

United States Department of the Interior
National Park Service

MULT LIST = 8DA5123

For NPS use only

received

date entered

National Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections**1. Name**

historic Security Building

and or common Capital Building

2. Location

street & number 117 N. E. 1st Avenue

not for publication

city, town Miami

vicinity of

state Florida 33132 code FL

county Dade

code FL 025

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Louis Weisfeld Inv., et al c/o A. Kline

street & number 407 Lincoln Road

city, town Miami Beach

vicinity of

state Florida 33139

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami

state Florida 33130

6. Representation in Existing Surveystitle FMSF-Miami Multiple Resource
Historic Preservation Surveyhas this property been determined eligible? yes no

date June, 1985

 federal state county local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee

state Florida 32399-0250

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date _____

Describe the present and original (if known) physical appearance

See Continuation Sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Security Building

The Security Building is a rectangular 16 story structure executed in the Commercial style of architecture and embellished with features derived from the Second Empire architectural mode. Construction of the building began in 1926 according to the plans supplied by Robert Greenfield, architect from New York and Miami.¹ The building's structure is a "fireproof" steel frame sitting atop a reinforced concrete foundation.² The exterior walls of the building are clad in a combination of granite and terra cotta. The roofline is characterized by a copper-faced mansard roof surmounted by a domed octagonal cupola.

Fronting to the west, the building's facade is embellished with tall pilasters, three stories in height, supporting a wide entablature. The entablature spans the entire width of the elevation, and its ends are highlighted with granite lion heads. The main entrance to the building is at the center of the facade and is presently comprised of four modern glass doors. A projecting canopy over the entrance is a later addition. The rhythmic pattern of casement windows rises the vertical length of the building. Quoins of simulated stone decorate the corners of the principal elevation.

The top two stories of the Security Building are terminated by a convex mansard roof. The roof is punctured by arched dormers and porthole windows whose placement coincides with a two-story height. The flat roof of the building is hidden behind the curved facing of the mansard roof. A domed octagonal cupola, inset with arched windows at each bay, tops the building. The windows of the building's facade are covered with vertical metal screens that extend the building's height. The screens are perforated, thus allowing a view of the original fenestration pattern underneath. When examined against old photographs of the building, it becomes apparent that the screens were installed in a manner that did not damage the building's exterior, thereby making the original facade design quite recognizable.³

The interior of the Security Building is not too dissimilar to other tall commercial building of the 1920s. A small elevator lobby is found at each floor from which corridors lead to office spaces. The lobby has been changed throughout the years, and no significant interior spaces are evident. In all, the Security Building contains a total of 65,000 square feet of rentable office space.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1926

Builder/Architect Robert Greenfield

Statement of Significance (in one paragraph)

See Continuation Sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Security Building

STATEMENT OF SIGNIFICANCE:

Specific Date: 1926

Architect: Robert Greenfield

The Security Building is architecturally significant as the only building in Miami that sports a mansard roof.⁴ The building's exterior is unique in that it is the only one in the city that embodies the distinctive characteristics of the Second Empire style of architecture. The Security Building also possesses historical associations with the commercial development of Miami during the 1920s Boom years.

At the time of its construction, the Security Building was one of the tallest and most imposing structures in downtown Miami, rising to a height of 225 feet.⁵ Its principal elevation, sheathed in granite, terra cotta, and copper, distinguishes the building as a unique architectural component of the city's downtown area. The building provides an architectural record of commercial architecture during the city's early prosperous years through the design quality of its details. This design quality is displayed in the scale, proportions, and composition of the classical detailing of the building elevations and roofline. The Security Building also represents an effort by the Dade County Security Company, the original owner, to provide a distinctive commercial "high-rise" building. Organized in 1901, the Dade County Security Company was one of the most important financial institutions of the county during the 1920s and the largest building and loan society in Florida. The company moved to its present site in 1923 and enlarged and refitted an existing building. Expansion during the Boom prompted the construction of a new and larger structure.⁶ The imagery of the Security Building serves as a visual reminder of Miami's Boom years, when architects building in the young city were seeking an identity of commercial expression through the utilization of established and nationally recognized architectural styles.

The Security Building was known by that name from the time it was completed in 1926 until 1945, when the name was changed to Pan American Bank Building. On 1 September 1952, the name reverted to Security Building until April 1957, at which time it became known as the Metropolitan Bank Building. It was named the Capital Bank Building in 1964, and today it is commonly known as the Capital Building.⁷

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Security Building

NOTES

1. City of Miami Building and Zoning Department, Building Plans on Microfilm, Roll 27, Plan M-108.
2. City of Miami Building and Zoning Department, Building Permit applied for 1 February 1926.
3. Greater Miami (Miami, Florida: Miami Publicity Bureau, 1926).
4. Metropolitan Dade County, Office of Community and Economic Development, Historic Preservation Division, From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940) (Miami, Florida: Metropolitan Dade County, 1982), "List of Significant Sites."
5. The Miamian, July 1927, p. 3.
6. "Dade County Security Co.," The Miamian, July 1923, p. 13.
7. City of Miami Public Library, Florida Room Clipping File, Miami Herald, no date.

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A 17 581020 2850880
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Miami, The northerly 50 feet of Lots 11, 12, and 13 of Block 104 of the plat of MIAMI NORTH (PB B-41). Boundary follows historic and legal boundary.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Sarah Eaton / Vicki L. Welcher, Historic Sites Specialist

organization Bureau of Historic Preservation date October, 1988

street & number 500 South Bronough Street telephone (904) 487-2333

city or town Tallahassee state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer

date October 17, 1988

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

FLORIDA

Dade County

Martina Apartments

Downtown Miami MRA
1023 S. Miami Ave.
Miami 1/04/89 88002981

Meyer--Kiser Building

Downtown Miami MRA
139 N.E. 1st Building
Miami 1/04/89 88002991

Old US Post Office and Courthouse

Downtown Miami MRA
100--118 N.E. 1st Ave.
Miami 1/04/89 88002962

Palm Cottage

Downtown Miami MRA
60 S.E. 4th St.
Miami 1/04/89 88002957

Priscilla Apartments

Downtown Miami MRA
318--320 N.E. 19th St. and 1845 Biscayne Blvd.
Miami 1/04/89 88002986

S & S Sandwich Shop

Downtown Miami MRA
1757 N.E. 2nd St.
Miami 1/04/89 88002994

Security Building

Downtown Miami MRA
117 N.E. 1st Ave.
Miami 1/04/89 88002990

Shoreland Arcade

Downtown Miami MRA
120 N.E. 1st St.
Miami 1/04/89 88002992

Southside School

Downtown Miami MRA
45 S.W. 13th St.
Miami 1/04/89 88002980

Walgreen Drug Store

Downtown Miami MRA
200 E. Flagler St.
Miami 1/04/89 88002982

INDIANA

Hamilton County

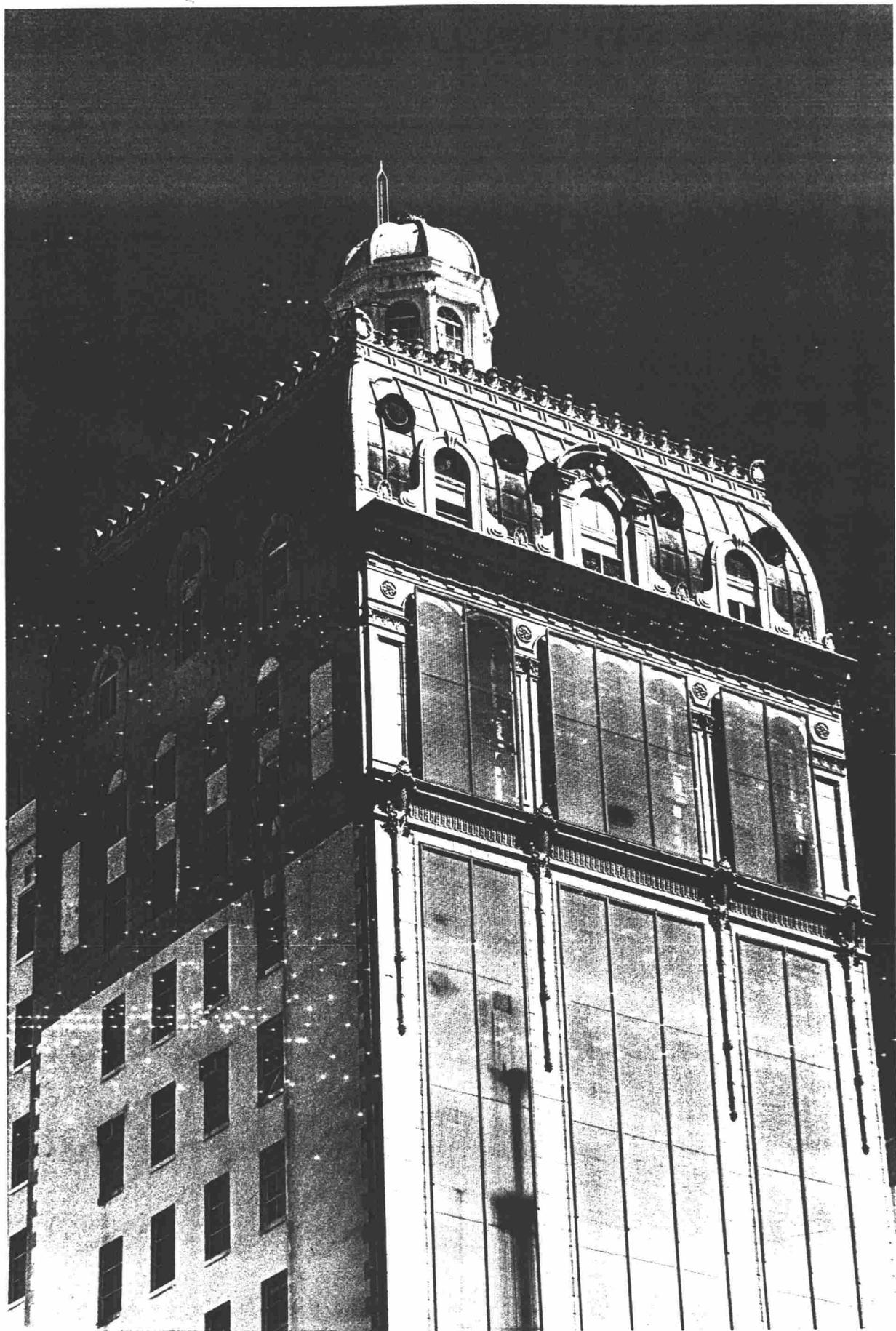
Craycraft, Daniel, House

1095 E. Conner St.
Noblesville 1/04/89 88003040

Lake County

Lake County Sheriff's House and Jail

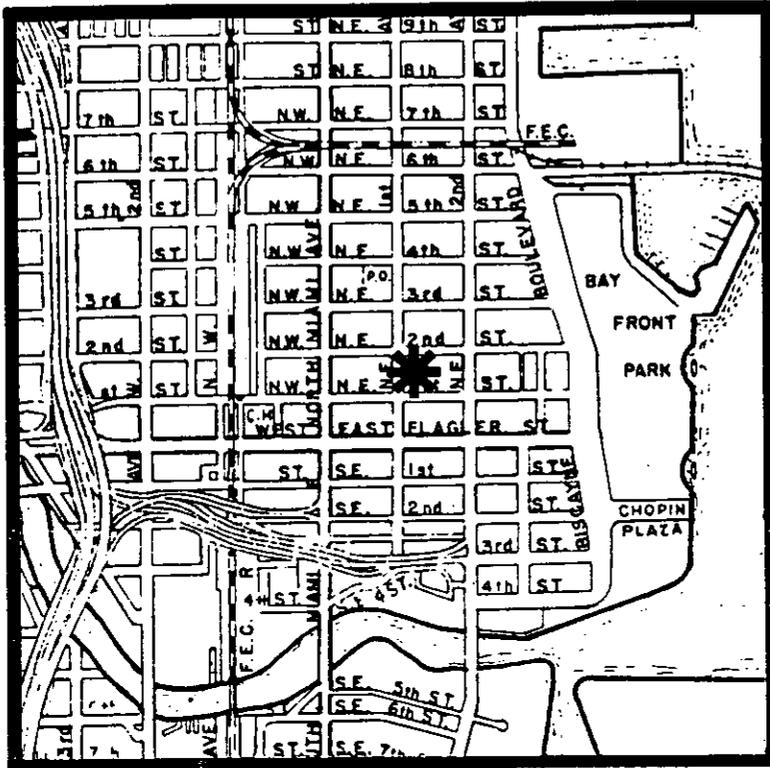
232 S. Main St.
Crown Point 1/04/89 88003039



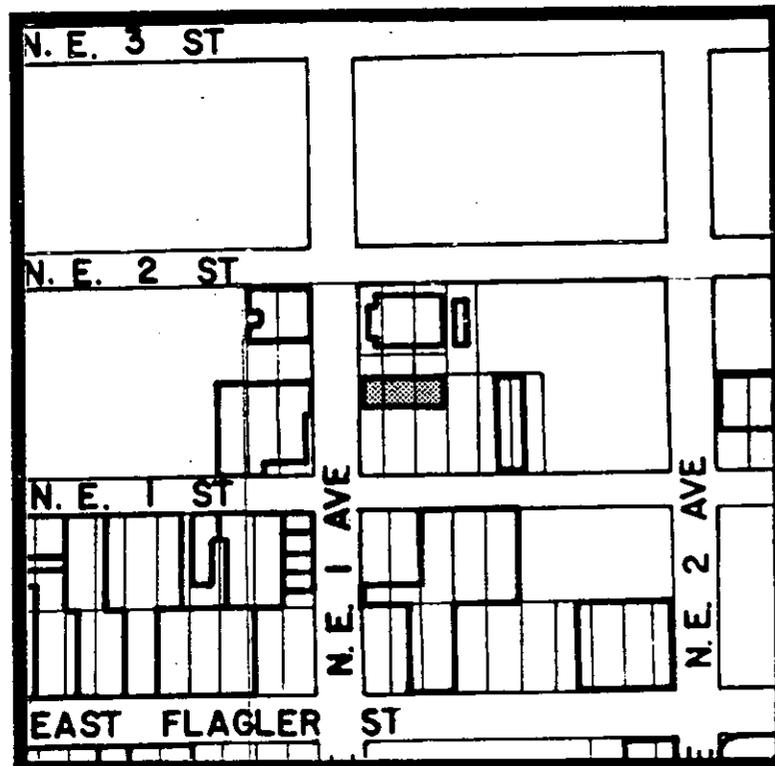


SECURITY BUILDING

117 N.E. 1 AVENUE

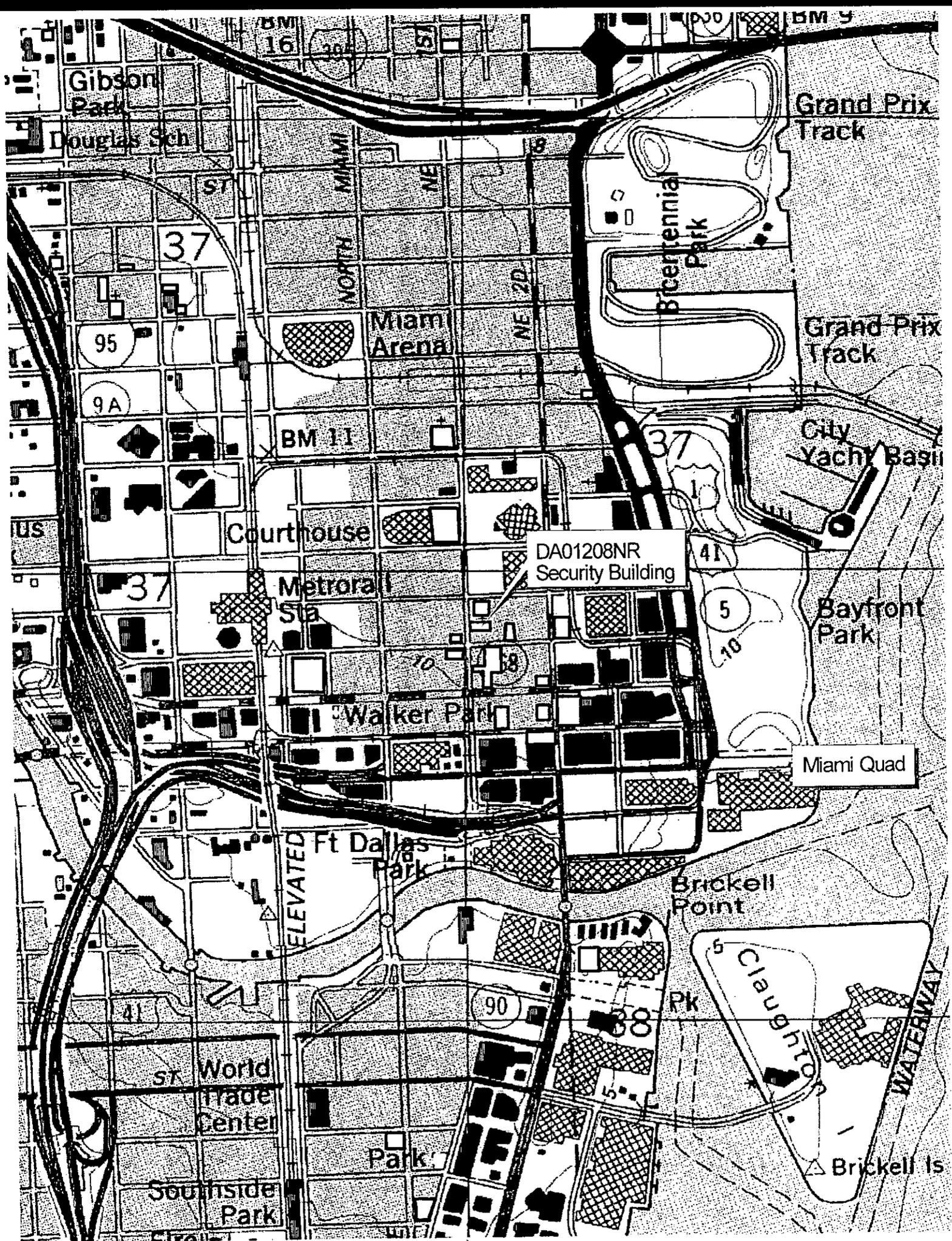


location



site plan

545/41E/37



HISTORICAL STRUCTURE FORM

Site #8: DA01208

First site form recorded for this site? ** blank **

Identifying code (field date): MELD

Cultural resource type: Historical Structure

Form type code: MELD form (old System 1 data)

Form status code: Active Form code

Form quality ranking: ** blank **

Recorder #: ** blank **

Field Date: ** blank **

Form Date: 07/15/1979

Staffer: ** blank **

Date of FMSF computer entry: 04/06/1989

Site name(s): SECURITY BUILDING

[Other name(s)]: ** blank **

Mult. list #: DA05123

Survey names: ** blank **

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: ** blank **

Cross streets nearest/between: ** blank **

City/town: MIAMI

In current city limits? ** blank **

County: ** blank **

Tax parcel #: ** blank **

Subdivision name: MIAMI N B-41

Block: ** blank **

Lot no.: ** blank **

Ownership type: ** blank **

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): ** blank **

MAPPING

USGS map name/year of publication or revision: MIAMI/**

Township/Range/Section/Qtr: 54 South/41 East/37/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/581020/2850880

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Commercial: 19th and 20th centuries

[Other style]: ** blank **

Exterior plan: ** blank **

[Other exterior plan]: ** blank **

No. stories: 16

Structural system(s): ** blank **

[Other structural system(s)]: ** blank **

Foundation types: ** blank **

[Other foundation type]: ** blank **

Foundation materials: ** blank **

[Other foundation materials]: ** blank **

Exterior fabrics: Stone

[Other exterior fabrics]: ** blank **

Roof types: Hip on hip; Mansard

[Other roof types]: ** blank **

Roof materials: ** blank **

[Other roof materials]: ** blank **

Roof secondary structures (dormers etc): ** blank **

[Other roof secondary structures]: ** blank **

Chimney no.: ** blank **

Chimney materials: ** blank **

[Other chimney materials]: ** blank **

Chimney locations: ** blank **

Windows (types, materials, etc.): ** blank **

Main entrance (stylistic details): ** blank **

of open porches: ** blank **

of closed porches: ** blank **

of incised porches: ** blank **

Porch locations: ** blank **

Porch roof types: ** blank **

Exterior ornament: ** blank **

Interior plan: ** blank **

[Other interior plan]: ** blank **

Condition: ** blank **

Narrative description: ** blank **

Commercial surroundings (proportion): ** blank **

Residential surroundings (proportion): ** blank **

Institutional surroundings (proportion): ** blank **

Undeveloped surroundings (proportion): ** blank **

Ancillary features (no., outbldgs, etc.): Recorded on original database as 0OUTBLDGS (see form)

Artifacts or other remains: ** blank **

FMSF Archaeological form completed? ** blank **

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1926

Architect (last name first): GREENFIELD

Builder (last name first): ** blank **

Change status/year changed/date noted/nature: ** blank **

Original, intermediate, present uses/year started/year ended: Commercial unspecified**/ORIG/ORIG; Commercial unspecified**/PRES/PRES

[Other uses]: ** blank **

Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: ** blank **

[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites

Local register eligible for: ** blank **

Individually elig. for Nat. Register? Eligible for NR considered independently

Potential contributor to NR district? Potential contributor, National Register district

