/53

39210 Astor Elec Serv: 10 Light Outlets, 10 Fixtures, 4 Appliance Outlets, 1 Fan Outlet, OK, H
2 Centers of Distribution, 4 Motors (1 HP), 2 Motors (2-5 HP): Apr 21, 1953 4/28/53

40650 Gray Electric: 1 Switch Outlet, 1 Receptacle, 3 Light Outlets, 6 Fixtures,
1 Center of Distribution: Oct 16, 1953 OK, Rosser, 10-26-53

42566 Astor Electric: 1 motor... 7/27/54 OK, Flaag 9/8/54

53003 Gray & Co: 1 Service Equipment - Nov. 18, 1958 OK 11/18/58 Newbold

57503 Claude Southern: 4 slimline fixtures - 10/20/61

59176 (1121 - 16th St) Lyon Elec: 9 fixtures - 12/26/62

59176 (1121 - 16th St) Lyon Elec: 9 fixtures - 12/26/62

59588 Riverside Elec. Co., Inc.: 1 motor, 2-5 hp - 5/9/63

62718 S & S Elec. Co.: 3 fixtures; 4 motors, 0-1 hp - 9/23/65

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Electrical Permits: #68778 - Holbert Electric - violations 5/7/71

#71827-Holbert Electric- 3 motors, 0-LHP-1-9-75

#72509-Miami Beach Electric- 1 switch outlet; 3 light outlets; 6 receptacles; 5ton a/c; sign special purpose; 3 fixtures-8-20-75

#74584-Mesa Brothers- 1 increase service size 400 amps-2-17-78

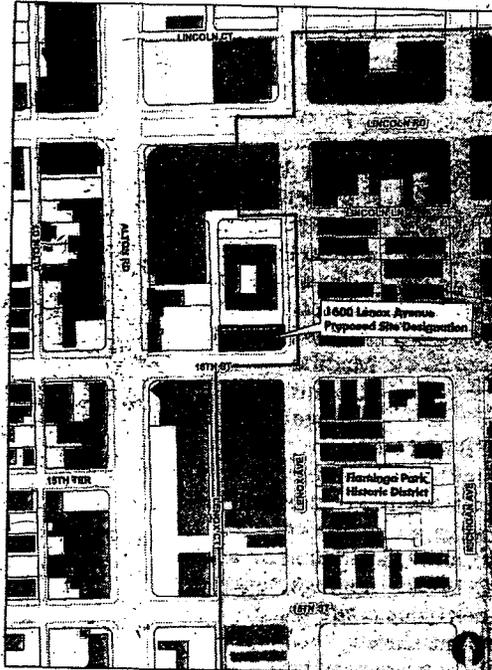


MIAMI BEACH

CITY OF MIAMI BEACH NOTICE OF PUBLIC HEARING HISTORIC DESIGNATION

The City of Miami Beach proposes to adopt the following Ordinance:

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING SUBPART B OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE; AMENDING CHAPTER 118, ENTITLED "ADMINISTRATION AND REVIEW PROCEDURES"; AMENDING ARTICLE X, ENTITLED "HISTORIC PRESERVATION"; AMENDING DIVISION 4, ENTITLED "DESIGNATION"; AMENDING SECTION 118-593, ENTITLED "HISTORIC PRESERVATION DESIGNATION"; AMENDING SUBSECTION 118-593(E), ENTITLED "DELINEATION ON ZONING MAP" BY DESIGNATING 1600 LENOX AVENUE, AS AN HISTORIC SITE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING THAT THE CITY'S ZONING MAP SHALL BE AMENDED TO INCLUDE 1600 LENOX AVENUE AS AN HISTORIC SITE; ADOPTING THE DESIGNATION REPORT ATTACHED HERETO AS APPENDIX "A"; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.



PUBLIC NOTICE IS HEREBY GIVEN that a first and only reading public hearing on the Ordinance will be held by the City Commission on **Wednesday, October 14, 2009, at 5:01 p.m., or as soon thereafter as possible, in the City Commission Chambers, Third Floor, City Hall, 1700 Convention Center Drive, Miami Beach, Florida.**

All persons are invited to appear at this meeting or be represented by an agent, or to express their views in writing addressed to the Miami Beach City Commission c/o the City Clerk, 1700 Convention Center Drive, First Floor, City Hall, Miami Beach, Florida 33139.

The Ordinance and other related materials regarding the proposed historic district are available for public inspection during normal business hours in the City Clerk's Office. Inquiries may be directed to the Planning Department at (305) 673-7550. The hearing on this Ordinance may be continued at this meeting and, under such circumstances, additional legal notice would not be provided. Any person may contact the City Clerk's Office at (305) 673-7411 for information as to the status of the Ordinance as a result of the meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or its hearing, such person must insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City of the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

(Ad 558)