

Designation Report

Collins Avenue Historic District

Surfside, Florida
Built: 1946 - 1957



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Miami-Dade County

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I. GENERAL INFORMATION

NAME: Collins Avenue Historic District

LOCATION: Collins Avenue & Harding Avenue between 90th Street and 91st Street
Township: 52S
Range: 42E
Section: 35

ARCHITECTS: Gilbert M. Fein

- 9016 Collins Avenue (1957)
- 9024 Collins Avenue (1946)
- 9056 Collins Avenue (1951)
- 9025 Harding Avenue (1954)
- 9033 Harding Avenue (1957)
- 9041 Harding Avenue (1954)

Edward Nolan

- 9040 Collins Avenue (1946 building)

Russell Pancoast

- 9040 Collins Avenue (1951 addition)

Henry Hohausser

- 9048 Collins Avenue (1946)
- 9064 Collins Avenue (1946)

PROPERTY OWNERS: See Appendix A: Property Information

LEGAL DESCRIPTIONS: See Appendix A: Property Information

TAX FOLIO NUMBERS: See Appendix A: Property Information

BOUNDARY DESCRIPTION: The historic district extends from the southern edge of the parcel at 9016 Collins Avenue, running north along Collins Avenue to the northern edge of the parcel at 9064 Collins Avenue. The boundary then runs west and south to Harding Avenue, continuing along the edge of parcel 9064 Collins Avenue and the rear of parcel 9056 Collins Avenue. The boundary continues south along Harding Avenue, to the southern edge of parcel 9025 Harding Avenue, meeting the property line of 9016 Collins Avenue.

SIGNIFICANCE: **History/Context:** The Collins Avenue Historic District is a historically significant district associated with the architectural history and the pattern of development in the Town of Surfside. While these buildings were constructed between 1946 and 1957, they represent a pattern of development that originated in Surfside in the 1920s. The Collins Avenue Historic District fulfills Criteria Sec. 16A-10(1)(a), *Associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, South Florida, the State or the nation.*

Architecture: The Collins Avenue Historic District is significant as an excellent sampling of Streamline Moderne and Miami Modern (MiMo) architecture, which defined the overall character of the Town of Surfside during its height of development. While many of the historic period Streamline Moderne and MiMo buildings have since been demolished and replaced with contemporary buildings and towers, this district serves as an example of the historic character of Surfside. It is the last Collins Avenue block that retains its original mid-century construction. Additionally, each of the nine buildings is the work of a locally significant architect. The Collins Avenue Historic District fulfills Criteria Sec. 16A-10(1)(c), *Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

IMPACTS:

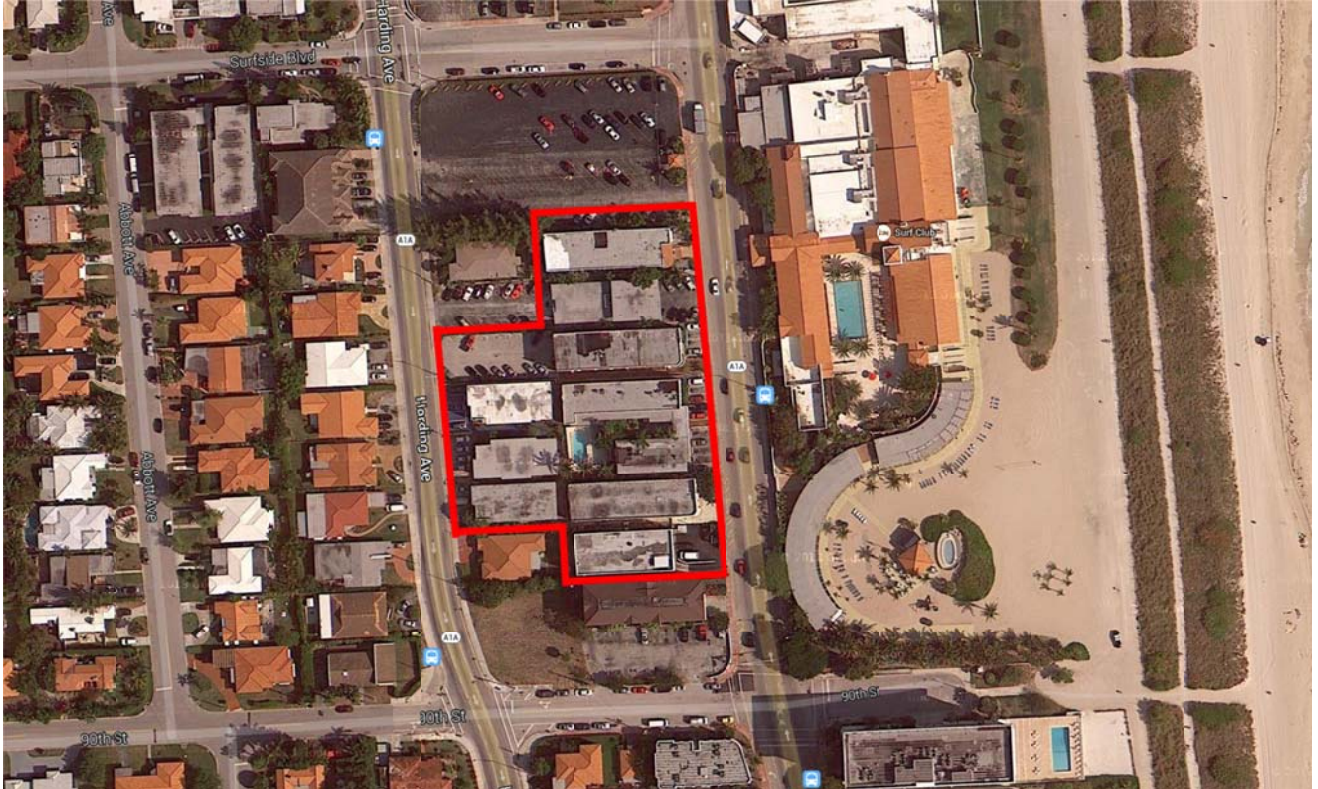
The Miami-Dade County Office of Historic Preservation is required to approve any exterior changes and/or additions, demolition, or new construction to the designated resources.

Most approvals are handled in-house directly by the staff of the Office of Historic Preservation. Major alterations require approval by the County Historic Preservation Board.

Designated resources are eligible to take part in the County's Ad-Valorem Tax Exemption program, and are eligible for any historic preservation grants that may be available at the time.

II. PHYSICAL DESCRIPTION / SETTING

The Collins Avenue Historic District encompasses the majority of the block bounded to the south and north by 90th Street and 91st Street and to the east and west by Collins Avenue and Harding Avenue, respectively. The district includes nine buildings in total, all of which are contributing resources. The majority of the buildings front on Collins Avenue with three buildings on Harding Avenue. Collectively these buildings provide strong examples of two distinct architectural types: Streamline Moderne and mid-century Miami Modern (MiMo).



Current aerial photograph with historic district boundary outlined in red, circa 2014.



View looking northwest on Collins Avenue of the historic district buildings, March 2014.



View looking northeast from Harding Avenue of the grouping of three nearly identical MiMo buildings, March 2014.



Single-family home at 9065 Harding Avenue, outside historic district boundaries, March 2014.



Single-family home at 9017 Harding Avenue, outside historic district boundaries, March 2014.



Four-story condominium building at 9008 Collins Avenue, outside the historic district boundaries, March 2014.

Three buildings within the overall block are not included in the historic district. This includes a contemporary condominium building constructed in 1996 at 9008 Collins Avenue, which is not included in the proposed district because it is less than 50 years of age. Two single-family homes located at 9017 Harding Avenue and 9065 Harding Avenue have also been excluded from the district boundary. While these homes are both more than 50 years old, they do not contribute to the historic context or architectural significance of the historic district, which is defined by a collection of larger-scale Streamline Moderne and MiMo style apartment buildings.

9016 Collins Avenue, built 1957, MiMo Gilbert M. Fein, Architect

The raised two-story building at 9016 Collins Avenue was constructed in 1957. It is a modest apartment building with a rectangular footprint and asymmetrical facade. It has two stories with a total of six apartments raised above the ground floor parking. Modest concrete walls separate the property from the sidewalk, and define the entry drive down to the lower parking level. A few parking spaces are provided in front of the building. At the northern edge of the front (east) facade, concrete steps with white metal railings provide access from the parking spaces to the first floor apartments.

Overall, the building displays several elements distinct to MiMo architecture. The facade is white with modest baby blue banding across the front facade that differentiates the lower parking level from the upper living floors. This portion of the facade angles inward as it extends down. Concrete brise-soleils accent the front (east) and side (south) facades. The southern third of the front (east) facade is characterized by a brise-soleil that screens the resident stairway. This portion of the facade is modestly stepped forward from the rest of the building and has a solid parapet that extends above the flat roof. This portion of the parapet is a few feet taller than the solid parapet that is present along the rest of the building. A geometric, rectangular pattern defines the primary brise-soleil. The stepped facade, parapet, and brise-soleil wrap the southeast corner of the building.



The main and south façades of 9016 Collins Avenue, March 2014.



Detail of the brise-soleil patterns, March 2014.

