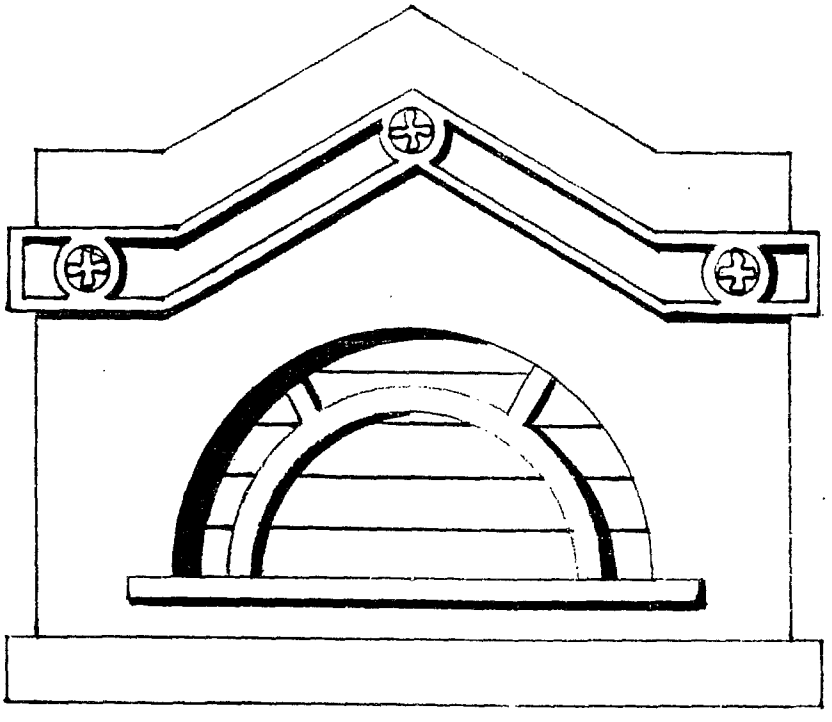
21ST STREET COMMUNITY CENTER

2100 WASHINGTON AVENUE

DESIGNATION REPORT



CITY OF MIAMI BEACH

DEPARTMENT OF PLANNING

REPORT OF THE CITY OF MIAMI BEACH PLANNING DEPARTMENT

TO THE HISTORIC PRESERVATION BOARD

ON THE PROPOSED DESIGNATION OF

TWENTY-FIRST STREET COMMUNITY CENTER

2100 WASHINGTON AVENUE

AS AN HISTORIC SITE

(PREPARED IN ACCORDANCE WITH SECTION 26-5.B(3)

OF THE MIAMI BEACH ZONING ORDINANCE NO. 1891)

Prepared by _____ 8/19/83
Jorge Gomez DATE
Management Intern II

Contributions by _____ 8-19-83
Richard S. Rickles
Principal Planner

Approved by _____ 8/19/83
Sanford A. Youkilis DATE
Director of Planning

Accepted by _____ 9/22/83
Chairman DATE
Historic Preservation Board

Designated by the City Commission
of the City of Miami Beach

Ordinance No. _____

Date _____

CONTENTS

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V.	PLANNING CONTEXT	11
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TWENTY-FIRST STREET COMMUNITY CENTER

I. GENERAL INFORMATION

Historic Name:

Miami Beach Golf Course Club House

Current Name:

Twenty-First Street Community Center

Location:

2100 Washington Avenue
Miami Beach, Florida 33139

Present Owner:

City of Miami Beach

Present Occupant:

City of Miami Beach

Present Use:

Community Center
Civic Theater

Present Zoning:

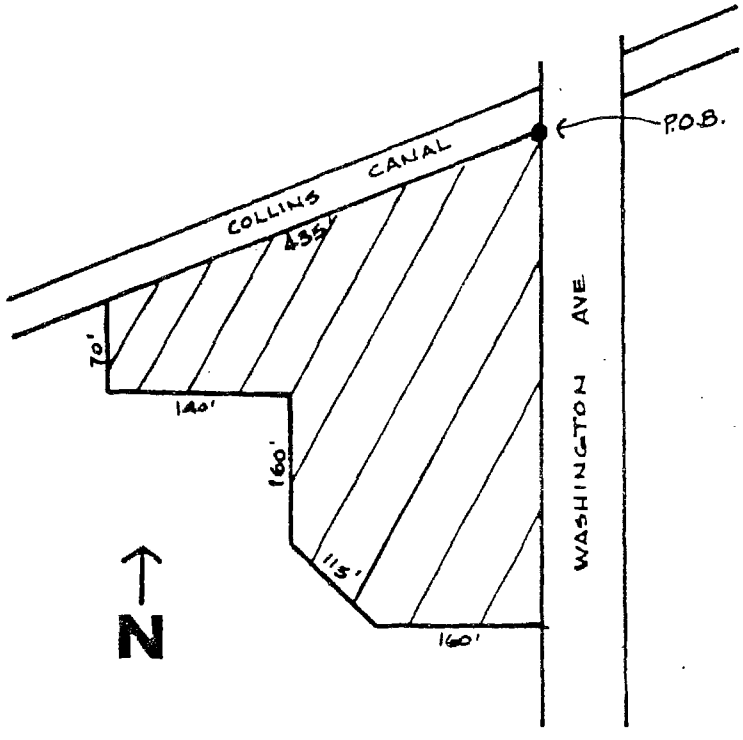
CCC Convention Center District

Tax Folio Number:

02-3227-00-0100

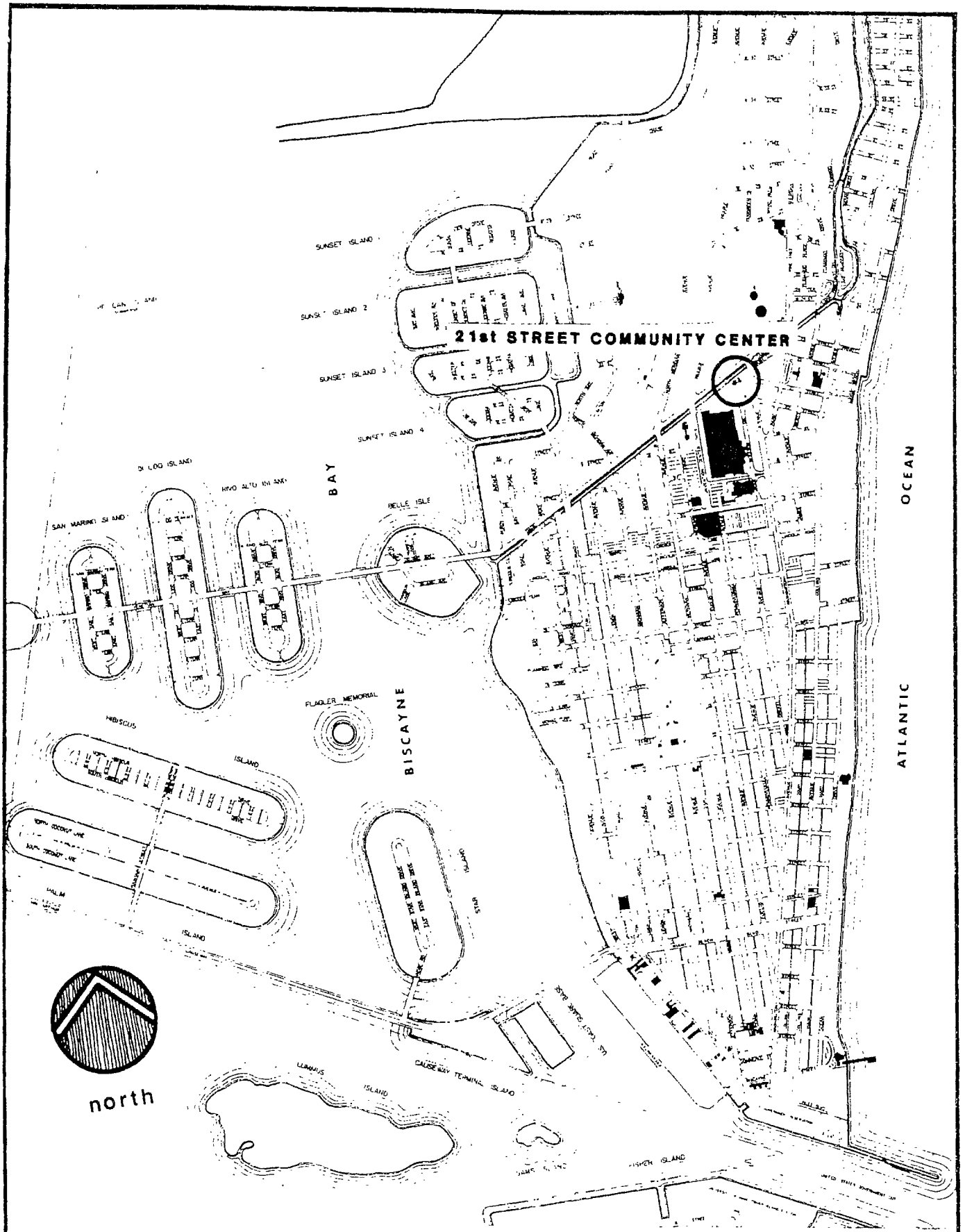
Boundary Description of HP Zoning District:

Beginning at intersection of west right of way of Washington Avenue and south boundry of Collins Canal in Section 27, Range 42 east, Township 53 south, for point of beginning, then south 510 ft.; west 165 ft., north 45° to west 115 ft., north 160 ft., west 140 ft., north 70 ft.; northeast along south boundary of Collins Canal 435 ft. to point of beginning.

