United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

See 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street & number 117 N. E. 1st Avenue not for publication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

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
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<tr>
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<td>unoccupied</td>
<td>commercial</td>
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<tr>
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<td>in process</td>
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<td>government</td>
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<td></td>
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</table>

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 Surveys

title FMSF-Miami Multiple Resource Historic Preservation Survey

has 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

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<tr>
<td>fair</td>
<td>altered</td>
<td>moved</td>
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Describe the present and original (if known) physical appearance

See Continuation Sheet
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 buildings 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

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<td></td>
<td>other (specify)</td>
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Specific dates 1926

Builder/Architect Robert Greenfield

Statement of Significance (in one paragraph)

See Continuation Sheet
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. 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. 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. 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.
NOTES
2. City of Miami Building and Zoning Department, Building Permit applied for 1 February 1926.
5. The Miamian, July 1927, p. 3.
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
   UT M References
   A | Zone | Easting | Northing |
   B | Zone | Easting | Northing |
   C |       |         |          |
   D |       |         |          |
   E |       |         |          |
   F |       |         |          |
   G |       |         |          |

   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 | 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  X 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: ____________________________
   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
   date: ____________________________

   Chief of Registration
   date: ____________________________
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 #: DA01203
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 subtract (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., outbuildings, etc.): Recorded on original database as 0OUTBLDG'S (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**
STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AA Rev. 6-78

FLORIDA MASTER SITE FILE
HISTORIC SITE DATA SHEET

DA1208

Site No. 1009
Site Name 117 N.E. 1 Ave.

Other Name(s) for Site Security Bldg., Pan American Bank Bldg., Metropolitan Bank Bldg.
Other Nos. for Site 906
NR Classification Category: Building
County Dade
Instruction for locating (or address) 117 N.E. 1 Ave.

Location: Miami North B-41 / 104 / see cont sheet 868

Owner of Site: Name: Polly Lux
Address: C/o Capital National Bank Building

Occupant, Tenant, or Manager:
Name:
Address:

Reporter (or local contact):
Name: Rodriguez, Ivan A. (Dade County Historic Survey)
Address: Dade County Park & Recreation Department

Recorder:
Name & Title: Monroe, Elizabeth B. (HSS)
Address: FDAHRM

Survey Date 7808 820== Type of Ownership Private
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

Recording Station 804==
Specimens (Inventory Numbers) 870==
Date of Visit to Site 828== Recording Date 832==
Photographic Record Numbers 78 NO 84-145S (FRAMES 1B, 1M, 28) 860==

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)
Location of Site (Specific):
Map Reference (incl. scale & date)

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LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

LATITUDE

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LONGITUDE

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OR

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


UTM Coordinates: 20 581 020 2856 880

Description of Site:

Site Size (approx. acreage of property)

Condition of Site:

Check one

- Excellent 863==
- Good 863==
- Fair 863==

Deteriorated 863
Ruins 863
Unexposed 863
Redeposited 863

Integrity of Site:

Check one or more

Altered 858==
Unaltered 858==
Restored (1) Date: 858==
Moved (1) Date: 858==
Original Site 858==

Deteriorated 858
Destroyed 858

Condition of Site (Remarks): ( )

( ) 863==

Threats to Site:

Check one or more

- Zoning ( ) 878==
- Development ( ) 878==
- Deterioration ( ) 878==
- Borrowing ( ) 878==
- Transportation ( ) 878==
- Fill ( ) 878==
- Dredge ( ) 878==

Other (See Remarks below): 878==

Threats to Site (Remarks):

879==
**HISTORIC SITE DATA SUPPLEMENT**

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**Cultural Classification:**

- Specific Dates: Beginning: +1926
- American: 840==
- Developmental Stage: 20th Century

**Period (check one or more as appropriate)**

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**Areas of Significance (check one or more as appropriate)**

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<td>Transportation</td>
<td>910--</td>
</tr>
<tr>
<td>Other (Specify):</td>
<td>910--</td>
</tr>
</tbody>
</table>

**Remarks & Recommendations:**

835==
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.
## ARCHITECTURAL SITE DATA SUPPLEMENT

**ARCHITECT**  
Robert Greenfield  
872==

**BUILDER**  
874==

**STYLE AND/OR MODE**  
Commercial  
964==

**PLAN TYPE**  
Rectangular  
966==

**EXTERIOR FABRIC(S)**  
Stone: Granite with tile block  
854==

**STRUCTURAL SYSTEM(S)**  
Steel frame  
856==

### FEATURE OF STRUCTURE (942):

<table>
<thead>
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<tbody>
<tr>
<td>FOUNDATION:</td>
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<tr>
<td>ROOF TYPE:</td>
<td>942==</td>
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<tr>
<td>Mansard</td>
<td></td>
</tr>
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<td>SECONDARY ROOF STRUCTURE(S):</td>
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<tr>
<td>Parapet; Cupola</td>
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<tr>
<td>CHIMNEY LOCATION:</td>
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<tr>
<td>WINDOW TYPE:</td>
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### MATERIALS (882):