Area(s) of historical significance: Architecture; Commerce

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): EATON, SARAH

Recorder address and phone: ** blank **

Recorder affiliation: ** blank **

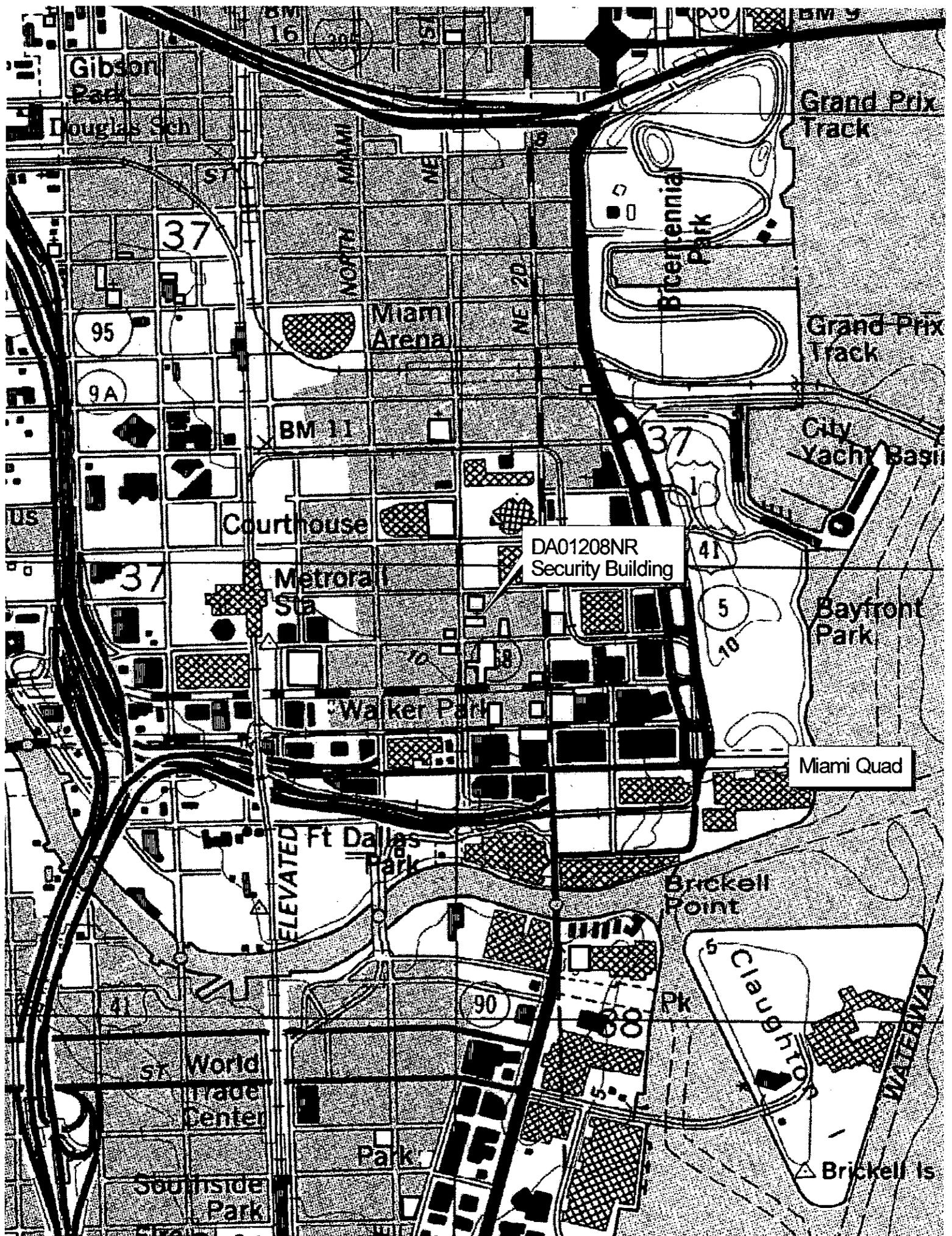
[Other affiliation]: ** blank **

Memo information status: ** blank **

Is text-only supplement file attached? ** blank **

Text-only supplement file status (FMSF-staff only): ** blank **

Form comments by FSF staff: ** blank **



Gibson Park

Douglas Sch

Grand Prix Track

37

NORTH MIAMI NE

Bicentennial Park

Grand Prix Track

95

Miami Arena

NE 20

9A

BM 11

City Yacht Basin

Courthouse

DA01208NR Security Building

41

37

MetroRail Sta

5

Bayfront Park

Walker Park

Miami Quad

ELEVATED Ft Dallas Park

Brickell Point

St World Trade Center

90

38 Pk

Southside Park

Park

Clough Point

Brickell Is

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

DA1208

Site No. ~~802~~ 802 ~~1009~~ 802 FDAHRM 802==
Site Name 117 N.E. 1 Ave. 830==
Other Name(s) for Site Security Bldg., Pan American Bank Bldg., Metropolitan Bank Bldg. 930==
Other Nos. for Site _____ 906==
NR Classification Category: Building 916==
County Dade 808==
Instruction for locating (or address) 117 N.E. 1 Ave.
Miami, Florida 33132
_____ 813==
Location: Miami North B-41 / 104 / see cont sheet 868 868==
subdivision name block no. lot no.
Owner of Site: Name: Polly Lux ;
Address: C/o Capital National Bank Building 902==
Miami, Florida 33132 902==
Occupant, Tenant, or Manager:
Name: _____ ;
Address: _____
_____ 904==
Reporter (or local contact):
Name: Rounguez, Ivan A. (Dade County Historic Survey) ;
Address: Dade County Park & Recreation Department
50 S. W. 32 Road; Miami, FL 33129 816==
Recorder:
Name & Title: Monroe, Elizabeth B. (HSS) ;
Address: FDAHRM
_____ 818==
Survey Date 7808 820== Type of Ownership Private 848==
Inventory Status _____ 914==
Previous Survey(s): (enter activity/title of survey/name/date/repository)

Survey/Dade County Historic Survey/Rodriguez
7808 /Dade County Park & Recreation 839==
Recording Station _____ 804==
Specimens (Inventory Numbers) _____ 870==
Date of Visit to Site _____ 828== Recording Date _____ 832==
Photographic Record Numbers 78N086-HPS (FRAMES 18, 19, 20)
_____ 860==

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

DA 1708

Location of Site (Specific): _____ 809==
Map Reference (incl. scale & date) _____

Township	Range	Section	¼ Sec.	¼ ¼ Sec.	¼ ¼ ¼ Sec.

812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

LATITUDE				LONGITUDE		
Point	Degrees °	Minutes '	Seconds "	Degrees °	Minutes '	Seconds "

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

800==

UTM Coordinates: 17 581020 2856880
Zone Easting Northing 890==

Description of Site: _____
Site Size (approx. acreage of property) _____ 833=

<p>Condition of Site:</p> <p>Check one</p> <p><input type="checkbox"/> Excellent 863==</p> <p><input checked="" type="checkbox"/> Good 863==</p> <p><input type="checkbox"/> Fair 863==</p> <p><input type="checkbox"/> Deteriorated 863==</p> <p><input type="checkbox"/> Ruins 863==</p> <p><input type="checkbox"/> Unexposed 863==</p> <p><input type="checkbox"/> Redeposited 863==</p>	<p>Integrity of Site:</p> <p>Check one or more</p> <p><input type="checkbox"/> Altered 858==</p> <p><input checked="" type="checkbox"/> Unaltered 858==</p> <p><input type="checkbox"/> Destroyed 858==</p> <p><input type="checkbox"/> Restored () Date: () 858==</p> <p><input type="checkbox"/> Moved () Date: () 858==</p> <p><input type="checkbox"/> Original Site 858==</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Condition of Site (Remarks): () _____
() 863==

Threats to Site:

Check one or more

<input type="checkbox"/> Zoning () _____ () 878==	<input type="checkbox"/> Transportation () _____ () 878==
<input type="checkbox"/> Development () _____ () 878==	<input type="checkbox"/> Fill () _____ () 878==
<input type="checkbox"/> Deterioration () _____ () 878==	<input type="checkbox"/> Dredge () _____ () 878==
<input type="checkbox"/> Borrowing () _____ () 878==	
<input type="checkbox"/> Other (See Remarks below): _____ 878==	

Threats to Site (Remarks): _____
_____ 879==

HISTORIC SITE DATA SUPPLEMENT

Site No. D1208
Site Name 117 N.E. 1 Avenue

Present Use (check one or more as appropriate)

<input type="checkbox"/> Agricultural 850==	<input type="checkbox"/> Government 850==	<input type="checkbox"/> Park 850==	<input type="checkbox"/> Transportation 850==
<input checked="" type="checkbox"/> Commercial 850==	<input type="checkbox"/> Industrial 850==	<input type="checkbox"/> Private Residence 850==	Other (Specify):
<input type="checkbox"/> Educational 850==	<input type="checkbox"/> Military 850==	<input type="checkbox"/> Religious 850==	<input type="checkbox"/> 850==
<input type="checkbox"/> Entertainment 850==	<input type="checkbox"/> Museum 850==	<input type="checkbox"/> Scientific 850==	<input type="checkbox"/> 850==

Original Use (check one or more as appropriate)

<input type="checkbox"/> Agricultural 838==	<input type="checkbox"/> Government 838==	<input type="checkbox"/> Park 838==	<input type="checkbox"/> Transportation 838==
<input checked="" type="checkbox"/> Commercial 838==	<input type="checkbox"/> Industrial 838==	<input type="checkbox"/> Private Residence 838==	Other (Specify):
<input checked="" type="checkbox"/> Educational 838==	<input type="checkbox"/> Military 838==	<input type="checkbox"/> Religious 838==	<input type="checkbox"/> 838==
<input type="checkbox"/> Entertainment 838==	<input type="checkbox"/> Museum 838==	<input type="checkbox"/> Scientific 838==	<input type="checkbox"/> 838==

Cultural Classification: _____ Specific Dates: Beginning +1926 844==
 Culture/Phase American 840==
 Developmental Stage 20th Century 842==

Period (check one or more as appropriate)

<input type="checkbox"/> Pre-Columbian 845==	<input type="checkbox"/> 16th Century 845==	<input type="checkbox"/> 18th Century 845==	<input checked="" type="checkbox"/> 20th Century 845==
<input type="checkbox"/> 15th Century 845==	<input type="checkbox"/> 17th Century 845==	<input type="checkbox"/> 19th Century 845==	

Areas of Significance (check one or more as appropriate)

<input type="checkbox"/> Aboriginal 910==	<input type="checkbox"/> Community Planning 910==	<input type="checkbox"/> Landscape Architecture 910==	<input type="checkbox"/> Sculpture 910==
<input type="checkbox"/> Archaeology Prehistoric 910==	<input type="checkbox"/> Conservation 910==	<input type="checkbox"/> Law 910==	<input type="checkbox"/> Social/Humanitarian 910==
<input type="checkbox"/> Archaeology Historic 910==	<input type="checkbox"/> Economics 910==	<input type="checkbox"/> Literature 910==	<input type="checkbox"/> Theater 910==
<input type="checkbox"/> Agriculture 910==	<input type="checkbox"/> Education 910==	<input type="checkbox"/> Military 910==	<input type="checkbox"/> Transportation 910==
<input checked="" type="checkbox"/> Architecture 910==	<input type="checkbox"/> Engineering 910==	<input type="checkbox"/> Music 910==	Other (Specify):
<input type="checkbox"/> Art 910==	<input type="checkbox"/> Exploration & Settlement 910==	<input type="checkbox"/> Philosophy 910==	<input type="checkbox"/> 910==
<input checked="" type="checkbox"/> Commerce 910==	<input type="checkbox"/> Industry 910==	<input type="checkbox"/> Politics/Govt. 910==	<input type="checkbox"/> 910==
<input type="checkbox"/> Communications 910==	<input type="checkbox"/> Invention 910==	<input type="checkbox"/> Religion 910==	<input type="checkbox"/> 910==
		<input type="checkbox"/> Science 910==	<input type="checkbox"/> 910==

Remarks & Recommendations:

Statement of Significance (use continuation sheet if necessary)

This steel frame construction commercial building represents an outstanding and unique example of commercial architecture in Dade County in the 1920's and 1930's. It is architecturally noteworthy for its stylistic features as it combines Classical and Victorian details, mansard roof details of a French Second empire influence, use of materials such as granite stone on the facade and copper on the roof, size being 15 stories, among the tallest buildings in Miami at the time, and cohesiveness within the neighborhood.

It was built in 1926 at an estimated cost of \$300,000. The original owner was the Dade County Security Company. The architect was Robert Greenfield, with offices in Miami and New York. The building was originally known as the Security Building, later the Pan American Bank Building, then the Metropolitan Bank Building, and in 1964 it was renamed the Capital Bank Building.

Site No. DA1708

Site Name 117 N.E. 1 Ave.

ARCHITECTURAL SITE DATA SUPPLEMENT

ARCHITECT	<u>Robert Greenfield</u>	872==
BUILDER		874==
STYLE AND/OR MODE	<u>Commercial</u>	964==
PLAN TYPE	<u>Rectangular</u>	966==
EXTERIOR FABRIC(S)	<u>Stone: Granite with tile block</u>	854==
STRUCTURAL SYSTEM(S)	<u>Steel frame</u>	856==
FEATURE OF STRUCTURE (942):		
FOUNDATION:		942==
ROOF TYPE:	<u>Mansard</u>	942==
SECONDARY ROOF STRUCTURE(S):	<u>Parapet; Cupola</u>	942==
CHIMNEY LOCATION:		942==
WINDOW TYPE:	<u>Casement, 1: wood</u>	942==
MATERIALS (882):		
CHIMNEY:		882==
ROOF SURFACING:	<u>Copper sheet</u>	882==
INTERIOR WALLS:		882==
ORNAMENT INTERIOR:		882==
ORNAMENT EXTERIOR:	<u>Stone: Granite with tile block</u>	882==
QUANTITATIVE DATA (950-960):		
NO. OF STOREYS	<u>15</u>	950==
NO. OF CHIMNEYS		952==
OTHER (SPECIFY)		954==
		956==

DA 17098

Major Bibliographic References:

Unpublished sources

Miami. Building and Zoning Department. Building Permits, 1923 to present.

OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM:

865=

865=

865=

865=

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865=

865=

MAIN ENTRANCE: West, metal and glass, 2 pairs, double door with large transom with colossal bonnet (copper ribbed sheet) above; no elevation.

WINDOW PLACEMENT: 3 bays 1st storey thru 3rd storey; 7 bays 4 thru 15th stories.

WINDOW SURROUNDS AND DECORATION: Windows with wood frames and transoms in rectangular bays with clipped plaques separating stories bays, 4-14 stories. 1st storey with banded surrounds (tile) bulls eyes and compass arches with plaques and boxed segmental pediment facade center; 1-3 storey bays with copper sheet infill.

EXTERIOR ORNAMENT AND COLOR: Natural granite (grey) and beige tile (ceramic); mansard roof at top with highly decorated parapet; boxed cornice with acanthus corbels below 13 and 14 storey with colossal pilasters flanking windows bays; cornice above 12th storey with detailed frieze and diaper cartouche plaques string course (granite) above 3rd storey with arabesque plaques separating window bays below; cornice above 2nd storey with dentil and leaf and dart below; lion decorative gargoyls flank facade ends with smaller cornice or channel and egg and dart moulding broken at top of colossal copper bonnets (hoods)

OTHER (SPECIFY): Building fabric changes from granite to the above 3rd storey guilloche (facade only): window bays all but storey 15 recessed on vertical channels (3) covered by wire mesh, 4-14 stories; lantern with cupola and compass arch bays on large mansard.

MAJOR ALTERATIONS (FREE TEXT) (857==): 1st, 2nd and 3rd stories with infill of bays with copper sheet hoods exterior fabric (granite)

OUTBUILDINGS (FEATURES OF SITE) (876==): Flagler Federal Savings and Loan Assoc. South of site

SURROUNDINGS (CLASSIFICATION) Commercial

864==

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): 2nd building north of N.E. corner N.E. 1 Ave and N.E. 1st Street

859=

859=

859=

859=

859=

FLORIDA MASTER
SITE FILE

FDAHRM 802==

Site No. 8PA335 DA1208 1009==
Site Name Capital National Bank of Miami 830==

Other Name(s) for Site _____
830==

Other Nos. for Site _____ 906==

Type of Site Building 832==

Location of Site:

County Dade 808==

Instructions for locating site (or address) 117 N. E. First Avenue, Miami,
Florida
813==

Ownership:

Owner of Site: Name Polly Lux 902==

Address 117 N. E. First Avenue, Miami, Fla. 903==

Occupant, Tenant or Manager:

Name _____ 904==

Address _____ 905==

Form Prepared By:

Reporter (or local contact):

Name _____ 816==

Address _____ 817==

Recorder:

Name & Title Evans, Mary K., Historic Sites Specialist 818==

Address Dept. of State, The Capitol, Tallahassee,
Florida 32304 819==

Date of Site Survey 7/11/72 820==

Previous Survey(s), Excavation(s) or Collection(s) (Enter title of survey, date, whether Federal, State,
County or Local, Location of Survey Report(s) and Material's Collected).

N/A

Photographic Record Numbers 72-N-08-18

839==
860==

Location of Site (Specific): Miami Quad.
 Map Reference (incl. scale & date) 1:24000 1962; photorev. 1969 812==

Township	Range	Section	1/4 Sec.	1/4 1/4 Sec.	1/4 1/4 1/4 Sec.
					812==

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES							
CORNER	LATITUDE			LONGITUDE			LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
	°	'	"	°	'	"						
	°	'	"	°	'	"	N 25	46	31	W 80	11	31
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
	°	'	"	°	'	"						
												812==

Global Reference Code 884==

Description of Site:
 Site Size (approx. acreage of property) less than ten acres 833==

Present Condition of Site

Check one			Check one			Check one if appropriate		
<input type="checkbox"/> Excellent	863==	<input type="checkbox"/> Deteriorated	863==	<input checked="" type="checkbox"/> Altered	863==	<input type="checkbox"/> Moved	863==	
<input checked="" type="checkbox"/> Good	863==	<input type="checkbox"/> Ruins	863==	<input type="checkbox"/> Unaltered	863==	<input checked="" type="checkbox"/> Original Site	863==	
<input type="checkbox"/> Fair	863==	<input type="checkbox"/> Unexposed	863==					

Present & Original Physical Appearance (use continuation sheet if necessary)

The Capital National Bank of Miami is a rectangular, sixteen story structure originally built during the boom years as the Dade County Secretary Building. The street facade has been considerably altered in recent years. A granite facing has been added on four engaged pilasters three stories tall, supporting an entablature. Both ends of the entablature are decorated with granite lion heads. The main doorway at the center of the facade consists of four modern glass doors. After the fourth story alterations become less apparent. Simulated stone quoins decorate the corners. Casement windows, regularly placed, can be seen hidden behind metal screens, which span the whole vertical length of the main body of the building. The top two stories at the front are terminated with a curved Mansard roof facing of bronze. Above, a small octagonal tower ends in a dome. With the flat roof being totally hidden by the curved facing, this detail gives the impression from the streets below, of a large dome crowned by a lantern.

HISTORIC SITE DATA SUPPLEMENT

Site No. DA1208
Site Name Capital National Bank of Miami

Present Use (check one or more as appropriate)

<input type="checkbox"/> Agricultural 838==	<input type="checkbox"/> Government 838==	<input type="checkbox"/> Park 838==	<input type="checkbox"/> Transportation 838==
<input checked="" type="checkbox"/> Commercial 838==	<input checked="" type="checkbox"/> Industrial 838==	<input type="checkbox"/> Private Residence 838==	Other (Specify):
<input type="checkbox"/> Educational 838==	<input type="checkbox"/> Military 838==	<input type="checkbox"/> Religious 838==	<input type="checkbox"/> 838==
<input type="checkbox"/> Entertainment 838==	<input type="checkbox"/> Museum 838==	<input type="checkbox"/> Scientific 838==	<input type="checkbox"/> 838==

Period (check one or more as appropriate)

<input type="checkbox"/> Pre-Columbian 842==	<input type="checkbox"/> 16th Century 842==	<input type="checkbox"/> 18th Century 842==	<input checked="" type="checkbox"/> 20th Century 842==
<input type="checkbox"/> 15th Century 842==	<input type="checkbox"/> 17th Century 842==	<input type="checkbox"/> 19th Century 842==	

Specific Dates: Beginning 1920's 844== Ending 846==

Areas of Significance (check one or more as appropriate)

<input type="checkbox"/> Aboriginal Prehistoric 910==	<input type="checkbox"/> Education 910==	<input type="checkbox"/> Political 910==	<input type="checkbox"/> Urban Planning 910==
<input type="checkbox"/> Aboriginal Historic 910==	<input type="checkbox"/> Engineering 910==	<input type="checkbox"/> Religion/Philosophy 910==	Other (Specify):
<input type="checkbox"/> Agriculture 910==	<input type="checkbox"/> Industry 910==	<input type="checkbox"/> Science 910==	<input type="checkbox"/> 910==
<input checked="" type="checkbox"/> Architecture 910==	<input type="checkbox"/> Invention 910==	<input type="checkbox"/> Sculpture 910==	<input type="checkbox"/> 910==
<input type="checkbox"/> Art 910==	<input type="checkbox"/> Landscape Architecture 910==	<input type="checkbox"/> Social/Humanitarian 910==	<input type="checkbox"/> 910==
<input type="checkbox"/> Commerce 910==	<input type="checkbox"/> Literature 910==	<input type="checkbox"/> Theater 910==	
<input type="checkbox"/> Communications 910==	<input type="checkbox"/> Military 910==	<input type="checkbox"/> Transportation 910==	
<input type="checkbox"/> Conservation 910==	<input type="checkbox"/> Music 910==		

Thematic Classification:

<input type="checkbox"/> Aboriginal 912==	<input type="checkbox"/> Military 912==	Other (Specify):
<input checked="" type="checkbox"/> Architectural 912==	<input type="checkbox"/> Political 912==	<input type="checkbox"/> 912==
<input type="checkbox"/> The Arts 912==	<input checked="" type="checkbox"/> Society 912==	<input type="checkbox"/> 912==
<input type="checkbox"/> Exploration & Settlement 912==	<input type="checkbox"/> Science & Technology 912==	<input type="checkbox"/> 912==

Statement of Significance (use continuation sheet if necessary)

The Capital National Bank Building is located in the heart of downtown Miami, and was built during the "boom" years as the Dade County Secretary Building. The building is one of the numerous multi-story structures that appeared on the Miami skyline during the 1920's.

911==

Remarks & Recommendations:

Location of legal description:
Dade County Courthouse
73 West Flagler St.
Miami, Fla.