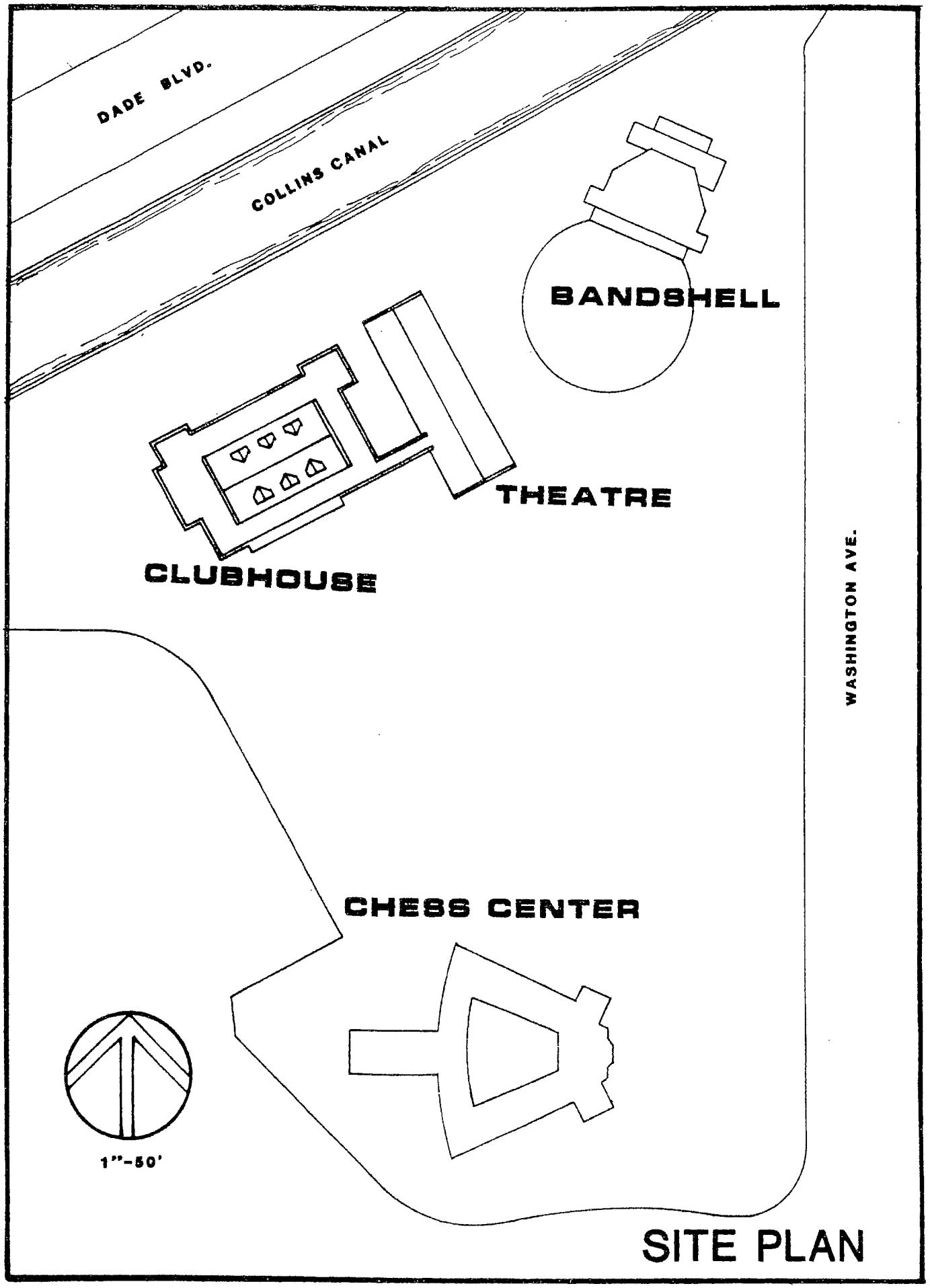


Dade County Historic Survey Rating:

Architectural Significance - 2
Historical Significance - 1
Contextural Significance - 1



Miami Beach LOCATION MAP


DADE BLVD.
COLLINS CANAL
BANDSHELL
THEATRE
CLUBHOUSE
WASHINGTON AVE.
CHESS CENTER
1"-50'
SITE PLAN

II. SIGNIFICANCE

Statement of Significance

The Twenty-First Street Community Center Clubhouse, completed in 1916, is one of the oldest structures still standing in Miami Beach. Constructed by Carl Fisher as the clubhouse for one of his three golf courses, this masonry construction building is an example of Eclectic style architecture. It is architecturally distinguished by its intimate scale, and skillfully crafted details.

The architect was August (Gus) Geiger, a close friend and associate of Carl Fisher. Geiger was the tenth registered architect in the State of Florida. He was extremely prolific during his long residence in Dade County, arriving at age 17 in 1905 and remaining until his death in 1968.

In 1937 the theater and bandshell were added to the site. The theater, often referred to as the "Little Stage", was designed by Robert A. Taylor who also was the architect for the Bath Club.

The theater utilizes some of the architectural vocabulary employed by Geiger in the Clubhouse but has toned down the intricate detailing on the major elements of the building.

The golf course was purchased by the City of Miami Beach from the Fisher Development in June, 1939, for $900,000. The Twenty-First Street Community Center is currently utilized by the local residents for a variety of recreation and educational programs and for evening entertainment activities.

Relationship to Criteria for Designation

1.a Listing on the National Register of Historic Places

The Twenty-First Street Community Center is located within the Miami Beach Architectural District which is listed on the National Register of Historic Places.

1.b Owner Consent

In Resolution No. 83-17323 adopted on April 20, 1983, the City Commission of the City of Miami Beach gives its consent to the designation of Twenty-First Street Community Center.

2.a Goals and Purposes of Historic Preservation District Regulations

The Twenty-First Street Community Center is of architectural and historic significance as stated in the Dade County Historic Survey. Furthermore, the designation of the Twenty-First Street Community Center would promote civic pride and preserve physical evidence of the City's heritage.

The designation of the Twenty-First Street Community Center would contribute to the public awareness of historic preservation. In addition, the designation of the community center would serve as an important example of the compatibility of restored, rehabilitated, or replaced structures within the Architectural District.

1. Association with events that have made significant contribution to the broad pattern of our history;

2. Associated with the lives of persons significant in our past;

   Among one of the first undertakings of Carl Fisher, the Twenty-First Street Community Center is associated with the events and persons which have shaped the history of Miami Beach.

3. Embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

   The Twenty-First Street Community Center Clubhouse is architecturally noteworthy for its finely executed architectural design and sense of scale, and for its well crafted details. The architect, August Geiger, employed a classical sense of design through his use of scale, proportion and symmetry. These elements are expressed in a Spanish idiom of applied stucco ornaments, arcaded ground floor loggia and tile roof, combined with Dutch Colonial elements.

III. HISTORICAL INFORMATION

Date Erected:

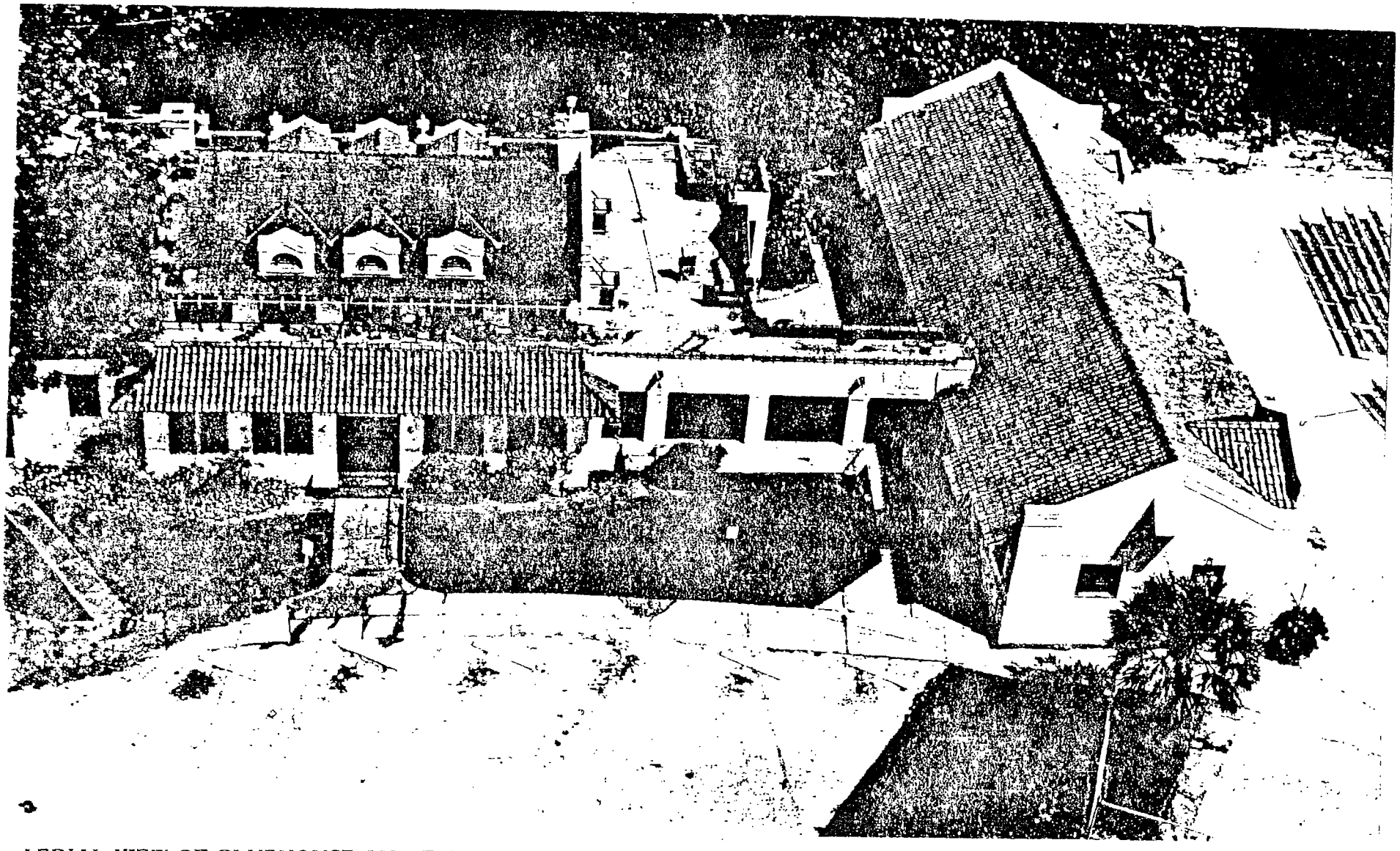
1916

Architect:

August Geiger

Historical Context:

Built in 1916, one year after the incorporation of the City of Miami Beach, the Twenty-First Street Community Center is the oldest municipal structure in the City. It was constructed as the clubhouse for Carl Fisher's private and exclusive golf course. The building is very close in design to August Geiger's Miami City Hospital (also called "The Alamo") which was designed in 1915. Geiger, with these two buildings, has created some of the earliest examples of Eclectic style architecture in the Miami Area.



AERIAL VIEW OF CLUBHOUSE AND THEATRE, SOUTH SIDE

IV. ARCHITECTURAL INFORMATION

Description of Buildings:

The Twenty-First Street Community Center Clubhouse is a one-story building. It is comprised of a central hall, flanked on the north and south by enclosed loggias, and with flat roofed wings extending to the east and west. The pitched tile roof contains chimneys on either end, and arch-windowed dormers. Connecting the clubhouse and theater is a low, covered walkway. The theater, also one-story, is a rectangular building with a pitched red tile roof. Wooden brackets support and decorate the eaves. A rough stucco skin surfaces the facade of both buildings.

Clubhouse South Elevation:

At the center of the facade is a set of double doors. On either side of this entrance is a set of flagpole supports that have been capped. A set of two jalousie, aluminum windows flank the doorway. The tiled roof is pitched back, and meets the roof line of the enclosed loggia. It is supported by ornate wooden brackets. A row of lightbulbs have been added under the eaves but are incompatible with the facade.

The clerestory wall of the central hall has five windows. They are separated into three parts and are made of glass with wooden mouldings. The roof is pitched and covered with shingles. The three dormers have arched windows that are louvered, and there is a decorative relief trim on the upper edge of the dormers.

Clubhouse North Elevation:

The central portion of the facade is characterized by a five arched loggia. The center arch has a set of double wooden doors. The two arches to the east are covered with wood paneling and a jalousie window. The arch immediately to the west is treated in the same manner as the other two but the last arch has been blocked in and a square, wooden trim window put in its place. A horizontal band of intricate relief work decorates the roof line of the loggia. The edge of the parapet wall originally included six ornamental urns. The three that remain are badly eroded. The east and west wing extensions on the north facade are identical. They consist of a single arched window, with wooden mouldings. It is separated into three parts with the center section being a double hung window. The clerestory wall, windows, and dormers are identical to the south elevation.

Clubhouse West Elevation:

The central portion of the wing consists of a wooden door with double hung windows on either side. To the left and right of the facade are large arched windows with the same characteristics as described in the north elevation. The parapet edge originally included a row of tile but the tile has since fallen off. The center portion of the parapet is angled and is decorated with relief mouldings. Underneath this trim is a carved out circle, also with ornate relief work about its perimeter.

Clubhouse East Elevation:

The parapet decoration of the east facade is identical to the west. A single door with two double hung windows comprise the center section, to the left is the covered walkway that connects the clubhouse and theater. On the right side of the door is an apparent small addition to the wing.

Description of Significant Interior Areas:

Central Hall - On the west end is a grand fireplace and mantle. At the east end is a staircase with finely carved, wooden baluster and handrails. The flooring is of Dade County Pine. The ceiling has graceful arched ribs, richly decorated.

Theater East Elevation - An interesting rhythm is created with the use of angled parapets and tiled canopies over doors and windows. The parapet on the left is the largest of the four. It has a simple trim line decorating the edge. All the windows have wood mouldings. The remaining three parapets are smaller but have the same simple trim. The eaves and tile canopies are supported by wooden brackets.

Theater West Elevation - The tile canopies over the two entrances are supported by large wooden brackets. Large air-conditioning units cover three windows on the left side of the covered walkway. The remaining windows are of jalousie type with aluminum trim.

Theater North Elevation - The facade consists of a large angled parapet with a semi-circular, louvered window. The decorative trim is the same simple relief work found in the other elevations. Below, a rectangular window is centered on the facade. On the left side is the entrance to a public restroom.

Theater South Elevation - The design of the south facade is basically the same as the north facade. However, the semi-circular window has been replaced by a ventilation fan and a metal hood placed over it. Concrete steps lead to a wooden door. There is a small jalousie window to the left of the door.

V. PLANNING CONTEXT

Present Trends and Conditions:

The Twenty-First Street Community Center is a highly used public facility with regularly scheduled dances, theater events, meetings, classes, and exhibits. So as to continue providing these services to the citizens of Miami Beach, the Community Center is the subject of a two-part rehabilitation program:

Firstly, the existing historic structure will be rehabilitated along with the creation of a new dance floor and chess center. Rehabilitation plans have been completed and approved by the Secretary of State as being in conformance with the Secretary of the Interior Standards for Rehabilitation of Historic Structures (see Attachment 'A').

Secondly, a new multi-use facility will be added on the site to meet the increasing needs of the Center users. The design contract for the new facility includes a Collins Canal/Twenty-Second Street Walkways, which will form a pedestrian link between the Garden Center, the Convention Center, the Twenty-First Street Community Center, the Bass Museum of Art, the Miami Beach Public Library, and the new Beachfront Park and Promenade. Funds for the rehabilitation of the existing structure are provided by Community Development Block Grant Funds. Funds for the new facility and the Canal Walk are provided by a $2,000,000 City of Miami Beach bond issue.

Conservation Objectives

The Twenty-First Street Community Center is being nominated for designation to ensure the preservation of this unique architectural and historically significant group of structures. In addition, designation will ensure the compatibility of the design of the new facility with the site and existing structures.

VI. HP ZONING ELEMENTS

Boundaries:

The boundaries of HP Zoning have been drawn to include that portion of the Golf Course Subdivision as described in Section I. The official zoning map of the City shall indicate such boundaries and shall use the symbol HP-2.

Major Exterior Surfaces Subject to Review:

All exterior facades of the clubhouse and theater shall be considered major exterior surfaces subject to review.

Major Interior Areas Subject to Review:

The clubhouse central hall and covered loggias, including floor, walls, decorative mouldings, light fixtures, fireplace, and stairway shall be subject to review.