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<td>882==</td>
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<td>ROOF SURFACING:</td>
<td>882==</td>
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<td>Copper sheet</td>
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<tr>
<td>INTERIOR WALLS:</td>
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<tr>
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<td>882==</td>
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<tr>
<td>ORNAMENT EXTERIOR:</td>
<td>882==</td>
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<tr>
<td>Stone: Granite with tile block</td>
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### QUANTITATIVE DATA (950-960):

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<tr>
<td>NO. OF CHIMNEYS</td>
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<td>OTHER (SPECIFY)</td>
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<tr>
<td></td>
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<tr>
<td></td>
<td>956==</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Unpublished sources

Miami. Building and Zoning Department. Building Permits, 1923 to present.
OTHER NOTABLE FEATURES OF BUILDING (FREE TEXT) (865==):

ROOF STRUCTURAL SYSTEM:

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 4th 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 gargoyals 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

RELATIONSHIP TO SURROUNDINGS (FREE TEXT) (859==): 2nd building north of N.E. corner N.E. 1 Ave and N.E. 1st Street
Site No. FDA385 DA708 1009==
Site Name: Capital National Bank of Miami 830==

Other Name(s) for Site

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==
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

LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY

<table>
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<tbody>
<tr>
<td></td>
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LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

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<tbody>
<tr>
<td>N 25 46 31</td>
<td>W 80 11 31</td>
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</table>

Global Reference Code 884=

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

Present Condition of Site

Check one
☐ Excellent 863==
☐ Good 863==
☐ Fair 863==
☐ Deteriorated 863==
☐ Ruins 863==
☐ Unexposed 863==

Check one
☐ Altered 863==
☐ Unaltered 863==
☐ Moved 863==
☐ Original Site 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 facade 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 quoin 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**

**Capital National Bank of Miami**

**Present Use (check one or more as appropriate)**
- Agricultural 838
- Government 838
- Park 838
- Transportation 838
- Commercial 838
- Industrial 838
- Private Residence 838
- Educational 838
- Military 838
- Religious 838
- Scientific 838
- Entertainment 838
- Museum 838
- Other (Specify):

**Period (check one or more as appropriate)**
- Pre-Columbian 842
- 16th Century 842
- 18th Century 842
- 20th Century 842
- 15th Century 842
- 17th Century 842
- 19th Century 842

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

**Areas of Significance (check one or more as appropriate)**
- Aboriginal 910
- Prehistoric 910
- Aboriginal 910
- Historic 910
- Agriculture 910
- Architecture 910
- Art 910
- Commerce 910
- Communications 910
- Conservation 910
- Education 910
- Engineering 910
- Industry 910
- Invention 910
- Landscape 910
- Architecture 910
- Literature 910
- Military 910
- Music 910
- Political 910
- Religion/Philosophy 910
- Science 910
- Sculpture 910
- Social/Humanitarian 910
- Theater 910
- Transportation 910
- Urban Planning 910
- Other (Specify): 910

**Thematic Classification:**
- Aboriginal 912
- Architectural 912
- The Arts 912
- Exploration & Settlement 912
- Military 912
- Political 912
- Society 912
- Science & Technology 912
- Other (Specify): 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.
Remarks & Recommendations:

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

Ownership: Private

Status: Occupied

Accessible to the Public: Restricted

Major Bibliographic References:

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


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


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


PROCESSING LOG

HISTORIC PRESERVATION CERTIFICATION APPLICATION

BHP Project Number 766

Address 17 NE 131 St Miami

Name SecurityMapped

Date of Receipt 11/1 Application Part 2

Action Review Date Due 12/9

Action Reg Add Date Due 12/6

Action

Action

Action

Action

Action

Action
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
Chief, Technical Preservation Services Branch

Enclosures

cc: FL SHPO
HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 2 - DESCRIPTION OF REHABILITATION

Name of Property: Security Building

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

☑ 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

Data on building and rehabilitation project:

Date building constructed: 1925
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

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

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 11-22-00
Organization 117 NE 1st Avenue, LLC
Social Security or Taxpayer Identification Number 305-775-8488
Street P.O. Box 398388
City Miami Beach
State Florida Zip 33239-0388
Daytime Telephone Number 305-775-8488

See Attachments

11-22-00 Sany Dastane, HPS/TPS
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.
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 [Redacted]
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,

[Signature]
Dahlia V. Dandridge
Technical Preservation Services Branch

cc: FL/SHPO
Martin J. Hyman, 5601 Collins Avenue Cu-7B, Miami Beach, FL 33139
Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation--Part 2/Part 3

Project Number:

117 NE 1st Avenue
Miami, FL 33132

(Property)

Security Building

Certified Historic Structure? ___ x yes ___ pending

Type of Request:    

___ Part 3 (Part 2 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

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.