The northern and western portions of the front (east) and side (south) façades are defined by covered breezeways supported by simple concrete columns and concrete screen balustrades. On the front (east) façade, the concrete screen creates a railing for the upper floor with a simple metal picket railing on the lower floor. The side (south) façade is flipped, with the concrete screen balustrade on the lower floor and the metal railing on the upper floor. The screen on both façades is identical, creating a design with a central star pattern. The metal railings are likely contemporary replacements for what were originally matching concrete screen balustrades. Rounded beanpole columns support the covered breezeway on the south façade.

The north façade is simple with no decoration or adornment and is painted a taupe color. A stairway with metal railings provides access from the lower parking level up to both residential floors. The building displays various window types, including metal awning windows as well as single-hung-sash windows.

9024 Collins Avenue, built 1946, Streamline Moderne Gilbert M. Fein, Architect

The two-story building at 9024 Collins Avenue was constructed in 1946. Like the neighboring building at 9016 Collins Avenue, this building has a long, rectangular footprint and asymmetrical façade. Unlike its MiMo neighbor, this building reflects the Streamline Moderne architectural style. It is painted white with baby blue trim accents that match the lower level blue banding at 9016 Collins Avenue. It has a flat roof with a solid parapet on the north, east, and south façades. It is currently an apartment building with a total of 14 units.

Decoration breaks up the front (east) façade into three discrete portions. The southernmost portion is defined by its rounded corner and modest coping along the roofline with vertical banding. The coping is set apart from the façade by baby blue accent paint while the vertical banding remains white. Metal awning windows wrap the rounded southeast corner of the building. These windows, along with the windows throughout the building, were likely awnings or casements when originally installed. Projected baby blue banding surrounds these corner windows. Faux columns with vertical fluting project from the building front to either side of the main entry door. An eyebrow projects over the doorway. These entry features are also painted baby blue. Two concrete steps lead to the front door. At the base of the building, to either side of the steps, stand baby blue-painted brick piers, which extend approximately nine inches above the height of the steps.



View of the main façade of 9024 Collins Avenue, March 2014.



View of the entry details and first floor of the rounded corner, March 2014.



Detail of the tropical concrete block and vertical striations, March 2014.

The central portion of the front (east) façade is narrow, and is defined by additional decoration. Simple vertical striations extend up the height of this portion of the façade. A single rectangular awning window is centered on the façade, to the north of the main entry door. Above the window is a concrete panel with tropical features, including a palm tree, sun, leaves, and waves. It is painted white to match the façade. This panel is the same dimensions as the awning window below.

The eyebrow over the entry door turns 90 degrees and runs vertically up the façade. This vertical eyebrow divides these two portions of the main façade. Three porthole circles are cut into the vertical element. At the top of the building, the eyebrow again turns 90 degrees and provides a horizontal shade structure at the stepped roofline. Here the parapet steps up from the entry portion of the façade. Like the eyebrow over the entry door, baby blue paint on outer edge of the eyebrow provides additional decoration on the façade. The porthole cutouts are also painted baby blue.

The third portion of the main façade is the northernmost section. It is slightly projected from the other two portions and its parapet steps higher than the adjoining portion. A projected band extends up the center of this portion. It is adorned with modestly projecting triangular elements that point upward. A roughly triangular eyebrow projects above the lower window, which is a large horizontal slider. Matching eyebrows extend above and below the upper window opening. A raised triangular band projects from the façade between the two upper awning windows. A concrete vent block is placed above the upper window, breaking up the central banding. Based on the window type and detail of the eyebrows, the lower window opening was likely enlarged at some point; an eyebrow placed below that window was likely removed when the opening was enlarged.



Detail of the tripartite eyebrow, porthole cutouts, and triangular eyebrows, March 2014.



Detail of the third portion of the main façade with triangular eyebrows and geometric banding, March 2014.

Exterior decoration on the sides and rear façades of the building are minimal. Small square cutouts along the upper portion of the side (south and north) façades indicate that a row of concrete vent blocks, similar to the one on the main façade, may once have provided modest decoration. On the south façade, these cutouts remain open whereas on the north façade, they appear to have been filled in, though they remain recessed slightly from the surrounding wall.

The interior of the entry lobby also provides some original detailing. Decorative molding with projected, vertical triangular elements above and a curving “swag” below extend along the upper wall throughout the lobby. A projected faux column with vertical banding stands alongside the tile stairway.



Detail of the interior lobby, March 2014.

**9040 Collins Avenue, built 1946 and 1951, Streamline Moderne and MiMo
Edward Nolan, Architect (1946 Streamline Moderne Building)
Russell Pancoast, Architect (1951 MiMo Addition)**

The two-story building at 9040 Collins Avenue was constructed in two distinct building phases with the earlier portion dating to 1946. The building is comprised of two separate buildings that intersect at their main (east) façades. Together, these two buildings reflect the evolution of design styles during the mid-20th century, as Streamline Moderne gave way to MiMo. Currently both buildings are being renovated for use as an extended-stay hotel.

The northern, Streamline Moderne building has a long rectangular footprint and a flat roof with solid parapet. The main (east) façade is characterized by raised vertical banding, which forms three equally spaced solid faux columns that extend the height of the façade. Thinner grooves to the sides of the bands emphasize the verticality of the decoration. At these vertical elements, the parapet is modestly stepped. Four fixed picture windows provide fenestration for the main (east) façade of this building with two windows on each floor. Narrow eyebrows project over the two upper windows.

On the north façade, an exterior concrete stairway provides access to the second floor. A white metal railing extends along the outer edge of the stairway. Additional decoration on the northern façade is minimal. Concrete block vents extend above the second story windows. The non-historic windows are horizontal sliders, which are slightly recessed from the exterior wall. The south façade fronts on a wide concrete walkway, which leads to a central courtyard and swimming pool.

The southern building was constructed in 1951. The building has an irregular, asymmetrical U-shaped footprint and a flat roof. It is two stories, though its overall height is lower than the adjoining Streamline Moderne building. A low masonry wall extends along the front of the MiMo building. A few parking spaces are placed between the building and the sidewalk, with additional on-grade parking provided on Harding Avenue, behind 9048 Collins Avenue.

The main (east) façade adjoins the Streamline Moderne building, overlaying on the southernmost of the three projected bands. A vertical fin projects from the northern edge of the MiMo building's main façade, where it overlays the Streamline Moderne building. It presents a strong geometric form with a downward angle. Square cutouts punctuate the centerline of the fin.



View of the main façade of 9040 Collins Avenue, the earlier Streamline Moderne building is to the right with the MiMo addition extending to the left, March 2014.



Aerial photograph looking northwest showing the original Streamline Moderne building with the Surf Club in the foreground, 1946.

A two-floor covered breezeway connects the MiMo structure with the northern Streamline Moderne building. Centrally located concrete steps provide access directly onto the first floor breezeway. The MiMo building also extends along a portion of the southern façade of the Streamline Moderne building. Here, the covered breezeway continues, and includes an exterior concrete stairway, which matches the stairway on the north façade of the Streamline Moderne building and provides access to the second floor. Instead of a metal railing, like that found on the northern stairway, this exterior stairway has a solid, stepped concrete wall. The wall is painted white to match the façade. Metal railings line the upper breezeway. The first floor breezeway maintains concrete block balustrades. The block features a central star pattern identical to that found at 9016 Collins Avenue.

The façade of the building is painted white. In contrast to the adjoining building, which emphasizes its verticality, in the MiMo building, the detailing provides strong horizontal emphasis. Simple concrete columns support the central covered breezeways. Horizontal coping at the roofline is slightly projected off the façade. Metal railings line the breezeway; photographs document that the railings replaced earlier concrete block balustrades. The concrete blocks featured the same central star pattern that remains on the northern lower breezeway facing the central courtyard. At the main façade, the concrete blocks were deteriorated and subsequently removed as part of the current renovation. It should be noted that the date of installation for the concrete blocks is unknown. While concrete block panels are a distinct feature within MiMo architecture, the original building plans show simple horizontal wood railings, similar in character to the newly installed horizontal metal railings.

At the southeast corner, the main façade steps back so that the side (south) façade appears recessed from the main façade. Like the northern façade of the Streamline Moderne building, the south façade of the MiMo building is largely unadorned, with bands of horizontal slider windows. The north façade of the MiMo building is much like the courtyard-facing façade of the Streamline Moderne building. It has covered breezeways that front on a central walkway and courtyard. Metal railings line the breezeways. These are contemporary replacements of the concrete block balustrades, which likely featured the repeated central star patterns. The windows on the building are all replacements; originally, the MiMo portion of the building had jalousie windows throughout.

9048 Collins Avenue, built 1946, Streamline Moderne Henry Hohausser, Architect

The two-story building at 9048 Collins Avenue was constructed in 1946. Today, it is within the same legal parcel as 9040 Collins Avenue, though structurally it is a disparate building. Together with the buildings at 9040 Collins Avenue, the buildings have a total of 31 units. Like many of the buildings in the district, it has a long, rectangular footprint and asymmetrical façade. It is painted to match the buildings at 9040 Collins Avenue. It has a flat roof with a solid parapet on the north, east, and south façades. The character of its main façade has several similar characteristics to that of 9024 Collins Avenue. It is a Streamline Moderne building with a rounded southeast corner and detailing that breaks up the main façade into two portions.