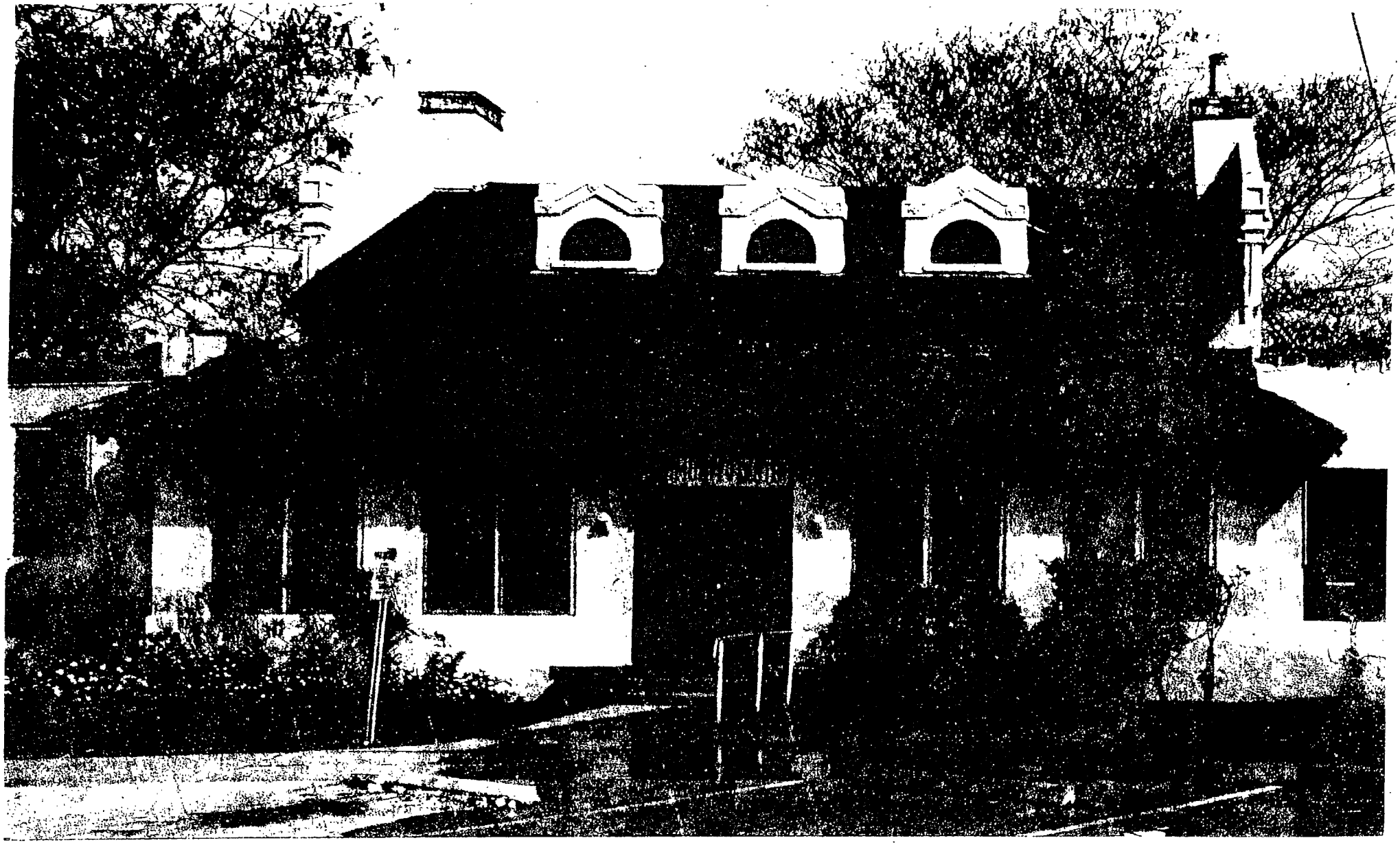
Major Landscape Features Subject to Review:

All major landscape features are subject to review.

Evaluation Guidelines

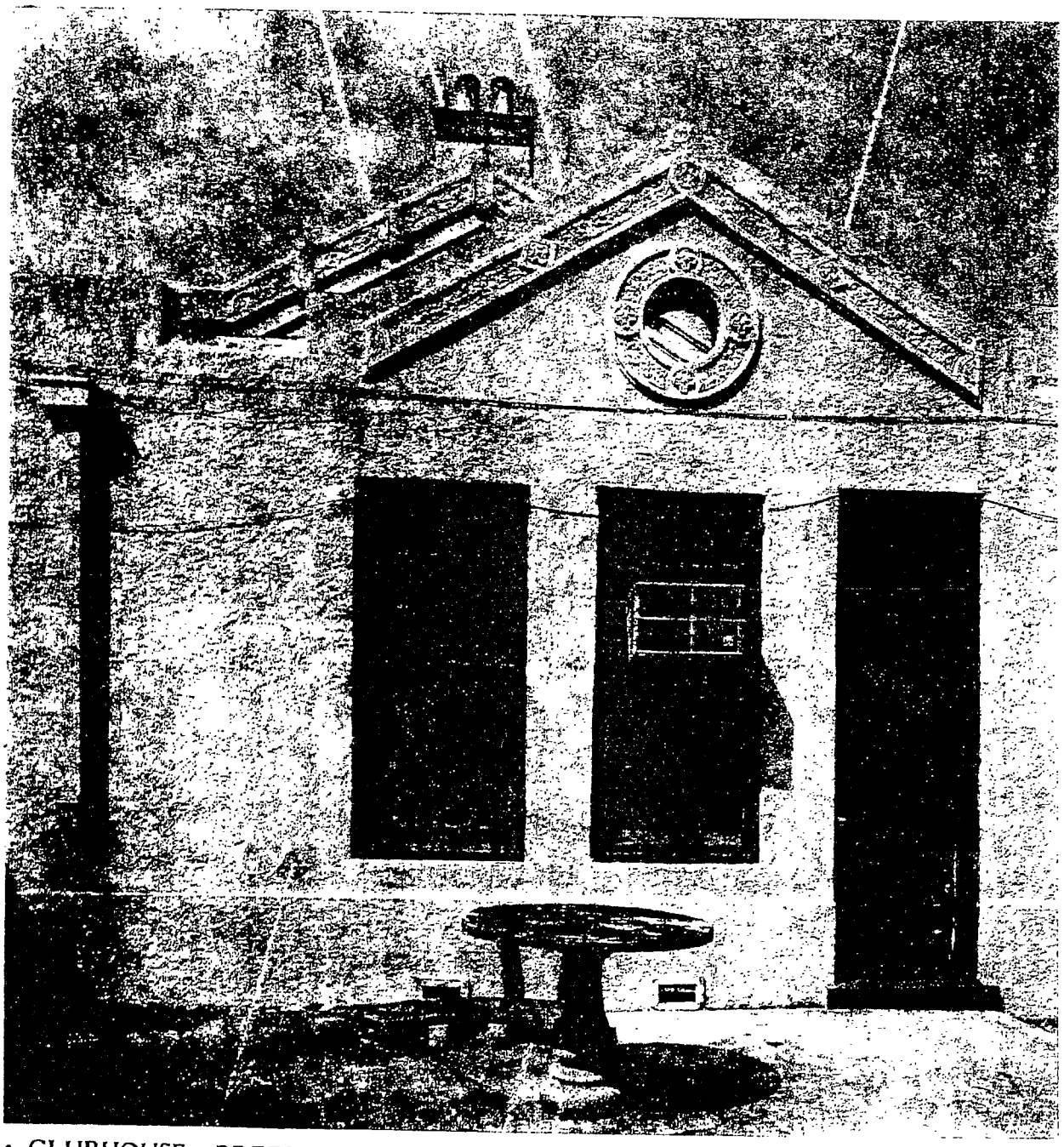
The following guidelines shall be used by the Historic Preservation Board to evaluate the appropriateness and compatibility of proposed development affecting the designated site:

- U.S. Secretary of Interior's Standards of Historic Preservation Rehabilitation Projects.