___ 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
State Official Signature

This is a review sheet only and does not constitute an official certification of rehabilitation.
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.
ISSUES:

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

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:

Date National Park Service Reviewer
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:

   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
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,

William B. Medellin, R.A.
cc./W. Marder/SHPO
H. Einhorn
M. Hyman
1. C.S. Kuusy Residence
2. Shadow Lawn School
3. Randie [H] Apartment
4. Security Building under construction
5. New Security Building

(RECESSED ENTRY
1932)
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
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:  

_x_ Original signature on application (the Application is enclosed)  
_x_ Taxpayer identification or Social Security Number  
_x_ Documentation of structural condition of building  
_x_ Statement of property's significance to District  
_x_ Pre-rehabilitation photos of:  
_x_ Post-rehabilitation photos:  
_x_ Floor plans of layout of building before rehabilitation if any changes will be made to the interior layout;  
_x_ Elevations drawings showing exterior alterations  
_x_ Plans and elevations of new construction  
_x_ Documentation supporting the need for replacement windows  
_x_ 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  
(date: December 6, 1999)  

xc: Martin J. Hyman
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Name of Property: Security Building
Address of Property: 117 NE 1st Avenue

City: Miami       County: Dade       State: Florida       Zip: 33132

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

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

Data on building and rehabilitation project:

Date building constructed: 1926       Total number of housing units before rehabilitation: 120
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

Project contact:

Name: Martin J. Hyman
Street: 5601 Collins Avenue Cu-7B       City: Miami Beach
State: Florida       Zip: 33139       Daytime Telephone Number: 305-885-6110

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: [Date]

Social Security or Taxpayer Identification Number: [Redacted]

P.O. Box 398386       City: Miami Beach
State: Florida       Zip: 33239-0388       Daytime Telephone Number: 305-775-8488

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: [Date]

[Signature] National Park Service Authorized Signature
[Signature] National Park Service Office/Telephone No.

See Attachments:
117 NE 1st. Avenue, Miami, Florida

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

<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>Date of feature</th>
<th>Describe work and impact on existing feature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site</td>
<td>1926</td>
<td>The Building is surrounded by existing structures. Existing city sidewalk on NE 1st. Avenue to remain as is.</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Structural System</td>
<td>1926</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Facade</td>
<td>1926</td>
<td>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.</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>West Facade</td>
<td>1926</td>
<td>Severe deterioration or improperly maintained mortar will be repainted. New mortar to equal existing mortar in strength, composition, color and texture. Severe deterioration in panels missing more than 50% of material or found not structurally sound, will be replaced.</td>
</tr>
</tbody>
</table>

Photo no. 1-2-3-4 Drawing no. HP-1

Existing conditions:

Fire proof steel frame sitting atop a reinforced concrete foundation. Structural system appears to be in good condition. Subject to structural engineer's evaluation.
**Security Building**  
Property Name: 
117 NE 1st Avenue, Miami, Florida

<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>Approximate Date of feature</th>
<th>Description of condition and impact on existing feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>West Facade</td>
<td>1926</td>
<td>Granite and Terra-cotta panels spalling.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>6</td>
<td>West Facade</td>
<td>1926</td>
<td>Holes and surfaces cracking in granite and terra-cotta panels created by signs and non-original awnings and metal screens.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>7</td>
<td>West Facade</td>
<td>non-original</td>
<td>Metal awnings and metal screen</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Non-historic awnings and metal screen over entire length of facade will be removed.</td>
</tr>
<tr>
<td>8</td>
<td>North, South and East Facades</td>
<td>1926</td>
<td>Granite quoins in &quot;square&quot; front section. Terra-cotta quoins in rear (east) &quot;rectangular&quot; section. Smooth stucco finish in fair condition. Needs painting throughout. Terra-cotta panels around window openings at 14th and 15th levels. (North Elevation).</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Number</td>
<td>Architectural feature</td>
<td>Date of Feature</td>
<td>Description</td>
</tr>
<tr>
<td>--------</td>
<td>----------------------</td>
<td>----------------</td>
<td>-------------</td>
</tr>
<tr>
<td>9</td>
<td>Windows</td>
<td>1926</td>
<td>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.</td>
</tr>
<tr>
<td>10</td>
<td>Copper faced mansard roof</td>
<td>1926</td>
<td>Patina finish of copper roof to remain. Panel missing to be replaced with new. Finish to match existing.</td>
</tr>
<tr>
<td>11</td>
<td>Ground Level-West Facade Storefronts</td>
<td>Non-original</td>
<td>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.</td>
</tr>
<tr>
<td>12</td>
<td>Ground Floor Plan</td>
<td>Non-original</td>
<td>Existing alterations to be removed and a new ground level floor plan will be developed.</td>
</tr>
</tbody>
</table>