The southern portion of the front (east) façade includes the main entry. The southeast corner of the building is rounded with a band of wrapped casement and fixed pane windows on the second story. A photograph dating from 1950 documents that these windows were historically metal awnings. A rounded eyebrow projects above these upper windows. Horizontal banding that matches the window height extends from the window edge to the edge of this portion of the main façade. This banding is punctuated by a circular fixed porthole window. Historically, this circular porthole featured an operable square awning window. Another circular porthole with operable square awning window was located on the first floor, directly below remaining porthole; it has since been removed. Concrete block vents are located above the windows.

On the first floor, the main entry is recessed. The overhanging second floor creates a covered entry, supported by metal beanpoles. A rounded eyebrow projects over the recessed first floor entry. At some point prior to 1955, this eyebrow was widened to its current dimension. It appears to have been widened to accommodate the original building signage, which read "Peachtree Apts." Next to the door are horizontal slider windows. The windows are slightly recessed from the exterior wall. Low masonry planter walls are placed to the front (east) of the covered entry and alongside the main entry stairs. The curved steps and covered entry are surfaced in contemporary beige tile. Historically, the steps and entryway were surfaced in dark terracotta-colored tiles.

The northern portion of the main (east) façade is stepped out from the entry. After a narrow projected portion, the central portion of this façade mass steps out again. A single fixed pane window is centered on the second story of this portion of the façade. Originally, this was a metal awning window. A rounded eyebrow projects over the window. Continuous concrete block vents are placed above the window. Three blocks were installed to match the width of the window. The blocks match those found in the entry portion of the main façade.



View of the main façade of 9048 Collins Avenue, March 2014.



Detail of rounded corner, eyebrows, horizontal banding, and recessed entry, March 2014.



View looking across Collins Avenue toward 9048 Collins Avenue, March 2014.



Historic period photograph of 9048 Collins Avenue, formerly known as Peachtree Apartments, 9040 Collins Avenue is visible to the left and 9064 to the right; 9056 Collins Avenue had not yet been constructed, 1950. (Photo courtesy of Miami Beach Novels and Nostalgia, <http://snbauthor.blogspot.com/>)



Historic period photograph of Peachtree Apartments showing the original windows on the façade and the widened eyebrow with signage over the entry, 1955.



Historic period photograph of Peachtree Apartments showing the widened first-floor windows on the façade, circa 1960s.

Vertical banding surrounds the window and extends below to the first floor window. The first floor window is a fixed pane window that has been widened from its original dimensions. Historically, this was a metal awning window that matched the dimensions of the second floor window. It was widened at some point after 1955, as documented in historic period photographs. Currently the vertical banding extends only between the two windows. Historically, it continued below the lower window to the ground plane. The contemporary fixed pane window on the first floor is recessed from the exterior wall.

The side (north and south) and rear (west) façades have little ornamentation. They are plain walls with a combination of fixed pane and horizontal slider windows.

**9056 Collins Avenue, built 1951, MiMo
Gilbert M. Fein, Architect**

This two-story apartment building was constructed in 1951 and has a total of 8 units. It is set farther back from Collins Avenue than the other buildings in the district, providing ground level parking in front of the building. Additional on-grade parking is located off Harding Avenue, directly behind the building. The building has an overall rectangular footprint while the massing is broken into two square sections. The building is an example of MiMo architecture, with strong geometric features.

The entire building is monochromatic, with the façade painted a muted blue-green color, which compliments the historic jalousie windows. The building features a flat roof with wide cantilevered eaves extending well over the façade to provide protection from the sun. The main (east) façade is broken up into thirds. To each side, the thirds are characterized by large panels of glass, defined by the historic jalousie windows, which extend nearly the full height of the building and wrap the corners. Solid banding surrounds the window panel, creating a large rectangle and reinforcing the geometry of the building. This banding is painted the same color as the overall façade. Just above the window panels, a white band separates the windows from the cantilevered roof. It features a subtle vertical pattern.

The central third is defined by rough-faced brick. At the center of the building, the brick facing is interrupted by a solid, recessed stucco panel. Here, a jalousie window breaks up the central column on the upper floor with a single-hung-sash window on the lower floor. Low built-in masonry planters are located at the two front corners of the building at the center of the main (east) façade. The two corner planters are surfaced with rough-faced brick while the center planter is concrete. All three are painted the same color as the building.

Residents gain access into their units directly from doors on the north and south façades of the building. Floating staircases on these façades provide access to the second floor units. The original building plans show simple vertical wood poles that extend from the cantilevered roof to the top of the floating staircases. If these features were constructed, they do not remain today. The north, south, and west façades have less decoration than the main (east) façade. The full-wall panels of jalousie windows on the main façade wrap the corners, extending onto the north and south façades. These are the only full height windows in the building.

The rear portion of the building is not as tall as the main portion fronting on Collins Avenue. This rear portion of the building appears to be about a story and a half. It has limited ornamentation and is painted to match the main building. It retains original jalousie windows. At the rear (west) façade, an exterior concrete staircase with metal railings provides access to its flat roof. Like the front portion of the building, this shorter rear building has the wide overhanging eaves.



View of the main façade of 9056 Collins Avenue, March 2014.



Detail view of the jalousie windows wrapping the corner, cantilevered eave, and floating staircase, March 2014.

9064 Collins Avenue, built 1946, Streamline Moderne Henry Hohauser, Architect

The two-story building at 9064 Collins Avenue was constructed in 1946. It currently serves as an apartment building with a total of 15 units. It has a long, rectangular footprint and asymmetrical façade. It has a flat roof with a solid parapet on each façade. A small portion of the building has a pitched roof with barrel tile. The character of its main (east) façade has several similar characteristics to that of 9024 Collins Avenue and 9048 Collins Avenue. It is a Streamline Moderne building with a rounded southeast corner and detailing that breaks up the main façade into two portions. The building has a modest paint scheme with the façade painted pale green with light blue and cream accents.

The southern portion of the main (east) façade serves as the main entry. The southeast corner of the building is rounded, with bands of awning windows that wrap the corner. Originally, these windows were casements. Horizontal banding wraps the corner between the upper and lower windows. The banding is emphasized with light blue accent paint.



View of the main façade of 9064 Collins Avenue, March 2014.



View showing the north façade and continuous roofline banding, March 2014.

This portion of the façade includes the main entry. Several elements differentiate this entry portion from the rest of the building. While still two stories, this portion of the building is a few feet shorter than the rest of the building. It has a pitched roof with terracotta-colored barrel tiles. The door is centrally sited on this portion of the façade. Dark terracotta-colored steps with a white metal railing lead to the entry. The wall above the door is solid with no ornamentation. To the north of the door are two recessed ovals with square awning windows. Projected banding painted with blue accent paint further defines the oval fenestration.

The northern portion of the main (east) façade is modestly stepped forward from the entry portion. It, along with the rest of the building, is a few feet taller than the entry portion. Two horizontal slider windows are located on this portion of the façade – one on each floor. Originally, these windows were casements. An eyebrow projects over the second floor window. Rough-faced brick banding breaks up the façade between the two windows. The eyebrow and brick banding are painted light blue. Cream-colored banding surrounds each window.

A few elements on this portion of the façade continue around the entire perimeter of the building, with the exception of the entry portion of the façade. Above the eyebrow are two concrete block vents, covered with small awnings. These covered concrete block vents continue in a row along each façade. A thick, horizontal light blue band extends along the façade just below the roofline, which also continues along the other façades.

Aside from the banding and concrete block vents, ornamentation on the other façades is minimal. The rear (west) façade includes three eyebrows projecting over upper floor windows. Windows throughout the building appear to be a combination of awning and single-hung-sash windows with muntins applied to mimic the look of the original awning windows.

Harding Avenue, MiMo

Gilbert M. Fein, Architect

9025 Harding Avenue, built 1954

9033 Harding Avenue, built 1957

9041 Harding Avenue, built 1954

The three buildings on Harding Avenue were constructed between 1954 and 1957. Though legally separate properties, the architecture and detailing of these buildings are nearly identical, indicating that they were likely originally designed as a distinct trio of buildings that serve as simplistic examples of the MiMo style. 9025 and

9033 Harding Avenues are paired as mirror images of each other. 9041 Harding Avenue flips the façade again as a mirror to 9033 Harding Avenue; aside from paint color, it is identical to 9025 Harding Avenue. Today the buildings serve as apartment buildings, each with a total of 8 units.

Each of the three buildings presents a clean and simple façade with no awnings or eyebrows. Simple scoring details break up the flatness of the façades. The three buildings have flat roofs with wide cantilevered eaves that extend well over the façade to provide sun protection. The façade and eaves are broken up in one corner of the main (west) façade of each building, where the façade extends above the overall roof height and does not feature a cantilevered eave. Banding surrounds the edges of these taller corners, further emphasizing their verticality and added height. Thin striations define a subtle grid on these portions. The paint scheme of a pink corner portion with white striations further emphasizes the graphic pattern on 9041 Harding Avenue.

Highlighted stucco banding emphasizes the fenestration of the otherwise simple façades. On the main (west) façades, vertical banding extends between the upper and lower windows. The windows throughout the building are a combination of awning and single-hung-sash. Historically, the windows were awning with jalousie doors. Ornamentation on the side (north and south) façades and rear (east) façades is limited. The cantilevered eaves provide shade for exterior porches on the second floor. At 9041 and 9025 Harding Avenue, the porches are on the south façades. On 9033, they are located on the north façade. Contemporary metal railings replace original wrought iron geometric railings.