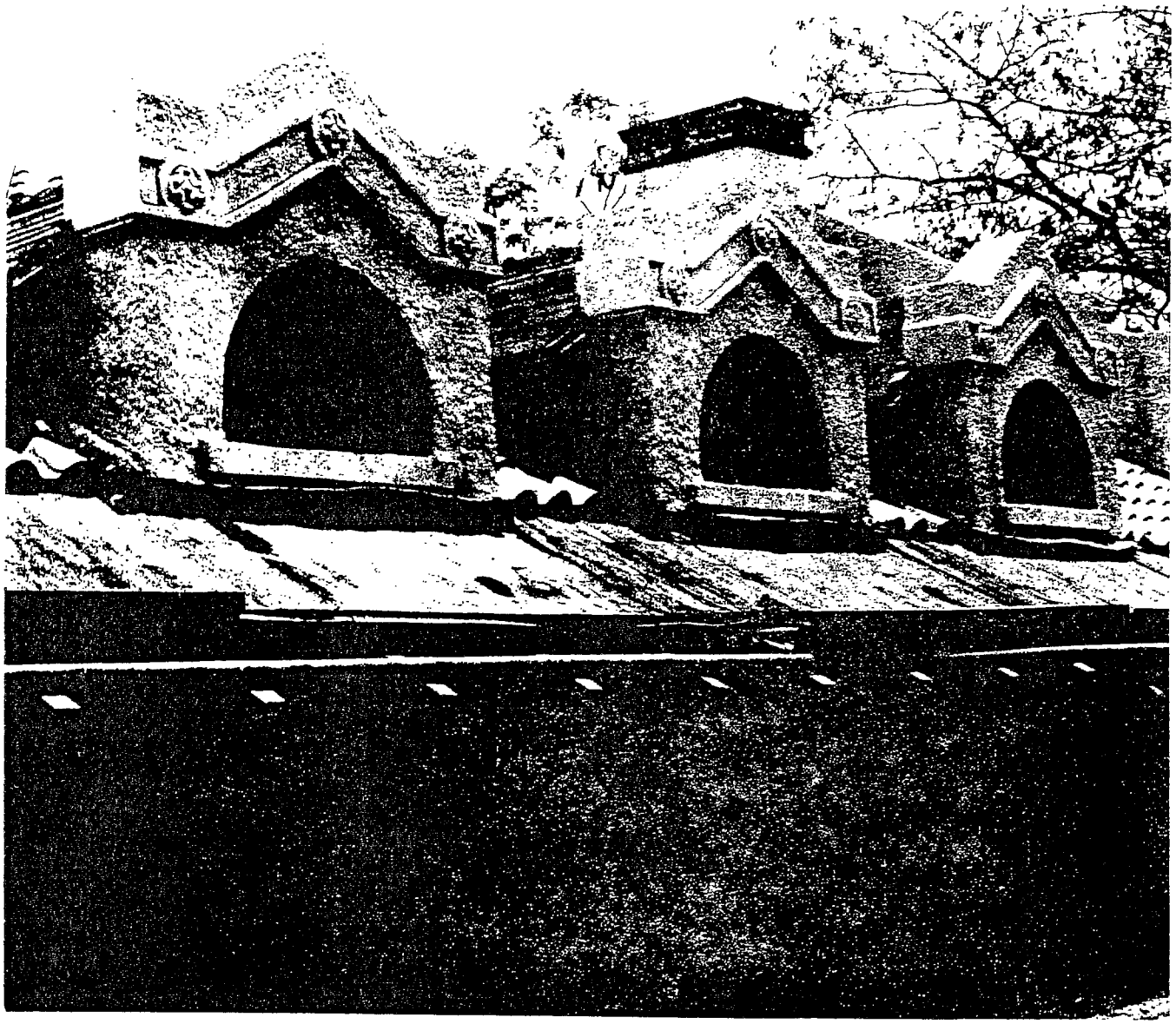


· CLUBHOUSE – SOUTH FACADE

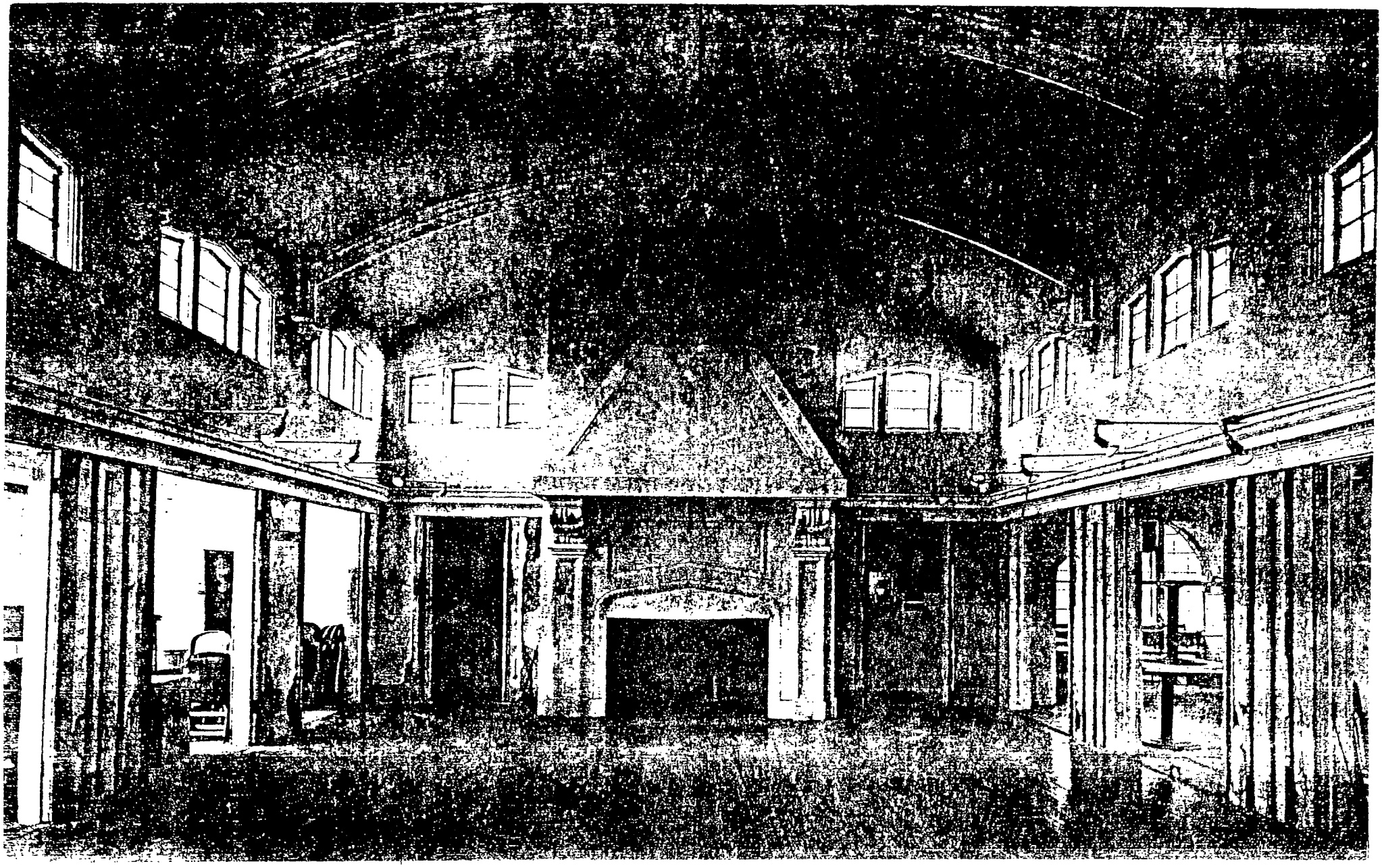
• CLUBHOUSE – NORTH ELEVATION



· CLUBHOUSE - BREEZEWAY AT COURTYARD, EAST END
(NOTE DETAILS ON PARAPET)