Ownership: Private

Status: Occupied

Accessible to the Public: Restricted

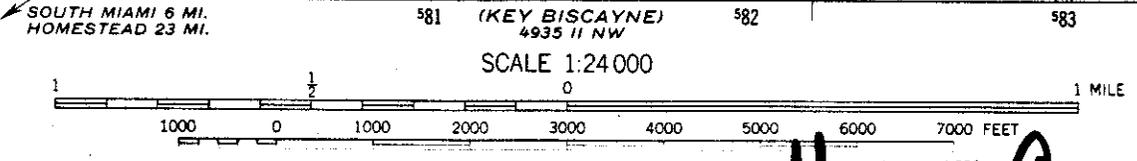
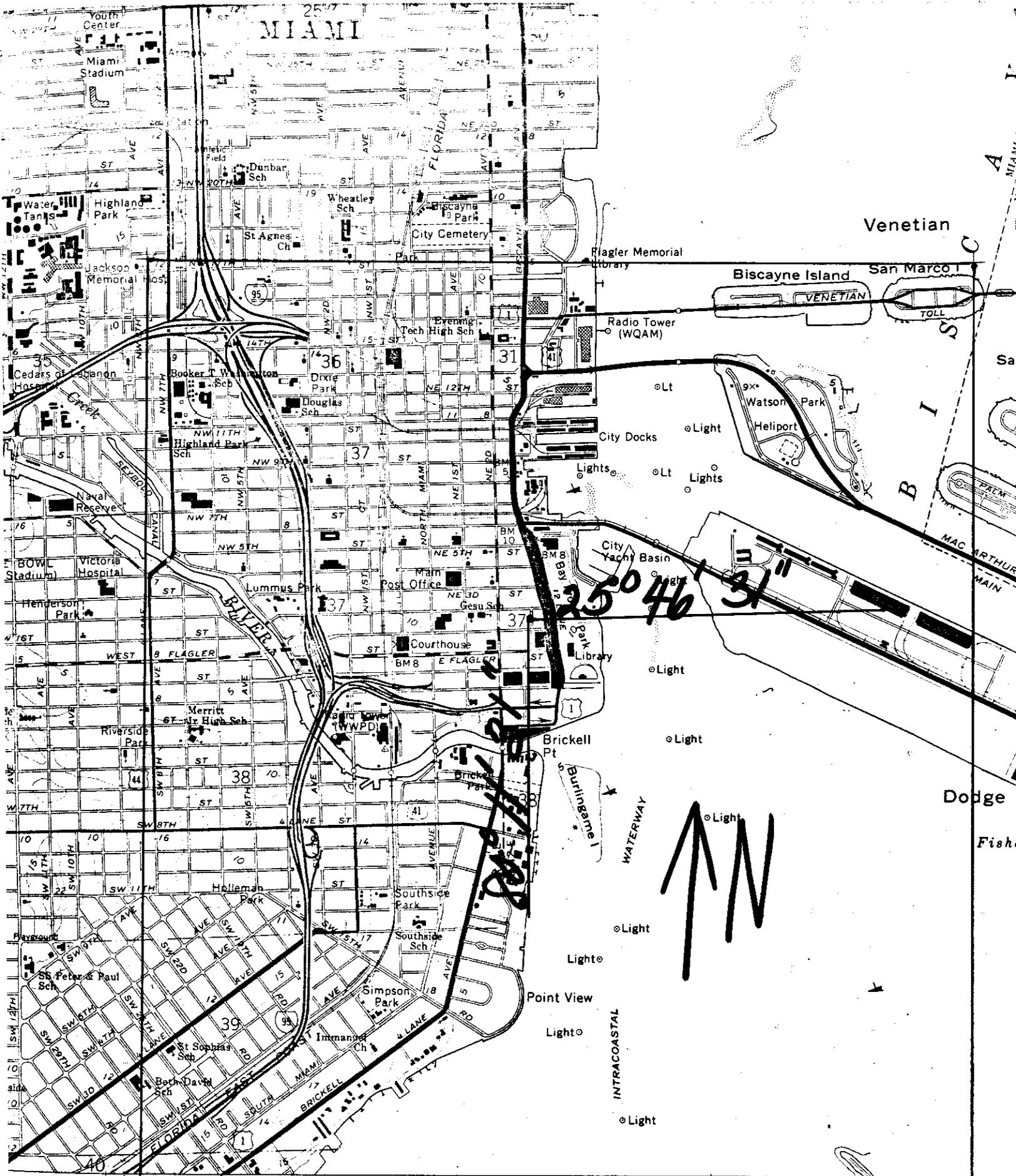
835==

Major Bibliographic References:

Personal interview with Mrs. Polly Lux, Miami, Florida.
July 6, 1972. (By Ivan Rodriguez)

920==

DA1208



CONTOUR INTERVAL 5 FEET
 DATUM IS MEAN SEA LEVEL
 DEPTH CURVES AND SOUNDINGS IN FEET-DATUM'S MEAN LOW WATER
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET IN BISCAIYNE BAY
 AND 2.5 FEET IN THE ATLANTIC OCEAN

*Miami Quad.
 Capital National
 Bank*

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

compiled by the Geological
 State of Florida
 graphs taken 1969.
 checked.
 ion of urban areas

7.5 MINUTE SERIES (TOPOGRAPHIC)
 1780 000 FEET
 585
 584
 25° 52' 30"

SECURITY BUILDING

117 NE 1ST AVENUE

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI
PRESERVATION OFFICER
TO THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD
ON THE POTENTIAL DESIGNATION OF THE
SECURITY BUILDING
AS A HISTORIC SITE

Prepared by Ellen Uguccione for Janus Research,
Consultant

Prepared by Sarah E. Eaton, Preservation Officer

Passed and
Adopted on _____

Resolution No. _____

CONTENTS

I. General Information	4
II. Significance	7
III. Description	9
IV. Planning Context	13
V. Bibliography	14

I. GENERAL INFORMATION

Historic Names:

Security Building (1926)
Pan American Bank Building (1945)
Metropolitan Bank Building (1957)
Capital Bank Building (1964)

Current Name:

Security Building, Capital Building

Location:

117 NE 1st Avenue
Miami, Florida

Present Owner:

117 NE 1st Avenue LLC
117 NE 1st Avenue
Miami, FL 33132

Present Use:

Vacant

Zoning District:

CBD

Tax Folio Number:

01-0110-040-1060

Boundary Description:

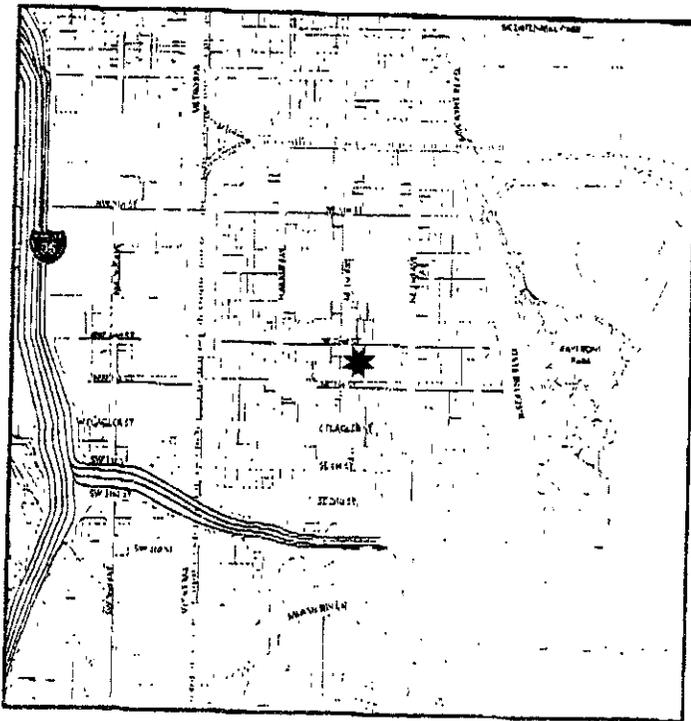
The northerly 50 feet of Lots 11, 12 and 13 of Block 104 of the plat of MIAMI NORTH, as recorded in Plat Book B at Page 41, of the Public Records of Miami-Dade County, Florida.

Classification:

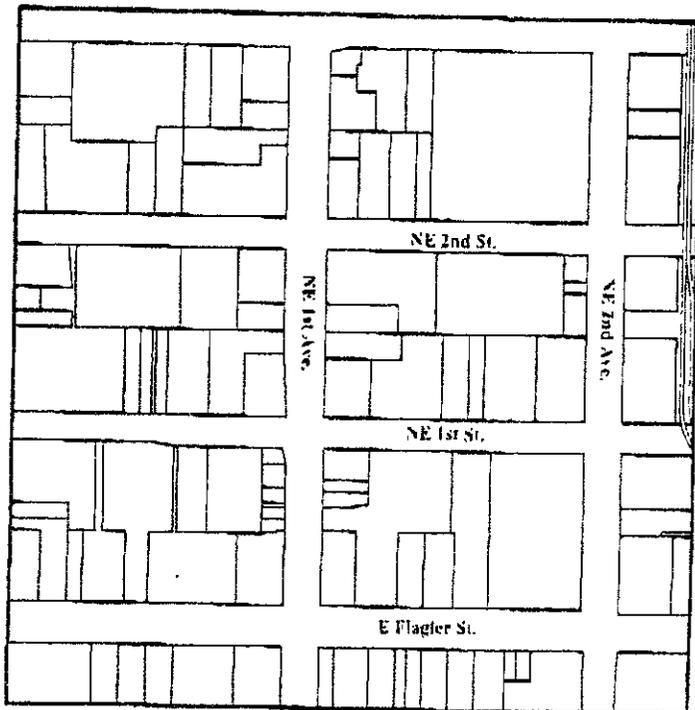
Historic Site

SECURITY BUILDING

117 NE 1ST AVENUE



location



site plan

II. SIGNIFICANCE

Specific Dates:

1926

Architect:

Robert Greenfield, New York and Miami

Builder/Contractor:

Unknown

Statement of Significance:

The Security Building is an impressive example of a commercial building designed to fit the confines of a narrow lot. At the time of its construction, the 16-story building, now dwarfed by contemporary skyscrapers, was a soaring, artfully designed building that featured a wealth of detail and expensive cladding materials. The Security Building was completed in 1926 for the Dade County Security Company and reflects the high aspirations of a Miami caught up in the midst of a burgeoning economy during the Boom years of the early 1920s.

First organized in 1901, the Dade County Security Company was one of the most important financial institutions in the County by 1920, and was the largest building and loan society in Florida. The company moved to its NE 1st Avenue location in 1923, retrofitting an existing building to meet its needs. At that time, Miami was poised on the real estate explosion that occurred when millions of dollars were invested in the Miami area almost overnight. Building activity was frenetic, and sales seemed to exceed even the speculators' highest expectation. In 1923, the Dade County Security Company financed the construction of nearly 1,000 homes in the Miami area.

The Dade County Security Company was in a bull market, and finding its existing building too small, embarked on the construction of a new building, which was completed in 1926. The high-style design, with its expensive materials and proliferation of ornament, is a testament to the unbridled enthusiasm of Florida's real estate investors during the Boom.

The Security Building is particularly noteworthy in that it features a copper-clad mansard roof, an atypical choice in sub-tropical Miami. In general, the building is strikingly designed with a three-story, classically-inspired base that carries the fourth through fourteenth stories. The detailing of the main building block is geometrically perfect, with windows arranged across the façade that are slightly

inset to create a dramatic play of shadow in the recesses. Of all the remaining 1920s "skyscrapers," the Security Building conveys a new dimension in architectural design for the City of Miami.

While the mansard roof form is a signature element of the Second Empire style, that portion of the building between the three-story base and the roof owes its design characteristics to the Chicago School. The Chicago School is directly tied to the technological advances that enabled the construction of high-rise buildings in the last quarter of the nineteenth century. The characteristics of the Chicago School include the use of a terminating cornice, minimal ornamentation, and great expanses of glass with windows filling a large proportion of the wall mass. Emphasis is placed on the geometry of the composition with a strong vertical emphasis.

Relationship to Criteria for Designation:

As stated above, the Security Building has significance in the historical and architectural heritage of the City of Miami; possesses integrity of design, setting, materials, workmanship, feeling, and association; and is eligible for designation under the following criteria:

3. Exemplifies the historical, cultural, political, economical, or social trends of the community.

The Security Building reflects the historical development and economic trends of Miami through its historical associations with the Dade County Security Company and with the commercial development of Miami during the 1920s Boom years.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

The Security Building displays elements of the Second Empire style and the Chicago School, and is a unique example of commercial high-rise architecture in Miami in the 1920s.

7. Contains elements of design, detail, materials, or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

The Security Building possesses a wealth of extravagant ornament that includes its copper-clad mansard roof, terra cotta details and granite exterior cladding. It is also noteworthy for its scale, proportions, classical detailing and mansard roof.

III. DESCRIPTION

Present and Original Appearance:

Setting:

The Security Building faces west onto NE 1st Avenue. It is located in mid-block with buildings on either side. Those buildings are considerably shorter than the Security Building. The building maintains a zero-foot setback, and the entry doors open directly onto the sidewalk.

There are no landscape features on the property.

The building is composed of a main block parallel to the street, and a second block connected perpendicularly that extends to the east.

West Elevation:

With only a 50-foot frontage, the architect made a grand statement by creating an almost temple-like base, comprised of the first three stories. Engaged pilasters, that also frame the center bay, articulate the corners creating three distinct bays. Spandrels between the floors are bronze and feature relief ornament. The pilasters carry the entablature, with the name "Security Building" in incised letters. A dentilled molding ornaments the cornice that terminates this division of the building.

The fourth floor begins the transition to the high-rise portion of the building. Stone panels with a similar relief accent the corners and separate the bays. Above the windows of the fourth floor is another projecting element, a stringcourse that is ornamented with a guilloche pattern in relief.

Floors five through thirteen continue the three bays with window arrangements that are grouped in pairs on each of the end bays, and are grouped in three in the center bay, emphasizing the importance of the center bay to the entire composition. The windows are a metal casement type.

The fourteenth and fifteenth floors function as the base for the great mansard roof, which terminates the building. To balance the composition, the two floors are treated as if they were one by the use of a round arch at the fifteenth floor that is carried by the pilasters of the fourteenth floor, so that the two floors are visually united.

A bracketed cornice separates the building from the roof form that is so decidedly different from roof treatments in Miami during this period. A mansard roof is a double-pitched roof with a steep upper slope. The mansard roof was named for architect Francois Mansart (1598-1666). Mansart worked in the seventeenth

century and introduced the roof form that extended attic space to provide additional usable area.

The mansard roof is a character-defining feature of the Second Empire style that was named after Napoleon III, who took on major building projects in Paris during the eighteenth century.

The mansard roof of the Security Building is clad in copper and terminates in a series of antefixae. A series of arches containing windows and serving as dormers penetrate the roof. Bull's-eye windows are placed between the arched windows.

An eight-sided cupola that extends from the center of the roof is fenestrated on each side with a multi-paned arched window. The dome of the cupola also is clad in copper.

North and South (Secondary) Elevations, Main Block:

The north and south ends of the building continue the tri-partite arrangement of bays, but are not ornamented. The windows are a metal casement type. The quoining on the corners of the west elevation is repeated in the north and south elevations of the building.

Perpendicular Extension:

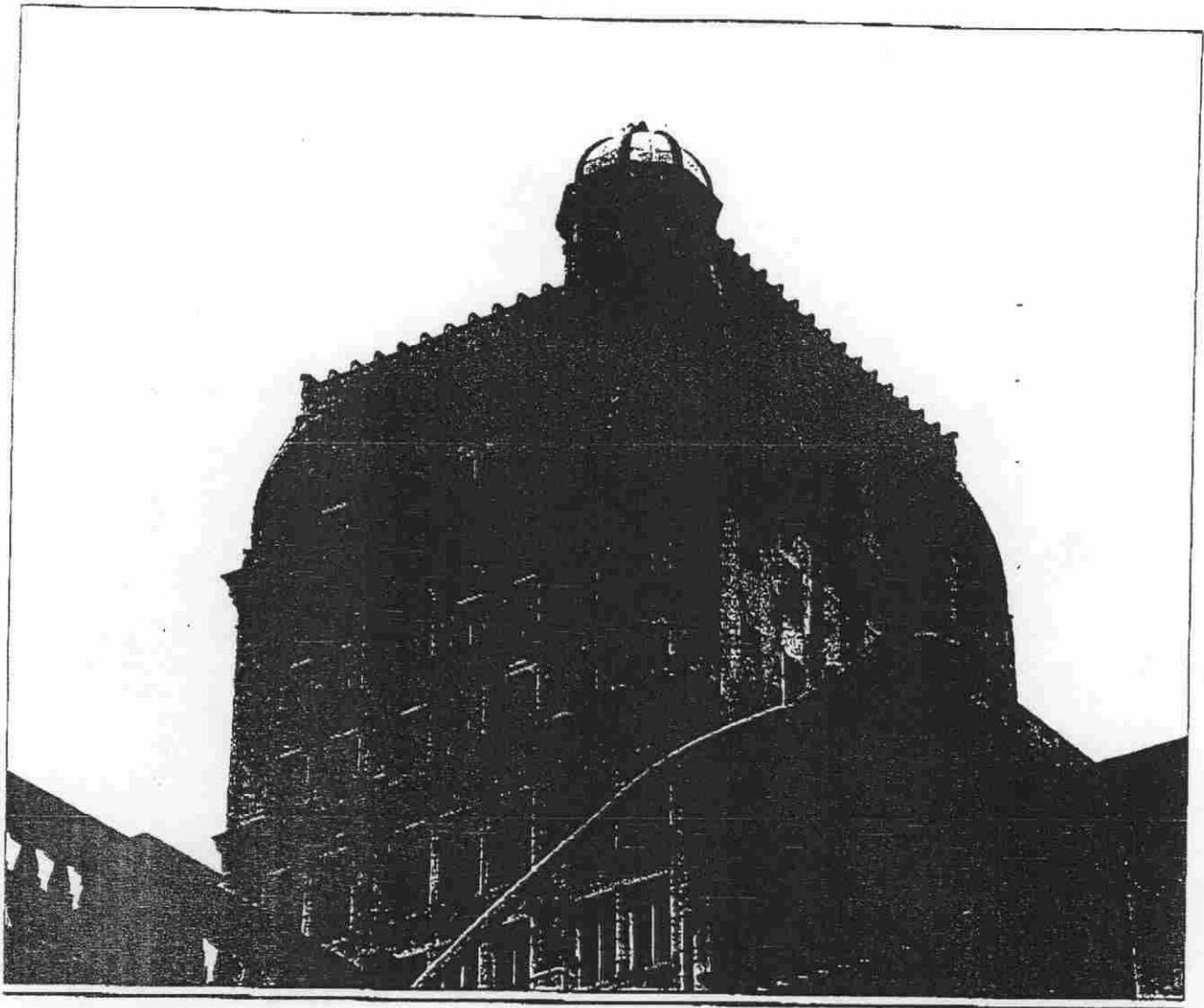
The extension to the east is flat-roofed, and is terminated by a defined cornice. The majority of the wall surface contains windows that are either square or rectangular in shape. They contain metal casement windows.

Contributing Structures and Landscape Features:

The contributing structure within the site is the Security Building, as described above. There are no contributing landscape features on the site.



Security Building
117 NE 1st Avenue
North and west (front) façades
2002



Security Building
117 NE 1st Avenue
South and west façades
2002

IV. PLANNING CONTEXT

Present Trends and Conditions:

The Security Building is presently vacant and in need of rehabilitation. The current owners of the building engaged the services of a preservation architect who has completed plans for the rehabilitation of the building for offices.

Unfortunately, due to market trends, the rehabilitation has been put on hold, as the owners evaluate other potential uses for the building. Presently there are some broken windows and there is a greater threat of deterioration while the building remains unoccupied.

Preservation Incentives:

The Security Building is listed in the *National Register of Historic Places*, and therefore qualifies for a 20% Investment Tax Credit against the cost of a substantial rehabilitation. The property also is eligible for Miami-Dade County's ad valorem tax abatement for any increased value in the assessment resulting from the rehabilitation effort.

V. BIBLIOGRAPHY

Medellin, William. Interview with William Medellin, R.A. and Ellen Uguccioni, August 14, 2002

Metropolitan Dade County Office of Community Development (MDCOCD). From Wilderness to Metropolis: The History and Architecture of Dade County (1825-1940), 2nd Ed., 1992. Miami: Historic Preservation Division.

Miami Chamber of Commerce. The Miamian, Volume III, No. 9. January 1923.

Miami Chamber of Commerce. The Miamian, Volume VIII No. 2, p. 3. July 1927.

Miami-Dade County, Planning and Zoning Department. The Security Building File, Land Development Division.

Stoudt, Deborah. "Building Represents glamour in the boom time of 20s Miami," The Miami Herald.

The Tropic Magazine, p. 12, Vol. XI. January 1926. Miami.

PROCESSING LOG

HISTORIC PRESERVATION CERTIFICATION APPLICATION

BHP Project Number 766

Address 117 NE 1st St Miami

Name Security Bldg

Date of Receipt 11/1 Application Part 2

Action Review Date Due 12/9

Action Reg adoz Date Due 12/6

Action _____ Date Due _____

H30(2255)

June 23, 2004

Mr. Haim Einhorn
117 Ne 1st Avenue, Llc
P.O. Box 398388
Miami Beach, FL 33239

PROPERTY: **Security Building, 117 Ne 1st Avenue, Miami, FL**
PROJECT NUMBER: **(5885)**
TAXPAYER ID NUMBER: [REDACTED]

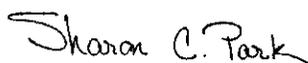
Dear Mr. Einhorn:

On 11/22/2000, the National Park Service (NPS) approved or approved with conditions the Historic Preservation Certification Application -Part 2 for the property cited above. To date, the NPS has not received a Request for Certification of Completed Work—Part 3 (NPS Form 10-168c) for this project. A copy of this form is attached in case you wish to pursue final certification at this time. Please note that Part 3s must be submitted, with photographs of completed work, through the State Historic Preservation Office.