View looking south toward the grouping of three matching MiMo buildings on Harding Avenue, March 2014.



View of the main façade of 9025 Harding Avenue, March 2014.



View of the main façade of 9033 Harding Avenue, March 2014.



View of the main façade of 9041 Harding Avenue, March 2014.

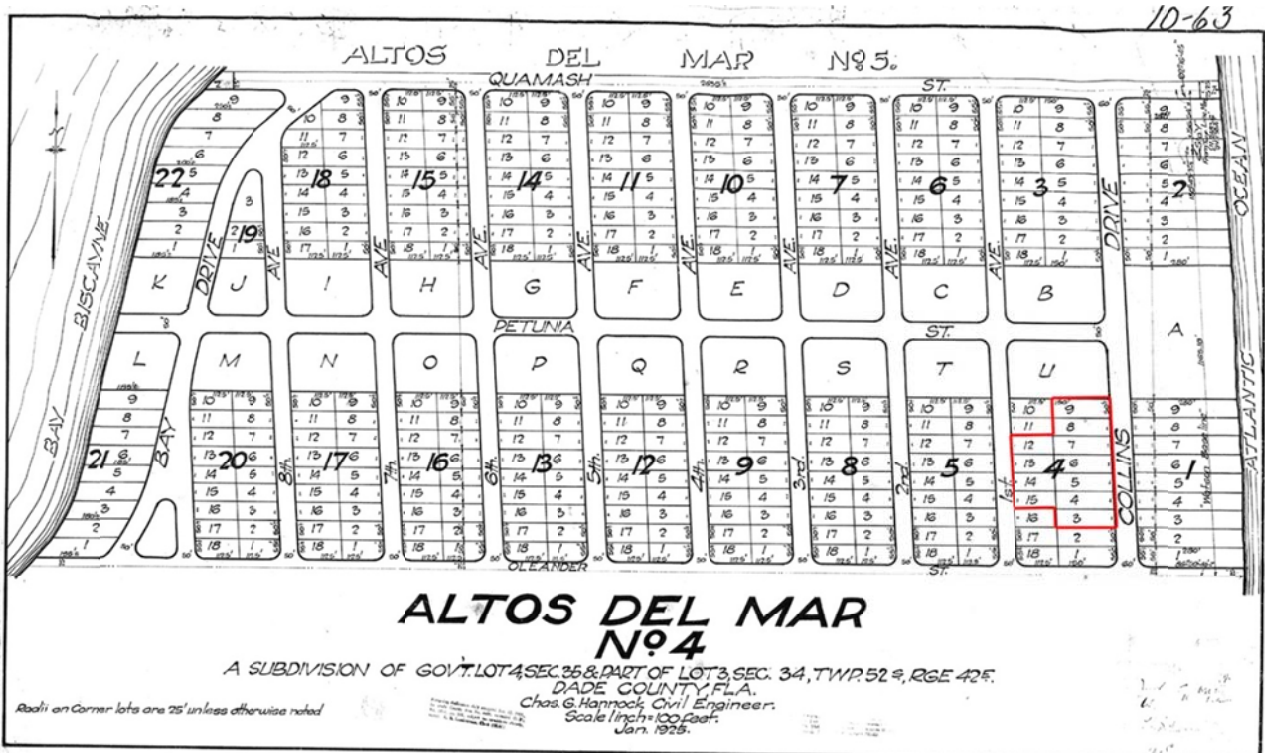
III. HISTORIC SIGNIFICANCE & CONTEXT

The Collins Avenue Historic District is significant for its association with the architectural history of Surfside and for its reflection of the pattern of development in the town. It also provides a significant collection of Streamline Moderne and Miami Modern (MiMo) architecture. While these buildings were constructed between 1946 and 1957, they represent a pattern of development in Surfside that was initially planned in the 1920s.



The Tatum Brothers standing alongside a billboard advertising their Altos Del Mar subdivision, December 1922. (Photo courtesy Reference Collection, Florida Memory Collection, Image # RC04806)

From 1923-1925, the Tatum Brothers, noted real estate developers in Miami-Dade County, subdivided the land that would eventually become Surfside.¹ Beginning in 1919, the Tatum Brothers platted a series of subdivisions known as Altos Del Mar, with each subdivision consecutively numbered. Altos Del Mar No. 1 and Altos Del Mar No. 2 were platted in 1919, extending from present day 75 Street to 87 Terrace, stretching between the ocean and one block west of Collins Avenue. Altos Del Mar No. 3 was platted in 1923; it was positioned to adjoin No. 1, extending westward to Dickens Avenue, between 75 and 81 Streets. Altos Del Mar Nos. 4, 5, and 6 were platted from 1923 to 1925 in present-day Surfside, between 90 and 96 Streets, stretching from the Atlantic Ocean west to Indian Creek.² The Collins Avenue Historic District is located in Altos Del Mar No. 4.



KNOW ALL MEN BY THESE PRESENTS...

Altos Del Mar No. 4 Plat Book 10-63 as platted by the Tatum Brothers, January 1925. The Collins Avenue Historic District is outlined in red.

Even with the subdivision platted, the Town of Surfside was not yet incorporated and development would not begin in earnest until after World War II.³ In 1935, The City of Miami Beach pursued annexing the area that would later become Surfside. The existing residents resisted the annexation. On May 18, 1935, the Town of Surfside was officially incorporated with the signatures of 35 residents, all members of the recently completed Surf Club.⁴ These members personally financed the venture with a loan of \$28,500.⁵ At the time of incorporation, the Town of Surfside had 50 residents and relatively little development.⁶



Aerial view looking west with the completed Surf Club. Limited development is concentrated on the 91st Street (Surfside Boulevard) corridor and the beachfront while, overall, Surfside remains undeveloped and dotted with trees, 1935. (Photo courtesy Wendler Collection, Florida Memory Collection, Image # WE014.)



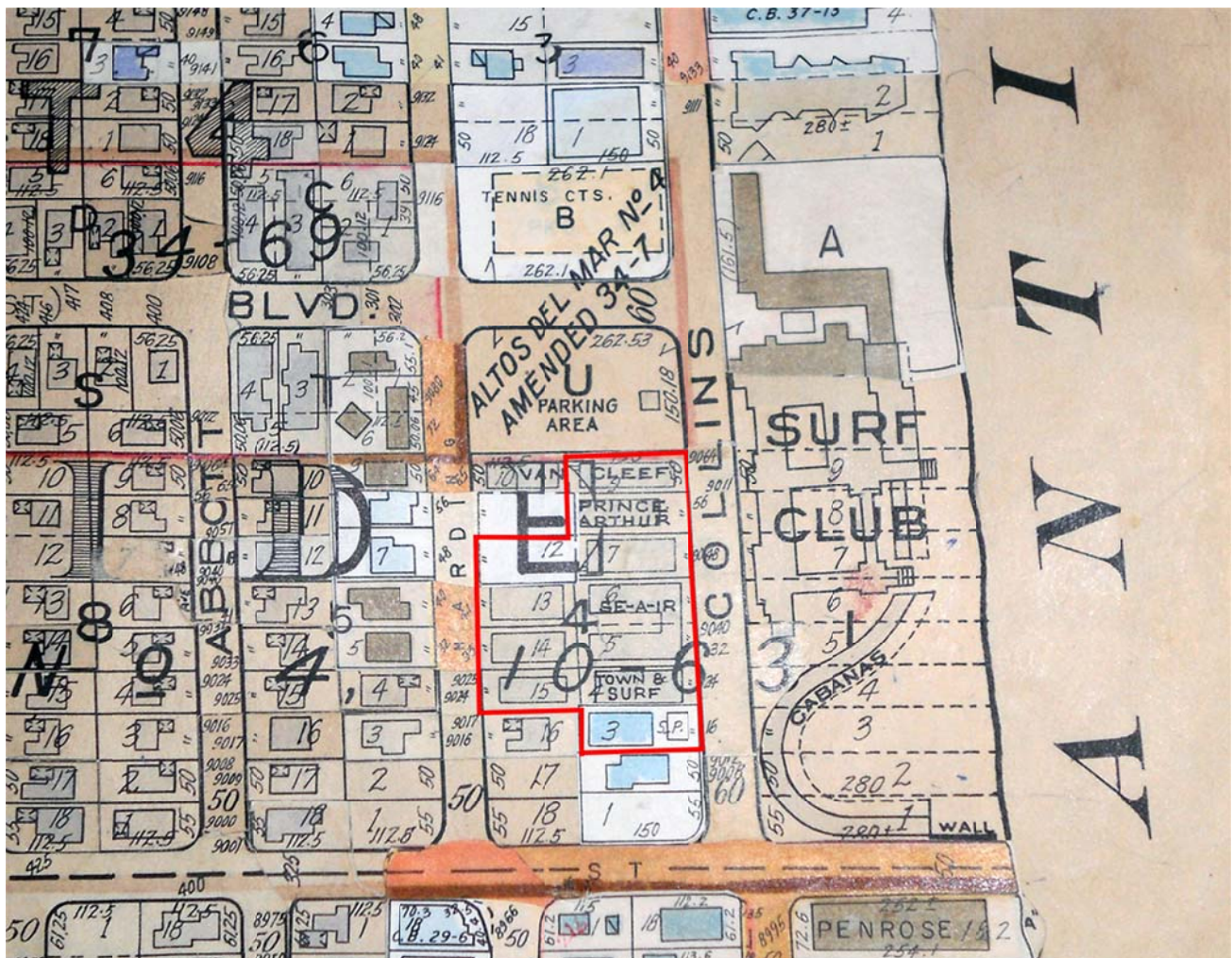
Historic period aerial photograph showing the completed Surf Club; other development beyond the beachfront club is limited, circa 1930. (Photo courtesy HistoryMiami Digital Archives.)