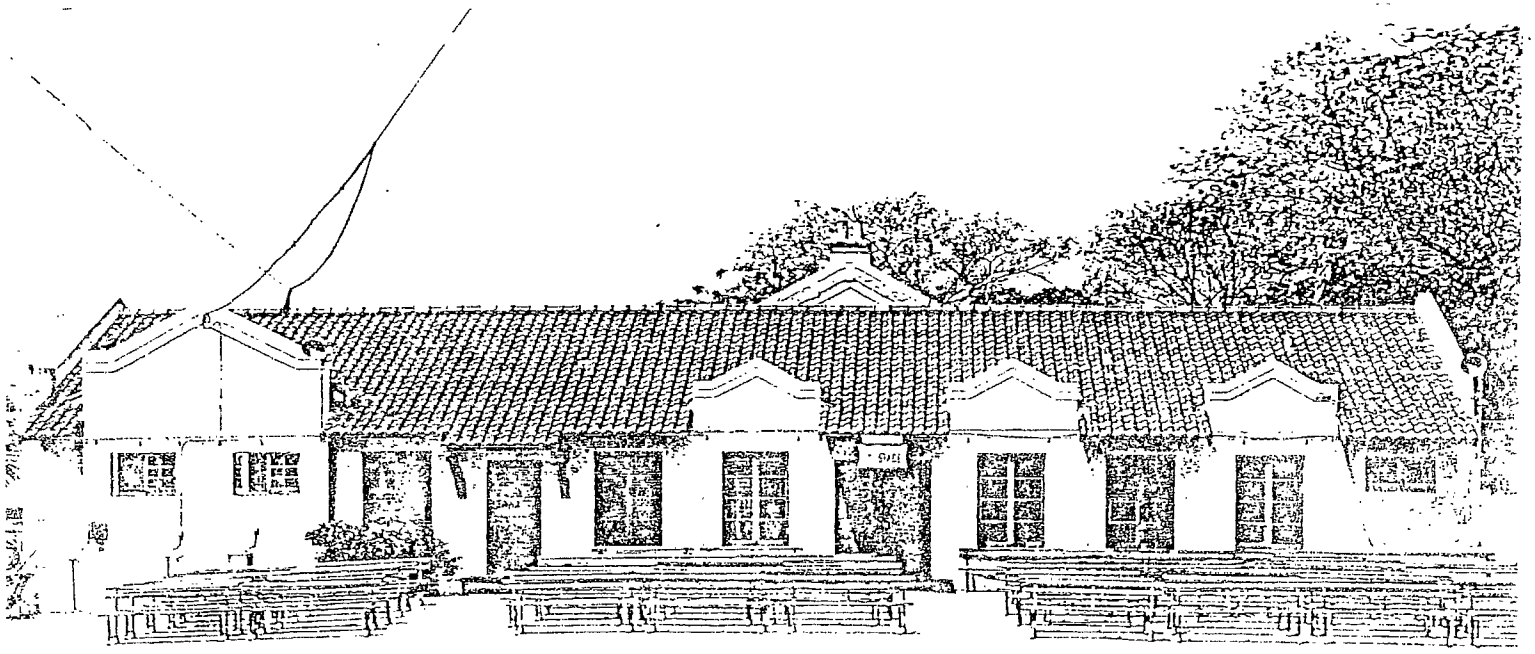


· CLUBHOUSE - DORMER DETAIL, NORTH FACADE

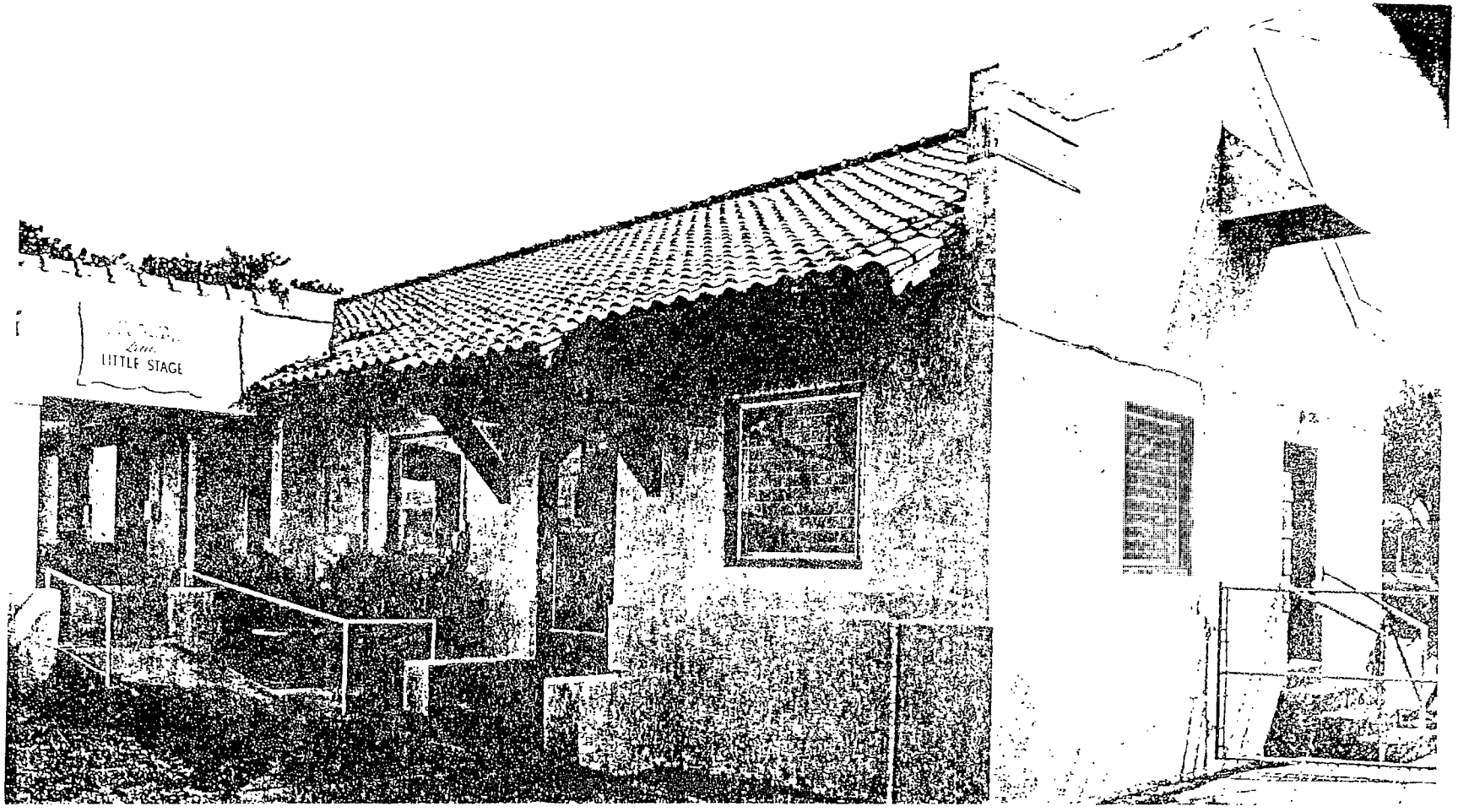


· CLUBHOUSE – INTERIOR, WEST END

CLUBHOUSE - INTERIOR, STAIR DETAIL, [illegible]



THEATRE - EAST ELEVATION

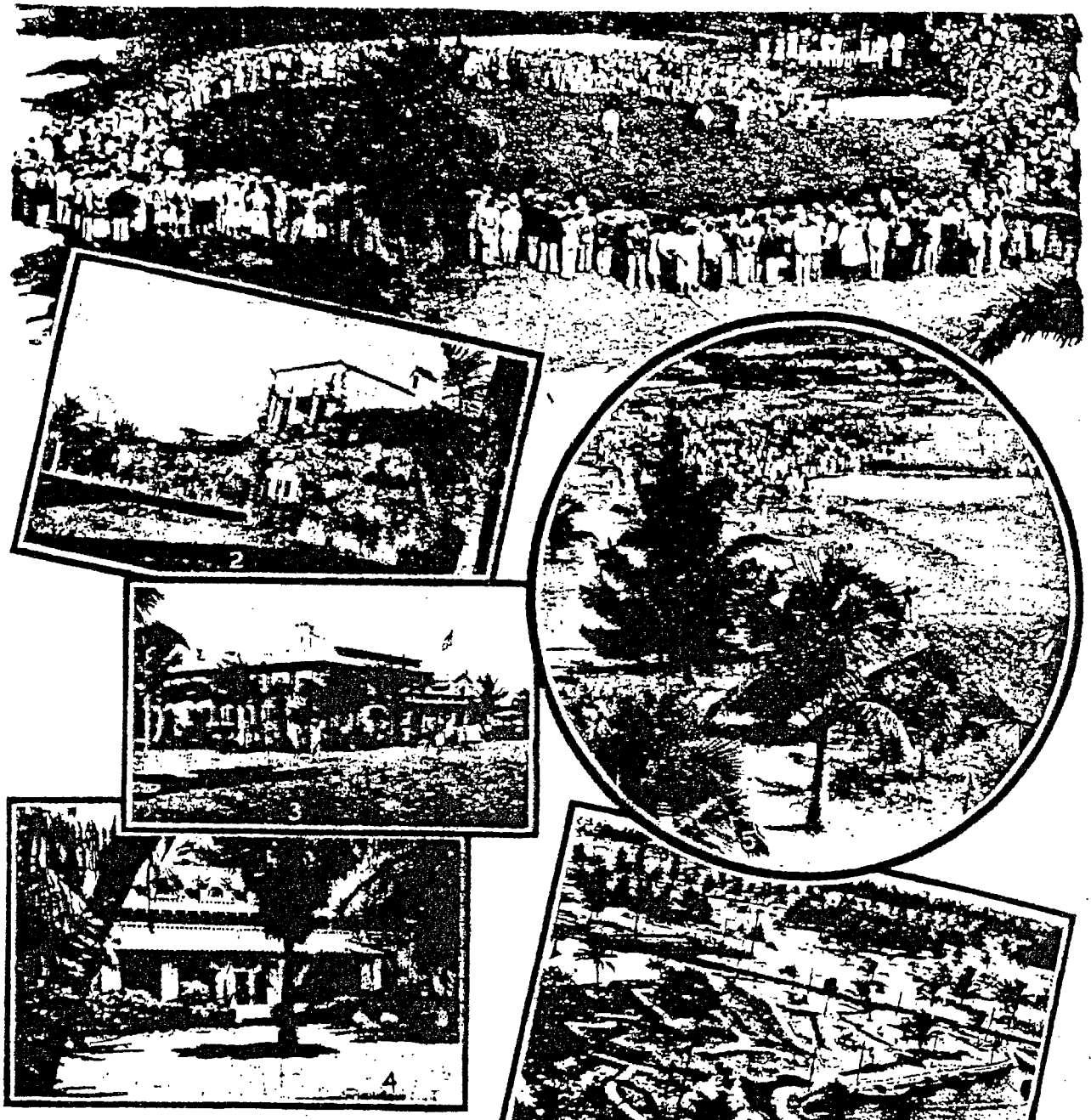


• THEATRE – SOUTHWEST ELEVATION

THE MIAMI BEACH MUNICIPAL GOLF COURSE BUILDING, BY AUGUST GEIGER, BEARS A STRONG SIMILARITY TO THE ALAMO. COMPLETED IN 1916, IT NOW SERVES AS THE WASHINGTON AVENUE COMMUNITY CENTER. (ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY)

MIAMI CITY HOSPITAL, NICKNAMED "THE ALAMO," WAS DESIGNED BY AUGUST GEIGER IN 1915 (ROMER COLLECTION, MIAMI-DADE PUBLIC LIBRARY)

GOLF ON THREE COURSES AND OTHER



1. FINISHING ON 18TH GREEN OF LA GORCE OPEN GOLF TOURNAMENT.
2. BAY SHORE GOLF CLUBHOUSE.
3. LA GORCE GOLF CLUBHOUSE.
4. MUNICIPAL GOLF CLUBHOUSE.
5. NATIONAL GOLF TOURNAMENT ON ONE OF OUR COURSES.

PLAZA MINIATURE GOLF LINKS
ONE OF THE MOST BEAUTIFUL MIDGET COURSES IN THE UNITED STATES.