Please indicate whether you intend to submit the Part 3 by checking your response on the enclosed page and returning it to this office at the address provided. You may also respond via e-mail as indicated. If we do not hear from you by August 1, 2004, we will close the file. Please note that Department of the Treasury/Internal Revenue Service regulations require a taxpayer to obtain an approved Part 3 from the National Park Service in order for their rehabilitation project to qualify as a "certified rehabilitation" eligible for the 20% rehabilitation investment tax credit authorized by the Internal Revenue Code. (See Department of the Treasury regulations 26 CFR 1.48-12(d)(7), available on line at <http://www2.cr.nps.gov/tps/tax/IRS.htm>.)

If you have any questions, please contact Dahlia Dandridge at 202-354-2055, by fax at 202-371-1794, or by e-mail at dahlia_dandridge@nps.gov.

Sincerely,



Sharon C. Park, FAIA
Chief, Technical Preservation Services Branch

Enclosures

cc: FL SHPO

RECEIVED

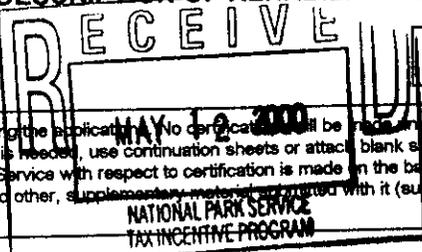
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No: 99 NOV -9 PM 1:58

NPS Office Use Only

Project No: 5885



Instructions: Read the instructions carefully before completing the application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Security Building
Address of Property: Street 117 NE 1st Avenue
City Miami County Dade State Florida zip 33132
x Listed individually in the National Register of Historic Places; give date of listing: January 4, 1989
 Located in a Registered Historic District; specify: N/A
Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no
If yes, date Part 1 submitted: N/A Date of certification: N/A NPS Project Number: N/A

2. Data on building and rehabilitation project:
Date building constructed: 1926 Total number of housing units before rehabilitation: -0-
Type of construction: Steel/Concrete Number that are low-moderate income: -0-
Use(s) before rehabilitation: Commercial/Retail Total number of housing units after rehabilitation: 120
Proposed use(s) after rehabilitation: Residential/Retail Number that are low-moderate income: -0-
Estimated cost of rehabilitation: \$5,500,000.00 Floor area before rehabilitation: 100,245 S.F.
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 100,245 S.F.
Project/phase start date (est.): October 1999 Completion date (est.): August 2000

3. Project contact:
Name Martin J. Hyman
Street 5601 Collins Avenue Cu-7B City Miami Beach
State Florida Zip 33139 Daytime Telephone Number 305-865-6110

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name Haim Einhorn Signature [Signature] Date _____
Organization 117 NE 1st Avenue, LLC.
Social Security or Taxpayer Identification Number [Redacted]
Street P.O. Box 398388 City Miami Beach
State Florida Zip 33239-0388 Daytime Telephone Number 305-775-8488

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-named property and has determined:

- that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

See Attachments

11-22-00

Gary Sackau, HPS/TPS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Security Building

Project Number: 5885

Property address: 117 NE 1st Avenue, Miami, FL

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

- 1) The cleaning process proposed for the exterior masonry, including the removal of the painted sign and the graffiti, must not damage or substantially alter the physical characteristics of the masonry surfaces. Good quality overall and close-up color photographs of the masonry before and after cleaning must be submitted with the Request for Certification of Completed Work.
- 2) Spot repairs to and limited replacement of damaged granite and terra cotta panels must match the appearance of the surrounding historic masonry. Product information, samples and mockups should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repairs/replacement must be submitted with the Request for Certification of Completed Work.
- 3) The proposed storefront/curved entry must be compatible with the historic character of the building. We note that the submitted historic and proposed storefront/curved entry drawings outline a schematic approach that appears to be acceptable. However, detailed drawings of the proposed storefront/curved entry should be submitted to the State Historic Preservation Office and this office before proceeding with this work.
- 4) Ornamental interior plaster work, including ceilings and pilasters, must be preserved. Photographs showing the historic fabric preserved in place must be submitted with the Request for Certification of Completed Work.
- 5) New corridor detailing throughout the building, including door surrounds, transoms and marble baseboards, must replicate the appearance of the historic detailing depicted in Photograph #35, which shows the "as-found" condition of the fifth-floor corridor. Photographs documenting this replicative trim in place must be submitted with the Request for Certification of Completed Work.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

11-27-00
Date

Gary Jackson
National Park Service Signature

HPS/TPS



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

H30(2255)

May 12, 2000

Haim Einhorn
117 NE 1st Avenue, LLC
P.O. Box 398388
Miami Beach, FL 33239-0388

PROPERTY: **Security Building, 117 NE 1st Avenue, Miami Beach, FL**
PROJECT NUMBER: **5885**
TAXPAYER ID NUMBER: [REDACTED]

Dear Mr. Einhorn:

The National Park Service (NPS) has received a Historic Preservation Certification Application --Part 2, Description of Rehabilitation, for the project cited above.

Upon receipt of the preliminary processing fee of **\$250**, we will initiate our review. This fee has been determined in accordance with Department of the Interior regulations 36 CFR 67.11. There will be another fee due based on the actual rehabilitation cost when you file your application showing completed work.

Please make your check payable to the National Park Service, write "Preservation Tax Incentives" and your project number on it, and mail **with a copy of this letter** to:

National Park Service
Accounting Operations Center
Accounting Services Group
P.O. Box 100000
Herndon, Virginia 20171-9998

For overnight mail only, use the following address and telephone number: NPS-AOC, Attn: Mary Hicks, 2180 Fox Mill Road, Suite 201, Herndon, VA 20171; 703-487-9011. You may also charge your fee to Visa, MasterCard, or Novus cards. For credit card transactions or wire transfers, call Helen Consolacion at 703-487-9182. Please direct questions about the program to your State Historic Preservation Office.

NPS can review this application and send you our decision only after this fee has been paid.

Sincerely,

Dahlia V. Dandridge
Technical Preservation Services Branch

cc: FL/SHPO

Martin J. Hyman, 5601 Collins Avenue Cu-7B, Miami Beach, FL 33139

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation--Part 2/Part 3

Project Number: _____

NUMBER
1

117 NE 1st Avenue _____

_____ Preliminary done

Miami, FL 33132 _____

_____ Non-standard billing

(Property)

Security Building _____

Certified Historic Structure? yes _____ pending

Type of Request: Part 2
_____ Part 3 (Part 2 previously reviewed)
_____ Part 3 (Part 2 not previously reviewed)
_____ Amendment

Date application received by State 11/9/99 _____

Date(s) additional information requested by State 12/6/99, _____

Complete information received by State _____

Date transmitted to NPS _____

Property visit by State staff _____ (before) _____ (during) _____ (after) rehab.

SHPO SUMMARY REVIEW

Fully reviewed by SHPO

_____ No outstanding concerns

Owner informed of SHPO recommendation

In-depth NPS review requested

NUMBER
2

STATE RECOMMENDATION:

Walter S. Marder AIA _____

who meets the Secretary of the Interior's Professional Qualification

Standards, reviewed this application.

The project:
_____ meets the Standards.

meets the Standards *only* if the attached conditions are met.

_____ does not meet Standard number(s) _____ for the reasons listed on reverse.

_____ warrants denial for lack of information.

_____ This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:
_____ completed rehabilitation conforms to work previously approved.

_____ completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse)

Date

4/28/2000

State Official Signature

Janet Snyder Hottel

Conditions for Approval:

- 1 All original corridors, doors, and transoms which still exist should be retained;
- 2 documentation should be provided for the new storefront/entrance;
- 3 all original detailing should be retained and repaired.

NUMBER
3

ISSUES:

- Additions, including rooftop
- Alteration of significant exterior features or surfaces
- Alteration, removal, or covering of significant interior finishes or features
- Adjacent new construction, extensive site work, or demolition of adjacent structures
- Changes to significant interior spaces or plan features (including circulation patterns).
- Window replacements on any major elevation that do not match historic configuration, material, and profiles
- Damaging or inadequately specified masonry treatments
- Other (explain)

NUMBER
4

Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.

STATE EVALUATION OF PROJECT & CONCERNS:

This Amendment proposes to restore the ground floor openings on this building to their original appearance, c1912. These openings were foreshortened and glazed in a 1937 alteration. An elevator tower was also installed in 1937 but it is not visible from the public way. The new openings will become glazed doorways, and a series of steps will be installed to access these new entrances. While the original openings were literally open, forming an arcade, the new arrangement will mimic this, while not actually being open.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other:
 Items sent separately: plans specifications photographs other:
 Other documentation on file in State:

NPS COMMENTS:



240
Collins
Ave.
3F
Miami
Beach
Florida
33139
305
672-6682

November 5, 1999

Mr. Walter Marder
Florida Department of State
Division of Historical Resources
500 South Bronough Street
Tallahassee, Fl.
32399-0250

Re: **Historic Preservation Certification Application**
Security Building
117 NE 1st Avenue
Miami, Florida 33132

Dear Walter,

Please find the following:

1. Historic Preservation Certification Application Part - 2.
One original and one copy.
2. One set of original color photographs.
3. One set of color copies.
4. Two sets of 11'x17" Drawings.

I will be glad to answer any questions you might have in regards to attached documentation. Thank you again for your valuable cooperation and guidance.

Sincerely,

William B. Medellin, R.A.

cc./Hyman
Einhorn
file

240
Collins
Ave.
3F
Miami
Beach
Florida
33139
305
672-6381
F. 305
672-6962



August 4, 2000

Mr. Gary Sachau
United States Department of Interior
Tax Incentives Program
Technical Preservation Services
National Park Service, Room NC200
1849 C Street, NW,
Washington DC 20240

RE: Security Building
117 NE 1st. Ave. Miami, FL 33132
Historic Preservation Certification Application Part-2
Project Number: 5885

Dear Mr. Sachau:

Please find the additional information requested in your June 9, 2000 letter:

Item no.1

Modern ceiling on the first floor has been removed (please see attached photos no.1 and no.2) to exposed non-historic steel frame and concrete slab. This concrete slab was added to divide the original two story mezzanine area into two spaces. This slab is to remain as stated in the Application. (please photo no. 28 submitted with Application). On the first floor entry area, ornamental historic ceiling remains above metal non-historic ceiling, this ceiling will be completely restored.

Item no.2

Photo no. 34 submitted with Application shows altered corridor at 7th floor looking east. All corridors were similarly altered as shown on this photo. These corridors have been removed. (please see attached photos of existing conditions). Photo no.35 submitted with Application shows original wood wainscot, door frames, blocked transoms and marble base at 5th floor looking east. Proposed corridors will have door entrances to follow new plan and walls will have the same treatment as shown on this photo.

Please see attached photos of existing elevator marble walls. These marble walls will be restored.

Item no.3

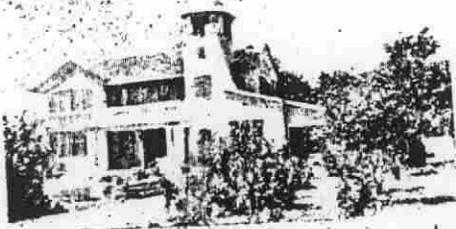
Please see attached copies of original blue prints, rendering and elevation sketch of Ground floor storefront. Additional selective demolition is necessary in order to determine if storefront was actually built following attached documentation.

Thank you for assistance and please call me if you have any additional questions.

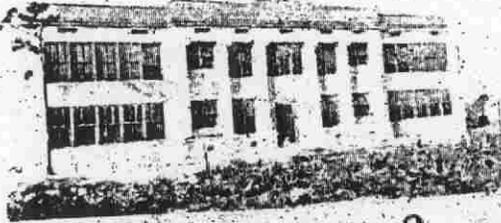
Sincerely,

A handwritten signature in black ink, appearing to read "W. Medellin", written over a white background.

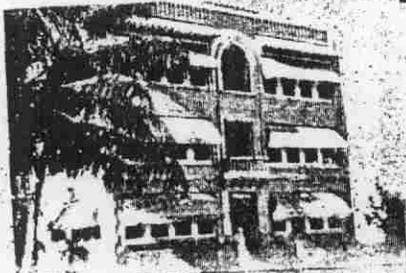
William B. Medellin, R.A.
cc./W. Marder/SHPO
H. Einhorn
M.Hyman



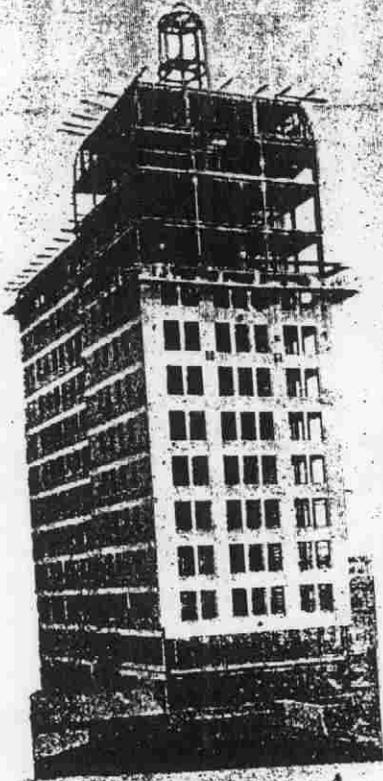
1



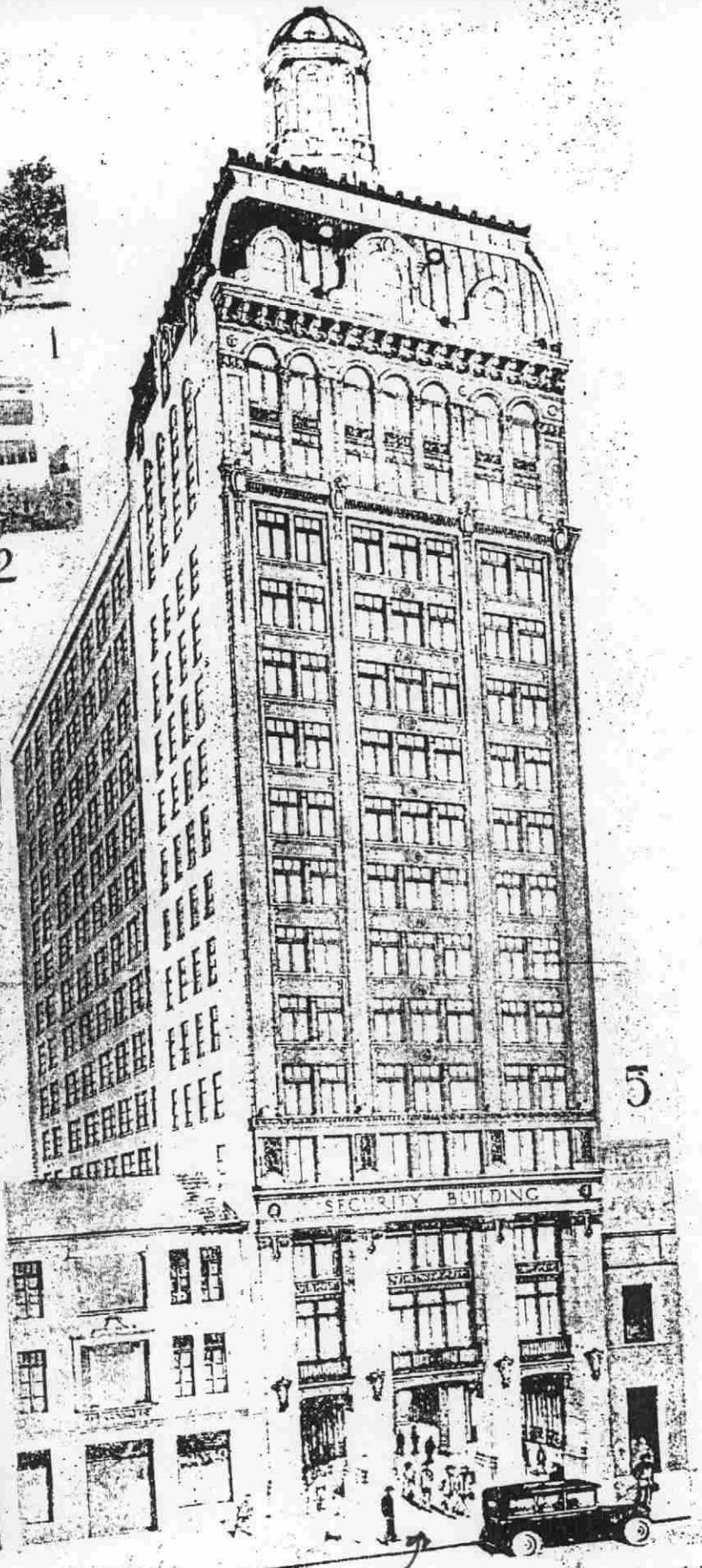
2



3



4

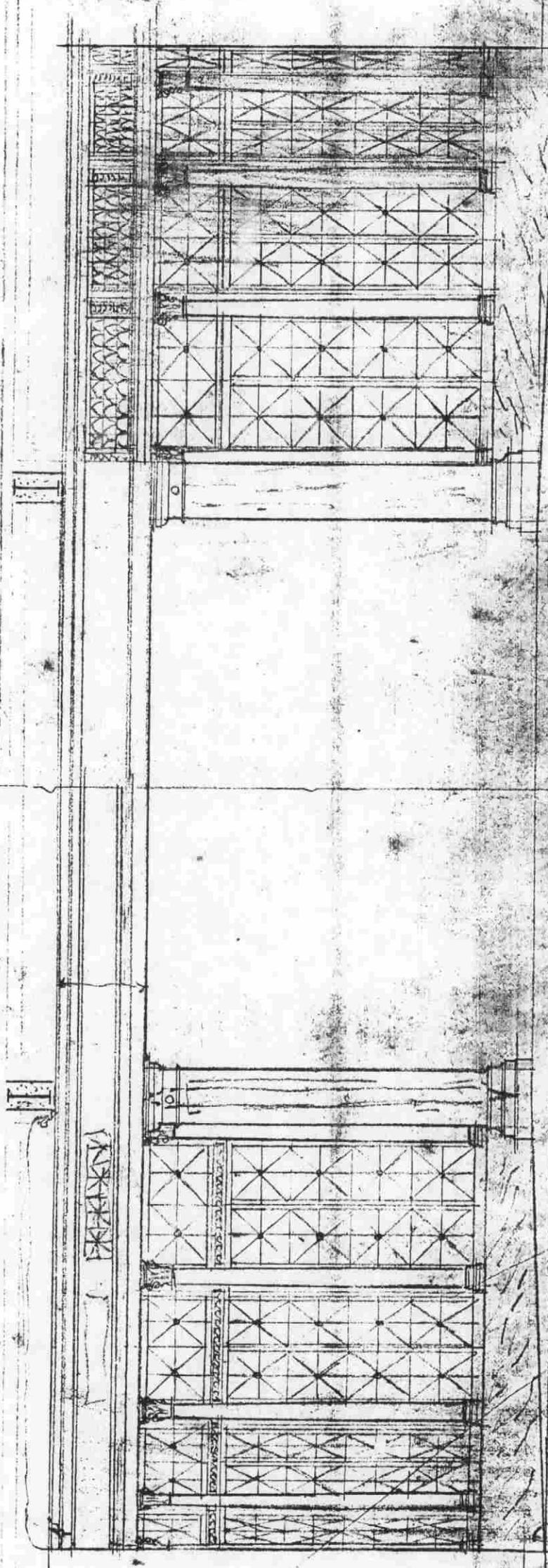


5

(1) C. S. Kunny Residence.
 (2) Shadow Lawn School.
 (3) Randle Hill Apartments.

(4) Security Building under construction. Courtesy of the Architect, Robert Greenfield.
 (5) New Security Building

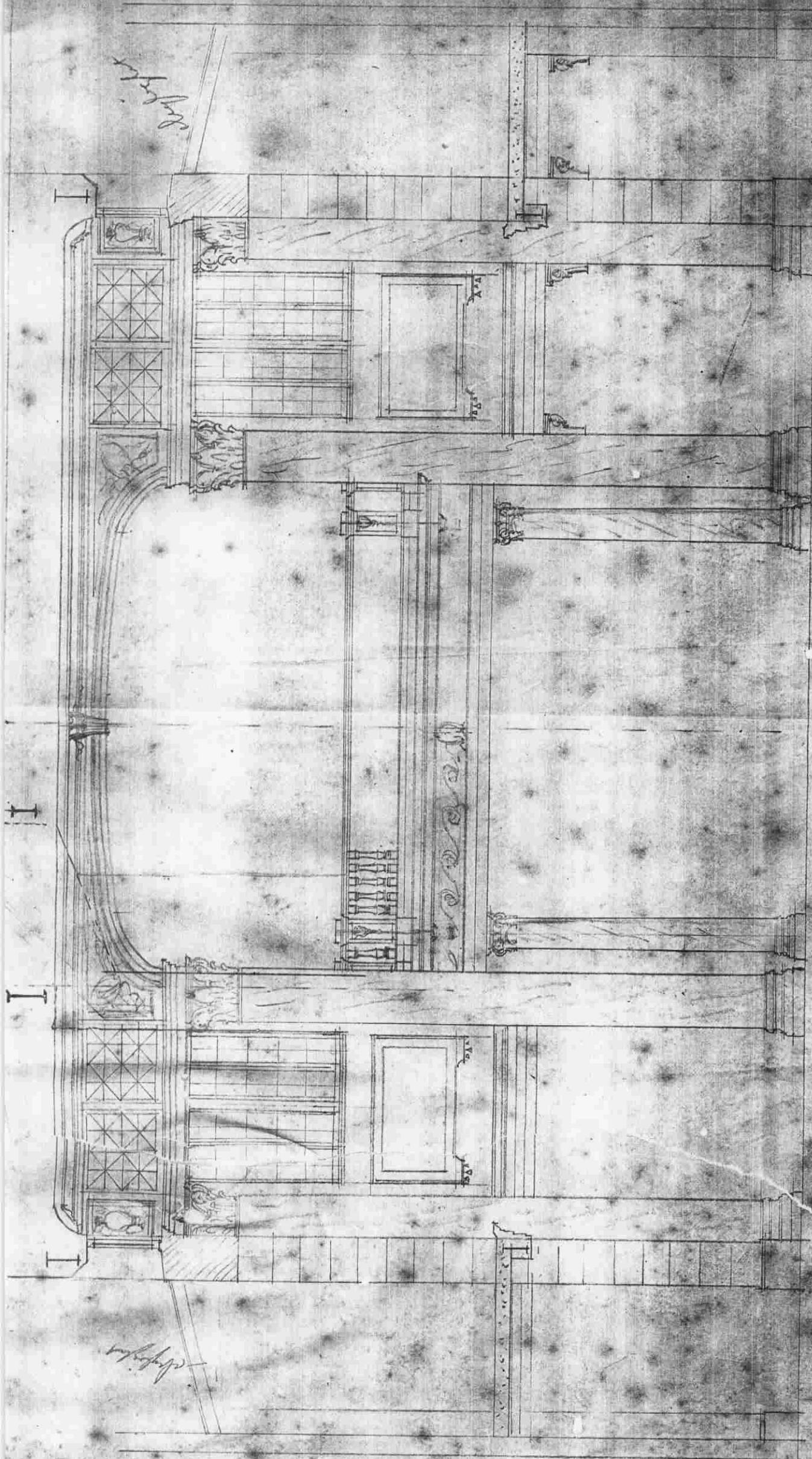
RECESSED ENTRY AREA



EAST ELEVATION OF ROTUNDA

Scale: 1/4" = 1 FT

GROUND FLOOR STRUCTURE



WEST END OF BANKING ROOM

Scale: 1/4" = 1'-0"



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

IN REPLY REFER TO:

H30(2255)

July 17, 2000

Mr. Haim Einhorn
117 NE 1st Avenue, LLC
P.O. Box 398388
Miami Beach, FL 33239-0388

PROPERTY: **Security Building, 117 NE 1st Avenue, Miami, FL**
PROJECT NUMBER: **(5885)**

Dear Mr. Einhorn:

We have received your request for a six-month extension of the hold period for the above-referenced project (Part 2 application). We hereby approve this request. Please provide the additional information identified in our June 9, 2000 letter within six months of the date of this letter.