Aerial view looking southwest with the partially completed historic district beyond the Surf Club, circa 1950.

Once incorporated, town residents selected Spearman Lewis as the first Mayor. Together Mayor Spearman and a newly formed Town Commission created a vision for Surfside as a vibrant beachside town that integrated resorts, residences, and businesses.⁷ Even though incorporation occurred in 1935, major development did not start for another 10 years. Prior to 1939, a total of 176 buildings were constructed in Surfside; 431 buildings were constructed in the 1940s; the 1950s saw the most construction with 934 buildings erected in Surfside. In the 1960s, development dropped to 195 buildings constructed; 536 in the 1970s; 330 in the 1980s, and 564 in the 1990s.⁸ With the majority of development occurring in the 1940s and 1950s, Streamline Moderne and MiMo emerged as the defining architectural styles in Surfside. The Collins Avenue Historic District reflects these character-defining architectural styles.

As the town was laid out, it generally followed the subdivision planned by the Tatum Brothers in the 1920s, including the Surfside Business District, located on Harding Avenue from 94 to 96 Streets.⁹ The pattern of development that emerged as the town was laid out included high- and low-rise condominiums, apartments, and hotels east of Harding Avenue with a mix of single-family homes, duplexes, and several smaller apartment buildings west of Harding Avenue.¹⁰ This pattern is still evident today and is reflected in the collection of apartment buildings found in the Collins Avenue Historic District.



Sanborn Fire Insurance Map of Surfside, showing the Collins Avenue Historic District, outlined in red, in context with the Surf Club and other mid-century development, 1952. (Photo courtesy G.M. Hopkins Co., *Plat Book of Miami Beach to Golden Beach Also Virginia Key and Key Biscayne*, 1952.)

IV. ARCHITECTURAL SIGNIFICANCE

The Collins Avenue Historic District is significant as an excellent sampling of Streamline Moderne and MiMo architecture, which defined the overall character of the Town of Surfside during its height of development. While some of the buildings are more modest or simplified examples of these architectural style, together the buildings represent the overall pattern of development that occurred along Collins and Harding Avenues. They also represent historically significant architectural styles found in Surfside, specifically the two styles that defined the historic character of Collins and Harding Avenues. The Collins Avenue Historic District also comprises the only complete block remaining on Collins Avenue that retains its original mid-century construction. Each of the buildings in the Collins Avenue Historic District contributes to a better understanding of the historic context and architectural heritage of the town, and thus each building is a contributing resource.

9016 Collins Avenue, built 1957, MiMo

Gilbert M. Fein, Architect

The building at 9016 Collins Avenue was designed by architect Gilbert M. Fein in 1957. Fein moved to Miami following World War II and designed hundreds of residential and commercial buildings throughout the Miami area that exemplified the post-war architectural styles. The building at 9016 Collins Avenue is an example of a modest MiMo building. The most distinct MiMo elements of the building are the repeated use of concrete blocks and the strong geometric forms defined by the façade. Overall, it retains its integrity from the historic period and continues to evoke the distinct MiMo character.

9024 Collins Avenue, built 1946, Streamline Moderne

Gilbert M. Fein, Architect

Gilbert M. Fein designed the apartment building at 9024 Collins Avenue in 1946. As noted in the 1952 Sanborn map, this building was originally called Town & Country Apartments. The detailing and overall architecture of 9024 Collins Avenue provides a strong example of the Streamline Moderne style. Modest yet distinct decoration characterizes the asymmetrical façade. The repeated use of banding, eyebrows, projected elements, and stepped parapets along with the rounded entry corner are all typical of Streamline Moderne. Prominent original features like the tripartite eyebrow, porthole cutouts, and triangular eyebrows help the building retain its historic integrity. In spite of alterations made to the original windows, when compared with historic period photographs, it is evident that the original design and character of the building remains intact today.



Historic period aerial photograph showing Town & Country Apartments beyond the Surf Club cabanas, with the Streamline Moderne buildings at 9040 and 9048 Collins Avenue to the north (right). The tripartite eyebrow is a prominent façade feature, circa 1946.

9040 Collins Avenue, built 1946 and 1951, Streamline Moderne and MiMo

Edward Nolan, Architect (1946 Streamline Moderne Building)

Russell Pancoast, Architect (1951 MiMo Addition)

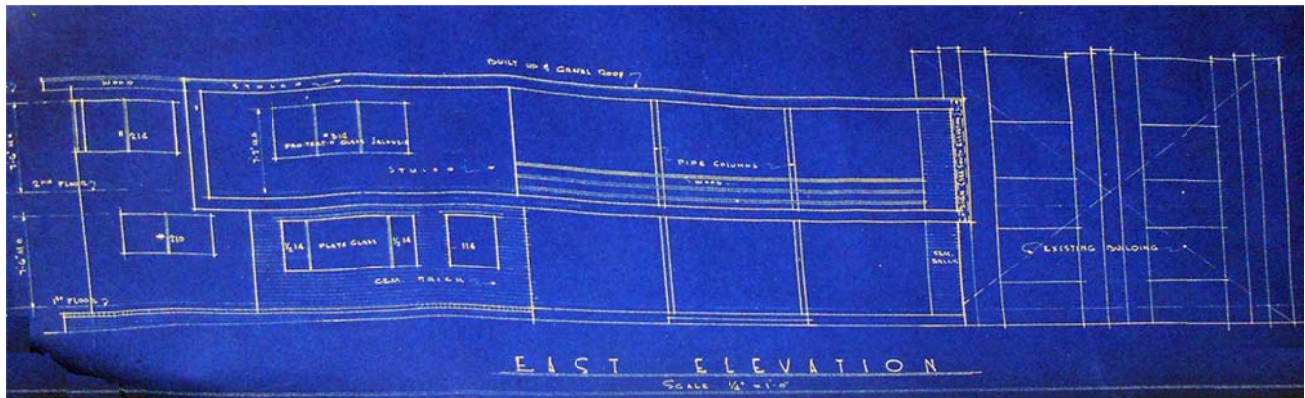
The paired building at 9040 Collins Avenue has two noted architects. The Streamline Moderne portion of the building was designed by Edward Nolan for owner A.N. Crouch. Nolan designed the building in 1945 with construction completed in 1946. Mulford Stowe was the builder. Nolan was a noted architect who worked in the

Miami Beach area during the 1940s, and contributed several buildings to the distinct architectural heritage of the area.

The 1951 MiMo addition to 9040 Collins Avenue was designed by renowned architect Russell Pancoast, who also designed the historic Surf Club. Robert Weber was the builder. Together the two buildings were formerly known as the Se-Air Apartments. In 1958, a pool was added to building complex, and remains in the courtyard today. The two buildings that comprise 9040 Collins Avenue create a unique and significant juxtaposition between the Streamline Moderne and MiMo architectural styles. While the northern building provides a strong example of a modest building designed in the Streamline Moderne style, the southern building exemplifies the MiMo style. The design and detailing of the two buildings play off each other, with the northern building emphasizing vertical elements against the horizontality of the southern building. Though some alterations have occurred over time, like to the railings and windows, overall the buildings retain their historic integrity, and continue to convey the evolution of architectural styles that once defined Collins Avenue in Surfside.



Original blueprint for the neon Se-Air sign, which was affixed to the vertical fin on 9040 Collins Avenue. (Plan courtesy Town of Surfside Building Department Archives.)