PROMOTIONAL BROCHURE, "LURE OF MIAMI BEACH", 1931

OCT 15 1981
DEPARTMENT OF ECONOMIC DEVELOPMENT
By

FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

[redacted]

OCT 15 1981
DEPARTMENT OF ECONOMIC DEVELOPMENT
By

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT
L. Ross Morrell, Director
(904) 488-1480

September 28, 1981

In reply refer to:

Ms. Janice L. Bordelon
Project Historian
(904) 487-2333

Ms. Gladys A. Kane
Community Development Director
Department of Economic Development
City Hall
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Your Letter of August 21, 1981
Cultural Resource Assessment Request
Rehabilitation of the 21st Street Community Center
Miami Beach, Dade County, Florida

Dear Ms. Kane:

In accordance with the procedures contained in 36 C.F.R., Part 800 ("Procedures for the Protection of Historic and Cultural Properties"), we have reviewed the above referenced project for possible impact to archaeological and historical sites or properties listed, or eligible for listing, in the National Register of Historic Places. The authorities for these procedures are the National Historic Preservation Act of 1966 (Public Law 89-665) as amended by P.L. 91-243, P.L. 93-54, P.L. 94-422, P.L. 94-458, and P.L. 96-515 and Presidential Executive Order 11593 ("Protection and Enhancement of the Cultural Environment").

David Ferro, Preservation Architect for the Division of Archives, History and Records Management, has reviewed the plans and specifications for the rehabilitation of the 21st Street Community Center. It is the determination of this office that the proposed rehabilitation has maintained the architectural integrity and standards of the original structure through the application of the Secretary of the Interior's Guidelines. It is, therefore, the opinion of this agency that the proposed project will have a beneficial effect on the subject property, and should be allowed to proceed.

ATTACHMENT 'A'

We commend the sensitive treatment of the rehabilitation of the Community Center. And on behalf of the Secretary of State, George Firestone, we thank you for your interest and cooperation in preserving Florida's historic resources.

Sincerely,

George W. Percy,
Deputy State Historic
Preservation Officer

GWP:Beh

VII. BIBLIOGRAPHY

Lummas, J.N. The Miracle of Miami Beach; Miami Post Publishing Company, 1944.

Dade County, Florida. From Wilderness to Metropolis; Metropolitan Dade County Office of Community and Economic Development, Historic Preservation Division; Metropolitan Dade County, 1982.

City of Miami Beach, Florida. "Twenty-First Street Community Center, Application for Urban Park and Recreation Recovery Grant"; City of Miami Beach Economic Development Department, Planning Division; Miami Beach, 1980.

Dade County, Florida. "Survey Findings in Miami Beach"; Metro-Dade Office of Community and Economic Development, Historic Preservation Division; June, 1981.

Florida, State of. "Florida Master Site File, Historic Site Data Sheet"; Department of State, Division of Archives, History and Records Management, Ivan Rodriguez, Dade County Parks and Recreation Department.

All photographs, unless otherwise stated, are from the Twenty-First Street Community Center plans, prepared by Zyscovich Architects, 1983.

9-June-2016

MIAMIBEACH

Capital improvements
Project Office
1700 Convention Center Dr.
Miami Beach, FL 33139

Historical Reference Photographs/Building Card
Historic Designation Report

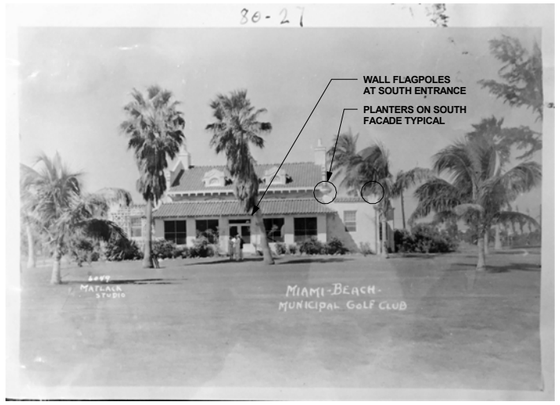
PRESERVATION ARCHITECT

RJ HEISENBOTTLE
ARCHITECTS

2199 PONCE DE LEON BLVD., SUITE 400
CORAL GABLES, FL 33134 TELEPHONE:
305/446-7799 FAX: 305/446-9275 FLORIDA
REGISTRATION NUMBER: AR 0010865

RJHA Project 16-3426

6/7/2016 11:31:03 AM



SOUTH FACADE 1926-27

SOUTH FACADE 1926-27

SOUTH FACADE 1926-27

SOUTH FACADE 1926-27

SOUTH FACADE 1926-27

NORTH FACADE LOOKING EAST 1926-27

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C:\Users\PabloQC\Documents\CARL FISHER CLUBHOUSE_pabloqc.rvt

MIAMIBEACH

CITY OF MIAMI BEACH
CAPITAL IMPROVEMENTS
PROJECTS OFFICE
1700 Convention Center Dr,
Miami Beach, FL 33139

CARL FISHER CLUBHOUSE RESTORATION

2100 Washington Ave,
Miami Beach, FL 33139

HISTORICAL REFERENCE PHOTOS

12" = 1'-0"

HISTORIC PRESERVATION BOARD REVIEW

RJHA PROJECT NO. 16-3426
JUNE 9, 2016

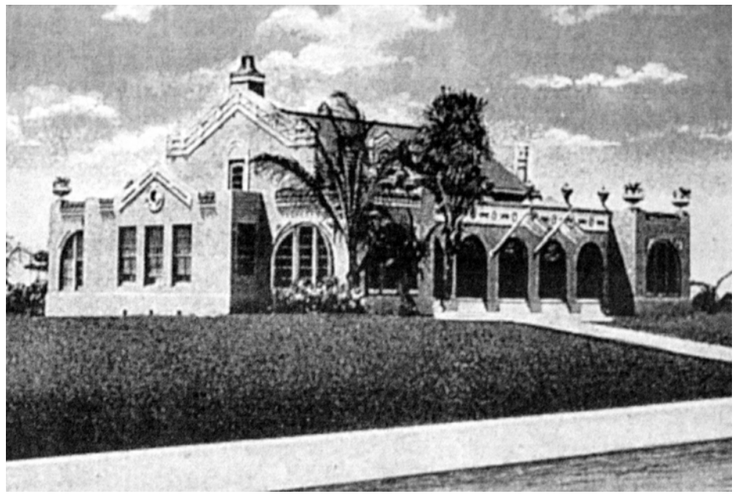
RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD. STE 400
CORAL GABLES, FL 33134
WWW.RJHA.NET
TELEPHONE: 305/446-7799 FAX: 305/446-9275
FLORIDA REGISTRATION NUMBER: AR 0010865

HP-23

6/7/2016 3:37:43 PM

1916 Photo from Canal - South Elevation loooking east (Photo from a 1916 Miami Magazine- History Miami Photographic Archives)

1926-27 Photo from Canal - South Elevation loooking east (History Miami Photogrtaphic Archives)



1916-17 Photo from Canal - South Elevation loooking west

1926-27 Photo from Canal - South Elevation loooking east

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FLORIDA REGISTRATION NUMBER: AR 0010865

HP-24

MIAMIBEACH

CITY OF MIAMI BEACH
CAPITAL IMPROVEMENTS
PROJECTS OFFICE
1700 Convention Center Dr,
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CARL FISHER CLUBHOUSE RESTORATION

2100 Washington Ave,
Miami Beach, FL 33139

HISTORICAL REFERENCE PHOTOS

12" = 1'-0"

HISTORIC PRESERVATION BOARD REVIEW

RJHA PROJECT NO. 16-3426
JUNE 9, 2016

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C:\Users\PabloQc\Documents\CARL FISHER CLUBHOUSE_pabloqc.rvt

RJHA
PRESERVATION ARCHITECT
RJ HEISENBOTTLE
ARCHITECTS
2199 PONCE DE LEON BLVD., SUITE 400
CORAL GABLES, FL 33134 TELEPHONE:
305/446-7799 FAX: 305/446-9275 FLORIDA
REGISTRATION NUMBER: AR 0010865

Carl Fisher Clubhouse Restoration

2100 Washington Ave,.
Miami Beach, FL 33139

Historical Reference Photos

Historic Preservation Board Review

RJHA Project 16-3426

5

Owner City of Miami Beach

Permit No. 91604 Cost $1,500,000.

Lot Block Subdivision

Address 2100 Washington Ave
New Recreation Center & Walkway along Collins Canal via 21st St (N.E. corner of Convention Ct. site)

General Contractor Mascrete Inc

Bond No.