Existing windows are historic and in fair condition.

Copper roof in good condition. One copper panel missing at east side of north elevation.

Contemporary metal-glass storefronts to be removed.

Throughout the years tenants have altered design, circulation patterns and finishes of the ground level.
<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>Approximate Date of feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td><strong>Entry and Elevator Lobby Floor</strong></td>
<td>Non-original</td>
<td>Non-original carpet and vinyl tile has been installed over entire entry and elevator lobby areas.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>All non-original flooring to be removed. Historic flooring found after selective demolition to be restored.</td>
</tr>
<tr>
<td>14</td>
<td><strong>Elevator Lobby Walls</strong></td>
<td>Non-original</td>
<td>Non-original gypsum wall board throughout lobby walls. Stainless Steel cladding over elevator wall and doors.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>15</td>
<td><strong>Elevators</strong></td>
<td>Non-original</td>
<td>Non-original elevators (four) in good condition.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Existing elevators to remain.</td>
</tr>
<tr>
<td>16</td>
<td><strong>Mezzanine Level</strong></td>
<td>Non-original</td>
<td>A new concrete slab was added dividing what originally was an open two-story space into two complete separate levels.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Existing non-original concrete slab to remain. Area to be used as commercial, management offices and recreational area for building occupants.</td>
</tr>
<tr>
<td>Number</td>
<td>Architectural feature</td>
<td>Approximate Date of feature</td>
<td>Describe work and impact on existing feature:</td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------</td>
<td>----------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>17</td>
<td>Mezzanine Walls</td>
<td>Non-original</td>
<td>All existing gypsum wall board alterations to be removed. Extent of restoration of wall finishes and details to be determined after selective demolition.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Mezzanine Elevator Walls</td>
<td>1926</td>
<td>Existing Marble Wainscot to remain. To be patched, filled and restored as required.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Typical Floor</td>
<td>Non-original</td>
<td>Floors will be modified to create a total of 120 residential units. Residential use will not detract from the historic character of the building.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Ground Level and Mezzanine Ceilings</td>
<td>Non-original</td>
<td>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.</td>
</tr>
</tbody>
</table>

Contemporary gypsum wall board partitions throughout.

Existing Marble wainscot in fair condition.

Commercial and residential alterations done throughout the years on every floor.

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.
<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>Approximate Date of feature</th>
<th>Describe existing feature and its condition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Roof</td>
<td>New</td>
<td>Existing Built-up roof in fair condition.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>Photo no.</td>
<td>44-45</td>
<td>Drawing no HP-1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number</th>
<th>Architectural feature</th>
<th>Approximate Date of feature</th>
<th>Describe existing feature and its condition:</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>W-N-S Facade</td>
<td>non-historic</td>
<td>Existing painted non-historic “Pan-American Bank” sign at North and South Facades. Graffiti on Granite Panels at West Facade.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Existing non-historic sign and graffiti to be removed. Paint removal to be done with: Sureklean 859 Stripper by Prosoco, Inc.</td>
</tr>
<tr>
<td>Photo no.</td>
<td>12-15-16</td>
<td>Drawing no HP-5, HP-6, HP-7</td>
<td></td>
</tr>
</tbody>
</table>
Security Bldg.  Photo no. 1
Ground floor
Non-historic ceiling &
Steel support (i.e. 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. 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. 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 Building  Photo no.1
NE 1st. Ave. South View
West Elevation
9-10-99

Security Building  photo no.2
NE 1st. Ave. 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. 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.  20
Ground level, East view  
Commercial alterations.

9-10-99

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

9-10-99
Security Building  photo no. E2
Entry Lobby, non-original vinyl floor over a 4"x4" paver.

9-10-99

Security Building  photo no. Z3
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 wilborad partitions
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.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 month 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,

[Signature]

William B. Medellin, R.A.

cc: W. Marler/SHPO
    H. Einhorn
    M. Hyman
    file
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,

Michael J. Auer
Technical Preservation Services Branch

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