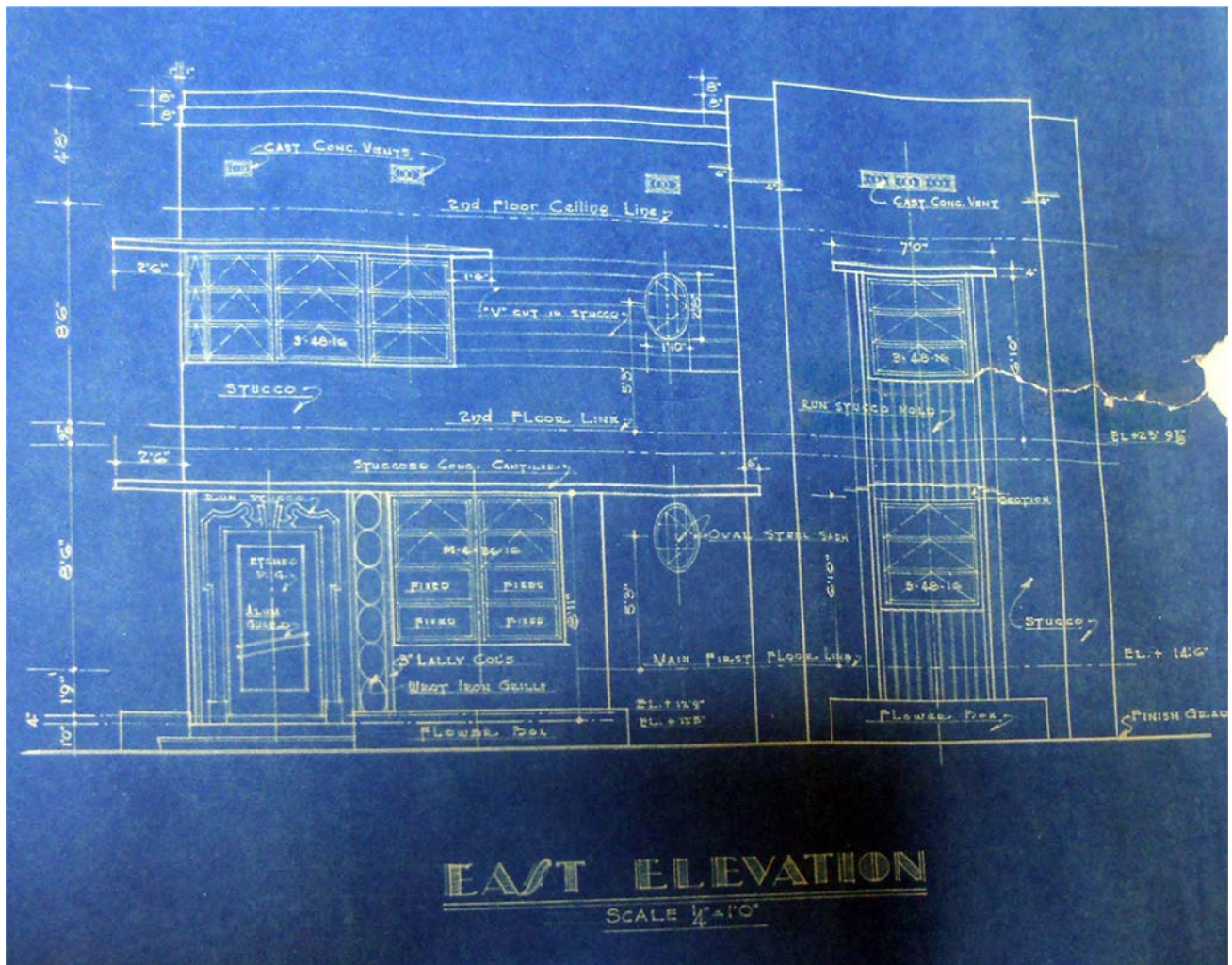


Original blueprint from the office of Russell Pancoast, Architect, showing the east elevation, facing Collins Avenue, of Se-Air Apartments, September 20, 1951. The earlier Streamline Moderne building designed by Edward Nolan is marked as 'Existing Building' on the plan. The overall design and character of the building remains evident today, in spite of changes made to the windows and railings. (Plan courtesy Town of Surfside Building Department Archives.)

9048 Collins Avenue, built 1946, Streamline Moderne Henry Hohausser, Architect

Henry Hohausser designed the building at 9048 Collins Avenue in 1946 for the Bing Construction Corporation. Originally known as Peachtree Apartments, the building at 9048 Collins Avenue is a strong example of Streamline Moderne. Hohausser settled in Miami in 1932 and over the course of 20 years, became one of the region's most prolific architects, designing over 300 buildings. He is often credited with bringing modern style to Miami Beach. Features of this building that characterize the design style are the asymmetrical façade, eyebrows, rounded building corner, flat roof with parapet, stepped façade, and strong geometric banding. The overall character of the building is defined by the main façade, which is broken up into two distinct portions, with one section emphasizing strong vertical features and the other emphasizing the horizontal. While alterations

have occurred over time, notably to the windows, the overall character and historic integrity of the former Peachtree Apartments remains evident today.

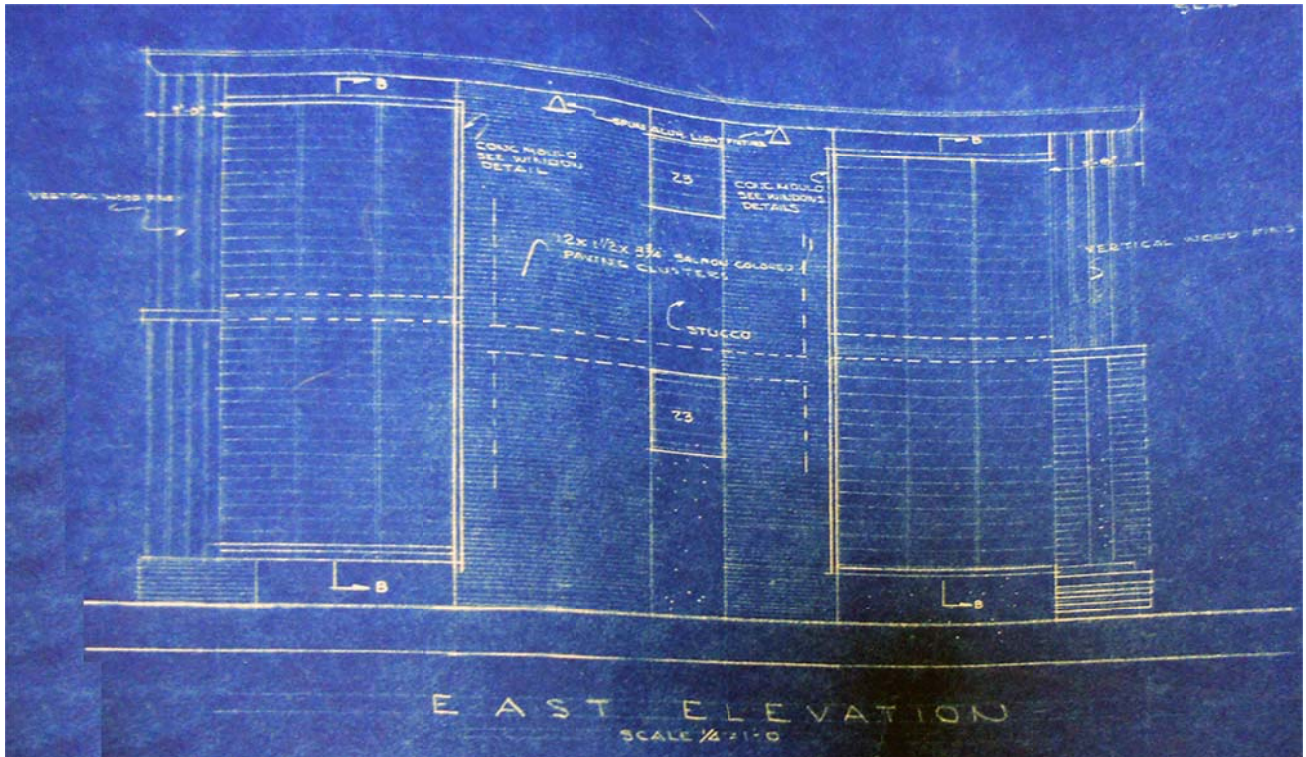


Original blueprint from the office of Henry Hohausser, Architect, showing the east elevation, facing Collins Avenue, of Peachtree Apartments, January 30, 1946. The first-floor northern (right-hand) window has been widened and the banding below it removed. The stucco door surround and oval ironwork between the entryway beanpoles have also been removed. The overall design and character of the building remains evident today, in spite of changes made to the windows and other stucco façade features. (Plan courtesy Town of Surfside Building Department Archives.)

**9056 Collins Avenue, built 1951, MiMo
Gilbert M. Fein, Architect**

Gilbert M. Fein designed the building at 9056 Collins Avenue in 1951. His original building plans note the building name as Red Sails Apartments. A historic period postcard of the neighboring Peachtree Apartments reveals that the Red Sails Apartments were originally unpainted red brick with white stucco banding. The 1952 Sanborn map indicates that the name of the building was changed to Prince Arthur Apartments early in its history. As the sign plan for the Prince Arthur Apartments notes, this building and the neighboring building at 9064 Collins Avenue were, at one point, managed as one property.

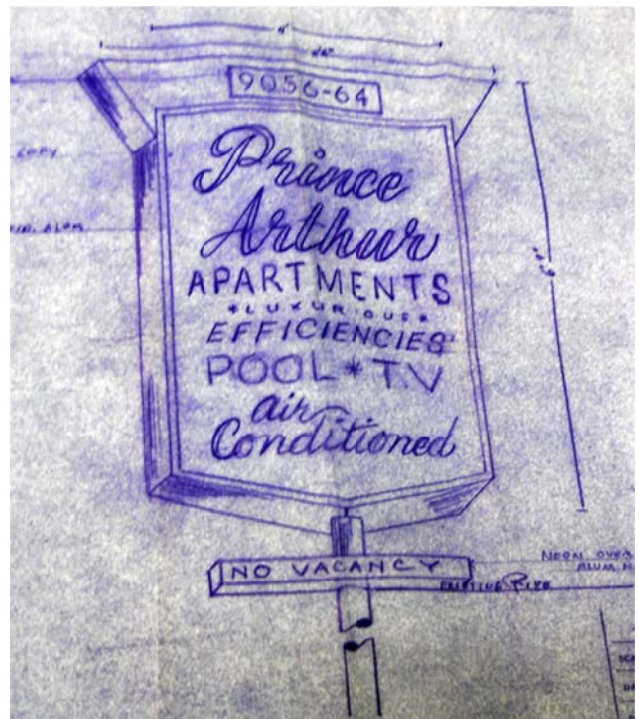
While modest, the building at 9056 Collins Avenue is a strong example of MiMo architecture. It features dominant geometric forms, wide cantilevered eaves, full-wall panels of jalousie windows, and floating staircases. The building retains many of its original features, including the jalousie windows and rough-faced brick. Though it is a more subdued example of a MiMo building, it continues to evoke its historic character today.