If you have any questions, please call me at 202-343-9531.

Sincerely,

Gary Sachau
Technical Preservation Services Branch

cc: FL SHPO

William B. Medellin, RA, 240 Collins Avenue, #3F, Miami Beach, FL 33139

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Office of International Relations
Division of Elections
Division of Corporations
Division of Cultural Affairs
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
Division of Administrative Services



MEMBER OF THE FLORIDA CABINET

State Board of Education
Trustees of the Internal Improvement Trust Fund
Administration Commission
Florida Land and Water Adjudicatory Commission
Siting Board
Division of Bond Finance
Department of Revenue
Department of Law Enforcement
Department of Highway Safety and Motor Vehicles
Department of Veterans' Affairs

FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

DIVISION OF HISTORICAL RESOURCES

Mr. Haim Einhorn
Post Office Box 398388
Miami Beach, Florida 33239-0388

Re: Historic Preservation Certification Application

Address of Property: 117 NE 1st Avenue, Miami

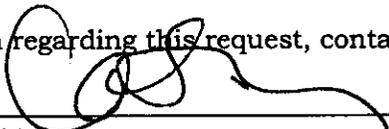
The application for the above property does not contain adequate documentation and is being held by the Bureau of Historic Preservation. We are unable to proceed with our state review until the following material is supplied for your Part 1____; Part 2__X__; Request for Certification of Completed Work_____.

- ___ Original signature on application (the Application is enclosed)
- ___ Taxpayer identification or Social Security Number
- ___ Documentation of structural condition of building
- ___ Statement of property's significance to District
- ___ Pre-rehabilitation photos of:
- ___ Post-rehabilitation photos:
- ___ Floor plans of layout of building before rehabilitation if any changes will be made to the interior layout;
- ___ Elevation drawings showing exterior alterations
- ___ Plans and elevations of new construction
- ___ Documentation supporting the need for replacement windows
- ___ Documentation illustrating replacement windows

X Other: It appears that on some of the upper floors, original doors, transoms and trim remain; these features should be retained and worked into the new apartment layout; please advise as to intentions. Also, please provide documentation (rendering, plans) of probable curved entrance walls.

Please provide the information requested directly to the Florida Bureau of Historic Preservation at the above address within 30 days of the date listed below. If this material is not received by that time, this office will forward the Application to the National Park Service without recommendation or with a recommendation for Denial (see Application instructions).

For further information regarding this request, contact

Walter S. Marder, AIA  at 850-487-2333
date: December 6, 1999

xc: Martin J. Hyman

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250 • <http://www.flheritage.com>

- Director's Office
(850) 488-1480 • FAX: 488-3355
- Archaeological Research
(850) 487-2299 • FAX: 414-2207
- Historic Preservation
(850) 487-2333 • FAX: 922-0496
- Historical Museums
(850) 488-1484 • FAX: 921-2503
- Historic Pensacola Preservation Board
(850) 595-5985 • FAX: 595-5989
- Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476
- St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044
- Tampa Regional Office
(813) 272-3843 • FAX: 272-2340

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: Security Building
Address of Property: Street 117 NE 1st Avenue
City Miami County Dade State Florida zip 33132

x Listed individually in the National Register of Historic Places; give date of listing: January 4, 1989

Located in a Registered Historic District; specify: N/A

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no

If yes, date Part 1 submitted: N/A Date of certification: N/A NPS Project Number: N/A

2. Data on building and rehabilitation project:
Date building constructed: 1926 Total number of housing units before rehabilitation: 0-
Type of construction: Steel/Concrete Number that are low-moderate income: 0-
Use(s) before rehabilitation: Commercial/Retail Total number of housing units after rehabilitation: 120
Proposed use(s) after rehabilitation: Residential/Retail Number that are low-moderate income: 0-
Estimated cost of rehabilitation: \$5,500,000.00 Floor area before rehabilitation: 100,245 S.F.
This application covers phase number 1 of 1 phases Floor area after rehabilitation: 100,245 S.F.
Project/phase start date (est.): October 1999 Completion date (est.): August 2000

3. Project contact:
Name Martin J. Hyman
Street 5601 Collins Avenue Cu-7B City Miami Beach
State Florida Zip 33139 Daytime Telephone Number 305-865-6110

4. Owner:
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name Haim Einhorn Signature [Signature] Date _____
Organization 117 NE 1st Avenue, LLC.
Social Security or Taxpayer Identification Number [Redacted]
Street P.O. Box 398388 City Miami Beach
State Florida Zip 33239-0388 Daytime Telephone Number 305-775-8488

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-named property and has determined:

- that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
 - that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
 - that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.
- Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION --**

Security Building

Property Name

117 NE 1st. Avenue. Miami, Florida

Property Address

PART 2

NPS Office Use Only

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK -- Includes site work, new construction, alterations, etc. Complete blocks below.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 20px;">Number</td> <td style="width: 5px;">1</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Architectural feature <u>Site</u></td> </tr> <tr> <td colspan="2" style="padding: 2px;">Approximate Date of feature <u>1926</u></td> </tr> </table>	Number	1	Architectural feature <u>Site</u>		Approximate Date of feature <u>1926</u>		<p>Describe existing feature and its condition:</p> <p>The Building occupies the entire Site. Surrounded on the West by NE 1st. Avenue, on the North by a three story building, on the East by one story building, and on the South by a ten story building.</p> <p>Photo no. <u>1-2-3-4</u> Drawing no <u>HP-1</u></p>	<p>Describe work and impact on existing feature:</p> <p>The Building is surrounded by existing structures. Existing city sidewalk on NE 1st. Avenue to remain as is.</p>
Number	1							
Architectural feature <u>Site</u>								
Approximate Date of feature <u>1926</u>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 20px;">Number</td> <td style="width: 5px;">2</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Architectural feature <u>Structural System</u></td> </tr> <tr> <td colspan="2" style="padding: 2px;">Approximate Date of feature <u>1926</u></td> </tr> </table>	Number	2	Architectural feature <u>Structural System</u>		Approximate Date of feature <u>1926</u>		<p>Describe existing feature and its condition:</p> <p>"Fire proof" steel frame sitting atop a reinforced concrete foundation. Structural system appears to be in good condition. Subject to structural engineer's evaluation.</p> <p>Photo no. <u> </u> Drawing no <u> </u></p>	<p>Describe work and impact on existing feature:</p> <p>Existing Structure system to be maintained. Areas damaged due to corrosion, spalling, etc. will be repaired or replaced. Areas found to be not structurally sound, will be reinforced or replaced as required.</p>
Number	2							
Architectural feature <u>Structural System</u>								
Approximate Date of feature <u>1926</u>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 20px;">Number</td> <td style="width: 5px;">3</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Architectural feature <u>West Facade</u></td> </tr> <tr> <td colspan="2" style="padding: 2px;">Approximate Date of feature: <u>1926</u></td> </tr> </table>	Number	3	Architectural feature <u>West Facade</u>		Approximate Date of feature: <u>1926</u>		<p>Describe existing feature and its condition:</p> <p>West facade clad with a combination of Granite and Terra-cotta Panels. Granite panels at ground through fourth level. Terra-cotta panels from fifth through sixteenth level.</p> <p>Photo no. <u>5-5A-6</u> Drawing no <u>HP-5</u></p>	<p>Describe work and impact on existing feature:</p> <p>Areas show dirt due to pollution to be cleaned with low pressure water(500 p.s.i. max.). Water shall be clean, potable, free of oils, acids, alkalis, salts and organic matter. Glazed of terra-cotta and polished finish of granite panels to be preserved.</p>
Number	3							
Architectural feature <u>West Facade</u>								
Approximate Date of feature: <u>1926</u>								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 20px;">Number</td> <td style="width: 5px;">4</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Architectural feature: <u>West Facade</u></td> </tr> <tr> <td colspan="2" style="padding: 2px;">Approximate Date of feature <u>1926</u></td> </tr> </table>	Number	4	Architectural feature: <u>West Facade</u>		Approximate Date of feature <u>1926</u>		<p>Describe existing feature and its condition:</p> <p>Observation from ground floor of terra-cotta and granite panels show most of them to be in good condition, but a few are damaged or cracked.</p> <p>Photo no. <u>5A-6-7</u> Drawing no . <u>HP-5</u></p>	<p>Describe work and impact on existing feature:</p> <p>Severely deteriorated or improperly maintained mortar will be repainted. New mortar to equal existing mortar in strength, composition, color and texture. Severely deteriorated panels missing more then 50% of material or found not structurally sound, will be replaced.</p>
Number	4							
Architectural feature: <u>West Facade</u>								
Approximate Date of feature <u>1926</u>								

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2**

Security Building

Property Name

117 NE 1st. Avenue. Miami, Florida

Property Address

NPS Office Use Only

Project Number:

<table border="1"> <tr> <td>Number 5</td> <td>Architectural feature <u>West Facade</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>1926</u></td> </tr> </table>	Number 5	Architectural feature <u>West Facade</u>		Approximate Date of feature <u>1926</u>	<p>Describe existing feature and its condition:</p> <p>Granite and Terra-cotta panels spalling.</p> <p>Photo no. <u>7</u> Drawing no <u>HP-5</u></p>	<p>Describe work and impact on existing feature:</p> <p>Spalling will be repaired by removing all loose or friable material. All blistered areas will be coated and sealed. Panels which have lost most of its material and structural integrity will be replaced with complete units.</p>
Number 5	Architectural feature <u>West Facade</u>					
	Approximate Date of feature <u>1926</u>					
<table border="1"> <tr> <td>Number 6</td> <td>Architectural feature <u>West Facade</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>1926</u></td> </tr> </table>	Number 6	Architectural feature <u>West Facade</u>		Approximate Date of feature <u>1926</u>	<p>Describe existing feature and its condition:</p> <p>Holes and surfaces cracking in granite and terra-cotta panels created by signs and non-original awnings and metal screens.</p> <p>Photo no. <u>5-6-7</u> Drawing no <u>HP-5</u></p>	<p>Describe work and impact on existing feature:</p> <p>Existing holes and surface cracking will be permanently sealed with a sealer that will expand with the normal dynamics of the surrounding material. Restoration Mortar for Terra-cotta panels to be: Jahn M-100 Grouting if required to be: Jahn M-40 Or M-50 by Cathedral Stone Products, or approved equal.</p>
Number 6	Architectural feature <u>West Facade</u>					
	Approximate Date of feature <u>1926</u>					
<table border="1"> <tr> <td>Number 7</td> <td>Architectural feature <u>West Facade</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>non-original</u></td> </tr> </table>	Number 7	Architectural feature <u>West Facade</u>		Approximate Date of feature <u>non-original</u>	<p>Describe existing feature and its condition:</p> <p>Metal awnings and metal screen</p> <p>Photo no. <u>5-5A</u> Drawing no <u>HP-5</u></p>	<p>Describe work and impact on existing feature:</p> <p>Non-historic awnings and metal screen over entire length of facade will be removed.</p>
Number 7	Architectural feature <u>West Facade</u>					
	Approximate Date of feature <u>non-original</u>					
<table border="1"> <tr> <td>Number 8</td> <td>Architectural feature <u>North, South and East Facades</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>1926</u></td> </tr> </table>	Number 8	Architectural feature <u>North, South and East Facades</u>		Approximate Date of feature <u>1926</u>	<p>Describe existing feature and its condition:</p> <p>Granite quoins in "square" front section. Terra-cotta quoins in rear (east) "rectangular" section. Smooth stucco finish in fair condition. Needs painting throughout. Terra-cotta panels around window openings at 14th and 15th levels. (North Elevation). Photo no. <u>9-10-11</u> Drawing no <u>HP-6,HP-7,HP-8</u></p>	<p>Describe work and impact on existing feature:</p> <p>All cracks and spalling to be repaired following structural specifications. Stucco finish to be patched and painted. Existing metal stair does not meet local code requirements. Stair to be removed and replaced with new metal stair at same location. New stair will not detract from historic character of building. Patched panels to be sealed and painted to match existing.</p>
Number 8	Architectural feature <u>North, South and East Facades</u>					
	Approximate Date of feature <u>1926</u>					

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2**

Security Building

Property Name

117 NE 1st. Avenue. Miami, Florida

Property Address

NPS Office Use Only

Project Number:

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Number 9</td> <td>Architectural feature <u>Windows</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>1926</u></td> </tr> </table> <p>Describe existing feature and its condition:</p> <p>Existing windows are historic and in fair condition.</p> <p>Photo no. <u>12-13-14-15</u> Drawing no <u>HP-5,HP-6,HP-7</u> <u>HP-8</u></p>	Number 9	Architectural feature <u>Windows</u>		Approximate Date of feature <u>1926</u>	<p>Describe work and impact on existing feature:</p> <p>All windows to remain. Windows will be restored, loose paint and rust will be removed, frames will be primed and painted. Caulk and seal around openings. Broken glass replaced with clear glass. No tinted glass allowed.</p>
Number 9	Architectural feature <u>Windows</u>				
	Approximate Date of feature <u>1926</u>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Number 10</td> <td>Architectural feature <u>Copper faced mansard roof</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>1926</u></td> </tr> </table> <p>Describe existing feature and its condition:</p> <p>Copper roof in good condition. One copper panel missing at east side of north elevation.</p> <p>Photo no. <u>12-15</u> Drawing no <u>HP-5,HP-6,HP-7</u></p>	Number 10	Architectural feature <u>Copper faced mansard roof</u>		Approximate Date of feature <u>1926</u>	<p>Describe work and impact on existing feature:</p> <p>Patina finish of copper roof to remain. Panel missing to be replaced with new. Finish to match existing.</p>
Number 10	Architectural feature <u>Copper faced mansard roof</u>				
	Approximate Date of feature <u>1926</u>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Number 11</td> <td>Architectural feature <u>Ground Level-West Facade Storefronts</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>Non-original</u></td> </tr> </table> <p>Describe existing feature and its condition:</p> <p>Contemporary metal-glass storefronts to be removed.</p> <p>Photo no. <u>16-17</u> Drawing no <u>HP-5,HP-10, HP-16,HP-25</u></p>	Number 11	Architectural feature <u>Ground Level-West Facade Storefronts</u>		Approximate Date of feature <u>Non-original</u>	<p>Describe work and impact on existing feature:</p> <p>Non-historic storefronts to be removed. Historic renderings and floor plan found of ground level area show the entry area as a curvilinear recessed loggia . Evaluation of original entry design will be done after selective demolition of non-historic alterations. If we are able to determine that indeed the entry area was built as shown on renderings and plans, new wall to match curved plan layout. Proposed elevation to implement some of the original architectural details used in the original design.</p>
Number 11	Architectural feature <u>Ground Level-West Facade Storefronts</u>				
	Approximate Date of feature <u>Non-original</u>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Number 12</td> <td>Architectural feature <u>Ground Floor Plan</u></td> </tr> <tr> <td></td> <td>Approximate Date of feature <u>Non-original</u></td> </tr> </table> <p>Describe existing feature and its condition:</p> <p>Throughout the years tenants have altered design, circulation patterns and finishes of the ground level.</p> <p>Photo no. <u>18-19-20-21</u> Drawing no. <u>HP-16</u></p>	Number 12	Architectural feature <u>Ground Floor Plan</u>		Approximate Date of feature <u>Non-original</u>	<p>Describe work and impact on existing feature:</p> <p>Existing alterations to be removed and a new ground level floor plan will be developed.</p>
Number 12	Architectural feature <u>Ground Floor Plan</u>				
	Approximate Date of feature <u>Non-original</u>				

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION --
PART 2**

Security Building

Property Name

NPS Office Use Only

117 NE 1st. Avenue. Miami, Florida

Property Address

Project Number:

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Number 13</td> <td>Architectural feature <u>Entry and Elevator Lobby Floor</u></td> </tr> <tr> <td style="text-align: center;"> </td> <td>Approximate Date of feature <u>Non-original</u></td> </tr> </table>	Number 13	Architectural feature <u>Entry and Elevator Lobby Floor</u>		Approximate Date of feature <u>Non-original</u>	<p>Describe existing feature and its condition:</p> <p>Non-original carpet and vinyl tile has been installed over entire entry and elevator lobby areas.</p> <p>Photo no. <u>17-22</u> Drawing no <u>HP-10,HP-16</u></p>	<p>Describe work and impact on existing feature:</p> <p>All non-original flooring to be removed. Historic flooring found after selective demolition to be restored.</p>
Number 13	Architectural feature <u>Entry and Elevator Lobby Floor</u>					
	Approximate Date of feature <u>Non-original</u>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Number 14</td> <td>Architectural feature <u>Elevator Lobby Walls</u></td> </tr> <tr> <td style="text-align: center;"> </td> <td>Approximate Date of feature <u>non-original</u></td> </tr> </table>	Number 14	Architectural feature <u>Elevator Lobby Walls</u>		Approximate Date of feature <u>non-original</u>	<p>Describe existing feature and its condition:</p> <p>Non-original gypsum wall board throughout lobby walls. Stainless Steel cladding over elevator wall and doors.</p> <p>Photo no. <u>23-24-25-26-27</u> Drawing no <u>HP-10,HP-16</u></p>	<p>Describe work and impact on existing feature:</p> <p>Selective demolition of gypsum wall board and stainless steel cladding to determine if any original material remain. Historic material, details, and finishes found will be restored.</p>
Number 14	Architectural feature <u>Elevator Lobby Walls</u>					
	Approximate Date of feature <u>non-original</u>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Number 15</td> <td>Architectural feature <u>Elevators</u></td> </tr> <tr> <td style="text-align: center;"> </td> <td>Approximate Date of feature <u>Non-original</u></td> </tr> </table>	Number 15	Architectural feature <u>Elevators</u>		Approximate Date of feature <u>Non-original</u>	<p>Describe existing feature and its condition:</p> <p>Non-original elevators (four) in good condition.</p> <p>Photo no. <u>23-27</u> Drawing no <u>HP-10,HP-16</u></p>	<p>Describe work and impact on existing feature:</p> <p>Existing elevators to remain.</p>
Number 15	Architectural feature <u>Elevators</u>					
	Approximate Date of feature <u>Non-original</u>					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Number 16</td> <td>Architectural feature <u>Mezzanine Level</u></td> </tr> <tr> <td style="text-align: center;"> </td> <td>Approximate Date of feature <u>non-original</u></td> </tr> </table>	Number 16	Architectural feature <u>Mezzanine Level</u>		Approximate Date of feature <u>non-original</u>	<p>Describe existing feature and its condition:</p> <p>A new concrete slab was added dividing what originally was an open two story space into two complete separate levels.</p> <p>Photo no. <u>28</u> Drawing no <u>HP-11,HP-17</u></p>	<p>Describe work and impact on existing feature:</p> <p>Existing non-original concrete slab to remain. Area to be used as commercial, management offices and recreational area for building occupants.</p>
Number 16	Architectural feature <u>Mezzanine Level</u>					
	Approximate Date of feature <u>non-original</u>					

Security Building

HISTORIC PRESERVATION
CERTIFICATION APPLICATION -

Property Name

PART 2

NPS Office Use Only

117 NE 1st. Avenue. Miami, Florida

Property Address

Project Number:

<p>Number 17</p>	<p>Architectural feature <u>Mezzanine Walls</u></p> <p>Approximate Date of feature <u>Non-original</u></p>	<p>Describe work and impact on existing feature:</p> <p>All existing gypsum wall board alterations to be removed. Extent of restoration of wall finishes and details to be determined after selective demolition.</p>
<p>Describe existing feature and its condition:</p> <p>Contemporary gypsum wall board partitions throughout.</p> <p>Photo no. <u>29-30</u> Drawing no <u>HP-11,HP-17</u></p>		
<p>Number 18</p>	<p>Architectural feature <u>Mezzanine Elevator Walls</u></p> <p>Approximate Date of feature <u>1926</u></p>	<p>Describe work and impact on existing feature:</p> <p>Existing Marble Wainscot to remain. To be patched, filled and restored as required.</p>
<p>Describe existing feature and its condition:</p> <p>Existing Marble wainscot in fair condition.</p> <p>Photo no. <u>31-32-33</u> Drawing no <u>HP-11,HP-17</u></p>		
<p>Number 19</p>	<p>Architectural feature <u>Typical Floor</u></p> <p>Approximate Date of feature <u>Non-original</u></p>	<p>Describe work and impact on existing feature:</p> <p>Floors will be modified to create a total of 120 residential units. Residential use will not detract from the historic character of the building.</p>
<p>Describe existing feature and its condition:</p> <p>Commercial and residential alterations done throughout the years on every floor.</p> <p>Photo no. <u>34-35</u> Drawing no <u>HP-18 through HP-22</u></p>		
<p>Number 20</p>	<p>Architectural feature <u>Ground Level and Mezzanine Ceilings</u></p> <p>Approximate Date of feature <u>Non-original</u></p>	<p>Describe work and impact on existing feature:</p> <p>All existing non-historic ceilings, materials and alterations to be removed. After selective demolition, evaluation and assessment of remaining historic details, moldings, etc. will be made to determine the scope of restoration.</p>
<p>Describe existing feature and its condition:</p> <p>Metal Ceiling at Entry Lobby, Acoustical Ceilings throughout Ground and Mezzanine Levels. Original ceilings have been removed and moldings have been cut to allow for introduction of Mechanical systems, electrical conduits and sprinkler lines.</p> <p>Photo no. <u>17-18-19-20-21-36-37</u> Drawing no. <u>HP-10A,HP-11A</u> <u>38-39-40-41</u></p>		

Number
21

Architectural feature Roof

Approximate Date of feature New

Describe existing feature and its condition:

Existing Built-up roof in fair condition.