Architect Norman M. Giller & Assoc

Engineer Norman M. Giller & Assoc

Zoning Regulations: Use Area Lot Size

Building Size: Front Depth Height Stories

Certificate of Occupancy No. Use

Type of Construction Foundation Roof Date 8/28/85

PLUMBING Contractor Shield Corp #62264 Sewer Connection Date 10/3/85

Temporary Water Closet

Water Closets 11 rgh, 11 set
Lavatories 8 rgh, 8 set
Bath Tubs
Showers
Urinals 5 rgh, 5 set
Sinks 1 rgh, 1 set res, 1 rgh, 1 set slop
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains 5 rgh, 5 set
Floor Drains 3 rgh, 3 set
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL

Down Spouts
Wells

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

GAS Contractor Date

Gas Ranges
Gas Water Heaters
Gas Space Heaters
Gas Refrigerators
Gas Steam Tables
Gas Broilers

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL
GAS FINAL APPROVAL

ELECTRICAL Contractor Date

OUTLETS
Switches
Lights
Receptacles

Ranges
Irons
Refrigerators
Fans
Motors
Appliances

Temporary Service
Neon Transformers
Sign Outlets
Meter Change
Centers of Distributions
Service
Violations

HEATERS
Water
Space

FIXTURES

Electrical Contractor Date

FINAL APPROVAL

Date

Building Permits:

TEMPORARY CERTIFICATE OF OCCUPANCY #5131 dated 11/14/86 see C.O. for conditions

CERTIFICATE OF OCCUPANCY #5198 3/25/87

Electrical Permits: #81033 5/5/86 Worldtrade elec - 52 light poles52 fixtures

Plumbing Permits: #62283 10/14/85 Shield Corp - 5 rgh, 5 set drinking fountain, 3 rgh, 3 set floor drain
8 rgh, 8 set lavatory, 1 rgh, 1 set sink res, 1 rgh, 1 set sink slop, 5 rgh, 5 set urinal
11 rgh, 11 set water closet, 2 heater new installation, 9 roof inlet
#62321 11/8/85 Rose Septic Tank co - interceptor, T.V. oil 250 gals (1)

Permit #	Sub Type	Status	APPLIED	APPROVED	EXPIRED	DESCRIPTION	TREET_NO	_DIR	STREET_NAME	PARCEL_NO	COMP_TYPE
B0003178		FINAL	22-May-00	02-Jun-00	09-Oct-06	REPLACE 5 PAIR DOORS WITH SINGLE DOOR & FIXED FRAMES	2100		WASHINGTON AV	32270000090	BUILD
BCC07124	COMPLETE	APPROVED	08-Mar-07	14-Mar-07		CC for Rplc upper portion of perimeter wall 64lft	2100		WASHINGTON AV	32270000090	BCCOMP
BP081217	ALTRMDL	FINAL	20-Jun-08	20-Jun-08	22-Feb-10	B0802253/Plumb rnvtn 2 toilets, 2 lavs, 1 wtr fountain r & 2 wtr htrs.	2100		WASHINGTON AV	32270000090	BPLUM
B0804376	PAINT	CLOSED	22-Jul-08	29-Jul-08	25-Jan-09	PRESURE CLEAN. PRIME APPLICATION, CAULKING REPAIR OF HAIRLINE CRACKS, PAINTING OF BUILDING.	2100		WASHINGTON AV	32270000090	BSBUILD
BE040771	ALTRMDL	FINAL	30-Dec-03	30-Dec-03	27-Jun-04	Relocate switch and recept.	2100		WASHINGTON AV	32270000090	BELEC
B0202335	FENCE	CLOSED	20-Mar-02	02-Apr-02	29-Sep-02	REMOVE EXISTING FENCE AND INSTALL NEW PICKET FENCE W/2 WALK WAY GATES.	2100		WASHINGTON AV	32270000090	BSBUILD
BM090825	A/C	FINAL	14-May-09	14-May-09	11-Nov-09	REPLACEMENT OF AIR HANDLER (4 TONS)	2100		WASHINGTON AV	32270000090	BMECH
BE091076	ALTRMDL	FINAL	13-Feb-09	13-Feb-09	26-Aug-09	Install 12 duplex outlets	2100		WASHINGTON AV	32270000090	BELEC
B0400465	DRWNW	VOID	27-Oct-03			Rplc rotted doors & jams	2100		WASHINGTON AV	32270000090	BSBUILD
BMS1202599	DOC HIST	CLOSED	12-Jun-12			1 MF.	2100		WASHINGTON AV	32270000090	BMISC
BCU1400335	ADDITION	VOID	05-Feb-14			2100 WASHINGTON AVE / EDUCATIONAL ORGANIZATION	2100		WASHINGTON AV	32270000090	BCU
BE032504	A/CUNIT	VOID	18-Aug-03			NEW MAIN FOR A/C UP 50 TON	2100		WASHINGTON AV	32270000090	BELEC
BM081235	A/C	FINAL	05-Aug-08	05-Aug-08	22-Feb-10	B0802253/ductwork modifications	2100		WASHINGTON AV	32270000090	BMECH
BE090747	ALTRMDL	FINAL	06-Jan-09	06-Jan-09	21-Jul-09	Demo int, install 2 exit lights, & install power for 2 5 ton condensors.	2100		WASHINGTON AV	32270000090	BELEC
BE040877	ALTRMDL	FINAL	15-Jan-04	15-Jan-04	04-Jan-05	INSTALL R/O FOR TIME CLOCK.	2100		WASHINGTON AV	32270000090	BELEC
BM031006	A/C	FINAL	20-Jun-03	20-Jun-03	11-May-04	C/O 5-10T.& 5-10KW.	2100		WASHINGTON AV	32270000090	BMECH
BM090864	A/C	FINAL	29-May-09	29-May-09	29-Nov-09	Rplcmnt olf ac (kitchen area)	2100		WASHINGTON AV	32270000090	BMECH
BE091190	LOWVOLT	FINAL	26-Feb-09	26-Feb-09	19-Oct-09	Low Voltage 18 computer cables	2100		WASHINGTON AV	32270000090	BELEC
BM040641	REFRIG	FINAL	02-Mar-04	05-May-04	22-Nov-04	repl central water cooler chiller	2100		WASHINGTON AV	32270000090	BMECH
BCU1000140	PRIMARY	APPROVED	17-Nov-09	17-Nov-09		Empire VPS, Valet Parking Service @ 2100 Washington Ave (SobeMiami.com) Storage @ 340-23rd Street	2100		WASHINGTON AV	32270000090	BCU
B0802253	ALTRMD	FINAL	11-Mar-08	09-May-08	22-Feb-10	LIMITED IMPROVEMENTS TO EXISTING CARL FISHER CLUB HOUSE CONSISTING OF INTERIOR WORK & MINOR EXT IMPROVEMENTS .	2100		WASHINGTON AV	32270000090	BUILD
BMS0902980	REVISE	FINAL	23-Jul-09	30-Jul-09	26-Jan-10	B0802253 RVSN TO RELOCATE PLUMBING TO SHOW CONNECTION TO EXISTING WATER SUPPLY.	2100		WASHINGTON AV	32270000090	BMISC
B0501258	FENCE	FINAL	16-Dec-04	28-Jan-05	27-Jul-05	RENEW B0202335 TO REMOVE EXISTING FENCE & INSTALL NEW PICKET FENCE 367 LFT	2100		WASHINGTON AV	32270000090	BSBUILD
BV04000675	STRUCT	CLOSED	12-May-04	12-May-04	23-Feb-05	EXPIRED FLORIDA BUILDING CODE PERMIT. SEE ATTACHED	2100		WASHINGTON AV	32270000090	BVIO
BMS0503498	OCCLOAD	VOID	16-May-05			Occupant Load for COMMUNITY CENTER	2100		WASHINGTON AV	32270000090	BMISC
B0500624	ROOFING	FINAL	08-Nov-04	10-Nov-04	05-Dec-05	REROOFING TILE & FLAT ROOF 2800 SQ FT	2100		WASHINGTON AV	32270000090	BSBUILD
BP040109	ALTRMDL	FINAL	27-Oct-03	27-Oct-03	04-Jul-04	REPAIR ROOF DRAINS	2100		WASHINGTON AV	32270000090	BPLUM
BP041637	HEATERS	FINAL	14-Sep-04	14-Sep-04	19-Jul-05	REPLACE WATER HEATER	2100		WASHINGTON AV	32270000090	BPLUM
BMS0802011	REVISE	FINAL	19-May-08	20-May-08	16-Nov-08	B0802253/Rvsn to fire alarm removal (not rqrd per fire), change triggers minor ele, mech changes.	2100		WASHINGTON AV	32270000090	BMISC
B0605368	FENCE	FINAL	19-Jul-06	29-Nov-06	06-Aug-07	Rplc upper portion of perimeter wall 64lft	2100		WASHINGTON AV	32270000090	BSBUILD
BE081700	LOWVOLT	FINAL	21-Apr-08	03-Sep-08	23-Mar-09	ACCESS CONTROL SECURITY UPGRADE	2100		WASHINGTON AV	32270000090	BELEC
BP061494	ALTRMDL	FINAL	19-Jul-06	19-Jul-06	29-Jan-07	Install 2 backflow preventors.	2100		WASHINGTON AV	32270000090	BPLUM
B0605765	ALTRMD	FINAL	04-Aug-06	08-Aug-06	10-Feb-07	YAGI ANTENNA INSTALLATION	2100		WASHINGTON AV	32270000090	BSBUILD
BE082359	ALTRMDL	FINAL	10-Jul-08	10-Jul-08	22-Feb-10	B0802253/ RESTROOM RENOVATION	2100		WASHINGTON AV	32270000090	BELEC
B0904336	DRWNW	FINAL	20-Aug-09	20-Aug-09	22-Feb-10	B0802253 INSTALL 1 IMPACT WINDOW.	2100		WASHINGTON AV	32270000090	BSBUILD
BE052918	DEMO	FINAL	04-Aug-05	04-Aug-05	31-Jan-06	DEMO LIGHT FIXTURES UNDER CANOPY	2100		WASHINGTON AV	32270000090	BELEC
BE101511	ALTRMDL	FINAL	07-Apr-10	07-Apr-10	26-Oct-10	INSTALL OUTLETS FOR HANDREADER	2100		WASHINGTON AV	32270000090	BELEC