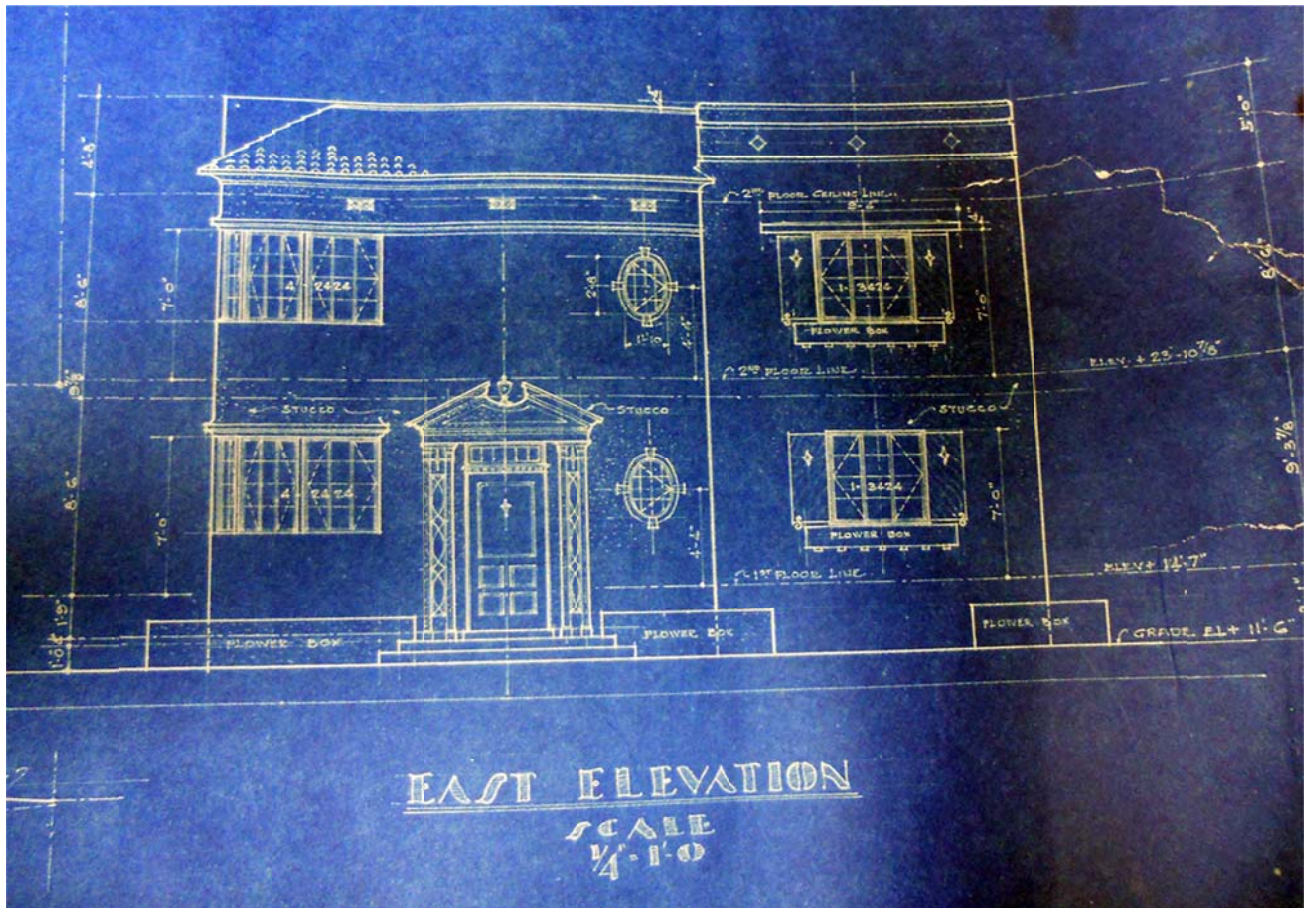
Original blueprint from the office of Gilbert M. Fein, Architect, showing the east elevation, facing Collins Avenue, of Red Sails Apartments, September 28, 1951. With the exception of the vertical wood poles extending between the top of the floating staircases and the cantilevered rood, the original design remains intact today. (Plan courtesy Town of Surfside Building Department Archives.)

**9064 Collins Avenue, built 1946, Streamline Moderne
Henry Hohausser, Architect**

Henry Hohausser designed this building in 1946 for the Surf Company. Originally called the Van Cleef Apartments and later called the Prince Arthur Apartments, the general design and footprint of this building is similar to the other Hohausser-designed building in the district, 9048 Collins Avenue. The architectural features of 9064 Collins Avenue provide a strong example of the Streamline Moderne style. This includes the continuous horizontal band, flat roof, rounded corner with wrapped windows, eyebrows, and horizontal banding and brickwork between the windows. While this building has lost some of its original façade decoration, notably the stucco door surround and brick flower boxes, overall it continues to evoke the Streamline Moderne character.



Original detail for neon signage at the Prince Arthur Apartments, which combined 9056 and 9064 Collins Avenue. (Plan courtesy Town of Surfside Building Department Archives.)



Original blueprint from the office of Henry Hohausser, Architect, showing the east elevation, facing Collins Avenue, of Van Cleef Apartments, August 24, 1946. The overall historic character of the building remains intact today, in spite of changes to original windows, and the removal of the stucco door surround and brick flower boxes. (Plan courtesy Town of Surfside Building Department Archives.)