Photo no. 44-45 Drawing no HP-1

Describe work and impact on existing feature:

New built-up roof to meet local codes will be installed.
All existing historic roof profiles to be maintained.
All mechanical equipment to be installed in the east
(rear) side of the building.

Number
22

Architectural feature W-N-S Facade

Approximate Date of feature non-historic

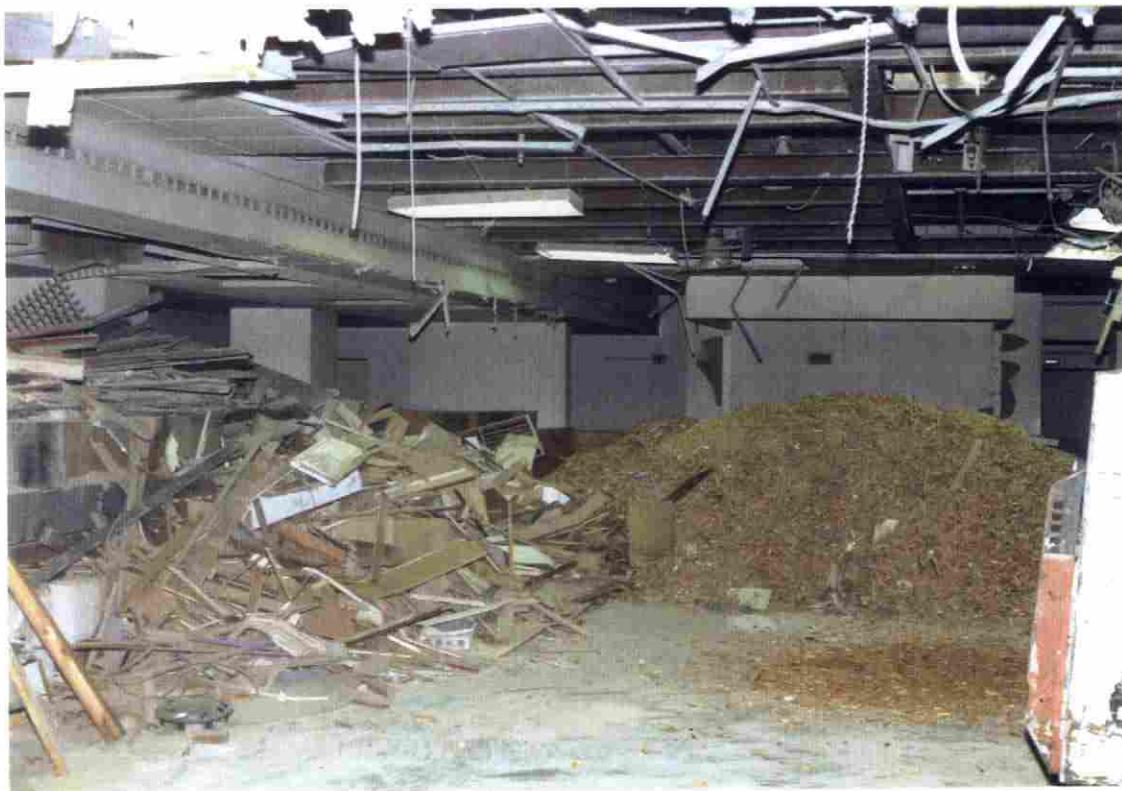
Describe existing feature and its condition:

Existing painted non-historic "Pan-American Bank" sign
at North and South Facades.
Graffiti on Granite Panels at West Facade.

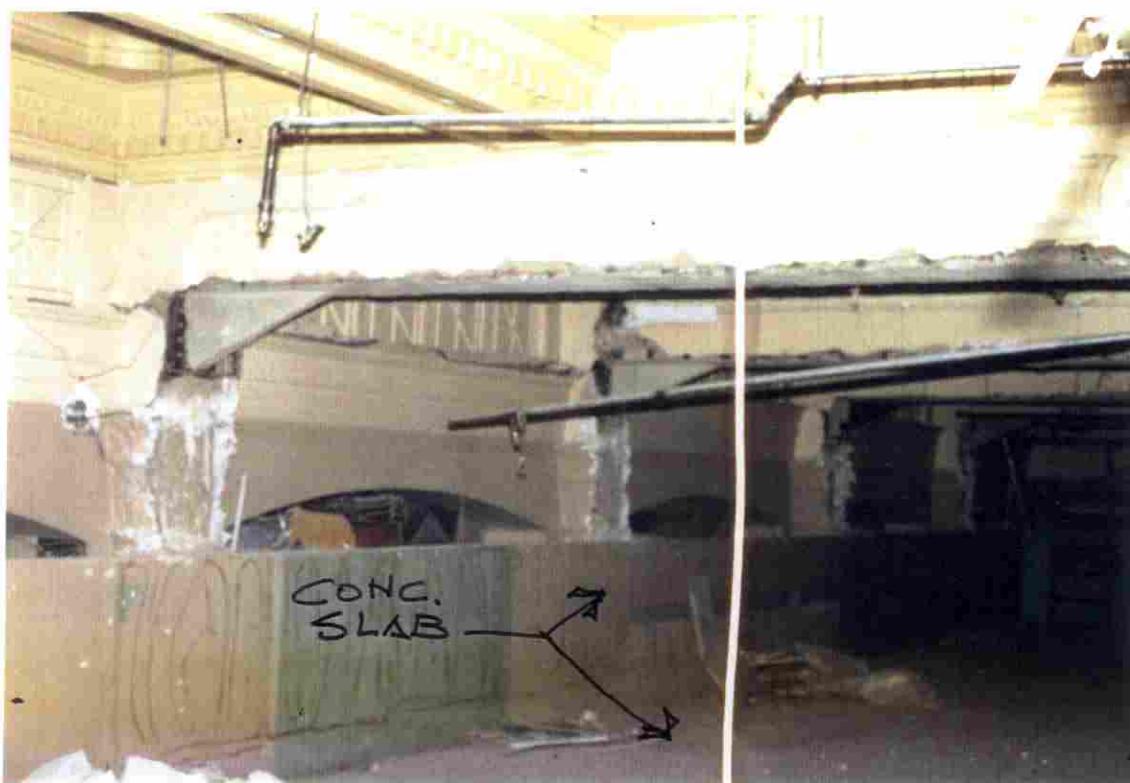
Photo no. 12-15-16 Drawing no HP-5,HP-6,HP-7

Describe work and impact on existing feature:

Existing non-historic sign and graffiti to be removed.
Paint removal to be done with: Sureklean
859 Stripper
by Prosoco, Inc.



Security Bldg. Photo no.1
Ground floor
Non-historic ceiling &
steel support (I-Beams)
Mezzanine Area 7-12-00



Security Bldg. Photo no.2
Mezzanine Level - 2nd floor
Non-historic concrete
slab/wall 7-12-00



Security Bldg. No. 3
3rd. Floor Elevator Lobby
East View

7-12-00



Security Bldg. Photo no. 4
3RD. FLOOR CORRIDOR AREA
East view

7-12-00



Security Bldg. NO. 5
4th. Floor Elevator Lobby
S.E. View

7-12-00



Security Bldg. No. 6
4th. floor Corridor Area
East View

7-12-00



Security Bldg. No. 7
5th. Floor Elevator Lobby
East View

7-12-00

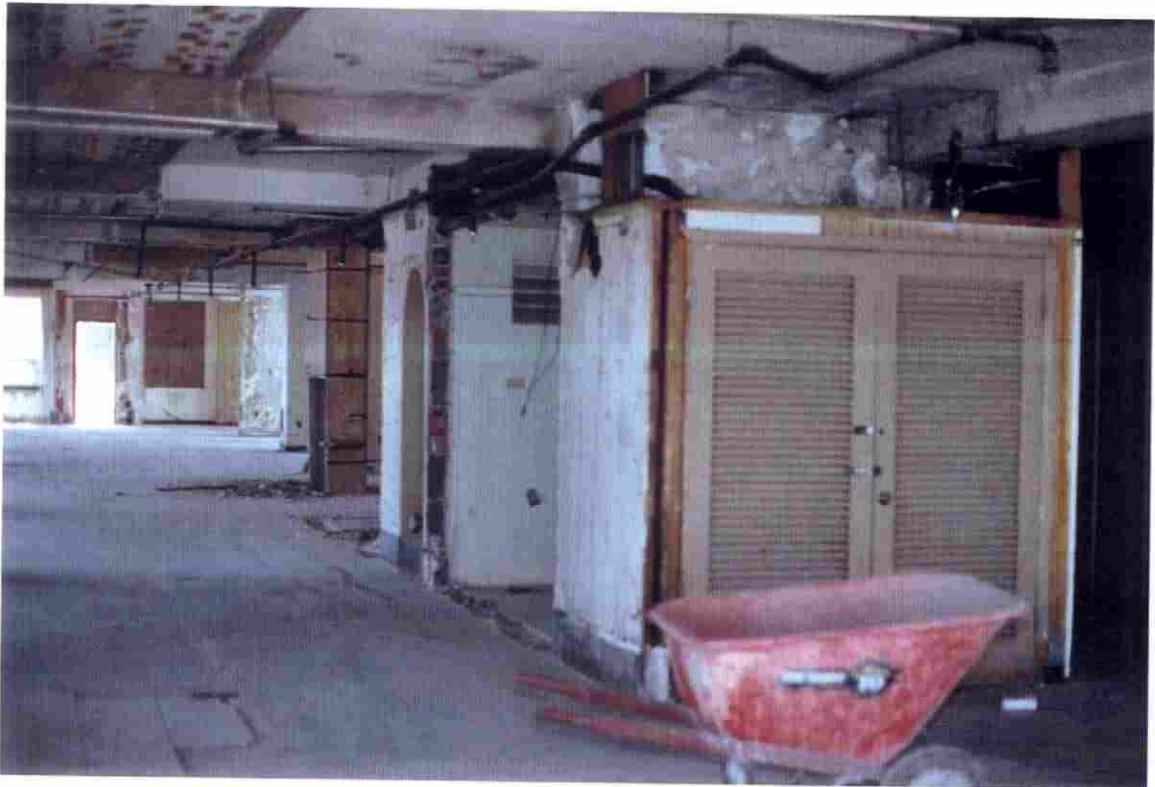


Security Bldg. No. 8
5th floor Corridor area
East View

7-12-00



Security Bldg. No. 9
6th Floor Elevator Lobby
East View
7-12-00



Security Bldg. No. 10
6th Floor Corridor Area
East View
7-12-00



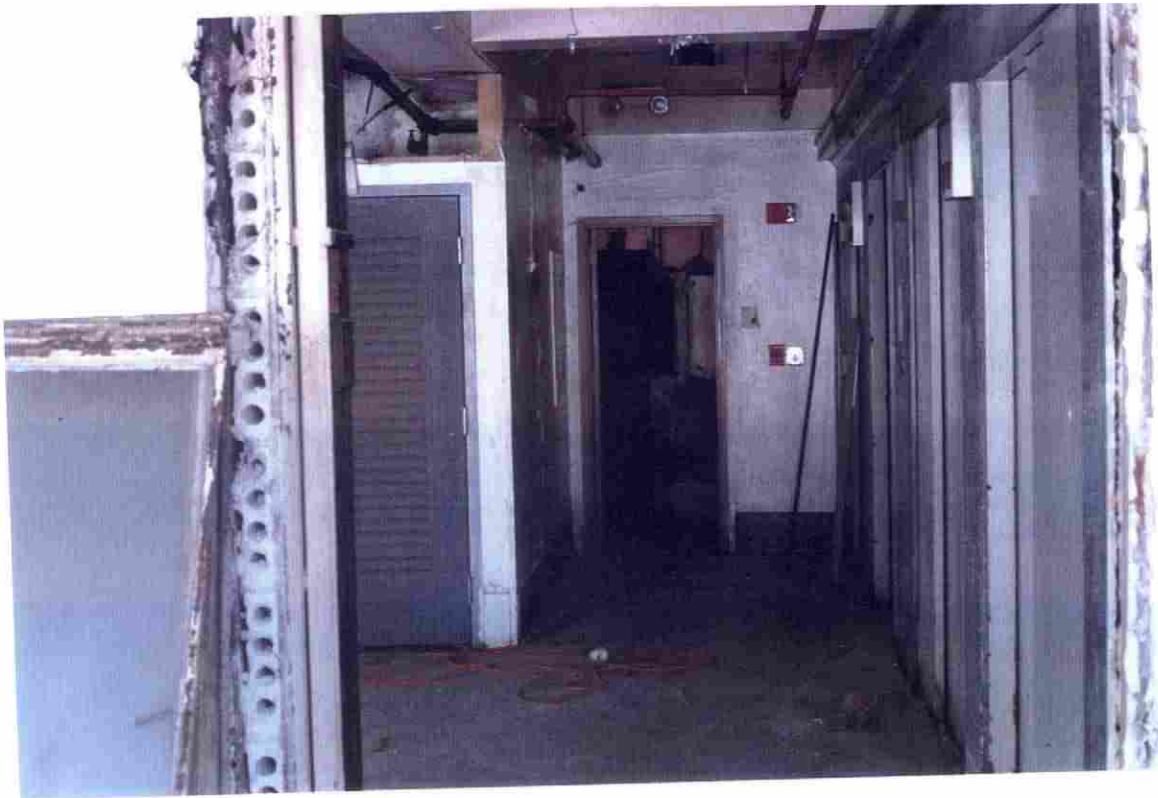
Security Bldg. No. 11
7th Floor Elevator Lobby
East View

7-12-00



Security Bldg. No. 12
7th Floor Corridor area
East View

7-12-00



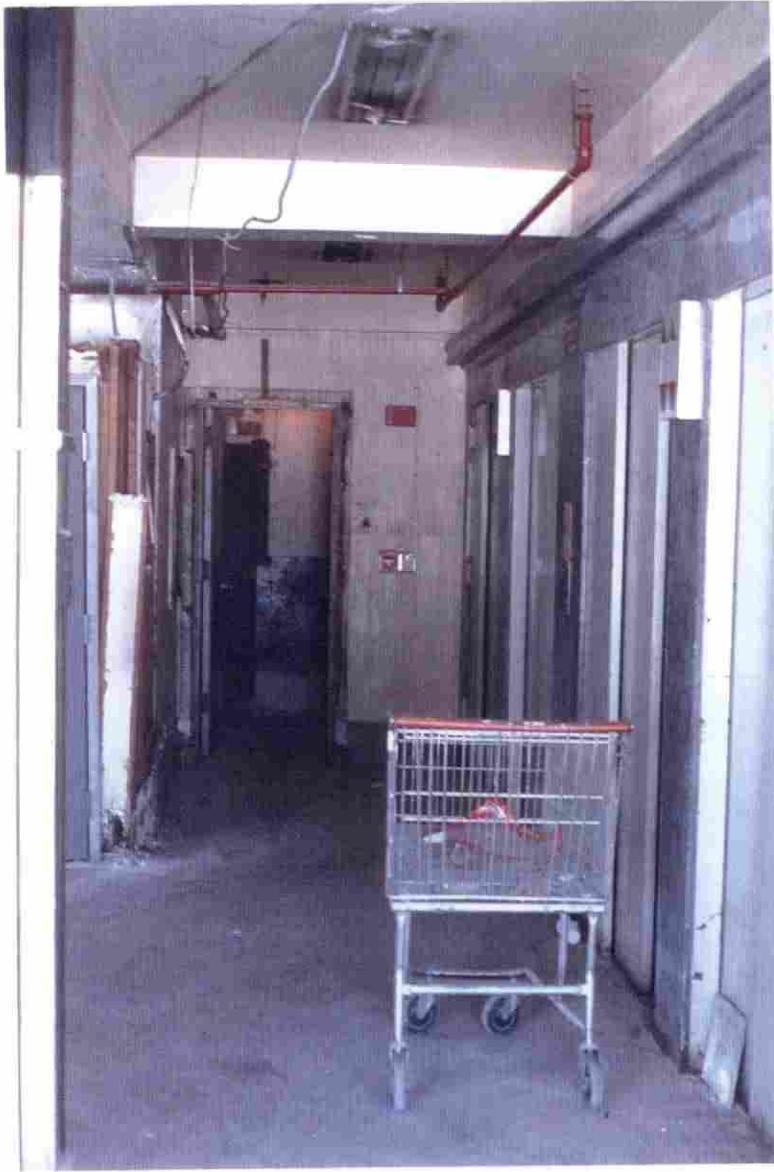
Security Bldg. No. 13
8th Floor Elevator Lobby
East View
7-12-00



Security Bldg. No. 14
8th Floor Corridor Area
East View
7-12-00



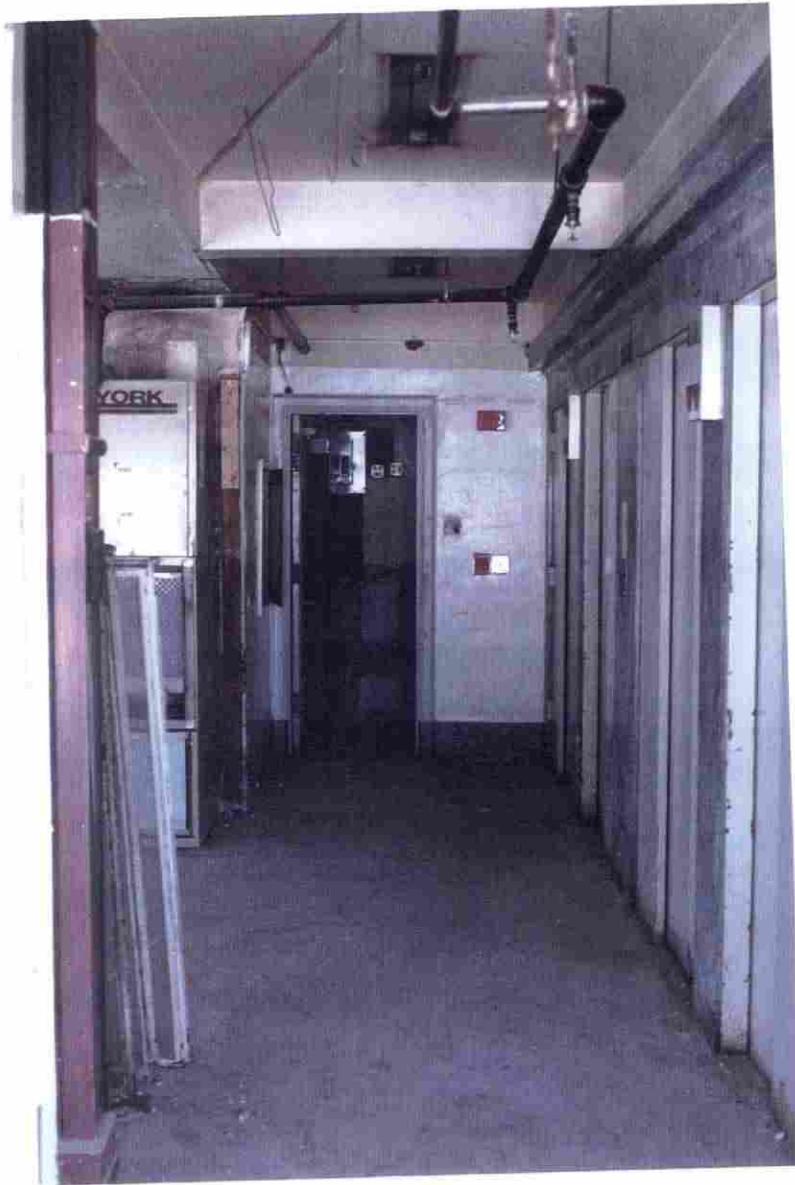
Security Bldg. No. 15
9th Floor Elev. Lobby
East View
7-12-00



Security Bldg. No. 16
11th Floor Elevator Lobby
East View
7-12-00



Security Bldg. No. 17
11th Floor Corridor Area
East View
7-12-00



Security Bldg. No. 18
10th Floor Elevator Lobby
East View
7-12-00



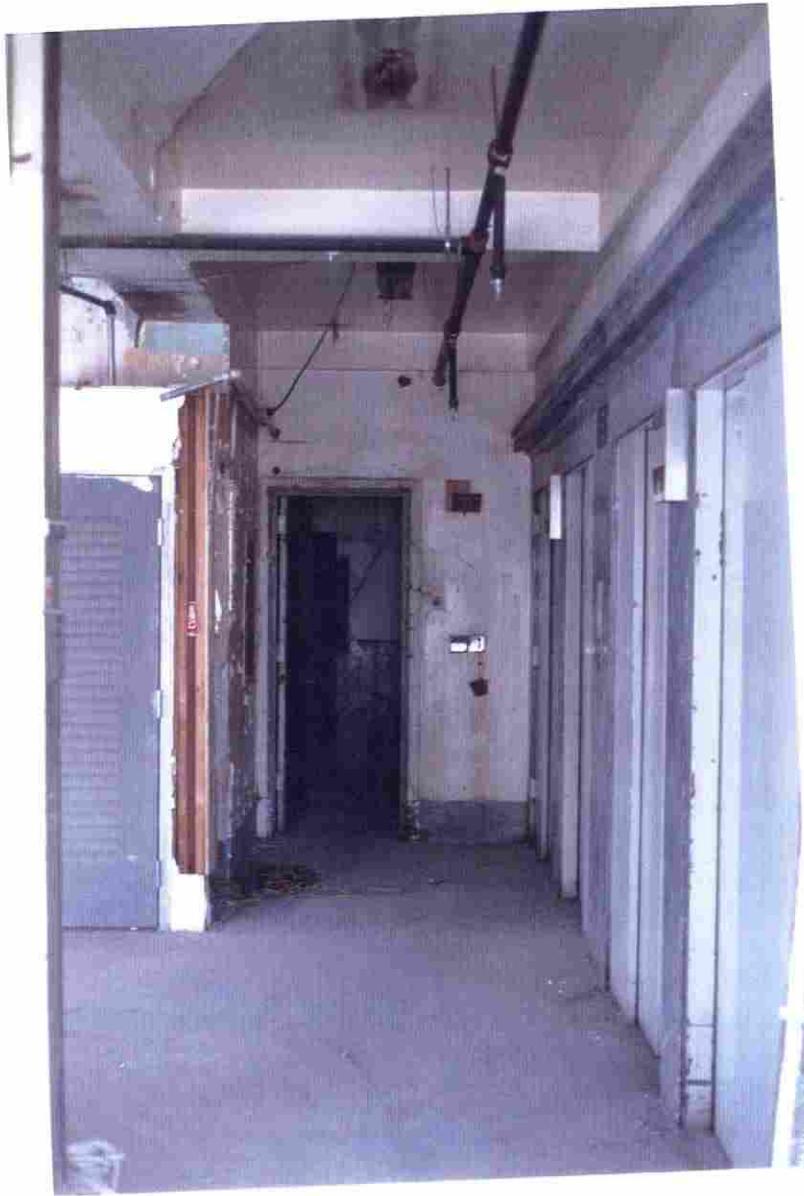
Security Bldg. No. 19
10th Floor Corridor Area
East View
7-12-00



Security Bldg. No. 20
12th Floor Elev. Lobby
S.E. View
7-12-00



Security Bldg. No. 21
12th Floor Corridor Area
East View
7-12-00



Security Bldg. No. 22
13th Floor Elevator Lobby
East View
7-12-00



Security Bldg. No. 23
14th Floor Elevator Lobby
EAST VIEW

7-12-00



Security Bldg. No. 24
15th Floor Elevator Lobby
S.E. View

7-17-00



Security Building Photo no.1

NE 1st. Ave. South View
West Elevation

9-10-99



Security Building photo no.2

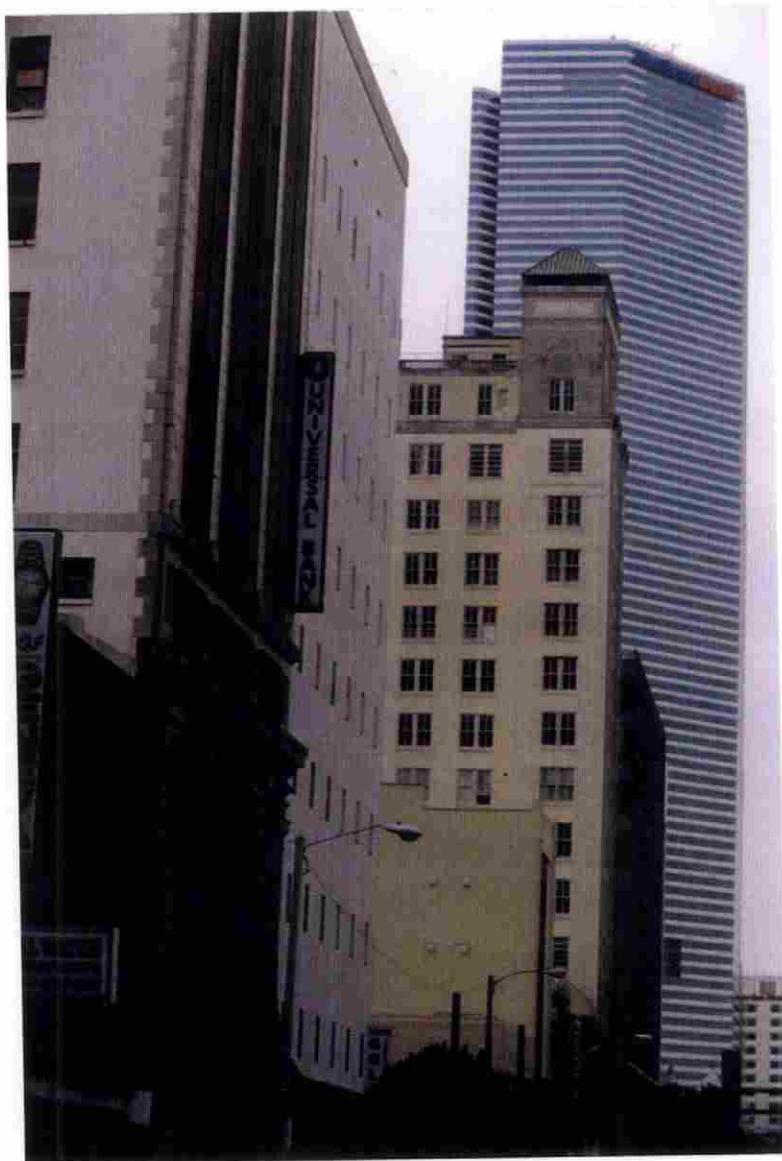
NE 1st. Ave. South View
Three story bldg. at north side
9-10-99



Security Building photo no.3

Existing structures at East side

9-10-99



Security Building photo no.4

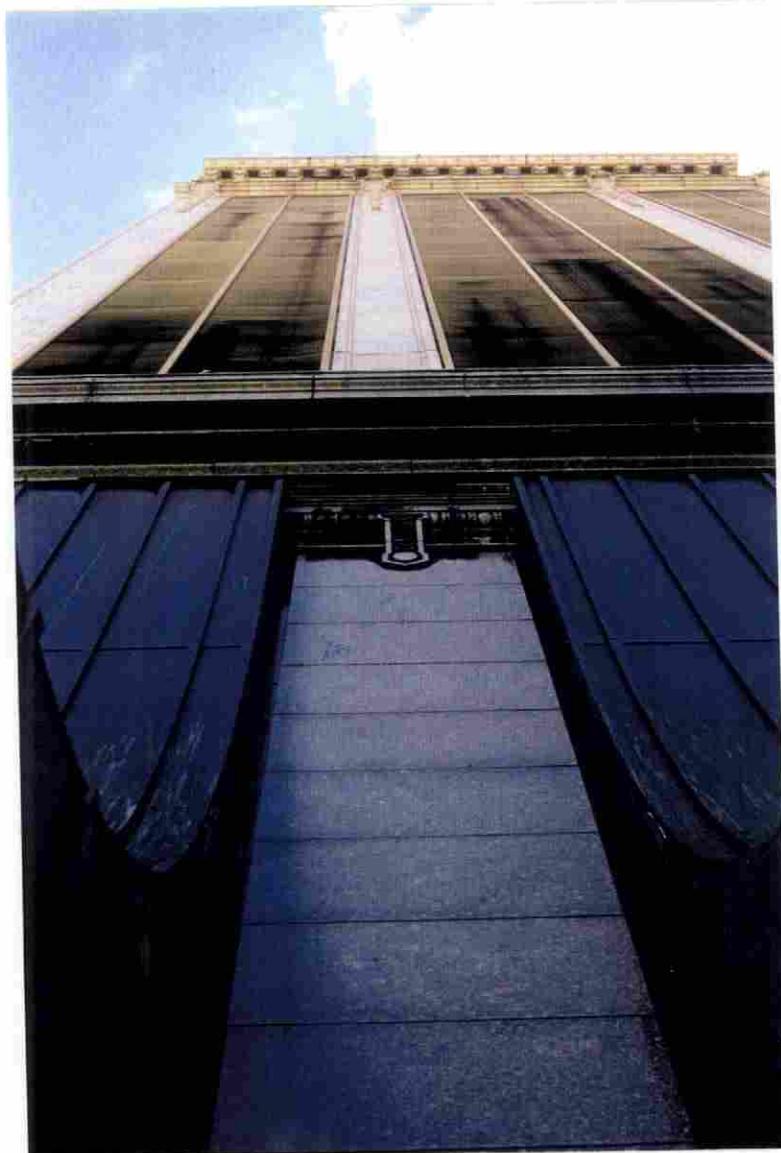
Existing ten stories structure
at south side.

9-10-99



Security Building photo no.5

West facade - lower floors
Granite panels, non-original
awnings. 9-10-99



Security Building photo no. 5A
West Facade, non original metal
screen and awnings



Security Building photo no.6
West facade, 2nd. and 3rd. level
non-original panels, pollution
effect on granite panels and
details. 9-10-99



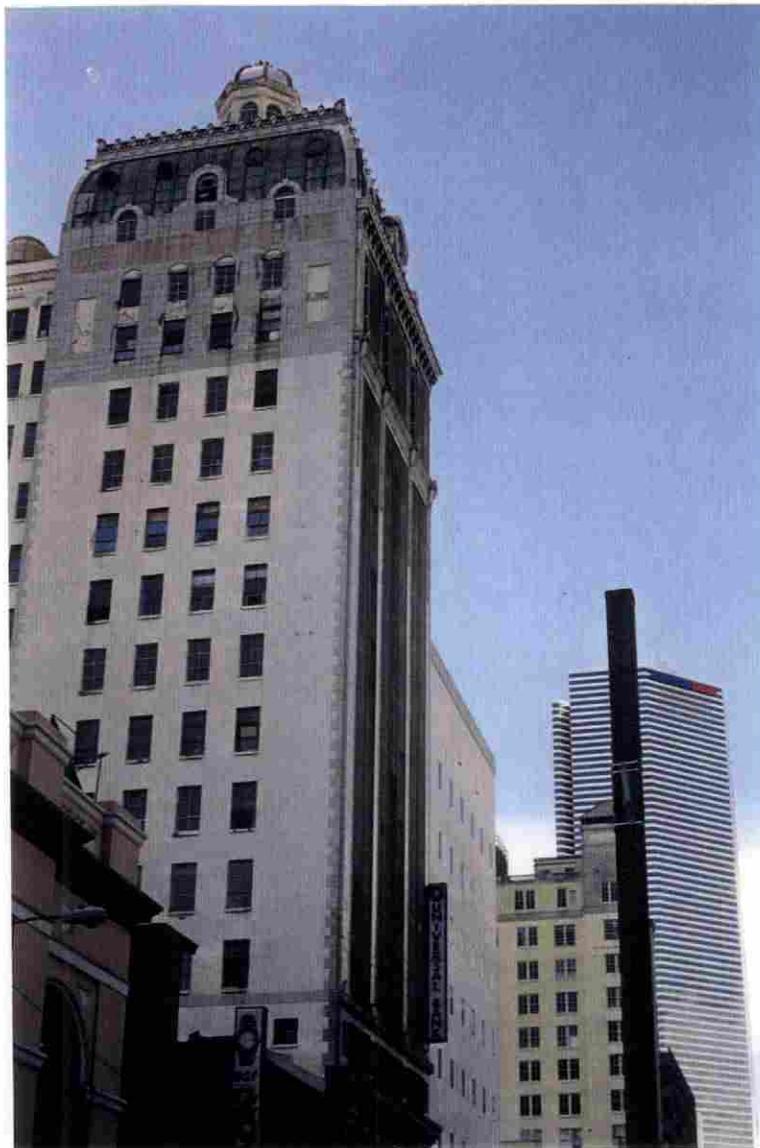
Security Building photo no.7
West facade, granite and
terra-cotta spalling.

9-10-99



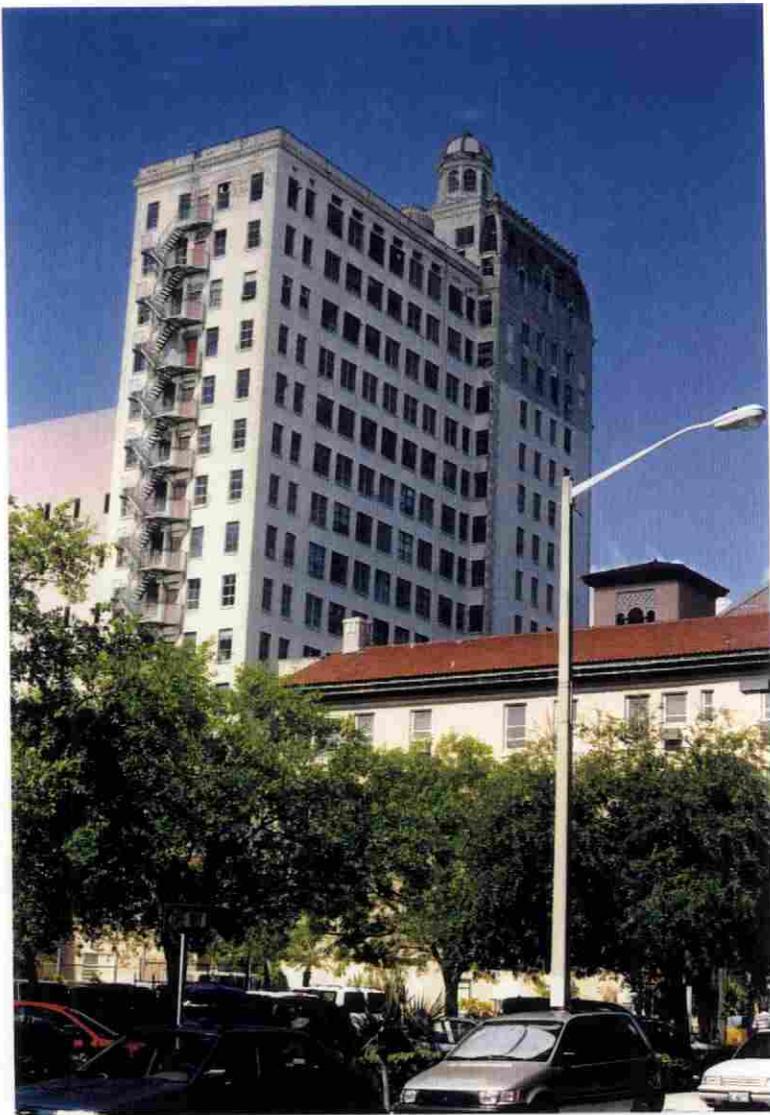
Security Building photo no.8
West facade, non-original metal
screen and sign.

9-10-99



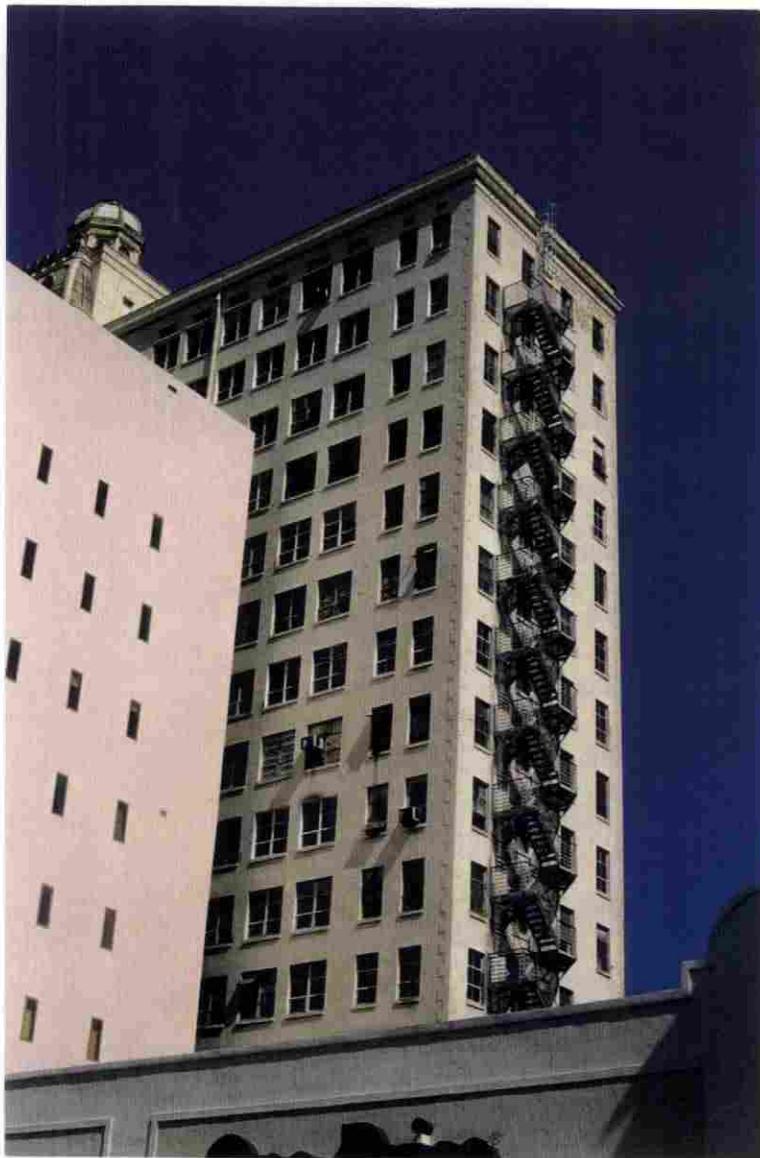
Security Building photo no.9

North facade (partial)



Security Building photo no.10
North facade and partial east
with original metal stair.

9-10-99



Security Building photo no.11
South and partial east facades

9-10-99



Security Building photo no.12

Original metal windows

9-10-99



Security Building photo no. 13

Original metal windows

9-10-99



Security Building photo no.14

Original metal windows

9-10-99



Security Building photo no.15

Copper faced mansard roof

9-10-99



Security Building photo no.16

West facade, non-original storefronts

9-10-99



Security Building photo no.17
Entry Lobby, non-original storefronts.

9-10-99



Security Building photo no.18
Ground level, west view
Commercial alterations.

9-10-99



Security Building photo no.19
Ground level, north view
Commercial alterations.

9-10-99



Security Building photo no.
Ground level, East view 20
Commercial alterations.

9-10-99



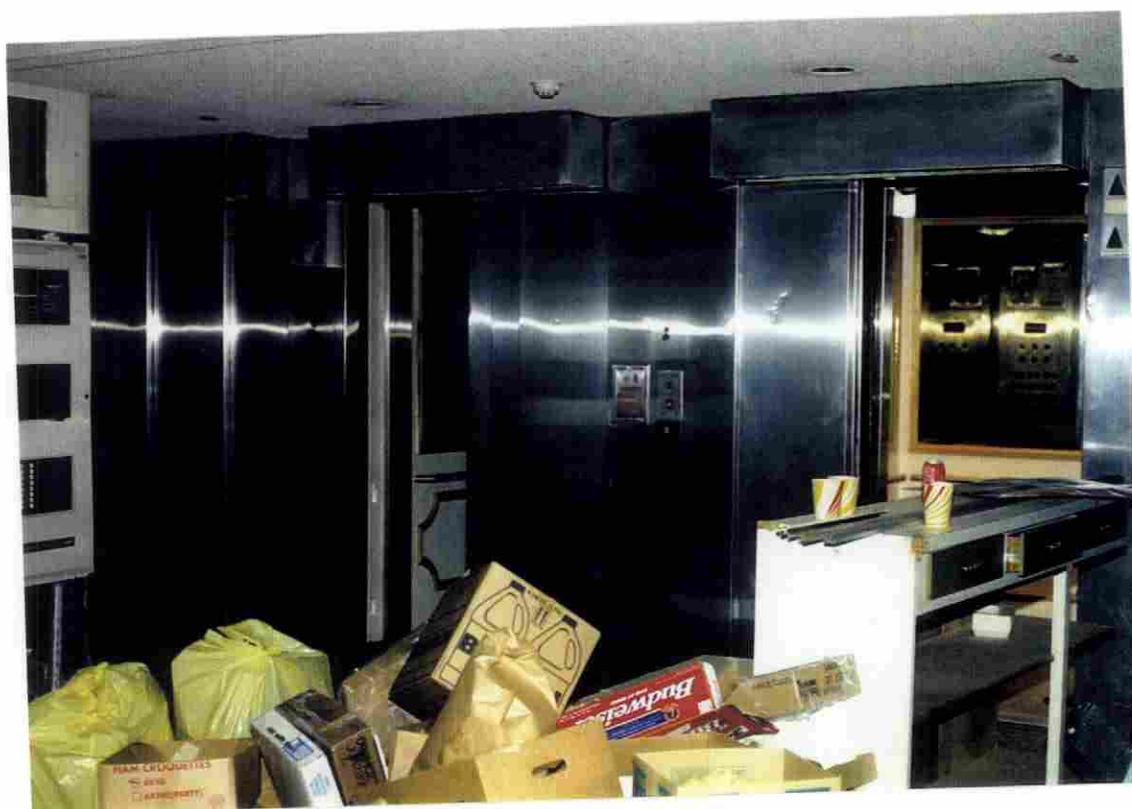
Security Building photo no.
Ground level, South view 21
Commercial alterations.