Harding Avenue, MiMo

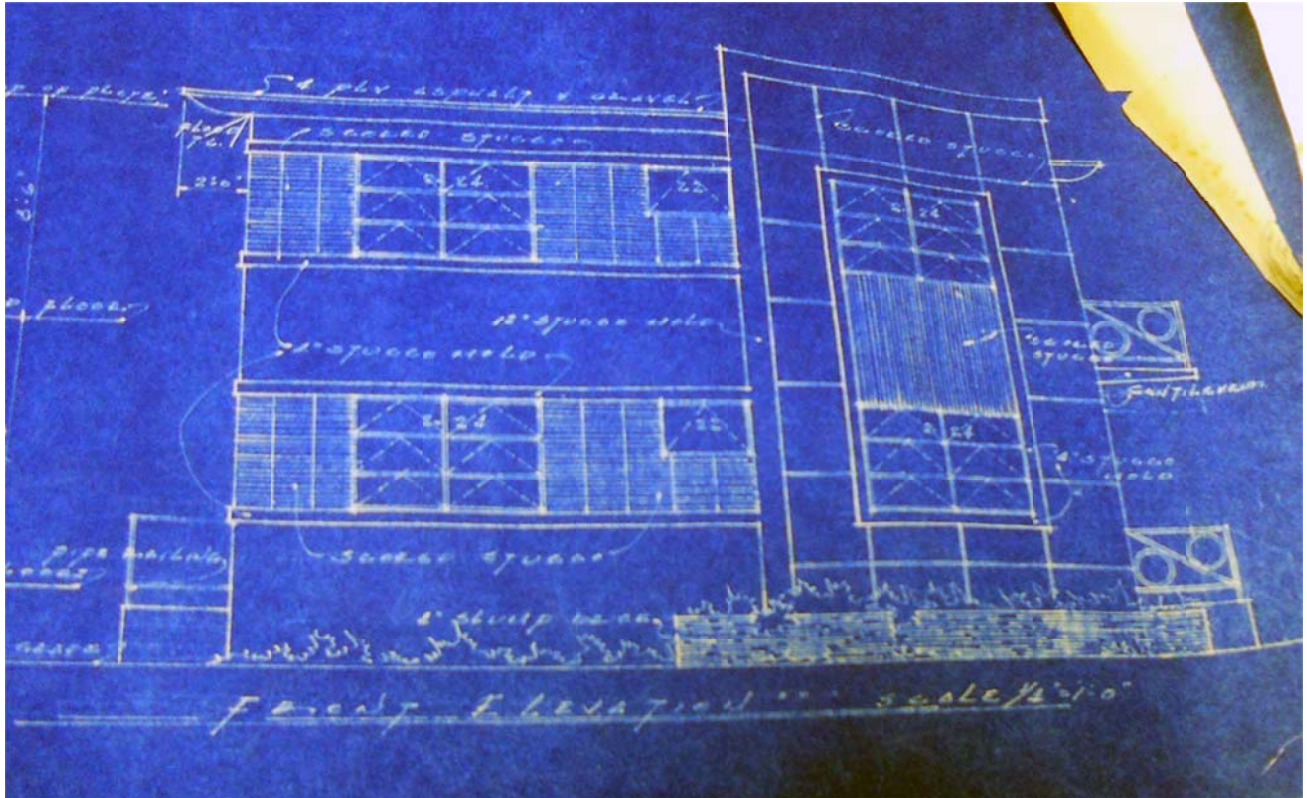
Gilbert M. Fein, Architect

9025 Harding Avenue, built 1954

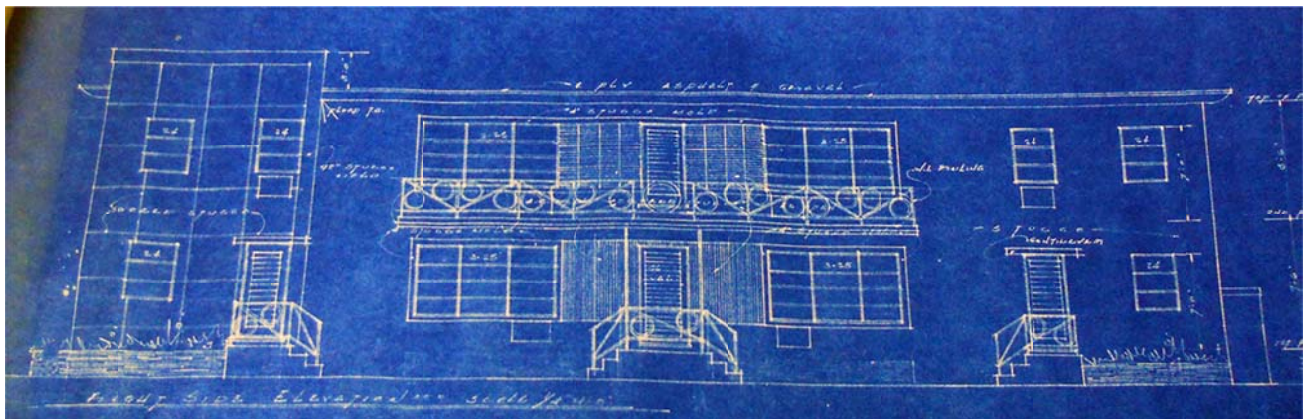
9033 Harding Avenue, built 1957

9041 Harding Avenue, built 1954

Gilbert M. Fein designed the trio of buildings on Harding Avenue, with 9025 and 9041 built first in 1954 and 9033 built in 1957. In addition to the exteriors, Fein also designed the interior finishes. While some original features have been altered, such as the awning windows, jalousie doors, geometric railings, and brick planter boxes, overall original design and character of the buildings remains today. Together the collection of three buildings on Harding Avenue serves as an example of a refined MiMo architectural style. The simple geometry, window banding, façade scoring, and overhanging eaves are all characteristic elements of MiMo. The architectural features of these buildings contribute to the character, scale, massing, integrity, and historic context of the overall Collins Avenue Historic District.



Original blueprint from the office of Gilbert M. Fein, Architect, showing the west elevation, facing Harding Avenue, for his trio of identical buildings, August 24, 1954. The overall historic character of the building remains intact today, in spite of changes to original windows, doors, and railings, and the removal of brick planter boxes. The overall character and simple façade detailing is evident today. (Plan courtesy Town of Surfside Building Department Archives.)



Original blueprint from the office of Gilbert M. Fein, Architect, showing the side elevation for his trio of identical buildings, August 24, 1954. Geometric wrought iron railings line the entryway steps and balconies. These were later replaced with contemporary metal railings. (Plan courtesy Town of Surfside Building Department Archives.)

Architectural Significance & Integrity

Each of the buildings in the Collins Avenue Historic District was designed by a noted local architect. Gilbert M. Fein designed the majority of the buildings in the district. Henry Hohausser designed two of the Streamline Moderne buildings in the district. The district provides several examples of works by significant architects; collectively, the extant work of these architects defines the architectural heritage of Surfside, and of many other historic mid-century communities in the region. While alterations have occurred to each building, overall the historic character and integrity has been retained over time. Each building façade maintains distinct

architectural features that give the individual buildings character and that contribute to the overall understanding and context, not just of the district, but of the broader architectural heritage of Surfside.

When considered together, the collection of buildings in the Collins Avenue Historic District provides a strong sampling of building types that once defined Collins Avenue during the mid-20th century. While many of the historic period Streamline Moderne and MiMo buildings have since been demolished and replaced with contemporary buildings and towers, this district serves as a cohesive example of the historic character of Surfside. Each of these buildings is a contributing resource to the Collins Avenue Historic District.

V. CRITERIA FOR DESIGNATION

The Collins Avenue Historic District is significant under the following criteria, as set forth in Section 16A-10 of the Miami-Dade Historic Preservation Ordinance:

- (a) **Criteria Sec. 16A-10(1)(a)**, Is associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, paleontological and architectural history that have contributed to the pattern of history in the community, Miami-Dade County, South Florida, the state, or the nation.
- (c) **Criteria Sec. 16A-10(1)(c)**, Embodies the distinctive characteristics of a type, period, style or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.

VI. STANDARDS FOR CERTIFICATES OF APPROPRIATENESS

Standards for Certificates of Appropriateness will follow the general guidelines as recommended for historic sites, as detailed in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* as developed in 1992 and codified as 36CFR Part 68 in the July 12, 1995, *Federal Register* (Vol. 60, No. 133). However, ordinary maintenance and minor repairs/alterations will not be subject to review.

VII. STAFF EVALUATION

Staff has performed a site visit to document the Collins Avenue Historic District, as well as research into the historic context of the district. Staff has determined that the Collins Avenue Historic District located in Surfside, Florida and bounded roughly by Collins and Harding Avenues and 90th and 91st Streets, meets the objective criteria for designation. This evaluation is based on the historic context and architectural qualities of the buildings in the district, as each of the buildings reflects a significant architectural style and is the work of a historically significant architect. Collectively the buildings reflect the pattern of development in Surfside and the evolution of architectural styles that historically defined the Collins Avenue and Harding Avenue streetfronts.

VIII. ENDNOTES

- ¹ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 4.
- ² "The History of Altos Del Mar," Altos Del Mar Sculpture Park, accessed March 17, 2014. <http://www.admsp.org/2010/02/08/admsps-nature-friendly-series-the-materials-subtle-interventions/>.
- ³ Eric P. Nash & Randall C. Robinson, Jr., *MiMo: Miami Modern Revealed*, Chronicle Books, San Francisco, CA, 2004: 142.
- ⁴ "History of Surfside," Town of Surfside, accessed February 7, 2014. http://www.townofsurfsidefl.gov/Pages/SurfsideFL_WebDocs/aboutsurfside#history.
- ⁵ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 4.
- ⁶ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 4.
- ⁷ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 6.
- ⁸ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 18.
- ⁹ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 14.
- ¹⁰ "Surfside Turns 75," Town of Surfside 75th Anniversary Brochure, 2010; page 18.

IX. APPENDIX A: PROPERTY INFORMATION

Address	Folio Number	Legal Description	Property Owner
9016 Collins Avenue	14-2235-001-0280	34-35 52 42 Altos Del Mar No 4 PB 10-63 Lot 3 Blk 4 Lot Size 50.000 X 150 Or 20399-3055 0402 4	90 th Street International Investment Corp 20900 NE 30 Ave #200-27 Aventura, FL 33180
9024 Collins Avenue	14-2235-001-0281	Altos Del Mar No 4 PB 10-63 Lot 4 Blk 4 Lot Size 50.000 X 150 Or 20399-3053-3054 0302 6	90 th Street International Investment Corp 20900 NE 30 Ave #200-27 Aventura, FL 33180
9040 Collins Avenue	14-2235-001-0290	34-35 52 42 Altos Del Mar No 4 PB 10-63 Lots 5 thru 7 & 12 Blk 4 Lot Size 28150 sq ft	9040 LLC 2875 NE 191 Street #801 Aventura, FL 33180
9048 Collins Avenue	14-2235-001-0290	34-35 52 42 Altos Del Mar No 4 PB 10-63 Lots 5 thru 7 & 12 Blk 4 Lot Size 28150 sq ft	9040 LLC 2875 NE 191 Street Aventura, FL 33180
9056 Collins Avenue	14-2235-001-0310	Altos Del Mar No 4 PB 10-63 Lot 8 Blk 4 Lot Size 50 X 150 Or 16788-1531 0595 4 (4)	Rick Superstein Esther Merrick Properties, Inc. 3830 Hollywood Boulevard Hollywood , FL 33021
9064 Collins Avenue	14-2235-001-0310	Altos Del Mar No 4 PB 10-63 Lot 9 Blk 4 Lot Size 50 X 150 Or 16788-1531 0595 4 (4)	Rick Superstein Esther Merrick Properties, Inc. 3830 Hollywood Boulevard Hollywood , FL 33021
9025 Harding Avenue	14-2235-001-0370	34-35 52 42 Altos Del Mar No 4 PB 10-63 Lot 15 Blk 4 Lot Size 50.000 X 113 Or 13645-449-50 0388 2	9025 Harding LLC 2645 NE 207 Street Aventura, FL 33180
9033 Harding Avenue	14-2235-001-0360	34-35 52 42 Altos Del Mar No 4 PB 10-63 Lot 14 Blk 4 Lot Size 50.000 X 113 Or 13645-449-50 0388 2	9025 Harding LLC 2645 NE 207 Street Aventura, FL 33180
9041 Harding Avenue	14-2235-001-0350	Altos Del Mar No 4 PB 10-63 Lot 13 Blk 4 Lot Size 50.000 X 113 Or 15496-1010 0492 1	Juan Jose & Elena Montes De Oca 225 Highwood Avenue Weehawken, NJ 07087