9-10-99



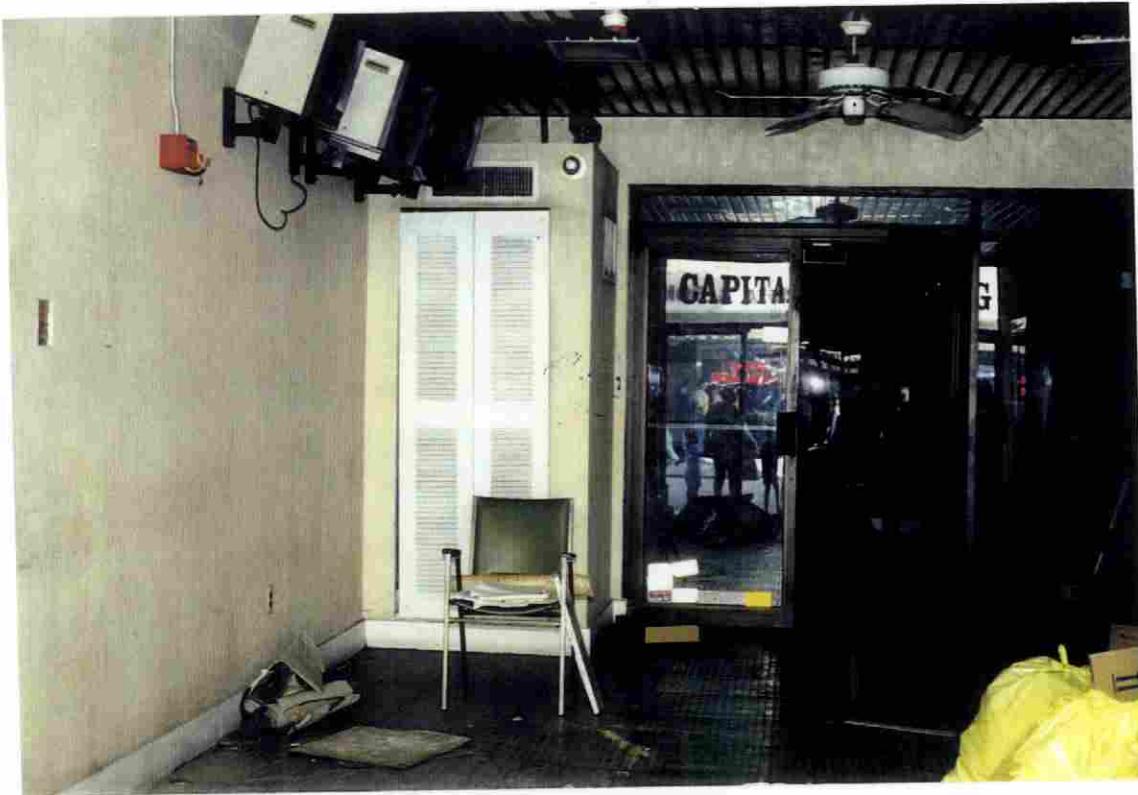
Security Building photo no. 22
Entry Lobby, non-original viny
floor over a 4"x4" paver.

9-10-99

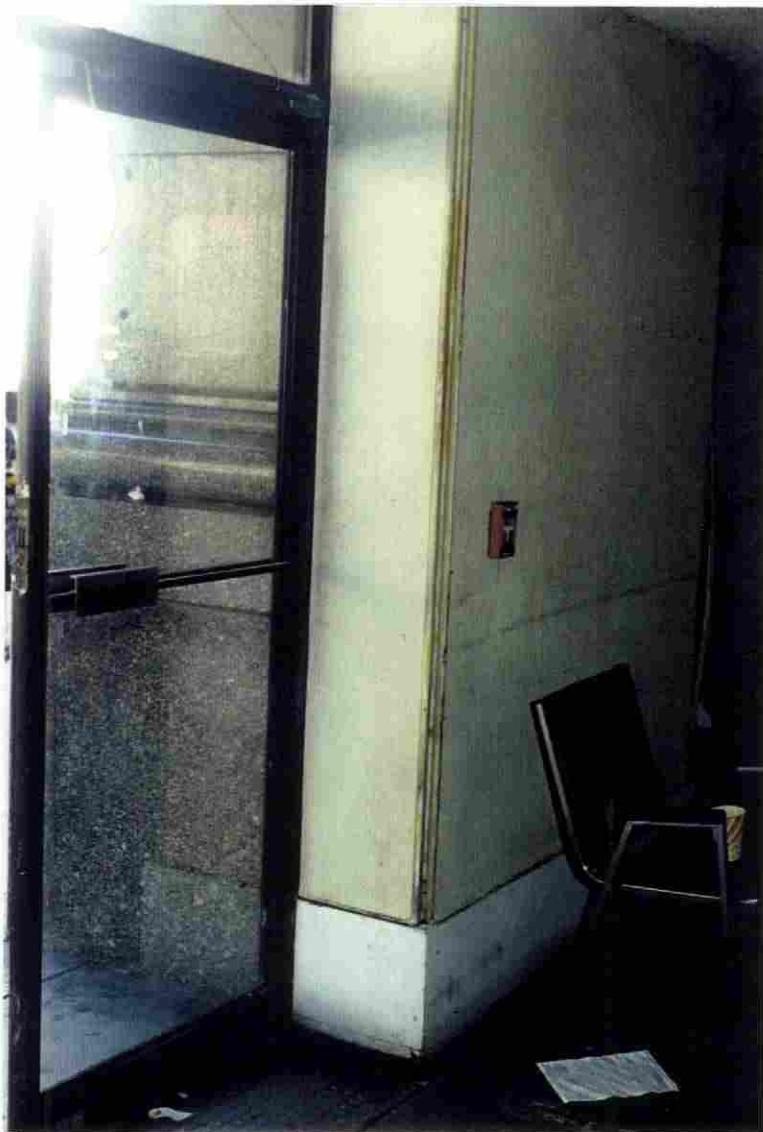


Security Building photo no. 23
Ground level, Elevator Lobby.
Non-original metal cladding

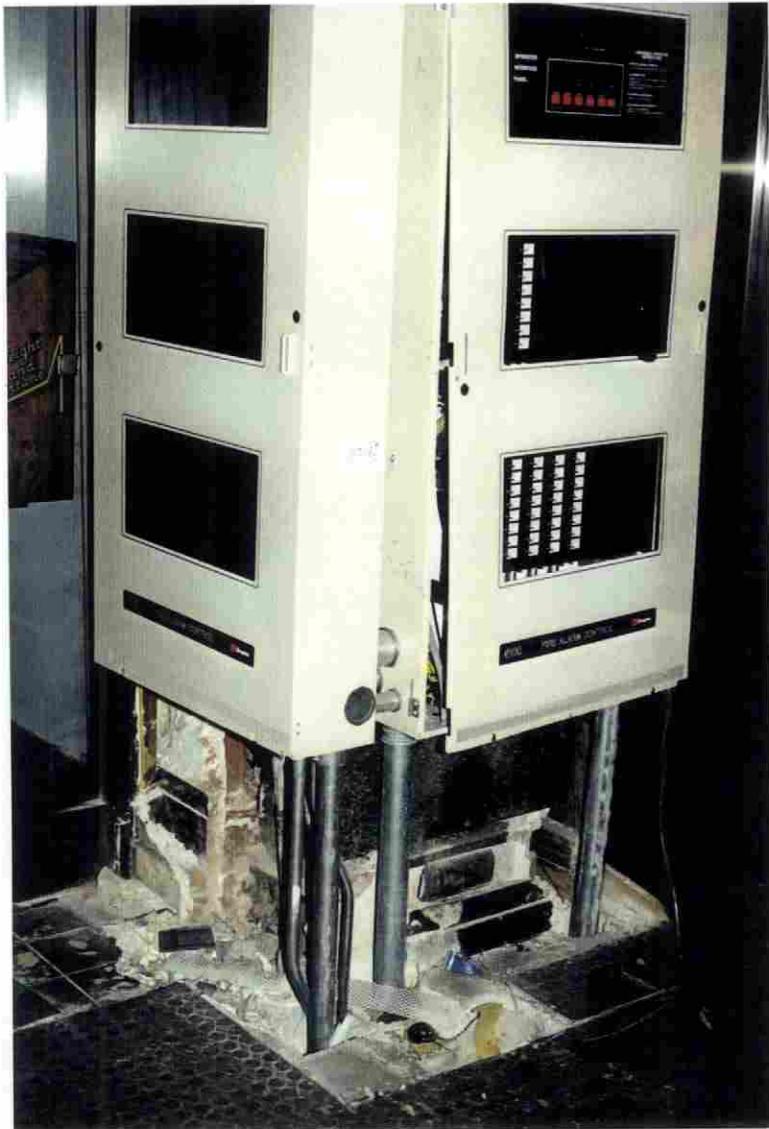
9-10-99



Security Building photo no. 24
Ground level, Elevator Lobby
Commercial alterations.
NE view.
9-10-99



Security Building photo no. 25
Ground Level Lobby
Commercial alterations over
granite pilasters.
9-10-99



Security Building photo no. 26
Ground Level, Elevator Lobby
Commercial alterations.
Alarm Panel over granite colu:
9-10-99



Security Building photo no. 27
Non-historic elevator cab
interior.

9-10-99



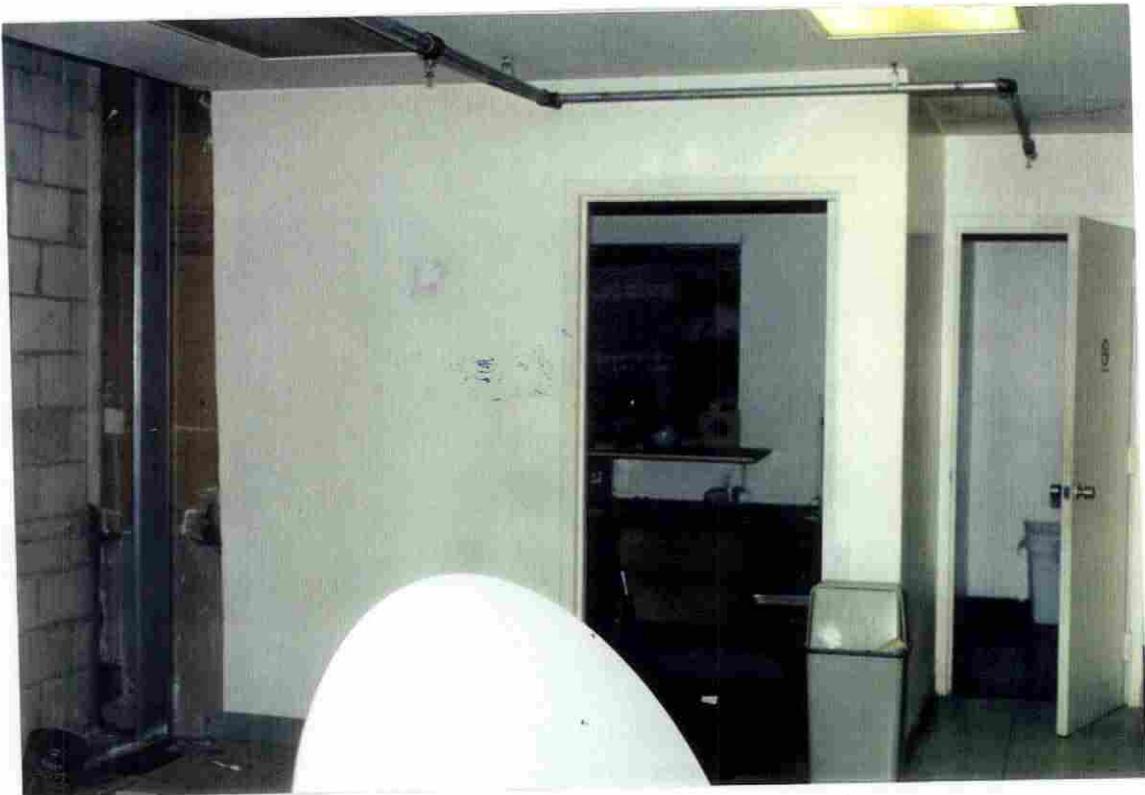
Security Building photo no.28
Mezzanine Level
Non-original concrete slab

9-10-99



Security Building photo no.29
Mezzanine Level
Commercial alterations
New wallboard partitions

9-10-99



9-10-99
Security Building photo no.30
Mezzanine Level
Commercial alterations

9-10-99



Security Building photo no.31
Mezzanine Level, Elevator walls
Historic marble wainscot .
West view
9-10-99



Security Building photo no.32
Mezzanine Level, Elevator walls
Historic marble wainscot
East view
9-10-99

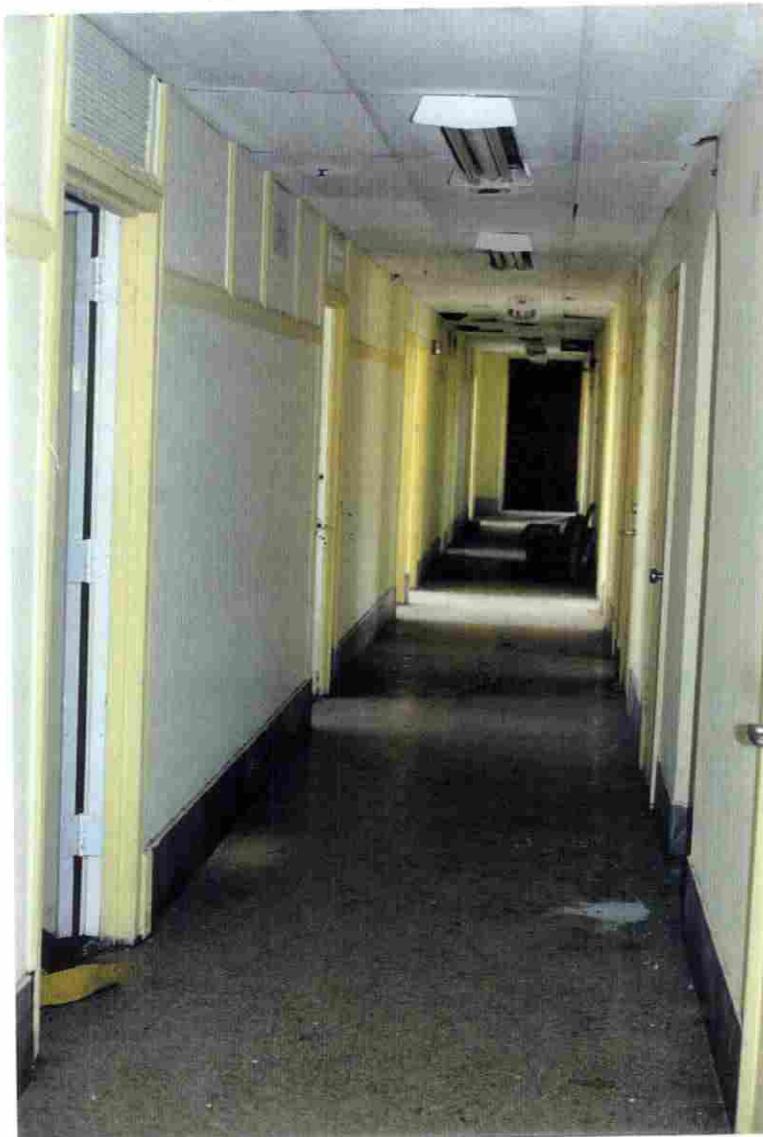


Security Building photo no.33
Mezzanine Level, Elevator walls
Historic marble wainscot and
Elevator doors.



Security Building photo no.34
Typical Floor
Commercial alterations

9-10-99



Security Building photo no.35
Typical Floor
Commercial alterations

9-10-99



Security Building photo no.36
Ground Level
Commercial alterations, suspended
ceilings, lights, hvac, sprinklers
9-10-99

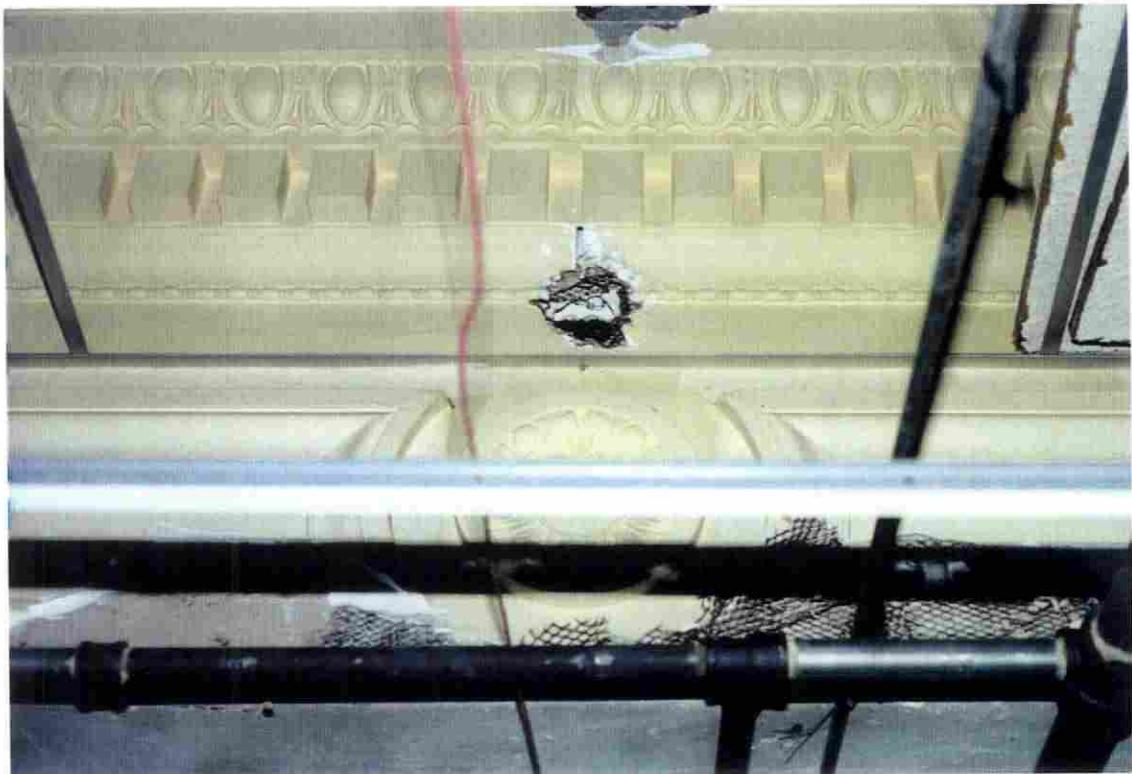


Security Building photo no.37
Mezzanine Level, Suspended ceilg.
over historic plaster mouldings.

9-10-99



Security Building photo no.38
Mezzanine Level Ceiling
Commercial alterations damaged
mouldings throughout.
9-10-99



Security Building photo no.39
Mezzanine Level Ceiling
Commercial alterations damaged
plaster mouldings throughout.
9-10-99



Security Building photo no.40
Mezzanine Level
Commercial Alterations
9-10-99



Security Building photo no.41
Mezzanine Level, Historic clg.
SE corner room.
9-10-99



Security Building photo no.42
Mezzanine Level, Original
pilasters.

9-10-99



Security Building photo no.43
Mezzanine Level, Original stair
railing coming from room at NE
corner of mezzanine level.
9-10-99



Security Building photo no. 44

Built-up Roof
North view

9-10-99



Security Building photo no.45

Built up Roof
East view

9-10-99



July 17, 2000

Mr. Gary Sachau
United States Department of Interior
Tax Incentives Program
Technical Preservation Services
National Park Service, Room NC200
1849 C Street, NW,
Washington DC 20240

**RE: Request for Extension
Security Building
117 NE 1st. Ave. Miami, FL 33132
Historic Preservation Certification Application Part-2
Project Number: 5885**

Dear Mr. Sachau:

On behalf and as per Mr. Haim Einhorn's request, (Owner of the Security Building with address above), we would like to formally request a six moth extension of the Historic Preservation Certification Application hold period. Mr. Einhorn is exploring several alternate occupancy uses for the building above. Once the proposed occupancy is determined we will proceed with the application.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Medellin", written over a series of horizontal lines.

William B. Medellin, R.A.

cc./W. Marder/SHPO
H. Einhorn
M. Hyman
file



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

IN REPLY REFER TO:

H30(2255)

June 9, 2000

Mr. Haim Einhorn
117 NE 1st Avenue, LLC
P.O. Box 398388
Miami Beach, FL 33239-0388

PROPERTY: Security Building, 117 NE 1st Avenue, Miami, FL
PROJECT NUMBER: (5885)

Dear Mr. Einhorn:

The National Park Service has received your Historic Preservation Certification Application -- Part 2, for this property and has determined that the application is incomplete. As a result, the review has been placed on hold and cannot be completed without the following additional information:

- 1) Labeled photographs showing what is above the modern ceiling on the first floor. Portions of the modern ceiling should be removed in different locations on the first floor to show the condition and appearance of the ceiling above, and any detailing, if it exists. These areas should then be photographed (we note that you documented the mezzanine/second-floor conditions in this manner).
- 2) Labeled photographs of public corridors, elevator lobbies and representative spaces (including historic trim) on all floors above the first floor. (Please be advised that corridors in highrises, and any historic fabric that defines them, are important to preserve.) We note that your application includes just photos of the elevator lobby and details on the mezzanine level/second floor, and two unidentified corridors. Please key the photographs to plans, which you have already developed.
- 3) More information on the proposed storefront design. The application states that the proposed design will be based on the historic design. Please submit copies of the original plans and renderings showing the historic storefront, as well as photographs of any physical evidence discovered after selective demolition.

Please provide the information **directly** to this office at Tax Incentives Program, Technical Preservation Services, National Park Service, Room NC200, 1849 C Street, NW, Washington, D.C. 20240, with a copy to the State Historic Preservation Office (SHPO), within 30 days of the date of this letter. (Overnight mail may be sent to Tax Incentives Program, Technical Preservation Services, National Park Service, Suite 200, 800 North Capitol Street, NW, Washington, D.C. 20002.) If the information is not received in that time, the file will be closed and work undertaken on the structure will not qualify as a "certified rehabilitation" for purposes of the Tax Reform Act of 1986.

Requests for extensions of the hold period must be made in writing. Upon receipt of the requested information, a new 30-day review period will begin.

Thank you for your attention to this request. If you have any questions, please call Gary Sachau at 202-343-9531.

Sincerely,

A handwritten signature in cursive script that reads "Michael J. Auer". The signature is written in black ink and is positioned above the typed name.

Michael J. Auer
Technical Preservation Services Branch

cc: FL SHPO
Martin Hyman, 5601 Collins Avenue Cu-7b, Miami Beach, FL 33139



MOORE STREET, SINGAPORE